

## ORDINANCE NO. 780

### AN ORDINANCE LAYING OUT AND ADOPTING AS PUBLIC ROADS BECK MILL ROAD, GRNDVIEW ROAD, MARTINS RIDGE DRIVE AND BRIAN LANE 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 Beck Mill Road, Grandview Road, Martins Ridge Drive and Brian Lane situate in Penn Township, York County, Pennsylvania, and being described hereafter by a subdivision prepared by Hanover Land Services, Inc., it being the final subdivision plan of Martins Ridge, dated September 20, 2006, 3<sup>rd</sup> revised April 3, 2007 designated as file number 2532-06 which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in plat book 1927, Page 2195 dated October 12, 2007 and by a subdivision plan prepared by Worley Surveying it being the final subdivision of Martin's Ridge, dated August 10, 2001, 1<sup>st</sup> revised on October 30, 2001 which said plan is recorded in the Recorder of Deeds office of York county, Pennsylvania in plat book No. RR, Page 644, dated December 12, 2001 and by a subdivision prepared by Worley Surveying it being the final subdivision plan of Clyde E. and Anna Mae J. Martin, dated April 19, 1999, 3<sup>rd</sup> revised on December 2, 1999, which said plan is recorded in the Recorder of Deeds office of York County, Pennsylvania in plat book QQ, Page 547, dated January 3, 2000, which said streets are more fully described as follows:

#### BECK MILL ROAD AND GRANDVIEW ROAD

##### AREA ONE:

BEGINNING FOR THE SAME at the beginning of the 10<sup>th</sup> or South 04 ½ West, 4 perch line in a conveyance from Clyde E. Martin, Executor for Effie B. Martin, unto Clyde E, and Anna Mae J. Martin, dated May 19, 1992, as recorded among the Land Records of York County, Pennsylvania in Deed Book 396, Page 781; thence 1) Running upon the overall tract line of said "Martins Ridge Subdivision" South 01 degrees, 38 minutes, 31 seconds West, 66.00 feet to a point east of the center line of Beck Mill Road; thence 2) South 86 degrees, 38 minutes, 31 seconds West, 8.04 feet to a point in the center line of Beck Mill Road; thence 3) with the center line of said Road South 02 degrees, 51 minutes, 53 seconds West, 269.32 feet to a point in the center line of said road; thence 4) leaving the center line of said road North 86 degrees, 59 minutes, 38 seconds East, 2.70 feet to a point East of the center line of said road; thence 5) in road South 03 degrees, 58 minutes 42 seconds West, 216.57 feet to a point in road and at the

Northern right of way of Martins Ridge Drive; thence 6) continuing along the Northern right of way line of Martins Ridge Drive, North 87 degrees, 08 minutes, 07 seconds West, 23.48 feet to a point at Lot No. 26 and the dedicated right of way line of Beck Mill Road; thence 7) along the dedicated right of way line, North 02 degrees, 51 minutes, 53 seconds East, 549.17 feet to a point at lands of Thornbury Hunt Subdivision; thence 8) along Thornbury Hunt, North 86 degrees, 58 minutes, 05 seconds East, 31.75 feet ; TO POINT OF BEGINNING herein. CONTAINING within said metes and bounds, an area of 0.3299 acre or 14,371 square feet of land, more or less.

AREA TWO:

BEGINNING FOR THE SAME at the Southern right of way of Martins Ridge Drive and in or near the center of Beck Mill Road; thence 1) in Beck Mill Road, South 03 degrees, 58 minutes, 42 seconds West, 338.74 feet to a point; thence 2) continuing in road, South 26 degrees, 58 minutes, 42 seconds West, 127.00 feet to a point in the intersection of Beck Mill Road and Grandview Road; thence 3) in Grandview Road, North 77 degrees, 31 minutes, 18 seconds West, 493.75 feet to a point in Grandview Road at Brian Lane; 4) thence along the eastern side of Brian Lane, North 11 degrees, 37 minutes, 21 seconds East, 51.14 feet to a corner at Lot No. 4 and the dedicated right of way line of Grandview Road; thence 5) along the dedicated right of way line, South 33 degrees, 22 minutes, 39 seconds East, 24.04 feet to a point; thence 6) along the same, South 78 degrees, 22 minutes, 39 seconds East, 172.09 feet to a point; thence 7) thence along the same, South 78 degrees, 10 minutes, 51 seconds East, 259.59 feet to a point near the intersection of Beck Mill Road; thence 8) along Beck Mill Road, by a curve to the left, having a radius of 42.00 feet, an arc distance of 58.94 feet, the long chord of which is North 61 degrees, 36 minutes, 59 seconds East, 54.22 feet to a corner at the right of way line of Beck Mill Road; 9) thence along the dedicated right of way line, by a curve to the left, having a radius of 550.00 feet, an arc distance of 150.09 feet, the long chord of which is North 13 degrees, 35 minutes, 45 seconds East, 149.62 feet to a corner at Lot No. 8; thence 10) continuing along the dedicated right of way line, by a curve to the left, having a radius of 550.00 feet, an arc distance of 27.97 feet, the long chord of which is North 04 degrees, 19 minutes, 17 seconds East, 27.96 feet to a point; thence 11) continuing along the same, North 02 degrees, 51 minutes, 53 seconds East, 204.51 feet to a corner at the southern right of way line of Martins Ridge Drive; thence 12) thence along the southern right of way line, South 87 degrees, 08 minutes, 07 seconds East, 21.85 feet to POINT OF BEGINNING herein. CONTAINING within said metes and bounds, an area of 0.6463 acre or 28,151 square feet of land, more or less.

