

**BOROUGH OF LIGONIER
COUNTY OF WESTMORELAND
COMMONWEALTH OF PENNSYLVANIA
ORDINANCE NO. 577**

**AN ORDINANCE ACCEPTING ARMORY WAY AS A PUBLIC
STREET IN THE BOROUGH OF LIGONIER**

WHEREAS, the Borough Council of Ligonier Borough is authorized under 8 Pa.C.S.A. §1734, by ordinance, to accept an opened street not previously laid out by the borough by following the procedure in 8 Pa.C.S.A. § 1732, and the effect of the acceptance shall be the same as opening the street; and

WHEREAS, the persons constituting a majority in number and interest of the owners of the real estate in the Ligonier Armory Subdivision abutting upon the "Interior Roadway Dedicated to Public" on said Subdivision, also identified as "Armory Way" on Westmoreland County Tax Map Sheet 16-01-11, and hereinafter known as "Armory Way", have presented a Petition to Borough Council to accept Armory Way as a public street in the Borough; and

WHEREAS, Armory Way has been privately constructed by Economic Growth Connection of Westmoreland to Ligonier Borough public street specifications; and

WHEREAS, Armory Way connects with Walnut Street, a public street; and

WHEREAS, the Borough Council has held a hearing upon said petition and has determined to accept Armory Way as a public street and to enact this Ordinance.

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Council of the Borough of Ligonier as follows:

1. The Council of the Borough of Ligonier hereby accepts Armory Way as a public street and hereby declares said public street open.
2. The Borough Council hereby agrees to take over all maintenance and repair of Armory Way.
3. Said Armory Way is more fully described as follows:

ALL that certain piece or parcel known and designated as Interior Roadway Dedicated to Public in the Subdivision Plan of Former Ligonier Armory as recorded in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania, as Instrument No. 201103300011393 (the "Ligonier Armory Plan"), and being more particularly described as:

BEGINNING at an iron pin on the south right of way line of Walnut Street (a 60 foot right of way) at the southwest corner of RES-6 in the Armory Property Re-Subdivision as recorded in the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania, as Instrument No. 201812200040213; thence along the lines of RES-6, RES-7 and RES-8, South 43° 47' 00" East, 164.00 feet to an iron pin at the southeast corner of RES-8 on the line of land designated as Common Area in the Ligonier Armory Plan; thence along the line of land designated as Common Area, South 46° 13' 00" West, 22.00 feet to a point; thence continuing along the line of land designated as Common Area, North 43° 47' 00" West, 16.00 feet to a point; thence continuing along the line of land designated as Common Area, South 46° 13' 00" West, 339.67 feet to a point; thence continuing along the line of land designated as Common Area, North 43° 47' 00" West, 15 feet to a point at the southeast corner of SF-5/SF-6; thence along the lines of SF-5/SF-6, SF-3/SF-4, and SF-1/SF-2, North 43° 47' 00" West, 133.00 feet to a point on the south right of way line of Walnut Street; thence along the south right of way line of Walnut Street, North 46° 13' 00" East, 56.71 feet to a point at the southwest corner of RES-5; thence along the line of RES-5 on a reverse tangent curve to the left having a radius of 16.71 feet, and an arc distance of 26.25 feet to a point; thence continuing along the line of RES-5, South 43° 47' 00" East, 87.00 feet to a point; thence continuing along the line of RES-5 on a curve to the left having a radius of 11.29 feet, an arc distance of 17.73 feet to a point; thence along the lines of RES-5, RES-4, RES-3, RES-2, and RES-1, North 46° 13' 00" East, 259.07 feet to a point; thence along the line of RES-1 on a curve to the left having a radius of 11.29 feet, an arc distance of 17.73 feet to a point; thence along the line of RES-1, North 43° 47' 00" West, 87.00 feet to a point; thence along the line of RES-1 on a curve to the left having a radius of 16.71 feet, an arc distance of 26.25 feet to a point on the southern right of way line of Walnut Street; thence along the southern right of way line of Walnut Street, North 46° 13' 00" East, 56.71 feet to an iron pin at the corner of RES-6, the place of beginning.

