

**ORDINANCE NO. \_\_\_\_\_**

**UNION TOWNSHIP  
WASHINGTON COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF UNION TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, VACATING A PORTION OF A PAPER STREET KNOWN AS CIRCLE AVENUE NORTH AND HOUT LANE SITUATED IN UNION TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA.**

**WHEREAS**, Wayne Eremic, has requested Union Township to vacate a portion of Circle Avene North and Hout Lane as set forth in proposed maps dated February 8, 2024, prepared by BoundMark, Land Surveying and situated in Union Township, Washington County, Pennsylvania (See Exhibits A and B); and

**WHEREAS**, Wayne Eremic is the owner of parcel I.D. No. 640-007-01-02-0007-00 being lots 7, 8, 9 and part of lot 10; and

**WHEREAS**, the properties are more particularly set forth in the Part Plan recorded in Plan Book 7 Page 219 in the Washington County Recorder of Deeds Office, Washington, Pennsylvania; and

**WHEREAS**, Section 2304 of the Second-Class Township Code, as amended, permits the Board of Supervisors by Ordinance to vacate all roads and parts thereof which are located in Union Township, Washington County, Pennsylvania; and

**WHEREAS**, Union Township is agreeable to vacating the aforesaid streets on the condition that Wayne Eremic is responsible for the cost of advertising and preparation of this Ordinance and any other expense incurred by the Township.

**NOW THEREFORE**, Union Township, under and by virtue of, and pursuant to the authority granted by the Second-Class Township Code, as amended, does hereby enact and ordain as follows:

**SECTION ONE: TITLE**

This Ordinance shall be titled “The Circle Avenue North and Hout Lane Vacating Ordinance.”

**SECTION TWO: GENERAL SCOPE**

The subject matter of this Ordinance is the vacating of Circle Avenue North and Hout Lane as shown in the attached Exhibits A and B as prepared by BoundMark, Land Surveying.

**SECTION THREE: DESCRIPTION OF CIRCLE AVENUE NORTH**

- A. Union Township vacates all of Circle Avenue North situated the aforesaid street being vacated is more particularly shown on Exhibit A.
- B. The legal description for the proposed vacating of Circle Avenue North is more particularly shown on Exhibit A.

**SECTION FOUR: DESCRIPTION OF HOUT LANE**

- A. Union Township vacates all of Hout Lane as shown in Exhibit B.
- B. The legal description for the proposed vacating of Hout Lane is more particularly shown on Exhibit B.

**SECTION FIVE: PROCEDURE**

The Township Solicitor of Union Township is hereby authorized and directed to file a copy of this Ordinance in the Office of the Clerk of Courts, Municipal Road Docket and Court of Common Pleas of Washington County, Pennsylvania, in accordance with the Acts of Assembly in such cases made and provided.

**SECTION SIX: OWNER RESPONSIBILITY**

It is and it shall be the duty of Wayne Eremic to pay all reasonable costs for advertising and preparation of said Ordinance. The Township is also to be reimbursed for the Clerk of Courts filing costs.

**SECTION SEVEN: EXITING UTILITIES**

The vacating of Circle Avenue North and Hout Lane as shown on Exhibit A shall not affect any easements and/or existing placements of any public utilities. Any existing public utilities shall be granted an easement of twenty (20) feet to said streets.

**SECTION EIGHT: SEPARABILITY**

In the event that any provision, section, sentence or portion of this Ordinance shall be held invalid, such invalidity shall not affect or impair any of the remaining provision of this Ordinance, as the provision are severable and would have been enacted had not such invalid provisions been included herein. All ordinances or part of ordinances, which are inconsistent herewith, are hereby repealed.

**SECTION NINE: REPEALER**

Any Ordinance containing any provision inconsistent herewith to the extent that such provision is inconsistent, that provision is also hereby repealed.

**SECTION TEN: EFFECTIVE DATE**

This Ordinance shall become effective immediately.

