

ORDINANCE NO. 822

**AN ORDINANCE LAYING OUT AND ADOPTING AS
PUBLIC ROADS BROOKSIDE AVENUE, CHARLES
AVENUE, AND SOUTH CENTER STREET, SITUATE IN
THE TOWNSHIP OF PENN, YORK COUNTY,
PENNSYLVANIA**

Be it ordained and enacted, by the Township of Penn, York County, Pennsylvania and it is hereby enacted by the authority of the same and hereby laid out and adopted as a public roads in Penn Township, York County Pennsylvania.

ALL those descriptions of Brookside Avenue, Charles Avenue, and South Center Street situate in Penn Township, York County, Pennsylvania, and being described and as shown hereafter on three (3) plan sets prepared by Group Hanover, Inc. first entitled "Final Subdivision Plan Brookside Heights – Phase I", dated January 11, 2013, designated as project number 122660 which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in Record Book 2265, Page 0525 dated January 8, 2014, a second entitled "Final Subdivision Plan Brookside Heights- Phase 2" dated, June 17, 2014 project number 122661, which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in Record Book 2366, Page 5415 on June 3, 2016, and a third entitled "Final Subdivision Plan "Brookside Heights – Phase 2 – Lots 15E and 16A" dated November 8, 2017 project number 172363, which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in Record Book 2462, page 2025 on March 14, 2018, and a plan set prepared by Hanover Land Services entitled "Meadow Spring, LLC Final Reverse Subdivision and Land Development Plan" dated October 5, 2016, project number 6929-16, which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in Record Book 2424 page 4473 on June 8, 2017 which said streets are more fully described as follows:

Brookside Avenue

BEGINNING at a point on the easterly dedicated right-of-way line for Brookside Avenue at the northerly dedicated right-of-way line for Charles Avenue; thence along the easterly dedicated right-of-way line for Brookside Avenue and crossing the entrance to Charles Avenue, with a curve to the right, an arc length of 84.64 feet, a radius of 1525.00 feet, a chord bearing and distance of South 02 Degrees 45 Minutes 01 Seconds West, 84.63 feet to a point on said Brookside Avenue dedicated right-of-way line and at the southerly dedicated right-of-way line for Charles Avenue; thence along said dedicated right-of-way line and along townhouse units 24 and 25, with a curve to the right, an arc length of 181.39 feet, a radius of 1525.00 feet, a chord bearing and distance of South 07 Degrees 44 Minutes 52 Seconds West, 181.28 feet to a point on said right-of-way line at townhouse unit 25; thence along the same and said unit 25 South 11 Degrees 09 Minutes 19 Seconds

West 46.45 feet to a point on said dedicated right-of-way line at lands of J.A Myers Building & Development; thence along lands of J.A Myers Building & Development North 84 Degrees 15 Minutes 36 Seconds West 8.73 feet to a point at said lands and on the easterly curb line of Brookside Avenue; thence in and along and through Brookside Avenue North 05 Degrees 02 Minutes 53 Seconds East 262.35 feet to a point within Brookside Avenue, said point being South 71 Degrees 47 Minutes 12 Seconds East 3.78 feet from the centerline intersection of Charles Avenue and Brookside Avenue; thence in and along and through Brookside Avenue North 00 Degrees 47 Minutes 53 Seconds East 777.04 feet to a point within said Brookside Avenue at the southerly line of a 20' Alley; thence along said Alley North 82 Degrees 47 Minutes 08 Seconds East 25.59 feet to a point at said alley on the easterly dedicated right-of-way line for Brookside Avenue; thence along said easterly dedicated right-of-way line for Brookside Avenue and townhouse unit 10 South 01 Degrees 47 Minutes 53 Seconds West 16.58 feet to a point at said right-of-way line at townhouse unit 10 and on the 50' radius for the Brookside Avenue cul-de-sac; thence along said right-of-way line and townhouse unit 10 and said cul-de-sac, with a curve to the right, an arc length of 120.41 feet, a radius of 50.00 feet, a chord bearing and distance of South 03 Degrees 33 Minutes 11 Seconds East, 93.35 feet to a point at the same; thence along the same and townhouse unit 1, with a curve to the left, an arc length of 40.12 feet, a radius of 35.00 feet, a chord bearing and distance of South 32 Degrees 35 Minutes 52 Seconds West, 37.96 feet to a point on said easterly dedicated right-of-way line for Brookside Avenue at townhouse unit 1; thence along said right-of-way line and townhouse units 1, 2, 3, 4 and 5 South 00 Degrees 14 Minutes 39 Seconds East 553.55 feet to a point at the same; thence along the same and townhouse unit 5, with a curve to the right, an arc length of 37.38 feet, a radius of 1525.00 feet, a chord bearing and distance of South 00 Degrees 27 Minutes 29 Seconds West, 37.38 feet to **the point of BEGINNING. Containing 22,044 square feet, 0.506 acres.**

