



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

ORDINANCE NO. 02 OF 2021

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREETS KNOWN AS FARMVIEW DRIVE AND BERKLEY RIDGE DRIVE IN THE BERKLEY RIDGE PHASE 1 AND PHASE 2 PLAN OF LOTS SITUATE IN THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA.

WHEREAS, the Township of South Fayette has heretofore accepted for recording purposes certain Plans of Subdivision known as the Berkley Ridge Plans of Lots, Phases 1 and 2, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 271, Page 180 and Plan Book Volume 279, Page 61, respectively.

WHEREAS, the owner of said property has requested the Township of South Fayette to accept the dedication of Farmview Drive and Berkley Ridge Drive, together with all public improvements constructed in said street, all as more fully set forth in the descriptions and surveys attached hereto and marked as Exhibits "A", "B", "C", "D", "E", "F" and "G".

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 dedication of Farmview Drive and Berkley Ridge Drive, as more fully shown in the Plans of Subdivision known as the Berkley Ridge Plans of Lots, Phases 1 and 2, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 271, Page 180 and Plan Book Volume 279, Page 61, respectively, and as shown in the legal descriptions and Plans, attached hereto, marked as Exhibits "A", "B", "C", "D", "E",

“F” and “G” and made a part hereof, together with all public improvements constructed within said streets be and are hereby accepted.

2. The legal description for said streets and the Plan identifying the location and description of the streets, Exhibits “A”, “B”, “C”, “D”, “E”, “F” and “G” are incorporated herein and made a part of this Ordinance.

3. The proper officials of South Fayette Township are hereby authorized and directed to do all things necessary to effectuate the purpose of this Ordinance.

4. In the event any provision of this Ordinance or its application to any person, corporation and/or other entity under any circumstances shall be held to be unconstitutional, illegal, or invalid, then the remainder of this Ordinance shall not be affected thereby. In lieu of each clause or provision of this Ordinance, which is deemed to be illegal, invalid, or unenforceable, there shall be added, as part of this Ordinance, a clause or provision as similar in terms to the unenforceable provision as may be possible and as may be legal, valid, and enforceable.

5. In the event any Ordinance or part thereof conflicts with the provisions of this Ordinance, the same shall be and is hereby repealed insofar as the same effects this Ordinance.

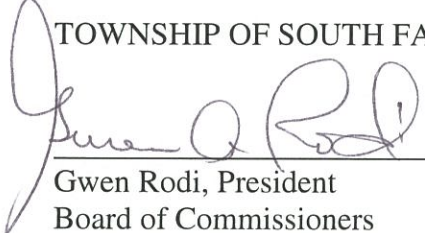
6. This Ordinance shall be in full force and effect from and after its passage and publication as required.

ORDAINED AND ENACTED INTO LAW this 10 day of March 2021.

ATTEST:



John Barrett
Township Manager/ Secretary

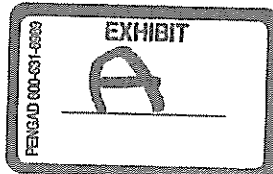
TOWNSHIP OF SOUTH FAYETTE:


Gwen Rodi, President
Board of Commissioners

Metes and Bounds Description of Berkley Ridge Drive Right of Way

ALL THAT CERTAIN parcel of land being known and recorded as Berkley Ridge Drive, a 50 foot and variable width right of way as shown upon the Berkley Ridge Plan – Phase 1 as recorded in Plan Book Volume 271, Pages 180 - 182 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, the right of way of which is as described here to wit:

