



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

ORDINANCE NO. 04 OF 2021

AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREETS KNOWN AS MARLEY WAY AND RAHNER-WOOD LANE IN THE LEGENDS 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 Legends Plan of Lots, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 243, Page 185 ; and

WHEREAS, the owner of said property has requested the Township of South Fayette to accept the dedication of Marley Way and Rahner-Wood Lane together with all public improvements constructed in said streets, all as more fully set forth in the descriptions and surveys attached hereto and marked as Exhibits "A", "B", "C", "D, and "E".

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 Marley Way and Rahner-Wood Lane, as more fully shown in the Plan of Subdivision known as the Legends Plan of Lots, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 243, Page 185, and as shown in the legal descriptions and Plans, attached hereto, marked as Exhibits "A", "B", "C", "D", and "E" 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”, and “E” 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.

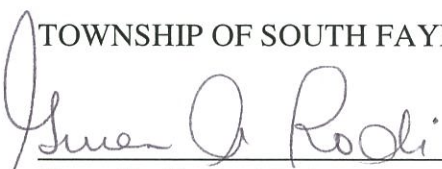
6. This Ordinance shall be in full force and effect from and after its passage and publication as required.

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

ATTEST:



John Barrett
Township Manager/ Secretary

TOWNSHIP OF SOUTH FAYETTE:


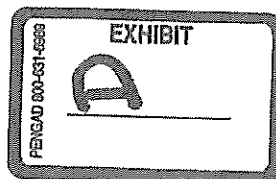
Gwen Rodi, President
Board of Commissioners

Metes and Bounds Description Marley Way

All that certain parcel of land being known and recorded as Marley Way, a 50 foot right of way, as shown upon the Legends Plan of Lots as recorded in Plan Book Volume 243 Pages 185 – 186, 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 Locust Lane, a 30.00' right of way, where the same is intersected by the easterly right of way line of Rahner-Wood Lane, a proposed 35.00' additional right of way, at a point being of common corner to Lot 11, and as shown upon the the above described Legends Plan of Lots as recorded; Thence along the aforementioned easterly right of way of Rahner-Wood Drive, in a generally northerly direction, N 24° 54' 37" E for a distance of 133.70' to a point on the easterly right of way line of Rahner-Wood Lane where the same is intersected by the southerly right of way line of the herein described Marley Way, said point being the "TRUE POINT OF BEGINNING" of the herein described; Thence continuing along the said easterly right of way line of Rahner-Wood Lane and the westerly edge of the herein described Marley Way right of way, in a generally northerly direction, N 24° 54' 37" E for a distance of 93.96' to a point on a line of Lot 1 in the said Legends Plan where the same is intersected by the northerly right of way line of the herein described; Thence along the said northerly right of way line of the herein described Marley Way, in a generally easterly direction and along the said Lot 1, N 73° 05' 23" E for a distance of 87.94' 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 229.63' for an arc distance of 360.70' to a point of tangent; Thence continuing, S 16° 54' 47" W for a distance of 116.73' to a point of curve; Thence continuing, by the arc of a circle, curving to the right, having a radius of 50.00' for an arc distance of 218.63' 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 25.00' for an arc distance of 30.77' to a point of tangent; Thence continuing, N 16° 54' 47" E for a distance of 46.02' to a point of curve; Thence continuing, by the arc of a circle, curving to the left, having a radius of 179.63' for an arc distance of 282.17' to a point of tangent; Thence continuing, N 73° 05' 23" W for a distance of 51.44' to a point of curve; Thence continuing, by the arc of a circle, curving to the left, forming the return radius between the herein described southerly right of way line and the easterly right of way line of Rahner-Wood Lane, having a radius of 50.00' for an arc distance of 71.56' to a point, said point being the aforementioned "True Point of Beginning"

Containing 32,829.41square feet or 0.754 acres

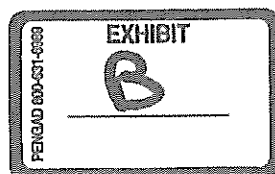


Metes and Bounds Description Marley Way Centerline

All that certain parcel of land being known and recorded as Marley Way, a 50 foot right of way, as shown upon the Legends Plan of Lots as recorded in Plan Book Volume 243 Pages 185 – 186, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, the centerline of the right of way is as more fully described here to wit:

BEGINNING at a point on the northerly right of way line of Locust Lane, a 30.00' right of way, where the same is intersected by the easterly right of way line of Rahner-Wood Lane, a proposed 35.00' additional right of way, at a point being of common corner to Lot 11, and as shown upon the the above described Legends Plan of Lots as recorded; Thence along the aforementioned easterly right of way of Rahner-Wood Drive, in a generally northerly direction, N 24° 54' 37" E for a distance of 202.41' to a point on the easterly right of way line of Rahner-Wood Lane where the same is intersected by the centerline of the herein described right of way of Marley Way, said point being the "TRUE POINT OF BEGINNING" of the herein described; Thence from the said true point of beginning and along the said centerline of the said Marley Way, S 73° 05' 23" E for a distance of 91.26' to a point of curve; Thence continuing, in a southerly direction, by the arc of a circle, curving to the right, having a radius of 204.63', for an arc distance of 321.43' to a point of tangent; Thence continuing, S 16° 54' 47" W for a distance of 116.73' to an angle point; Thence continuing, N 73° 05' 23" W for a distance of 25.00' to the centerline radius point of a 50.00' diameter cul-de-sac at the terminus of the herein described.

Said Centerline as herein described is 554.42' in length from the easterly right of way line of Rahner-Wood Lane to the centerline cul-de-sac radius point as described above.

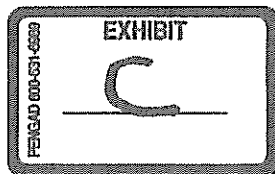


Metes and Bounds Description Rahner-Wood Right of Way

All that certain parcel of land being known and recorded as additional right of way for Rahner-Wood Lane, as proposed and shown upon the Legends Plan of Lots as recorded in Plan Book Volume 243 Pages 185 – 186, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, being as more fully described here to wit:

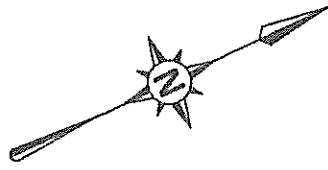
BEGINNING at a point on the northerly right of way line of Locust Lane, a 30.00' right of way, where the same is intersected by the easterly right of way line of Rahner-Wood Lane, a proposed 35.00' additional right of way, at a point being of common corner to Lot 11, and as shown upon the the above described Legends Plan of Lots as recorded; Thence, in a generally westerly direction, along the dividing line between the above described northerly right of way line of Locust Lane, and the southerly right of way line of Rahner-Wood Lane as shown on the aforementioned Legends Plan of Lots as recorded, N 73° 35' 23" W for a distance of 35.64' to a point on the easterly right of way line of the existing right of way of Rahner-Wood Lane, a 15' right of way as shown on the said Legends Plan; Thence in a generally northerly direction along the dividing line between the said existing Rahner-Wood Lane, and the proposed Rahner-Wood right of way line, N 24° 54' 37" E for a distance of 256.73' to a point of a line of lot 1 in the said Legends Plan, where the same is intersected by the return radius of the northerly right of way line of Marley Way extended; Thence along the said northerly right of way of the herein described, and along Lot 1, 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 42.76' to a point of tangent; Thence continuing, S 73° 05' 23" E for a distance of 6.77' to a point where the westerly right of way of Marley Way intersects the easterly right of way line of the herein described Rahner-Wood Lane; Thence in a generally southerly direction, along the westerly terminus of Marley Way right of way and being partially coincident with Lot 11 in the said Legends Plan, S 24° 54' 37" W for a distance of 227.66' to a point, said point be the aforementioned point of beginning.

Containing 8207.27 square feet or 0.188 acres



RAHNER-WOOD LANE 15'

ALICE CIRRA RESIDENTIAL
PLAN OF LOTS
PBV 257 PG 7
LOT 40-R



LOCUST DR 30'
UNIMPROVED PORTION

N 24°54'37" E 202.24'
133.70'

R=50.00'
A=71.56'

68.54' 25.42'

N 73°05'23" W
51.44'

N 73°05'23" W
91.25'

87.94'
N 73°05'23" W

LOT 1

LOT 2

LOT 11

LOT 10

PARCEL A
PBV 257 PG 7

LOT 9R
PBV 257 PG 7

R=25.00'
A=30.77'

N 16°54'47" E
46.02'

R=179.63'
A=282.17'

R=204.63' A=321.43'
A=360.70'
R=229.63'

LOT 3

MARLEY WAY 50' R/W

LOT 4

N 16°54'37" E
116.73'

