

No. 51-03-OR

Bill No. 1281-03

AN ORDINANCE

An Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, vacating a portion of a County road known as Ridge Road and also known as Bayer Road to the adjoining landowner, Bayer Corporation

WHEREAS, the County Department of Public Works has determined and recommended that it is in the County's interests to vacate a portion of the County Road known as Ridge Road and Bayer Road to the adjoining landowner; and

WHEREAS, Section 703.04 of the County's Administrative Code requires that the vacation of County roads shall be by ordinance duly adopted by County Council, and

WHEREAS, County Council finds that the vacation of a portion of the County road known as Ridge Road or Bayer Road is appropriate and proper and in accordance with the provisions of Section 703.04 of the County's Administrative Code.

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

SECTION I. INCORPORATION OF PREAMBLE.

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

SECTION II. VACATION OF A PORTION OF THE COUNTY ROAD KNOWN AS RIDGE ROAD OR BAYER ROAD

A. Effective immediately upon adoption of this Ordinance, that portion of the County road known as Ridge Road, also known as Bayer Road (herein "Ridge Road"), as further identified and described in Exhibit A, Exhibit A-1, Exhibit B and Exhibit B-1 attached hereto, located partially in the Township of Robinson and partially in the Township of North Fayette, is vacated to the adjoining property owner, Bayer Corporation, at which time all public right in and to such portion of Ridge Road shall cease. That portion of Ridge Road and its attendant right-of-way which is the subject of this vacation are specifically described in the drawings attached hereto as Exhibit A (Parcel I and Parcel II) and Exhibit B (Parcel III) and more specifically defined by metes and bounds in Exhibit A-1 (Parcel I and Parcel II) and Exhibit B-1 (Parcel III) attached hereto.

B. The County Manager, County Solicitor, and other appropriate County officers and officials are authorized to take such action as is necessary to carry out the purposes of the action provided for herein.

SECTION III. SEVERABILITY

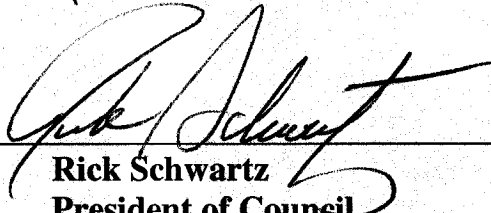
If any provision of this Ordinance shall be determined to be unlawful, invalid, void or unenforceable, then that provision shall be considered severable from the remaining provisions of this Ordinance which shall continue in full force and effect.

SECTION IV. REPEALER

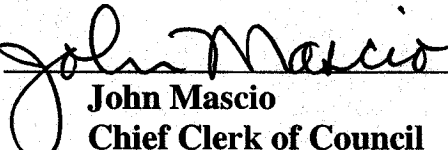
Any prior Resolutions or Ordinances or part thereof conflicting with the provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

Enacted in Council, this 23rd day of September, 2003

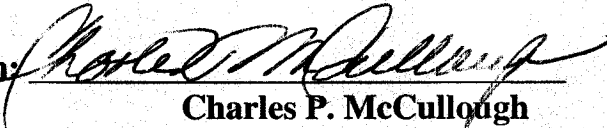
Council Agenda No. 1281-03


Rick Schwartz
President of Council

Attest:


John Mascio
Chief Clerk of Council

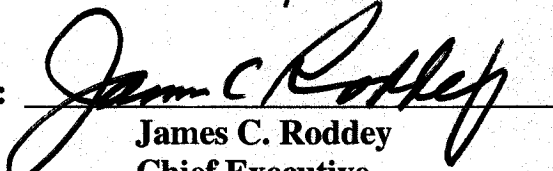
Approved as to form:


Charles P. McCullough
County Solicitor

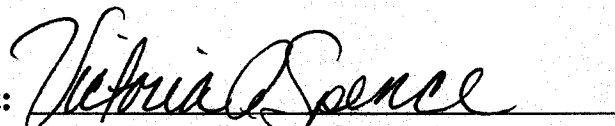
Chief Executive Office

September 29, 2003

Approved:


James C. Roddey
Chief Executive

Attest:


Victoria Spence
Executive's Secretary

**EXHIBIT A-1 TO ORDINANCE FOR
VACATION OF RIDGE ROAD**

Parcel I

Exhibit AA on Drawing D06-1000-G103 beginning at a point on the southerly line of LR 257 (Old Rt. 22 & 30) at the intersection of the northerly line of Bayer Road, said point being located North 41 degrees 12'23" East a distance of 109.46 feet from the corner of lands now or formerly of A.W. Saveikis and lands of Bayer Corporation.

