

**ORDINANCE NO. 2019-1**

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER  
COUNTY, PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE  
COMMONWEALTH OF PENNSYLVANIA, LAYING OUT, OPENING, ACCEPTING AND APPROVING  
SWEET BRIER DRIVE (INCLUDING IVY COURT AND RIVERVIEW COURT) AND WESTFIELD DRIVE  
AS PUBLIC ROADS**

**WHEREAS**, Sweet Brier Drive (including Ivy Court and Riverview Court) are streets situated wholly within Hopewell Township that have been offered for public dedication by virtue of the Sweetbrier Plan of Lots No. 1, 1<sup>st</sup> revision to No. 1 and No.2; and

**WHEREAS**, Westfield Drive is a street situated wholly within Hopewell Township that has been offered for public dedication by virtue of the Westfield Towers Subdivision Plan; and

**WHEREAS**, pursuant to the First Class Township Code, Title 53 § 57005, Hopewell Township initiated proceedings to adopt this Ordinance to lay out and open Sweet Brier Drive (including Ivy Court and Riverview Court) and Westfield Drive as public roads to become part of the Township road system by advertising consideration of said Ordinance in the Beaver County Times on Monday, October 7, 2019; and

**WHEREAS**, the legal descriptions of Sweet Brier Drive, Ivy Court and Riverview Court along with the applicable Plan drawings of same, including stormwater inlets and conveyance system, are attached hereto and incorporated herein collectively as Exhibit "A" in conformity with Title 53 § 57012; and

**WHEREAS**, the legal description of Westfield Drive along with the applicable Plan drawing of same, including the cul-de-sac, stormwater inlets and conveyance system, are attached hereto and incorporated herein collectively as Exhibit "B" in conformity with Title 53 § 57012; and

**WHEREAS**, Hopewell Township shall also accept the underlying stormwater inlets and conveyances system, street signs and streetlights within the aforementioned Sweet Brier Drive, Ivy Court, Riverview Court and Westfield Drive as part of the public infrastructure; and

**WHEREAS**, once adopted a copy of this Ordinance shall be filed in the Office of the Beaver County Clerk of Courts following which any Township resident shall have the right to file, within thirty (30) days, Exceptions to the Ordinance along with a Petition for Review; and

**WHEREAS**, once adopted a copy of this Ordinance shall, within ten (10) days, be posted along Sweet Brier Drive (including Ivy Court and Riverview Court) and Westfield Drive; and

**WHEREAS**, the Board of Commissioners of the Township of Hopewell now desire to lay out and open for public highway and other public purposes Sweet Brier Drive (including Ivy Court and Riverview Court) and Westfield Drive in accordance with Exhibits "A" and "B" attached hereto and to adopt Sweet Brier Drive, Ivy Court, Riverview Court and Westfield Drive as the names of said public roads.

**NOW THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Township of Hopewell, a municipal corporation under the First Class Township Code, situate in the County of Beaver and Commonwealth of Pennsylvania, **AND IT IS HEREBY ORDAINED:**

(1) That the aforementioned "Whereas" clauses are incorporated herein fully and in accordance therewith Hopewell Township lays out, adopts and opens for public highway and other public purposes Sweet Brier Drive (including Ivy Court and Riverview Court) and Westfield Drive, the plan drawings and legal descriptions of which are attached hereto as Exhibits "A" and "B," which are hereby accepted as a public Township roadways; and

(2) That the aforementioned public infrastructure, including stormwater inlets and conveyance system, street identification signs and streetlights, is hereby accepted by Hopewell Township; and

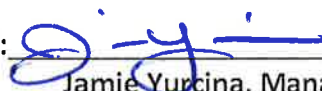
**ORDAINED and ENACTED** this 14<sup>th</sup> day of October, 2019. This Ordinance shall become effective immediately following enactment.

**ATTEST:**

  
\_\_\_\_\_

**TOWNSHIP OF HOPEWELL**

**BY:**

  
\_\_\_\_\_

Jamie Yurcina, Manager  
Hopewell Township

**BY:**

  
\_\_\_\_\_

President  
Board of Commissioners

**Legal Description of Sweet Brier Drive  
in the  
Sweet Brier Plan of Lots No. 1  
&  
1st Revision to the Sweet Brier Plan of Lots No. 1  
&  
Sweet Brier Plan of Lots No. 2**

**November 19, 2012**

All that certain right of way of Sweet Brier Drive, as recorded in the Sweet Brier Plan of Lots No. 1 as recorded in PBV 32 Page 279, First Revision to the Sweet Brier Plan of Lots No. 1 as recorded in PBV 33 Page 185 and the Sweet Brier Plan of Lots No. 2 as recorded in PBV 34 Page 257, situate in the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, the perimeter right of way of which is more fully described here to wit:

Beginning at a point on the Southerly right of way line of Longvue Avenue where the same is intersected by the dividing line of Parcel B of the Zernich Plan of Lots as recorded in Plan Book Volume 32, Page 161, and as shown upon the above described 1<sup>st</sup> Revision to the Sweet Brier Plan of Lots No. 1; Thence by a line through the said right of way of Longvue Avenue, N 8° 27' 25" W for a distance of 20.00' to a point at or near the intersection of the said Longvue Avenue and Sohn Road, a 50' right of way as shown upon the said Plan of Lots; Thence by a line through the said right of way of Sohn Road/Longvue Avenue, N 82° 12' 23" E for a distance of 25.00' to an angle point in the said right of way of Sohn Road/Longvue Avenue; Thence continuing through the said right of way of the said Sohn Road in a generally Northerly direction, N 8° 27' 25" W for a distance of 82.37' to a point where the Northerly right of way line of the herein described intersects the Easterly right of way line of the said Sohn Road, said point being located 7.64' from the common corner of lands now or formerly Hopewell Township, Lot 101R and the perimeter boundary of the original tract from which this was originally a part; Thence along the said Northerly right of way line of the herein described Sweet Brier Drive in a generally Easterly direction, S 65° 24' 38" E for a distance of 151.13' to a point of curve in the

**EXHIBIT**

tabbles

A

said right of way; Thence continuing, by the arc of a circle, curving to the left, having a radius of 190.12', for an arc distance of 58.82' to a point of reverse curve in the said right of way, at a point on the dividing line where the 1<sup>st</sup> Revision to the Sweet Brier Plan of Lots No. 1 meets the Sweet Brier Plan of Lots No. 1 as originally recorded; Thence continuing, by the arc of a circle, curving to the right, having a radius of 250.00', for an arc distance of 242.51' to a point where the Easterly right of way line of the said Sweet Brier Drive is intersected by the return radius of the Northerly right of way line of Ivy Court, a 50' right of way as shown upon the said Plan of Lots No. 1 as recorded; Thence continuing along the said right of way of Sweet Brier Drive, and along the said right of way of Ivy Court, by the arc of a circle, curving to the right, having a radius of 250.00', for an arc distance of 78.56' to a point of tangent in the said right of way; Thence continuing across the said intersection as described, S 9° 33' 26" E for a distance of 15.00' to a point where the return radius of the Southerly right of way line of Ivy Court intersects the Easterly right of way line of the herein described Sweet Brier Drive; Thence continuing, S 9° 33' 26" E for a distance of 345.00' to a point where the return radius of the Northerly right of way line of Riverview Court intersects the Easterly right of way line of the herein described Sweet Brier Drive; Thence continuing, S 9° 33' 26" E for a distance of 100.00' to a point where the return radius of the Southerly right of way line of Riverview Court intersects the Easterly right of way line of the herein described Sweet Brier Drive; Thence continuing, S 9° 33' 26" E for a distance of 60.00' to a point where the herein described Easterly right of way line of Sweetbrier Drive intersects the dividing line between the aforementioned Sweetbrier Plan of Lots No. 1 and the Sweet Brier Plan of Lots No. 2; Thence continuing, S 9° 33' 26" E for a distance of 628.30' to a point of curve in the said right of way; Thence continuing, in a generally Easterly direction, by the arc of a circle, curving to the left, having a radius of 250.00', for an arc distance of 379.61' to a point of tangency in the said right of way; Thence continuing in a generally Easterly direction, N 83° 26' 34" E for a distance of 433.95' to a point of curve in the said right of way; Thence continuing, in a generally Easterly direction, by the arc of a circle, curving to the right, having a radius of 1000.00', for an arc distance of 218.96' to a point of reverse curve in the said right of way; Thence continuing along the said Northerly right of way, by the arc of a circle curving to the left, forming the return radius to the cul de sac at the terminus of the herein described, having a radius of 25.00', for an arc distance of 20.34' to a point of reverse curve in the said right of way; Thence continuing by the arc of a circle, curving to the right, forming the

