



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

ORDINANCE NO. 02 OF 2026

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET KNOWN AS ROCCO LANE IN THE ESTATES OF LION RIDGE 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 a certain Plan of Subdivision known as The Estates of Lion Ridge Plan of Lots, as recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume Plan Book Volume 259, Page 124; and

WHEREAS, the Township of South Fayette desires to accept the dedication of Rocco Lane together with all public improvements constructed in said street, all as more fully set forth in the descriptions and survey attached hereto and marked as Exhibit "A".

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 Rocco Lane, as more fully shown in the Plans of Subdivision known as The Estates of Lion Ridge Plan of Lots, as recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 259, Page 124, and as shown in the Plans, attached hereto, marked as Exhibit "A", and made a part hereof, together with all public improvements constructed within said street be and are hereby accepted.

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

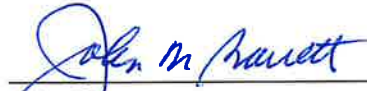
3. In the event any provision of this Ordinance or its application to any person, corporation and/or other entity under any circumstances shall be held to be unconstitutional, illegal, or invalid, then the remainder of this Ordinance shall not be affected thereby. In lieu of each clause or provision 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.

4. 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.

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

ORDAINED AND ENACTED INTO LAW this 14 day of January 2026.

ATTEST:

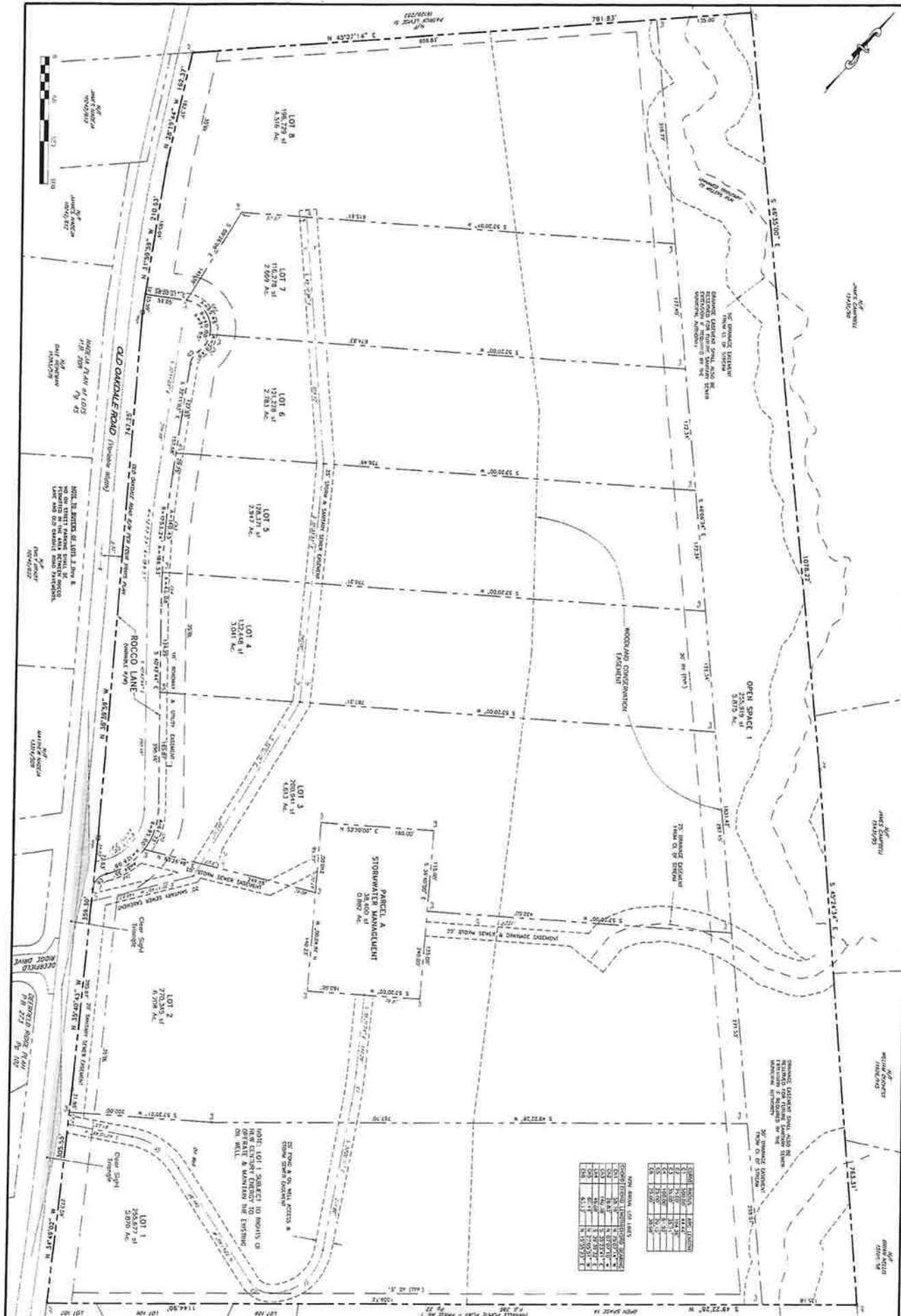


John Barrett
Township Manager/ Secretary

TOWNSHIP OF SOUTH FAYETTE:



Chuck Lazzini, President
Board of Commissioners



Notes: See also 404-101.

Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	288,677	288,677
2	770,345	770,345
3	200,341	200,341
4	132,448	132,448
5	239,973	239,973
6	271,228	271,228
7	116,278	116,278
8	198,779	198,779
Total	2,227,069	2,227,069

<p>1 / 2</p>	<p>THE ESTATES OF LION RIDGE PLAN OF LOTS (RESUBDIVISION OF LOT 1) (FOUR GRAYS PLAN OF LOTS-P.B. 259 Pg. 124) SITUATE SOUTH FAYETTE TOWNSHIP-ALLEGHENY COUNTY, PA PREPARED FOR BPM LAND ASSOCIATES, LLC</p>		<p>WIND RIDGE ENGINEERING CO. 285 FINCH ROAD WIND RIDGE PA, 15380 724-428-5268</p> <p>CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS</p>	
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