

**RICHLAND TOWNSHIP  
CAMBRIA COUNTY, PENNSYLVANIA**

---

**ORDINANCE NO. 349**

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**AN ORDINANCE OF RICHLAND TOWNSHIP, CAMBRIA COUNTY, PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THE RICHLAND TOWNSHIP ZONING ORDINANCE, AMENDING THE RICHLAND TOWNSHIP ZONING ORDINANCE TO AMEND THE RICHLAND ZONING MAP, REZONING THE PARCEL OF LAND LOCATED IN RICHLAND TOWNSHIP IDENTIFIED AS UPI/TAX PARCEL NO. 50-009. -101.001 CONSISTING OF 74.1 ACRES, MORE OR LESS, FROM C-3 OFFICE COMMERCIAL DISTRICT TO U UNIVERSITY DISTRICT.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Richland Township, Cambria County, Pennsylvania, as follows:

**Section 1. Zoning Map Amendment.**

The Richland Township Zoning Map, as adopted by the Richland Township Board of Supervisors and currently in effect, is hereby amended to rezone Richland Township UPI/Tax Parcel No. 50-009. -101.001, consisting of 74.1 acres, more or less, being commonly known as 500 Schoolhouse Road, Johnstown, Pennsylvania 15904 (said tract being described in the copy of the deed attached hereto as Exhibit "A", and being shown on the copy of the zoning map attached hereto as Exhibit "B", and on the copy of the tax assessment map attached hereto as Exhibit "C") from the C-3 Office Commercial District to the U University District.

**Section 2. Authorization.**

The Township Executive Director is hereby authorized to amend the Richland Zoning Map to carry out the intent and purpose of this amendment.

**Section 3. Applicability.**

All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent that of any inconsistency.

**Section 4. Incorporation.**

This Ordinance amendment shall be incorporated into the official Code of the Township of Richland by reference with the same force and effect as if duly recorded therein.

**Section 5. Severability.**

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, illegal, or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**Section 6. Repealer.**

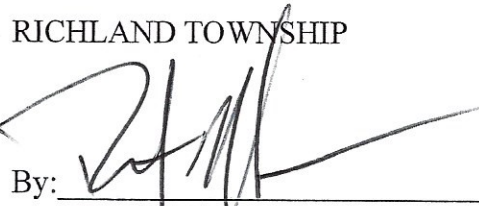
All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed to the extent of such inconsistencies.

**ORDAINED AND ENACTED** by the Board of Supervisors of Richland Township, Cambria County, Pennsylvania this 9<sup>th</sup> day of September, 2024.

ATTEST:

RICHLAND TOWNSHIP

  
\_\_\_\_\_  
Keith W. Saylor, Secretary

By:   
\_\_\_\_\_  
Robert Heffelfinger, Chairman

The undersigned Secretary of the Board of Supervisors of Richland Township hereby attests that this is a true and correct copy of the Ordinance adopted by the Board of Supervisors on the 9<sup>th</sup> day of September, 2024.


  
\_\_\_\_\_  
Keith W. Saylor, Secretary

EXHIBIT A  
COPY OF DEED

# This Indenture

Made the 29th day of December 1975

Witnesseth THE UNIVERSITY OF PITTSBURGH OF THE COMMONWEALTH SYSTEM OF HIGHER EDUCATION

a Corporation organized and existing under the laws of the Commonwealth of Pennsylvania,  
having its principal place of business in Pittsburgh, Allegheny County, Pennsylvania

(hereinafter called "Grantor")

A N D

METROPOLITAN LIFE INSURANCE COMPANY, a corporation organized and existing  
under the laws of the State of New York, having its principal place of  
business in New York, New York

(hereinafter called "Grantee")

Witnesseth, That the said Grantor in consideration of

-----Three hundred and fifty thousand (\$350,000.00)----- Dollars,  
paid to the Grantor by the Grantee, receipt of which is hereby acknowledged, does grant, bargain, sell  
and convey to the said Grantee, its successors and assigns

All that piece of property in Richland Township, Cambria County, Pennsylvania  
shown on Exhibit A attached, more particularly described as:

