

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, 1st 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 14th day of October, 2019. This Ordinance shall become effective immediately following enactment.

ATTEST:



TOWNSHIP OF HOPEWELL

BY:



Jamie Yurcina, Manager
Hopewell Township

BY:



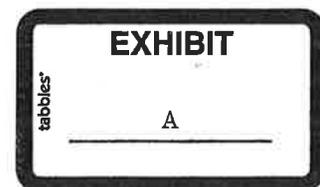
Richard Ruffolo
President
Board of Commissioners

**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 1st 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



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 1st 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

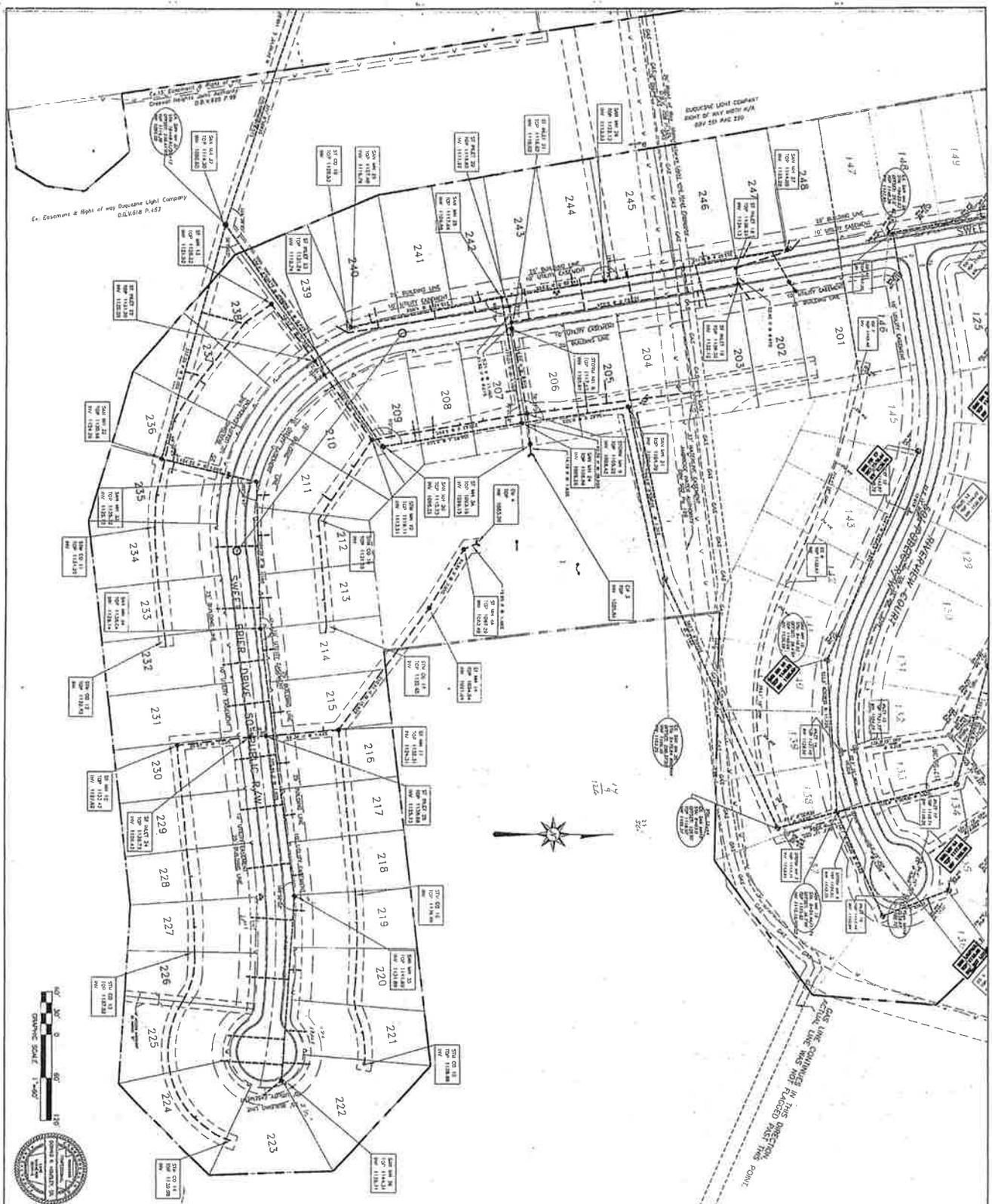
PITTSBURGH, PA 15226

(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/STRUNK ASBUILT
5	STORM SEWER PROFILE ASBUILT
6	STORM SEWER PROFILE ASBUILT



AUGUST 23, 2007



**SWEET BRIER
PLAN OF LOTS
PHASE 2**

HOBBEL TOWNSHIP
BEVERLY COUNTY, MD

PREPARED FOR:
TRUE LINE CORPORATION
6, CINCINNATI DRIVE
4111 SHERWOOD, SA 15279
412-750-5917

PREPARED BY:
TRIANGLE ENGINEERING
& PLANNING SERVICE, INC.
PITTSBURGH, PA 15226
412-563-8070

REVISIONS

Scale: 1"=60'
Date: 08/23/07
Drawn by: RAS
Checked by: DMH

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ASSEMBLY
PLAN
Sheet Number: 1

Under No.: 25612

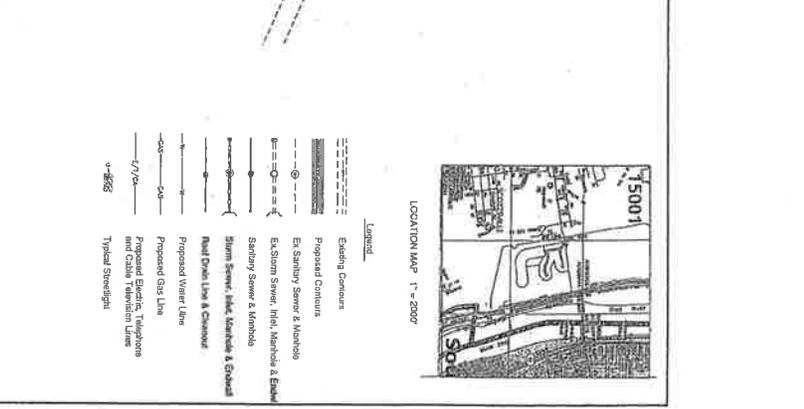
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
CONSTRUCTION PLANS AND ALL WORKING
DRAWINGS TO BE FILED WITH THE
LOCAL PUBLIC WORKS AGENCY.