cul-de-sac terminus of the herein described right of way, having a radius of 50.00', for an arc distance of 241.15', to a point of reverse curve in the said right of way; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 21.77' to a point of compound curve in the said right of way; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving to the left, having a radius of 950.00', for an arc distance of 205.22' to a point of tangency in the said right of way; Thence continuing in a generally Westerly direction, S 83° 26' 34" W for a distance of 433.95' to a point of curve in the said right of way; Thence continuing, in a generally Westerly direction, turning to the North, by the arc of a circle, curving to the right, having a radius of 300.00', for an arc distance of 455.53' to a point of tangency in the said right of way; Thence continuing in a generally Northerly direction, N 9° 33' 26" W for a distance of 628.30' to a point on the aforementioned dividing line between the said Plan No. 1 and Plan No. 2; Thence continuing in a generally Northerly direction, N 9° 33' 26" W for a distance of 520.00' to a point of curve in the said right of way; Thence continuing, in a generally Northerly direction, curving to the West, by the arc of a circle, curving to the left, having a radius of 200.00', for an arc distance of 256.86', to a point of tangent in the said right of way; Thence continuing, N 83° 08' 31" W for a distance of 162.05' to a point on the aforementioned Southerly right of way line of Longview Avenue at the aforementioned point of Beginning.

**Legal Description of Ivy Court  
in the  
Sweet Brier Plan of Lots No. 1**

**November 19, 2012**

All that certain right of way of Ivy Court, as recorded in the Sweet Brier Plan of Lots No. 1 as recorded in PBV 32 Page 279, situate in the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, the perimeter right of way of which is more fully described here to wit:

Beginning at a point on the Easterly right of way line of Sweet Brier Drive, where the same is intersected by the Northerly right of way line of the return radius of the herein described right of way line of Ivy Court; Thence continuing by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 31.41' to a point of tangent in the said right of way; Thence continuing along the said Northerly right of way line of Ivy Court, in a generally Easterly direction, N 80° 26' 34" E for a distance of 544.07' to a point of curve in the said right of way; Thence continuing, in a generally Easterly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 21.03' to a point of reverse curve in the said right of way; Thence continuing, by the arc of a circle, curving to the right, forming the cul-de-sac terminus of the herein described right of way, having a radius of 50.00', for an arc distance of 241.19', to a point of reverse curve in the said right of way; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 21.03' to a point of tangency in the said right of way; Thence continuing in a generally Westerly direction, S 80° 26' 34" W for a distance of 530.60' to a point of curve in the said right of way; Thence continuing, in a generally Northerly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 39.27' to a point on the aforementioned Easterly right of way line of Sweet Brier Drive; Thence along the said dividing line between the said Easterly right of way line of Sweet Brier Drive and the herein described Ivy Court, N 9° 33' 26" W for a distance of 15.00' to a point of curve in the said right of way; Thence continuing, in a generally Northerly direction, by the arc of a circle, curving to the left, having a radius of 250.00', for an arc distance of 78.56' to a point, said point being the aforementioned point of beginning.

**Legal Description of Riverview Court  
in the  
Sweet Brier Plan of Lots No. 1**

**November 19, 2012**

All that certain 50.00' width right of way of Riverview Court, together with the area of the return radii at the intersection of Sweet Brier Drive as recorded in the Sweet Brier Plan of Lots in PBV 32 Pages 79, situate in the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, the perimeter right of way of which is more fully described here to wit:

Beginning at a point on the Easterly right of way line of Sweet Brier Drive, where the same is intersected by the Northerly right of way line of the return radius of the herein described right of way line of Riverview Court; Thence continuing by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 39.27' to a point of tangent in the said right of way; Thence continuing along the said Northerly right of way line of Riverview Court, in a generally Easterly direction, N 80° 26' 34" E for a distance of 110.00' to a point of curve in the said right of way; Thence continuing, in a generally Easterly direction, by the arc of a circle, curving to the right, having a radius of 400.00', for an arc distance of 251.33' to a point of tangent; Thence continuing along the said Northerly right of way line of Riverview Court, in a generally Easterly direction, S 63° 33' 26" E for a distance of 125.00' to a point of curve in the said right of way; Thence continuing, in a generally Easterly direction, by the arc of a circle, curving to the left, having a radius of 325.00', for an arc distance of 312.56' to a point of compound curve; Thence continuing, in a generally Easterly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 23.27' to a point of reverse curve in the said right of way; Thence continuing, by the arc of a circle, curving to the right, forming the cul-de-sac terminus of the herein described right of way, having a radius of 50.00', for an arc distance of 240.90', to a point of reverse curve in the said right of way; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving to the left, having a radius of 25.00', for an arc distance of 19.22' to a point of reverse curve in the said right of way; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving

to the right, having a radius of 375.00' , for an arc distance of 369.35' to a point of tangent; Thence continuing along the said Southerly right of way line of Riverview Court, in a generally Westerly direction, N 63° 33' 26" W for a distance of 125.00' to a point of curve in the said right of way; ; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving to the left, having a radius of 350.00' , for an arc distance of 219.91' to a point of tangent; Thence continuing along the said Southerly right of way line of Riverview Court, in a generally Westerly direction, S 80° 26' 34" W for a distance of 110.00' to a point of curve in the said right of way; Thence continuing, in a generally Westerly direction, by the arc of a circle, curving to the left, having a radius of 25.00' , for an arc distance of 39.27' to a point on the aforementioned Easterly right of way line of Sweet Brier Drive where the same is intersected by the Southerly right of way of the herein described Riverview Court; Thence continuing along the said dividing line, in a generally Northerly direction, N 9° 33' 26" W for a distance of 100.00' to a point, said point being the aforementioned point of beginning.



