

ORDINANCE NO. 958-2022

**AN ORDINANCE OF THE BOROUGH OF OXFORD, CHESTER COUNTY, PENNSYLVANIA, ACCEPTING DEDICATION OF ADDITIONAL PUBLIC RIGHTS-OF-WAY BY AMOS G. BLANK, REBECCA R. BLANK, AND DANIEL L. BLANK.**

BE IT ENACTED AND ORDAINED by the Council of the Borough of Oxford, Chester County, Pennsylvania, as follows:

WHEREAS, AMOS G. BLANK, REBECCA R. BLANK, AND DANIEL L. BLANK, by deed dated October 26, 2022, did dedicate and convey unto OXFORD BOROUGH all that certain legal right-of-way, situate in the Borough of Oxford, Chester County, Pennsylvania, as depicted according to a Final 2 Lot Subdivision Plan (1 Sheet), being the Title Plan for "216 Brick Street – Minor Subdivision Plan," dated January 28, 2022, last revised September 20, 2022, prepared by Concord Land Planners & Surveyors, Inc., Oxford, Pennsylvania ("Plan"), recorded as Document #11952320 at Book 21068 and Page 1 in the Office of the Chester County Recorder of Deeds, attached hereto and incorporated herein by reference as Exhibit "A," and as more fully described in the legal description "50' Wide Right-Of-Way – Lot 1," attached hereto and incorporated herein by reference as Exhibit "B;" and

WHEREAS, AMOS G. BLANK, REBECCA R. BLANK, AND DANIEL L. BLANK, by deed dated October 26, 2022, did dedicate and convey unto OXFORD BOROUGH all that certain legal right-of-way, situate in the Borough of Oxford, Chester County, Pennsylvania, as depicted according to a Final 2 Lot Subdivision Plan (1 Sheet), being the Title Plan for "216 Brick Street – Minor Subdivision Plan," dated January 28, 2022, last revised September 20, 2022, prepared by Concord Land Planners & Surveyors, Inc., Oxford, Pennsylvania ("Plan"), recorded as Document #11952320 at Book 21068 and Page 1 in the Office of the Chester County Recorder of Deeds, attached hereto and incorporated herein by reference as Exhibit "A," and as more fully described in the legal description "50' Wide Right-Of-Way – Lot 2," attached hereto and incorporated herein by reference as Exhibit "C;" and

WHEREAS, the Council of the Borough of Oxford wishes to accept the same as public rights-of-way of Oxford Borough, and laid out in accordance with the plan and legal descriptions attached hereto and made a part hereof.

NOW, THEREFORE, be it enacted and ordained that all that certain legal rights-of-way, situate in the Borough of Oxford, Chester County, Pennsylvania, as depicted according to a Final 2 Lot Subdivision Plan (1 Sheet), being the Title Plan for "216 Brick Street – Minor Subdivision Plan," dated January 28, 2022, last revised September 20, 2022, prepared by Concord Land Planners & Surveyors, Inc., Oxford, Pennsylvania ("Plan"), recorded as Document #11952320 at Book 21068 and Page 1 in the Office of the Chester County Recorder of Deeds, attached hereto and incorporated herein by reference as Exhibit "A," and as more fully described in the legal description "50' Wide Right-Of-Way – Lot 1," attached hereto and incorporated herein by reference as Exhibit "B," and as more fully described in the legal description "50' Wide Right-Of-Way – Lot 2," attached hereto and incorporated herein by reference as Exhibit "C;" are hereby accepted as public rights-of-way of Oxford Borough.

ENACTED AND ORDAINED this 19<sup>th</sup> day of December, 2022.