AREA THREE:

BEGINNING FOR THE SAME at the Western right of way of Brian Lane and in Grandview Road; thence 1) in Grandview Road, North 77 degrees, 31 minutes, 18 seconds West, 211.77 feet to a corner at lands now/formerly The Roman Catholic Congregation Of St. Joseph Church; thence 2) along said lands, North 02 degrees, 19 minutes, 10 seconds West, 31.70 feet to a corner at Lot No.2 and the dedicated right of

way line of Grandview Road; thence 3) along the dedicated right of way line, South 78 degrees, 13 minutes, 29 seconds East, 202.36 feet to a corner; thence 4) along the same, North 56 degrees, 37 minutes, 21 seconds East, 24.04 feet to a point at the western right of way line of Brian Lane; thence 5) along Brian Lane, South 11 degrees, 37 minutes, 21 seconds West, 50.40 feet to POINT OF BEGINNING herein. CONTAINING within said metes and bounds, an area of 0.1618 acre or 7,047 square feet of land, more or less.

### Martins Ridge Drive

BEGINNING FOR THE SAME at a point upon the easterly terminus of Martins Ridge Drive, (a public right of way), at the southeastern most corner of Lot 26 as shown on the Plan of "MARTINS RIDGE SUBDIVISION", prepared by Hanover Land Services, Inc., dated September 20, 2006, 3<sup>rd</sup> revised on April 3, 2007 and recorded on October 12, 2007 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan/Plat Book No. 1927, Page 2195, said point of beginning being located westerly of the existing centerline of pavement of Beck Mill Road, thence running for the right of way lines of said Martins Ridge Drive, for the twelve following courses and distances, as surveyed by Hanover Land Services, Inc., with all bearings herein being referred to said Plan of "MARTINS RIDGE SUBDIVISION"; thence 1) running upon the overall tract line of said "MARTINS RIDGE SUBDIVISION", upon said easterly terminus of Martins Ridge Drive, South 03°58'42" West 84.02 feet to a point upon the southerly right of way line of Martins Ridge Drive (width varies), thence; 2) upon said southerly right of way lines of Martins Ridge Drive (width varies), North 87°08'07" West 21.85 feet to a point; thence 3) upon a fillet line, North 42°08'07" West 24.04 feet to a point, thence; 4) upon the southerly right of way lines of Martins Ridge Drive (a 50 feet wide public right of way), North 87°08'07" West 373.00 feet to a point of curvature; thence 5) by a curve to the left having a radius of 295.00 feet, an arc length of 87.62 feet, said curve being subtended by a chord bearing South 84°23'33" West 87.30 feet to a point, thence; 6) upon a fillet line for the southerly right of way line of Martins Ridge Drive (width varies), South 33°53'32" West 22.75 feet to a point, to intersect the easterly right of way line of Brian Lane, (a 50 feet wide public right of way), thence; 7) running upon the westerly terminus of the right of way of Martins Ridge Drive, upon the easterly right of way line of Brian Lane, by a curve to the left having a radius of 325.00 feet, an arc length of 79.91 feet, said curve being subtended by a chord bearing North 15°18'19" West 79.71 feet to a point upon the northerly right of way line of Martins Ridge Drive, (width varies), thence; 8) leaving said easterly right of way line of Brian Lane and running upon a fillet line for the northerly right of way line of Martins Ridge Drive, (width varies), South 63°31'27" East 22.25 feet to a point upon the northerly right of way line of Martins Ridge Drive, (50 feet wide), thence; 9) upon the northerly right of way lines of Martins Ridge Drive, (50 feet wide), by a curve to the right having a radius of 345.00 feet, an arc length of 103.91 feet, said curve being subtended by a chord bearing North 84°14'10" East 103.52 feet to a point of tangency; thence 10) South 87°08'07" East 373.19 feet to a point, thence; 11) upon a fillet line, for the northerly right of way line of Martins Ridge Drive, (width varies),

North 47°51'53" East 24.04 feet to a point; thence 12) upon said northerly right of way line of Martins Ridge Drive, (width varies), South 87°08'07" East 23.48 feet to the POINT OF BEGINNING herein. CONTAINING within said metes and bounds, an area of 0.6302 acre or 27,452 square feet of land, more or less.