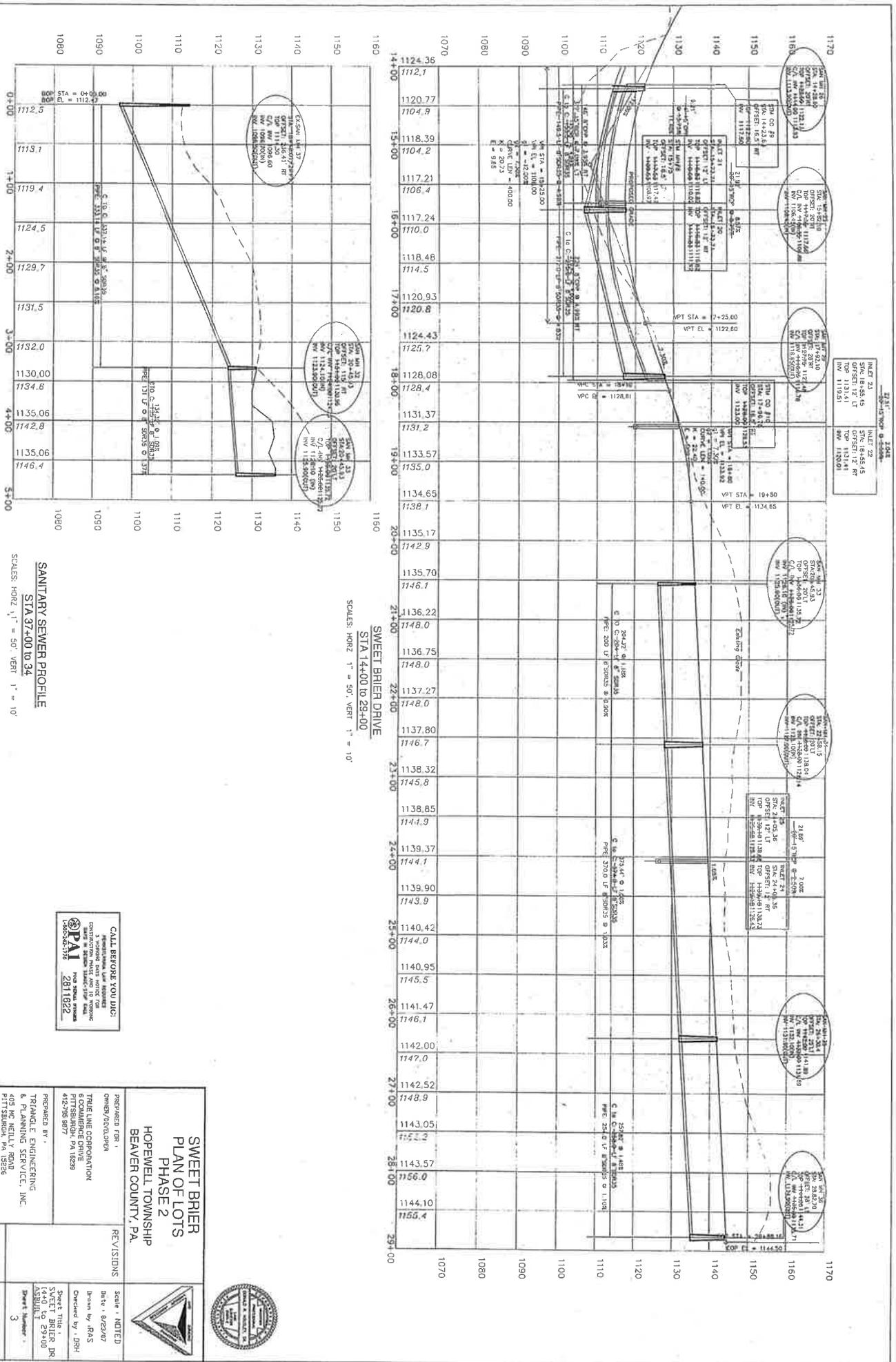
PA
2811622

Control Zoning:
R-35 Residential District

2.5 Acre Zoning:
Minimum Lot Area: 2.5 Acres
Minimum Lot Width: 60 Ft.
Minimum Front Yards: 30 Ft.
Minimum Side Yards: 8 Ft./1/4" lot
Minimum Side Yards: 8/16 Ft.

Proposed:
2.5 Acre Zoning: 3,720 Sq. Ft.
1.25 Acre Zoning: 1,720 Sq. Ft.
60 Ft. Front Yards: 75 Ft.
30 Ft. Front Yards: 30 Ft.
8 Ft./1/4" lot: 8/16 Ft.



