

ORDINANCE NO. 665

AN ORDINANCE OF THE TOWNSHIP OF PENN, YORK COUNTY, PENNSYLVANIA, ACCEPTING LAND AS STORMWATER MANAGEMENT LAND IN HOUSING DEVELOPMENTS.

BE IT ORDAINED AND ENACTED by the Authority of Penn Township, York County, Commonwealth of Pennsylvania, by the Board of Commissioners of Penn Township, and it is hereby Ordained and Enacted, as follows:

SECTION 1

The Board of Commissioners of the Township of Penn may by ordinance dedicate and set apart lands not dedicated to other public uses or purposes and may enter upon, appropriate, and acquire, by gift, devise, purchase, lease or otherwise, private property for the purpose of making, enlarging, and maintaining Stormwater Facilities.

SECTION 2.

The Board of Commissioners of the Township of Penn may accept, construct, and equip Stormwater Management facilities upon such lands and make appropriations for the construction, improvement, maintenance, care, regulation, and government of the same.

SECTION 3.

The Board of Commissioners of the Township of Penn hereby accepts the following described tract of land as a Stormwater Management area:

All the following tracts of land situate, lying and being in Penn Township, York County, Pennsylvania, more particularly bounded and described as follows, to wit:

Tracts No. 1 and 2 being part of the premises which Hall Builders, Inc. by its deed dated December 31, 1987, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Deed Book 97-X, page 442, granted and conveyed to Joseph A. Myers, Grantor herein.

TRACT NO. 1: **BEGINNING** for a point on the southern property line of lands now or formerly of David L. Wallace, also being a corner of Lot No. 29 of said plan; thence along Lot No. 29 and the western side of a right-of-way for Columbia Gas, South twenty-five (25) degrees thirty-three (33) minutes fifty-five (55) seconds East, twenty-one and sixty-nine hundredths (21.69) feet to a point; thence along Lots No. 21 and 20 of said plan, South eighty-seven (87) degrees twelve (12) minutes twenty-eight (28) seconds West, one hundred thirty and twenty-eight hundredths (130.28) feet to a point; thence along said Lot No. 20, South eighteen (18) degrees five (05) minutes twenty-six (26) seconds West, two

hundred fifty-two and sixty-two hundredths (252.62) feet to a point; thence along Lot No. 19, North seventy (70) degrees fifty-four (54) minutes twenty-six (26) seconds West, sixteen and sixty-four hundredths (16.64) feet to a point; thence along lands now or formerly of Hall Builders, Inc., North sixty-five (65) degrees thirty-four (34) minutes forty-nine (49) seconds West, forty-two and forty-eight hundredths (42.48) feet to a point; thence along the same, North seventeen (17) degrees fifty-five (55) minutes twenty-eight (28) seconds West, ninety and nine hundredths (90.09) feet to a point; thence along the same, North nineteen (19) degrees twenty-nine (29) minutes eleven (11) seconds East, one hundred fifty-nine and ninety hundredths (159.90) feet to a point; thence along lands now or formerly of Dorothy M. Sterner, South eighty-three (83) degrees twenty (20) minutes fifty-seven (57) seconds East, thirty-six and four hundredths (36.04) feet to a point; thence along the same, North eighty-two (82) degrees forty-two (42) minutes zero (00) seconds East, twenty-four and seventy-eight hundredths (24.78) feet to a point; thence along the same, North eighty-nine (89) degrees thirty-two (32) minutes thirty-three (33) seconds East, thirteen and ninety-three hundredths (13.93) feet to a point; thence along lands now or formerly of David L. Wallace, North eighty-seven (87) degrees twelve (12) minutes twenty-eight (28) seconds East, one hundred fifty-three and eighty-eight hundredths (153.88) feet to a point, the place of **BEGINNING**. (**CONTAINING** 28,161 square feet and being Lot No. 20A on subdivision plan entitled "Re-Subdivision of Hall Estates Lots 20, 21, 30, 31 and 35," prepared by Group Hanover, Project No. 892400, which said plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book JJ, page 703.)

TRACT NO. 2: **BEGINNING** for a point at the corner of Lot No. 35 and Lot No. 29 on the subdivision plan hereinafter referred to, said point being located in the center of a twenty (20) feet wide utility easement one hundred thirty-seven and seventy-five hundredths (137.75) feet northwest of the dedicated right-of-way line of Collins Circle; thence along Lot No. 29 the following two (2) courses and distances: [1] North eighty-seven (87) degrees forty-six (46) minutes two (02) seconds West, one hundred sixty-two and twenty-five hundredths (162.25) feet to a point; and [2] North two (02) degrees fifty-nine (59) minutes forty-nine (49) seconds West, one hundred thirty and seventy-three hundredths (130.73) feet to a point at lands now or formerly of Dorothy M. Sterner; thence along said Sterner's lands, North eighty-seven (87) degrees zero (00) minutes eleven (11) seconds East, one hundred sixty-one and fifty-seven hundredths (161.57) feet to a point at Lot No. 35 on the subdivision plan hereinafter referred to; thence along Lot No. 35, South two (02) degrees fifty-nine (59) minutes forty-nine (49) seconds East, one hundred forty-five and fifty-two hundredths (145.52) feet to the point and place of **BEGINNING**. (**CONTAINING** 22,318 square feet and designated as Lot No. 35A on subdivision plan entitled "Re-Subdivision of Hall Estates Lots 20, 21, 30, 31 and 35," prepared by Group Hanover, Project No. 892400, which said plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book JJ, page 703.)

