

ORDINANCE NO. 778

AN ORDINANCE LAYING OUT AND ADOPTING AS PUBLIC ROADS KAITLYN DRIVE, ALEXANDER DRIVE, GRANDVIEW ROAD AND TYLER DRIVE 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 road in Penn Township, York County Pennsylvania.

ALL those descriptions of Kaitlyn Drive, Alexander Drive, Grandview Road and Tyler Drive 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 High Pointe @ Rojen Farms, North dated April 14, 2006 designated as project number 012956 which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in plat book 1901, Page 1675 dated June 18, 2007 and by a plan prepared by Robert A. Sharrah, PLS, entitled, "Road Description Plan – North Section – Ph 1" which plan is dated August 21, 2014, revised September 11, 2014, file no. 0230 and drawing no. F-839, which said streets are more fully described as follows:

KAITLYN DRIVE

BEGINNING at a point at a corner of Lot 51 on the eastern line of Tyler Drive at the most northwesterly corner of the tract about to be described; thence by Lot 51 South 32 degrees 20 minutes 55 seconds East, 35.36 feet to a point; thence by Lot 51 and partly by Lot 52 South 77 degrees 20 minutes 55 seconds East, 166.85 feet to a point; thence partly by Lot 52 and partly by Lot 53 along the arc of a curve to the left having a radius of 2,025.00 feet, arc length of 148.91 feet, chord bearing of South 79 degrees 27 minutes 19 seconds East and chord distance of 148.88 feet to a point; thence partly by Lot 53 and Lots 54 and 55 and partly by Lot 56 South 81 degrees 33 minutes 42 seconds East, 393.45 feet to a point; thence by Lot 56 along the arc of a curve to the left having a radius of 275.00 feet, an arc length of 28.47 feet, chord bearing of South 84 degrees 31 minutes 39 seconds East and chord distance of 28.46 feet to a point at the common corner of Lots 56 and 57; thence crossing Kaitlyn Drive South 02 degrees 30 minutes 23 seconds East, 50.00 feet to a point on the southern limits of Kaitlyn Drive on line of Lot 108B; thence partly by Lot 108B along the arc of a curve to the right having a radius of 325.00 feet, arc length of 33.65 feet, chord bearing of North 84 degrees 31 minutes 39 seconds West and chord distance of 33.63 feet to a point at the common corner of Lots 108B and 45; thence by Lots 45 thru 47 and partly by Lot 48 North 81 degrees 33 minutes 42 seconds West, 393.45 feet to a point; thence partly by Lot 48 and partly by Lot 49 along the arc of a curve to the right having a radius of 2,075.00 feet, arc length of 152.59 feet, chord bearing of North 79 degrees 27 minutes 19 seconds West and chord distance of 152.55 feet to a point; thence partly by Lot 49 and partly by Lot 50 North 77 degrees 20 minutes 55 seconds West, 166.85 feet to a

point; thence by said Lot 50 South 57 degrees 39 minutes 05 seconds West, 35.36 feet to a point on the eastern line of Tyler Drive; thence along the eastern line of Tyler Drive North 12 degrees 39 minutes 05 seconds East, 100.00 feet to **THE POINT AND PLACE OF BEGINNING.**
CONTAINING: 0.895+/- ACRES.

