

**ORDINANCE NO: 2501**

**ROSS TOWNSHIP  
ALLEGHENY COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF ROSS TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA, VACATING PORTIONS OF HEMLOCK STREET, PARCEL IDS: 611-P-137, 611-P-139, 611-P-141, 611-P-134, 611-P-131 IN ROSS TOWNSHIP, ALLEGHENY COUNTY, PENNSYLVANIA.**

**WHEREAS**, the Ross Township has the authority to vacate streets pursuant to the First-Class Township Code, 53 P.S. 57005; and,

**WHEREAS**, the Township Director of Community Development has received a petition to vacate a portion of Hemlock Street from the adjacent property owners; and

**WHEREAS**, the Township Board of Commissioners deems it to be in the best interest and welfare of the residents of Ross Township to vacate said portions of Hemlock Street; and

**WHEREAS**, the portions of Hemlock Street to be vacated is not paved and is not being used as a public street, has no valid public function and vacation of the portions of the street would remove a burden from Ross Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS FOR ROSS TOWNSHIP THAT:**

**SECTION 1:**

Ross Township hereby vacates the portion of Hemlock Street as described in the legal description and plan attached hereto and incorporated herein and marked as Exhibit "A-D".

**SECTION 2:**

All affected property owners were given a minimum of 10 days notice of the time and place of when they were able to meet and be heard.

**SECTION 3:**

The appropriate Officers of Ross Township are hereby authorized and directed to execute any and all documents necessary to effectuate the purposes of this Ordinance.

**SECTION 4:**

This Ordinance shall take effect 30 days from the date hereof.

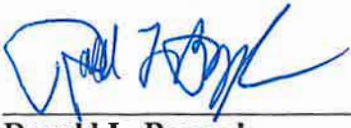
**SECTION 5:**

Any Ordinance or parts of any Ordinance in conflict with the provisions of this ordinance are hereby repealed to the extent of said conflict.

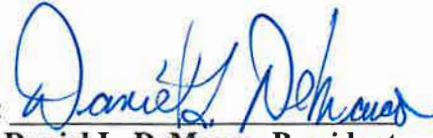
**ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF ROSS TOWNSHIP THIS 16TH DAY OF OCTOBER, 2023.**

**ATTEST**

**ROSS TOWNSHIP**



**Ronald L. Borczyk,  
Township Manager/Secretary**

By: 