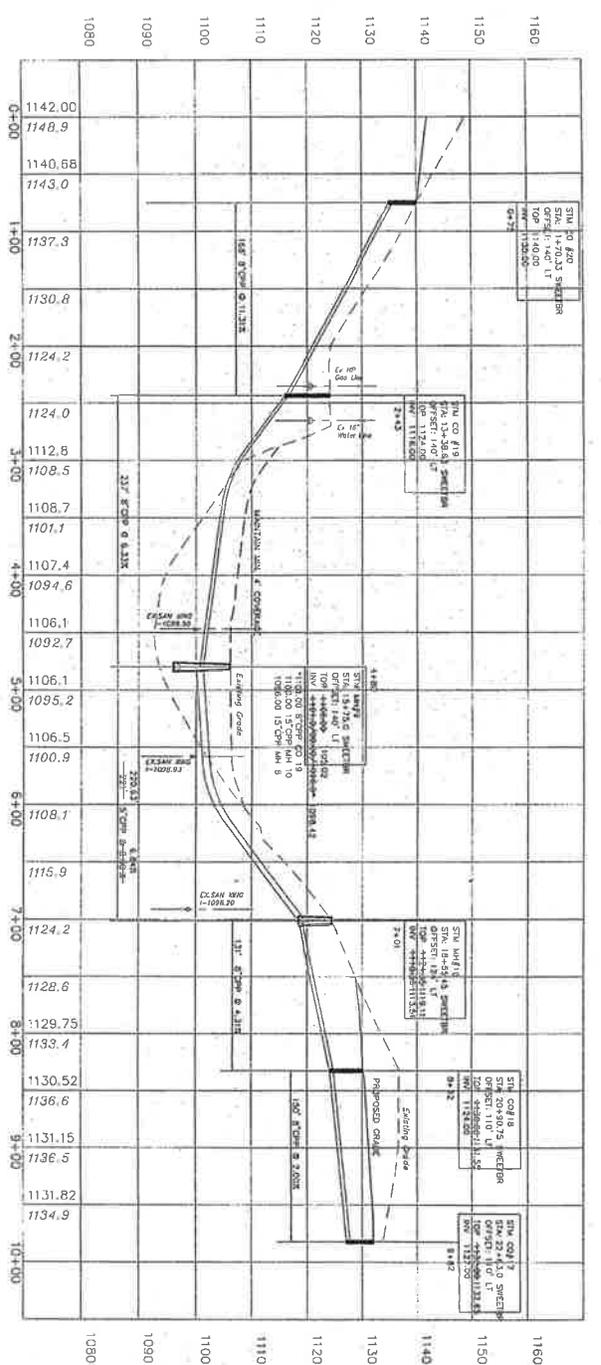


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3+00	1132.0	1130.00	
4+00	1134.8	1135.06	
5+00	1142.8	1135.06	
6+00	1146.4	1130.00	
7+00	1150.0	1130.00	
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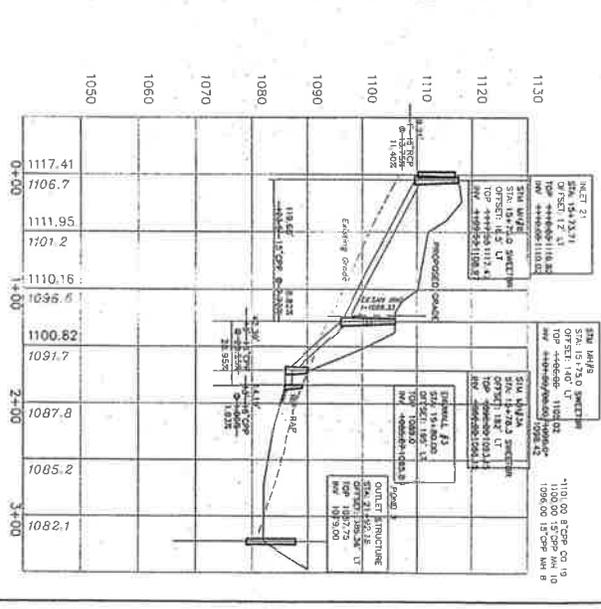
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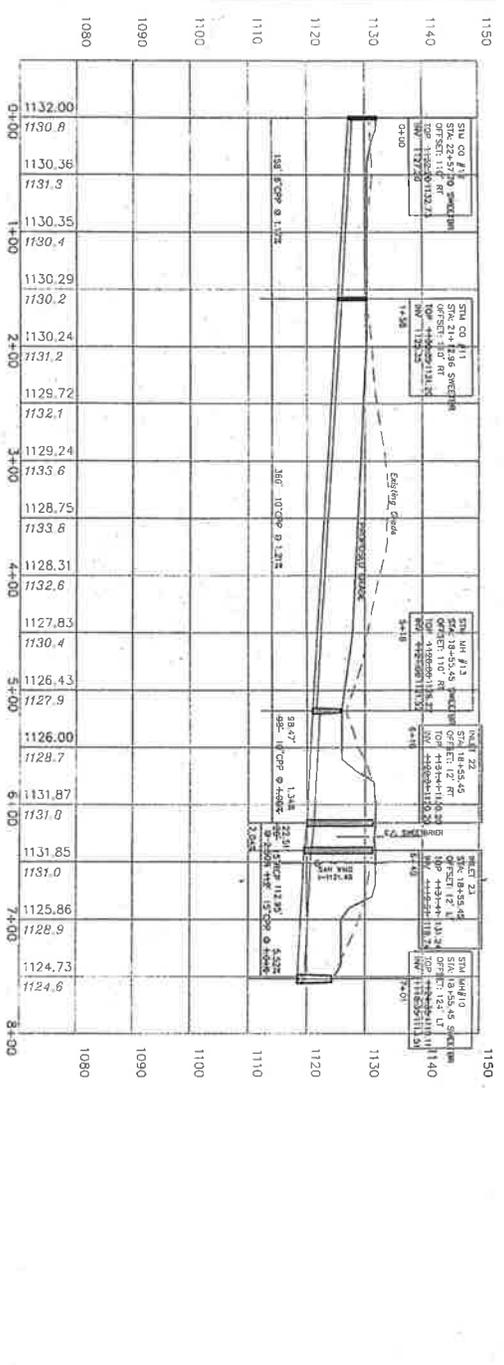
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STORM SEWER PROFILE - CLEANOUT 17 TO CLEANOUT 20
 SCALES: HORIZ. 1" = 50', VERT. 1" = 10'