CHARLES AVENUE WEST OF SOUTH CENTER STREET

BEGINNING at a point on the easterly right-of-way line of Brookside Avenue and the northerly right-of-way line of Charles Avenue at townhouse unit 5; thence along the northerly right-of-way line of Charles Avenue and townhouse unit 5 South 49 Degrees 05 Minutes 35 Seconds East 26.09 feet to a point at the same; thence along the same, with a curve to the left, an arc length of 105.79 feet, a radius of 275.00 feet, a chord bearing and distance of North 68 Degrees 55 Minutes 16 Seconds East, 105.14 feet to a point at the same; thence along the same and townhouse unit 6 North 57 Degrees 54 Minutes 02 Seconds East 170.67 feet to a point at the same; thence along the same North 12 Degrees 54 Minutes 02 Seconds East 24.04 feet to a point at the same at the intersection with South Center Street westerly right-of-way line and the terminal end of Charles Avenue west of South Center Street; thence along the said terminal end and South Center Street westerly right-of-way line South 32 Degrees 05 Minutes 58 Seconds East 84.00 feet to a point on said South Center Street westerly right-of-way line and the southerly right-of-way line for Charles Avenue terminal end west of South Center Street; thence along the southerly right-of-way line for Charles Avenue and townhouse unit 22 North 77 Degrees 05 Minutes 58 Seconds West 24.04 feet to a point at the same; thence along the same and townhouse units 22 and 23 South 57 Degrees 54 Minutes 02 Seconds

West 170.67 feet to a point on said right-of-way line at townhouse unit 23; thence along said right-of-way line and townhouse units 23 and 24, with a curve to the right, an arc length of 142.83 feet, a radius of 325.00 feet, a chord bearing and distance of South 70 Degrees 29 Minutes 26 Seconds West, 141.68 feet to a point at the same at townhouse unit 24; thence along the same South 43 Degrees 42 Minutes 38 Seconds West 21.57 et to a point on said right-of-way line with the intersection with the easterly right-of-way line of Brookside Avenue; thence along the right-of-way line of Brookside Avenue and crossing over Charles Avenue, with a curve to the left, an arc length of 84.64 feet, a radius of 1525.00 feet, a chord bearing and distance of North 02 Degrees 45 Minutes 01 Seconds East, 84.63 feet to the point of beginning. **Containing 17,041 square feet, 0.391 Acres.**