BEGINNING at a point on the centerline of Oak Ridge Road – S.R. 3029 where the same is of common corner to Lot 10 in the Torre Plan of Lots as recorded in Plan book Volume 87, pages 187 to 188, at a point where the same is intersected by the northerly right of way of the herein described Berkley Ridge Drive, a 50' right of way as shown upon the above described Berkley Ridge Plan – Phase 1; Thence from the said point of beginning, in a generally southerly direction and along the centerline of the said Oak Ridge Road right of way, being partially through the paved cartway of Oak Ridge Road, S 30° 40' 27" E, for a distance of 50.00 feet to an existing iron pin as shown on the above described Berkley Ridge Plan of Lots, on a line of lands now or formerly of Torre Farms, LLC as recorded in Deed Book Volume 13755 Page 115, where the same is intersected by the southerly right of way of the herein described as shown upon the aforementioned Berkley Ridge Plan – Phase 1 as recorded; Thence in a generally westerly direction, along the southerly right of way line of the herein described and said lands now or formerly of Torre Farm, LLC, S 59° 19' 33" W, distance of 285.09' to an angle point in the right of way; Thence continuing, S 40° 30' 22" W, a distance of 181.70' to an iron pin on a line of Lot 101 in the said Berkley Ridge Plan – Phase 1; Thence continuing along the southern right of way of the herein described, and along the said lot 101, N 53° 30' 25" W, a distance of 5.29' to an angle point; Thence continuing, S 36° 29' 35" W, for a distance of 60.82' to point of curve; Thence continuing in a generally southerly direction, by the arc of a circle, curving to the left having a radius of 229.65', for an arc distance of 219.63' to a point of tangent; Thence continuing, S 18° 18' 08" E, for a distance of 355.32' to point of curve; Thence continuing, in a generally southerly direction, by the arc of a circle curving to the right, having a radius of 449.41', for an arc distance of 231.05' to a point of tangent; Thence continuing, S 11° 09' 14" W, for a distance of 526.44' to a point of curve; Thence continuing, in a generally southerly direction, by the arc of a circle curving to the left having a radius of 37.00', for an arc distance of 30.00' to a point of reverse curve; Thence continuing, by the arc of a circle curving to the right, forming the right of way of a cul-de-sac of the herein described, having a radius of 53.00', for an arc distance of 252.45' to a point of reverse curve; Thence continuing, in a generally northerly direction, by the arc of a circle curving to the left having a radius of 37.00' for an arc distance of 30.00' to a point of tangent; Thence continuing, N 11° 09' 14" E a distance of 526.44' to a point of curve; Thence continuing, in a generally northerly direction, by the arc of a circle curving to the left, having a radius of 399.41', for an arc distance of 205.34', to a point of tangent; Thence continuing, N 18° 18' 08" W a distance of 355.32'



to point of curve; Thence continuing, in a generally northerly direction, by the arc of a circle, curving to the right, having a radius of 279.65' for an arc distance of 267.44' to a point of tangent; Thence continuing, N 36° 29' 35" E, a distance of 152.93' to a point of curve; Thence continuing in a generally easterly direction, by the arc of a circle, curving to the right, having a radius of 279.65', for an arc distance of 111.44' to a point of tangent on the southerly line of the aforementioned Lot 10 in the Torre Farm Plan of Lots; Thence continuing, N 59° 19' 33" E, a distance of 285.13' to a point, said point being the above described POINT OF BEGINNING.

Containing 105,361.13 square feet or 2.419 acres.

Metes and Bounds Description of Berkley Ridge Drive Centerline

ALL THAT CERTAIN parcel of land being known and recorded as Berkley Ridge Drive, a 50 foot and variable width right of way as shown upon the Berkley Ridge Plan – Phase 1 as recorded in Plan Book Volume 271, Pages 180 - 182 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, the centerline of which is as described here to wit:

BEGINNING at a point on the centerline of Oak Ridge Road – S.R. 3029 where the same is of common corner to Lot 10 in the Torre Plan of Lots as recorded in Plan book Volume 87, pages 187 to 188, at a point where the same is intersected by the northerly right of way of the herein described Berkley Ridge Drive, a 50' right of way as shown upon the above described Berkley Ridge Plan – Phase 1; Thence from the said point of beginning, in a generally southerly direction and along the centerline of the said Oak Ridge Road right of way, being partially through the paved cartway of Oak Ridge Road, S 30° 40' 27" E, for a distance of 25.00 feet to a point where the centerline of the herein described right of way intersects the above described centerline of Oak Ridge Road, said point being the "TRUE POINT of BEGINNING" of the herein described; Thence from the said "TRUE POINT of BEGINNING", in a generally westerly direction along the centerline of the herein described, S 59° 19' 33" W, a distance of 285.13' to a point of curve, Thence continuing in a generally westerly direction, by the arc of a circle, curving to the left, having a radius of 254.65' for and arc distance of 101.48' to a point of tangent; Thence continuing, S 36° 29' 35" W, for a distance of 152.93' to a point of curve; Thence continuing in a generally southerly direction, by the arc of a circle, curving to the left, having a radius of 254.65' for an arc distance of 243.53' to a point of tangent; Thence continuing, S 18° 18' 08" E, a distance of 355.32' to a point of curve; Thence continuing in a generally southerly direction, by the arc of a circle, curving to the right, having a radius of 424.41' for an arc distance of 218.19' to a point of tangent; Thence continuing, S 11° 09' 14" W, a distance of 591.68' to the centerline radius point of a 53.00' right of way diameter cul-de-sac at the terminus of the herein described.

