

AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, granting authority to the County of Allegheny to transfer a parcel of property to Kenneth and Christine Gulick in Frazier Township in exchange for Kenneth and Christine Gulick transferring a parcel of property of equal or greater value in Frazier Township adjoining Deer Lakes Park to the County of Allegheny.

Whereas, the County of Allegheny [hereafter referred to as the “County”] owns a tract of land along Fairfield Road identified as Block & Lot 1363-G-296 consisting of 2.86 acres that includes a triangular portion of land on one side of Fairfield Road comprised of 4,822sf, as more particularly described and set forth on Exhibits A [County assessment map] and A-1 [Gateway Engineering Drwg No. 102,339], and A-2 [legal description], hereinafter referred to as the “Triangular Parcel”; and

Whereas, Kenneth and Christine Gulick, his wife, [hereinafter “the Gulicks”] own a tract of land along the other side of Fairfield Road identified as Block & Lot 1363-G-210, consisting of 41,092 sf that includes a rectangular portion within said tract comprised of 10,890sf adjoining Deer Lakes Park, as more particularly set forth on Exhibits B [County assessment map, B-1 [Gateway Engineering Drwg No. 102,338] and B-2 [legal description], hereinafter referred to as the “Rectangular Parcel”; and

Whereas, the Gulicks desire to transfer title to the Rectangular Parcel to the County in exchange for the County transferring title to the Triangular Parcel to the Gulicks; and

Whereas, Reilly Nell, Barna real estate appraisers have appraised the fair market value of the Triangular Parcel as \$725 and has appraised the fair market value of the Rectangular Parcel as \$760 [see Executive Summary attached as Exhibit C]; and

Whereas, the County Manager has determined that it is no longer in the interest of the County to maintain the Triangular Parcel and has granted authority for the County to acquire the Rectangular Parcel in exchange for the County conveying the Triangular Parcel to the Gulick’s subject to the applicable requirements of Sections 5-701.02 and 5-701.03 of the Administrative Code of Allegheny County.

The Council of the County of Allegheny hereby enacts as follows:

Section 1. The provisions set forth in the preamble to this Ordinance are incorporated by reference in their entirety herein.

Section 2.

- A. The County Council of Allegheny County does hereby approve the transfer of the Triangular Parcel to the Gulicks in exchange for the Gulicks transferring title to the Rectangular Parcel to the County; and
- B. The proper officers and/or officials of the County are hereby authorized to execute any and all documents, including deeds, necessary to effectuate the conveyance of the County's interest in the Triangular Parcel to the Gulicks and to accept the conveyance of the Rectangular Parcel from the Gulicks, subject to the review and approval of the County Solicitor and the County Manager and conditioned upon the Gulicks or their agents obtaining the required subdivision of the parcels at no cost to the County.

Section 3. This authorization is contingent upon the annexation of the Rectangular Parcel to Deer Lakes Park as county park property .

Section 4. The rectangular parcel must be subject to the terms of the Deer Lakes Park lease upon finalization of the transfer.

Section 5. Severability. If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall be in full force and effect.

Section 6. Repealer. Any Resolution or Ordinance or part thereof conflicting with the provisions of this Ordinance is hereby repealed so far as the same affects this Resolution.