Said Subdivision Plan of Former Ligonier Armory (the "Ligonier Armory Plan") recorded as Instrument No. 201103300011393 is attached hereto as Exhibit "A" and the Armory Property Re-Subdivision recorded as Instrument No. 201812200040213 is attached hereto as Exhibit "B".

4. A copy of this Ordinance shall be filed in the Office of the Recorder of Deeds of Westmoreland County.
5. This Ordinance shall become effective upon enactment.


Enacted and ordained this 4th day of October, 2021.

ATTEST:

BOROUGH OF LIGONIER

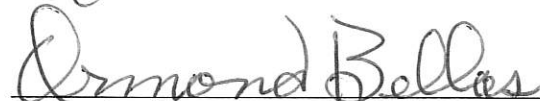


Janette Shaw, Secretary

By: 

James B. St. Clair, President of Council

Examined and approved this 4th day of October, 2021



Ormond Bellas, Mayor

201103300011393

I, John A. Stivaro, President of Economic Growth Connection of Westmoreland County, Pennsylvania, do hereby certify that the owner of the real estate shown and described herein, do hereby certify that said real estate in accordance with the provisions of the Economic Growth Connection of Westmoreland County, Pennsylvania, shall be established as shown on this plan, between which lines and right of way lines of the street or easement there shall be no building or structure erected or maintained, except as permitted by the Ligonier Borough Zoning Ordinance. Witness our hands and seals this 24th day of March, 2011.

John A. Stivaro
 Signature

Commonwealth of Pennsylvania
 County of Westmoreland

On this 24th day of March 2011, before me a notary public, personally appeared John A. Stivaro, who acknowledged himself to be the President of Economic Growth Connection of Westmoreland, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Christine P. Pater
 Notary Public or other officer

3-24-11
 My Commission expires

COMMUNITY OF PENNSYLVANIA
 Economic Growth Connection of Westmoreland County, Pennsylvania

- NOTES:**
- SEE PLOTTING OF THE COMMUNITY OF PENNSYLVANIA BY THE ECONOMIC GROWTH CONNECTION OF WESTMORELAND COUNTY IN 2011. ALL LOTS, RECORDS BY DAY BOOK NO. 467, AND CERTIFICATES ADDITION TO LIGNONER FOUND IN COMP. BOOK 2 PAGE 144.
 - TAX MAP # 18-01-11-104
 - SEE PLOTTING OF THE COMMUNITY OF PENNSYLVANIA BY THE ECONOMIC GROWTH CONNECTION OF WESTMORELAND COUNTY IN 2011.
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Approved by the Planning Commission of Ligonier Borough on this 18th day of March, 2011.

Chairman
 Chairman

Approved by the Borough Council of Ligonier Borough on this 18th day of March, 2011.

Chairman
 Chairman

Approved by the Westmoreland County Department of Planning and Development on this 18th day of March, 2011.

Planner
 Planner

Recorded in the Recorder's Office for recording of Deeds, Plans, etc. in Westmoreland County, Pa. Instrument Number 18-01-11-104. Date of recording under my hand and seal on this 24th day of March, 2011.

Recorder of Deeds
 Recorder of Deeds

UPL 18-00535-00000
 MAP # 111104

Approved by the Borough Council of Ligonier Borough on this 18th day of March, 2011.

