

ORDINANCE NO. 646

AN ORDINANCE LAYING OUT AND ADOPTING AS PUBLIC ROADS KOALA DRIVE, WALLOBY LANE, OUTBACK DRIVE, SYDNEY DRIVE, AND SYDNEY COURT BEING 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 public roads in Penn Township, York County, Pennsylvania.

ALL those certain descriptions of Koala Drive, Walloby Lane, Outback Drive, Sydney Drive, and Sydney Court situate in Penn Township, York County, Pennsylvania, and being described hereafter by a subdivision prepared by Group Hanover, Inc. it being the final subdivision plan of Melbourne Manor, dated September 4, 1998, designated as Project No. 962586, which said plan is recorded in the Recorder of Deeds Office of York County, Pennsylvania, in Plan Book SS, Page 521 which said streets are more fully described as follows:

KOALA DRIVE

Beginning at a point on the westerly edge of Bankert Road and at lands of N/F Jeffrey L. Arentz; thence along land of Jeffery L. Arentz South 81 Degrees 28 Minutes 40 Seconds West, 2.77 feet to a point on the westerly dedicated right-of-way line of Bankert Road; thence along said right-of-way line, with a curve to the right, an arc length of 88.78 feet, a radius of 609.29 feet, with a chord bearing and distance of North 24 Degrees 20 Minutes 35 Seconds West, 88.70 feet to a point at the southerly entrance to Koala Drive; thence along the entrance to Koala Drive, with a curve to the left, an arc length of 30.45 feet, a radius of 17.00 feet, with a chord bearing and distance of North 71 Degrees 28 Minutes 54 Seconds West, 26.54 feet to a point-of-compound-curve on the easterly right-of-way line of Koala Drive; thence along the easterly right-of-way line of Koala Drive for the following: with a curve to the left, an arc length of 139.10 feet, a radius of 185.00 feet, with a chord bearing and distance of South 35 Degrees 39 Minutes 56 Seconds West, 135.84 feet to a point-of-compound-curve; thence along the same, with a curve to the left, an arc length of 55.53 feet, a radius of 685.00 feet, with a chord bearing and distance of South 11 Degrees 48 Minutes 12 Seconds West, 55.51 feet to a point-of-reverse-curve; thence along the same, with a curve to the right, an arc length of 775.60 feet, a radius of 2025.00 feet, with a chord bearing and distance of South 20 Degrees 27 Minutes 12 Seconds West, 770.86 feet to a point-on-curve at the northerly entrance to Sydney Court; thence along the same, with a curve to the right, an arc length of 91.75 feet, a radius of 2025.00 feet, with a chord bearing and distance of South 32 Degrees 43 Minutes 26 Seconds West, 91.74 feet to a point-on-curve at the southerly entrance to Sydney Court; thence along the same, with a curve to the right, an arc length of 186.77 feet, a radius of 2025.00 feet, with a chord bearing and distance of South 36 Degrees 39 Minutes 50 Seconds West, 186.70 feet to a point on the terminal end of the easterly right-of-way line for Koala Drive; thence along the terminal end of Koala Drive North 74 Degrees 35 Minutes 51 Seconds West, 54.83 feet to a point on the westerly right-of-way line of Koala Drive; thence along the westerly right-of-way line of Koala Drive for the following: with a curve

to the left, an arc length of 179.94 feet, a radius of 1975.00 feet, with a chord bearing and distance of North 37 Degrees 20 Minutes 26 Seconds East, 179.88 feet to a point-on-curve at the southerly entrance to Sydney Drive; thence along the same, with a curve to the left, an arc length of 93.86 feet, a radius of 1975.00 feet, with a chord bearing and distance of North 33 Degrees 22 Minutes 08 Seconds East, 93.85 feet to a point-on-curve at the northerly entrance to Sydney Drive; thence along the same, with a curve to the left, an arc length of 671.69 feet, a radius of 1975.00 feet, with a chord bearing and distance of North 22 Degrees 15 Minutes 52 Seconds East, 668.45 feet to a point-on-curve at the southerly entrance to Walloby Lane; thence along the same, with a curve to the left, an arc length of 91.21 feet, a radius of 1975.00 feet, with a chord bearing and distance of North 11 Degrees 11 Minutes 55 Seconds East, 91.20 feet to a point-on-curve at the northerly entrance to Walloby Lane; thence along the same, with a curve to the left, an arc length of 13.60 feet, a radius of 1975.00 feet, with a chord bearing and distance of North 09 Degrees 40 Minutes 42 Seconds East, 13.60 feet to a point-of-reverse-curve; thence along the same, with a curve to the right, an arc length of 161.88 feet, a radius of 735.00 feet, with a chord bearing and distance of North 15 Degrees 47 Minutes 26 Seconds East, 161.55 feet to a point-of-reverse-curve; thence along the same, with a curve to the left, an arc length of 145.22 feet, a radius of 1075.00 feet, with a chord bearing and distance of North 18 Degrees 13 Minutes 48 Seconds East, 145.11 feet to a point at the terminal end of the westerly right-of-way line on line of lands of N/F Robert F. Martin; thence along lands of N/F Robert F. Martin South 83 Degrees 09 Minutes 00 Seconds East, 41.33 feet to a point on the westerly edge of Bankert Road; thence along Bankert Road South 18 Degrees 31 Minutes 28 Seconds East, 232.78 feet to the point of beginning. Containing 74,343 square feet, 1.707 acres.