# SWEET BRIER PLAN OF LOTS PHASE 2 ASBUILTS HOPEWELL TOWNSHIP BEAVER COUNTY, PA.

## PREPARED FOR:

TRUE LINE CORPORATION  
6 COMMERCE DRIVE  
PITTSBURGH, PA 15239  
(412) 795-9877

## PREPARED BY:

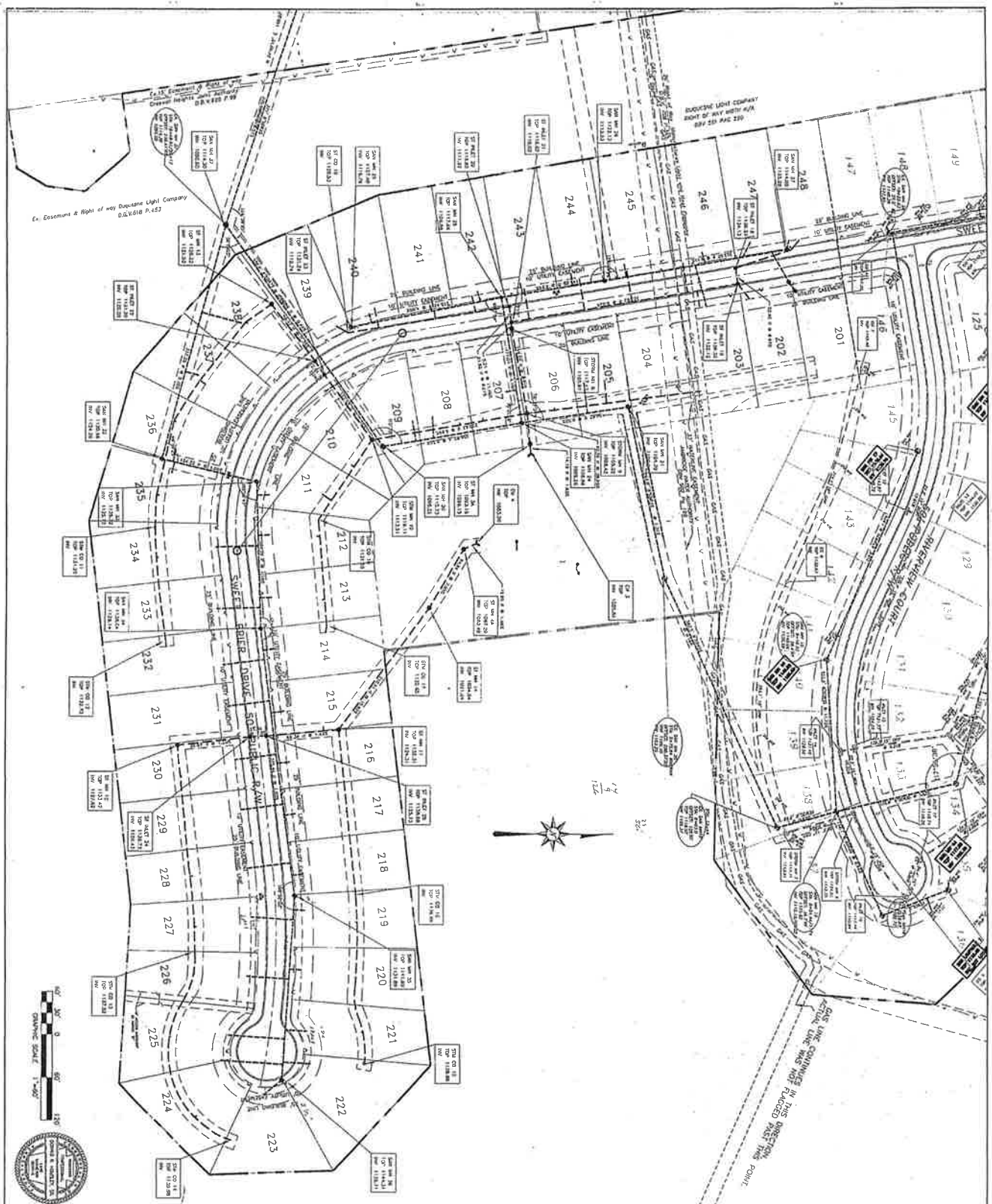
TRIANGLE ENGINEERING AND PLANNING SERVICE, INC.  
405 MCNEILLY ROAD  
PITTSBURGH, PA 15226  
(412) 563-8070



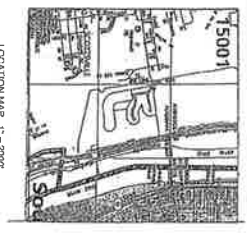
SHEET	DRAWING TITLE
1	ASBUILT PLAN
2	SWEET BRIER DRIVE 0+00 to 14+00 ASBUILT
3	SWEET BRIER DRIVE 14+00 to 29+00 ASBUILT
4	SANITARY SEWER PROFILE/TRUNK ASBUILT
5	STORM SEWER PROFILE ASBUILT
6	STORM SEWER PROFILE ASBUILT



AUGUST 23, 2007



Ex. Easement & Right of Way Daytime Light Company  
0.25/0.18 P. 157



LOCATION MAP 1" = 200'

- Legend**
- Existing Easements
  - Proposed Easements
  - Ex. Sanitary Sewer & Manhole
  - Ex. Storm Sewer, Hdr., Manhole & Box
  - Sanitary Sewer & Manhole
  - Storm Sewer, Hdr., Manhole & Box
  - Proposed Gas Line
  - Proposed Water Line
  - Proposed Electric, Telephone and Cable Television Lines
  - Typical Streetlight

**General Notes:**

1. See Schedule of Conditions for details of easements.

2. Minimum Lot Area: 3,750 Sq. Ft.

3. Minimum Lot Width: 60 Ft.

4. Minimum Front Yards: 30 Ft.

5. Minimum Side Yards: 8 Ft. / 10 Ft. / 8 Ft.



TOTAL AREA: 5,334,145 SQ. FT. 122.455 ACRES  
TOTAL LOT AREA: 1,902,897 SQ. FT. 43.679 ACRES

# **SWEET BRIER PLAN OF LOTS PHASE 2**

HOBBSVILLE TOWNSHIP  
BEVERLY COUNTY, PA

PREPARED FOR:  
TRUE LINE CORP.  
6115 SHADYBROOK, PA 15279  
412-750-7807

REVISIONS

PREPARED BY:  
TRIANGLE ENGINEERING  
& PLANNING SERVICE, INC.  
PITTSBURGH, PA 15206  
412-563-8070

Scale: 1" = 60'

Drawn by: R.A.S.

