

TOWNSHIP OF EAST HEMPFIELD
Lancaster County, Pennsylvania

ORDINANCE NO. 2023-03

**AN ORDINANCE OF THE TOWNSHIP OF EAST HEMPFIELD,
LANCASTER COUNTY, PENNSYLVANIA, APPROVING THE
VACATION OF A RIGHT-OF-WAY BETWEEN 131 WEST MAIN
STREET AND 127 WEST MAIN STREET TO COOPER MAIN
STREET VENTURES, LLC.**

WHEREAS, there exists a right-of-way between the properties located at 131 West Main Street and 127 West Main Street in East Hempfield Township, which the Township is willing to vacate and convey to Cooper Main Street Ventures, LLC; and

WHEREAS, Section 2304 of the Second Class Township Code, Act of May 1, 1933 (P.L. 103, No. 69), reenacted and amended November 9, 1995 (P.L. 350, No. 60), as amended, provides that the Board of Supervisors may by ordinance vacate parts of roads located within the Township pursuant to public notice and a hearing; and

WHEREAS, the Board has held a hearing and determined to vacate the right-of-way located in East Hempfield Township, as depicted on the "Street Right-of-Way Vacation Exhibit" on Exhibit "A" which is attached hereto and made a part hereof; and

WHEREAS, that portion of a right-of-way to be vacated and added to the property owned by Cooper Main Street Ventures, LLC is described in the legal description attached hereto and made a part hereof as Exhibit "B."

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of East Hempfield, Lancaster County, Pennsylvania, as follows:

Section 1. That portion of an unimproved right-of-way located between 131 West Main Street and 127 West Main Street as depicted on "Street Right-of-Way Vacation Exhibit" on Exhibit "A" and described in Exhibit "B" shall be vacated and added to the lands of Cooper Main Street Ventures, LLC upon the effective date of this Ordinance.

Section 2. The proper officers, employees and solicitors of the Township are hereby authorized and directed on behalf of the Township to execute any and all documents and to do or cause to be done any and all acts and things which may be necessary or appropriate to effect the provisions and purposes of this Ordinance.

Section 3. This Ordinance shall become effective within five (5) days of enactment.

DULY ORDAINED AND ENACTED by the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, this 7th day of June, 2023.

EAST HEMPFIELD TOWNSHIP
Lancaster County, Pennsylvania

Attest: 

(Assistant) Secretary

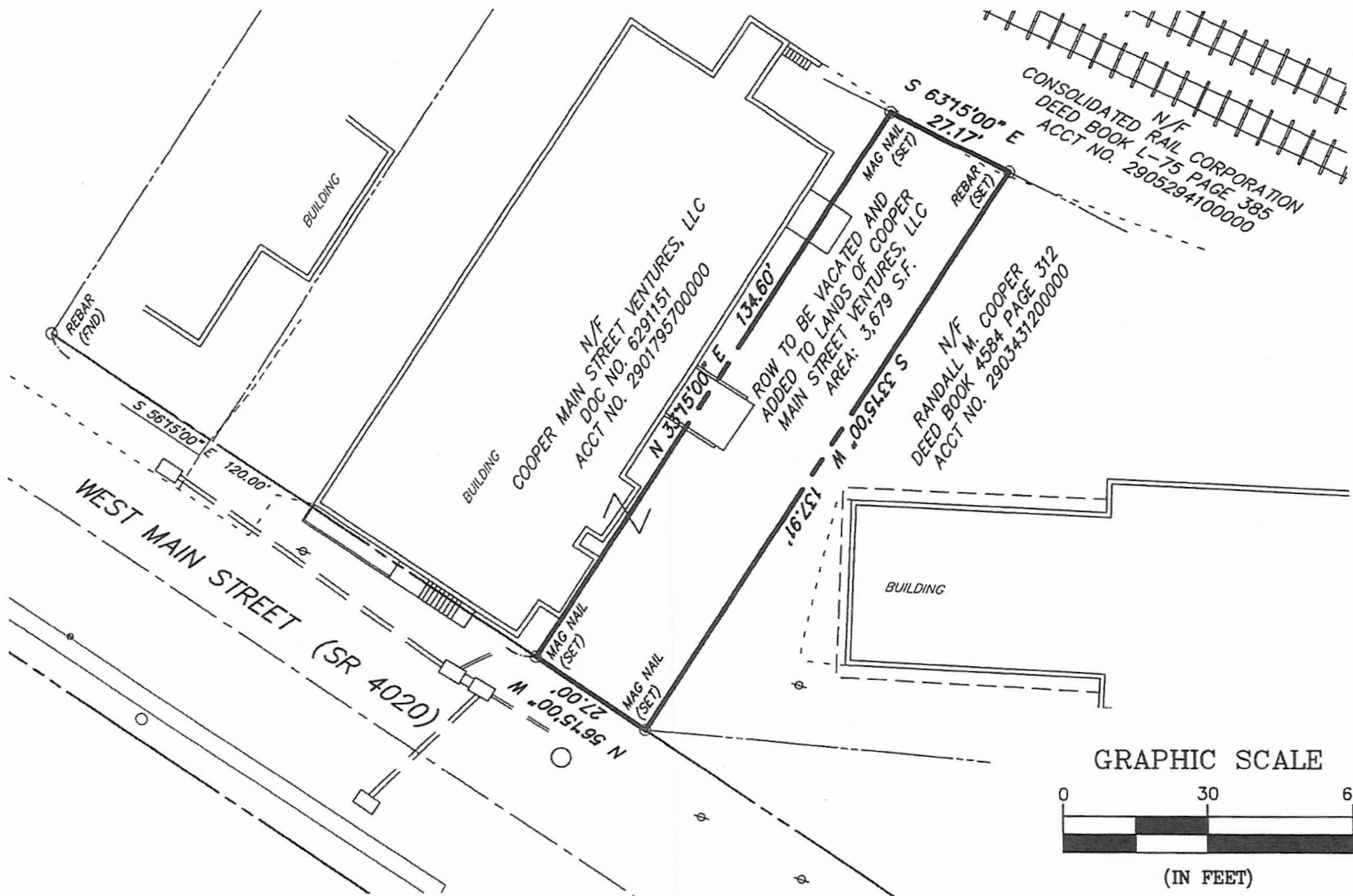
By: 

