



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

**ORDINANCE NO. 05 OF 2021**

**AN ORDINANCE OF THE TOWNSHIP OF SOUTH FAYETTE, ALLEGHENY COUNTY, PENNSYLVANIA, ACCEPTING THE DEDICATION OF A CERTAIN STREET KNOWN AS LONGVIEW CIRCLE IN THE LONGVIEW ESTATES PLAN OF LOTS AND THE LONGVIEW ESTATES 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 Longview Estates and Longview Estates Phase 2 Plan of Lots, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 238, Page 34 and Plan Book Volume 244, Page 90 ; and

WHEREAS, the owner of said property has requested the Township of South Fayette to accept the dedication of Longview Circle 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", 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 Longview Circle, as more fully shown in the Plans of Subdivision known as the Longview Estates and Longview Estates Phase 2 Plan of Lots, recorded in the Office of the Department of Real Estate of Allegheny County, Pennsylvania, at Plan Book Volume 238, Page 34 and Plan Book Volume 244, Page 90 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.

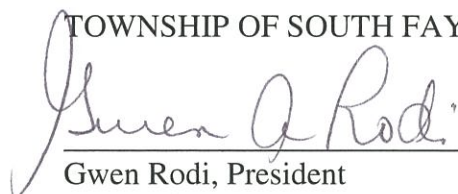
5. In the event any Ordinance or part thereof conflicts with the provisions of this Ordinance, the same shall be and is hereby repealed insofar as the same effects this Ordinance.

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:

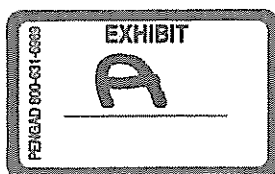
  
\_\_\_\_\_  
John Barrett  
Township Manager/ Secretary

TOWNSHIP OF SOUTH FAYETTE:  
  
\_\_\_\_\_  
Gwen Rodi, President  
Board of Commissioners

## Metes and Bounds Description of Longview Circle Right of Way

ALL THAT CERTAIN parcel of land being known and recorded as Longview Circle, a 50.00' right of way as shown upon the Longview Estates plan as recorded in Plan Book Volume 238 Pages 34 -35 and Longview Estates Phase 2 as recorded in Plan Book Volume 244 Page 90 situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, being described here to wit:

BEGINNING at a point on the southerly right of way line of Hickory Grade Road, a variable width right of way, where the same is intersected by the westerly right of way line of the herein described Longview Circle, a 50' right of way, at a point of common corner to Lot No. 236 in the Longview Estates Phase 2 as recorded in Plan Book Volume 244 page 90; Thence along the said southerly right of way of Hickory Grade Road in a generally easterly direction, by the arc of a circle curving to the left, having a radius of 3605.00', for an arc distance of 10.94' to a point of reverse curve in the said right of way; Thence continuing, by the arc of a circle curving to the right, having a radius of 640.00' for an arc distance of 40.62' to a point where the centerline of the herein described Longview Circle intersects the said southerly right of way line of Hickory Grade Road; Thence continuing, by the arc of a circle curving to the right, having a radius of 640.00' for an arc distance of 39.19' to a point of tangent; Thence continuing, N 83° 04' 13" E for a distance of 12.38' to a point where the same is intersected by the easterly right of way line of the herein described, at a point of common corner to Lot No. 202 in the said Longview Estates Phase 2; Thence along the said easterly right of way line of the herein described, in a generally southerly direction, along the said Lot 202, by the arc of a circle curving to the left, forming the return radius between the said right of ways, having a radius of 25.00', for an arc distance of 40.80' to a point of tangent; Thence continuing, S 10° 26' 18" E, for a distance of 145.04' to point of curve; Thence continuing, by the arc of a circle, curving to the left having a radius of 1475.00' for an arc distance of 405.05' to a point of tangent; Thence continuing, S 26° 10' 21" E, a distance of 129.47' to a point of curve; Thence continuing, by the arc of a circle, curving to the right, having a radius of 825.00', for an arc distance of 308.16' to a point of tangent; Thence continuing, S 04° 46' 15" E for a distance of 257.29' to a point of curve; Thence continuing, by the arc of a circle curving to the right, having a radius of 225.00' for an arc distance of 697.18' to a point of tangent; Thence continuing, N 07° 14' 03" W for a distance of 188.97' to a point of curve; Thence continuing, by the arc of a circle curving to the left, having a radius of 975.00' for an arc distance of 404.51' to a point of tangent; Thence continuing, N 31° 00' 19" W for a distance of 116.51' to a point of curve; Thence continuing, by the arc of a circle, curving to the right, having a radius of 625.00', for an arc distance of 320.00' to a point of tangent; Thence continuing, N 01° 40' 12" W, for a distance of 201.64' 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 and the aforementioned southerly right of way of Hickory Grade Road, having a radius of 25.00', for an arc distance of 38.90' to a point on the said southerly right of way line of the formerly described Hickory Grade Road right of way, at a point of common corner to Lot No. 126 in the said Longview Estates plan; Thence along the said southerly right of way



