
#### Abstract

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF SWATARA, CHAPTER 295, THEREOF ENTITLED "ZONING", BY MODIFYING SECTIONS 295-25 AND 295-26.E IN ORDER TO REZONE FROM THE C-G GENERAL COMMERCIAL DISTRICT TO THE M-L LIGHT MANUFACTURING/INDUSTRIAL DISTRICT THE PARCELS IDENTIFIED AS DAUPHIN COUNTY PROPERTY IDENTIFICATION NOS. (AND ADDRESSES): (I) 63-027-293-000-0000 (PAXTON STREET L1); (II) 63-024-057-000-0000 (421 FRIENDSHIP ROAD); AND (III) 63-024-056-000-0000 (441 FRIENDSHIP ROAD).


BE IT HEREBY ORDAINED AND ENACTED by the Board of Commissioners of the Township of Swatara, County of Dauphin, Commonwealth of Pennsylvania, as follows:

Section 1. Chapter 295, Article III, Section 295-25, more specifically the "Swatara Township Zoning Map" is hereby amended by rezoning from the C-G General Commercial District to the M-L Light Manufacturing/Industrial District, the parcels identified as Dauphin County Property Identification Nos. (and addresses): (i) 63-027-293-000-0000 (Paxton Street L1); (ii) 63-024-057-000-0000 (421 Friendship Road); and (iii) 63-024-056-000-0000 (441 Friendship Road) that are depicted with white shading and yellow dashed outline on Exhibit ' $A$ ' and described by metes and bounds in Exhibit ' B ', both of which are attached to and made a part of this Ordinance. The area that is to be rezoned is hereby intended and deemed to include the entire contiguous area that is bounded to the:
A. North by the right-of-way of Paxton Street (SR 3010), together with the portion of the right-of-way of Paxton Street that adjoins the parcels identified as Dauphin County Property Identification Nos. (and addresses):
(i) 63-024-055-000-0000 (3501 Paxton Street); and
(ii) 63-027-293-000-0000 (Paxton Street L1),
and is located to the south of the centerline of such right-of-way;
B. East by the right-of-way of Friendship Road, together with the portion of the right-of-way of Friendship Road that adjoins the parcels identified as Dauphin County Property Identification Nos. (and addresses):
(i) 63-027-293-000-0000 (Paxton Street L1);
(ii) 63-024-057-000-0000 (421 Friendship Road); and
(iii) 63-024-056-000-0000 (441 Friendship Road),
and is located to the west of the centerline of such right-of-way;

Section 2. Chapter 295, Article III, Section 295-26.E is hereby amended by adding, including and incorporating the following as new subsection (3) to read as follows:
(3) The entire boundaries of the parcels identified as Dauphin County Property Identification Nos. (and addresses):
(a) 63-027-293-000-0000 (Paxton Street L1);
(b) 63-024-057-000-0000 (421 Friendship Road); and
(c) 63-024-056-000-0000 (441 Friendship Road),
are hereby removed from the C-G General Commercial District and made part of the M-L Light Manufacturing/Industrial District.

Section 3. The Zoning Officer of the Township of Swatara, or assigned designee, is directed to revise the "Swatara Township Zoning Map" to delineate the rezoned area and boundary line changes as adopted hereby.

Section 4. All other sections, parts and provisions of the Code of the Township of Swatara shall remain in full force and effect as previously enacted and amended.

Section 5. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Commissioners that the remainder of the Ordinance shall remain in full force and effect.

Section 6. This amendment shall take effect and be enforced from and after its approval as provided by law.
[Remainder of page left intentionally blank]

DULY ORDAINED AND ENACTED this // day of CTOßER, 2023, by the Board of Commissioners of Swatara Township, Dauphin County, Pennsylvania, in lawful session duly assembled.