WALLOBY LANE

Beginning at a point on the westerly right-of-way line of Koala Drive at the southerly entrance to Walloby Lane; thence along the entrance to Walloby Lane North 35 Degrees 23 Minutes 02 Seconds West, 29.68 feet to a point on the southerly right-of-way line of Walloby Lane; thence along the southerly right-of-way line of Walloby Lane for the following: North 83 Degrees 17 Minutes 20 Seconds West, 435.88 feet to a point-of-curve; thence along the same, with a curve to the left, an arc length of 272.15 feet, a radius of 900.00 feet, with a chord bearing and distance of South 88 Degrees 02 Minutes 53 Seconds West, 271.12 feet to a point-of-reverse-curve; thence along the same, with a curve to the right, an arc length of 368.54 feet, a radius of 725.00 feet, with a chord bearing and distance of North 86 Degrees 03 Minutes 08 Seconds West, 364.59 feet to a point-of-tangent; thence along the same North 71 Degrees 29 Minutes 22 Seconds West, 59.69 feet to a point at the flared entrance to Outback Drive; thence along said entrance South 63 Degrees 30 Minutes 38 Seconds West, 28.28 feet to a point on the easterly right-of-way line of Outback Drive at the terminal end to Walloby Lane southerly right-of-way line; thence along said terminal end and the easterly right-of-way line of Outback Drive North 18 Degrees 30 Minutes 38 Seconds East, 90.00 feet to a point on said right-of-way line and the northerly entrance to Walloby Lane; thence along the entrance to Walloby Lane South 26 Degrees 29 Minutes 22 Seconds East, 28.28 feet to a point on the northerly right-of-way line of Walloby Lane; thence along said northerly right-of-way line for the following: South 71 Degrees 29 Minutes 22 Seconds East, 59.69 feet to a point-of-curve; thence along the same, with a curve to

the left, an arc length of 343.12 feet, a radius of 675.00 feet, with a chord bearing and distance of South 86 Degrees 03 Minutes 08 Seconds East, 339.44 feet to a point-of-reverse-curve; thence along the same, with a curve to the right, an arc length of 287.27 feet, a radius of 950.00 feet, with a chord bearing and distance of North 88 Degrees 02 Minutes 53 Seconds East, 286.18 feet to a point-of-tangent; thence along the same South 83 Degrees 17 Minutes 20 Seconds East, 442.95 feet to a point at the flared entrance to Koala Drive; thence along said entrance North 53 Degrees 17 Minutes 36 Seconds East, 27.49 feet to a point on the westerly right-of-way line of Koala Drive; thence along the westerly right-of-way line of Koala Drive, with a curve to the right, an arc length of 91.21 feet, a radius of 1975.00 feet, with a chord bearing and distance of South 11 Degrees 11 Minutes 55 Seconds West, 91.20 feet; to the point of beginning, Containing 59,580 square feet, 1.368 acres.

OUTBACK DRIVE

Beginning at a point on line of lands N/F Robert F. Martin and the easterly right-of-way line for Outback Drive; thence along the said right-of-way line for the following: South 18 Degrees 30 Minutes 38 Seconds West, 174.21 feet to a point at the northerly entrance to Walloby Lane; thence along the same South 18 Degrees 30 Minutes 38 Seconds West, 90.00 feet to a point at the southerly entrance to Walloby Lane; thence along the same South 18 Degrees 30 Minutes 38 Seconds West, 375.17 feet to a point at the northerly entrance to Sydney Drive; thence along the same South 18 Degrees 30 Minutes 38 Seconds West, 90.00 feet to a point on the southerly entrance to Sydney Drive; thence along the same South 18 Degrees 30 Minutes 38 Seconds West, 183.18 feet to a point at the terminal end of the easterly right-of-way line for Outback Drive at lands of N/F Paul M. Lehigh; thence along said terminal end and lands of Paul M. Lehigh North 67 Degrees 23 Minutes 41 Seconds West, 50.13 feet to a point on line of said lands at the westerly right-of-way line of Outback Drive; thence along said right-of-way line North 18 Degrees 30 Minutes 38 Seconds East, 920.57 feet to a point on the terminal end of the westerly right-of-way line for Outback Drive and at lands N/F Robert F. Martin; thence along said lands and said terminal end South 58 Degrees 27 Minutes 22 Seconds East, 51.32 feet to the point of beginning. Containing 45,829 square feet, 1.052 acres.