line of Hickory Grade Road right of way, in a generally easterly direction, by the arc of a circle curving to the left, having a radius of 3385.00' for an arc distance of 60.98' to a point of compound curve; Thence continuing, along the said Hickory Grade Road right of way, by the arc of a circle curving to the left having a radius of 1135.00', for an arc distance of 37.75' to a point where the same is intersected by the easterly right of way line of the herein described right of way of Longview Circle, at a point of common corner to Lot No. 102 in the said Longview Estates plan; Thence along the said easterly right of way of the herein described Longview Circle, in a generally southerly direction, and along the said Lot 102, by the arc of a circle curving to the left, forming the return radius between the said right of ways, having a radius of 25.00' for an arc distance of 38.35' to a point of tangent; Thence continuing, S 01° 40' 12" E for a distance of 202.06' to a point of curve; Thence continuing, by the arc of a circle curving to the left, having a radius of 575.00' for an arc distance of 294.40' to a point of tangent; Thence continuing, S 31° 00' 19" E for a distance of 116.51' to point of curve; Thence continuing, by the arc of a circle curving to the right, having a radius of 1025.00' for an arc distance of 425.25' to a point of tangent; Thence continuing, S 07° 14' 03" E for a distance of 188.97' to a point of curve; Thence continuing, by the arc of a circle curving to the left, having a radius of 175.00', for an arc distance of 542.25' to a point of tangent; Thence continuing, N 04° 46' 15" W, for a distance of 257.29' to a point of curve; Thence continuing, by the arc of a circle curving to the left, having a radius of 775.00', for an arc distance of 289.49' to a point of tangent; Thence continuing, N 26° 10' 21" W for a distance of 129.47' to point of curve; Thence continuing, by the arc of a circle curving to the right, having a radius of 1525.00', for an arc distance of 418.79' to a point of tangent; Thence continuing, N 10° 26' 18" W for a distance of 145.03' to a point of curve; Thence continuing, by the arc of a circle curving to the left, forming the return radius to the herein described right of ways, having a radius of 25.00', for an arc distance of 40.78' to a point on the above described southerly right of way line of Hickory Grade Road at a point of common corner to Lot No. 236, said point being the aforementioned "point of beginning" of the herein described.

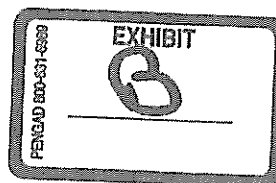
Containing 157,707.07 square feet or 3.620 acres

## Metes and Bounds Description of Longview Circle Centerline

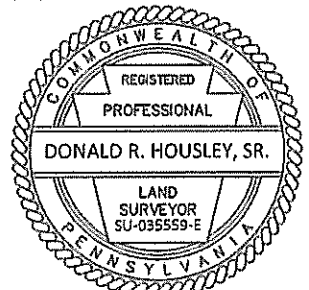
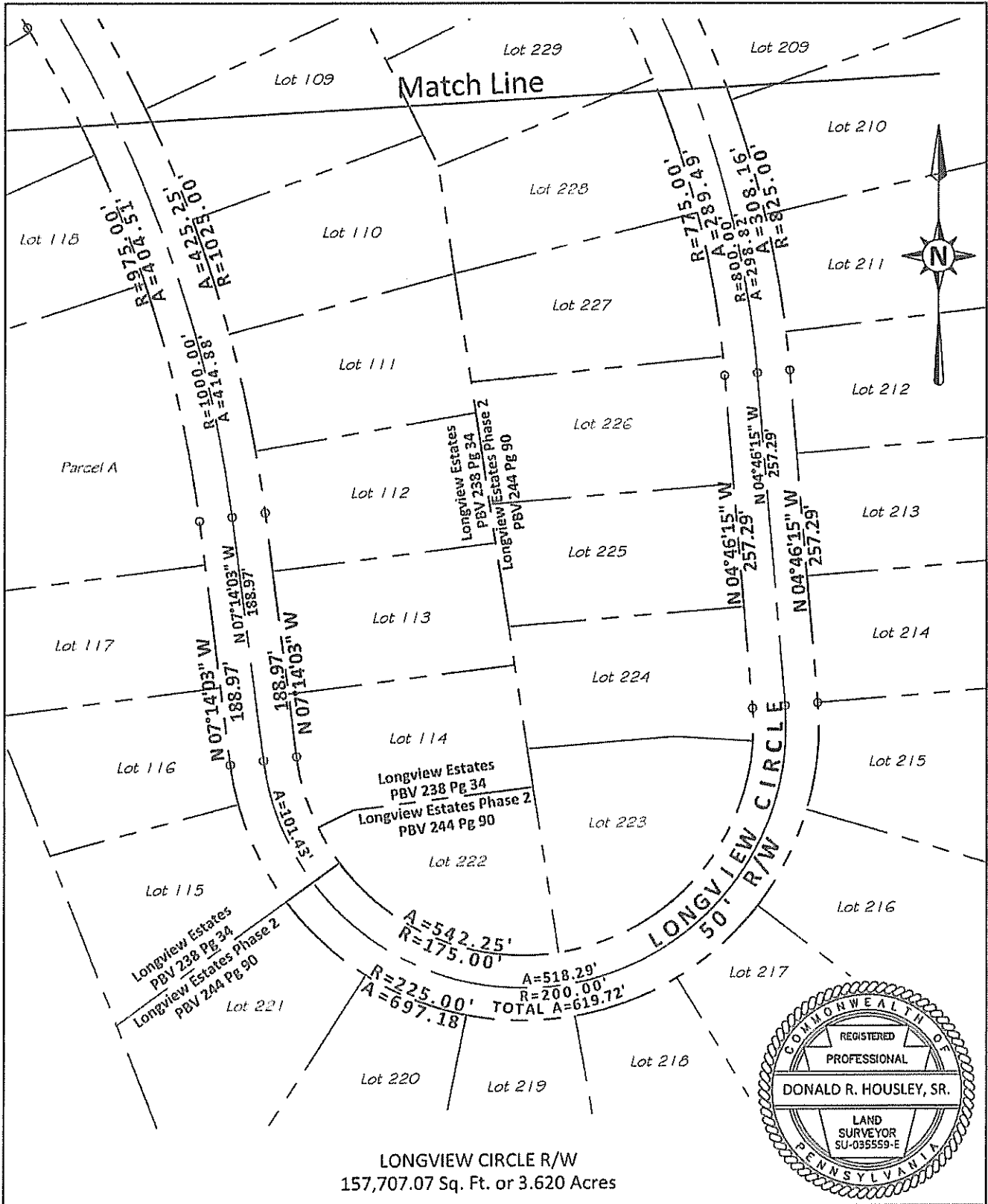
ALL THAT CERTAIN parcel of land being known and recorded as Longview Circle, a 50 foot right of way, as shown upon Longview Estates as recorded in Plan Book Volume 238 Pages 34 and 35 and as shown upon Longview Estates Phase 2 as recorded in Plan Book Volume 244 Page 90, situate in the Township of South Fayette, County of Allegheny, Commonwealth of Pennsylvania, the centerline of which is more fully described here to wit:

BEGINNING at a point on the southerly right of way line of Hickory Grade Road, a variable width right of way, where the same is intersected by the westerly right of way line of the herein described Longview Circle, a 50' right of way, at a point of common corner to Lot No. 236 in the Longview Estates Phase 2 as recorded in Plan Book Volume 244 page 90; Thence along the said southerly right of way of Hickory Grade Road in a generally easterly direction, by the arc of a circle curving to the left, having a radius of 3605.00', for an arc distance of 10.94' to a point of reverse curve in the said right of way; Thence continuing, by the arc of a circle curving to the right, having a radius of 640.00' for an arc distance of 40.62' to a point where the centerline of the herein described Longview Circle intersects the said southerly right of way line of Hickory Grade Road, 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 right of way, in a generally southerly direction, S 10° 26' 18" E for a distance of 171.95' to a point of curve; Thence continuing, by the arc of a circle curving to the left, having a radius of 1500.00' for an arc distance of 411.92' to a point of tangent; Thence continuing, S 26° 10' 21" E for a distance of 129.47' to a point of curve; Thence continuing, by the arc of a circle curving to the right, having a radius of 800.00', for an arc distance of 298.82' to a point of tangent; Thence continuing, S 04° 46' 15" E for a distance of 257.29' to a point of curve; Thence continuing, by the arc of a circle curving to the right, having a radius of 200.00', for an arc distance of 518.29' to a point on the dividing line between the above described Longview Estates Phase 2 and Longview Estates Plan of Lots; Thence continuing through the said Longview Estates Plan, by the arc of a circle curving to the right, having a radius of 200.00', for an arc distance of 101.43' to a point of tangent; Thence continuing, N 07° 14' 03" W for a distance of 188.97' to a point of curve; Thence continuing, by the arc of a circle curving to the left, having a radius of 1000.00', for an arc distance of 414.88' to a point of tangent; Thence continuing, N 31° 00' 19" W for a distance of 116.51' to a point of curve; Thence continuing, by the arc of a circle curving to the right, having a radius of 600.00' for an arc distance of 307.20' to a point of tangent; Thence continuing, N 01° 40' 12" W for a distance of 226.27' to a point on the above described southerly right of way line of Hickory Grade Road at the terminus of the herein described.

Said centerline as herein described is a total length of 3,143.01 Lineal Feet.







**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

Longview Estates  
PBV 238 Pg 34-35

South Fayette Township

Longview Estates Phase 2  
PBV 244 Pg 90

Allegheny County, PA

Scale: 1"=100'

Job #

Date: 09-24-2020

20-421

Drafted: WTS

Drawing #  
EX 2

Checked: DRH

F.B. #

Approved: DRH

Pg