BEGINNING for a tie line at a nail in the centerline of Highfield Avenue  
and the southerly right-of-way line of Schoolhouse Road; thence by said  
southerly right-of-way line North 74°57' East 1939.46 feet to a stake,  
the point of beginning of description of parcel hereby conveyed; thence  
continuing by the southerly right-of-way line of Schoolhouse Road North 74°57'  
East 2080.09 feet to a stake; thence by a new line through land of the  
Grantor, of which the parcel hereby conveyed is a part, the following five  
(5) courses and distances:

South 15°03' East 1264.91 feet to a stake,  
South 29°57' West 473.88 feet to a stake,  
South 74°57' West 1445.00 feet to a stake,  
North 60°03' West 424.26 feet to a stake, and  
North 15°03' West 1300.00 feet to a stake, the place of beginning.

Containing 74.08 acres.

Being part of several larger parcels or tracts of land, title to which  
became vested in the Grantor by the following deeds:

Deed of The Wilmore Coal Company dated December 19, 1960 and  
recorded in the Office for the Recording of Deeds in and for  
Cambria County, Pennsylvania, in Deed Book Vol. 752, Page 92.

Deed of Berwind Corporation dated April 20, 1971 and recorded  
as aforesaid in Deed Book Vol. 911, Page 606.

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Deed of Berwind Corporation dated July 1, 1971 and recorded as  
aforesaid in Deed Book Vol. 914, Page 452.

(Parcel also includes un conveyed part of Litchfield Avenue.)

910152 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER DEC 31 '75 TAX  
EQ.11156 999.99

010153 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER DEC 31 '75 TAX  
EQ.11156 999.99

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010154 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER DEC 31 '75 TAX  
EQ.11156 999.99

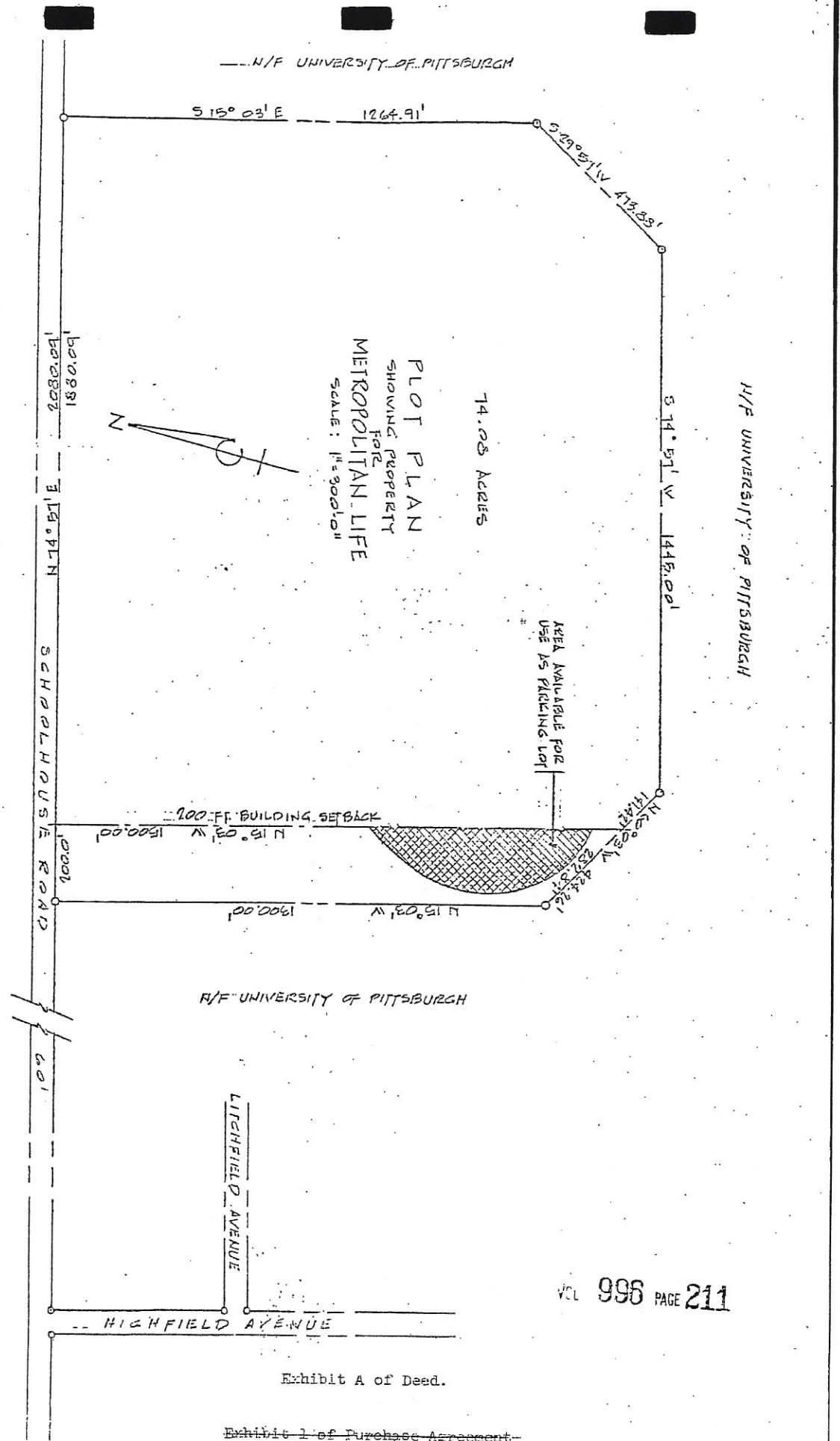
010153 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER DEC 31 '75 TAX  
EQ.11156 999.99

