

PITTSTON TOWNSHIP  
LUZERNE COUNTY, PENNSYLVANIA

RESOLUTION NO. 6-01 of 2022

**A RESOLUTION OF THE TOWNSHIP OF PITTSTON, LUZERNE COUNTY, PENNSYLVANIA, ACCEPTING DEDICATION OF QUAIL HILL DRIVE, CAMBRIDGE DRIVE AND IVY LANE FROM THE QUAIL HILL COMPANY; REPEALING ALL INCONSISTENT RESOLUTIONS OR PARTS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, The Quail Hill Company is the owner in fee of the real property identified as the right-of-way of Quail Hill Drive, Cambridge Drive and Ivy Lane (the "Property") located in Pittston Township, Luzerne County, Pennsylvania; and

**WHEREAS**, The Quail Hill Company has agreed to dedicate the Property to Pittston Township for use by the Township as public roads; and

**WHEREAS**, The Board of Supervisors of Pittston Township desires to accept dedication of the property to be used as public roads, and is authorized to accept dedication of real property pursuant to Section 1502(a) of the Second Class Township Code, 53 P.S. §66502(a).

**NOW THEREFORE**, be it and it is hereby **RESOLVED** by the Board of Supervisors of Pittston Township, Luzerne County, Pennsylvania, and it is hereby **ADOPTED** and **RESOLVED** as follows:

**THAT**, Pittston Township accepts dedication of the real property identified as the rights-of-way of Quail Hill Drive, Cambridge Drive and Ivy Lane from The Quail Hill Company. Legal descriptions of the roads are attached hereto as Exhibit "A" and incorporated herein by reference. A plan depicting the roads are attached hereto as Exhibit "B" and incorporated herein by reference.

**THAT**, the Chairman of the Board of Supervisors, the Township Manager and the Township Solicitor are authorized to take any and all actions necessary to accept dedication of the Property for use as public roads.

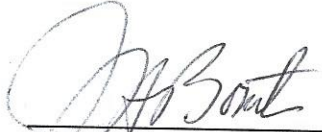
**THAT**, the provisions of this Resolution are severable and if any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be unconstitutional or otherwise illegal or unenforceable, such decision shall not affect the validity of the remaining portions of this Resolution.

**THAT**, all resolutions, ordinances or parts thereof inconsistent with this Resolution are hereby repealed to the extent of the inconsistency.

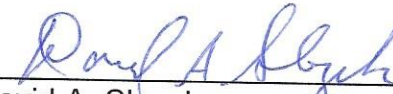
**THAT**, this Resolution shall be effective immediately upon passage.


BE IT RESOLVED AND IT IS HEREBY RESOLVED THIS 21<sup>ST</sup> day of  
JUNE 2022, by the Board of SUPERVISORS of the Township of PITTSTON.


ATTEST:

  
\_\_\_\_\_  
John Bonita  
Secretary

TOWNSHIP OF PITTSTON:

  
\_\_\_\_\_  
David A. Slezak  
Chairman, Board of Supervisors

  
\_\_\_\_\_  
Joseph Hawk  
Vice Chairman, Board of Supervisors

  
\_\_\_\_\_  
Steven Rinaldi  
Member, Board of Supervisors

APRIL 19, 2022

**QUAIL HILL DRIVE (Township of Pittston)**  
**DEED OF DEDICATION**

**ALL** that certain piece or parcel of land situate in the Township of Pittston, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at a point of intersection with the northerly right-of-way line of Cambridge Drive and the westerly right of way line of Quail Hill Drive, as shown on a plan titled, "The Quail Hill Planned Residential Development – Phase II", dated October 10, 2003, A portion of the right of way geometry has been revised to match as-built field survey;

**Thence** crossing Quail Hill Drive, at the limit of the proposed road dedication, South  $58^{\circ}45'36''$  East fifty (50.00') feet to a point in the easterly right of way line of Quail Hill Drive,

**Thence** along said right-of-way line the following four (4) courses and distances:

1. in a southeasterly direction along a curve to the left having a radius of four hundred eighty (480.00') feet for an arc length of one thousand fifty and seventy-seven hundredths (1,050.77') feet (chord bearing and distance being South  $31^{\circ}28'25''$  East 853.18') to a point of tangency,
2. North  $85^{\circ}48'47''$  East three hundred fifty-one and seventy-one hundredths (351.71') feet to a point,
3. North  $04^{\circ}11'13''$  West fifteen (15.00') feet to a point,
4. in a southeasterly direction along a curve to the right having a radius of two hundred ninety-(290.00') feet for an arc length of two hundred thirty-five and twenty-nine hundredths (235.29') feet (chord bearing and distance being South  $70^{\circ}56'39''$  East 228.89') to a point in the Township of Pittston and Borough of Dupont municipal boundary,