116.73'
N 16°54'47" E

LOT 8

LOT 7

LOT 6

LOT 5

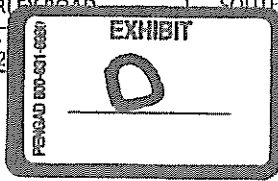


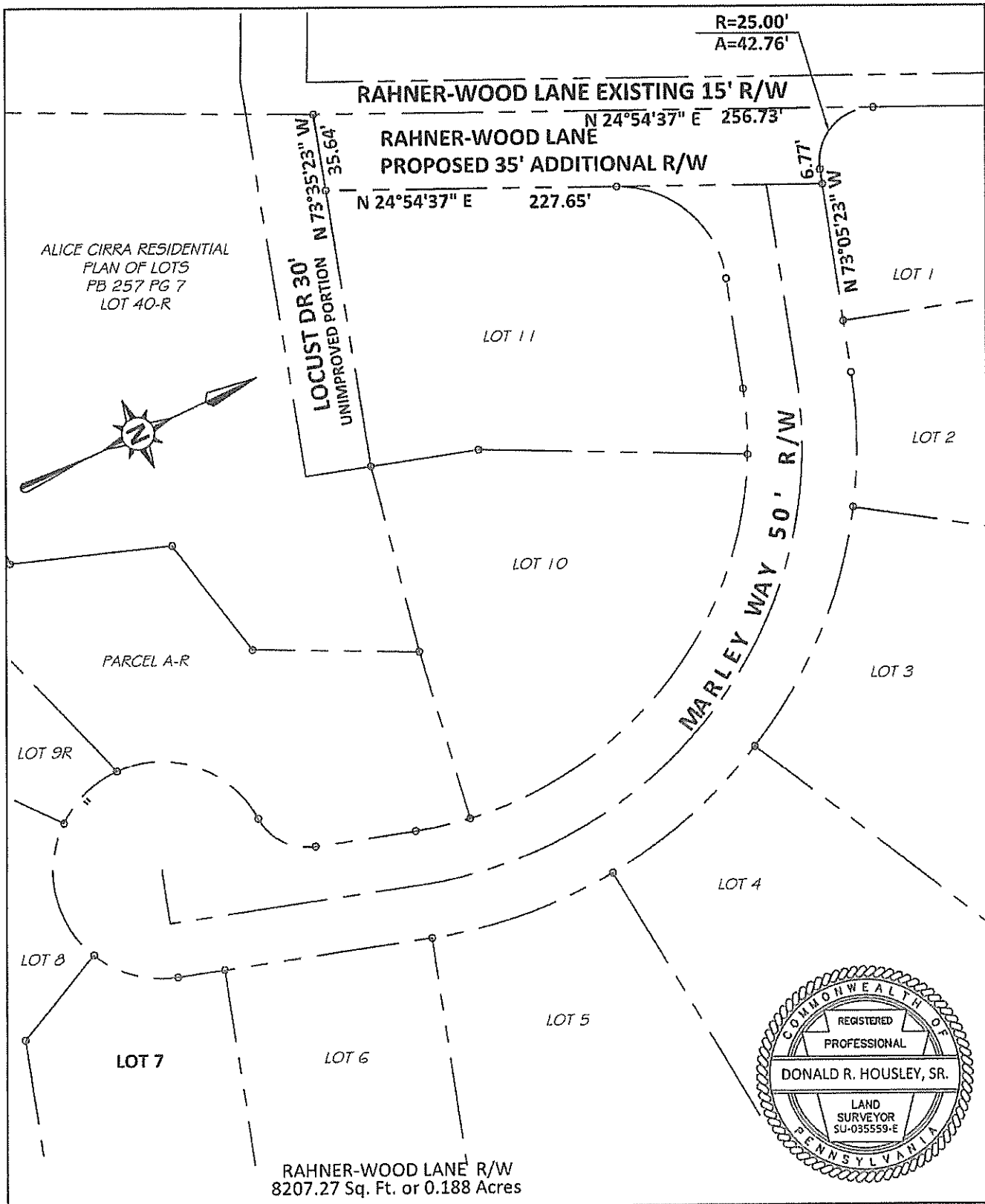
MARLEY WAY R/W
32,829.41 Sq. Ft. or 0.754 Acre

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

PLAN FOR:	SOUTH FAYETTE TOWNSHIP
MARLEY ROAD	SOUTH FAYETTE TOWNSHIP
LEGENDS	SHENY COUNTY, PA
PBV 2	

Scale:	1"=50'	Job #	20-421
Date:	9-23-2020	Drawing #	EX1
Drafted:	WTS	F.B. #	
Checked:	DRH	Pg	
Approved:	DRH		






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PLAN FOR: SOUTH FAYETTE TOWNSHIP
 RAHNER-WOOD LANE SOUTH FAYETTE TOWNSHIP
 LEGENDS PBV 2
 EXHIBIT
 PENNSYLVANIA
 GHENY COUNTY, PA

Scale:	1"=50'	Job #	20-421
Date:	9-23-2020	Drawing #	EX1
Drafted:	WTS	F.B. #	
Checked:	DRH	Pg	
Approved:	DRH		