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New Search

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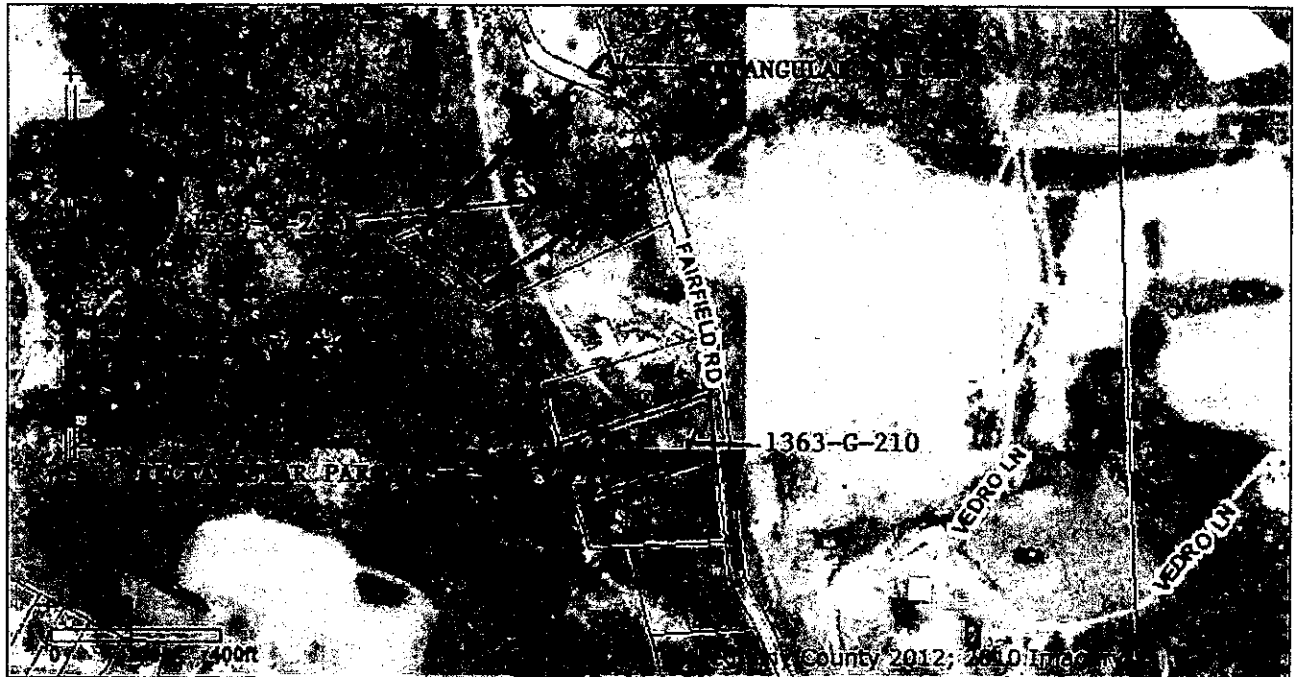
General Information	Building Information	Tax Information (Bill / Pay)	Owner History	Image	Comparables	Appeal Status	Maps
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Maps

Parcel ID : 1363-G-00210-0000-00
 Property Address : 204 FAIRFIELD RD
 TARENTUM, PA 15084

Municipality : 913 FRAZER
 Owner Name : GULICK KENNETH M &
 CHRISTINE M (W)

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.



The map has just been updated to be somewhat interactive. There is now pan and zoom ability. The mouse will pan with a click and drag. It will zoom by rolling your scroll ball. You can also zoom with the red bar on the left of the map. You cannot select properties from the map.