thence, along the northerly line of Bayer Road South 39 degrees 26'08" East distance of 235.56 feet to a point of curvature;

thence, by a line curving to the left, having a radius of 288.31 feet, an arc distance of 222.66 feet to a point on the line dividing North Fayette Township and Robinson Township, the point of beginning; the chord of said line being South 61 degrees 03'37" East, a distance of 217.17 feet;

thence, from said point of beginning along the northerly line of Bayer Road by a line curving to the left, having a radius of 288.31 feet, an arc distance of 83.33 feet to a point of tangency, the chord of said line being North 88 degrees 02'06" East, a distance of 83.04 feet;

thence, along the said northerly line of Bayer Road, by a line curving to the left having a radius of 288.31 feet, an arc distance of 127.07 feet to a point of tangency, the chord of said line being North 67 degrees 07'42" East 126.05 feet;

thence, North 54 degrees 30'07" East a distance of 324.74 feet to a point of tangency;

thence, by a line curving to the right, having a radius of 746.20 feet, an arc distance of 696.28 feet to a point of tangency, the chord of said line being North 81 degrees 13'59" East 671.29 feet;

thence, South 72 degrees 02'08" East a distance of 363.90 feet to a point on the northerly line of Bayer Road 60 feet in width;

thence, South 17 degrees 57'52" West a distance of 13.49 feet to a point on the northerly line of Bayer Road 33 feet in width;

thence, along the said northerly line of Bayer Road, 33 feet in width, South

70 degrees 12'17" East a distance of 102.93 feet to a point;

thence, South 62 degrees 06'35" East a distance of 154.35 feet to a point;

thence, South 57 degrees 43'20" East a distance of 101.39 feet to a point;

thence, South 47 degrees 58'35" East a distance of 102.39 feet to a point;

thence, South 41 degrees 08'35" East a distance of 101.64 feet to a point;

thence, South 25 degrees 05'05" East a distance of 301.37 feet to a point;

thence, South 31 degrees 43'10" East a distance of 97.09 feet to a point;

thence, South 40 degrees 07'05" East a distance of 232.79 feet to a point on the northerly line of Bayer Road, 33 feet in width;

thence, North 49 degrees 52'55" East a distance of 13.50 feet to a point on the northerly line of Bayer Road, 60 feet in width;

thence, along the northerly line of Bayer Road, 60 feet in width, south 40 degrees 07'05" East a distance of 87.79 feet to a point;

thence, crossing Bayer Road, South 49 degrees 52'55" West a distance of 60 feet to a point on the southerly line of Bayer Road;

thence, along the southerly line of Bayer Road, 60 feet in width, North 40 degrees 07'05" West a distance of 87.79 feet to a point;

thence, North 49 degrees 52'55" East a distance of 13.50 feet to a point on the southerly line of Bayer Road, 33 feet in width;

thence, along the said southerly line, North 40 degrees 07'05" West a distance 235.21 feet to a point;

thence, North 31 degrees 43'10" West a distance of 101.43 feet to a point;

thence, North 25 degrees 05'05" West a distance of 298.63 feet to a point;

thence, North 41 degrees 08'35" West a distance of 95.02 feet to a point;

thence, North 47 degrees 58'35" West a distance of 97.61 feet to a point;

thence, North 57 degrees 43'20" West a distance of 97.31 feet to a point;

thence, North 62 degrees 06'35" West a distance of 150.75 feet to a point;

thence, North 70 degrees 12'17" West a distance of 99.54 feet to a point, on the southerly line of Bayer Road, 33 feet in width;

thence, South 17 degrees 57'52" West a distance of 13.49 feet to a point on the southerly line of Bayer Road, 60 feet in width;

thence, along the said southerly line, North 72 degrees 02'08" West a distance of 363.90 feet to a point of curvature;

thence, by a line curving to the left, having a radius of 686.20 feet, an arc distance of 640.29 feet to a point of tangency, the chord of said line being South 81 degrees 13'59" West 617.31 feet;

thence, South 54 degrees 30'07" West a distance of 324.74 feet to a point of curvature;

thence, by a line curving to the right, having a radius of 348.31 feet, an arc distance of 153.52 feet to a point, the chord of said line being South 67 degrees 07'42" West 152.28 feet;

thence, by a line curving to the right, having a radius of 348.31 feet an arc distance of 78.78 feet to a point on the line dividing North Fayette Township and Robinson Township the chord of said line being South 86 degrees 14'06" West, a distance of 78.62 feet;

thence, along the said dividing line, North 13 degrees 55'32" West a distance of 63.22 feet to a point on the northerly line of Bayer Road to the point of beginning.