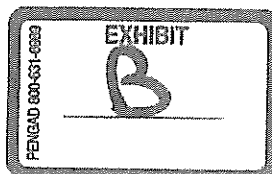
Said Centerline as herein described is 1948.26' in length from the point in Oak Ridge Road to the cul-de-sac radius point as described above.

Metes and Bounds Description of Farmview Drive – Phase 1 Right of Way

ALL THAT CERTAIN parcel of land being known and recorded as Farmview Drive, a 50 foot right of way, as shown upon the Berkley Ridge Plan – Phase 1 as recorded in Plan Book Volume 271 Pages 180 – 182, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, being described as follows:

BEGINNING at a point on the westerly right of way line of Berkley Ridge Drive, a 50.00' right of way, where the same is intersected by the dividing line between Lot 125 and Lot 126 as shown and recorded in the above described Berkley Ridge Plan – Phase 1; Thence from the said point of beginning and along the said westerly right of way line of Berkley Ridge Drive, in a generally southerly direction, by the arc of a circle curving to the right, having a radius of 399.41', for an arc distance of 112.60' to a point where the same is intersected by the return radius of the northerly right of way line of the herein described, said point being the "TRUE POINT OF BEGINNING" of the herein described; Thence from the said "TRUE POINT OF BEGINNING", continuing along the said westerly right of way line, by the arc of a circle curving to the right, having a radius of 399.41 feet for an arc distance of 46.09 feet to a point of tangent; Thence continuing in a generally southerly direction along the said right of way, South 11° 09' 14" West, a distance of 58.10' to a point where the same is intersected by the return radius of the southerly right of way line of the herein described; Thence along the said southerly right of way of the herein described, in a generally westerly direction, by the arc circle curving to the left, having a radius of 25.00' for an arc distance of 35.98' to a point of tangent; Thence continuing, N 71° 18' 10" W a distance of 148.69' to a point on the dividing line where the above described Berkley Ridge Plan – Phase 1 and the Berkley Ridge Plan – Phase 2 as recorded in Plan Book volume 279 Pages 61 – 62 combine; Thence along the above described Phase 1/Phase 2 dividing line, by a line through the right of way of the herein described Farmview Drive, N 18° 41' 50" E for a distance of 50.00' to a point on the northerly right of way line of the herein described, at a point of common to Lot 213 of the said Berkley Ridge Plan – Phase 2 and Lot 125 of the said Berkley Ridge Plan – Phase 1; Thence along the said northerly right of way, in a generally easterly direction, S 71° 18' 10" E, for a distance of 132.93' to a point of curve; Thence continuing, in a generally easterly direction, forming the return radius between the herein described and the aforementioned Berkley Ridge Drive, by the arc of a circle curving to the left having a radius of 25.00' for an arc distance of 45.45' to a point, said point being the above described, "TRUE POINT OF BEGINNING"

Containing 8,681.42 square feet or 0.199 acres.



Metes and Bounds Description of Farmview Drive – Phase 1 Centerline

ALL THAT CERTAIN parcel of land being known and recorded as Farmview Drive, 50 foot right of way, as shown upon the Berkley Ridge Plan – Phase 1 as recorded in Plan Book Volume 271 Pages 180 – 182, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, the centerline of which is as more fully described here to wit:

BEGINNING at a point on the westerly right of way line of Berkley Ridge Drive, a 50.00' right of way, where the same is intersected by the dividing line between Lot 125 and Lot 126 as shown and recorded in the above described Berkley Ridge Plan – Phase 1; Thence from the said point of beginning and along the said westerly right of way line of Berkley Ridge Drive, in a generally southerly direction, by the arc of a circle curving to the right, having a radius of 399.41', for an arc distance of 158.69' to a point of tangent; Thence continuing, S 11° 09' 14" W, for a distance of 10.97' to a point where the said westerly right of way line is intersected by the centerline of the herein described Farmview Drive right of way, said point being the "TRUE POINT OF BEGINNING" of the herein described; Thence from the said "TRUE POINT OF BEGINNING," in a generally westerly direction along the centerline of the herein described, N 71° 18' 10" W, for a distance of 167.28' to a point on the dividing line between the above described Berkley Ridge Plan – Phase 1 and Berkley Ridge Plan – Phase 2 as recorded in Plan Book Volume 279, pages 61 – 62 at the terminus of the herein described.

