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TOWNSHIP OF EPHRATA

LANCASTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 259

**AN ORDINANCE AMENDING THE EPHRATA TOWNSHIP
ZONING ORDINANCE BY CHANGING THE CLASSIFICATION
OF PROPERTY LOCATED ON THE SOUTH SIDE OF MEADOW
VALLEY ROAD (S.R. 1020) AND ON THE WEST SIDE OF NORTH
READING ROAD (S.R. 0272) IN EPHRATA TOWNSHIP,
LANCASTER COUNTY FROM COMMERCIAL (C) TO
RESIDENTIAL MEDIUM DENSITY (RMD)**

WHEREAS, a Petition has been filed with the Supervisors of Ephrata Township, Lancaster County, Pennsylvania, by Creek Corner Heights, LLC, requesting the change of classification of the premises hereafter described from Commercial (C) to Residential Medium Density (RMD).

NOW, THEREFORE, be and it is hereby enacted and ordained by the Supervisors of Ephrata Township, Lancaster County, Pennsylvania, as follows:

SECTION 1. The tract of land situate on the south side of Meadow Valley Road, SR1020, and on the west side of North Reading Road, SR0272, in Ephrata Township, Lancaster County, Pennsylvania, described on Exhibit A, prepared by Pioneer Management, LLC, Drawing No. 11-0950-03-A dated March 31, 2016, containing

12.539 acres is changed from its present zoning classification of Commercial (C) to Residential Medium Density (RMD).

SECTION 2. The new classification shall be shown and described on the Official Zoning Map of Ephrata Township.

SECTION 3. All other parts, sections, sub-sections and provisions of the Ephrata Township Zoning Ordinance shall remain in effect as heretofore adopted.

SECTION 4. This Ordinance shall become effective five (5) days after adoption by the Board of Supervisors of Ephrata Township.

ORDAINED AND ENACTED this 6 day of September, 2016.

EPHRATA TOWNSHIP

Attest: John L. Weber
Secretary

By: Clark R. Harff
Chairman, Board of Supervisors

(SEAL)

Prepared by Hershey Surveying, Inc.
March 31, 2016
Exhibit "A"

Legal Description
Creek Comer Heights, LLC.

ALL THAT CERTAIN tract of land situate on the south side of Meadow Valley Road, S.R. 1020 and on the west side of North Reading Road, S.R. 0272, in Ephrata Township, Lancaster County, Pennsylvania; shown as Exhibit "B" for Creek Corner Heights, LLC prepared by Pioneer Management, LLC, Drawing Number: 11-0950-03-A, Dated March 31, 2016, and being more fully bounded and described as follows:

BEGINNING AT POINT on the south right-of-way of Meadow Valley Road, S.R. 1020, said point being the northwest corner of the herein described premises, and also being the northeast corner of other lands, now or formerly, of Eastland Communities, Inc., as shown on the aforementioned Exhibit "B"; thence extending along said right-of-way the following three courses and distances, 1) $S64^{\circ}07'21''E$, 134.65' to a point, 2) 148.34' along the arc of a curve bearing to the left, having a radius of 4030.00', and a chord bearing and distance of $S65^{\circ}10'37''E$, 148.33' to a point, and 3) $S66^{\circ}13'54''E$, 152.57' to a point; thence leaving said right-of-way and extending into Meadow Valley Road, S.R. 1020, $N27^{\circ}15'06''E$, 30.06' to a point near the centerline of said Meadow Valley Road, S.R. 1020; thence extending along said centerline, $S66^{\circ}13'54''E$, 218.28' to a point near the centerline intersection of Meadow Valley Road, S.R. 1020, and North Reading Road, S.R. 0272; thence extending along the centerline of said North Reading Road, S.R. 0272, $S33^{\circ}43'27''W$, 153.78' to a point; thence by the same, 683.20' along the arc of a curve bearing to the left, having a radius of 3000.00', and a chord bearing and distance of $S27^{\circ}12'01''W$, 681.72' to a point; thence leaving said centerline and extending along lands, now or formerly, of Michael C. and Jennifer E. Farrington, $N76^{\circ}01'24''W$, 252.20' to an Angle Iron (Found); thence by the same, $S09^{\circ}00'06''W$, 109.49' to a point; thence extending along lands, now or formerly, of J. Richard Haller, $N64^{\circ}42'53''W$, 128.20' to a point; thence extending along other lands, now or formerly, of BGT Realty Company, $S79^{\circ}00'31''W$, 142.21' to a point, a corner of lands, now or formerly, of Eastland Communities, Inc; thence extending along lands, now or formerly, of Eastland

Communities, Inc, the following two courses and distances 1)N02°03'26"E, 229.96' to a point, and 2) N37°23'59"W, 34.43' to a point on the east right-of-way of Hammon Avenue; thence extending along said east right-of-way, 180.78' along the arc of a curve, having a radius of 175.00', and a chord bearing and distance of N16°38'21 "E, 172.85' to a point; thence by the same, N12°57'20"W, 133.17' to a point; thence leaving said east right-of-way and continuing along various lots of, now or formerly of Eastland

Communities, Inc. the following four courses and distances, 1)N77°02'40"E, 80.03' to a point, 2) S80°12'29"E, 83.21' to a point, 3) N03°39'44"E, 141.33' to a point, and 4) N23°18'44"E, 326.92' to the POINT OF BEGINNING.

CONTAINING: 12.539 Acres

CERTIFICATE

I, the undersigned, Secretary of the Township of Ephrata, Lancaster County, Pennsylvania (the "Township"), certify that the foregoing is a true and correct copy of an Ordinance of the Board of Supervisors of the Township (the "Board"), which duly was enacted by affirmative vote of a majority of all members of the Board at a meeting of the Board duly convened and held according to law on September 6, 2016.

Date: 9/6/2016

John L Weber
Secretary

(SEAL)