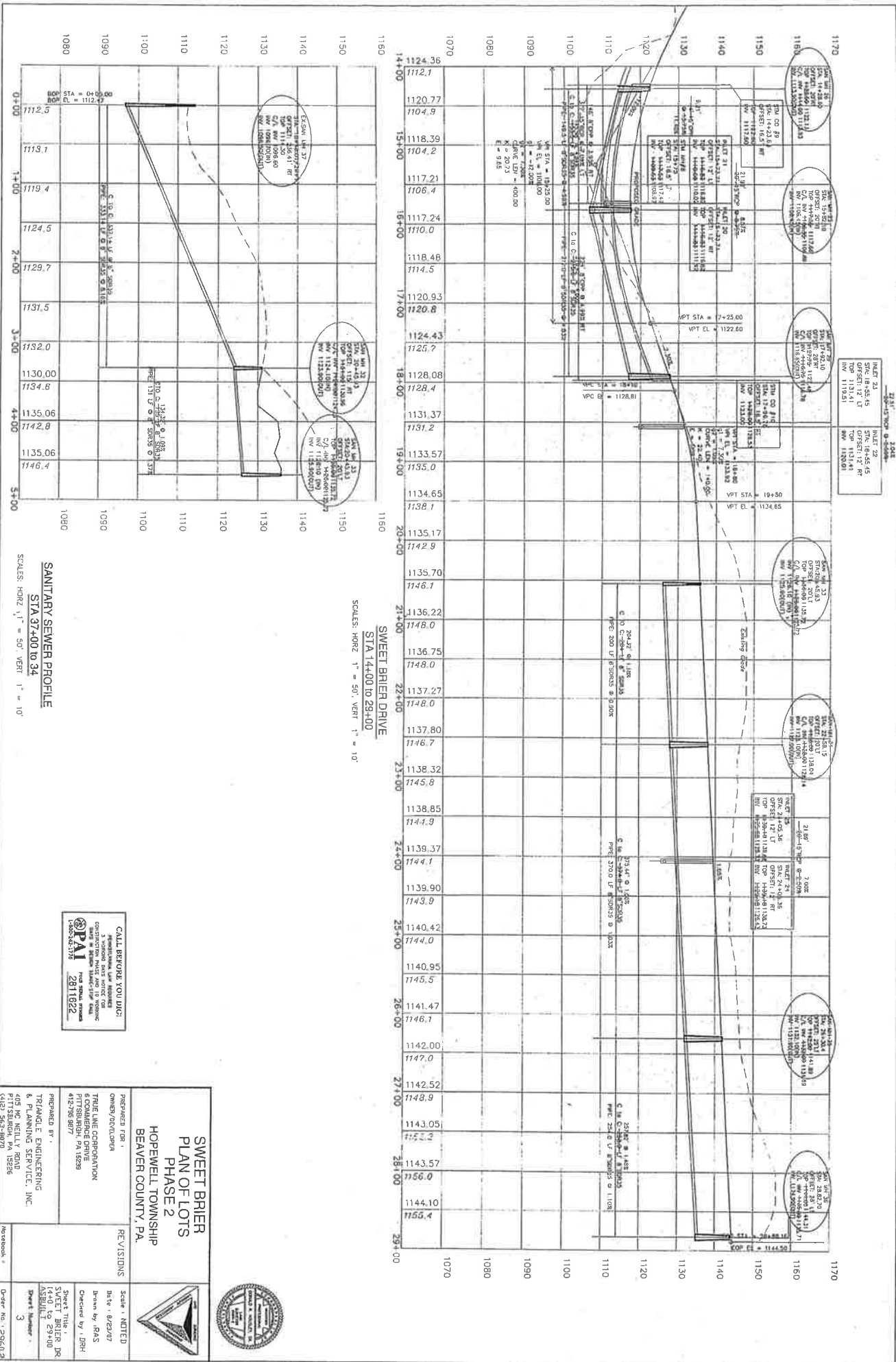
Checked by: J.B.H.

Sheet 1 of 1

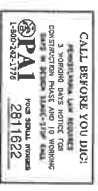
Sheet Number: 1

Under No. 25602





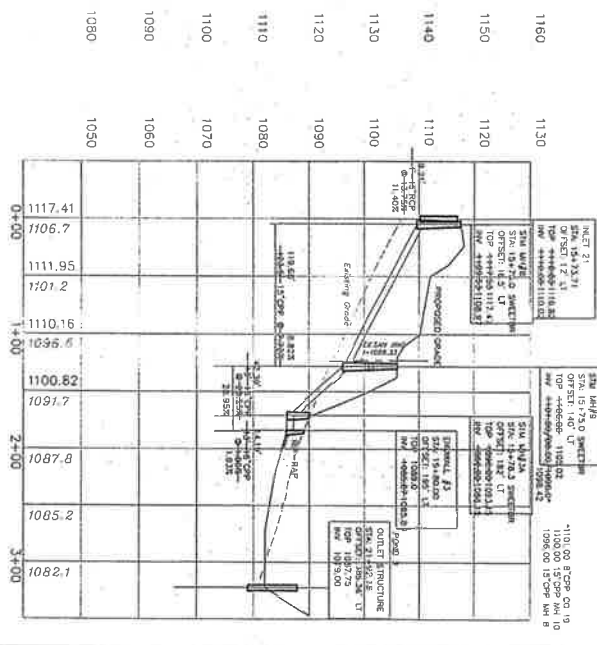
**SANITARY SEWER PROFILE**  
 STA 14+00 TO 29+00  
 SCALES: HORIZ. 1" = 50' VERT. 1" = 10'



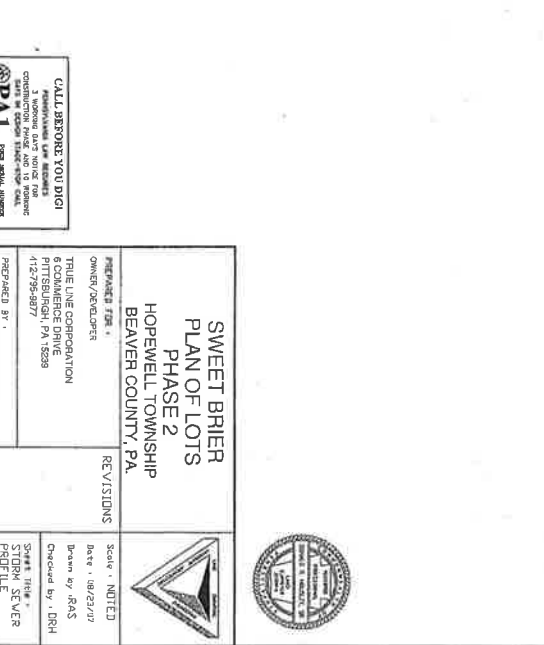
<b>SWEET BRIER</b> <b>PLAN OF LOTS</b> <b>PHASE 2</b> <b>HOPWELL TOWNSHIP</b> <b>BEAVER COUNTY, PA.</b>	
PREPARED FOR: OWNERS/DEVELOPER TRUE LINE CORPORATION 6 COMMERCIAL DRIVE PITTSBURGH, PA 15228 412-281-8077	REVISIONS Scale: NOTED Date: 8/23/17 Drawn by: PAS Checked by: DBH Prepared by: TRIANGLE ENGINEERING & PLANNING SERVICES, INC. 405 MC NEELY ROAD PITTSBURGH, PA 15226 (412) 563-8070
SHEET TITLE: SWEET BRIER, DR 1/4 AC TO 5/10 AC ASBUILT 5/10/10 SHEET NUMBER: 3	Order No.: 29612