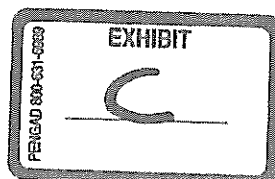
Said Centerline as herein described is 167.28 Lineal Feet in length from the right of way at Berkley Ridge Drive to the point of terminus as described above.

Metes and Bounds Description of Farmview Drive - Phase 2 Right of Way

ALL THAT CERTAIN parcel of land being known and recorded as Farmview Drive, 50 foot right of way, as shown upon the Berkley Ridge Plan – Phase 2 as recorded in Plan Book Volume 279 Pages 61 - 62, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, as more fully described here to wit:

BEGINNING at a point on the northerly right of way line of Farmview Drive, a 50.00' right of way where the same is intersected by the phase line between Berkley Ridge Plan – Phase 1 as recorded in Plan Book Volume 271 page 180 and Berkley Ridge Plan – Phase 2 as recorded in Plan Book Volume 279 page 61, said point also being of common corner to Lot 125 in the above described Berkley Ridge Plan – Phase 1 and Lot 213 in the above described Berkley Ridge Plan – Phase 2; Thence by a line through the right of way of the herein described Farmview Drive, along the above described phase line between the said Berkley Ridge Plan - Phase 1 and Berkley Ridge Plan - Phase 2, S 18° 41' 50" W a distance of 50.00' to a point on the southerly right of way line of the herein described Farmview Drive; Thence along the said southerly right of way line, in a generally westerly direction, N 71° 18' 10" W for a distance of 111.07' to a point of curve; Thence continuing in a generally westerly direction, by the arc of a circle curving to the left, having a radius of 433.37', for an arc distance of 267.63' to a point of compound curve; Thence continuing, by the arc of a circle curving to the left having a radius of 25.00', for an arc distance of 21.45' to a point of reverse curve; Thence continuing, by the arc of a circle curving to the right, forming the terminating cul-de-sac of the herein described, having a radius of 50.00', for an arc distance of 241.18' to a point of reverse curve; Thence continuing, in a generally easterly direction, by the arc of a circle, curving to the left, having a radius of 25.00' for an arc distance of 20.68' to a point of reverse curve; Thence continuing, in a generally easterly direction, by the arc of a circle curving to the right, having a radius of 483.37', for an arc distance of 300.13' to a point of tangent; Thence continuing, S 71° 18' 10" East, a distance of 111.07' to a point, said point being the above described, "POINT OF BEGINNING."

Containing 28,048.71 square feet or 0.644 acres.

