

TOWNSHIP OF EPHRATA

Lancaster County, Pennsylvania

ORDINANCE NO. 263

AN ORDINANCE TO AMEND THE EPHRATA TOWNSHIP ZONING MAP BY REZONING FROM AGRICULTURAL ("A") TO INDUSTRIAL ("I") 48.5 ACRES OF LAND LOCATED AT THE END OF EAST TROUT RUN ROAD, EPHRATA TOWNSHIP.

IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors for the Township of Ephrata, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Ordinances of Ephrata Township, Section 202, Zoning Map, is hereby amended by changing the zoning classification for land depicted on the map attached as Exhibit "A" and described by the legal description set forth in Exhibit "B" from the Agricultural ("A") district to the Industrial ("I") district. The area rezoned includes three tracts of land identified by the Lancaster County Tax Account parcel numbers as: 270-13094-0-0000 (Rufus R. and Anna Mary Martin); 270-72074-0-0000 (Raymond L. & Eileen H. Martin) and 270-77863-0-0000 (Ephrata Borough Water Works).

Section 2. The Secretary of the Township is directed to change, and duly certify, the Ephrata Township Zoning Map so as to effectuate the reclassification of the tract of land identified in Section 1.

Section 3. All other sections, parts and provisions of the Zoning Ordinances of Ephrata Township shall remain in full force and effect as previously enacted and amended.

Section 4. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Ephrata as provided by law.

DULY ORDAINED AND ENACTED this 7<sup>th</sup> day of November, 2017, by the Board of Supervisors of the Township of Ephrata, Lancaster County, Pennsylvania, in lawful session duly assembled.

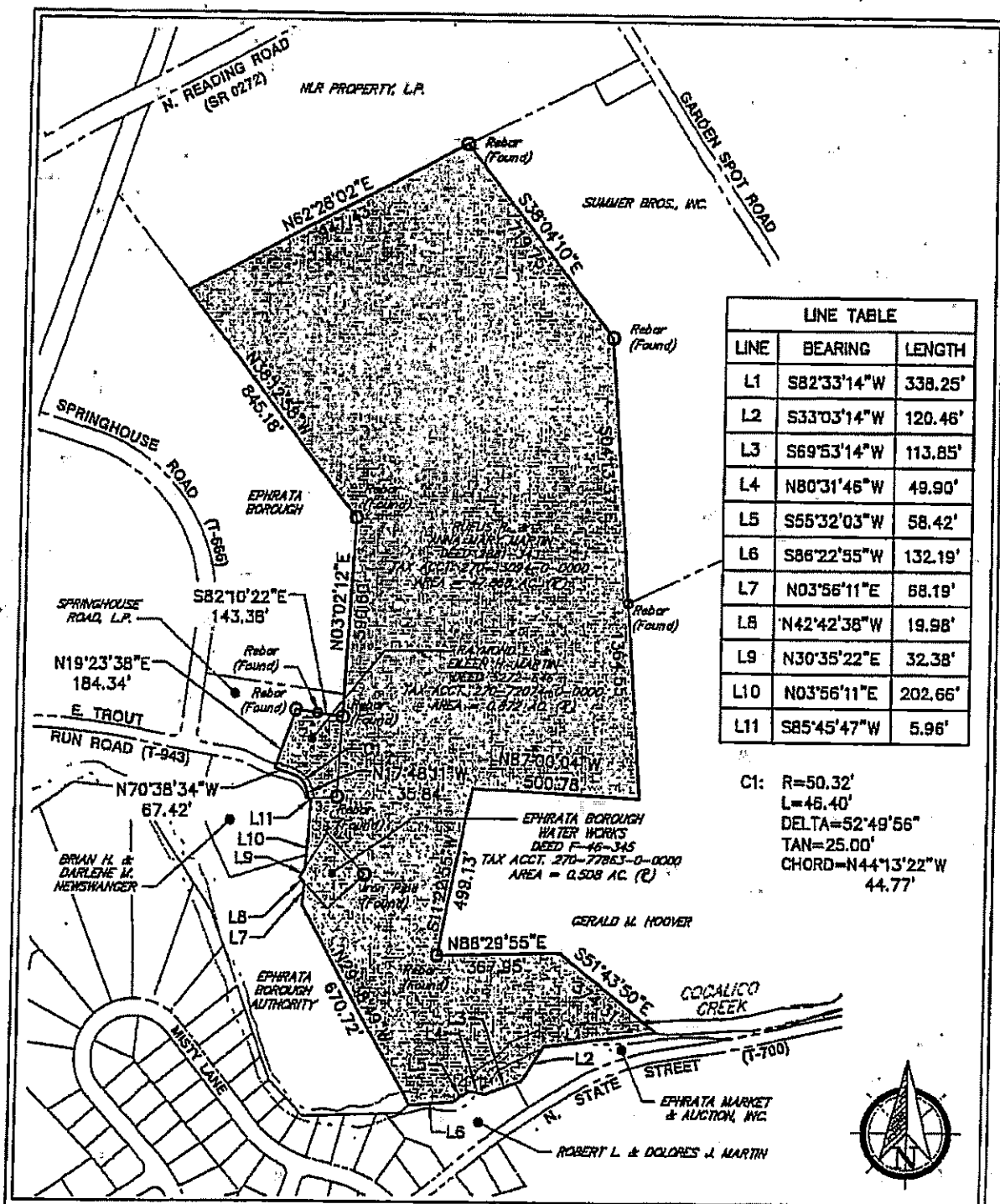
TOWNSHIP OF EPHRATA  
Lancaster County, Pennsylvania