Send data errors to landhelp@alleghenycounty.us

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SUMMARY PAGE 2

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Search Results

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General Information	Building Information	Tax Information (Assessment / Levy)	Owner History	Images	Comparisons	Appeal Status	Maps
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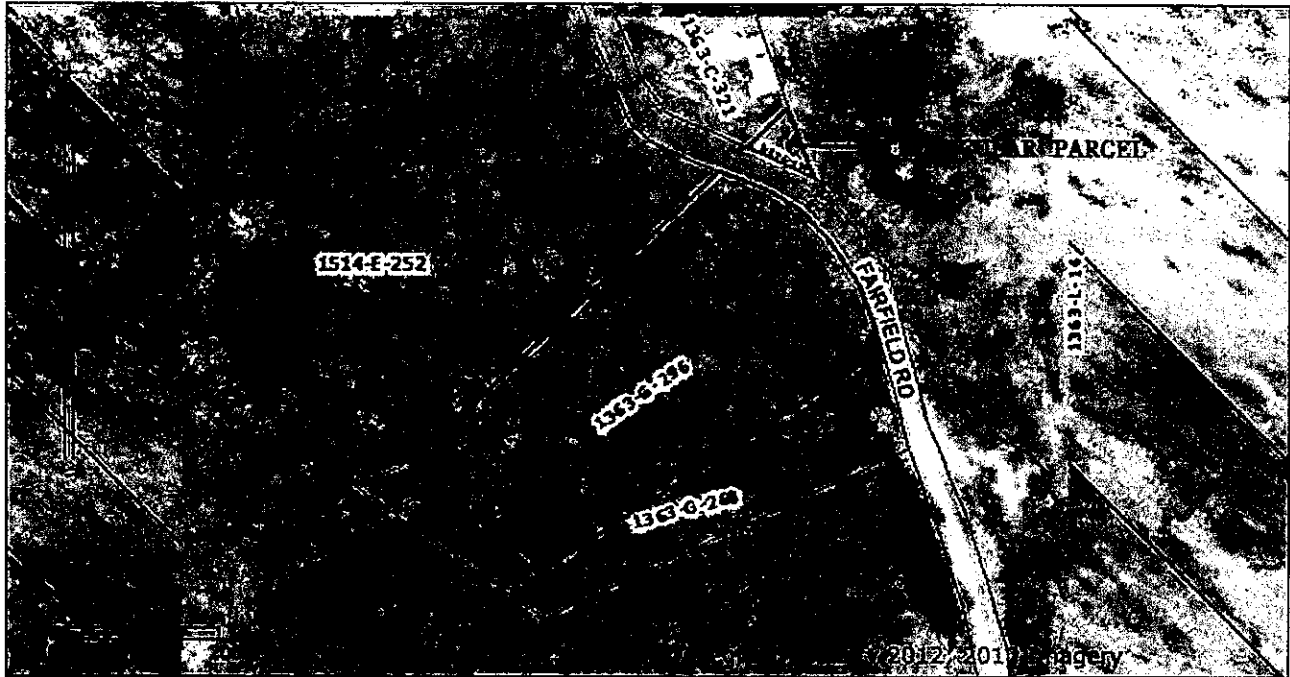
<< < 6 OF 7 > >>

Maps

Parcel ID : 1363-G-00296-0000-00
 Property Address : 124 GILLESPIE RD
 TARENTUM, PA 15084

Municipality : 913 FRAZER
 Owner Name : COUNTY OF ALLEGHENY

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.



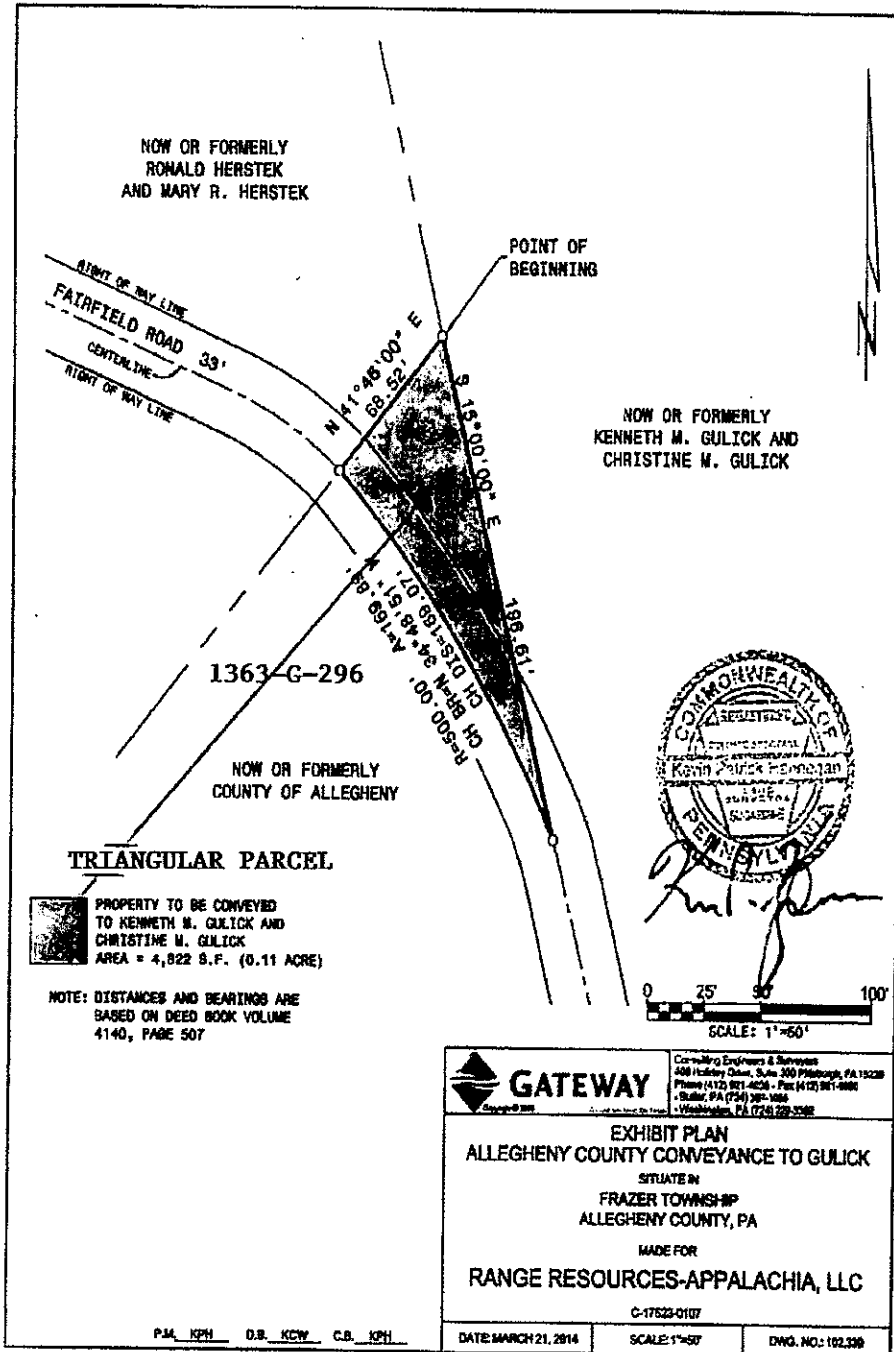
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EXHIBIT A