STORM SEWER PROFILE - INLET 21 TO ENDWALL 3
 SCALES: HORIZ. 1" = 50', VERT. 1" = 10'



STORM SEWER PROFILE - CO 12 TO MH 10
 SCALES: HORIZ. 1" = 50', VERT. 1" = 10'

CALL US BEFORE YOU DIG!
 PENNSYLVANIA LAW ENFORCES
 3 HOURS, 24 HOURS, 7 DAYS
 1-800-488-7272
 PAI
 2811622

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

PREPARED BY:
 TRIANGLE ENGINEERING
 & PLANNING SERVICE, INC.
 405 MC KELLIPY ROAD
 PITTSBURGH, PA 15228
 (412) 523-9710

PROVIDER FOR:
 OWNER/DEVELOPER
 TRUE LANE CORPORATION
 PITTSBURGH, PA 15228
 412-795-9877

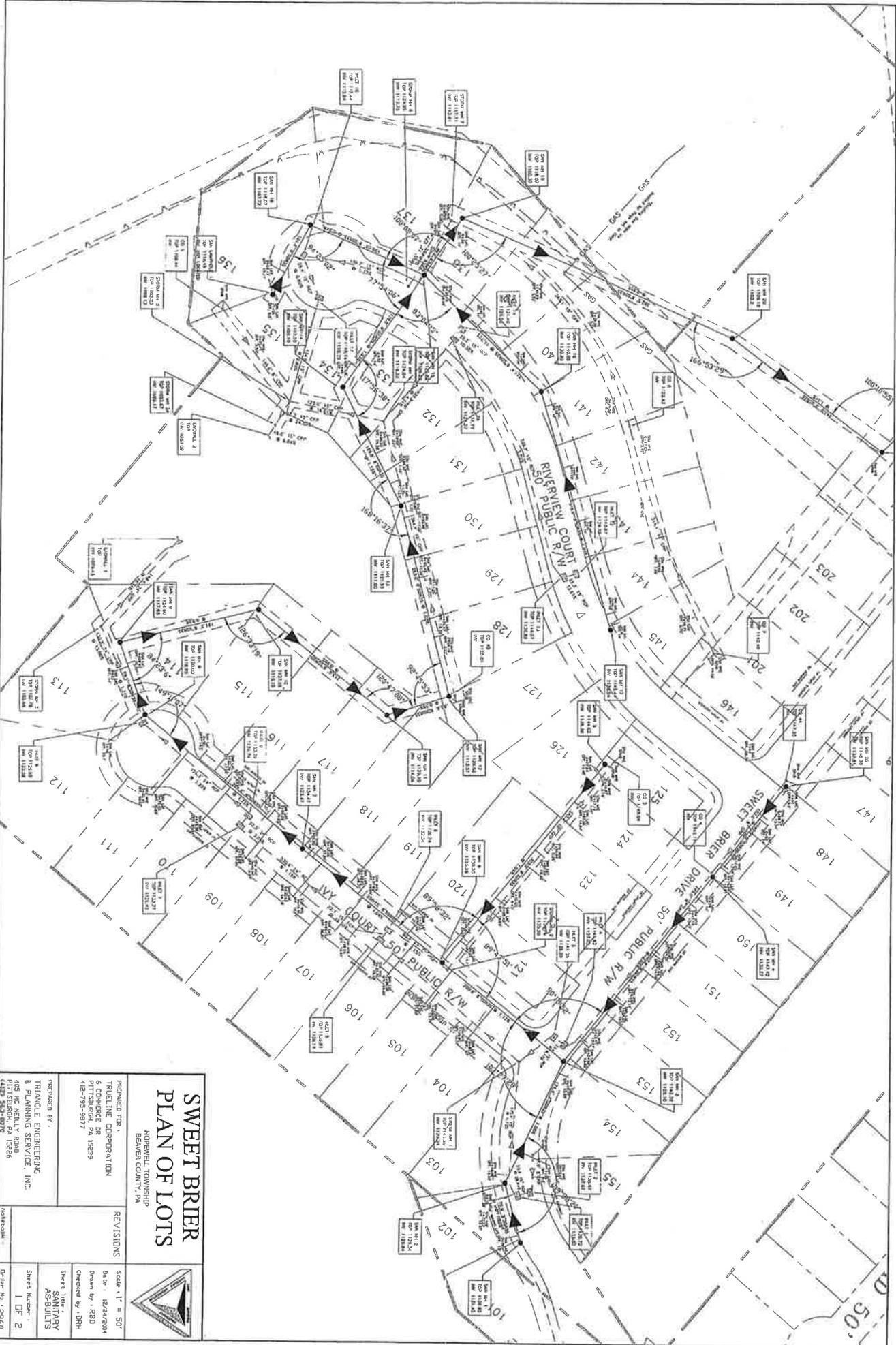
REVISIONS

Scale - NOTED
 Date - 08/23/07
 Drawn by - RAS
 Checked by - DRH

SPRINKLER
 STORM SEWER
 PROFILE
 SHEET NUMBER
 5

Project No. 29602





**SWEET BRIER
PLAN OF LOTS**

HOPWELL TOWNSHIP
BEAVER COUNTY, PA

PREPARED FOR:
TRIANGLE CORPORATION
6 CONROCK DR
PITTSBURGH, PA 15229
412-753-9971