**Daniel L. DeMarco, President  
Board of Commissioners**

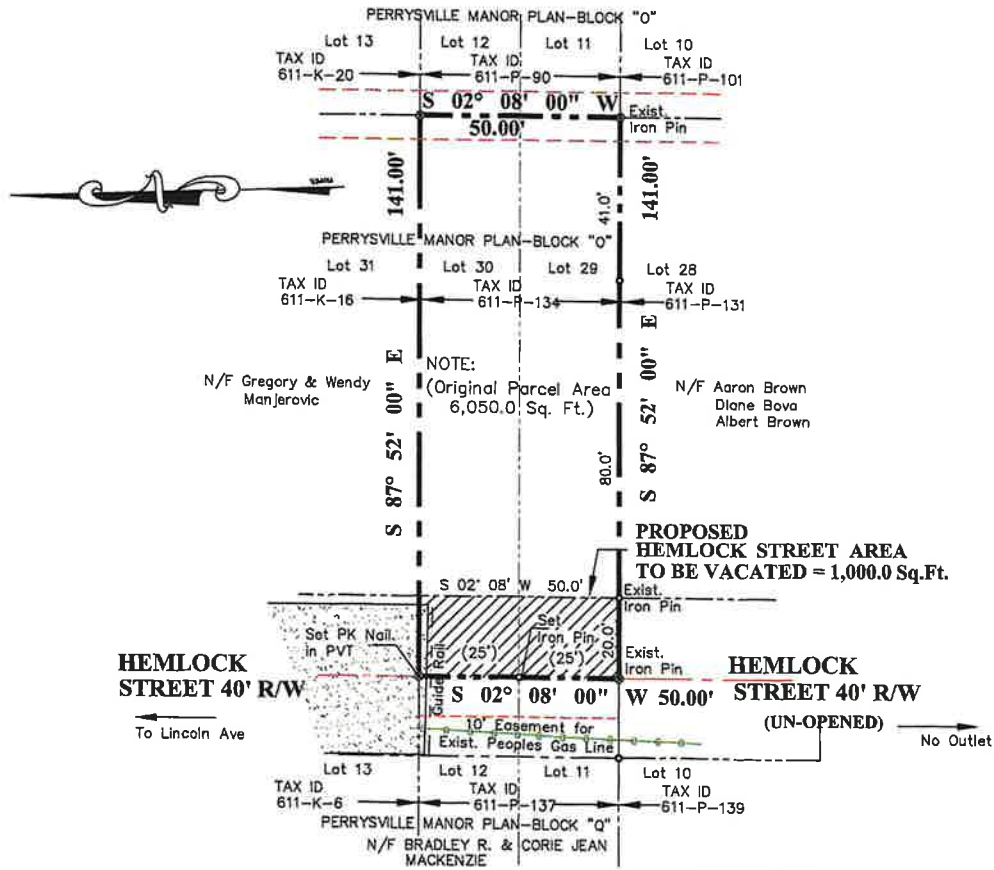


Exhibit "B"

**LEGAL DESCRIPTION FOR VACATED  
ARERA OF HEMLOCK STREET**

BEGINNING AT A AN IRON PIN LOCATED IN THE CENTERLINE OF HEMLOCK STREET, THENCE BY SAID CENTERLINE OF HEMLOCK STREET N 02° 08' 00" E A DISTANCE OF 50.00' TO A P K NAIL;  
THENCE THRU HEMLOCK STREET S 87° 52' 00" E A DISTANCE OF 20.00' TO A POINT, BEING THE COMMON CORNER BETWEEN LOTS No. 30 AND 31 IN THE PERRYVILLE MANOR PLAN OF LOTS BLOCK "Q", AS RECORDED IN PLAN BOOK VOLUME 29, PAGES 84 THRU 87. THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HEMLOCK STREET S 02° 08' 00" W A DISTANCE OF 50.00' TO AN IRON PIN; THENCE THRU HEMLOCK STREET N 87° 52' 00" W A DISTANCE OF 20.00', TO AN IRON PIN LOCATED AT THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 1,000.0 Sq. Ft.



IN CONSIDERATION OF GREGORY AND WENDY MANJEROVIC ACCEPTING THIS PLAN OF SURVEY I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A CORRECT PLAN OF SURVEY MADE UPON THE PREMISES THE 11th DAY OF JULY, 2017 SHOWING THE LOCATION THE LOCATION OF BUILDINGS, FENCES OR ANY OTHER EASEMENTS OR SERVIDUES APPARENT FROM A SURVEY MADE ON THE GROUND.  
DECLARATION IS MADE TO GREGORY AND WENDY.MANJEROVIC, IT IS NOT TRANSFERABLE TO ADDITIONAL PURCHASERS OF THIS PROPERTY.

*Roland H. Willis*  
ROLAND H. WILLIS REG No. 22376E

**REFERENCE INFO:**

Hemlock Street  
Pittsburgh, PA 15237  
Tax Parcel: 611-P-134  
Deed Bk. Vol. 17072  
Page 309

TOTAL AREA = 7,050.0 Sq.Ft.  
(Including Hemlock Street Vacated Area)