Plot & Plotroom-Q:\Project\1700\17025 Range Resources\0107 CSO Gulick, WRRD\g010-0107\17025-0107 VBP.AC to Gulick.dwg
 Plot Date: 2/24/2014 2:48 PM Kenneth C. Winkler Save Date: 2/24/2014 2:58 PM

EXHIBIT A-1

C-17523-0107
March 24, 2014

Allegheny County Conveyance to Gulick

All that certain parcel of land to be conveyed from Allegheny County to Kenneth M. Gulick and Christine M. Gulick, situate in Frazer Township, Allegheny County, Pennsylvania, being more particularly bound and described as follows:

Beginning at a point common to lands now or formerly of Allegheny County, lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and lands now or formerly of Ronald Herstek and Mary R. Herstek; thence from said point of beginning by the line dividing lands now or formerly of Allegheny County and lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and through Fairfield Road, 33.00 feet, S 15° 00' 00" E a distance of 196.61 feet to a point on the centerline of said Fairfield Road; thence by the centerline of said Fairfield Road in a northwesterly direction by a curve bearing to the left having a radius of 500.00 feet through an arc distance of 169.89 feet, also having a chord bearing of N 34° 48' 51" W and a chord distance of 169.07 feet to a point on the line dividing lands now or formerly of Allegheny County and lands now or formerly of Ronald Herstek and Mary R. Herstek; thence by the line lands now or formerly of Allegheny County and lands now or formerly of Ronald Herstek and Mary R. Herstek N 41° 45' 00" E a distance of 68.52 feet to a point common to lands now or formerly of Allegheny County, lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and lands now or formerly of Ronald Herstek and Mary R. Herstek, at the point of beginning.

Containing an area of 4,822 square feet or 0.11 acre.