(Vice) Chairman

[TOWNSHIP SEAL]

EXHIBIT A TO ORDINANCE NO. 2023-03

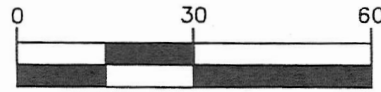
Street Right-of-Way Vacation Exhibit



CONSOLIDATED RAIL CORPORATION
 N/F
 DEED BOOK L-75 PAGE 385
 ACCT NO. 290529410000

RANDALL M. COOPER
 N/F
 DEED BOOK 4584 PAGE 312
 ACCT NO. 290343120000

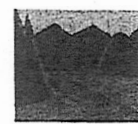
GRAPHIC SCALE



(IN FEET)

**STREET RIGHT-OF-WAY
 VACATION EXHIBIT
 RAILROAD STREET**

EAST HEMPFIELD TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA
 JOB NO. 22-100.26, FILE NO. 2210026EXHIBIT, DATE: 3/7/23, SCALE: 1"=30'



DM/A
 DAVID MILLER/ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • PLANNING • SURVEYING • GEOLOGIC SERVICES
 1076 Centerville Road • Lancaster, PA 17601 • (717) 898-3402 • www.dmal.com

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EXHIBIT B TO ORDINANCE NO. 2023- 03

Legal Description of Vacated Right-of-Way to be
Added to Property of Cooper Main Street Ventures, LLC

DAVID MILLER/ASSOCIATES, INC.

1076 CENTERVILLE ROAD
LANCASTER, PA 17601
PHONE: (717) 898-3402
FAX: (717) 898-9365

Description for
Vacated Right-of-way to be added
To Lands of Cooper Main Street Ventures, LLC.
East Hempfield Township, Lancaster County, PA

March 7, 2023
Project No. 22-100.26

ALL THAT CERTAIN piece, parcel or tract of land situated at the northerly terminus of Railroad Street, located in East Hempfield Township, Lancaster County, Pennsylvania, being known as Right-of-way to be vacated and added to lands of Cooper Main Street Ventures, LLC., as shown on a Street Right-of-way Vacation Exhibit, Railroad Street, attached hereto, prepared by David Miller/Associates, Incorporated, Job No. 22-100.26, dated 3/7/23, said tract being more fully bounded and described as follows:

BEGINNING at a mag nail (set) at the southwest corner of the herein described property, said point being in the northerly right-of-way line of West Main Street and in line of lands now or formerly of Cooper Main Street Ventures, LLC, said point also being South 56° 15' 00" East 120.00 feet from a rebar (found); thence extending along said Cooper lands North 33° 15' 00" East 134.60 feet to a mag nail (set) in line of lands now or formerly of Consolidated Rail Corporation; thence extending along said Consolidated Rail Corporation lands South 63° 15' 00" East 27.17 feet to a rebar (set) in line of lands now or formerly of Randall M. Cooper; thence extending along said Cooper lands South 33° 15' 00" West 137.91 feet to a mag nail (set) in the northerly right-of-way line of West Main Street; thence extending along said northerly right-of-way line North 56° 15' 00" West 27.00 feet to the point of BEGINNING.

CONTAINING: 3,679 Square Feet

I, Cindy A. Schweitzer, Secretary of the Board of Supervisors of East Hempfield Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of East Hempfield Township held on June 7, 2023, at which meeting a quorum was present and voted in favor thereof.



Cindy A. Schweitzer, Secretary

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