Containing an area of 139,057.61 square feet or 3.192 acres.

Parcel II

Exhibit FF on Drawing D06-1000-G108 beginning at a point on the northerly line of Bayer Road with the northerly line of lands of Bayer Corporation; most north easterly point of Parcel I; the point of beginning;

thence, South 40 degrees 07'05" East a distance of 103.35 feet to a point of curvature;

thence, by a line curving to the left, having a radius of 370.00 feet, an arc distance of 122.88 feet to a point of tangency, the chord of said line being South 49 degrees 37'55" East a distance of 122.31 feet;

thence, South 59 degrees 08'45" East a distance of 1,154.46 feet to a point;

thence, South 11 degrees 59'21" West a distance of 64.07 feet to a point at which the lands of Bayer Corporation and the County of Allegheny adjoin;

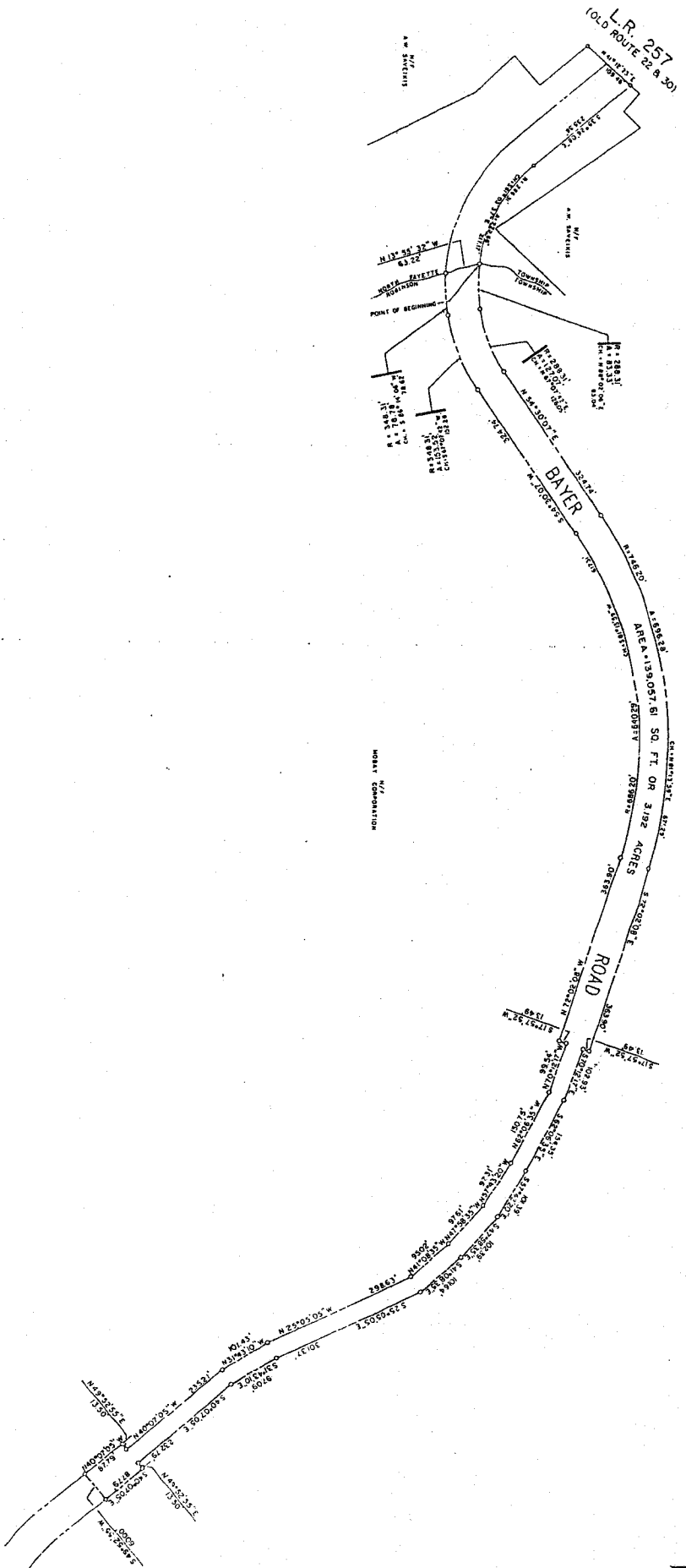
thence, North 59 degrees 08'45" West a distance of 1,164.77 feet to a point of curvature;