**ORDAINED AND ENACTED INTO LAW** by the Board of Supervisors of Union Township is lawful session assembled this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**UNION TOWNSHIP  
BOARD OF SUPERVISORS**

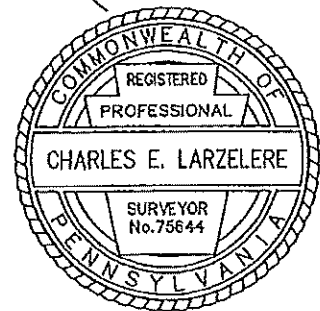
\_\_\_\_\_  
Diana Kristobek, Secretary

By: \_\_\_\_\_  
Michalle Dupree, Chairman

	Bearing	Distance
L1	N 42°10'30" E	40.55'
L2	N 21°08'46" W	25.00'
L3	S 42°10'30" W	25.00'

	Radius	Arc Len.	Chord Bearing	Ch. Dist.
C1	245.00'	270.77'	N 79°29'08" W	257.20'
C2	270.00'	298.40'	S 79°29'08" E	283.44'

Area to be Vacated (Crosshatched)		
Road Name	Sq. Ft.	Acres
Circle Ave. North	7115	0.1633

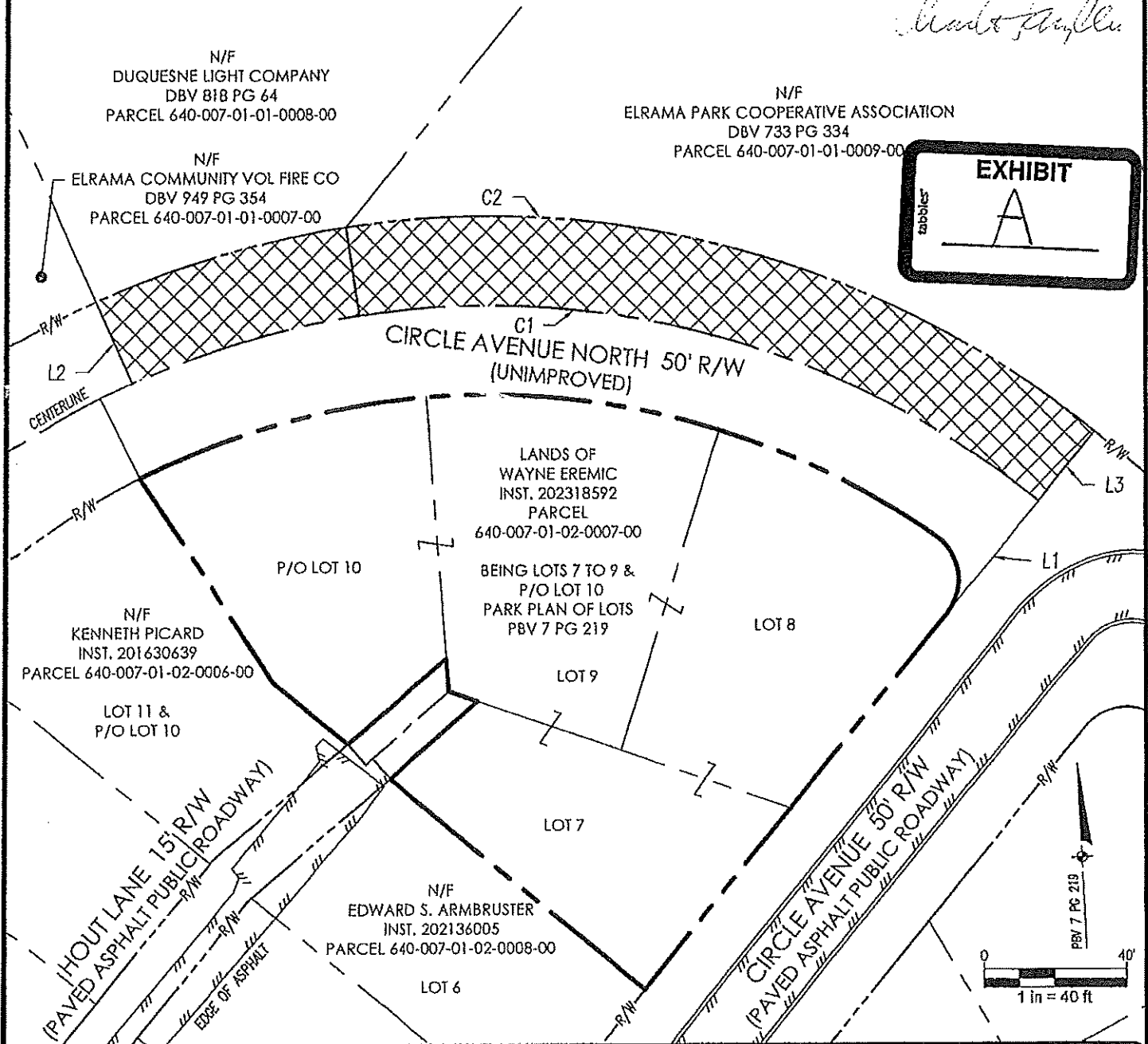
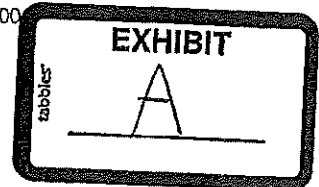