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New Search

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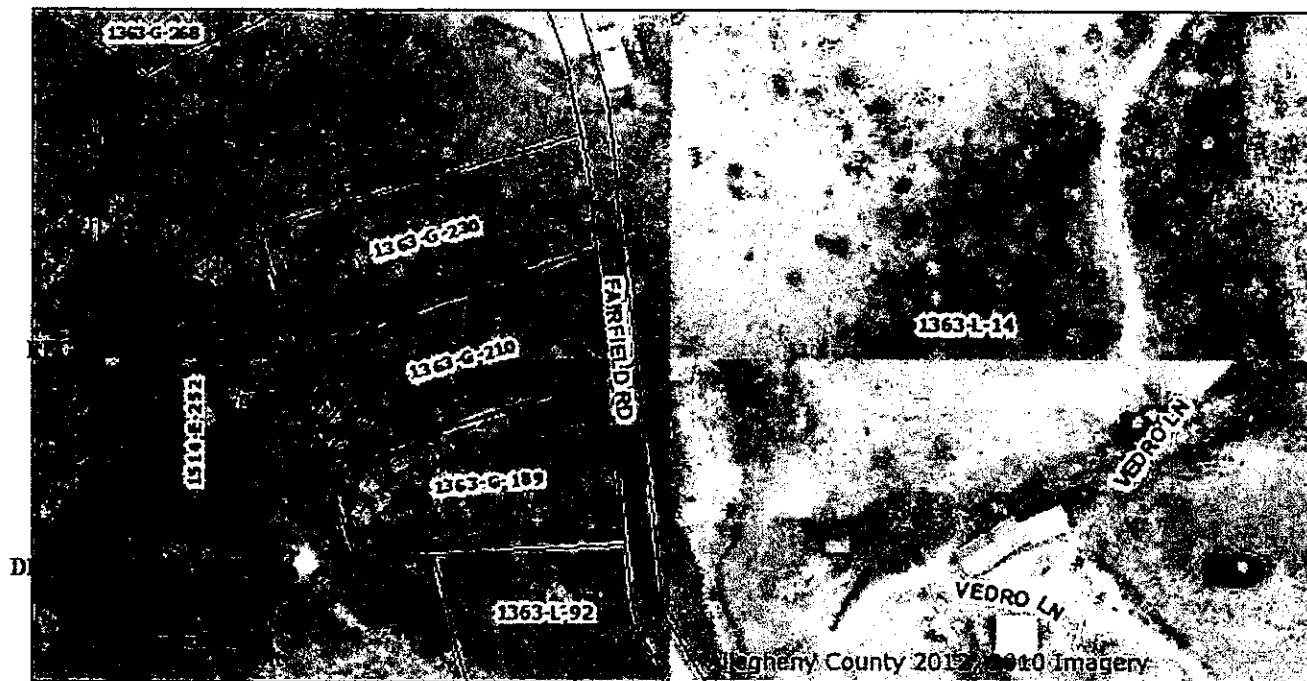
Current Information	Planning Information	Tax Information Data (A-Z)	Owner History	Image	Comparative	Appeal Status	Maps
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Maps

Parcel ID : 1363-G-00210-0000-00
 Property Address : 204 FAIRFIELD RD
 TARENTUM, PA 15084

Municipality : 913 FRAZER
 Owner Name : GULICK KENNETH M &
 CHRISTINE M (W)