**Thence** along said municipal boundary, South  $62^{\circ}21'25''$  West forty-one and sixty-five hundredths (41.65') feet to a point,

**Thence** continuing along said municipal boundary, South  $73^{\circ}06'47''$  West fifty-two and thirty-two hundredths (52.32') feet to a point in the westerly right of way line of Quail Hill Drive,

**Thence** along the westerly right-of-way line the following four (4) courses and distances:

1. in a northwesterly direction along a curve to the left having a radius of two hundred ten (210.00') feet for an arc length of one hundred twenty-nine and three hundredths (129.03') feet (chord bearing and distance being North  $76^{\circ}35'07''$  West 127.01') to a point,
2. North  $04^{\circ}11'13''$  West fifteen (15.00') feet to a point,
3. South  $85^{\circ}48'47''$  West three hundred fifty-one and seventy-one hundredths (351.71') feet to a point of curvature,
4. in a northwesterly direction along a curve to the right having a radius of five hundred thirty (530.00') feet for an arc length of one thousand eighty-two and twenty-seven hundredths (1,082.27') feet (chord bearing and distance being North  $35^{\circ}41'15''$  West 903.79') to a point of intersection with the northerly right-of-way line of Cambridge Drive,

**Thence** along the projection of the westerly right of way line of Quail Hill Drive, in a northeasterly direction along a curve to the right having a radius of five hundred thirty (530.00') feet for an arc length of seventy-seven and ninety-six hundredths (77.96') feet (chord bearing and distance being North 27°01'33" East 77.89') to the point of BEGINNING.

**CONTAINING** 2.013 acres of land being the same, more or less.

March 23, 2022

**CAMBRIDGE DRIVE**  
**DEED OF DEDICATION**

**ALL** that certain piece or parcel of land situate in the Township of Pittston, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at a point on the southerly right-of-way line of 'Road B' (Cambridge Drive) at the northeasterly corner of Lot 26, as shown on a plan titled, "The Quail Hill Planned Residential Development – Phase 1", recorded in map book 133 page 64 and dated October 27, 1995;

**Thence** along said right-of-way line the following seven (7) courses and distances:

1. North  $88^{\circ}02'08''$  West two hundred forty and sixty-nine hundredths (240.69') feet to a point of curvature,
2. in a southwesterly direction along a curve to the left having a radius of three hundred twenty-five (325.00') feet for an arc length of one hundred sixty-seven and eighty-nine hundredths (167.89') feet (chord bearing and distance being South  $77^{\circ}09'56''$  West 166.03') to a point of compound curvature,
3. in a southwesterly direction along a curve to the left having a radius of thirty-five (36.00') feet for an arc length of thirty-five and twenty-four hundredths (35.24') feet (chord bearing and distance being South  $34^{\circ}19'25''$  West 33.85') to a point of reverse curvature,
4. in a northwesterly direction along a curve to the right having a radius of sixty-four (64.00') feet for an arc length of three hundred seventeen and fifty-four hundredths (317.54') feet (chord bearing and distance being North  $31^{\circ}07'44''$  West 78.58') to a point of reverse curvature,
5. in a northeasterly direction along a curve to the left having a radius of thirty-five (36.00') feet for an arc length of thirty-one and seven tenths (31.70') feet (chord bearing and distance being North  $86^{\circ}34'17''$  East 30.68') to a point of reverse curvature,
6. in a northeasterly direction along a curve to the right having a radius of three hundred seventy-five (375.00') feet for an arc length of two hundred and four tenths (200.40') feet (chord bearing and distance being North  $76^{\circ}39'19''$  East 198.02') to a point of tangency,
7. South  $88^{\circ}02'08''$  East ninety-two and thirteen hundredths (92.13') feet to a point of intersection with the easterly right of way line of Ivy Lane,

**Thence** along the projection of the northerly right-of-way line of 'Road B' (Cambridge Drive), South  $88^{\circ}02'08''$  East eighty (80.00') feet to a point of intersection with the westerly right of way line of Ivy Lane,

**Thence** along the northerly right-of-way line of 'Road B' (Cambridge Drive) the following six (6) courses and distances:

1. South  $88^{\circ}02'08''$  East one hundred forty-four and fifty-two hundredths (144.52') feet to a point of curvature,
2. in a northeasterly direction along a curve to the left having a radius of two hundred twenty-five (225.00') feet for an arc length of seventy and eighty-five hundredths (70.85') feet (chord bearing and distance being North  $82^{\circ}56'38''$  East 70.56') to a point of tangency,