thence, by a line curving to the right having a radius of 430.00 feet, an arc distance of 142.80 feet to a point of tangency, the chord of said line being North 49 degrees 37'55" West, a distance of 142.15 feet;

thence, North 40 degrees 07'05" West a distance of 103.35 feet to a point;

thence, North 49 degrees 52'55" East a distance of 60 feet to the point of beginning.

Containing an area of 106,983.36 square feet or 2.456 acres.

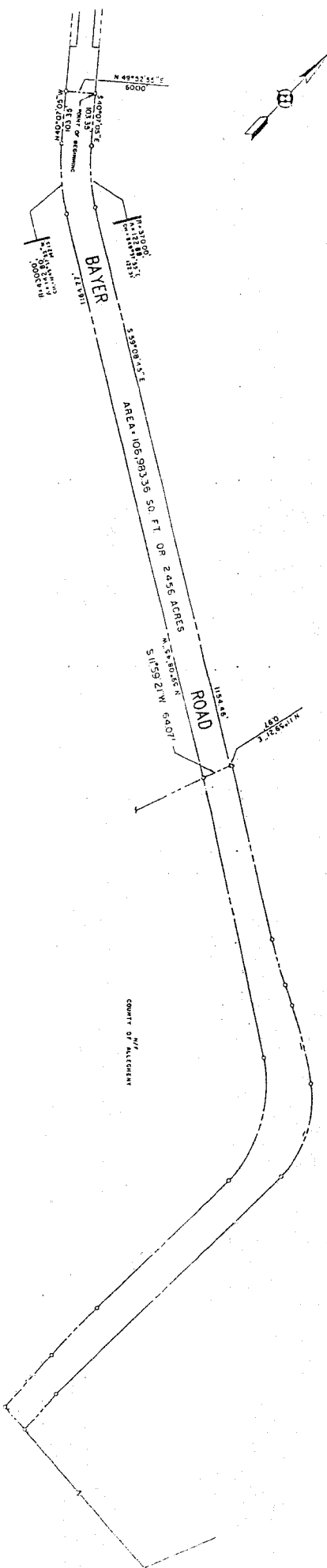


REVISIONS									
NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.	DATE	NO.	DATE	DESCRIPTION
1	12/15/00	INITIALS & SIGNATURE TO STATE NO.	JA	MC					
2	12/15/00	FIELD NOTES & LOCATION	JA	MC					
3	12/15/00	FIELD NOTES & LOCATION	JA	MC					
4	12/15/00	FIELD NOTES & LOCATION	JA	MC					
5	12/15/00	FIELD NOTES & LOCATION	JA	MC					
6	12/15/00	FIELD NOTES & LOCATION	JA	MC					
7	12/15/00	FIELD NOTES & LOCATION	JA	MC					
8	12/15/00	FIELD NOTES & LOCATION	JA	MC					
9	12/15/00	FIELD NOTES & LOCATION	JA	MC					
10	12/15/00	FIELD NOTES & LOCATION	JA	MC					

CONFIDENTIAL. THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 06-10-00 BY 1000-G103

Exhibit A - Parcel I

RIGHT-OF-WAY PLAN
EXHIBIT AA
D06-1000-G103
4



NO.	DATE	REVISIONS				REFERENCE				APPROVALS				Bayer			
		BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE	BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY	DATE
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Exhibit A - Parcel II

CONFIDENTIAL

Bayer

RIGHT-OF-WAY PLAN
VACATION OF BAYER ROAD
EXHIBIT II

SCALE 1"=100'