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EXHIBIT B

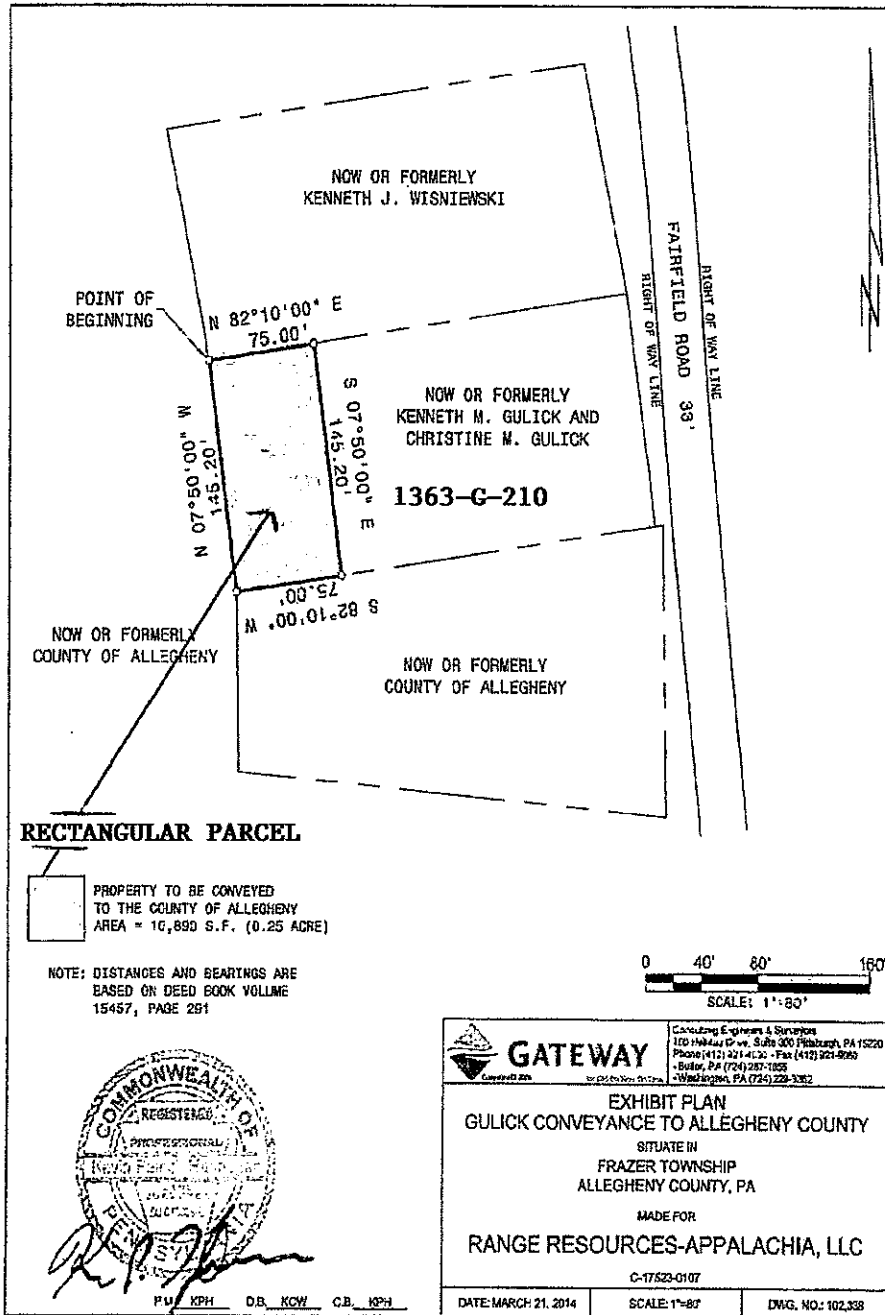


EXHIBIT B-2

C-17523-0107
March 24, 2014

Gulick Conveyance to Allegheny County

All that certain parcel of land to be conveyed from Kenneth M. Gulick and Christine M. Gulick to Allegheny County, situate in Frazer Township, Allegheny County, Pennsylvania, being more particularly bound and described as follows:

Beginning at a point common to lands now or formerly of Kenneth M. Gulick and Christine M. Gulick, lands now or formerly of Kenneth J. Wisniewski and lands now or formerly of Allegheny County; thence from said point of beginning by the line dividing lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and lands now or formerly of Kenneth J. Wisniewski N 82° 10' 00" E a distance of 75.00 feet to a point; thence by a line through lands now or formerly of Kenneth M. Gulick and Christine M. Gulick S 07° 50' 00" E a distance of 145.20 feet to a point on the line dividing lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and other lands now or formerly of Allegheny County; thence by the line dividing lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and other lands now or formerly of Allegheny County S 82° 10' 00" W a distance of 75.00 feet to a point on the line dividing lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and lands now or formerly of Allegheny County; thence by the line dividing lands now or formerly of Kenneth M. Gulick and Christine M. Gulick and lands now or formerly of Allegheny County N 07° 50' 00" W a distance of 145.20 feet to a point common to lands now or formerly of Kenneth M. Gulick and Christine M. Gulick, lands now or formerly of Kenneth J. Wisniewski and lands now or formerly of Allegheny County, at the point of beginning.

Containing an area of 10,890 square feet or 0.25 acre.