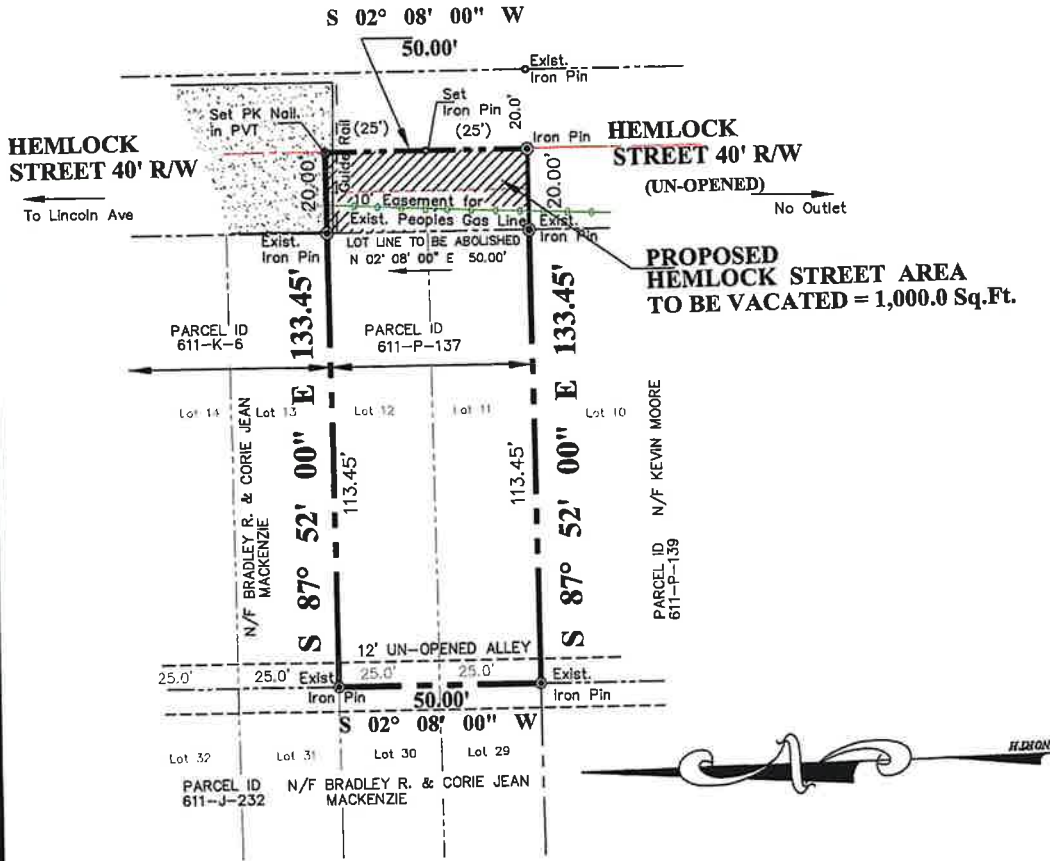


CLIENT: GREGORY & WENDY MANJEROVIC  
PLAN: PERRYVILLE MANOR PLAN No. 1-BLOCK "O"  
Lots 29 & 30 Plan Book Vol. 29, Pgs. 84-87  
LOCATION: ROSS TOWNSHIP ALLEGHENY COUNTY, PA  
SCALE: 1" = 30' DATE: July 11, 2017  
WACHTER-WILLIS-CONSULTING, LP  
P. O. Box 1298 - Aliquippa, PA 15001  
Phone (412) 874-4408, Fax (724) 375-5173  
(EMAIL) W-WCONSULTING@COMCAST.NET  
CAD FILE: 2023-065.DWG

Exhibit "C"

**LEGAL DESCRIPTION FOR VACATED AREA OF HEMLOCK STREET**

BEGINNING AT A AN IRON PIN LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF HEMLOCK STREET, ALSO BEING THE COMMON CORNER BETWEEN LOTS No. 10 AND 11 IN THE PERRYVILLE MANOR PLAN OF LOTS-BLOCK "O", AS RECORDED IN PLAN BOOK VOLUME 29, PAGES 84 THRU 87. THENCE ALONG SAID RIGHT-OF-WAY LINE OF HEMLOCK STREET N 02° 08' 00" E A DISTANCE OF 50.00'; THENCE THRU HEMLOCK STREET S 87° 52' 00" E A DISTANCE OF 20.00' TO A PK NAIL IN THE CENTER OF HEMLOCK STREET; THENCE ALONG SAID CENTERLINE S 02° 08' 00" W A DISTANCE 50.00' TO AN IRON PIN; THENCE THRU HEMLOCK STREET N 87° 52' 00" W A DISTANCE OF 20.00', TO AN IRON PIN LOCATED AT THE PLACE OF BEGINNING.  
CONTAINING AN AREA OF 1,000.0 Sq. Ft.



IN CONSIDERATION OF BRADLEY R. AND CORIE JEAN MACKENZIE ACCEPTING THIS PLAN OF SURVEY I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS IS A CORRECT PLAN OF SURVEY MADE UPON THE PREMISES THE 19th DAY OF JULY, 2017 SHOWING THE LOCATION OR LOCATION OF BUILDINGS, FENCES OR ANY OTHER EASEMENTS OR SERVITUDES APPARENT FROM A SURVEY MADE ON THE GROUND.

