

MUNICIPALITY OF MONROEVILLE
ALLEGHENY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2791

**AN ORDINANCE OF THE MUNICIPALITY OF
MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA,
ACCEPTING SCARLET VIEW COURT.**

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Council of the Municipality of Monroeville, County of Allegheny, Commonwealth of Pennsylvania, and it is hereby ordained and enacted by the authority of the same as follows:

Section 1. The Municipality of Monroeville hereby accepts the dedication of Scarlet View Court in the Parcel "B" One Asbury Place Plan of Lots for a total distance of 1,120 feet as more particularly described on Exhibit "A" attached hereto.

Section 2. The Municipality of Monroeville hereby accepts for Municipal purposes the stormwater sewers and conveyance system associated with Scarlet View Court. The grades for the streets accepted hereunder are hereby established as the existing grades, reserving, however, the Municipality of Monroeville the right to change such grades without liability to adjacent property or property owner thereof.

Section 3. All Ordinances or Resolutions or parts of Ordinances or Resolutions in conflict herewith are hereby repealed.


ORDAINED AND ENACTED into law the 9th day of April, 2024.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Alexander J. Graziani, AICP
Municipal Manager



Dr. Nicholas Gresock
Mayor

ENTERED INTO LEGAL BOOK ON: April 19, 2024



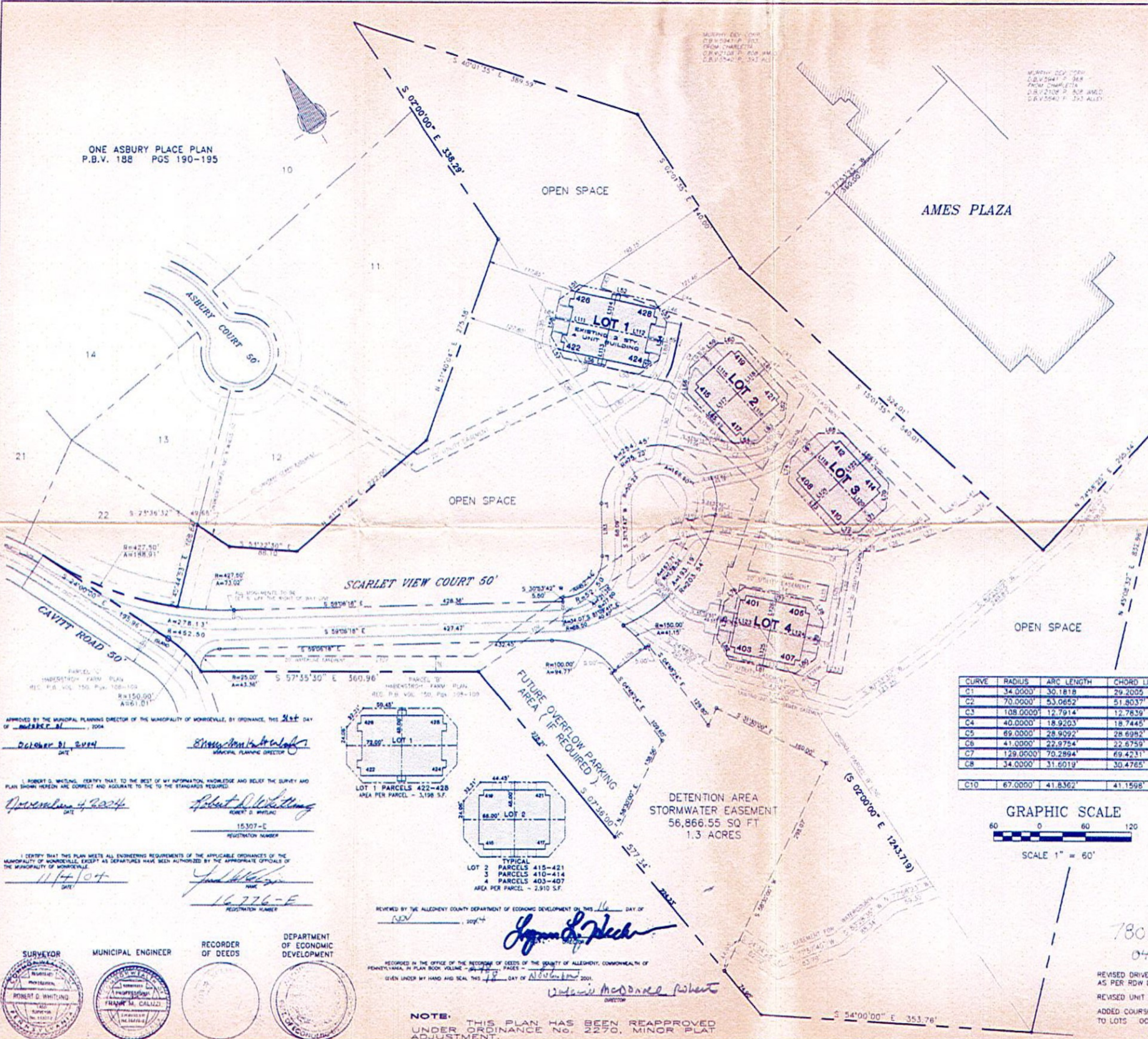
**DESCRIPTION OF SCARLET VIEW COURT
FOR
ROADWAY DEDICATION
BEING TAX PARCEL 1244-K-48
LANDS NOW OR FORMERLY OF ASBURY II HOMEOWNERS ASSOCIATION
MUNICIPALITY OF MONROEVILLE, ALLEGHENY COUNTY, PENNSYLVANIA**