010155 COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER DEC 31 '75 TAX  
EQ.11156 350.04

SUBJECT to the following restrictions and reservations:

1. A strip across the western end of this parcel of land will be maintained as a buffer area in the sense that no building will be built on it and that it will be retained as a wooded area except in the portion marked with cross-hatching on attached Exhibit A which portion may be used as a parking lot. This strip will be 200 feet wide at its northern end and its eastern boundary will run South 15°03' East to the southern boundary of the parcel as shown on Exhibit A.
2. That on the remaining area, no building will be built that exceeds either three stories or 45' in height, exclusive of mechanical and elevator penthouses.
3. That this land will not be subdivided without Grantor's approval, which approval will not be unreasonably withheld.
4. That no buildings other than those used for Metropolitan's office and research operations will be built without Grantor's approval, which approval will not be unreasonably withheld.

SUBJECT ALSO to all the reservations, restrictions, limitations, covenants and conditions as set forth in prior Deeds of record.



PLOT PLAN  
 SHOWING PROPERTY  
 FOR  
 METROPOLITAN LIFE  
 SCALE: 1" = 300' 0"

N/F UNIVERSITY OF PITTSBURGH

74.03 ACRES

KEEP AVAILABLE FOR USE AS PICKING LOT

R/F UNIVERSITY OF PITTSBURGH

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Exhibit A of Deed.

~~Exhibit 1 of Purchase Agreement~~

*Handwritten signature*

Grantor, its successors

and assigns forever, and the

Grantor for its successors and assigns hereby covenant and agree that it will WARRANT\*

GENERALLY the property hereby conveyed.

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NOTICE—THIS DOCUMENT ~~WARRANTS~~ DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL ~~MAY HAVE~~ THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

This Deed is made under and by virtue of a Resolution of the Board of Directors of the Grantor duly passed at a regular meeting thereof, held on the 17th day of July, A. D. 1975, a full quorum being present, authorizing and directing the same to be done.



In Witness Whereof, The said Grantor has caused its common and corporate seal to be affixed to these presents by the hand of its Treasurer, and the same to be duly attested by its Secretary. Dated the day and year first above written.