OXFORD BOROUGH COUNCIL

By: Kathryn Cloyd  
KATHRYN CLOYD, President

ATTEST:

Pauline Garcia-Allen  
PAULINE GARCIA-ALLEN, Secretary

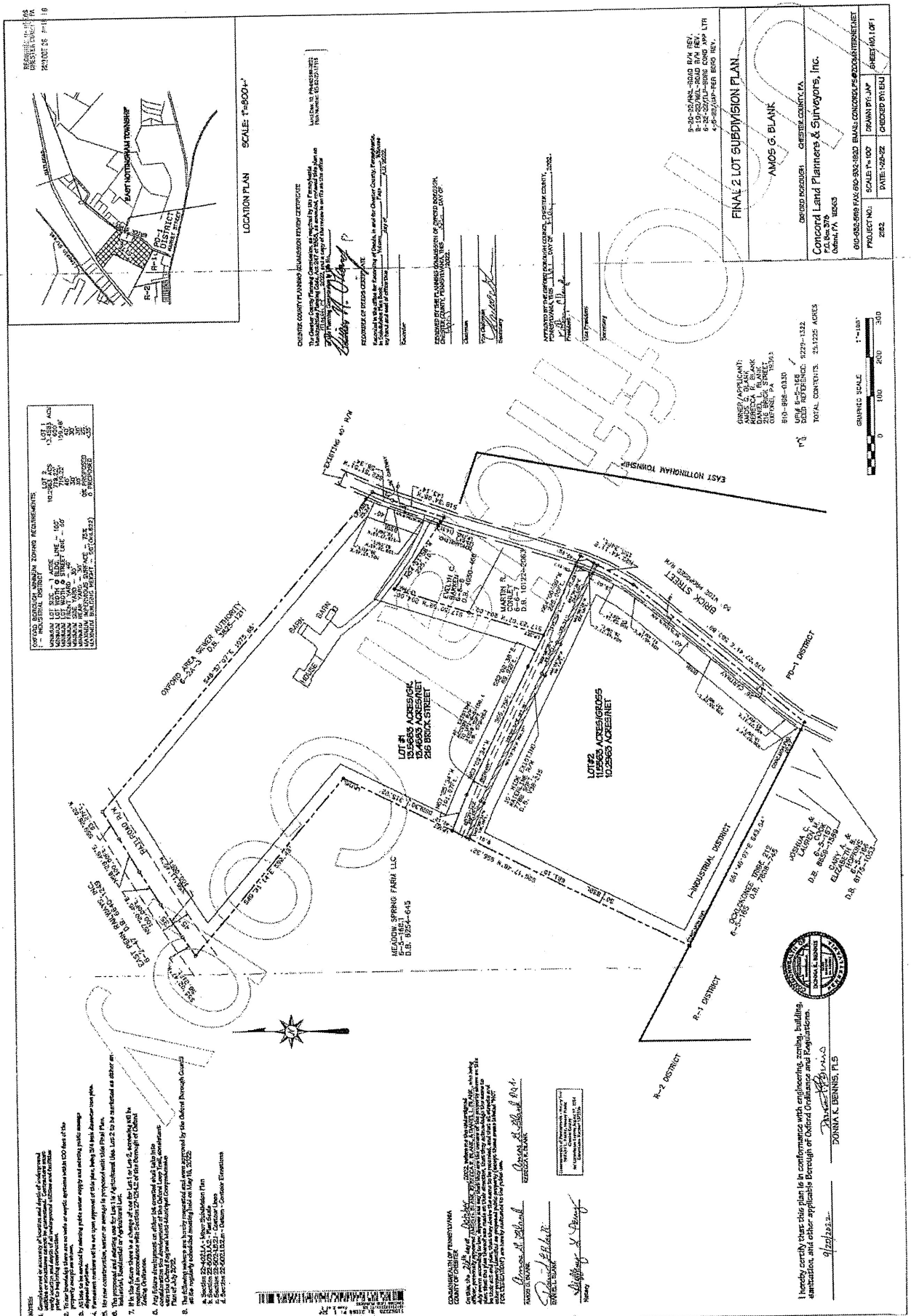
APPROVED THIS 19<sup>th</sup> DAY OF December, 2022.