All that certain piece or parcel of land being lands now or formerly of Asbury II Homeowners Association, situate in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being known as Scarlet View Court, a Residential Right of Way, as shown in Amendment No. 1 to the Re-subdivision of Parcel 'B' One Asbury Place Plan, recorded in the Allegheny County's Division of Real Estate Office, Pennsylvania, in Plan Book Volume 248, page 89 and being more particularly bounded and described as follows:

Beginning at a point on the easterly Right of Way line of Cavitt Road, having a width of 50 feet, the northwest corner of lands now or formerly Timothy & Alisha Dayton, recorded in Deed Book Volume 16193, page 1, and southwesterly corner of lands now or formerly Asbury II Homeowners Association; thence along said Right of Way line, by the arc of a circle curving to the left, having a radius of 150.00 feet, an arc distance of 61.01 feet, subtended by a chord North 12° 20' 53" West a distance of 60.59 feet to a point; thence continuing along the same, North 24° 00' 00" West a distance of 195.96 feet to a point on the westerly line of lands now or formerly Ryan and Amy Capcara, recorded in Deed Book Volume 16080, page 393; thence by said lands, and through said lands of Asbury II Homeowners Association, by the arc of a circle curving to the left, having a radius of 427.50 feet, an arc distance of 261.93 feet, subtended by a chord South 41° 33' 09" East a distance of 257.85 feet to a point; thence through said lands of Asbury II Homeowners Association the following seven (7) courses and distances; 1.) South 59° 06' 18" East a distance of 428.36 feet to a point; 2.) North 30° 53' 42" East a distance of 5.50 feet to a point; 3.) by the arc of circle curving to the left, having a radius of 52.50 feet, an arc distance of 82.16 feet, subtended by a chord North 76° 03' 44" East a distance of 74.03 feet to a point; 4.) North 31° 13' 47" East a distance of 68.09 feet to a point; 5.) by the arc of a circle curving to the right, having a radius of 75.23 feet, an arc distance of 254.45 feet, subtended by a chord South 51° 52' 29" East a distance of 149.37 feet to a point; 6.) by the arc of circle curving to the right, having a radius of 203.54 feet, an arc distance of 193.19 feet, subtended by a chord South 72° 12' 43" West a distance of 186.02 feet to a point; 7.) by the arc of circle curving to the right, having a radius of 150.00 feet, an arc distance of 41.15 feet, subtended by a chord South 12° 39' 55" East a distance of 41.02 feet, more or less to a point on a "Detention Area Stormwater Easement" in said plan; thence continuing through said lands and along said Detention Area Stormwater Easement, South 85° 11' 36" West a distance of 50.00 feet to a point; thence leaving said easement and continuing through said lands for the following three (3) courses and distances: 1.) by the arc of a circle curving to the left,