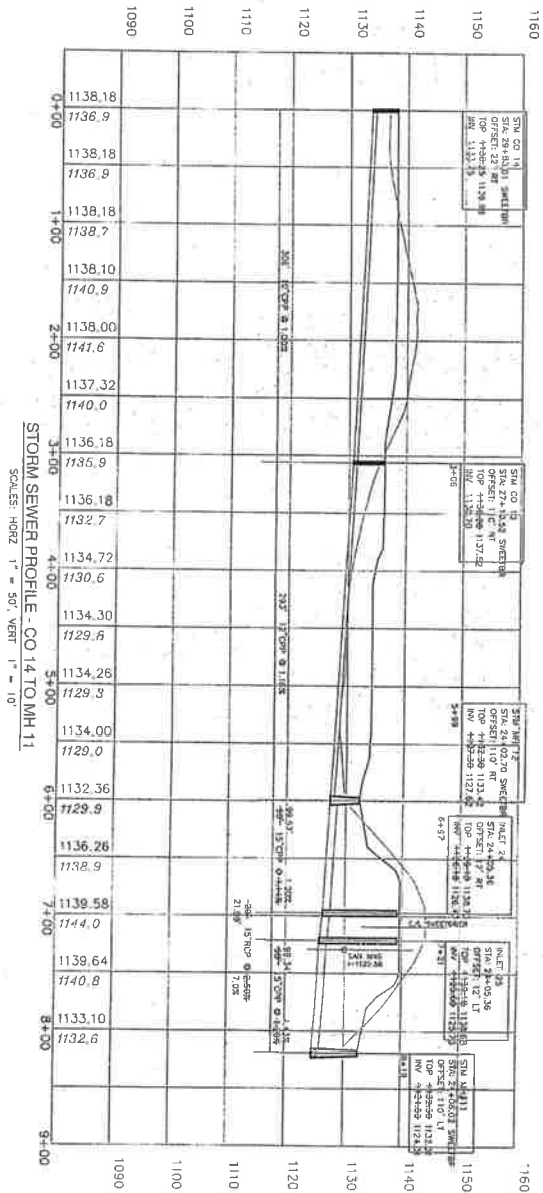
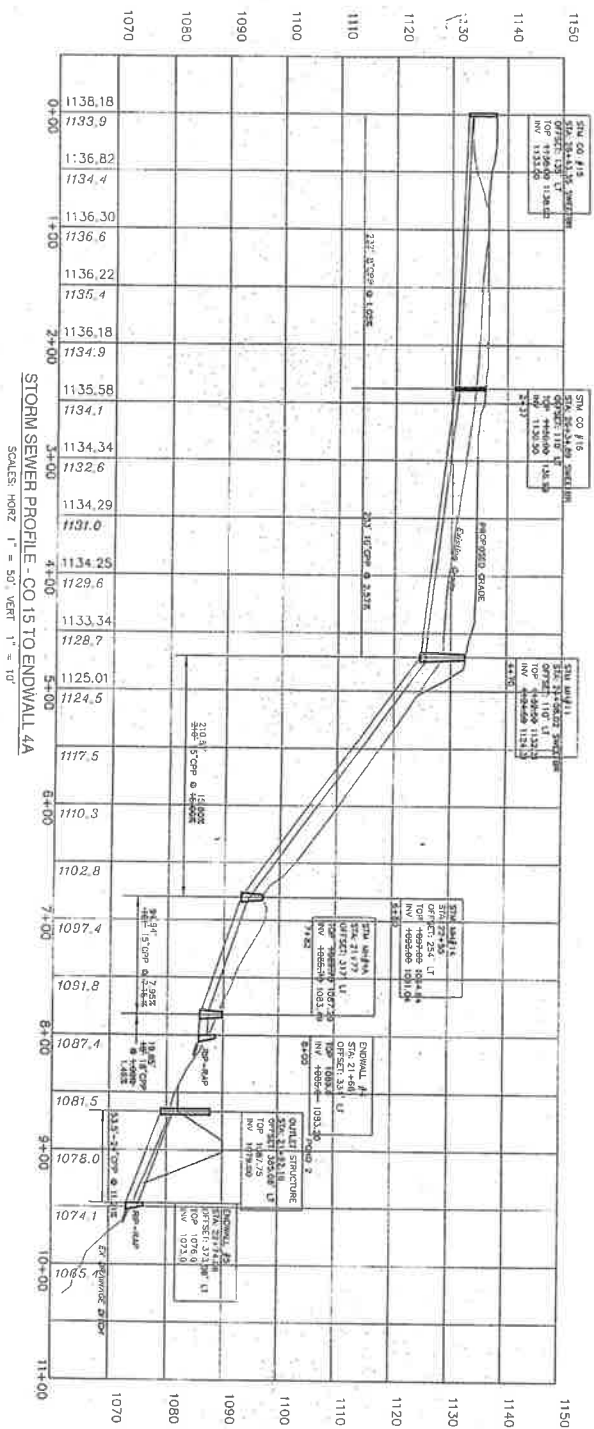
SCALES: HORZ 1" = 50' VERT 1" = 10'



SCALES: HORZ 1" = 50', VERT 1" = 10'

<p><b>SWEET BRIER PLAN OF LOTS PHASE 2</b></p> <p>HOPWELL TOWNSHIP BEAVER COUNTY, PA.</p>	<p><b>PROPOSED TITLE :</b> <b>CORNER DEVELOPMENT</b></p> <p>TITLE LINE CORPORATION 6 COMMERCIAL DRIVE HIGHTSTOWN, PA 18508 412/291-8817</p> <p><b>PREPARED BY :</b> <b>TRIANGLE ENGINEERING, INC.</b></p>	<p><b>REVISIONS</b></p>	 <p><b>Scale : NOTED</b></p> <p>Date : 10/26/2012</p> <p>Drawn by : R/S</p> <p>Checked by : J. DMH</p> <p><b>Sheet Title :</b> <b>STORM SEWER</b></p> <p><b>ASB/DIV</b></p> <p>Sheet Number : _____</p>
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CALL BEFORE YOU DIG!  
 800.451.4622  
 281.6822

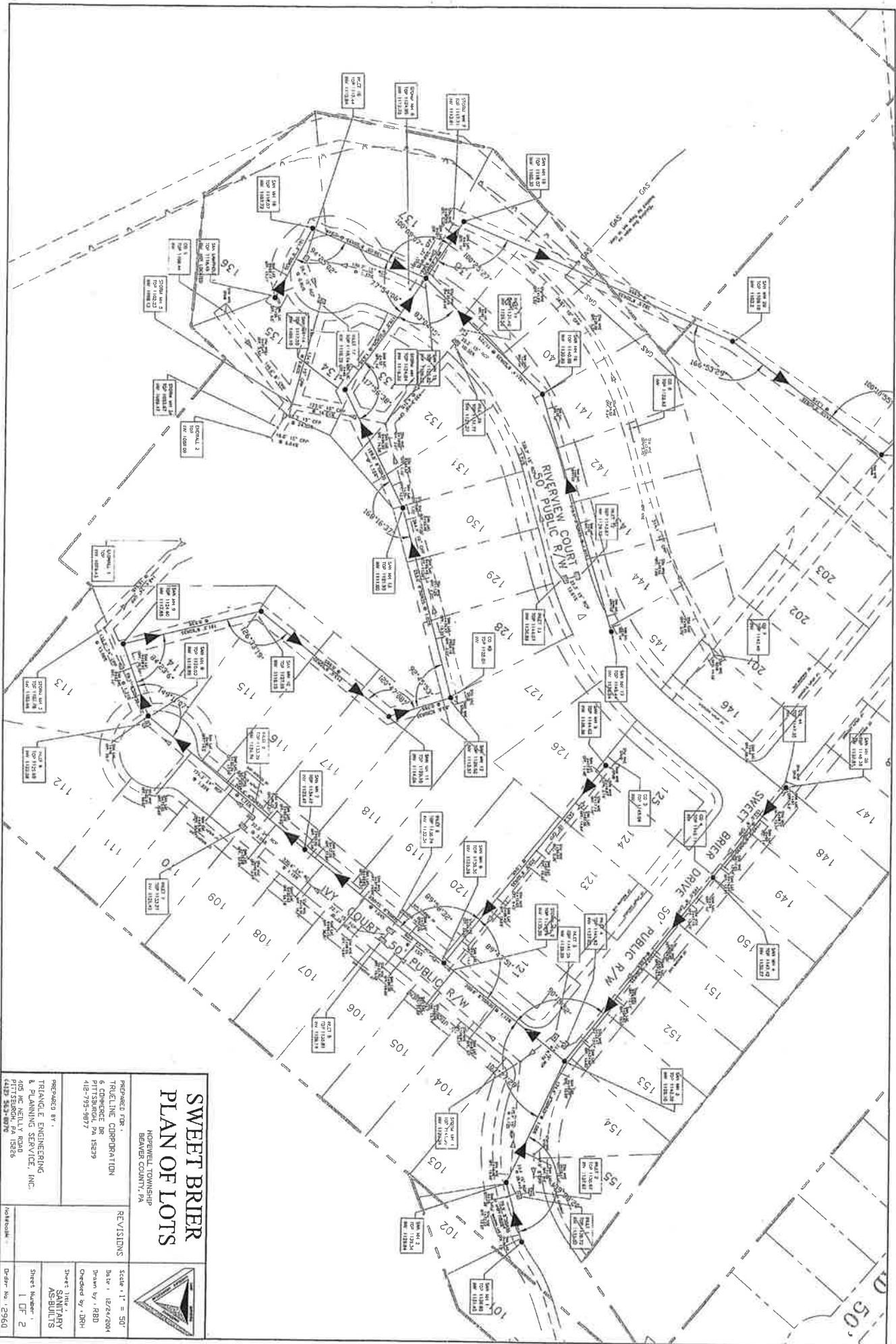
SWEET BRIER  
 PLAN OF LOTS  
 PHASE 2  
 HOPEWELL TOWNSHIP  
 BEAVER COUNTY, PA.

