

**ORDINANCE NO. 813**

**AN ORDINANCE OF THE TOWNSHIP OF PENN, YORK COUNTY,  
PENNSYLVANIA, APPROVING THE PLAN OF CONSTRUCTION OF SANITARY  
COLLECTION SEWERS WITHIN THE WELLSPAN PROPERTIES, INC. LAND  
DEVELOPMENT AS REQUIRED BY CHAPTER 245 OF THE PENN TOWNSHIP  
CODE, AND ORDINANCE 683.**

**SECTION 1.**

The Board of Commissioners of Penn Township authorizes the construction of all those certain eight (8) inch diameter gravity sewer mains, manholes, and laterals appurtenant situated in that certain parcel of ground being identified as 1227 Baltimore Street and the easements located therein, in Penn Township, York County, Pennsylvania bounded and shown according to a plan prepared by site design concepts, inc. entitled Final Land Development Plan, Proposed Medical Office Facility for WellSpan Properties, Inc., dated April 12, 2017, and by a sewer description prepared by site design concepts, inc. entitled Sanitary Sewer Easement Exhibit Plan, dated October 16, 2018, bounded and limited as follows:

**SANITARY SEWER RUN THROUGH THAT CERTAIN PARCEL KNOWN AS 1227  
BALTIMORE STREET**

**COMMENCING** at a steel pin with cap at common corner of the aforementioned lands of WellSpan Properties, Inc. and lands now or formerly of Stonewicke, LP (Record Book 1815, Page 5901) and being on a line of lands now or formerly of Larry S. Derby and Amanda M. Jones Derby (Record Book 1960, Page 2241); **THENCE** along said line of lands of Larry S. Derby and Amanda M. Jones Derby and the terminus of Penn Township's right-of-way for Willow Court, South 03 degrees 53 minutes 34 seconds East, 63.01 feet to a point and the true **POINT OF BEGINNING**; **THENCE** continuing along the terminus of Willow Court, South 03 degrees 53 minutes 34 seconds East, 20.00 feet to a point; **THENCE** leaving the terminus of Willow Court and in and through the said lands of WellSpan Properties, Inc. the following three (3) courses:

1. South 86 degrees 18 minutes 51 seconds West, 157.76 feet to a point;
2. South 59 degrees 40 minutes 06 seconds West, 399.01 feet to a point;
3. South 77 degrees 18 minutes 40 seconds West, 64.48 feet to a point on a line of lands of the previously mentioned lands of Stonewicke, LP;

**THENCE** along said lands of Stonewicke, LP, North 14 degrees 04 minutes 32 seconds West, 20.01 feet to a point, said point being South 14 degrees 04 minutes 32 seconds East, 60.90 feet from a steel pin with cap at a common corner of the lands of WellSpan Properties, Inc., and said lands of Stonewicke, LP; **THENCE** again in and through the said lands of WellSpan Properties, Inc., the following three (3) courses:

1. North 77 degrees 18 minutes 40 seconds East, 61.86 feet to a point;
2. North 59 degrees 40 minutes 06 seconds East, 400.65 feet to a point;
3. North 86 degrees 18 minutes 51 seconds East, 162.42 feet to a point at the previously mentioned lands of Larry S. Derby and Amanda M. Jones Derby and the PLACE OF BEGINNING.

SECTION 2.

The aforementioned said sanitary sewers have been constructed, and are or have been ready for use.

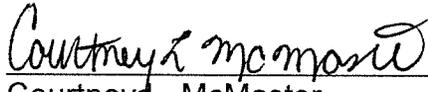
SECTION 3.

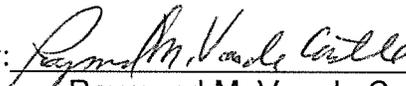
The extension described herein is not assessable. The extension described in this Ordinance has been built by a developer in the Township and has been properly dedicated by the owner at a public meeting of the Board of Commissioners.

**ENACTED AND ORDAINED** this 17<sup>th</sup> day of December, 2018.

Attest:

Board of Commissioners of Penn Township

  
\_\_\_\_\_  
Courtney L. McMaster

By:   
\_\_\_\_\_  
Raymond M. Van de Castle