3. North  $75^{\circ}55'23''$  East one hundred thirty-six and seven tenths (136.70') feet to a point of curvature,
4. in a southeasterly direction along a curve to the right having a radius of two hundred seventy-five (275.00') feet for an arc length of two hundred twenty and thirty-seven hundredths (220.37') feet (chord bearing and distance being North  $83^{\circ}07'10''$  East 214.52') to a point of tangency,
5. South  $60^{\circ}09'44''$  East six and eight hundredths (6.08') feet to a point of curvature,
6. in a northeasterly direction along a curve to the left having a radius of fifteen (15.00') feet for an arc length of twenty-three and nineteen hundredths (23.19') feet (chord bearing and distance being North  $75^{\circ}32'20''$  East 20.95') to a point in the extension of the northwesterly right of way line of Quail Hill Drive,

**Thence** along said projection in a southwesterly direction along a curve to the left having a radius of five hundred thirty (530.00') feet for an arc length of seventy-seven and ninety-six hundredths (77.96') feet (chord bearing and distance being South  $27^{\circ}01'33''$  West 77.89') to a point of intersection with the southerly right of way line of 'Road B' (Cambridge Drive),

**Thence** along the southerly right-of-way line of 'Road B' (Cambridge Drive) the following six (6) courses and distances:

1. in a northwesterly direction along a curve to the left having a radius of fifteen (15.00') feet for an arc length of twenty-one and seventy-two hundredths (21.72') feet (chord bearing and distance being North  $18^{\circ}40'31''$  West 19.87') to a point of tangency,
2. North  $60^{\circ}09'44''$  West ten and one hundredths (10.01') feet to a point of curvature,
3. in a northwesterly direction along a curve to the right having a radius of two hundred twenty-five (225.00') feet for an arc length of one hundred eighty and thirty-one hundredths (180.31') feet (chord bearing and distance being North  $83^{\circ}07'10''$  West 175.52') to a point of tangency,
4. South  $73^{\circ}55'23''$  West one hundred thirty-six and seven tenths (136.70') feet to a point of curvature,
5. in a southwesterly direction along a curve to the right having a radius of two hundred seventy-five (275.00') feet for an arc length of eighty-six and fifty-nine hundredths (86.59') feet (chord bearing and distance being South  $82^{\circ}56'38''$  West 86.23') to a point of tangency,
6. North  $88^{\circ}02'08''$  West fifty seventy-five and ninety-six hundredths (75.96') feet to the point of BEGINNING.

**CONTAINING** 1.397 acres of land being the same, more or less.

March 15, 2022

**IVY LANE (PITTSTON TOWNSHIP)**  
**DEED OF DEDICATON**

**ALL** that certain piece or parcel of land situate in the Township of Pittston, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

**BEGINNING** at a point on the easterly right-of-way line of 'Road A' (Ivy Lane) at the intersection with the Pittston Township and Dupont Borough municipal boundary, as shown on a plan titled, "The Quail Hill Planned Residential Development – Phase 1", recorded in map book 133 page 64 and dated October 27, 1995;

**Thence** along said right-of-way line the following three (3) courses and distances:

1. in a southwesterly direction along a curve to the left having a radius of two hundred twenty-five (225.00') feet for an arc length of one hundred fifty-six and twenty-nine hundredths (156.29') feet (chord bearing and distance being South 21°39'30" West 153.17') to a point of tangency,
2. South 01°45'29" West two hundred sixty-three and ninety-six hundredths (263.96') feet to a point of curvature,
3. in a southwesterly direction along a curve to the left having a radius of fifteen (15.00') feet for an arc length of twenty-three and fifty-one hundredths (23.51') feet (chord bearing and distance being South 43°08'20" West 21.17') to a point of intersection with the northerly right-of-way line of 'Road B' (Cambridge Drive),

**Thence** along the projection of the northerly right-of-way line of 'Road B' (Cambridge Drive), North 88°02'08" West eighty (80.00') feet to a point of intersection with the westerly right of way line of Ivy Lane,

**Thence** along said right-of-way line the following three (3) courses and distances:

1. in a northeasterly direction along a curve to the left having a radius of fifteen (15.00') feet for an arc length of twenty-three and sixty-two hundredths (23.62') feet (chord bearing and distance being North 46°51'40" East 21.25') to a point of tangency,
2. North 01°45'29" East two hundred sixty-three and sixty-seven hundredths (263.67') feet to a point of curvature,
3. in a northeasterly direction along a curve to the right having a radius of two hundred seventy-five (275.00') feet for an arc length of one hundred seventy-nine and thirty-five hundredths (179.35') feet (chord bearing and distance being North 20°26'29" East 176.19') to a point of intersection with the Pittston Township and Dupont Borough municipal boundary,

**Thence** crossing the above mentioned Road A, along said municipal boundary, South 61°38'49" East fifty-one and one tenth (51.10') feet to the point of BEGINNING.

**CONTAINING** 0.515 acres of land being the same, more or less.

**EXHIBIT "B"**