REVISIONS

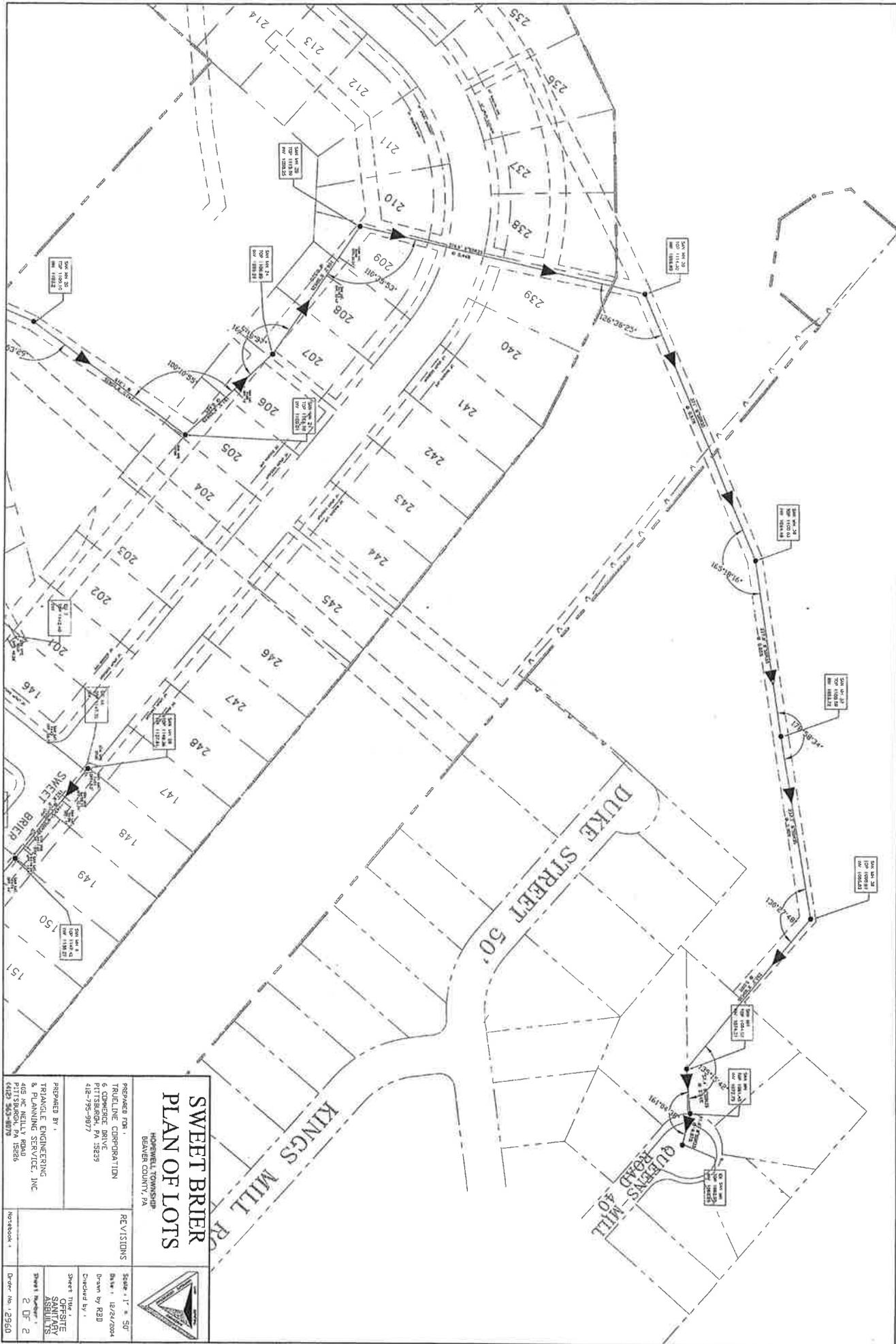
Scale: 1" = 50'
Date: 12/24/2004
Drawn by: RBD
Checked by: JRH

PREPARED BY:
TRIANGLE ENGINEERING
& PLANNING SERVICE, INC.
405 MC NEELY ROAD
PITTSBURGH, PA 15226
412-753-9971

Sheet Title:
SANITARY
AS BUILDINGS
1 OF 2

Order No. 29160





**SWEET BRIER
PLAN OF LOTS**

HOMERELL TOWNSHIP
BEAVER COUNTY, PA

PREPARED FOR:
TRUDELINE CORPORATION
6 CORNWELL DRIVE
PITTSBURGH, PA 15229
412-785-9877

REVISIONS

Scale: 1" = 50'
Date: 12/28/2004
Drawn by: RJD
Checked by:

Prepared by:
TORANGE E. ENGINEERING
& PLANNING SERVICE, INC.
415 MC NEELY ROAD
PITTSBURGH, PA 15226
412-352-8879

Drawn by:
2 OF 2
Draw 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;

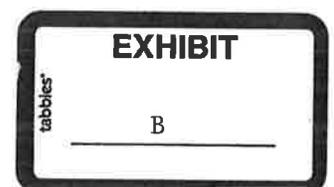
THENCE following said dividing line for the following five (5) courses and distances:

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;