Attest:

THE UNIVERSITY OF PITTSBURGH OF THE COMMONWEALTH SYSTEM OF HIGHER EDUCATION

(Name of Corporation)

Handwritten signature of Secretary

By Handwritten signature of Treasurer

Secretary School District Cambria County, Pennsylvania Realty Transfer Tax

David M. Smith, Treasurer Township Cambria County, Pennsylvania Realty Transfer Tax

Effective: Date 12/30/75 Amt \$ 2175

Effective: Date 12/30/75 Amt \$ 2175

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS OR ATTEST:

Handwritten signature of Witness or Attest: MARIE W. ALLEN, ASST. SECRETARY

METROPOLITAN LIFE INSURANCE COMPANY

Handwritten signature of C.E. SNODDY, JR., VICE PRESIDENT

\*If general warranty deed is desired, insert GENERALLY. If special warranty deed is desired, insert SPECIALLY.

Commonwealth of Pennsylvania }  
County of CAMBRIA } SS:

On this 29th day of December, A. D. 1975, before me a Notary Public, the undersigned officer, personally appeared David M. Smith, who acknowledged himself to be the Treasurer of Commonwealth System of Higher Education Corporation, and that he as such Treasurer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as

In witness whereof, I hereunto set my hand and official seal.



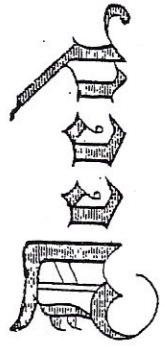
*Nancy J. Heffelfinger*  
Title of Officer  
NANCY J. HEFFELFINGER, Notary Public  
Johnstown, Cambria County, Pa.  
My Commission Expires Jan. 29, 1979

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the grantee herein is MADISON AVENUE, NEW YORK, NEW YORK 10010.

*Timothy H. Allen*  
Attorney for For Grantee

Recorded 8579 Number  
Vol. Page  
From



RECORDED IN THE  
Recorder's Office of Cambria Co., Pa.  
DEC 30 1975  
ROBERT E. GRIFFIN, RECORDER  
Fees & Taxes \$  
PAID BY  
Fees, \$

*Book 4350. n. p. d.*  
*Roll 7-4350. n. p. d.*  
*Ch. J. C. S. W. R.*

For sale by P. O. Naly Co., Law Book Publishers  
425 Fourth Avenue, Pittsburgh, Pa. 15219  
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Commonwealth of Pennsylvania, }  
County of Cambria } SS:

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Recorded on this 30<sup>th</sup> day of December

A. D. 1975, in the Recorder's Office of the said County, in Deed Book,

RECORDED Vol. 996, page 207

Given under my hand and the seal of the said office the day and year aforesaid.