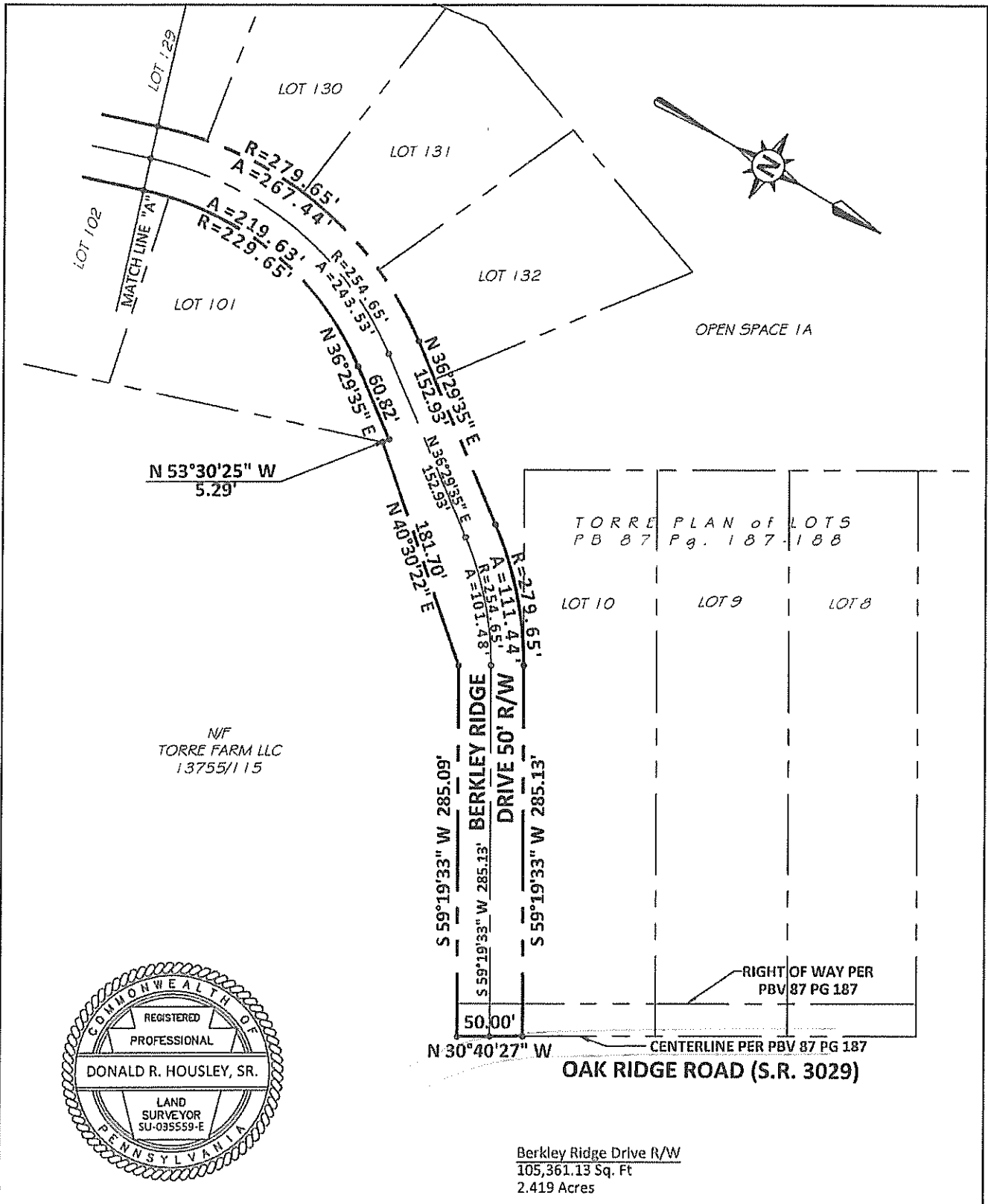


Metes and Bounds Description of Farmview Drive - Phase 2 Centerline

ALL THAT CERTAIN parcel of land being known and recorded as Farmview Drive, 50 foot right of way, as shown upon the Berkley Ridge Plan – Phase 2 as recorded in Plan Book Volume 279 Pages 61 - 62, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, the centerline of which is as more fully described here to wit:

BEGINNING at a point on the common phase line between Berkley Ridge Plan – Phase 1 as recorded in Plan Book Volume 271 page 180 and Berkley Ridge Plan – Phase 2 as recorded in Plan Book Volume 279 page 61, where the same is intersected by the centerline of the herein described Farmview Drive right of way: Thence along the said centerline of Farmview Drive right of way through the above described Berkley Ridge Plan – Phase 2 in a generally westerly direction, N 71° 18' 10" W, for a distance of 111.07' to a point of curve; Thence continuing in a generally westerly direction, by the arc of a circle curving to the left, having a radius of 458.37', for an arc distance of 291.36' to a point of tangent; Thence continuing, S 72° 16' 40" W, for a distance of 48.46' to the centerline radius point of a 50.00' cul-de-sac right of way line at the terminus of the herein described.

Said centerline as herein described is 450.89' in length from the common phase line between the above described Berkley Ridge Plan - Phase 1 and Berkley Ridge Plan – Phase 2 to the cul-de-sac radius point as described above.