Philip Harris  
PHILIP HARRIS, Mayor



# EXHIBIT "A"

## 216 BRICK STREET - MINOR SUBDIVISION PLAN



INDUSTRIAL DISTRICT ZONING REQUIREMENTS	
MINIMUM LOT SIZE - 10,000 SQ. FT.	MINIMUM LOT AREA - 10,000 SQ. FT.
MINIMUM FRONT SETBACK - 25 FT.	MINIMUM SIDE SETBACK - 10 FT.
MINIMUM REAR SETBACK - 10 FT.	MINIMUM FRONT YARD SETBACK - 10 FT.
MINIMUM SIDE YARD SETBACK - 5 FT.	MINIMUM REAR YARD SETBACK - 5 FT.
MINIMUM FRONT SETBACK - 10 FT.	MINIMUM SIDE SETBACK - 10 FT.
MINIMUM REAR SETBACK - 10 FT.	MINIMUM FRONT YARD SETBACK - 10 FT.
MINIMUM SIDE YARD SETBACK - 5 FT.	MINIMUM REAR YARD SETBACK - 5 FT.
MINIMUM FRONT SETBACK - 10 FT.	MINIMUM SIDE SETBACK - 10 FT.
MINIMUM REAR SETBACK - 10 FT.	MINIMUM FRONT YARD SETBACK - 10 FT.
MINIMUM SIDE YARD SETBACK - 5 FT.	MINIMUM REAR YARD SETBACK - 5 FT.

**NOTES:**

1. Compliance with all zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania, shall be required.
2. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.
3. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.
4. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.
5. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.
6. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.
7. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.
8. The proposed subdivision shall conform to all applicable zoning and subdivision regulations and ordinances of the Borough of Oxford, Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the Commonwealth of Pennsylvania, and all applicable laws, codes, rules, regulations, and ordinances of the County of Chester, Pennsylvania.

SECTION 22-402.1 - Minor Subdivision Plan  
 SECTION 22-402.1.1 - General Notes  
 SECTION 22-402.1.2 - General Notes  
 SECTION 22-402.1.3 - General Notes

**CHESTER COUNTY PLANNING DEPARTMENT**  
 200 MARKET STREET, 3RD FLOOR  
 CHESTER, PA 19380  
 PH: 610-336-2200  
 FAX: 610-336-2201  
 WWW.CHESTERCOUNTYPA.GOV

**AMOS G. BLANK**  
 REGISTERED PROFESSIONAL ENGINEER  
 1000 MARKET STREET, 3RD FLOOR  
 CHESTER, PA 19380  
 PH: 610-336-2200  
 FAX: 610-336-2201  
 WWW.AMOSGBLANK.COM

**CONCORD LAND PLANNERS & SURVEYORS, INC.**  
 1000 MARKET STREET, 3RD FLOOR  
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 PH: 610-336-2200  
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**DAVID L. BERNIS, P.L.S.**  
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FINAL 2 LOT SUBDIVISION PLAN			
OWNER/APPLICANT:	AMOS G. BLANK	CHESTER COUNTY, PA	
REGISTERED PROFESSIONAL ENGINEER:	AMOS G. BLANK	CHESTER COUNTY, PA	
REGISTERED PROFESSIONAL LAND SURVEYOR:	DAVID L. BERNIS	CHESTER COUNTY, PA	
PROJECT NO.:	216	DATE: 08/20/2024	CHECKED BY: JAB
SCALE: 1" = 100'	DRAWN BY: JAB	AREA: 461,001 SQ. FT.	

**CONCORD LAND PLANNERS & SURVEYORS, INC.**  
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**EXHIBIT "B"**  
**LEGAL DESCRIPTION – 50' WIDE RIGHT-OF-WAY – LOT 1**

**Concord Land Planners & Surveyors, Inc.**

2175 Baltimore Pike ♦ PO Box 378 ♦ Oxford, PA 19363-0378  
phone: 610.932.5119 ♦ fax: 610.932.1920 ♦ email: ConcordLPS@zoominternet.net

**LEGAL DESCRIPTION**

**AMOS G. BLANK, REBECCA R. BLANK & DANIEL L. BLANK**

**50' WIDE RIGHT-OF-WAY**

**LOT 1**

ALL THAT CERTAIN TRACT of unimproved ground being the proposed right-of-way for Brick Street, along Lot 1 as shown on a Subdivision Plan for Amos G. Blank, in the Borough of Oxford, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA, as shown on Plan Number 2182, dated January 28, 2022, last revised September 20, 2022 and described as follows:

BEGINNING at a point in the title line of Brick Street marking the southeast corner of this and the northeast corner of lands of lands of Evelyn C. Bakken; thence leaving said title line and by said lands of Bakken