ALEXANDER DRIVE

BEGINNING at a point at the most northwesterly corner of the parcel about to be described, a corner for Lot 11, which point is on the eastern line of Tyler Drive; thence by Lot 11 South 32 degrees 20 minutes 55 seconds East, 35.36 feet to a point; thence by same South 77 degrees 20 minutes 55 seconds East, 151.53 feet to a point; thence partly by Lot 11, Lot 12 and partly by Lot 13, along a curve to the left having a radius of 2025.00 feet, arc length of 148.91, chord bearing of South 79 degrees 27 minutes 19 seconds East and chord distance of 148.88, to a point; thence by Lot 13 and Lot 14 South 81 degrees 33 minutes 42 seconds East, 211.82 feet to a point; thence partly by Lot 14 and partly by Lot 15 along a curve to the left having a radius of 275.00 feet, arc length of 124.58, chord bearing of North 85 degrees 27 minutes 37 seconds East and chord distance of 123.52, to a point; thence South 17 degrees 31 minutes 04 seconds East, 50.00 feet to a point on line of Lot 79; thence partly by Lot 79 and partly by Lot 80 along a curve to the right having a radius of 325.00 feet, arc length of 147.23, chord bearing of South 85 degrees 27 minutes 37 seconds West and chord distance of 145.97 feet to a point; thence partly by Lot 80, Lot 81 and partly by Lot 82 North 81 degrees 33 minutes 42 seconds West, 211.82 feet to a point; thence partly by Lot 82 and partly by Lot 83 along a curve to the right having a radius of 2075.00 feet, arc length of 152.59, chord bearing of North 79 degrees 27 minutes 19 seconds West and chord distance of 152.55 feet to a point; thence partly by Lot 83 and partly by Lot 84 North 77 degrees 20 minutes 55 seconds West, 151.53 feet to a point; thence by said Lot 84 South 57 degrees 39 minutes 05 seconds West 35.36 feet to a point on the eastern line of aforementioned Tyler Drive; thence along the eastern line of Tyler Drive North 12 degrees 39 minutes 05 seconds East 100.00 feet **TO THE POINT AND PLACE OF BEGINNING.**
CONTAINING: 0.789+/- ACRES.

ALEXANDER DRIVE TEMPORARY RIGHT OF WAY

BEGINNING at a point on line of Lot 79 at the most southerly point of the parcel about to be described, which point is located at Alexander Drive roadway station 7+00.00 offset 25.00 feet right; thence running across Alexander Drive North 17 degrees 31 minutes 04 seconds West, 50.00 feet to a point on line of Lot 15; thence by Lot 15 along a curve to the left having a radius of 275.00 feet, arc length of 84.31 feet, chord bearing of North 63 degrees 41 minutes 58 seconds East and chord distance of 83.98 feet to a point; thence partly by Lot 15, Lots 16 thru 19 and partly by Lot 107 North 54 degrees 55 minutes 00 seconds East, 561.03 feet to a point; thence through Lot 107 along the arc of a curve to the left having a radius of 25.00 feet, arc length of 21.03 feet, chord bearing of North 30 degrees 49 minutes 20 seconds East and chord distance of 20.41 feet to a point; thence partly through same and partly through Lot 20, partly by the future extension of Alexander Drive and partly through Lot 73 along the arc of a curve to the right having a radius of 50.00 feet, arc length of 241.19 feet, chord bearing of South 35 degrees 05 minutes 00 seconds East and chord distance of 66.67 feet to a point; thence continuing through Lot 73 along the arc of a curve to the left having a radius of 25.00 feet, arc length of

21.03 feet, chord bearing of South 79 degrees 00 minutes 42 seconds West and chord distance of 20.41 feet to a point; thence partly by Lot 73, Lots 74 thru 77 and partly by Lot 78 South 54 degrees 55 minutes 00 seconds West, 561.03 feet to a point; thence partly by Lot 78 and partly by Lot 79 along the arc of a curve to the right having a radius of 325.00 feet, arc length of 99.64 feet, chord bearing of South 63 degrees 41 minutes 58 seconds West and chord distance of 99.25 feet to **THE POINT OF BEGINNING. CONTAINING: 0.940+/- ACRES.**