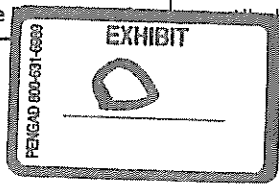


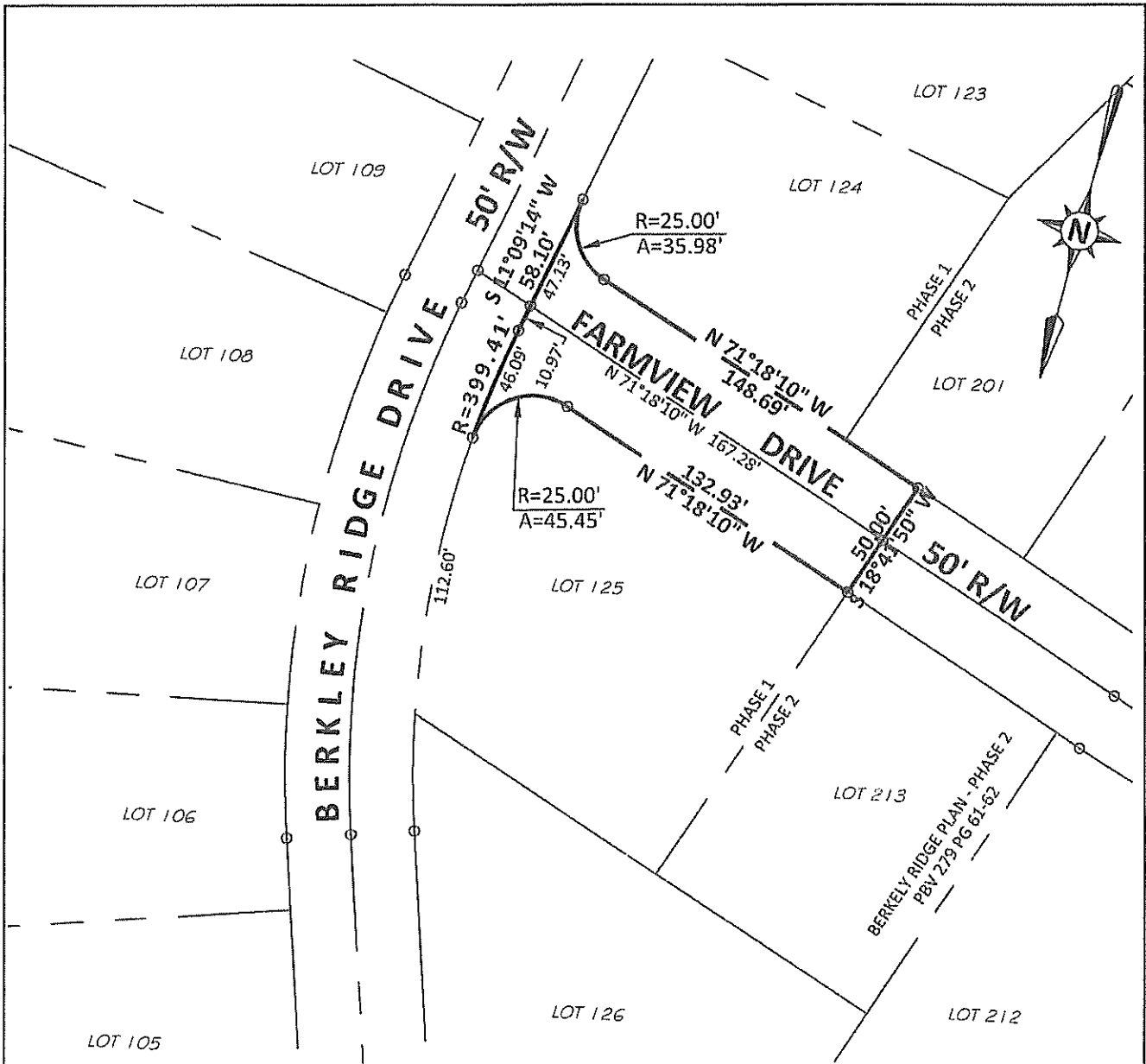
Berkley Ridge Drive R/W
105,361.13 Sq. Ft
2.419 Acres

Mittal Division
of KU Resources, Inc.
117 SAGAMORE HILL ROAD
TEL: (724) 327-7474
PITTSBURGH, PA 15239
FAX: (724) 325-2734

PLAN FOR:	South Fayette Township	
Berkley Ridge Dr.	PBV 271 PAGE 180	South Fayette Township
Berkley Ridge		Whitney County, PA

Scale: 1" = 100'	Job #
Date: 9-30-2019	20-421
Drafted: MTC	Drawing #
Checked: DJH	EX 1
Approved: DRH	F.B.
	PS