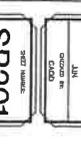
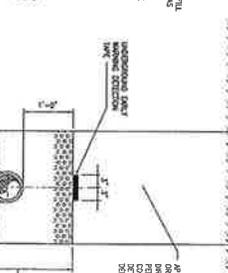
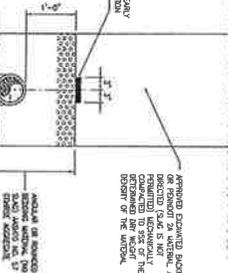
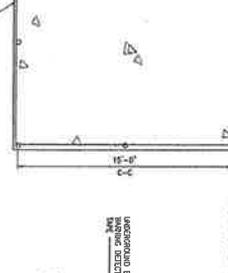
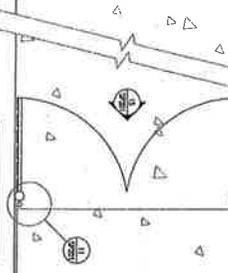
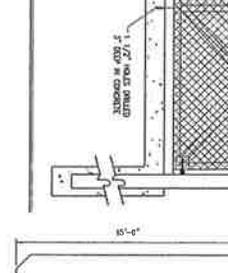
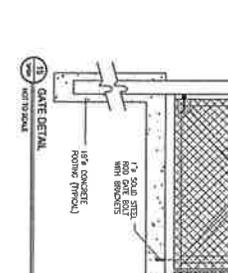
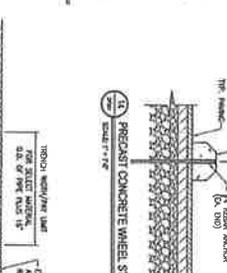
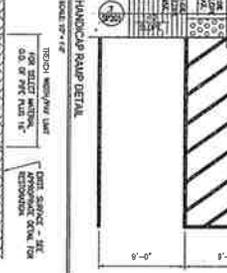
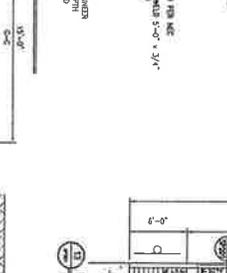
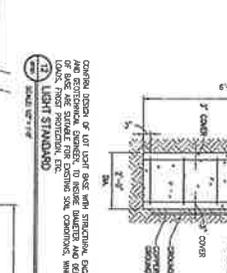
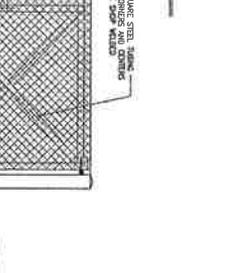
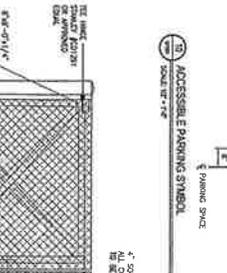
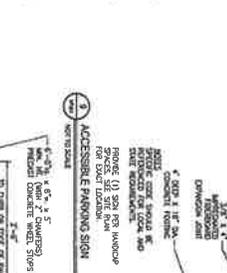
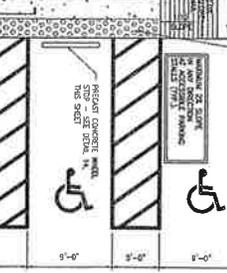
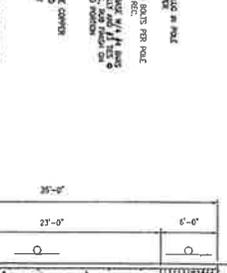
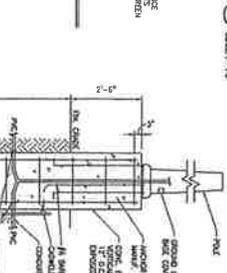
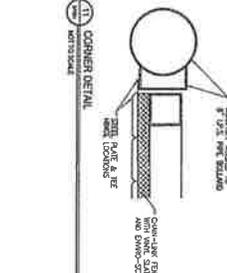
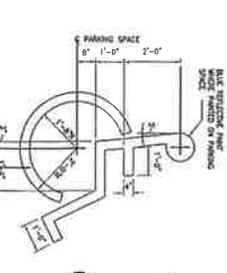
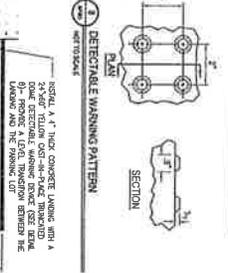
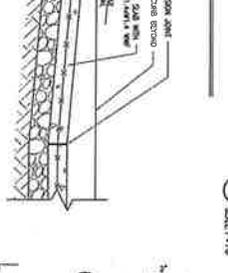
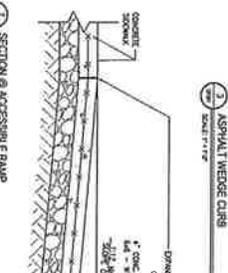
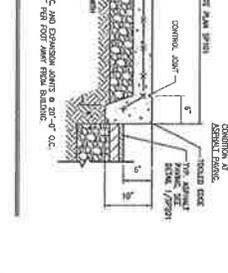
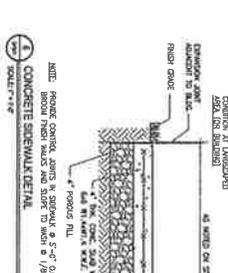
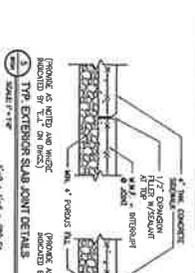
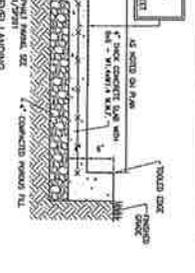
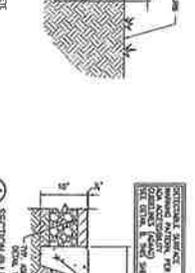
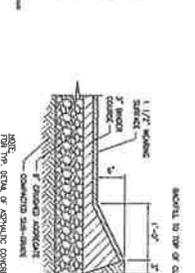
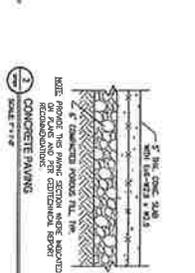
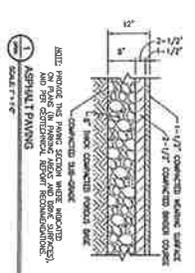
THENCE following the dividing line between Parcel "A" and Lot 1 for the following three (3) courses:

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).