GRANDVIEW ROAD

BEGINNING at a PK nail at the centerline intersection of Grandview Road and Beck Mill Road, which point is the most northwesterly corner of the tract about to be described; thence in or along the centerline of Grandview Road South 78 degrees 13 minutes 59 seconds East 453.55 feet to a PK nail in or near the centerline of Grandview Road; thence by same South 77 degrees 46 minutes 54 seconds East 535.19 feet to a railroad spike in or near the center line of Grandview Road; thence leaving the centerline of Grandview Road North 24 degrees 13 minutes 02 seconds East 31.24 feet to a point at land now or formerly of Penn Township; thence by said Penn Township lands South 77 degrees 20 minutes 54 seconds East 413.74 feet to a point at the southern line of Tyler Drive; thence along the southern line of Tyler Drive South 77 degrees 20 minutes 54 seconds East 100.00 feet to a point, a corner of Lot 85; thence by said Lot 85 South 77 degrees 20 minutes 54 seconds East 103.27 feet to a point at the corner of Lots 85 and 86; thence by Lots 86 and 87 and partly by Lot 88 along the arc of a curve to the left having a radius of 4170.00 feet, arc length of 306.64 feet, chord bearing of South 79 degrees 27 minutes 17 seconds East and chord distance of 306.57 feet to a point; thence partly by Lot 88, Lot 89 and partly by Lot 90 South 81 degrees 33 minutes 41 seconds East 226.74 feet to a point; thence partly by Lot 90, Lot 108A, Lot 108 and partly by Lot 91 along the arc of a curve to the left having a radius of 950.00 feet, arc length of 721.61 feet, chord bearing of North 76 degrees 40 minutes 40 seconds East and chord distance of 704.39 feet to a point; thence partly by Lot 91 and Lots 92 thru 100 and partly by Lot 101 North 54 degrees 55 minutes 02 seconds East 1307.72 feet to a point at the southern line of future Alexander Drive; thence along the southern line of future Alexander Drive North 54 degrees 55 minutes 02 seconds East 100.00 feet to a point at the corner of Lot 102; thence partly by Lot 102, Lots 103 thru 105 North 54 degrees 55 minutes 02 seconds East 458.30 feet to a 5/8" rebar on line of lands now or formerly of Scott Parrott & Lisa M. Parrott; thence by said Parrott lands South 28 degrees 19 minutes 22 seconds East 5.58 feet to a point; thence across the existing public portion of Grandview Road South 26 degrees 58 minutes 23 seconds East 50.20 feet to a point at lands now or formerly of Alan J. Dusman & Amanda M. Dusman; thence by said Dusman lands South 27 degrees 44 minutes 14 seconds East 4.80 feet to a 5/8" rebar to be set, the most northeasterly corner of future Lot 142 on the southern line of Grandview Road; thence by future Lot 142, 141, 140, 139, 138, and 137 South 54 degrees 55 minutes 02 seconds West 1118.93 feet to a point on the northern limits of the future Oak Hills Drive; thence by the northern line of said future Oak Hills Drive South 54 degrees 55 minutes 02 seconds West 100.00 feet to a point, a corner for Lot 136; thence by said future Lot 136, Lots 135, 134, and partly by Lot 133 South 54 degrees 55 minutes 02 seconds West 638.74 feet to a point; thence partly by future Lot 133, Lots 132, 131, 130, 129 and partly by Lot 128 along the arc of a curve to the right having a radius of 1010.00 feet, arc length of 767.19 feet, chord bearing of South 76 degrees 40 minutes 40