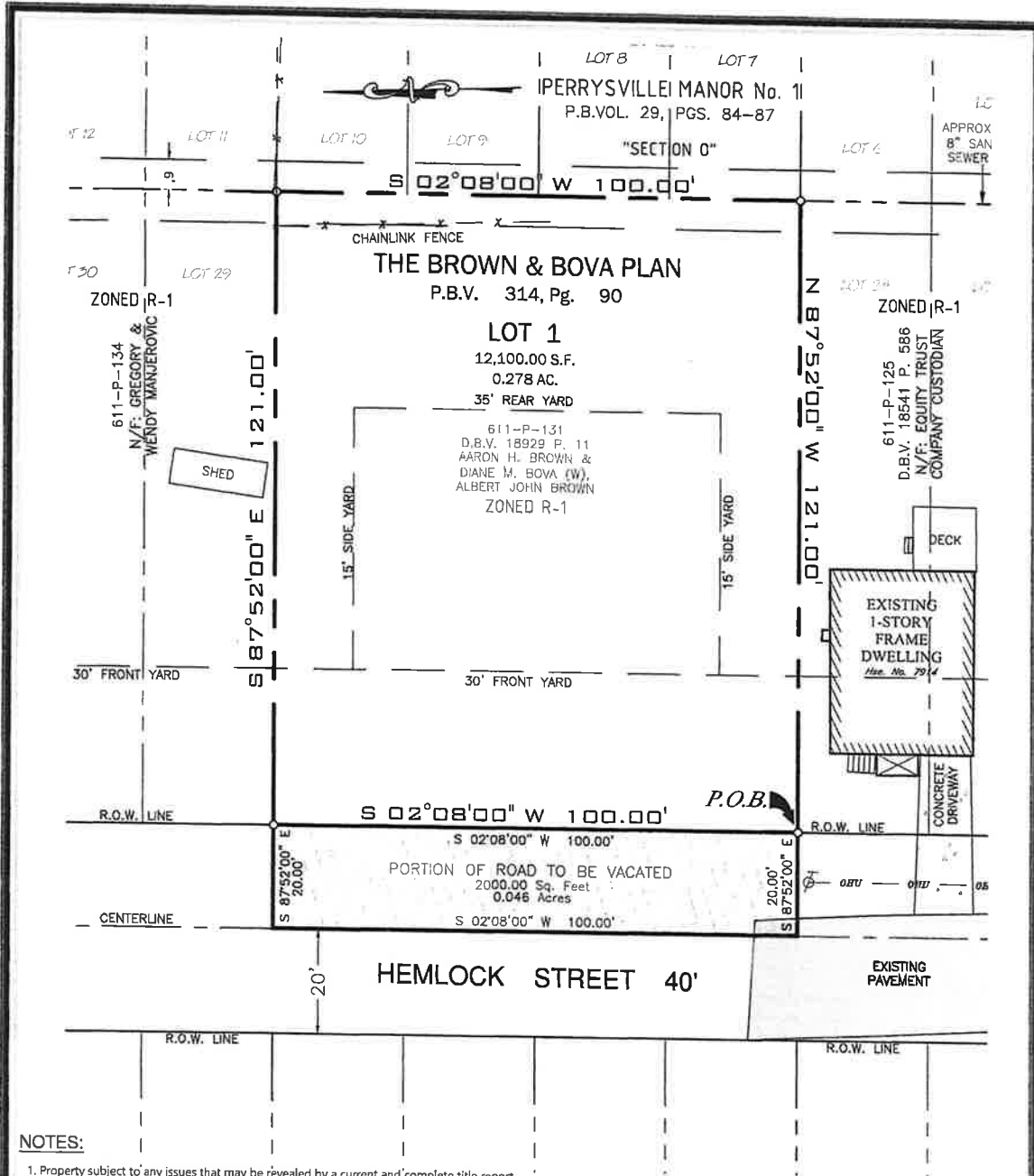
DECLARATION IS MADE TO BRADLEY R. AND CORIE JEAN MACKENZIE, IT IS NOT TRANSFERABLE TO ADDITIONAL PURCHASERS OF THIS PROPERTY.

*Roland H. Willis*  
ROLAND H. WILLIS REG No. SU 022376E

**REFERENCE INFO:**  
Hemlock Street  
Pittsburgh, PA 15237  
Tax Parcel: 611-P-137  
Deed Bk. Vol. 16863  
Page 187  
TOTAL AREA = 6,672.5 Sq.Ft.  
(Including Hemlock Street Vacated Area)



CLIENT: BRADLEY R. & CORIE JEAN MACKENZIE  
PLAN: PERRYVILLE MANOR PLAN No. 1-BLOCK "O"  
LOT No's. 11 & 12 Plan Book Vol. 29, Pgs. 84-87  
LOCATION: ROSS TOWNSHIP ALLEGHENY COUNTY, PA  
SCALE: 1" = 30' DATE: July 19, 2017  
WACHTER-WILLIS-CONSULTING, LP  
P. O. Box 1298 - Allquippa, PA 15001  
Phone (412) 974-4408, Fax (724) 375-5173  
(EMAIL) W-WCONSULTING@COMCAST.NET  
CAD FILE: 2023-065.DWG



**NOTES:**

1. Property subject to any issues that may be revealed by a current and complete title report.
2. Declaration is made to the original purchaser of this survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
3. Not all utilities shown.