PREPARED FOR:  
 TRUE LINE CORPORATION  
 8 COMMENCE DRIVE  
 PITTSBURGH, PA 15289  
 412.785-5877

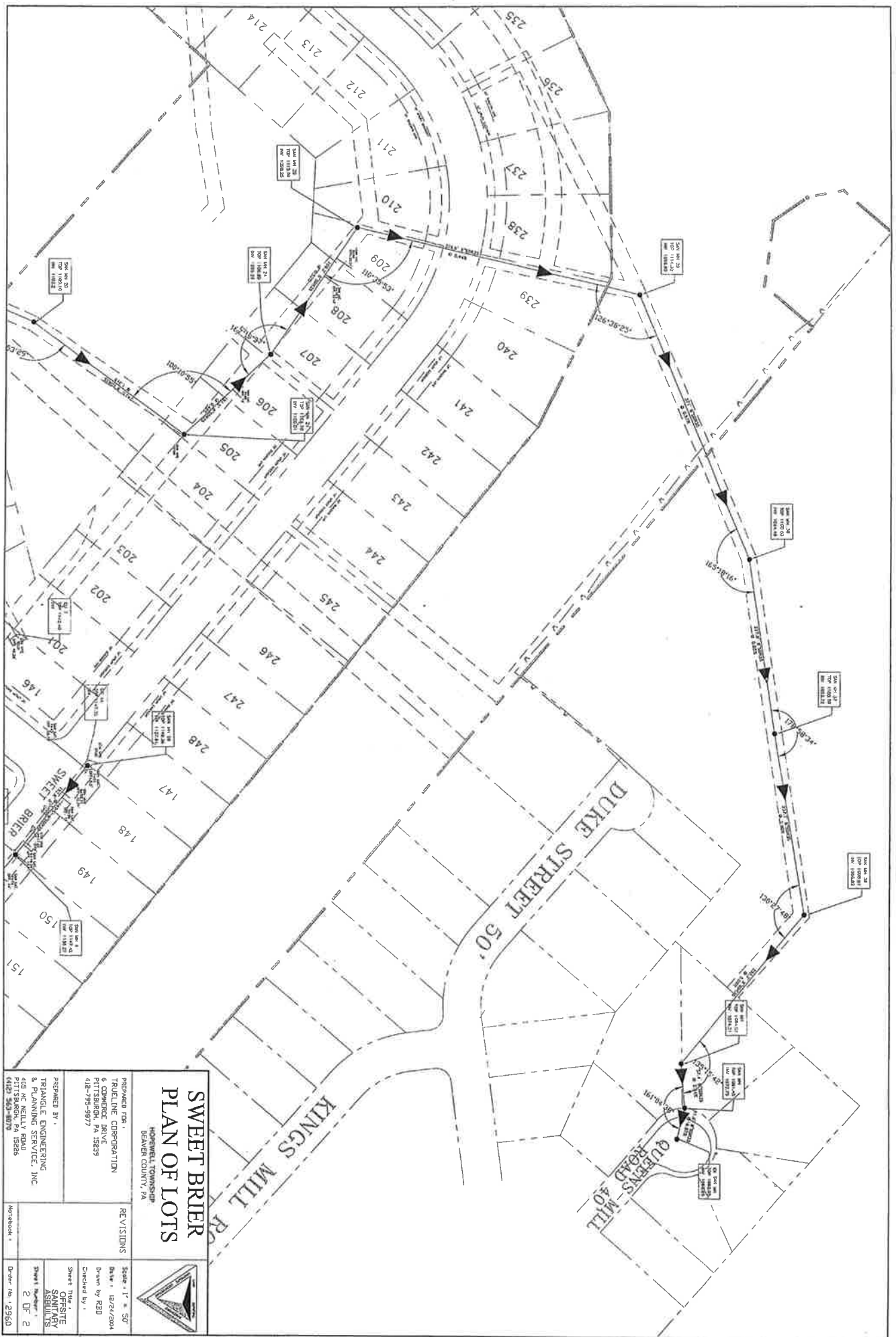
PREPARED BY:  
 TRIANGLE ENGINEERING  
 & PLANNING SERVICE, INC.  
 405 MC KENNA DRIVE  
 PITTSBURGH, PA 15226  
 (412) 363-9070

Scale: NOTED  
 Date: 08/23/07  
 Drawn by: RAS  
 Checked by: DBH  
 Sheet Title:  
 STORM SEWER  
 PROFILE  
 Sheet Number:  
 6

Network:  
 Dr-er No.: 29602







# **SWEET BRIER PLAN OF LOTS**

HOMERIDGE TOWNSHIP  
BEAVER COUNTY, PA

PREPARED FOR:  
TRULINE CORPORATION  
6 CORNWELL DRIVE  
PITTSBURGH, PA 15203  
412-755-9877

## **REVISIONS**

Scale: 1" = 50'  
Date: 12/24/2004  
Drawn by: RJD  
Checked by: [blank]

PREPARED BY:  
TERRACE ENGINEERING  
& PLANNING SERVICE, INC.  
415 MC NEELY ROAD  
PITTSBURGH, PA 15205  
(412) 363-8879

Sheet Title:  
OWNER'S  
ASSEMBLY  
2 OF 2

Drawn No. 2360



ALL THAT CERTAIN parcel or tract of land situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being known as Lot 1 of the Westfield Towers Subdivision Plan, recorded in Plan Book Volume 35, Page 237 of the Beaver County Recorder of Deeds Office and being more particularly bounded and described as follows:

BEGINNING at an iron pin with cap set on the southerly right-of-way line of Gringo-Independence Road at the dividing line between the herein described Lot 1 and property now or formerly of James and Rose Mary Wagner, recorded in Deed Book Volume 737, Page 486 of the Beaver County Recorder of Deeds Office;