TOWNSHIP OF SWATARA
Dauphin County, Pennsylvania

By: Reisee e A, Salech
Christine Zubeck, President
Swatara Township Board of Commissioners

## EXHIBIT 'A'

MAP DEPICTING THE PARCELS IDENTIFIED AS DAUPHIN COUNTY PROPERTY IDENTIFICATION NOS. (AND ADDRESSES): (I) 63-024-055-000-0000 (3501 PAXTON STREET);
(II) 63-027-293-000-0000 (PAXTON STREET L1); (III) 63-024-057-000-0000 (421 FRIENDSHIP ROAD); AND (IV) 63-024-056-000-0000 (441 FRIENDSHIP ROAD), AND THE CONTIGUOUS AREA TO BE REZONED FROM THE C-G GENERAL COMMERCIAL DISTRICT TO THE M-L LIGHT MANUFACTURING/INDUSTRIAL DISTRICT


## EXHIBIT 'B'

# LEGAL DESCRIPTION OF THE PARCEL IDENTIFIED AS DAUPHIN COUNTY PROPERTY IDENTIFICATION NOS. (AND ADDRESSES): 

(I) 63-024-055-000-0000 (3501 PAXTON STREET);
(II) 63-027-293-000-0000 (PAXTON STREET L1);
(III) 63-024-057-000-0000 (421 FRIENDSHIP ROAD); AND
(IV) 63-024-056-000-0000 (441 FRIENDSHIP ROAD), AND THE CONTIGUOUS AREA TO BE REZONED FROM THE C-G GENERAL COMMERCIAL DISTRICT TO THE M-L LIGHT MANUFACTURING/INDUSTRIAL DISTRICT
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## DAUPHIN COUNTY PROPERTY IDENTIFICATION NO．63－024－055－000－0000 WITH AN ADDRESS OF 3501 PAXTON STREET

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ALL that certain tract or parcel of land situate in the Township of Swatara, County of Dauphin, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southern dedicated right-of-way line of Paxton Street (SR2010) and the western right-of-way line of Friendship Road; THENCE, along western right-of-way line of Friendship Road, South 09 degrees 22 minutes 15 seconds West, for a distance of 116.1 feet to a point; thence, along the same, along an arc of a curve, curving to the right, having a radius of 110.00 feet, an arc length of 90.73 feet to a point; thence, along the same, South 56 degrees 37 minutes 53 seconds West, for a distance of 194.38 feet to a concrete monument; thence, leaving the western right-of-way line of Friendship Road and along lands now or formerly of Compass Group, USA, Inc., North 33 degrees 22 minutes 07 seconds West, for a distance of 299.27 feet to a point, said point being along the property line of lands now or formerly of EQK. Realty Investors; thence along lands of EQK Realty Investors, North 51 degrees 37 minutes 56 seconds East, for a distance of 183.7 feet to a point, said point being along the southern dedicated right-of-way line of Paxton Street (SR2010); thence, along the southern dedicated right-of-way line of Paxton Street (SR2010), the following four (4) courses and distances: 1) South 80 degrees 28 minutes 16 seconds East, for a distance of 32.00 feet to a point; 2) North 10 degrees 28 minutes 13 seconds East, for a distance of 10.00 feet to a point; 3) South 80 degrees 49 minutes 11 seconds East, for a distance of 210.94 feet to a point; and 4) South 17 degrees, 56 minutes, 28 seconds East, for a distance of 40.53 feet to a point, the POINT OF BEGINNING.

CONTAINING 2.1 acres of land.
SUBJECT to a $30^{\prime}$ storm sewer easement along the southwestern property line.
BEING Lot 1 of the "Revised Final Subdivision Plan for Tecport", as recorded on September 18, 2002, Plan Book I, Volume 8, Page 40, of Dauphin County Records, excluding the Paxton Street dedicated right-of-way, as recorded in Deed Book 5661, Page 271 of Dauphin County Records.

BEING as to part the same premises which became vested in Tecport Partners, L.P. by virtue of Deed dated June 27, 2001 and recorded June 29, 2001 in Dauphin County Record Book 4019 page 594.

Being Tax Parcel Number 63-027-293.