Made For:  
**BROWN & BOVA**

**Plan for Road Vacation**  
Situate In:

**Allegheny County, PA**



**TAIT  
ENGINEERING, INC.**

908 Perry Highway  
Pittsburgh, Pennsylvania 15229  
tel: 412.364.6090  
fax: 412.364.6716  
e: taiteng@taitengineering.net

Date: August 18, 2023  
Scale: 1" = 20'  
Drawn By: JTW  
Reviewed By: LAT  
File Number: 36268  
CAD File: 23.0223  
Revisions:

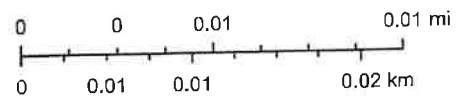
Registered Surveyor  
Reg. No. SU-050050-E

# Hemlock Paper Street Vacation



9/6/2023, 1:10:00 PM

1:564



Allegheny County Addressing Street Centerlines



Parcel



Address Points

Allegheny County 2012; 2010 Imagery, Esri Community Maps Contributors, County of Allegheny, data.pa.gov, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, Allegheny County

Allegheny County GIS

June 24, 2023

Kevin Moore  
7911 Hemlock St  
Pittsburgh PA 15237

**RE: PROPOSED HEMLOCK STREET AREA TO BE VACATED**

Mr. Rickert

This is a formal request that Ross Township, Allegheny County, Pennsylvania vacate a portion of Hemlock Street per the enclosed survey plan, and legal description (EXHIBIT A-1).

As requested by West View Water Authority (EXHIBIT B), a 15' easement is required to approve this portion of Hemlock Street to be vacated by the Authority's public utility. These details are described on enclosed survey plan, and legal description (EXHIBIT A-2).

People's Gas has approved this portion of Hemlock Street to be vacated (EXHIBIT C), based on the 15' easement requested by West View Water Authority that contains both gas and water lines.

A handwritten signature in black ink, appearing to read 'KM', with a long horizontal flourish extending to the right.

Kevin Moore



# EXHIBIT A: Legal Descriptions

June 24, 2023

## Perrysville Manor Plan

All that certain piece or parcel of land situate in Ross Township, Allegheny County, Pennsylvania, known as Lots 5, 6, 7, 8, 9, and 10 in Perrysville Manor, Tax Parcels 611-P-139, 611-P-141, and 611-P-143, and part of unopened Hemlock Street as shown on the attached survey plan.

### 1

Requested Area of Hemlock Street to be Vacated:

Beginning at a capped iron pin located on the westerly right-of-way line of Hemlock Street, also being the common corner between Lots No. 4 and 5 in the Perrysville Manor Plan of Lots-Block "M", as recorded in Plan Book Volume 29, Pages 84 thru 87. Thence along said right-of-way line of Hemlock Street N 02° 08' 00" E a distance of 60.00' to a point, being the true point of beginning; thence along said westerly right-of-way line N 02° 08' 00" E a distance 90.00' to a capped iron pin; thence thru the 40.00' right-of-way of Hemlock Street S 87° 52' 00" E a distance of 20.00" to an iron pin; thence along the original centerline of hemlock street S 02° 08' 00" W a distance of 90.00' to a point; thence thru the 40.00' right-of-way of Hemlock Street N 87° 52' 00" W a distance of 20.00' to a point, located on the westerly right-of-way line of Hemlock Street, located at the place of beginning.

Containing: 1,800 square feet, 0.041 acres

### 2

West View Water Authority 15' Easement:

Beginning at a capped iron pin located on the westerly right-of-way line of Hemlock Street, also being the common corner between Lots No. 4 and 5 in the Perrysville Manor Plan of Lots-Block "M", as recorded in Plan Book Volume 29, Pages 84 thru 87. Thence along said right-of-way line of Hemlock Street N 02° 08' 00" E a distance of 150.00' to a capped iron pin, being the true point of beginning. Thence S 87° 52' 00" E a distance of 15.01' to a point; thence thru vacated portion of Hemlock Street S 04° 37' 00" W a distance of 24.42' to a point; thence S 87° 52' 00" E a distance of 6.04' to a point; thence S 02° 08' 00" W a distance of 15.00' to a point; thence N 87° 52' 00" W a distance of 6.69' to a point; thence S 04° 37' 00" W a distance of 50.64' to a point; thence N 87° 52' 00" W a distance of 15.01' to a point; thence N 04° 37' 00" E a distance of 90.08' to a capped iron pin located at the place of beginning.