*Robert E. Griffin*  
Recorder

RECORDED  
INDEXED  
SERIALIZED  
DEC 30 1975  
REC'D  
REC'D



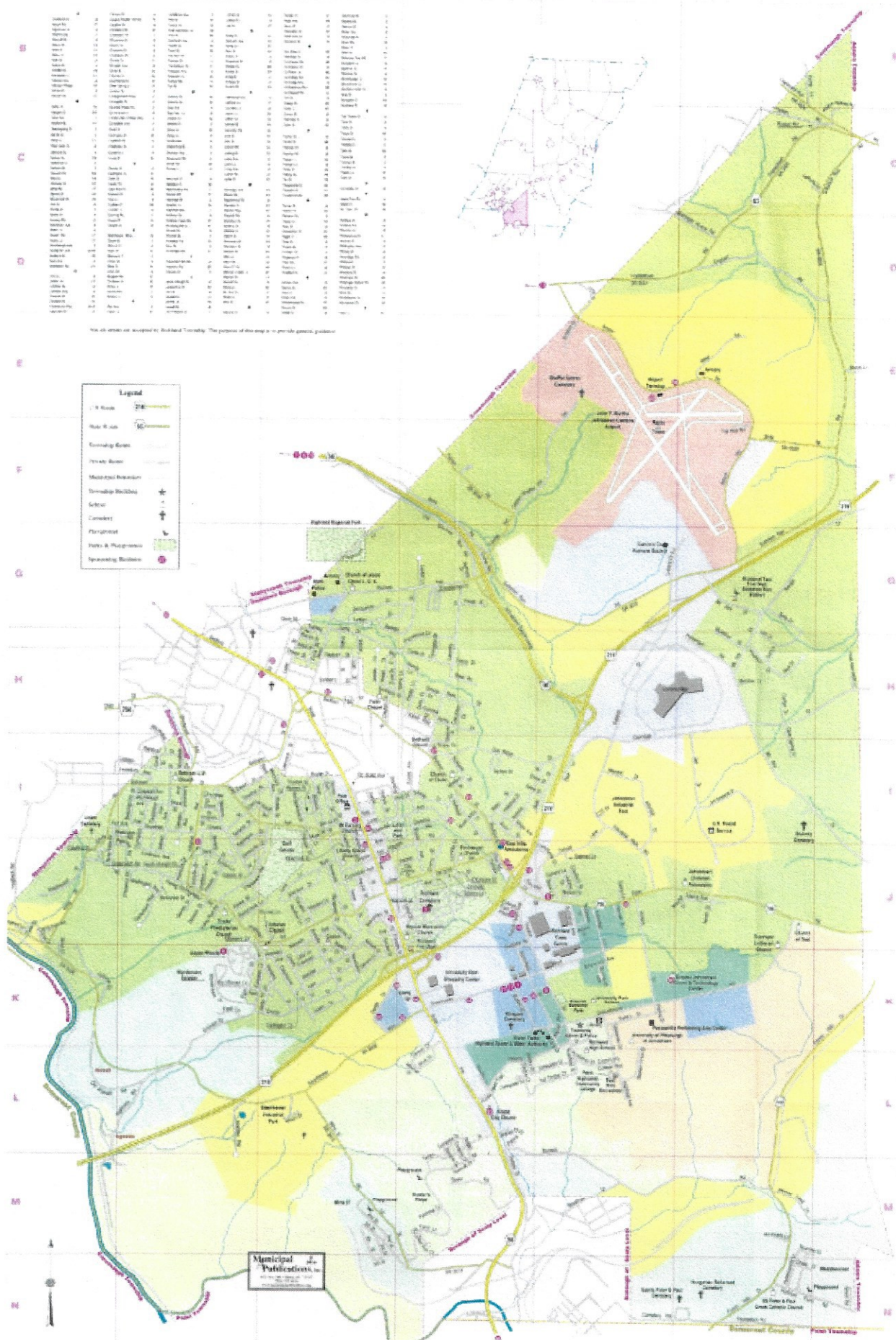
EXHIBIT B  
COPY OF ZONING MAP

Map No.	Map Name	Map No.	Map Name	Map No.	Map Name
1	Map 1	11	Map 11	21	Map 21
2	Map 2	12	Map 12	22	Map 22
3	Map 3	13	Map 13	23	Map 23
4	Map 4	14	Map 14	24	Map 24
5	Map 5	15	Map 15	25	Map 25
6	Map 6	16	Map 16	26	Map 26
7	Map 7	17	Map 17	27	Map 27
8	Map 8	18	Map 18	28	Map 28
9	Map 9	19	Map 19	29	Map 29
10	Map 10	20	Map 20	30	Map 30
11	Map 11	31	Map 31	41	Map 41
12	Map 12	32	Map 32	42	Map 42
13	Map 13	33	Map 33	43	Map 43
14	Map 14	34	Map 34	44	Map 44
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18	Map 18	38	Map 38	48	Map 48
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28	Map 28	48	Map 48	58	Map 58
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39	Map 39	59	Map 59	69	Map 69
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66	Map 66	86	Map 86	96	Map 96
67	Map 67	87	Map 87	97	Map 97
68	Map 68	88	Map 88	98	Map 98
69	Map 69	89	Map 89	99	Map 99
70	Map 70	90	Map 90	100	Map 100

All data are adapted by Richard Tomney. The purpose of this map is to provide general guidance.