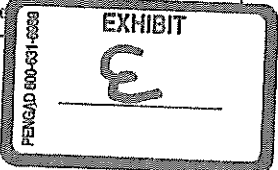


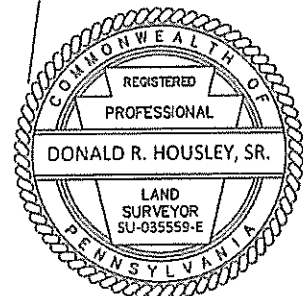
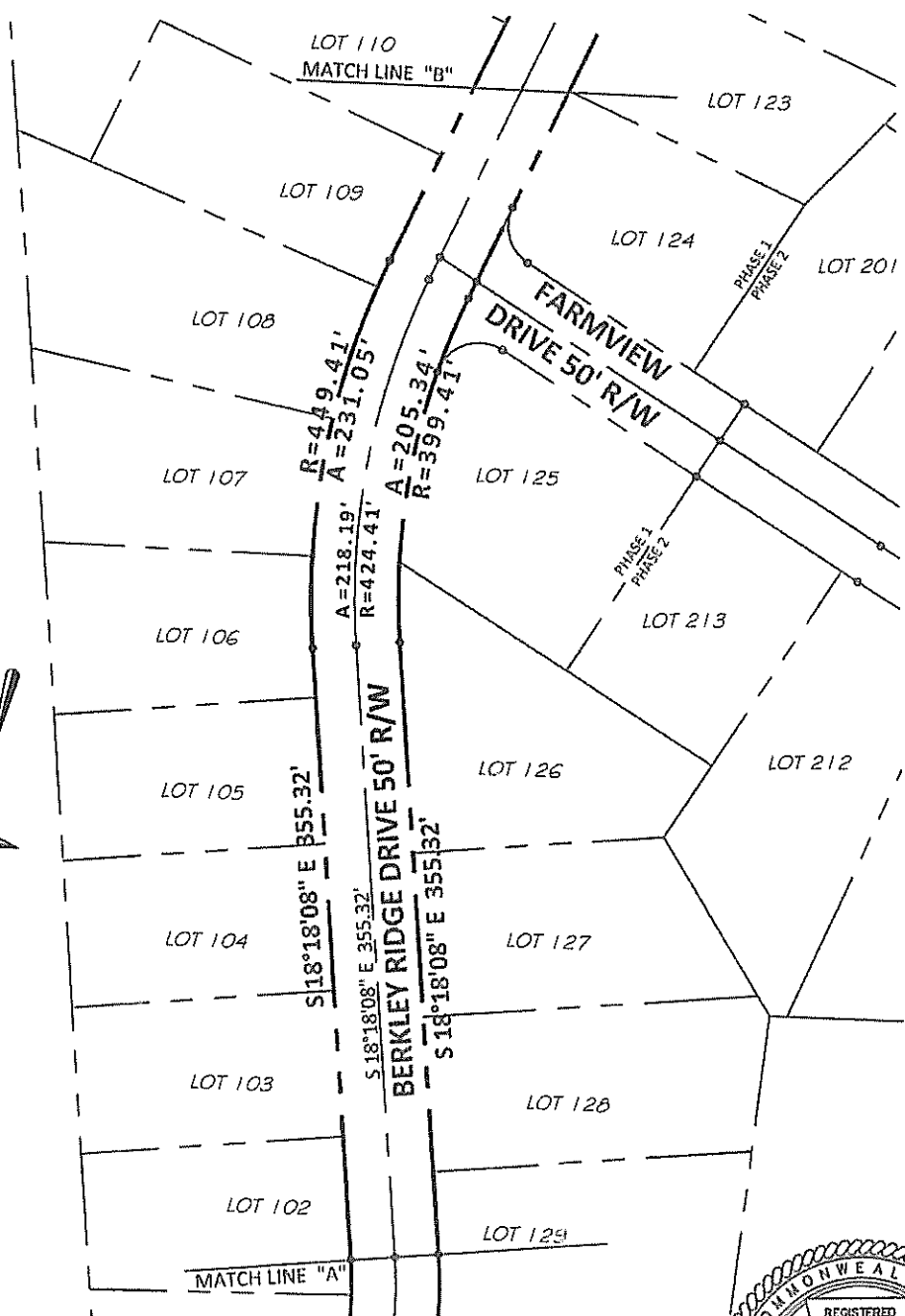
Farmview Drive R/W (Phase 1 Only)
 8,681.42 Sq. Ft.
 0.199 Acres



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 117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
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PLAN FOR:		South Fayette Township		Scale: 1" = 100'	Job #
Farmview Dr. Phase 1	PBV 271 PAGE 180	South Fayette Township		Date: 9-30-2019	20-421
Berkle		Allegheny County, PA		Drafted: MTC	Drawing #
				Checked: DJH	F.B.
				Approved: DRH	Pg