Chairman
 Chairman

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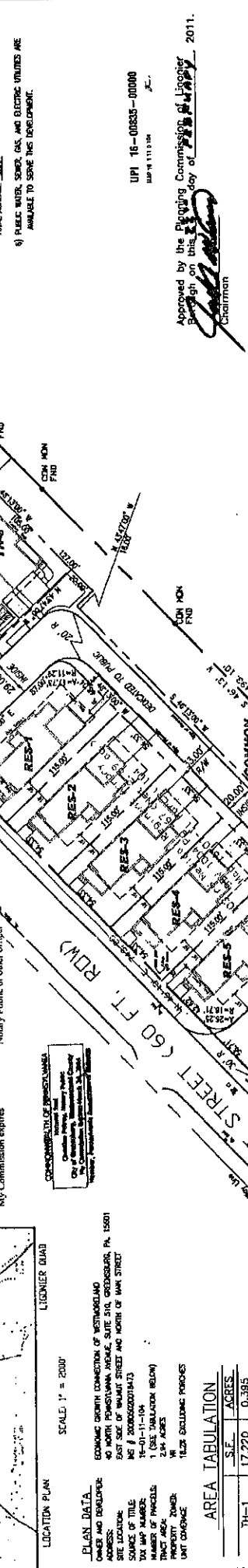
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 Chairman

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Planner
 Planner



KEY

- TH-1 LOT CONTAINS TOWNHOUSE UNITS
- RES-5 LOT CONTAINS SINGLE RESIDUAL UNIT
- RES-3 LOT CONTAINS STACKED RPT UNITS
- ODD NUMBER INDICATES LOWER LEVEL
- EVEN NUMBER INDICATES UPPER LEVEL

DRY 1579 Pg 256
 To 18-01-11 Parcel 105
 N/Y Roman Catholic Diocese of Greensburg, Pa.

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AREA TABULATION

CLASSIFICATION	S.F.	ACRES
TH-1	17,220	0.395
RES-1	6,736	0.155
RES-2	6,248	0.143
RES-3	6,248	0.143
RES-4	6,248	0.143
RES-5	6,736	0.155
SF-1	5,080	0.116
SF-2	4,510	0.1035
SF-3	5,080	0.116
COMMON AREA	22,755.2	0.519
RESIDUE	18,172.6	0.42
INT. ROAD R/W	21,309.6	0.49
MAIN ST. R/W	1,982.1	0.04
TOTAL	128,165.7	2.94

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MUNICIPAL ENGINEER'S CERTIFICATION:
 I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Borough of Ligonier, except as departures have been authorized by the appropriate officials of the municipality.

Professional Engineer
 Registered Professional Engineer

CERTIFICATION:
 I, *John A. Stivaro*, a Registered Professional Engineer and a Professional Land Surveyor, of the Commonwealth of Pennsylvania, do hereby certify that all other requirements as surveyed by me for the owners or agent of the owner. I further certify that this plan meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act 247, as amended, and other ordinances including zoning, easement under the municipality in which the subdivision is located and affecting the plan.

Professional Engineer
 Registered Professional Engineer

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 I, *John A. Stivaro*, a Registered Professional Engineer and a Professional Land Surveyor, of the Commonwealth of Pennsylvania, do hereby certify that all other requirements as surveyed by me for the owners or agent of the owner. I further certify that this plan meets with the requirements of all provisions of the Pennsylvania Municipalities Planning Code, Act 247, as amended, and other ordinances including zoning, easement under the municipality in which the subdivision is located and affecting the plan.

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Professional Engineer
 Registered Professional Engineer

CORNER OF RECORD:
 Economic Growth Connection of Westmoreland
 John A. Stivaro, President
 40 North Greensburg, PA 15601

SUBDIVISION PLAN OF
Former Ligonier Army

SITUATE:
 LIGONIER BOROUGH
 WESTMORELAND COUNTY
 PENNSYLVANIA

CORNER OF RECORD:
 Economic Growth Connection of Westmoreland
 John A. Stivaro, President
 40 North Greensburg, PA 15601

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Benchmark Engineering
 A Professional Engineering Firm
 1000 North Main Street, Suite 100
 Ligonier, PA 15658
 Phone: (724) 238-2885
 Fax: (724) 238-2882

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1 of 1

EXHIBIT "A"