## EXHIBIT B: West View Water Authority Requirements

June 24, 2023

### Moore, Kevin

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**From:** Eric Hilliard <ehilliard@westviewwater.org >  
**Sent:** Thursday, April 13, 2023 9:34 AM  
**To:** Moore, Kevin  
**Cc:** Michele Garvey; Robert Hutton  
**Subject:** RE: Acquiring a right-of-way

Kevin,

Legally and in many municipalities, a paper street is identified as an "unopened road right-of-way" and is still considered public space but maintenance responsibilities are assigned to the abutting property up to centerline. If unopened for a period of 21 years+, the abutting property owner can apply to vacate the right-of-way due to it not being used. It is currently occupied by the Authority's public utility, therefore Ross Township would need WVWA's approval to vacate. The approval to vacate would require a 15' wide permanent easement granted to WVWA for the existing waterline. Also, the survey provided to me for the waterline installation indicated that there is an existing gas line there. You should follow up with the local gas company regarding their requirements.

When you are ready to proceed, you should have your surveyor prepare the legal exhibit and metes/bounds description for the easement and provide it to me. I will forward it to the Authority's solicitor for preparation of the standard easement agreement to be returned to you for final endorsement. Once the easement is finalized formal correspondence will be provided to Ross Township notifying them of the Authority's approval. Let me know of any questions. Have a great day.

Regards,

Eric Hilliard

*Project Engineer*

West View Water Authority

2428 Rochester Road (Franklin Park Borough) Sewickley, PA 15143

Phone: 412-931-3292 Ext. 3241

Mobile: 412-857-1240

ehilliard@westviewwater.org

[www.westviewwater.org](http://www.westviewwater.org)



## EXHIBIT C: People's Gas Requirements

June 24, 2023

**From:** Saltzman, Janice <Janice.Saltzman@peoples-gas.com>  
**Sent:** Tuesday, April 25, 2023 12:06 PM  
**To:** Kevin Moore <kmoore149@hotmail.com>  
**Cc:** Yaros, Michael <Michael.Yaros@peoples-gas.com>  
**Subject:** RE: E35BD3664453C [EXTERNAL] Contact Form Other - Kevin Moore

I spoke to Mike Yaros about this and we are both in agreement that the 15' wide right of way for both of us is acceptable.

**From:** Kevin Moore <kmoore149@hotmail.com>  
**Sent:** Tuesday, April 25, 2023 7:53 AM  
**To:** Saltzman, Janice <Janice.Saltzman@peoples-gas.com>  
**Subject:** Re: E35BD3664453C [EXTERNAL] Contact Form Other - Kevin Moore

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After speaking with West View Water, they also requested access to paper street for their line. Since gas and water pipes are about 5' apart, there will be a 15' wide right of way for both utilities to share. Let me know if this is acceptable.

A phone call might be easier to explain, but wanted to having something on paper to share with Ross, as they need approval from any utilities to vacate this land.

Kevin



TAIT  
ENGINEERING INC.

908 Perry Highway, Pittsburgh, PA 15229 tel: 412.364.6090 fax: 412.364.6716 www.taitengineering.net

August 18, 2023

Vacation of a Portion of Hemlock Street

All that certain piece or parcel of land to be vacated, said parcel being the easterly half of the Hemlock Street road right of way as it fronts on Lot 1 of The Brown and Bova Plan (Plan Book Volume 314, Page 90), said Lot 1 known as tax parcel 611-P-132, situate in Ross Township, Allegheny County, Commonwealth of Pennsylvania, and the parcel to be vacated being more fully bounded and described as follows:

Beginning at a point at the southwest corner of abovesaid Lot 1 in The Brown and Bova Plan, said point also being on the easterly line of Hemlock Street, 40' wide; Thence into said Hemlock Street, N 87° 52' 00" W, 20.00' to a point at the centerline of said road right of way; Thence along said centerline, N 2° 08' 00" E, 100.00' to a point; Thence away from said centerline, S 87° 52' 00" E, 20.00' to said easterly line of Hemlock Street, said point being the northwest corner of aforesaid Lot 1; Thence along the easterly line of the Hemlock Street right of way, line also being the westerly line of said Lot 1, S 2° 08' 00" W, 100.00' to the Point and Place of Beginning.

Cont: 2,000.00 S.F.  
0.046 Acres