having a radius of 100.00 feet, an arc distance of 94.77 feet, subtended by a chord North 31° 57' 19" West a distance of 91.26 feet to a point; 2.) North 59° 06' 18" West a distance of 432.45 feet to a point; 3.) by the arc of circle curving to the left, having a radius of 25.00 feet, an arc distance of 43.36 feet, subtended by a chord South 71° 12' 29" West a distance of 38.13 feet to the **Point of Beginning**.

Containing approximately 61,468 square feet, or 1.411 acres, more or less



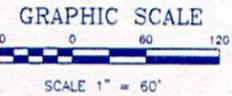
LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	6.46	N24°26'26"W	L40	26.72	S85°42'55"E
L2	245.45	S84°00'14"E	L41	27.17	N88°02'28"E
L3	10.01	N45°06'44"E	L42	230.34	N13°26'13"W
L4	23.66	N24°26'26"W	L43	125.03	N14°49'58"W
L5	265.65	S84°00'14"E	L44	198.72	N38°36'08"W
L6	83.99	N44°33'16"W	L45	20.05	N51°23'52"E
L7	175.23	N14°07'50"W	L46	95.56	N38°36'08"W
L8	107.67	N50°48'20"E	L47	112.63	N14°49'58"W
L9	6.30	N46°51'08"W	L48	110.90	N61°02'50"E
L10	125.24	N43°08'52"E	L49	167.57	N14°07'50"W
L11	16.74	N47°12'51"E	L50	108.91	N44°53'16"W
L12	126.40	N42°38'00"W	L51	32.21	N86°15'38"E
L13	93.87	N43°08'52"E	L52	100.91	N45°43'36"W
L14	113.84	N46°51'08"W	L53	32.21	N02°17'10"E
L15	20.00	N43°08'52"E	L54	46.12	N44°16'24"E
L16	107.36	N46°51'08"W	L55	32.21	N86°15'38"E
L17	145.98	N50°48'20"E	L56	100.91	N45°43'36"W
L18	84.37	N81°02'50"E	L57	32.21	N02°17'10"E
L19	269.92	N13°26'13"W	L58	48.12	N44°16'24"E
L20	62.18	S71°16'01"E	L59	48.12	N80°01'00"E
L21	45.35	N50°27'00"W	L60	32.21	S52°58'46"E
L22	50.13	N50°37'32"W	L61	86.91	N09°59'00"W
L23	58.26	N42°29'46"W	L62	32.21	N38°01'46"E
L24	62.45	N50°38'11"W	L63	48.12	N80°01'00"E
L25	44.65	S72°24'13"E	L64	32.21	S57°59'46"E
L26	30.63	S77°04'05"E	L65	88.91	N09°59'00"W
L27	55.14	S71°16'01"E	L66	32.21	N38°01'46"E
L28	41.71	N50°27'06"W	L67	48.12	N80°01'00"E
L29	49.26	N50°37'37"W	L68	32.21	S57°59'46"E
L30	59.13	N42°29'46"W	L69	88.91	N09°59'00"W
L31	30.88	N50°38'11"W	L70	32.21	N38°01'46"E
L32	159.43	N42°16'39"E	L71	48.12	N80°01'00"E
L33	20.00	N47°42'11"W	L72	32.21	S52°58'46"E
L34	162.21	N42°16'39"E	L73	88.91	N09°59'00"W
L35	16.10	N50°38'11"W	L74	32.21	N38°01'46"E
L36	48.41	S72°24'13"E	L75	48.12	N80°01'46"E
L37	46.17	S77°04'05"E	L76	32.21	N85°26'51"E
L38	37.75	S48°42'50"E	L77	88.91	N46°02'23"W
L39	33.07	N85°52'26"E	L78	32.21	N43°57'37"E
L40	26.72	S85°42'55"E	L79	48.12	N43°57'37"E
L41	27.17	N88°02'28"E	L80	32.21	N85°26'51"E