**Legend**

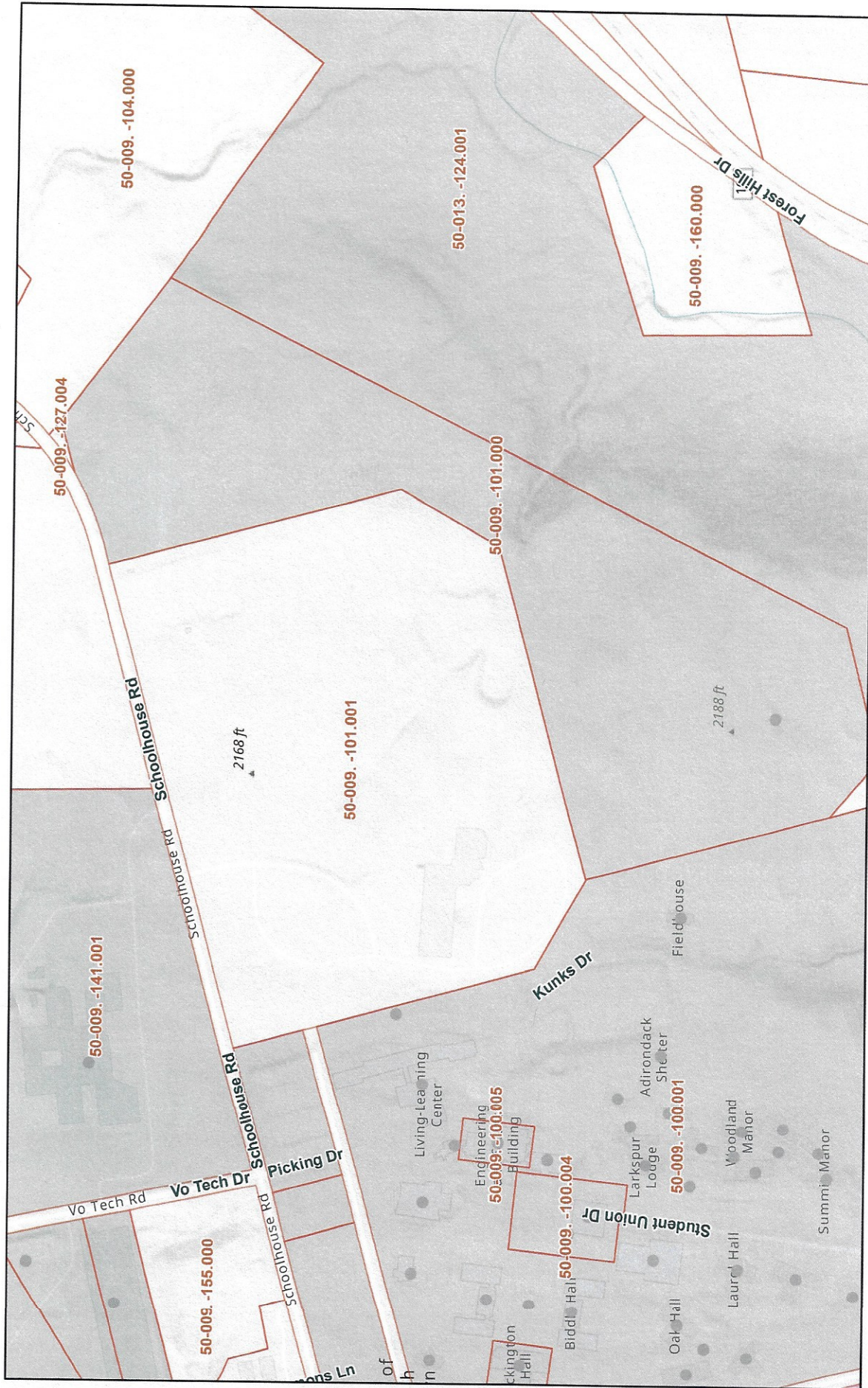
- Highway
- Major Road
- County Road
- Private Road
- Municipal Road
- Township Building
- School
- College
- Playground
- Park & Recreation
- Spawning Station



**Municipal Publications**  
 Municipal Publications, Inc.  
 10000 E. Grand Ave., Suite 100  
 Grand Rapids, MI 49506

EXHIBIT C  
COPY OF TAX MAP

# Web Print



6/17/2024, 9:54:07 AM



- Facility Areas
- Education Facility
- Other
- Facilities and Places
- Other
- Surface Owners

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