ALL SIGNATURES MUST BE IN BLACK FELT TIP PEN

My commission expires this day of _____ A.D. 20__

Notary Public

By commission expires this day of _____ A.D. 20__

Notary Public

By commission expires this day of _____ A.D. 20__

Notary Public

By commission expires this day of _____ A.D. 20__

Notary Public

By commission expires this day of _____ A.D. 20__

Notary Public

By commission expires this day of _____ A.D. 20__

Notary Public

By commission expires this day of _____ A.D. 20__

Notary Public

1. The nature of the property to be subdivided is: **Residential**

2. The name and address of the owner of the property to be subdivided is: **Gringo-Independence Road**

3. The name and address of the applicant is: **Gringo-Independence Road**

4. The name and address of the engineer is: **Gringo-Independence Road**

5. The name and address of the surveyor is: **Gringo-Independence Road**

6. The name and address of the recorder is: **Gringo-Independence Road**

7. The name and address of the commissioner is: **Gringo-Independence Road**

8. The name and address of the clerk is: **Gringo-Independence Road**

9. The name and address of the treasurer is: **Gringo-Independence Road**

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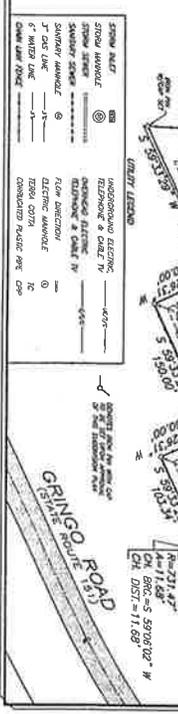
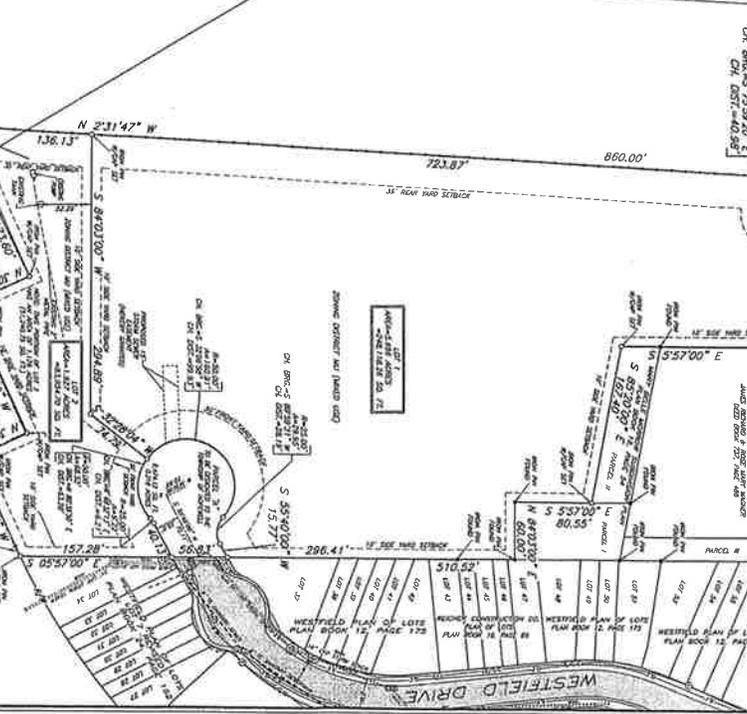
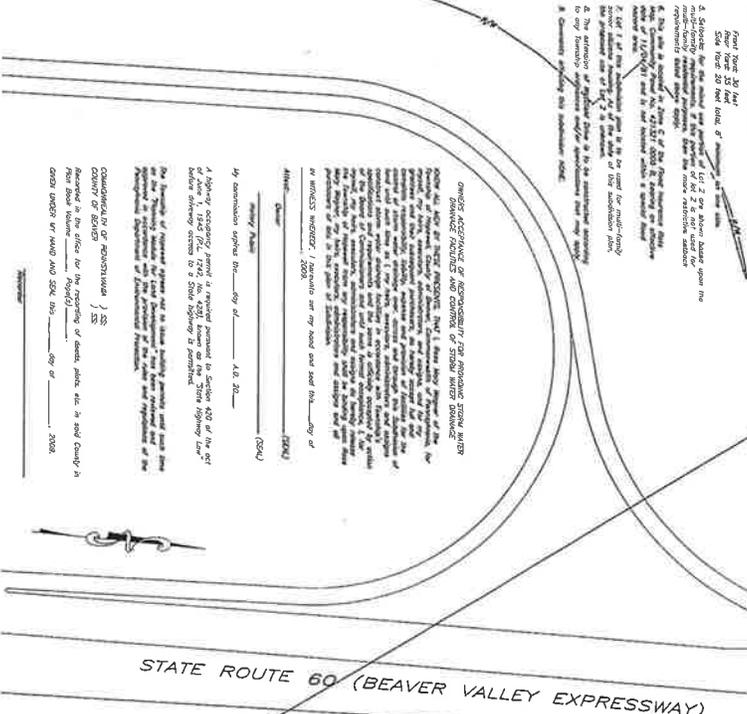
96. The name and address of the assessor is: **Gringo-Independence Road**

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100. The name and address of the auditor is: **Gringo-Independence Road**



WESTFIELD TOWERS SUBDIVISION PLAN
 A SUBDIVISION PLAN OF BEAVER COUNTY TAX PARCEL NO. 65-203-0157
 Gringo-Independence Road
 Hopewell Township, Beaver County, Pennsylvania
 June 1, 2009 MDM PROJECT NO. 4208SUB