THENCE from said POINT OF BEGINNING, following said dividing line and also the dividing line between the herein described Lot 1 and Parcel II of the Mary Belle Morrow Subdivision Plan, recorded in Plan Book 19, Page 54, S 05°57'00" E, passing through an iron pin found a distance of 178.81 feet from the beginning of this course, a total distance of 219.51 feet to an iron pin with cap set at the southwest corner of the aforesaid Parcel II;

THENCE following the southerly line of Parcel II, S 85°20'00" E, a distance of 167.40 feet to an iron pin with cap set on the westerly line of Parcel I of the aforesaid Mary Belle Morrow Subdivision Plan;

THENCE following the westerly and southerly lines of Parcel I for the following two (2) courses:

1) S 05°57'00" E, a distance of 80.55 feet to an iron pin found;

2) N 84°03'00" E, a distance of 60.00 feet to an iron pin found on the westerly line of Lot 47 of the Reicher Construction Company Plan of Lots, recorded in Plan Book 16, Page 66;

THENCE following the westerly line of the following lots: Lots 47, 46, 45, 44 and 43 of the aforesaid Reicher Construction Company Plan of Lots; Lots 42, 41, 40, 39, 38 and 37 of the Westfield Plan of Lots, recorded in Plan Book 12, Page 175, S 05°57'00" E, a distance of 296.41 feet to an iron pin with cap set at the dividing line between Lot 1 and Lot 2 of the aforesaid Westfield Towers Subdivision Plan;

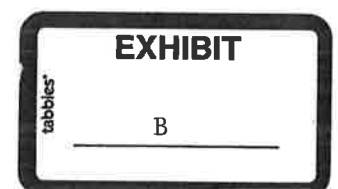
THENCE following said dividing line for the following five (5) courses and distances:

1) S 55°40'00" W, a distance of 15.77 feet to an iron pin with cap set;

2) By the arc of a circle curving to the right having a radius of 25.00 feet, an arc length of 29.95 feet and a chord that bears S 89°59'21" W for a distance of 28.19 feet to an iron pin with cap set at a point of reverse curvature;

3) By the arc of a circle curving to the left having a radius of 50.00 feet, an arc length of 160.91 feet, and a chord that bears S 32°06'58" W for a distance of 99.93 feet to an iron pin with cap set at a point;

4) S 32°28'04" W, a distance of 74.79 feet to an iron pin with cap set;



5) S 84°03'00" W, a distance of 294.89 feet to an iron pin with cap set on the easterly right-of-way line of State Route 60;

THENCE following the easterly right-of-way line of State Route 60, N 02°31'47" W, a distance of 723.87 feet to an iron pin with cap set on the southerly right-of-way line of Gringo-Independence Road;

THENCE following the southerly right-of-way line of Gringo-Independence Road for the following three (3) courses and distances:

1) By the arc of a circle curving to the left having a radius of 2,040.00 feet, an arc length of 40.98 feet and a chord that bears S 75°59'20" E for a distance of 40.98 feet to an iron pin with cap set;

2) N 13°26'08" E, a distance of 100.00 feet to an iron pin with cap set;

3) By the arc of a circle curving to the left having a radius of 1,940.00 feet, an arc distance of 110.74 feet and a chord that bears S 78°11'59" E for a distance of 110.72 feet to an iron pin with cap set at the POINT OF BEGINNING.

CONTAINING within said bounds a total of 5.696 acres (248,118.26. square feet).

ALSO

ALL THAT CERTAIN parcel or tract of land situate in the Township of Hopewell, County of Beaver and Commonwealth of Pennsylvania, being known as Parcel "A" of the Westfield Towers Subdivision Plan, recorded in Plan Book Volume 35, Page 237 of the Beaver County Recorder of Deeds Office and being more particularly bounded and described as follows:

BEGINNING at an iron pin with cap set at the northwesterly terminus of Westfield Drive at the southerly corner of Lot 37 of the Westfield Plan of Lots, recorded in Plan Book 12, Page 175, said POINT OF BEGINNING also being at the dividing line between Lot 1 and the herein described Parcel "A" of the aforementioned Westfield Towers Subdivision Plan;

THENCE from said POINT OF BEGINNING, following the dividing line between the herein described Parcel "A" and the westerly terminus of Westfield Drive, S 05°57'00" E, a distance of 56.83 feet to an iron pin with cap set at the northwest corner of Lot 34 of the Westfield Plan of Lots, Lot 7 Revised, recorded in Plan Book 24, Page 192 and the northeast corner of Lot 2 of the Westfield Towers Subdivision Plan;

THENCE following the dividing line between Parcel "A" and Lot 2 for the following three (3) courses and distances:

1) S 55°40'00" W, a distance of 40.13 feet to an iron pin with cap set;

2) By the arc of a circle curving to the left having a radius of 25.00 feet, an arc length of 6.22 feet and a chord that bears S 48°32'13" W for a distance of 6.21 feet to an iron pin with cap set at a point of reverse curvature;

3) By the arc of a circle curving to the right having a radius of 50.00 feet, an arc length of 68.52 feet and a chord that bears S 80°39'50" W for a distance of 63.28 feet to an iron pin with cap set at the dividing line between Lot 1 and Lot 2 of the Westfield Towers Subdivision Plan;

THENCE following the dividing line between Parcel "A" and Lot 1 for the following three (3) courses:

1) By the arc of a circle curving to the right having a radius of 50.00 feet, an arc length of 160.91 feet and a chord that bears N 32°06'58" E for a distance of 99.93 feet to an iron pin with cap set at a point of reverse curvature;

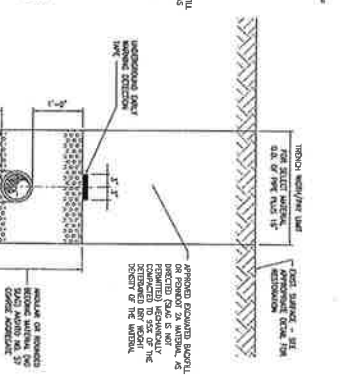
2) By the arc of a circle curving to the left having a radius of 25.00 feet, an arc length of 29.95 feet and a chord that bears N 89°59'21" E for a distance of 28.19 feet to an iron pin with cap set;

3) N 55°40'00" E, a distance of 15.77 feet to an iron pin with cap set at the POINT OF BEGINNING,

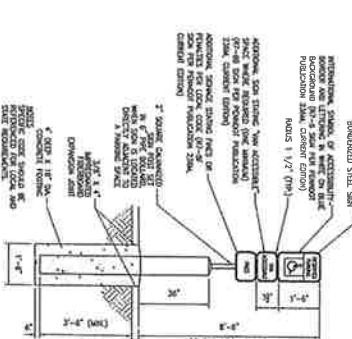
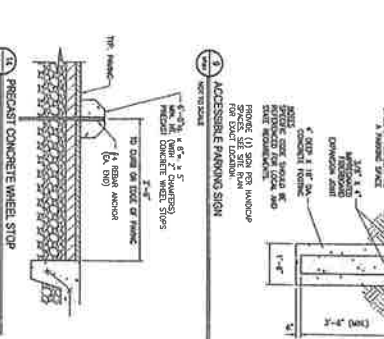
CONTAINING within said bounds a total of 0.218 acres (9,474.12 square feet).



(PROVIDE AS NOTED AND WHERE INDICATED BY "E.L." ON DRES.)



	F	G.S.	F
MAX.	PVC	MAX.	