CHARLES AVENUE EAST OF SOUTH CENTER STREET

BEGINNING at a point on the easterly right-of-way line of South Center Street and the northerly right-of-way line of Charles Avenue at townhouse unit 14; thence along the northerly right-of-way line of Charles Avenue and townhouse unit 14 South 77 Degrees 05 Minutes 58 Seconds East 24.04 feet to a point at the same; thence along the same North 57 Degrees 54 Minutes 02 Seconds East 130.12 feet to a point at the same; thence along the same and townhouse unit 15, with a curve to the left, an arc length of 187.74 feet, a radius of 185.00 feet, a chord bearing and distance of North 28 Degrees 49 Minutes 42 Seconds East, 179.79 feet to a point on said right-of-way line at townhouse unit 15; thence along the same North 00 Degrees 14 Minutes 39 Seconds West 30.57 feet to a point on said right-of-way line and at said townhouse unit 15; thence along said townhouse unit 15 and the cul-de-sac for Charles Avenue, with a curve to the left, an arc length of 15.03 feet, a radius of 15.00 feet, a chord bearing and distance of North 28 Degrees 57 Minutes 17 Seconds West, 14.41 feet to a point at townhouse unit 15 and on said cul-de-sac; thence along said cul-de-sac and townhouse unit 15 and lands of Beechwood Ventures LLC and townhouse unit 16, with a curve to the right, an arc length of 247.49 feet, a radius of 50.00 feet, a chord bearing and distance of North 84 Degrees 08 Minutes 19 Seconds East, 61.84 feet to a point on said cul-de-sac at townhouse unit 16; thence along said cul-de-sac and townhouse unit 16, with a curve to the left, an arc length of 12.09 feet, a radius of 15.00 feet, a chord bearing and distance of South 22 Degrees 50 Minutes 57 Seconds West, 11.77 feet to a point at townhouse unit 16 and on the southeasterly right-of-way line for Charles Avenue; thence along the southeasterly right-of-way line for Charles Avenue and townhouse unit 16 South 00 Degrees 14 Minutes 39 Seconds East 38.44 feet to a point at the same; thence along the same and along townhouse units 17 and 18, with a curve to the right, an arc length of 238.48 feet, a radius of 235.00 feet, a chord bearing and distance of South 28 Degrees 49 Minutes 42 Seconds West, 228.38 feet to a point on said right-of-way line at townhouse unit 18; thence along the same and townhouse units 18 and 19 South 57 Degrees 54 Minutes 02 Seconds West 130.12 feet to a point on said right-of-way line at townhouse unit 19; thence along the same South 12 Degrees 54 Minutes 02 Seconds West 24.04 feet to a point on the southerly right-of-way line for Charles Avenue with the intersection with the easterly right-of-way line of South Center Street; thence along said easterly right-of-way line and

crossing over Charles Avenue North 32 Degrees 05 Minutes 58 Seconds West 84.00 feet to the point of beginning. **Containing 28,063 square feet, 0.644 Acres.**

