



**TOWNSHIP OF SOUTH FAYETTE  
ALLEGHENY COUNTY, PENNSYLVANIA**

**ORDINANCE No. 3 of 2014**

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET LOCATED WITHIN THE GRANITE RIDGE SUBDIVISION (PHASE 2), SITUATE IN THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA

**WHEREAS**, the Township of South Fayette has heretofore accepted for recording purposes the Plan of Subdivision known as Granite Ridge.

**WHEREAS**, the aforementioned Plans have been recorded in the Office of the Recorder of Deeds of Allegheny County, Pennsylvania; and

**WHEREAS**, the Township of South Fayette had determined that, in order to protect the health, safety and welfare of its citizens, it is in the Township's best interests to accept the dedication of a certain street, located within the above referenced plan as more particularly described in Exhibit 'A' . A true and correct copy of Exhibit 'A' is attached hereto and is incorporated by reference herein; and

**WHEREAS**, the Township of South Fayette has caused a Legal Description to be prepared for the streets which it desires to accept as part of this Ordinance. A true and correct copy of said description is attached hereto as Exhibit 'A' is incorporated by reference herein

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF SOUTH FAYETTE, AND IT IS HEREBY ORDAINED AND ENACTED, AS FOLLOWS:**

1. The Board of Commissioners of the Township of South Fayette hereby accepts the dedication of the streets listed in Exhibit 'A' of this Ordinance. These streets are more fully described in the Granite Ridge Subdivision (Phase 2).
2. This street is further described in the Legal Description and Plans attached hereto, marked as Exhibit 'A' are made part of this Ordinance.
3. The proper officials of the Township of South Fayette are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

4. The recitals set forth in the beginning of this Ordinance are incorporated by reference herein and shall be treated as if they had been restated in full in this portion of the Ordinance.
5. All Ordinances and parts of Ordinances inconsistent with the terms of this Ordinance are hereby repealed; provided, however, that such repeats shall be only to the extent of such inconsistency, and in all other respects, this Ordinance shall be cumulative with the other Ordinances regulating and governing the subject matter covered by this Ordinance.
6. If any section or provision or parts thereof in this Ordinance shall be adjudged invalid or unconstitutional, such validity or unconstitutionality shall not affect the validity of the Ordinance as a whole or any other section or provision or part thereof.
7. This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED THIS 16th DAY OF JULY, 2014.

ATTEST:

TOWNSHIP OF SOUTH FAYETTE

  
\_\_\_\_\_  
Ryan T. Eggleston,  
Township Manager

  
\_\_\_\_\_  
Joseph Horowitz,  
President, Board of Commissioners

**GRANITE RIDGE PLAN No. 2  
STREET DEDICATION DESCRIPTION**

All that certain strip of land, 50 feet in width, situate South Fayette Township, Allegheny County, being designated as Gneiss Drive as shown on the Granite Ridge Plan No. 2, as recorded in Plan Book 250 Page 90 in the Allegheny County Department of Real Estate, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the westerly right of way line of Gneiss Drive at a point on the southerly line of Granite Drive; thence along said Granite Drive, by an arc of a circle curving to the left, having a radius of 465.74 feet an arc distance of 95.07 feet to a point on the easterly right of way line of Gneiss Drive; thence along said easterly right of way line the following courses and distances: by an arc of a circle curving to the left, having a radius of 25.00 feet an arc distance of 36.72 feet; by an arc of a circle curving to the left, having a radius of 160.20 feet an arc distance of 108.31 feet; South 19°03'08" West a distance of 242.11 feet; by an arc of a circle curving to the right, having a radius of 525.00 feet an arc distance of 65.12 feet; South 26°09'32" West a distance of 84.83 feet; by an arc of a circle curving to the left, having a radius of 578.11 feet an arc distance of 98.93 feet; by an arc of a circle curving to the left, having a radius of 25.00 feet an arc distance of 32.08 feet to a point on a cul de sac; thence along said cul de sac, by an arc of a circle curving to the right, having a radius of 50.00 feet an arc distance of 217.58 feet to a point on the aforesaid westerly line of Gneiss Drive; thence along said westerly right of way line the following courses and distances: North 12°09'32" East a distance of 29.71 feet; by an arc of a circle curving to the right, having a radius of 628.11 feet an arc distance of 153.48 feet; North 26°09'32" East a distance of 84.83 feet; by an arc of a circle curving to the left, having a radius of 475.00 feet an arc distance of 58.92 feet; North 19°03'08" East a distance of 242.11 feet; by an arc of a circle curving to the right, having a radius of 210.20 feet an arc distance of 142.11 feet; by an arc of a circle curving to the left, having a radius of 25.00 feet an arc distance of 36.66 feet to a point at the place of BEGINNING.

Containing an area of 41,885 square feet (0.962 acres).

**EXHIBIT A**