D06-1000-G108

2

**EXHIBIT B-1 TO ORDINANCE FOR
VACATION OF RIDGE ROAD**

Parcel III

Exhibit DD on Drawing D06-1000-G106 beginning at a point on the southerly line of LR 257 (Old Rt. 22 & 30) at the intersection of the southerly line of Bayer Road, said point being located North 41 degrees 12'23" East a distance of 48.65 feet from the corner of lands now or formerly of A.W. Saveikis and lands of Bayer Corporation, the point of beginning.

thence, from said point of beginning, along the line of LR 257, North 41 degrees 12'23" East a distance of 60.81 feet to the intersection of said line with the northerly line of Bayer Road;

thence, along the northerly line of Bayer Road South 39 degrees 26'08" East distance of 235.56 feet to a point of curvature;

thence, by a line curving to the left, having a radius of 288.31 feet, an arc distance of 222.66 feet to a point on the line dividing North Fayette Township and Robinson Township, the chord of said line being South 61 degrees 03'37" East 217.17 feet;

thence, along said dividing line South 13 degrees 55'32" East a distance of 63.22 feet to a point on the South side of Bayer Road.

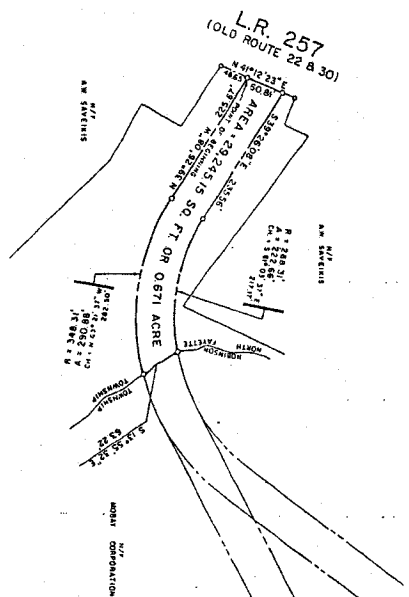
thence, by a line curving to the right, having a radius of 348.31 feet, and arc distance of 290.88 feet to a point of tangency, the chord of said line being North 63 degrees 21'37" West 282.50 feet;

thence, along said line, North 39 degrees 26'08" West a distance of 225.67 feet to a point on the line of LR 257 at the place of beginning.

Containing an area of 29,245.15 square feet or 0.671 acres.

Exhibit B - Parcel III

REVISIONS									
NO.	DATE	BY	CHKD.	APP'D.	REASON	DATE	BY	CHKD.	APP'D.
1	1/1/10	W. J. BAY			INITIAL DESIGN				
2	1/1/10	W. J. BAY			REVISIONS TO ROAD CLOSURE				
3	1/1/10	W. J. BAY			FINAL DESIGN				
4	1/1/10	W. J. BAY			FOR REVIEW				
5	1/1/10	W. J. BAY			FOR REVIEW				



NOTE: TOWNSHIP LINE IN ACCORDANCE WITH TOWNSHIP LINE AS SHOWN ON DRAWING OF ROUTE 22 & 30, L.R. 257 (OLD ROUTE 22 & 30) SHEET 4 OF 6

CONFIDENTIAL

This document is the property of Bayer Corporation and shall be returned upon request. The information herein is confidential, and shall not be used for any purpose without the written permission of Bayer Corporation.



RIGHT-OF-WAY PLAN
VACATION OF BAYER ROAD
EXHIBIT B
SCALE: 1"=100'
D06-1000-G106

RECEIVED

AUG 14 2003

COUNTY COUNCIL

MEMORANDUM

OFFICE OF THE COUNTY MANAGER

TO: John Mascio
Chief Clerk

FROM: Robert B. Webb *RWB*
County Manager

DATE: August 14, 2003

RE: Requesting County Council Approval

Attached is an Ordinance of the County of Allegheny, Commonwealth of Pennsylvania, vacating a portion of a County road known as Ridge Road and also known as Bayer Road to the adjoining landowner, Bayer Corporation. This request is submitted by the Law Department.

Please put on the next agenda for County Council approval.

Thank you.

VACATION OF A PORTION OF RIDGE ROAD/BAYER ROAD

In connection with the construction of the Settlers Cabin Interchange along the Parkway West, the County entered into an agreement in 1997 to vacate the section of Ridge Road running through the Bayer Corporation campus to the adjoining landowner (Bayer). This section of the road is also known as Bayer Road. Pursuant to the provisions of the County's Administrative Code, the vacation of a County road requires an ordinance adopted by County Council. The attached ordinance is submitted to accomplish the required road vacation.