Brian Lane:

BEGINNING FOR THE SAME at a point upon the easterly right of way line of Brian Lane, (a 50 feet wide public right of way), at the southwestern most corner of Lot 11 as shown on the Plan of "MARTINS RIDGE SUBDIVISION", prepared by Hanover Land Services, Inc., dated September 20, 2006, 3<sup>rd</sup> revised on April 3, 2007 and recorded on October 12, 2007 in the Office of the Recorder of Deeds in and for York County, Pennsylvania in Plan/Plat Book No. 1927, Page 2195, said point of beginning also being the northeastern most corner of Brian Lane as shown on the Plan of "MARTIN RIDGE", dated April 19, 1999 and recorded with the above cited Recorder of Deeds on January 3, 2003 in Plan/Plat Book QQ. Page 547, and filed in a Deed of Dedication recorded on November 27, 2001 in Deed Book 1466, Page 5874, thence running for the right of way lines of said Brian Lane, for the sixteen following courses and distances, as surveyed by Hanover Land Services, Inc., with all bearings herein being referred to said Plan of "MARTINS RIDGE SUBDIVISION"; thence 1) Running upon the overall tract line of "MARTINS RIDGE SUBDIVISION", across Brian Lane, North 78°22'39" West 50.00 feet to a point upon the westerly right of way line of Brian Lane, thence; 2) Upon the westerly right of way lines of Brian Lane, North 11°37'21" East 29.84 feet to a point of curvature, thence 3) by a curve to the left having a radius of 275.00 feet, an arc length of 164.45 feet, said curve being subtended by a chord bearing North 05°30'31" West 162.01 feet to a point of tangency; 4) North 22°38'22" West 113.74 feet to a point of curvature; thence 5) by a curve to the right having a radius of 525.00 feet, an arc length of 186.19 feet, said curve being subtended by a chord bearing North 12°28'46" West 185.22 feet to a point of tangency; thence 6) North 02°19'10" West 407.29 feet to a point of curvature; thence 7) by a curve to the right having a radius of 325.00 feet, an arc length of 76.03 feet, said curve being subtended by a chord bearing North 04°22'57" East 75.86 feet to a point upon the easterly boundary of Lot 19 of said "MARTINS RIDGE SUBDIVISION", at the southwestern most corner of Parcel E as shown on the Corrective Subdivision Plat of "MARTINS RIDGE", prepared by Sharrah Design Group, Inc., dated December 30, 2014, revised January 23, 2015 and recorded with said Office of the Recorder of Deeds in Plat/Plan Book 2312, Page 149, thence; 8) continuing along the westerly right of way lines by a curve to the right having a radius of 325.00 feet, an arc length of 60.13 feet, said curve being subtended by a chord bearing North 16°24'51" East 60.05 feet to a point lands now/formerly of Thornbury Hunt Subdivision; thence 9) leaving said westerly right of way lines of Brian Lane and running upon the northernmost boundary of said Parcel E, across Brian Lane, South 70°12'19" East 50.03 feet to a point upon the easterly right of way line of Brian Lane, thence; 10) upon the easterly right of way lines of Brian Lane, by a curve to the left having a radius of 275.00 feet, an arc length of 117.00 feet, said curve

being subtended by a chord bearing South 09°52'08" West 116.12 feet to a point of tangency, thence 11) South 02°19'10" East 2.76 feet to a point at the southeastern most corner of Parcel E; thence 12) South 02°19'10" East 404.38 feet to a point of curvature; thence 13) by a curve to the left having a radius of 475.00 feet, an arc length of 168.46 feet, said curve being subtended by a chord bearing South 12°28'46" East 167.58 feet to a point of tangency; thence 14) South 22°38'22" East 113.74 feet to a point of curvature; thence 15) by a curve to the right having a radius of 325.00 feet, an arc length of 194.35 feet, said curve being subtended by a chord bearing South 05°30'31" East 191.46 feet to a point of tangency; thence 16) South 11°37'21" West 29.84 feet to the POINT OF BEGINNING herein. CONTAINING within said metes and bounds, an area of 1.1870 acres or 51,705 square feet of land, more or less.

ENACTED AND ORDAINED this 17<sup>th</sup> day of August, 2015.

Board of Commissioners of Penn Township

By: Wendell S. Felix

Wendell S. Felix, President

Attest:

Phillip Heilman  
Phillip Heilman, Assistant Township Secretary