DAUPHIN COUNTY PROPERTY IDENTIFICATION NO. 63-024-057-000-0000 WITH AN ADDRESS OF 421 FRIENDSHIP ROAD

ALL THAT CERTAIN piece or parcel of land situate in the Township of Swatara, County of Dauphin and Commonwealth of Pennsylvania, more particularly bounded and described in
accordance with a survey made by Reed Engineering, Inc., dated September 10, 1987, Drawing \#S-887-122, as follows, to wit:

BEGINNING at a concrete monument at the southwest corner of Lot \#1, which monument is 30.00 feet from the centerline of Friendship Road, and $1,102.80$ feet from the intersection of Penna. Route \#441; thence along lands now or formerly of AMP, Inc., North 42 degrees 15 minutes 24 seconds West 265.97 feet to a concrete monument on the line of lands now or formerly of EQK Realty Investors I: thence along aforesaid lands, North 42 degrees 44 minutes 39 seconds East, 382.24 feet to a drill hole in concrete base of sanitary manhole at a corner of AMP, Inc.; thence along aforesaid lands, South 42 degrees 15 minutes 24 seconds East, 299.27 feet to a concrete monument on the northwestern right of way line of Friendship Road ( 60.00 feet); thence along aforesaid right of way line, South 47 degrees 44 minutes 36 seconds West, 380.78 feet to a concrete monument, the place of BEGINNING.

BEING Lot \#1 of the Preliminary-Final Subdivision for Servomation Corporation, dated April 5, 1984, and recorded in Dauphin County Recorder of Deeds in Plan Book V-3, page 13.

DAUPHIN COUNTY PROPERTY IDENTIFICATION NO. 63-024-056-000-0000 WITH AN ADDRESS OF 441 FRIENDSHIP ROAD

ALL THAT CERTAIN tract of land situate in Swatara Township, Dauphin County, Pennsylvania, as more particularly described as follows, to wit:

BEGINNING at a point on the northerly right-of-way line of Friendship Road ( 60 feet wide) at the dividing line between lands described herein and lands now or formerly of Compass Group USA, Inc. (Deed Book 2717, Page 36); thence along lands now or formerly of Compass Group USA North thirty-three degrees twenty-two minutes seven seconds West ( $\mathrm{N} 33^{\circ} 22^{\prime} 07^{\prime \prime} \mathrm{W}$ ) a distance of two hundred sixty-five and ninety-six hundredths (265.96) feet to a concrete monument at line of lands now or formerly of EQK Realty Investors (Deed Book 591, Page 170); thence along said lands now or formerly of EQK Realty the following two (2) courses and distances: (I) South fifty-one degrees thirty-seven minutes fifty-six seconds West ( $551^{\circ} 37^{\prime} 56^{\prime \prime} \mathrm{W}$ ) a distance of three hundred ninety-three and fifty-five hundredths (393.55) feet to a point; and (2) South thirty-three degrees twenty-two minutes seven seconds East ( $533^{\circ} 22^{\prime} 07^{\prime \prime E}$ ) a distance of two hundred thirty-one and sixty-seven hundredths (231.67) feet to an iron pin on the proposed northerly right-of-way line of Friendship Road; thence along said proposed right-of-way line North fifty-six degrees thirty-seven minutes fifty-three seconds East ( $\mathrm{N} 56^{\circ} 37^{\prime} 53^{\prime \prime} \mathrm{E}$ ) a distance of three hundred ninety-two and five hundredths (392.05) feet to a point at line of lands of Compass Group USA, the place of BEGINNING.

BEING proposed Lot 1 on Preliminary/Final Subdivision Plan of Lot 3 for TYCO Electronics Corporation recorded August 14, 2000 in Dauphin County Plan Book P, Volume 7, Page 68.

HAVING thereon erected a two story steel and masonry office building known and numbered as 441 Friendship Road.

CONTAINING 97,547.29 square feet or 2.23 acres, more or less.
BEING part of the same premises which AMP INCORPORATED, a New Jersey corporation, by its deed dated September 20, 2000 and recorded September 22, 2000 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 3771, Page 534 granted and conveyed unto H\&S Investment Company, a Pennsylvania general partnership, Grantor herein. The subject property is set forth as Tract I on the deed recorded in Record Book 3771, Page 534.