Attest:

Jolin L. Weber  
Secretary

By:

Robert H. Hays  
Chairman, Board of Supervisors



LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°33'14\"W	338.25'
L2	S33°03'14\"W	120.46'
L3	S69°53'14\"W	113.85'
L4	N80°31'46\"W	49.90'
L5	S55°32'03\"W	58.42'
L6	S86°22'55\"W	132.19'
L7	N03°56'11\"E	68.19'
L8	N42°42'38\"W	19.98'
L9	N30°35'22\"E	32.38'
L10	N03°56'11\"E	202.66'
L11	S85°45'47\"W	5.96'

C1: R=50.32'  
 L=46.40'  
 DELTA=52°49'56\"  
 TAN=25.00'  
 CHORD=N44°13'22\"W  
 44.77'



Project No.:	16172	Date:	5/30/17
File:	16172-Resoning-Exhibit.dwg		
Layout:	Exhibit		
Scale:	1\"=400'	Sheet No.:	1 of 1

**EXHIBIT "A"**  
  
**MAP OF**  
**PROPOSED REZONING**


  
**Diehm**  
 & Sons  
 Surveying & Mapping • Civil Engineering • Land Planning  
 13 Toll Gate Road, LEB, PA 17543 • P: 717.626.0175 • F: 717.626.5211  
 www.diehmson.com



Surveying & Mapping • Civil Engineering • Land Planning

## EXHIBIT "B"

### Legal Description For Petition to Rezone Map Amendment Ephrata Township, Lancaster County, Pennsylvania

ALL THAT CERTAIN lot of land subject to the petition for rezoning, as shown on Exhibit "A", dated March 28, 2017, prepared by Diehm & Sons, Inc., Project No. 16172. Said lot situated on the east side of East Trout Run Road (T-943), located in the Township of Ephrata, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a point in or near the centerline at the terminus East Trout Run Road (T-943), thence along said centerline of East Trout Run Road (T-943) the three (3) following courses: 1) North seventeen degrees forty-eight minutes eleven seconds West (N17°48'11"W) thirty-five and eighty-four hundredths (35.84) feet to a point, 2) on a line curving to the left having a radius of fifty and thirty-two hundredths (50.32) feet, an arc distance of forty-six and forty hundredths (46.40) feet, the chord thereof being North forty-four degrees thirteen minutes twenty-two seconds West (N44°13'22"W) forty-four and seventy-seven hundredths (44.77) feet to a point, 3) North seventy degrees thirty-eight minutes thirty-four seconds West (N70°38'34"W) sixty-seven and forty-two hundredths (67.42) feet to a point, thence by lands of Springhouse Road, L.P. the two (2) following courses: 1) North nineteen degrees twenty-three minutes thirty-eight seconds East (N19°23'38"E) one hundred eighty-four and thirty-four hundredths (184.34) feet to a rebar, 2) South eighty-two degrees ten minutes twenty-two seconds East (S82°10'22"E) one hundred forty-three and thirty-eight hundredths (143.38) feet to a rebar, having crossed over a rebar sixty-five and seventy-eight hundredths (65.78) feet from beginning of the previously described line, thence by lands of Springhouse Road, L.P. and Ephrata Borough, respectively, North three degrees two minutes twelve seconds East (N03°02'12"E) five hundred ninety and sixty hundredths (590.60) feet to a rebar, thence by lands of Ephrata Borough North thirty-eight degrees twelve minutes fifty-eight seconds West (N38°12'58"W) eight hundred forty-five and eighteen hundredths (845.18) feet to a point, thence by lands of NLR Property, L.P. North sixty-two degrees twenty-eight minutes two seconds East (N62°28'02"E) nine hundred forty-seven and forty-three hundredths (947.43) feet to a rebar, thence by lands of Summer Bros., Inc. South thirty-eight degrees four minutes ten seconds East (S38°04'10"E) seven hundred nineteen and seventy-five hundredths (719.75) feet to a rebar, thence by lands of Summer Bros., Inc. and Gerald M. Hoover, respectively, South four degrees thirteen minutes thirty-seven seconds East (S04°13'37"E) one thousand three hundred sixty-four and fifty-five hundredths (1364.55) feet to a point, having crossed over a rebar five hundred seventy-eight and forty-seven hundredths (578.47) feet from the end of the previously described line, thence by lands of Gerald M. Hoover the four (4) following courses: 1) North eighty-seven degrees zero minutes four seconds West (N87°00'04"W) five hundred and seventy-eight hundredths (500.78) feet to a point, 2) South eleven degrees twenty-two minutes fifty-five seconds West (S11°22'55"W) four hundred ninety-nine and thirteen hundredths (499.13) feet to a rebar, 3) North eighty-eight degrees twenty-nine minutes fifty-five seconds East (N88°29'55"E) three hundred sixty-seven and ninety-five hundredths (367.95) feet to a point, 4) South fifty-one degrees forty-three minutes fifty seconds East (S51°43'50"E) three hundred seventy-four and thirty-one hundredths (374.31) feet to a point in the Cocalico Creek, thence by lands of Farmers Market & Auction, Inc. the two (2) following courses: 1) South eighty-two degrees thirty-three minutes fourteen seconds West (S82°33'14"W) three hundred