TOGETHER WITH a permanent easement and right-of-way in favor of Grantee, its successors and assigns, to provide access from Brentwood Court to the aforesaid Lots No. 20A and 35A hereinabove conveyed, said permanent easement and right-of-way being twenty (20) feet in width being centered on the centerline of the ten (10) feet wide proposed access drive as more fully shown on the subdivision plan hereinabove referred to recorded in Plan Book JJ, page 703, being ten (10) feet on each side thereof, which said

Grantee, its successors and assigns, shall be responsible to improve, maintain and repair. **TOGETHER, ALSO, WITH** a temporary construction easement over Lot No. 29, being forty (40) feet in width beginning at the rear property line of Lots No. 21 and 22, and being centered on the centerline of the ten (10) feet wide proposed access drive as more fully shown on the subdivision plan hereinabove referred to recorded in Plan Book JJ, page 703, being twenty (20) feet on each side thereof which easement shall: 1) be used solely for the construction and paving of the twenty (20) feet wide permanent easement referenced above; and 2) expire immediately following construction of the twenty (20) feet wide permanent easement.

Tracts No. 3 and 4 being part of the premises which Harold E. Little and Margaret H. Little, by their Deed dated September 1, 1987, and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Deed Book 96-W, page 811, granted and conveyed to J. A. Myers Building and Development, Inc., correctly known as J.A. Myers Building and Development, Inc. Grantor herein.

TRACT NO. 3: **BEGINNING** for a point on the northern right-of-way line of Little Knoll Drive, having a width of fifty (50) feet, at the southwestern corner of Lot No. 51, lands now or formerly of Richard L. Lambert, as shown on the hereinafter referred to subdivision plan; thence along the northern right-of-way line of Little Knoll Drive, North seventy-six (76) degrees zero (0) minutes thirty-three (33) seconds West, Ten (10) feet to a point at corner of Lot No. 52, lands now or formerly of Carroll J. McCready; thence along Lot 52, North thirteen (13) degrees fifty-nine (59) minutes twenty-seven (27) seconds East, One hundred ten (110) feet to a point; thence continuing along Lot No. 52 and along Lot No. 53, lands now or formerly of Carroll M. Cox, North seventy-six (76) degrees zero (0) minutes thirty-three (33) seconds West, One hundred eight and fifty-nine hundredths (108.59) feet to a point; thence continuing along lands now or formerly of Carroll M. Cox, Lot No. 125A, North thirteen (13) degrees fifty-nine (59) minutes twenty-seven (27) seconds East, Ninety-eight and ninety-two hundredths (98.92) feet to a steel pin set at lands now or formerly of Hanover Bible Baptist Church, Inc.; thence along said lands of Hanover Bible Baptist Church, Inc., North eighty-eight (88) degrees eight (8) minutes forty-two (42) seconds East, Five hundred eighty-five and eighty-six hundredths (585.86) feet to a point at Lot No. 42, lands now or formerly of Anthony I. Soistman; thence along said Lot No. 42 and along Lot No. 43, lands now or formerly of Louis E. Shelton, South four (4) degrees thirty-four (34) minutes twenty-six (26) seconds East, One hundred eighty and eighty-six hundredths (180.86) feet to a point at Lot No. 44, lands now or formerly of James D. Keller; thence along Lot 44, South four (4) degrees twenty-six (26) minutes forty-six (46) seconds West, Seventy and fifty-four hundredths (70.54) feet to a point; thence continuing along said Keller's lands, South forty (40) degrees thirty-three (33) minutes fourteen (14) seconds East, Twenty-seven and fifty-two hundredths (27.52) feet to a point; thence continuing along said Keller's lands, South eighty-five (85) degrees thirty-three (33) minutes fourteen (14) seconds East, One hundred and fifty-four hundredths (100.54) feet to a point on the western right-of-way line of Narrow Road, having a width of fifty (50) feet; thence along the right-of-way line of Narrow Road, South four (4) degrees twenty-six (26) minutes forty-six (46) seconds West, Ten (10) feet to a point at corner of Lot No. 45, lands now or formerly of Jay K. Bowers; thence along Lot No. 45, North eighty-five (85) degrees thirty-three (33) minutes fourteen (14) seconds West, One hundred and fifty-four hundredths (100.54) feet