1. North 54 degrees, 01 minutes, 58 seconds West, crossing over an iron pin found 14.51 feet from the end of this course, for a total distance of 25.84 feet to a concrete monument found marking the southwest corner of this and in line of lands of Bakken; thence continuing by the westerly side of the proposed right-of-way, the following 3 courses and distances
2. North 20 degrees, 31 minutes, 43 seconds East, 83.06 feet to a point; thence
3. North 19 degrees, 17 minutes, 02 seconds East, 79.86 feet to a point; thence
4. North 21 degrees, 12 minutes, 46 seconds East, 38.41 feet to an iron pin found marking the northwest corner of this and in line of lands of the Oxford Area Sewer Authority; thence by said lands of the Oxford Area Sewer Authority
5. South 48 degrees, 57 minutes, 07 seconds East, 25.24 feet to a point in the aforementioned title line of Brick Street, marking the northeast corner of this and the southeast corner of lands of the Oxford Area Sewer Authority; thence by said title line the following 2 courses and distances
6. South 22 degrees, 51 minutes, 51 seconds West, 56.34 feet to a point; thence
7. South 18 degrees, 34 minutes, 06 seconds West, 143.14 feet to the point and place of beginning.

**CONTAINING:** 0.11 Acre (4,792 sq feet)  
**UPI #:** Part of 6-5-168  
**DEED REFERENCE:** Part of Book 9229, Page 1322

**EXHIBIT "C"**  
**LEGAL DESCRIPTION – 50' WIDE RIGHT-OF-WAY – LOT 2**

**Concord Land Planners & Surveyors, Inc.**

2175 Baltimore Pike ♦ PO Box 378 ♦ Oxford, PA 19363-0378  
phone: 610.932.5119 ♦ fax: 610.932.1920 ♦ email: ConcordLPS@zoominternet.net

**LEGAL DESCRIPTION**

**AMOS G. BLANK, REBECCA R. BLANK & DANIEL L. BLANK**

**50' WIDE RIGHT-OF-WAY**

**LOT 2**

ALL THAT CERTAIN TRACT of unimproved ground being the proposed right-of-way for Brick Street, along Lot 2 as shown on a Subdivision Plan for Amos G. Blank, in the Borough of Oxford, County of Chester, Commonwealth of Pennsylvania, according to a survey by Concord Land Planners & Surveyors, Inc., Oxford, PA, as shown on Plan Number 2182, dated January 28, 2022, last revised September 20, 2022 and described as follows:

BEGINNING at a point in the title line of Brick Street marking the southeast corner of this and the northeast corner of lands of Gary A. & Elizabeth B. Hopkins; thence leaving said point of beginning and by said lands of Hopkins

1. North 61 degrees, 49 minutes, 07 seconds West, 20.97 feet to a concrete monument found marking the southwest corner of this; thence by the westerly side of the proposed right-of-way, the following 6 courses and distances
2. North 30 degrees, 57 minutes, 24 seconds East, 18.29 feet to a point; thence
3. North 36 degrees, 37 minutes, 01 seconds East, 57.42 feet to a point; thence
4. North 39 degrees, 55 minutes, 29 seconds East, 437.98 feet to a point; thence
5. North 36 degrees, 46 minutes, 19 seconds East, 61.43 feet to a point; thence
6. North 30 degrees, 52 minutes, 16 seconds East, 64.45 feet to a point; thence
7. North 24 degrees, 48 minutes, 27 seconds East, 78.28 feet to a point marking the northwest corner of this and in line of lands of Martin R. Conley; thence by said lands of Conley
8. South 64 degrees, 00 minutes, 36 seconds East, 29.46 feet to a point in the aforementioned title line of Brick Street, marking the northeast corner of this and the southeast corner of Conley; thence by said title line, the following 2 courses and distances
9. South 29 degrees, 44 minutes, 11 seconds West, 155.34 feet to a point; thence
10. South 39 degrees, 27 minutes, 41 seconds West, 563.88 feet to the point and place of beginning.

**CONTAINING:** 0.402 Acre (17,510 sq feet)  
**UPI #:** Part of 6-5-168  
**DEED REFERENCE:** Part of Book 9229, Page 1322