seconds West and chord distance of 748.88 feet to a point; thence partly by future Lot 128 and partly by future Lot 127 North 81 degrees 33 minutes 41 seconds West 226.74 feet to a point; thence partly by future Lot 127, Lot 126 and partly by Lot 125 along the arc of a curve to the right having a radius of 4230.00 feet, arc length of 311.06 feet, chord bearing of North 79 degrees 27 minutes 17 seconds West and chord length of 310.99 feet to a point; thence continuing by future Lot 125 North 77 degrees 20 minutes 54 seconds West 103.28 feet to a point on the northern line of future Tyler Drive; thence along the northern line of future Tyler Drive North 77 degrees 20 minutes 54 seconds West 100.00 feet to a point, a common corner with future Lot 124; thence by future Lot 124, future Lots 123, 122, 121 and partly by Lot 120 North 77 degrees 20 minutes 54 seconds West 708.27 feet to a point; thence partly by future Lot 120, future Lots 119, 118 and 117 North 78 degrees 18 minutes 07 seconds West 653.74 feet to a point; thence along the northwest line of Lot 117 South 65 degrees 59 minutes 25 seconds West 48.72 feet to a point; thence through the Beck Mill Road right-of-way North 60 degrees 01 minute 01 second West 24.70 feet to a point in or near the centerline of Beck Mill Road; thence in or along the aforementioned centerline of Beck Mill Road North 29 degrees 58 minutes 59 seconds East 53.38 feet to a point, **THE POINT AND PLACE OF BEGINNING. CONTAINING: 5.869+/- ACRES.**

TYLER DRIVE

BEGINNING at a point at a corner of Lot 106 (lands now or formerly of Penn Township), at the most southwesterly corner of the tract about to be described on the northern limits of Grandview Road; thence by said Lot 106 being lands now or formerly of Penn Township North 57 degrees 40 minutes 13 seconds East, 35.34 feet to a point; thence by same North 12 degrees 39 minutes 05 seconds East, 1,143.34 feet to a point, a corner for other lands of Penn Township, on the perimeter property line of lands of High Pointe, LLC at the present southern limits of Tyler Drive (a public street); thence along the southern limits of the public portion of Tyler Drive North 83 degrees 01 minute 35 seconds East, 53.08 feet to a point, a corner of lands now or formerly of Michael A. Scheiffer & Katherine G. Scheiffer, at the northwestern most corner of Lot 107 (a High Pointe at Rojen Farms Homeowners Association Lot); thence partly by same and partly by Lots 9, 10 and 11 South 12 degrees 39 minutes 05 seconds West 327.82 feet to a point at the northwestern most corner of Alexander Drive; thence by said Alexander Drive South 12 degrees 39 minutes 05 seconds West, 100.00 feet to a point at the southwestern most corner of Alexander Drive at a corner of Lot 84; thence by Lots 84 and 51 South 12 degrees 39 minutes 05 seconds West, 316.67 feet to a point at the northwestern most corner of Kaitlyn Drive; thence by said Kaitlyn Drive South 12 degrees 39 minutes 05 seconds West, 100.00 feet to a point at the southwestern most corner of Kaitlyn Drive at a corner of Lot 50; thence by Lots 50 and 85 South 12 degrees 39 minutes 05 seconds West, 316.68 feet to a point; thence by same South 32 degrees 22 minutes 00 seconds East, 35.34 feet to a point on the northern line of aforementioned Grandview Drive; thence along the northern line of Grandview Drive North 77 degrees 20 minutes 54 seconds West, 100.00 feet to **THE POINT AND PLACE OF BEGINNING. CONTAINING: 1.366+/- ACRES.**

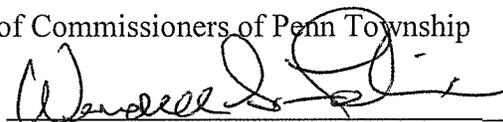
The above descriptions were taken by a plan prepared by Robert A. Sharrah, PLS, Land Surveying and Consulting Services, entitled "Road Dedication Plan- North Section – PH-1",

which plan is dated 21 August 2014, revised 11 September 2014, File No. 0230 and Drawing No. F-839.

ENACTED AND ORDAINED this 17th day of August, 2015.

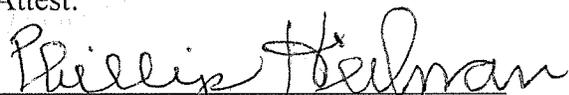
Board of Commissioners of Penn Township

By:



Wendell S. Felix, President

Attest:



Phillip Heilman, Assistant Secretary