to a point; thence continuing along Lot No. 45 and along Lot No. 46, lands now or formerly of Edward A. Higdon, North seventy-one (71) degrees eight (8) minutes thirty-one (31) seconds West, Ninety-three and sixty-nine hundredths (93.69) feet to a point at Lot No. 47, lands now or formerly of Donald W. Teal; thence along the rear of Lot No. 47, and along the rear of Lots No. 48, 49, 50 and 51, lands now or formerly of Raymond A. Martin, Sr., Mark B. Tress, Sharon R. Nanko, and Richard L. Lambert, North seventy-six (76) degrees zero (0) minutes thirty-three (33) seconds West, four hundred forty-five (445) feet to a point; thence continuing along Lot No. 51, South thirteen (13) degrees fifty-nine (59) minutes twenty-seven (27) seconds West, one hundred ten (110) feet to a point on the northern right-of-way of Little Knoll Drive, the place of **BEGINNING**. (**CONTAINING** 2.620 acres and being designated as Lot No. 125, "Remaining Lands Storm Water Management Pond" on final subdivision plan prepared for Resubdivision Lot 125 - Little Knoll Estates by Group Hanover, designated as Project No. 972210, which said subdivision plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book PP, page 271, which said plan represents a resubdivision of Lot No. 125, Little Knoll Estates as first shown on subdivision plan of Little Knoll Estates, Phase I, recorded in Plan Book II, page 781.)

TOGETHER WITH an additional five (5) foot wide drainage and access easement on the eastern side of Lot 52, the western side of Lot 51, the southern side of Lot 44 and the northern side of Lot 45 as shown on said plan.

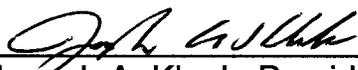
TRACT NO. 4: **BEGINNING** at a point on the western right-of-way line of Little Knoll Drive; thence by Lot No. 70 on the subdivision plan hereinafter referred to, North sixty-three (63) degrees fifty-six (56) minutes three (03) seconds West, One hundred thirteen and forty hundredths (113.40) feet to a point; thence continuing along Lot No. 70, South twelve (12) degrees twenty-eight (28) minutes thirty-six (36) seconds West, Three and forty-five hundredths (3.45) feet to a corner at Lot No. 71 on the subdivision plan hereinafter referred to; thence by Lots No. 71, 72, 73, 74, 75, and 76, North eighty-six (86) degrees two (02) minutes nineteen (19) seconds West, Four hundred seventy-eight and seventy-four hundredths (478.74) feet to a point; thence continuing along Lot No. 76, and along Lots No. 77, 78, 79 and 80, North fifty-eight (58) degrees fifty-three (53) minutes nineteen (19) seconds West, Three hundred twenty-one and nine hundredths (321.09) feet to a point at lands now or formerly of James R. and Dorcas Danner; thence by lands of Danner, North eighty-eight (88) degrees thirty-six (36) minutes twenty-two (22) seconds East, Six hundred eighty-six and forty-seven hundredths (686.47) feet to a corner at lands of Danner and Lot No. 67, Phase III, Little Knoll Estates; thence by said Lot No. 67 and by Lot No. 68, Phase IIA, South thirty-three (33) degrees fifty-eight (58) minutes one (01) second East, One hundred fifty-three and fifty-three hundredths (153.53) feet to a point at Lot No. 69; thence by Lot No. 69, South twelve (12) degrees twenty-eight (28) minutes thirty-six (36) seconds West, Seventy-four and sixty-nine hundredths (74.69) feet to a point; thence continuing along Lot No. 69, South sixty-three (63) degrees fifty-six (56) minutes three (03) seconds East, One hundred sixteen and eighteen hundredths (116.18) feet to a point on the aforementioned western right-of-way line of Little Knoll Drive; thence continuing by the same, South twenty-five (25) degrees twenty-eight (28) minutes thirty-six (36) seconds West, Twelve (12) feet to the place of **BEGINNING**. (**CONTAINING** 2.6639 acres and being designated as Lot No. 126, "Storm Water Management Pond" on Plan of

Little Knoll Estates, Phase IIA and IIB, prepared by Group Hanover, designated as Project No. 872060, which said subdivision plan is recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book JJ, page 433.)

UNDER AND SUBJECT to an existing 30 foot wide sanitary sewer easement and drainage easement as more fully described on the final plan recorded in Plan Book JJ, page 433, aforesaid.

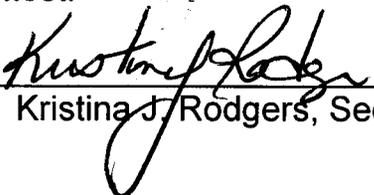
ENACTED AND ORDAINED this 18th day of June 2007.

Board of Commissioners of Penn Township

By: 

Joseph A. Klunk, President

Attest:



Kristina J. Rodgers, Secretary