L42	230.34	N13°26'13"W	L81	88.91	N46°02'23"W
L43	125.03	N14°49'58"W	L82	32.21	N01°08'23"E
L44	198.72	N38°36'08"W	L83	68.09	N31°13'47"E
L45	20.05	N51°23'52"E	L84	11.00	N44°16'24"E
L46	95.56	N38°36'08"W	L85	24.45	N44°16'24"E
L47	112.63	N14°49'58"W	L86	107.59	N09°59'00"W
L48	110.90	N61°02'50"E	L87	72.41	N38°01'46"E
L49	167.57	N14°07'50"W	L88	17.95	N44°16'24"E
L50	108.91	N44°53'16"W	L89	10.00	N44°16'24"E
L51	32.21	N86°15'38"E	L90	83.60	N46°02'23"W
L52	100.91	N45°43'36"W	L91	37.42	N52°54'55"E
L53	32.21	N02°17'10"E	L92	8.00	N09°59'00"W
L54	46.12	N44°16'24"E	L93	4.90	N80°01'00"E
L55	32.21	N86°15'38"E	L94	12.36	S87°57'34"E
L56	100.91	N45°43'36"W	L95	7.79	N80°01'00"E
L57	32.21	N02°17'10"E	L96	9.00	N09°59'00"W
L58	48.12	N44°16'24"E	L97	18.24	N80°01'00"E
L59	48.12	N80°01'00"E	L98	9.00	N09°59'00"W
L60	32.21	S52°58'46"E	L99	9.00	N09°59'00"W
L61	86.91	N09°59'00"W	L100	9.00	N09°59'00"W
L62	32.21	N38°01'46"E	L101	187.20	S46°43'36"E
L63	48.12	N80°01'00"E	L102	42.28	N80°01'00"E
L64	32.21	S57°59'46"E	L103	13.00	N09°59'00"E
L65	88.91	N09°59'00"W	L104	14.62	N47°04'51"W
L66	32.21	N38°01'46"E	L105	114.86	N42°05'09"E
L67	48.12	N80°01'00"E	L106	50.00	N85°11'36"E
L68	32.21	S57°59'46"E	L107	380.01	S47°35'30"E
L69	88.91	N09°59'00"W	L108	288.90	S88°00'00"W
L70	32.21	N38°01'46"E	L109	158.40	S88°00'00"W
L71	48.12	N80°01'00"E	L110	111.38	S88°00'00"W
L72	32.21	S52°58'46"E	L111	72.00	S45°33'26"E
L73	88.91	N09°59'00"W	L112	72.00	S45°33'26"E
L74	32.21	N38°01'46"E	L113	48.00	N44°16'24"E
L75	48.12	N80°01'46"E	L114	48.00	N44°16'24"E
L76	32.21	N85°26'51"E	L115	66.00	S09°52'00"E
L77	88.91	N46°02'23"W	L116	66.00	S09°52'00"E
L78	32.21	N43°57'37"E	L117	48.00	S80°01'00"E
L79	48.12	N43°57'37"E	L118	48.00	S80°01'00"E
L80	32.21	N85°26'51"E	L119	66.00	S09°52'00"E
L81	88.91	N46°02'23"W	L120	66.00	S09°52'00"E
L82	32.21	N01°08'23"E	L121	48.00	N80°01'00"E
L83	68.09	N31°13'47"E	L122	48.00	N80°01'00"E
L84	11.00	N44°16'24"E	L123	66.00	S46°02'23"E
L85	24.45	N44°16'24"E	L124	66.00	S46°02'23"E
L86	107.59	N09°59'00"W	L125	48.00	N43°57'37"E
L87	72.41	N38°01'46"E	L126	48.00	N43°57'37"E
L88	17.95	N44°16'24"E			
L89	10.00	N44°16'24"E			
L90	83.60	N46°02'23"W			
L91	37.42	N52°54'55"E			
L92	8.00	N09°59'00"W			
L93	4.90	N80°01'00"E			
L94	12.36	S87°57'34"E			
L95	7.79	N80°01'00"E			
L96	9.00	N09°59'00"W			
L97	18.24	N80°01'00"E			
L98	9.00	N09°59'00"W			
L99	9.00	N09°59'00"W			
L100	9.00	N09°59'00"W			

