

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

ORDINANCE NO. 03 OF 2021

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREETS KNOWN AS TWIN PONDS LANE IN THE TWIN PONDS LANE REVISION 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 the Twins Ponds Lane Revision Plan of Lots, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 187, Page 83.

WHEREAS, the owner of said property has requested the Township of South Fayette to accept the dedication of Twin Ponds Lane, 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", and "C" .

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 Twins Ponds Lane , as more fully shown in the Plans of Subdivision Subdivision known as the the Twins Ponds Lane Revision Plan of Lots , recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 187, Page 83; and as shown in the legal descriptions and Plans, attached hereto, marked as Exhibits "A", "B", and "C" 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”, and “C” 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.

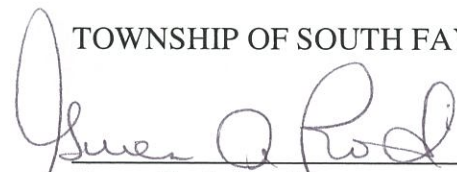
6. This Ordinance shall be in full force and effect from and after its passage and publication as required.

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

ATTEST:



John Barrett
Township Manager/ Secretary

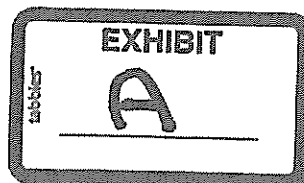
TOWNSHIP OF SOUTH FAYETTE:


Gwen Rodi, President
Board of Commissioners

Metes and Bounds Description of Twin Ponds Lane Right of Way

ALL THAT CERTAIN parcel of land being known and recorded as Twin Ponds Lane, a variable width right of way as shown upon the Twin Ponds Lanes Revision Plan as recorded in Plan Book Volume 187, Pages 83 to 86 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, being as more fully described here to wit:

BEGINNING at a point on the southerly right of way line of Washington Pike (State Route 519, L.R. 108), a variable width right of way where the same is intersected by the return radius of the westerly right of way line of the herein described Twin Ponds Lane, said point also being of common corner to Lot No. 1 in the Portman Plan of Lots No. 2 as recorded in Plan book Volume 140 pages 144 to 147; Thence along the said southerly right of way line of Washington Pike, in a generally easterly direction, N 51° 34' 30" E, for a distance of 114.60' to a point on a line of lands now or formerly of Helen Lyons and Carol Ondek, being further identified as tax parcel number 398-H-5 in the Allegheny County Department of Real Estate tax parcel assessment system; Thence along the dividing line between the said lands of Lyons & Ondek and the easterly right of way of the herein described, and being partially coincident with other lands now or formerly of Lyons & Ondek as recorded in Deed Book Volume 14954 Page 541 and being further identified as tax parcel number 398-H-7, and further being partially coincident with Parcel B in the Twin Ponds Revision Plan as recorded in PBV 187 Page 83-86, S 31° 05' 20" E, for a distance of 547.20' to a point of 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 27.13' to a point of reverse curve; Thence continuing, by the arc of a circle, curving to the right, having a radius of 50.00', for an arc distance of 108.53' to a point of reverse curve; Thence continuing, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 27.13 feet to a point of tangent; Thence continuing, S 31° 05' 20" E, for a distance of 3.67' to a point on a line of Parcel B in the Twin Ponds Revision Plan as recorded in plan book volume 187, pages 83 to 86; Thence in a generally westerly direction and along the said Parcel B of the Twin Ponds Revision Plan and being the southerly right of way line of the herein described, S 58° 54' 40" W, a distance of 60.00' to a point of common corner to the above described Parcel B in the Twin Ponds Revision Plan and the aforementioned Lot No. 1 in the Portman Plan of Lots No. 2; Thence in a generally northerly direction along the said westerly right of way line of the herein described and along the said Lot No. 1 in the Portman Plan of Lots No. 2, N 31° 05' 20" W, for a distance of 348.95' 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 1545.00', for an arc distance of 197.82' to a point of tangent; Thence continuing, N 38° 25' 30" W, for a distance of 101.90' 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 25.00', for an arc distance of 39.27' to a point, said point being the



above described POINT OF BEGINNING.

Containing 47,447.74 square feet or 1.089 acres.

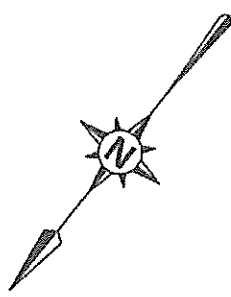
Legal Description of Twin Ponds Lane Centerline