*Charles E. Larzelere*

N/F  
DUQUESNE LIGHT COMPANY  
DBV 818 PG 64  
PARCEL 640-007-01-01-0008-00

N/F  
ELRAMA PARK COOPERATIVE ASSOCIATION  
DBV 733 PG 334  
PARCEL 640-007-01-01-0009-00

N/F  
ELRAMA COMMUNITY VOL FIRE CO  
DBV 949 PG 354  
PARCEL 640-007-01-01-0007-00



### Road Vacation Exhibit

Situate In  
Union Township, Washington County, Pennsylvania

Date: 2-8-2024  
File: 1185 - Boundary.dwg

Exhibit B

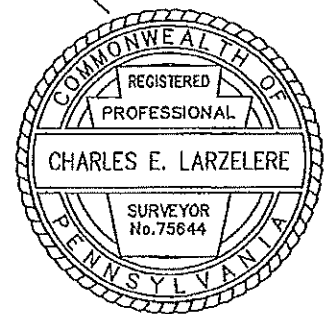
Prepared For  
**Wayne Eremic**  
2229 Fawcett Avenue  
White Oak, PA 15131

Prepared By  
**BoundMark**  
Land Surveying  
Pittsburgh, PA 15205  
Ph: (412) 727-0227

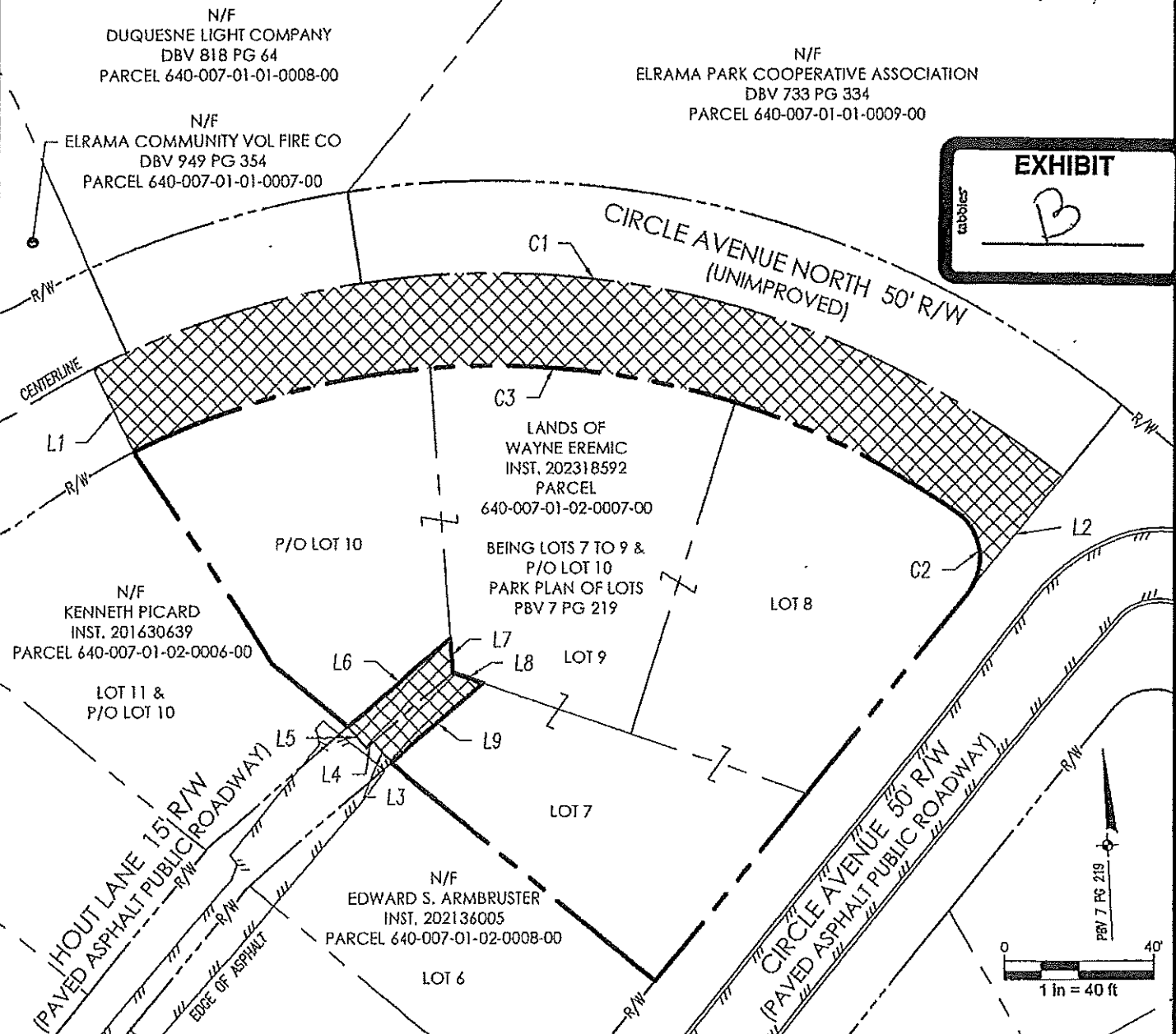
	Bearing	Distance
L1	N 23°27'53" W	25.00'
L2	S 42°10'30" W	40.55'
L3	N 37°16'30" W	7.50'
L4	S 52°43'30" W	2.71'
L5	N 37°16'30" W	7.50'
L6	N 52°43'30" E	36.62'
L7	S 01°35'08" E	9.23'
L8	S 68°18'30" E	8.76'
L9	S 52°43'30" W	33.04'

	Radius	Arc Len.	Chord Bearing	Ch. Dist.
C1	245.00'	280.68'	S 80°38'41" E	265.58'
C2	15.00'	24.66'	N 04°55'20" W	21.98'
C3	220.00'	235.93'	N 82°44'34" W	224.78'

Area to be Vacated (Crosshatched)		
Road Name	Sq. Ft.	Acres
Circle Ave. North	6713	0.1541
Hout Lane	485	0.0111



*Charles E. Larzelere*



**Road Vacation Exhibit**

Situate in  
 Union Township, Washington County, Pennsylvania  
 Date: 2-8-2024  
 File: 1185 - Boundary.dwg  
**Exhibit B**

Prepared For  
**Wayne Eremic**  
 2229 Fawcett Avenue  
 White Oak, PA 15131

Prepared By  
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 Land Surveying  
 Pittsburgh, PA 15205  
 Ph: (412) 727-0227

