

Ordinance 84-02

AN ORDINANCE AMENDING THE ZONING  
MAP OF WEST BRADFORD TOWNSHIP BY  
RECLASSIFYING CERTAIN AREAS.

BE IT AND IT HEREBY IS, by the Board of Supervisors of West  
Bradford Township Ordained.

Section 1. That certain land previously designated on the official  
zoning map, as adopted January 25, 1977, and as amended at other times,  
does show a certain area marked R-3 over property of Highland Orchards,  
and a certain area marked C-2 over property of Highland Orchards.  
That area as marked on a plan by Roland Dunlap, Registered Surveyor,  
dated March 1, 1984 plan #1459-84, originally zoned R-3 shall be R-1,  
and a portion of the area originally zoned C-2 shall be R-3. Said  
land being described as follows:

To be R-1 - BEGINNING AT A POINT in the bed of Marshallton-  
Thorndale Road L.R. 15161, said point being also a corner  
of lands N/L Dean Bowser; thence from said point of begin-  
ning and through the bed of Marshallton-Thorndale Road  
L.R. 15161 the three following courses and distances, 1.  
North 07 degrees 21 minutes 00 seconds East 194.40 feet  
to a point; 2. North 14 degrees 14 minutes 00 seconds  
East 118.40 feet to a point; 3. North 14 degrees 20 minutes  
00 seconds East 290.59 feet to a point; thence leaving  
the bed of Marshallton-Thorndale Road North 72 degrees  
03 minutes 00 seconds East 18.59 feet to a point; thence  
along the proposed R-1 and R-3 zoning line South 18 degrees  
32 minutes 17 seconds East 521.36 feet to a point in line  
of lands belonging to N/L Dean Bowser 72 degrees 00 minutes  
00 seconds West 325.28 feet to the first mentioned point  
and place of beginning. Comprising 2.169 acres of land be  
the same more or less.

To be R-3 - BEGINNING AT A POINT in the bed of Marshallton-Thorndale Road L.R. 15161; said point being located South 07 degrees 22 minutes 00 seconds East 272.88 feet from a corner of lands N/L Richard Vishneski; thence from said point of beginning leaving the bed of Marshallton-Thorndale Road North 80 degrees 48 minutes 33 seconds East 529.44 feet to a point in line of lands N/L Richard Vishneski; thence along lands N/L Richard Vishneski South 07 degrees 44 minutes 00 seconds East 555.04 feet to a point; thence South 72 degrees 03 minutes 00 seconds West 587.20 feet to a point in the bed of Marshallton-Thorndale Road; thence through the bed of Marshallton-Thorndale Road the four following courses and distances 1. North 14 degrees 20 minutes 00 seconds East 4.43 feet to a point; 2. North 07 degrees 49 minutes 00 seconds East 150.40 feet to a point; 3. North 07 degrees 02 minutes 00 seconds West 144.60 feet to a point; 4. North 07 degrees 22 minutes 00 seconds West 342.52 feet to the first mentioned point and place of beginning. Comprising 7.350 acres of land be the same more or less.

Section 2. That the uses and regulations of these R-1, R-3, and C-2 areas shall continue to be described and limited as set forth in the West Bradford Township Zoning Ordinance, 77-1 as adopted January 25, 1977 and any subsequent amendments thereto.

Section 3. The plan of Roland Dunlap, as noted in Section 1., shall be a part of this ordinance for purposes of describing the outline of the changed zoning district only.

Section 4. This ordinance shall be effective immediately upon enactment.

ATTEST:

*ad 2.1.107*

BY THE BOARD OF SUPERVISORS,  
WEST BRADFORD TOWNSHIP

DATE:

*April 25, 1984*

*Samuel Wagner*

*Frank Wood*

*George F. Gallo Jr.*