PARCEL 'B' AREA
778966.4 SQ. FT.
17.88 ACRES

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	34.0000'	30.1818'	29.2005'	N 18°50'33" E	50°51'41"
C2	70.0000'	53.0652'	51.8037'	N 65°59'26" E	43°26'04"
C3	108.0000'	12.7914'	12.7839'	N 49°31'20" E	08°47'10"
C4	40.0000'	18.9203'	18.7445'	N 66°27'58" E	27°06'05"
C5	69.0000'	28.9022'	28.6982'	S 55°52'24" E	24°00'20"
C6	41.0000'	22.9754'	22.6759'	S 83°55'47" E	32°06'26"
C7	129.0000'	70.2994'	69.4231'	S 84°22'25" E	31°13'09"
C8	34.0000'	31.6019'	30.4765'	S 73°21'14" E	53°15'16"
C10	67.0000'	41.8362'	41.1598'	S 27°46'37" E	35°46'36"



NOTE: IN THE EVENT THAT THE CURRENT OFF STREET PARKING, AS SHOWN ON THE DEVELOPMENT PLAN SHOULD PROVE TO BE DEFICIENT THAT AN OVERFLOW PARKING AREA BE CREATED IN THE AREA DESIGNATED AS "FUTURE OVERFLOW PARKING AREA". THE OVERFLOW PARKING AREA SHALL BE GRADED AND IMPROVED IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF THE MUNICIPALITY OF MONROEVILLE.

RP1

APPROVED BY THE MUNICIPAL PLANNING DIRECTOR OF THE MUNICIPALITY OF MONROEVILLE, BY ORDINANCE, THIS 21st DAY OF October, 2004.

Robert D. Whitting
MUNICIPAL PLANNING DIRECTOR

I, ROBERT D. WHITTING, CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

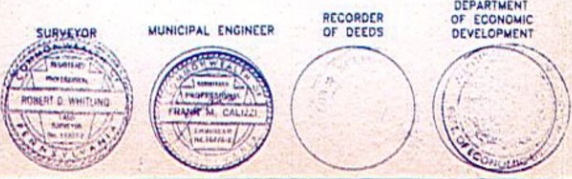
November 4, 2004
DATE

Robert D. Whitting
ROBERT D. WHITTING
15307-E
REGISTRATION NUMBER

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE MUNICIPALITY OF MONROEVILLE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY OF MONROEVILLE.

11/4/04
DATE

Frank M. Callizo
FRANK M. CALLIZO
16726-E
REGISTRATION NUMBER



REVIEWED BY THE ALLEGHENY COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT ON THIS 14th DAY OF NOV, 2004.

James L. Stecher
DIRECTOR

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME - 477, PAGE - 18.

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF NOVEMBER, 2004.

William McDonald Robert
DIRECTOR

NOTE: THIS PLAN HAS BEEN REAPPROVED UNDER ORDINANCE NO. 2270, MINOR PLAT ADJUSTMENT.

7808
04-386

REVISED DRIVEWAY ALIGNMENT AS PER RDW DEC. 6, 2001.

REVISED UNIT NUMBERS OCT. 22, 2004

ADDED COURSE AND DISTANCES TO LOTS OCT. 28, 2004

DATE: OCT. 28, 2004	AMENDMENT NO. 1 TO THE RESUBDIVISION OF PARCEL 'B' ONE ASBURY PLACE PLAN P.B.V. 229 PGS 17-20
SCALE: 1" = 60'	
DRAWN BY: FLH	FOR: LEKAR DEVELOPMENT
CHECKED BY: R.D.W.	
PROJECT NO: 99-1074	R.D. WHITTING & ASSOCIATES PROFESSIONAL LAND SURVEYORS 4618 OLD WM. PENN. HWY. - MURRYSVILLE, PA. 15668 (412) 733-5020
DWG NO: 0-1386	
F.L.D. BK: 00-3 PAGE NO: 49	