N:\DIEHM PROJECTS\2016\16172\DOCUMENTS\16172 Legal Description - Rezoning Petition.docx

thirty-eight and twenty-five hundredths (338.25) feet to a point on the south bank of the Cocalico Creek, 2) South thirty-three degrees three minutes fourteen seconds West (S33°03'14"W) one hundred twenty and forty-six hundredths (120.46) feet to a point, thence by lands of Farmers Market & Auction, Inc. and Robert L. & Dolores J. Martin, respectively, South sixty-nine degrees fifty-three minutes fourteen seconds West (S69°53'14"W) one hundred thirteen and eighty-five hundredths (113.85) feet to a point, thence by lands of Robert L. & Dolores J. Martin the three (3) following courses: 1) North eighty degrees thirty-one minutes forty-six seconds West (N80°31'46"W) forty-nine and ninety hundredths (49.90) feet to a point in the Cocalico Creek, 2) South fifty-five degrees thirty-two minutes three seconds West (S55°32'03"W) fifty-eight and forty-two hundredths (58.42) feet to a point in the Cocalico Creek, 3) South eighty-six degrees twenty-two minutes fifty-five seconds West (S86°22'55"W) one hundred thirty-two and nineteen hundredths (132.19) feet to a point in the Cocalico Creek, thence by lands of the Ephrata Borough Authority the four (4) following courses: 1) North twenty-nine degrees thirty-eight minutes forty-nine seconds West (N29°38'49"W) six hundred seventy and seventy-two hundredths (670.72) feet to a point, 2) North three degrees fifty-six minutes eleven seconds East (N03°56'11"E) sixty-eight and nineteen hundredths (68.19) feet to a point, 3) North forty-two degrees forty-two minutes thirty-eight seconds West (N42°42'38"W) nineteen and ninety-eight hundredths (19.98) feet to a point, 4) North thirty degrees thirty-five minutes twenty-two seconds East (N30°35'22"E) thirty-two and thirty-eight hundredths (32.38) feet to a point, thence by lands of the Ephrata Borough Authority and Brian H. & Darlene M. Newswanger, respectively, North three degrees fifty-six minutes eleven seconds East (N03°56'11"E) two hundred two and sixty-six hundredths (202.66) feet to a point, thence by lands of Brian H. & Darlene M. Newswanger South eighty-five degrees forty-five minutes forty-seven seconds West (S85°45'47"W) five and ninety-six hundredths (5.96) feet to the POINT OF BEGINNING.

**CONTAINING** 49.248 acres

**BEING** all of the Rufus R. & Anna Mary Martin deed recorded in Deed Book 2881, Page 343, all of the Raymond L. & Eileen H. Martin deed recorded in Deed Book 5272, Page 646, and all of the Ephrata Borough Water Works deed recorded in Deed Book F, Volume 46, Page 345.

**BEING** all of Tax Account Nos. 270-13094-0-0000, 270-72074-0-0000, and 270-77863-0-0000.

**UNDER AND SUBJECT** to all notes, easements, conditions, rights-of-way and restrictions as shown on the above referenced plan and as may exist of record.

**CERTIFICATE**


I, the undersigned, (Assistant) Secretary of the Township of Ephrata, Lancaster County,

Pennsylvania ("Township") certify that: The foregoing is a true and correct copy of an Ordinance

of the Board of Supervisors of the Township which duly was enacted by affirmative vote of a majority of the members of the Board of Supervisors of the Township of Ephrata at a meeting duly held on the 7<sup>th</sup> day of November, 2017; that such Ordinance has been duly recorded in the Ordinance Book of the Township; such Ordinance has been duly published as required by law; and such Ordinance remains in effect, unaltered and unamended, as of the date of this Certificate.

I further certify that the Board of Supervisors of the Township of Ephrata met the advance notice and public comment requirements of the Sunshine Act, 65 Pa.C.S. §701 et seq., as amended, by advertising the date of said meeting, by posting prominently a notice of said meeting at the principal office of the Township of Ephrata or at the public building in which said meeting was held, and by providing a reasonable opportunity for public comment at said meeting prior to enacting such Ordinance.

IN WITNESS WHEREOF, I set my hand and affix the official seal of the Township of Ephrata, this 16 day of November, 2017

  
(Assistant) Secretary