[illegible]

1. PRECAST CONCRETE WHEEL STOP

6'-0" to 6'-6"  
6'-0" to 6'-6"  
1'-0"  
TO CURB ON SIDE OF TRAVEL  
1" MIN. ANCHOR

1'-0"  
3'-0" to 3'-6"  
1" MIN. ANCHOR

[illegible][illegible]

PA 202  
PA 123  
0 1 mile

CAUTION: MAPS NOT TO SCALE

**McIlwried  
Diziano &  
Mox, LLC**  
The Planners • Engineers • Surveyors  
8884 Mount Drive  
Pottsville, PA 17237  
(724) 634-2510 Fax: (724) 634-2611

No.	Date	Revisions
1	3/27/08	ISSUE FOR BIDDING
2	5/1/08	REVISED PER COMMENTS
3	5/1/08	ADDED STATE TRANSPORT COMMISSION
4	5/1/08	ADDED STATE TRANSPORT COMMISSION

[illegible][illegible]

UNIVERSITY OF CALIFORNIA, BERKELEY  
 1000 UNIVERSITY AVENUE  
 BERKELEY, CALIFORNIA 94720-1380  
 TEL: (415) 848-5000 FAX: (415) 848-5001  
 WWW: WWW.CAL.EDU

ROUTE 60 (BEAVER VALLEY EXPRESSWAY)

723.87'

860.00'

CH. DIST. = 42.87'

[illegible][illegible]

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HOPEWELL  
COMMISSIONERS

BEAVER COUNTY  
PLANNING  
COMMISSION

RECORD  
DEED

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received pursuant to Section 422 of Title 42  
 4201, known as the "Gifts Highway Law"  
 to the Highway Administration.  
 422 is the building permit and such other  
 "Development" has been obtained and  
 approved and is subject to the  
 Government's permission.  
 ) SS  
 ) SS  
 ) attesting to the correctness of the foregoing of record, date, etc., in said County in  
 presence of the undersigned, Clerk of said County, 2008.  
 \_\_\_\_\_ day of \_\_\_\_\_, 2008.



GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

	STORM FLEET	800	UNIT
	STORM HAWK		FLY
	STORM STER		FLY
	SUNSHINE STER		FLY
	SUNSHINE HAWK		FLY
	J CAS LINE		FLY
	WATER LINE		FLY
	CANAL LINE		FLY

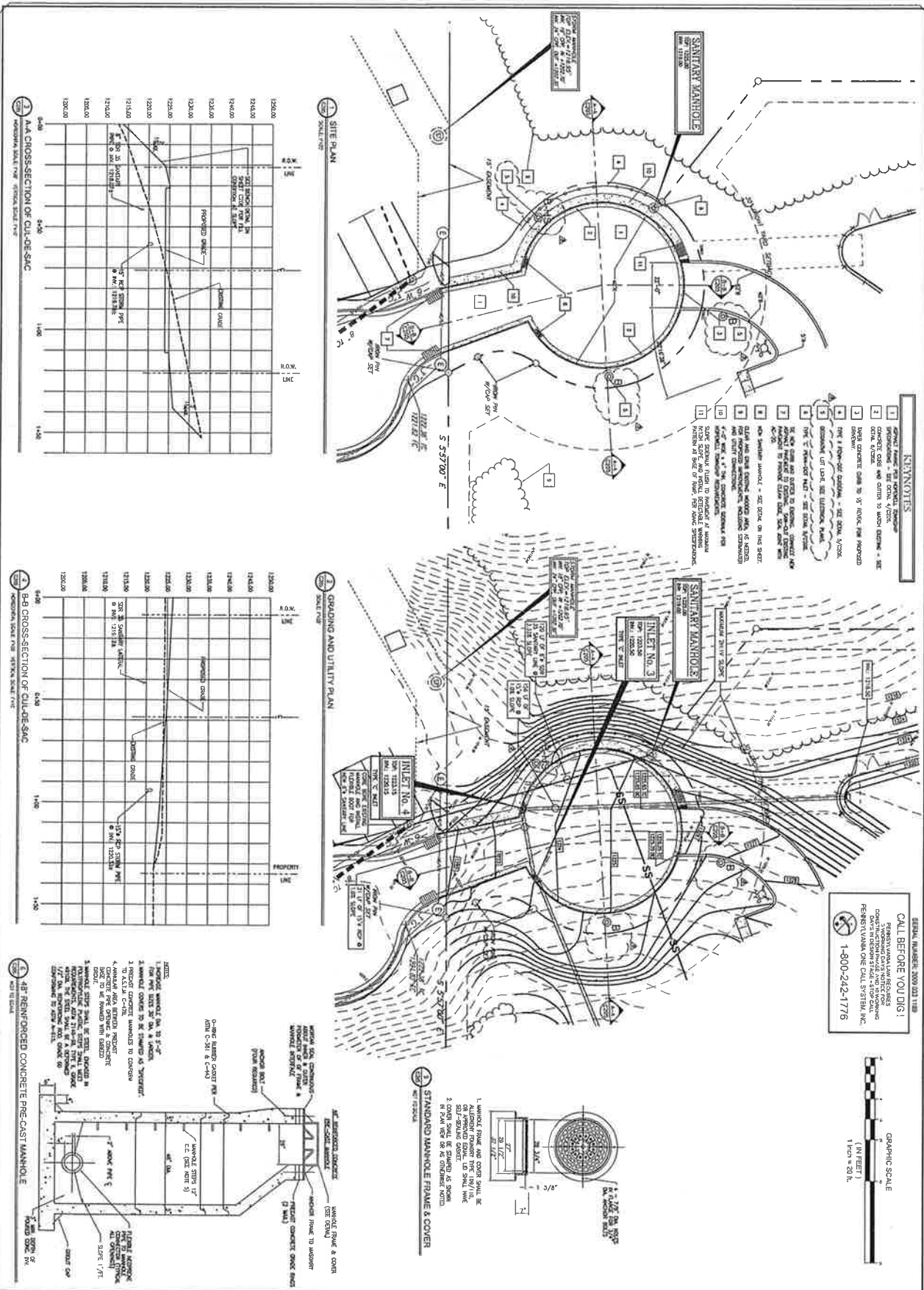
UNIVERSITY OF CALIFORNIA  
LIBRARY  
100 S. DAVIS  
ANN ARBOR, MI 48106-1500  
TEL: 313/763-7000  
FAX: 313/763-7000  
WWW: WWW.LIBRARY.UMICH.EDU

June 1, 2000

2009 MDM PROJECT NO. 42085UB

mdm@survey@adorninternational.net  
www.mdmilo.com

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**PROPOSED SENIOR CITIZENS HOUSING - WESTFIELD TOWERS**  
**GRINGO-INDEPENDENCE ROAD AT WESTFIELD DRIVE**  
**TOWNSHIP OF HOPWELL COUNTY OF BEAVER**  
**COMMONWEALTH OF PENNSYLVANIA**

**CUL-DE-SAC EXTENSION PLAN**

**MCILVRIED**  
**DIPIANO & MOX, LLC**  
 Site Planners • Engineers • Surveyors  
 4805 West Drive  
 Pittsburgh, PA 15227  
 (724) 774-8800 • Fax: (724) 774-8844 • 800-441-1111  
 mdc@mcilvried.com • www.mcilvried.com

NO.	DATE	REVISION	DESCRIPTION
1	07/25/20		FOR ENGINEER COMMENTS
2	08/04/20		SELECTED NOTATION
3	07/26/20		REVISED LIGHT FIXTURES

**C205**

REGISTERED PROFESSIONAL ENGINEER  
 No. 0000000000  
 State of Pennsylvania