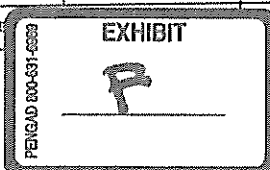


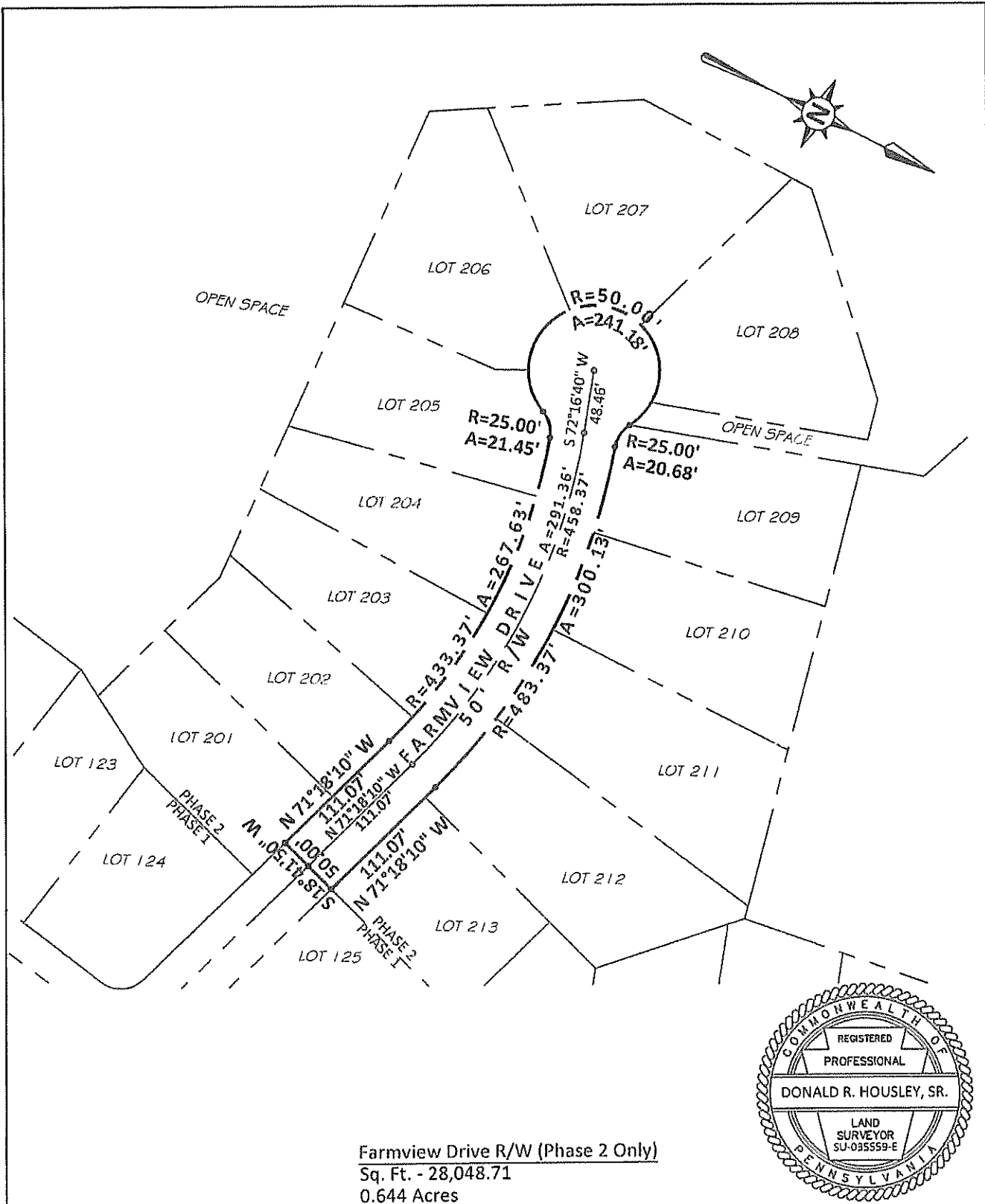


Mitall Division
 of KU Resources, Inc.
 117 SAGAMORE HILL ROAD PITTSBURGH, PA 15239
 TEL: (724) 327-7474 FAX: (724) 325-2734

PLAN FOR: South Fayette Township		
Berkley Ridge Dr.	PBV 271 PAGE 180	South Fayette Township
Berkley		Allegheny County, PA

Scale: 1" = 100'	Job # 20-421
Date: 9-30-2019	Drawing # EX 2
Drafted: MTC	F.B.
Checked: DJH	Pa
Approved: DRH	





Farmview Drive R/W (Phase 2 Only)
 Sq. Ft. - 28,048.71
 0.644 Acres

Mittal Division
 of KU Resources, Inc.
 117 SAGMORE HILL ROAD PITTSBURGH, PA 15239
 TEL: (724) 327-7474 FAX: (724) 325-2734

PLAN FOR:		South Fayette Township
Farmview Dr.	PBV 279 PAGE 61	South Fayette Township
Berk...		Allegheny County, PA

Scale: 1" = 100'	Job #
Date: 9-30-2019	20-421
Drafted: MTC	Drawing #
Checked: DJH	EX 5
Approved: DRH	F.B. Pr