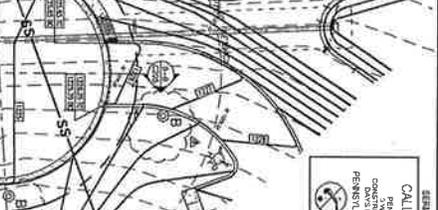
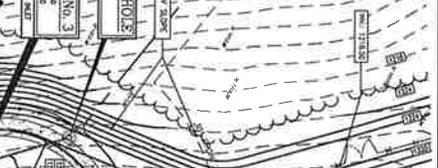
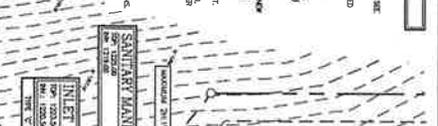
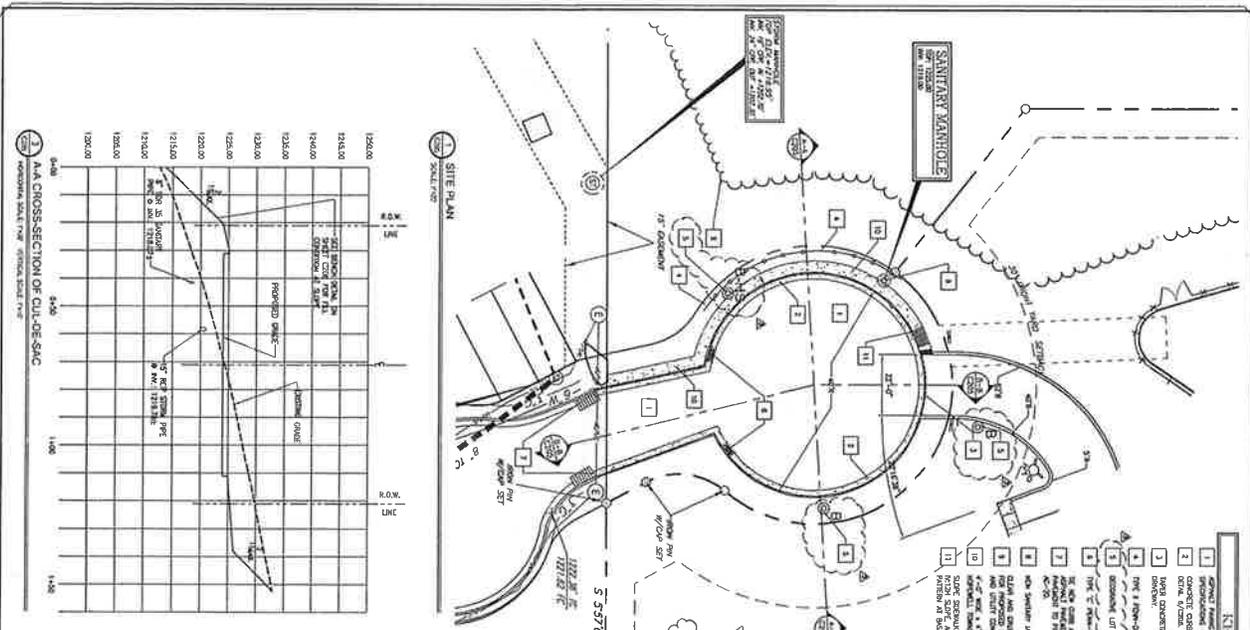
Melvin & Melvin
Professional Surveyors
 1800 North 15th Street
 Harrisburg, PA 17103
 P.O. Box 1784
 Harrisburg, PA 17103
 Tel: (717) 634-8344 Fax: (717) 634-8311
 melvinandsurvey.com melvinandsurvey.com

NO.	DATE	REVISIONS
1	6/1/09	PRELIMINARY PLAN
2	6/1/09	PER ENGINEER COMMENTS
3	6/1/09	ADDED TOWNSHIP COMMENTS

SHEET 1 OF 1

WESTFIELD TOWERS SUBDIVISION PLAN

WESTFIELD TOWERS SUBDIVISION PLAN



- NOTES**
1. MANHOLE FRAME AND COVER SHALL BE MANUFACTURED BY THE FOLLOWING MANUFACTURER: [Name]
 2. COVER SHALL BE SHOWN AS SHOWN IN PLAN VIEW OR AS OTHERWISE NOTED.
 3. STANDARD MANHOLE FRAME & COVER SHALL BE USED.

REVISIONS

NO.	DATE	DESCRIPTION
1	07/26/20	FOR ENGINEER COMMENTS
2	08/05/20	SELECTED MANHOLE FRAME
3	07/26/20	REMOVED LIGHT FIXTURES

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES CONTRACTORS TO CALL 800-488-7872 TO LOCATE PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft

PROPOSED SENIOR CITIZENS HOUSING - WESTFIELD TOWERS
 Gringo-Independence Road at Westfield Drive
 Township of Hopewell, County of Beaver
 Commonwealth of Pennsylvania

CUL-DE-SAC EXTENSION PLAN

MCILVRIED DIDIONA MOX, LLC
 Site Planners & Engineers - Beaver
 400 S. Third Street
 Pittsburgh, PA 15227
 P: (724) 833-8844 F: (724) 833-2420
 mds@mcilvried.com www.milvried.com

C205

DATE: 07/26/20

SCALE: AS SHOWN

PROJECT: CUL-DE-SAC EXTENSION

REVISIONS

NO.	DATE	DESCRIPTION
1	07/26/20	FOR ENGINEER COMMENTS
2	08/05/20	SELECTED MANHOLE FRAME
3	07/26/20	REMOVED LIGHT FIXTURES