ALL THAT CERTAIN parcel of land being known and recorded as Twin Ponds Lane, a variable width right of way as shown upon the Twin Ponds Lanes Revision Plan as recorded in Plan Book Volume 187, Pages 83 to 86 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 southerly right of way line of Washington Pike (State Route 519, L.R. 108), a variable width right of way where the same is intersected by the return radius of the westerly right of way line of the herein described Twin Ponds Lane, said point also being of common corner to Lot No. 1 in the Portman Plan of Lots No. 2 as recorded in Plan book Volume 140 pages 144 to 147; Thence along the said southerly right of way line of Washington Pike, in a generally easterly direction, N 51° 34' 30" E, for a distance of 55.00' to a point where the centerline of the right of way of Twin Ponds Lane intersects the said southerly right of way of Washington Pike, said point being the "TRUE POINT OF BEGINNING" of the herein described; Thence from the said True Point of Beginning, and along the centerline of the herein described, S 38° 25' 30" E, for a distance of 126.90' to a point of curve; Thence continuing by the arc of a circle, curving to the right, having a radius of 1575.00', for an arc distance of 201.66' to a point of tangent; Thence continuing, S 31° 05' 20" E, for a distance of 278.95' feet to an angle point; Thence S 58° 54' 40" E, for a distance of 20.00 feet to the centerline radius point of a partial cul-de-sac, having a radius of 50.00' as shown on the aforementioned plan as recorded; Thence retracing along the said centerline of Twin Ponds Lane, N 58° 54' 40" E, for a distance of 20.00' to the previously described angle point on the formerly described centerline; Thence continuing along formerly described centerline, S 31° 05' 20" E, a distance of 70.00' to a point on a line of Parcel B in the Twin Ponds Revision Plan as recorded in PBV 187, Pages 83-86 at the southern terminus of the herein described.

Said centerline as herein described is 697.51' in length from the point on the southerly right of way line of Washington Pike as described herein to the terminus of the herein described.





NF
Lakemont Gardens LLC
DB 17572 Pg 161
Tax Parcel #
397-J-58

Twin Ponds Revision Plan
PB 187 Pg 83-86
Parcel B

NF
Helen Lyons & Carol Ondek
DB 14954 Pg 541
Tax Parcel #
398-H-7

NF
Washington Pike Partners LP
DB 10764 Pg 234
Tax Parcel #
398-H-9

Portman Plan of Lots No. 2
PB 140 Pg 144-147
Lot No 1

NF
Helen Lyons & Carol Ondek
Tax Parcel # 398-H-5



S 31°05'20" E 3.67'
R=25.00'
A=27.13'
R=50.00'
A=108.53'
S 58°54'40" W 60.00'
30.00' 30.00'
20.00'
S 58°54'40" W 70.00'

R=25.00'
A=27.13'

TWIN PONDS LANE
(VARIABLE WIDTH R/W)
S 31°05'20" E 547.20'
R=1575.00'
A=201.66'
A=197.82'
R=1545.00'
S 31°05'20" E 348.95'
S 31°05'20" E 348.95'
S 31°05'20" E

S 38°25'30" E 126.90'
101.90'
S 38°25'30" E
R=25.00'
A=39.27'

59.60' 55.00' 114.60'
S 51°34'30" W

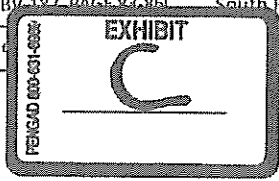
WASHINGTON PIKE (SR 519) (LR 108)
(VARIABLE WIDTH R/W)

TWIN PONDS LANE R/W
47,447.74 Sq. Ft. or 1.089 Acres

Mittal 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
Twin Ponds Lane PBM 187, PAGE 83-86 South Fayette Township
Twin Ponds Lane eny County, PA

Scale: 1" = 100'
Date: 9-25-2020
Drafted: WTS
Checked: DRH
Approved: DRH
Job # 20-421
Drawing # EX 1
F.B. Pg



ADNo: 6131 Customer Number: W03784
 Customer Name: Company: SOUTH FAYETTE TOWNSH
 Address: 515 MILLERS RUN ROAD
 City/St/Zip: MORGAN, PA 15064
 Phone: (412) 221-8700 Solicitor: ES
 Category: 10 Class: 1000 Rate: PN-0 Start: 2-26-2021 Stop: 2-26-2021
 Lines: 36 Inches: 3.50 Words: 182

 Credit Card: Expire:
 Order Number:
 Cost: 309.70 Adjustments: .00
 Payments: .00 Discount: .00
 Balance: 309.70

ORDINANCES

OFFICIAL NOTICE
NOTICE OF INTENTION - TO ADOPT MULTIPLE ORDINANCES
 TOWNSHIP OF SOUTH FAYETTE
 ALLEGHENY COUNTY, PENNSYLVANIA

Take notice that the South Fayette Board of Commissioners on Wednesday, March 10, 2021 at 7:00 p.m. by virtual meeting as so designated, will consider for adoption

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF LONGVIEW CIRCLE SITUATED IN THE TOWNSHIP OF SOUTH FAYETTE

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF CERTAIN STREETS IN THE BERKLEY RIDGE PLAN OF LOTS SITUATED IN THE TOWNSHIP OF SOUTH FAYETTE

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF CERTAIN STREETS KNOWN AS MARLEY WAY AND RAHNER-WOOD LANE IN THE LEGENDS PLAN OF LOTS SITUATED IN THE TOWNSHIP OF SOUTH FAYETTE

01,401.341

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF TWIN PONDS LANE SITUATED IN THE TOWNSHIP OF SOUTH FAYETTE

John Barrett, Township Manager
 515 Millers Run Road
 Morgan, PA 15064

2-26

PLEASE COPY
 Please mail or call if you have any questions.
 This document is PAD [checked]
 if you are not a subscriber.
 Observer-Reporter 122 [checked]
 122
 Information is furnished to you for your information only.