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Executive Summary

Address 204 Fairfield Road & 124 Gillespie Road
Frazer Township
Allegheny County, Pennsylvania

Parcel	1363-G-210	1363-G-296
Owner	Kenneth & Christine Gulick	County Of Allegheny
Land Area To Be Transferred	10,890 Square Feet	4,822 Square Feet

Zoning SC, Special Conservation

Highest and Best Use:

"As Vacant" Residential
Property Rights Appraised Fee Simple
Intended User Andy Szefi, Allegheny County Solicitor
Intended Use Assist with property conveyance and subdivision proceedings
Highest And Best Use Assemblage with adjacent parcels

All Pertinent Value Conclusions:

	<u>Pt.1363-G-210</u>	<u>Pt.1363-G-296</u>
Sales Comparison Approach	\$760	\$725
Market Value	\$760	\$725
Effective Date of Value	April 11, 2014	
Date of Inspection	April 10, 2014	
Estimated Market Period	1-2 Years	

MEMORANDUM

OFFICE OF THE COUNTY MANAGER

TO: Jared E. Barker
Allegheny County Council

FROM: William D. McKam CPA
County Manager

DATE: April 17, 2014

RE: Proposed Ordinance

Attached is an ordinance granting authority to the County of Allegheny to transfer a parcel of property to Kenneth and Christine Gulick in Frazier Township in exchange for Kenneth and Christine Gulick transferring a parcel of property of equal or greater value in Frazier Township adjoining Deer Lakes Park to the County of Allegheny.


The Allegheny County Law Department has reviewed this legislation prior to submitting it to Council.

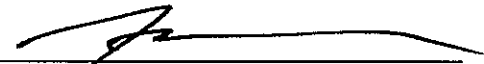
I am requesting that this item be placed on the agenda at the next Regular Meeting of Council.

ALLEGHENY COUNTY COUNCIL
'14 APR 17 PM 12:02

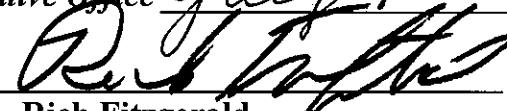
Enacted in Council, this 1st day of July, 2014.

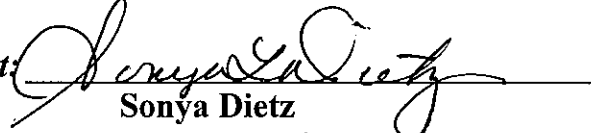
Council Agenda No. 8224-14.


John DeFazio
President of Council

Attest: 
Jared E. Barker
Chief Clerk of Council

Chief Executive Office July 8, 2014

Approved: 
Rich Fitzgerald
Chief Executive

Attest: 
Sonya Dietz
Executive's Secretary

RECEIVED
JUL 08 2014
BY:

SUMMARY

The County of Allegheny [hereafter referred to as the "County"] owns a tract of land along Fairfield Road identified as Block & Lot 1363-G-296 consisting of 2.86 acres that includes a triangular portion of land on one side of Fairfield Road comprised of 4,822sf, hereinafter referred to as the "Triangular Parcel" [see Exhibits A, A-1 and A-2]. [*Note: Block & Lot 1363-G-296 is incorrectly referred to 124 Gillespie Rd, Tarentum, PA 15084 on the County assessment web site*].

The Gulicks own a tract of land along the other side of Fairfield Road identified as Block & Lot 1363-G-210 [*identified as 204 Fairfield Road on the County assessment web site*], consisting of 41,092 sf that includes a rectangular portion along the back portion of said tract comprised of 10,890sf that adjoins Deer Lakes Park, the "Rectangular Parcel". See Exhibits B, B-1 and B-2.

The Gulicks desire to transfer title to the Rectangular Parcel to the County in exchange for the County transferring title to the Triangular Parcel to the Gulicks.

The County Law Department retained Brian P. Kelly, MAI, SRA of Kelly, Reilly Nell, Barna real estate appraisers to appraise both parcels. Mr. Kelly has appraised the fair market value of the Triangular Parcel as \$725 and has appraised the fair market value of the Rectangular Parcel as \$760 [see Executive Summary attached as Exhibit C]; and

The Gulicks or their agents will be responsible for subdividing both parcels at no cost to the County and reimbursing the County for the Cost of the appraisal.

See Page 2 of this Summary for a drawing showing both parcels in relation to each other.