SYDNEY DRIVE

Beginning at a point on the easterly right-of-way line of Outback Drive at the northerly entrance to Sydney Drive; thence along the entrance to Sydney Drive South 26 Degrees 14 Minutes 33 Seconds East, 28.16 feet to a point on the northerly right-of-way line of Sydney Drive; thence along said right-of-way line South 70 Degrees 59 Minutes 44 Seconds East, 1054.04 feet to a point at the northerly flared entrance to Koala Drive; thence along said entrance North 70 Degrees 30 Minutes 22 Seconds East, 24.90 feet to a point on the westerly right-of-way line of Koala Drive; thence along said right-of-way line of Koala Drive, with a curve to the right, an arc length of 93.86 feet, a radius of 1975.00 feet, with a chord bearing and distance of South 33 Degrees 22 Minutes 08 Seconds West, 93.85 feet to a point on said right-of-way line at the southerly entrance to Sydney Drive; thence along said entrance North 18 Degrees 07 Minutes 52 Seconds West, 31.89 feet to a point on the southerly right-of-way line of Sydney Drive; thence along said right-of-way line North 70 Degrees 59 Minutes 44

Seconds West, 1030.22 feet to a point at the same and the entrance to Outback Drive; thence along said entrance South 63 Degrees 45 Minutes 27 Seconds West, 28.41 feet to a point on the easterly right-of-way line of Outback Drive; thence along the easterly right-of-way line of Outback Drive North 18 Degrees 30 Minutes 38 Seconds East, 90.00 feet to the point of beginning. Containing 55,021 square feet, 1.263 acres.

SYDNEY COURT

Beginning at a point on the easterly right-of-way line of Koala Drive at the northerly entrance to Sydney Court; thence along said entrance South 19 Degrees 47 Minutes 06 Seconds East, 31.18 feet to a point on the northerly right-of-way line of Sydney Court; thence along said right-of-way line South 70 Degrees 59 Minutes 44 Seconds East, 3.20 feet to a point-of-curve; thence along the same, with a curve to the right, an arc length of 281.21 feet, a radius of 240.00 feet, with a chord bearing and distance of South 37 Degrees 25 Minutes 43 Seconds East, 265.40 feet to a point at the entrance to the cul-de-sac for Sydney Court; thence along said entrance, with a curve to the left, an arc length of 21.03 feet, a radius of 25.00 feet, with a chord bearing and distance of South 27 Degrees 57 Minutes 24 Seconds East, 20.41 feet to a point-of-reverse-curve around the said cul-de-sac; thence around said cul-de-sac, with a curve to the right, an arc length of 241.19 feet, a radius of 50.00 feet, with a chord bearing and distance of South 86 Degrees 08 Minutes 18 Seconds West, 66.67 feet to a point-of-reverse-curve leaving said cul-de-sac; thence leaving said cul-de-sac, with a curve to the left, an arc length of 21.03 feet, a radius of 25.00 feet, with a chord bearing and distance of North 20 Degrees 13 Minutes 59 Seconds East, 20.41 feet to a point-of-reverse-curve on the southerly right-of-way line of Sydney Court; thence along said right-of-way line, with a curve to the left, an arc length of 222.62 feet, a radius of 190.00 feet, with a chord bearing and distance of North 37 Degrees 25 Minutes 43 Seconds West, 210.11 feet to a point-of-tangent at the same; thence along the same North 70 Degrees 59 Minutes 44 Seconds West, 25.17 feet to a point at the same at the southerly entrance to Koala Drive; thence along said entrance South 71 Degrees 30 Minutes 47 Seconds West, 24.35 feet to a point on the easterly right-of-way line of Koala Drive; thence along said right-of-way line, with a curve to the left, an arc length of 91.75 feet, a radius of 2025.00 feet, with a chord bearing and distance of North 32 Degrees 43 Minutes 26 Seconds East, 91.74 feet to the point of beginning. Containing 23,027 square feet, 0.529 acres.

ENACTED AND ORDAINED this 21st day of August, 2006.

BOARD OF COMMISSIONERS OF PENN TOWNSHIP

By: 
Joseph A. Klunk, President

Attest:


Kristina J. Rodgers, Secretary