

West Bradford Township

Ordinance 84-07

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

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, as certain C-2
area shall now be designated as R-1 as per the attached plan.

Said land marked as "Existing C-2" on a plan prepared by
Chester Valley Engineers, Inc., on July 24, 1984 and more fully
described as follows:

ALL THAT CERTAIN parcel of land situate in West
Bradford Township, Chester County, Pennsylvania,
being shown as the existing C-2 Commercial Zone on
a plan of Proposed Zoning Change for J. Richard
Vishneski dated July 24, 1984, by Henry S. Conrey,
Inc., Division of Chester Valley Engineers, Inc.,
Paoli, Pennsylvania and being more fully described as
follows: BEGINNING at a point in the title line of
Hall Road T-387, which point is the two (2) following
courses and distances from the intersection of the
title line in Hall Road, T-387 with the title line
in Thorndale-Marshallton Road, L.R. 15161: (1)
North 48 degrees 10 minutes 18 seconds East 545.67
feet to the southeast corner of land of Walter C.
Fetherolf; (2) along the title line of Hall Road, North
48 degrees 38 minutes 47 seconds East 254.33 feet to the
point of beginning; thence from the point of beginning
and crossing over the north right-of-way line of Hall Road
and through the lands now or late of Bernard T. J. Vishneski
of which this is a part, the following five (5) courses
and distances: (1) North 41 degrees 21 minutes 13 seconds

West 300.00 feet to a point; (2) North 48 degrees 38 minutes 47 seconds East 482.98 feet to a point; (3) North 57 degrees 12 minutes 41 seconds East 87.22 to a point; (4) North 80 degrees 03 minutes 35 seconds East 129.80 feet to a point; (5) South 41 degrees 21 minutes 13 seconds East 300.00 feet to a point in the title line of Hall Road; thence along the title line of Hall Road, the following three (3) courses and distances: (1) South 80 degrees 03 minutes 35 seconds West 121.18 feet to a point; (2) South 57 degrees 12 minutes 41 seconds West 117.37 feet to a point; (3) South 48 degrees 38 minutes 47 seconds West 460.51 feet to the point of beginning.

Section 2. That certain land previously designated on the official zoning map as adopted January 25, 1977, as certain R-1 area shall now be designated as C-2 per the attached plan.

Said land marked as "Proposed C-2" on a plan prepared by Chester Valley Engineers, Inc. on July 24, 1984, and more fully described as follows:

ALL THAT CERTAIN parcel of land situate in West Bradford Township, Chester County, Pennsylvania, being shown as the proposed C-2 Commercial Zone on a Plan of Proposed Zoning Change for J. Richard Vishneski dated July 24, 1984 by Henry S. Conrey, Inc., Division of Chester Valley Engineers, Inc., Paoli, Pennsylvania and being more fully described as follows: BEGINNING at a point in the title line of Hall Road T-387, which point is the two (2) following courses and distances from the intersection of the title line in Hall Road, T-387 with the title line in Thorndale-Marshallton Road, L.R. 15161: (1) North 48 degrees 10 minutes 18 seconds East 545.67 feet to the southeast corner of land of Walter C. Fetherolf; (2) along the title line of Hall Road, North 48 degrees 38 minutes 47 seconds East 254.33 feet to the point of beginning;

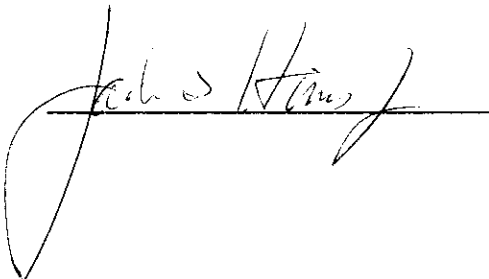
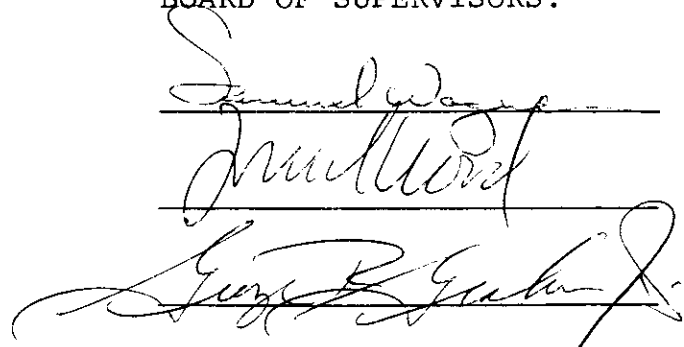
thence from the point of beginning along the title line of Hall Road, the following three (3) courses and distances: (1) North 48 degrees 38 minutes 47 seconds East 460.51 feet to a point; (2) North 57 degrees 12 minutes 41 seconds East 117.37 feet to a point; (3) North 80 degrees 03 minutes 35 seconds East 123.05 feet to a point; thence crossing over the south right-of-way line of Hall Road and through the lands now or late of Bernard T. J. Vishneski, of which this is a part, the following five (5) courses and distances: (1) South 41 degrees 21 minutes 13 seconds East 300.00 feet to a point; (2) South 80 degrees 03 minutes 35 seconds West 114.43 feet to a point; (3) South 57 degrees 12 minutes 41 seconds West 147.53 feet to a point; (4) South 48 degrees 38 minutes 47 seconds West 438.04 feet to a point; (5) North 41 degrees 21 minutes 13 seconds West 300.00 feet to the point of beginning.

Section 3. That the uses and regulations of those areas R-1 and C-2 Commercial shall continue to be described and limited as set forth in the West Bradford Township Zoning Ordinance as adopted January 25, 1977. (Being Section 401 and Section 502).

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

ATTEST:

WEST BRADFORD TOWNSHIP,
BOARD OF SUPERVISORS:

A handwritten signature in cursive script, appearing to read "John D. Hines", written over a horizontal line.Three handwritten signatures in cursive script, each written over a horizontal line. The signatures are arranged vertically, with the top one being the most legible, appearing to read "Samuel Wayne".