

TOWNSHIP OF MARPLE
ORDINANCE NO. 2024-4

AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA AMENDING CHAPTER 300 ZONING, SECTION 300-16 ZONING MAP, TO RE-ZONE CERTAIN PARCELS (PARID# 25-00-04498-03 and 25-00-04498-04) FROM R-B RESIDENTIAL, R-C RESIDENTIAL AND INS INSTITUTIONAL TO OS OPEN SPACE

BE IT ENACTED AND ORDAINED AS FOLLOW:

SECTION I: Chapter 300, Section 300-16, Zoning Map, shall be and is hereby amended to change the zoning designation of the property being located on Sproul Road in Marple Township designated as County Tax Parcels 25-00-04498-03 and 25-00-04498-04 and as described in Exhibit "A" attached hereto, made a part hereof and incorporated herein, from the current R-B Residential, R-C Residential and INS Institutional to OS Open Space. The Zoning Map shall be amended to reflect that said property designated as County Tax Parcels 25-00-04498-03 and 25-00-04498-04 and described in Exhibit "A" hereto shall be designated as OS Open Space zoning district.

SECTION II: The official Zoning Map of Marple Township is hereby amended to reflect the rezoning of parcels effectuated hereby and the Township Engineer is hereby authorized and directed to amend the Zoning Map of Marple Township to carry out the intent and purpose of this ordinance.


SECTION III: Any Ordinance or part of any Ordinance to the extent it is inconsistent herewith is hereby repealed.

SECTION IV: This Ordinance shall become effective upon passage of same.

SECTION V: If any provision or part of this Ordinance is held invalid, the remaining provisions or parts of this Ordinance shall not be affected thereby. If the application of this Ordinance or any of its provisions or parts to any persons, property or circumstances is held invalid, the application of this Ordinance to other persons, property or circumstances shall not be affected thereby.

ENACTED AND ORDAINED this 15th day of April 2024.

TOWNSHIP OF MARPLE

By: 
Joseph Rufo, President
Board of Commissioners

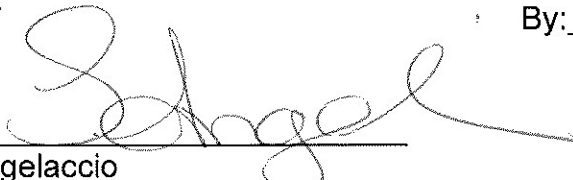
ATTEST: 
Sharon Angelaccio
Township Secretary

Exhibit "A"
LEGAL DESCRIPTION

All that certain parcel or tract of land situate in the Township of Marple, Delaware County, the Commonwealth of Pennsylvania, as shown on a plan entitled "BOUNDARY SURVEY PLAN", Drawing number V0201, Project alpha MRPL0900, prepared by Pennoni Associates Inc., dated 03/13/2024.

Beginning at a point, labeled on said plan as "POB", being the intersection of the northeasterly title line of Sproul Road [State Route 320] (Variable width) and the southeasterly Right-of-Way line of Reed Road (60' wide); thence, coincident with said southeasterly Right-of-Way line of Reed Road, the following eight (8) courses and distances:

1. N 65°52'36" E, a distance of 1742.29' to a point of curvature; thence,
2. Along an arc, curving to the right, with an arc length of 141.09', a radius of 150.00', and a delta angle of 53°53'33", to a point of tangency; thence,
3. S 60°13'51" E, a distance of 106.12' to a point of curvature; thence,
4. Along an arc, curving to the left, with an arc length of 177.41', a radius of 1462.69', and a delta angle of 6°56'58", to a point of tangency; thence,
5. S 67°10'49" E, a distance of 1121.26' to a point of curvature; thence,
6. Along an arc, curving to the right, with an arc length of 717.51', a radius of 1607.28', and a delta angle of 25°34'39", to a point of tangency; thence,
7. S 41°36'10" E, a distance of 495.50' to a point of curvature; thence,
8. Along an arc, curving to the left, with an arc length of 552.09', a radius of 667.27', and a delta angle of 47°24'21", to a point on the northwesterly Right-of-Way line of Interstate I-476; thence, coincident with said northwesterly Right-of-Way line of Interstate I-476, the following six (6) courses and distances:
 9. S 25°22'54" W, a distance 395.09' to a point; thence,
 10. S 14°32'47" E, a distance of 228.27' to a point; thence,
 11. S 41°30'25" W, a distance of 385.03' to a point; thence,
 12. S 47°26'43" W, a distance of 607.49' to a point; thence,
 13. S 40°59'21" W, a distance of 227.06' to a point; thence,
 14. S 40°37'45" W, a distance of 215.28' to a point; thence, leaving said northwesterly Right-of-Way line of Interstate I-476, along lands now or formerly of the Archdiocese of Philadelphia,
15. N 48°49'17" W, a distance of 730.88' to a corner of said lands now or formerly of the Archdiocese of Philadelphia; thence, coincident with said parcel, and coincident with an adjoining parcel, also lands now or formerly of the Archdiocese of Philadelphia,
16. S 67°21'05" W, a distance of 1741.93' to a point; thence, coincident with the last mentioned parcel,
17. S 05°52'30" W, a distance of 79.22' to a point on the said northeasterly title line of Sproul Road; thence, coincident with said northeasterly title line of Sproul Road, the following twenty-four (24) courses and distances:
 18. S 67°21'05" W, a distance of 23.02' to a point; thence,
 19. N 22°38'55" W, a distance of 69.53' to a point; thence,
 20. N 67°21'05" E, a distance of 12.00' to a point; thence,

21. N 22°38'55" W, a distance of 135.00' to a point; thence,
22. S 67°21'05" W, a distance of 7.00' to a point; thence,
23. N 22°38'55" W, a distance of 400.00' to a point; thence,
24. N 67°21'05" E, a distance of 5.00' to a point; thence,
25. N 22°38'55" W, a distance of 650.00' to a point; thence,
26. S 67°21'05" W, a distance of 5.00' to a point; thence,
27. N 22°38'55" W, a distance of 50.03' to a point; thence,
28. N 22°45'10" W, a distance of 300.00' to a point; thence,
29. N 67°14'50" E, a distance of 10.00' to a point; thence,
30. N 22°45'10" W, a distance of 100.00' to a point; thence,
31. N 67°14'50" E, a distance of 5.00' to a point; thence,
32. N 22°26'25" W, a distance of 249.67' to a point; thence,
33. S 67°33'35" W, a distance of 5.00' to a point; thence,
34. N 22°26'25" W, a distance of 250.00' to a point; thence,
35. S 67°33'35" W, a distance of 10.00' to a point; thence,
36. N 22°26'25" W, a distance of 300.00' to a point; thence,
37. N 67°33'35" E, a distance of 15.00' to a point; thence,
38. N 22°26'25" W, a distance of 150.00' to a point; thence,
39. N 67°33'35" E, a distance of 10.00' to a point; thence,
40. N 22°26'25" W, a distance of 250.06' to a point; thence,
41. N 22°34'25" W, a distance of 70.93' to said point and **PLACE OF BEGINNING.**

SAID ABOVE-DESCRIBED tract of land containing within said metes and bounds 9,293,172 square feet, or 213.341873 acres of ground (more or less).