SOUTH CENTER STREET

BEGINNING at a point at lot 26 and at the westerly right-of-way line for South Center Street intersection with the southerly right-of-way line of a 20' Alley; thence along said 20' Alley right-of-way line North 82 Degrees 47 Minutes 08 Seconds East 91.77 feet to a point on said Alley right-of-way line and the easterly right-of-way line for South Center Street at lands of Beechwood Ventures LLC.; thence along the said right-of-way line and lands of Beechwood Ventures LLC South 39 Degrees 11 Minutes 06 Seconds West 32.74 feet to a point at the same; thence along the same, with a curve to the right, an arc length of 49.89 feet, a radius of 925.00 feet, a chord bearing and distance of South 01 Degrees 47 Minutes 18 Seconds East, 49.89 feet to a point at the same; thence along the same and townhouse units 11, 12 and 13 South 00 Degrees 14 Minutes 39 Seconds East 359.88 feet to a point at the same and townhouse unit 13; thence along the same and townhouse units 13 and 14, with a curve to the left, an arc length of 138.99 feet, a radius of 250.00 feet, a chord bearing and distance of South 16 Degrees 10 Minutes 18 Seconds East, 137.21 feet to a point at the same and at townhouse unit 14; thence along the same and townhouse unit 14 South 32 Degrees 05 Minutes 58 Seconds East 43.00 feet to a point at the same with the intersection with the northerly right-of-way line for Charles Avenue; thence along the easterly right-of-way line for South Center Street and crossing over the entrance to Charles Avenue South 32 Degrees 05 Minutes 58 Seconds East 84.00 feet to a point on easterly right-of-way line for South Center Street with the intersection with the southerly right-of-way line for Charles Avenue and at townhouse unit 19D; thence along said easterly right-of-way line and townhouse unit 19D and lot 20 SWM/open space South 32 Degrees 05 Minutes 58 Seconds East 243.29 feet to a point on easterly right-of-way line for South Center Street at said lot and on the Phase II & III line said point being the terminal end for South Center Street dedication; thence along the terminal end for South Center Street dedication and along the Phase II and III line South 57 Degrees 54 Minutes 02 Seconds West 50.00 feet to a point on westerly right-of-way line for South Center Street at townhouse lot 21A and on the Phase II and III line said point being the terminal end for South Center Street dedication; thence along townhouse lot 21A thru 21F and unit 22A and the westerly right-of-way line for South Center Street North 32 Degrees 05 Minutes 58 Seconds West 243.29 feet to a point on the westerly right-of-way line for South Center Street with the southerly right-of-way line for Charles Avenue and at townhouse unit 22A; thence along the westerly right-of-way line for South Center Street and crossing over the entrance to Charles Avenue North 32 Degrees 05 Minutes 58 Seconds West 84.00 feet to a point on the right-of-way line of South Center Street and the northerly right-of-way line of Charles Avenue at townhouse unit 6; thence along the said right-of-way line of South Center Street and townhouse unit 6 North 32 Degrees 05 Minutes 58 Seconds West 43.00 feet to a point on said right-of-way line and at townhouse unit 6; thence along said right-of-way line and townhouse unit 6, lot 27, and townhouse unit 7, with a curve to the right, an arc length of 166.79 feet, a radius of 300.00 feet, a chord bearing and distance of North 16 Degrees 10 Minutes 18 Seconds West, 164.65 feet to a point on said right-of-way line at townhouse unit 7; thence

along said right-of-way line and townhouse units 7, 8, 9 and 10 North 00 Degrees 14 Minutes 39 Seconds West 359.88 feet to a point at the same and at townhouse unit 10; thence along the same and townhouse unit 10 and lot 26, with a curve to the left, an arc length of 47.20 feet, a radius of 875.00 feet, a chord bearing and distance of North 01 Degrees 47 Minutes 22 Seconds West, 47.19 feet to a point at the same and at lot 26; thence along the same and lot 26 North 50 Degrees 39 Minutes 01 Seconds West 26.43 feet to the point of beginning. **Containing 48,065 square feet 1.103 Acres.**

BROOKSIDE AVNEUE

BEGINNING at a point near the centerline of Brookside Avenue; thence leaving said approx. centerline and crossing over Brookside Avenue and along Brookside Heights Phase 2 street dedication for Brookside Avenue South 84 Degrees 15 Minutes 36 Seconds East 23.57 feet to a point on the westerly dedicated right-of-way line for Brookside Avenue; thence along said westerly dedicated line for Brookside Avenue South 11 Degrees 09 Minutes 19 Seconds West 437.22 feet to a point on the said westerly dedicated line for Brookside Avenue for Meadow Springs, LLC and at lands of Michael J. Hufnagle; thence crossing over that portion of Brookside Avenue and lands of Michael J. Hufnagle North 79 Degrees 21 Minutes 42 Seconds West 19.54 feet to a point at said lands of Michael J. Hufnagle and within the westerly side of the centerline for Brookside Avenue; thence thru the westerly side of Brookside Avenue North 10 Degrees 38 Minutes 18 Seconds East 435.19 feet to the point of beginning. Containing 9,382 Square Feet, 0.215 Acres.

ENACTED AND ORDAINED this 19th day of August, 2019.

Board of Commissioners of Penn Township

By: Raymond M. Van de Castle

Raymond M. Van de Castle, President

Attest:

Donna M. Sweeney
Donna M. Sweeney, Township Secretary

