

ORDINANCE NO. 2-01 OF 2015

**AN ORDINANCE OF THE TOWNSHIP OF PITTSTON TO
VACATE A PORTION OF TOWNSHIP ROAD T515 AND A PORTION OF TOWNSHIP ROAD T517**

WHEREAS Pittston Township is the owner of a public road known as Township Road T515.

WHEREAS Pittston Township is the owner of a public road known as Township Road T517.

WHEREAS Pittston Township has been asked to vacate a portion of Township Road T515 and a portion of Township Road T517 to facilitate the development of abutting property in the area.

WHEREAS Scannell Properties #187, LLC, Scannell Properties #212, LLC and Scannell Properties #213, LLC, as tenants-in-common, as the requesting "Developer", has agreed to transfer and dedicate property to the Township to enable the Township to re-locate the vacated portion of Township Road T515 to provide similar public road access through and about the area.

WHEREAS the Pittston Township Board of Supervisors believes that the proposed development is in the best interests of the community.

WHEREAS the Pittston Township Board of Supervisors desires to vacate a portion of Township Road T515 and a portion of Township Road T517 as requested by the Developer conditioned upon the Developer (1) obtaining final approval of its' Land Development Plan from the Township, and (2) constructing and dedicating to the Township a road as depicted and identified as "Re-Located T515" (with an area comprising 2.486 acres) on the minor subdivision plans of Scannell Properties #187, LLC, , Scannell Properties #212, LLC and Scannell Properties #213, LLC, prepared by Burke Land Surveying on November 11, 2014, as revised February 16, 2015, and the plans are attached hereto and incorporated herein.

NOW, THEREFORE, be it ordained by the Board of Supervisors of Pittston Township that:

1. Pittston Township is the owner of a public road known as Township Road T515.
2. Pittston Township is the owner of a public road known as Township Road T517.
3. Upon satisfaction of the conditions set forth below, Pittston Township hereby vacates the portion of Township Road T515 specifically described as follows:

ALL that certain piece or parcel of land situated in the Township of Pittston, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the westerly sideline of the thirty-three (33) foot-wide Township Road T-517 at the intersection with the northerly sideline of the thirty-three (33) foot-wide Township Road T-515; said point also being in the easterly line of lands now or formerly the Redevelopment Authority of the County of Luzerne as recorded in Luzerne County Record Book 3008 at page 258253

(the former Suscon Industrial Track); said point also being the southerly corner of lands now or formerly John J. Twardowski as recorded in Luzerne County Record Book 3008 at page 60084.

THENCE from said point and along the southerly terminus of Township Road T-517, and along the northerly sideline of T-515, North 83°59'37" East, 169.96 feet to a point.

THENCE from said point and continuing along the northerly sideline of T-515 by the six (6) following described lines:

1. North 84°19'06" East, 506.12 feet to a point.
2. North 86°55'21" East, 184.34 feet to a point.
3. South 85°35'00" East, 185.63 feet to a point.
4. South 78°19'50" East, 278.36 feet to a point.
5. North 86°47'56" East, 632.56 feet to a point.
6. South 79°14'50" East, 19.89 feet to a found iron pin corner in the dividing line between Lots 1 and 2 of the Pittston Area Industrial Development Lot 6 Minor Subdivision as recorded in Luzerne County Map Book 278 at page 21.

THENCE from said iron pin corner and crossing T-515, and along said dividing line by the two (2) following described lines:

1. South 19°15'32" West, 16.58 feet to a point.
2. South 7°53'17" East, 17.52 feet to a found iron pin corner in the southerly sideline of T-515.

THENCE from said iron pin corner and along the southerly sideline of T-515 by the six (6) following described lines:

1. North 79°14'50" West, 19.00 feet to a point.
2. South 86°47'56" West, 632.83 feet to a point.
3. North 78°19'50" West, 280.57 feet to a point.
4. North 85°35'00" West, 181.38 feet to a point.
5. South 86°55'21" West, 181.43 feet to a point.
6. South 84°19'06" West, 664.45 feet to a point in the aforesaid easterly line of lands of the Redevelopment Authority of the County of Luzerne.

THENCE from said point and along said lands, and crossing T-515, North 24°27'30" West, 33.84 feet to a point, the place of beginning.

CONTAINING a total area of 64,808 square feet (1.488 acres) of land, be the same, more or less.

BEING all of Township Road T-515 (33 feet wide) between lands of the Redevelopment Authority of the County of Luzerne as recorded in Luzerne County Record Book 3008 at page 258253 (the former Suscon Industrial Track) and the dividing line between Lots 1 and 2 of the Pittston Area Industrial Development Lot 6 Minor Subdivision as recorded in Luzerne County Map Book 278 at page 21.

4. Upon satisfaction of the conditions set forth below, Pittston Township hereby vacates a portion of Township Road T517 specifically described as follows:

ALL that certain piece or parcel of land situated in the Township of Pittston, County of Luzerne, and Commonwealth of Pennsylvania bounded and described as follows, to wit:

BEGINNING at a point in the southeasterly sideline of the sixty (60) foot-wide Freeport Road at the intersection with the northwesterly sideline of the thirty-three (33) foot-wide Township Road T-517; said point also being the easterly corner of lands now or formerly John J. Twardowski as recorded in Luzerne County Record Book 3008 at page 60084.

THENCE from said point and along said Freeport Road sideline, and along the northerly terminus of T-517, by a curve to the left in a northeasterly direction for an arc distance of 331.39 feet to a point in the southeasterly sideline of T-517, said point also being in the northerly line of lands now or formerly Christopher and Teresa Barbarevech as recorded in Luzerne County Record Book 3010 at page 87655; said curve having a radius of 1,658.45 feet and a chord course and distance of North 61°38'04" East, 330.84 feet.

THENCE from said point and along the southeasterly and easterly sideline of T-517, and along the northwesterly and westerly line of said Barbarevech lands by the three (3) following described lines:

1. South 55°54'36" West, 897.55 feet to a set ½" rebar corner.
2. By a curve to the left in a southerly direction for an arc distance of 296.80 feet to a set ½" rebar corner, said curve having a radius of 283.50 feet and a chord course and distance of South 25°55'06" West, 283.43 feet.
3. By a curve to the left in a southeasterly direction for an arc distance of 111.91 feet to a set ½" rebar corner in the northerly sideline of the thirty-three (33) foot-wide Township Road T-515; said curve having a radius of 70.00 feet and a chord course and distance of South 49°52'24" East, 100.37 feet.

THENCE from said point and along said northerly sideline of T-515, and along the southerly terminus of T-517, South 83°59'37" West, 169.96 feet to a point in the easterly line of lands now or formerly the Redevelopment Authority of the County of Luzerne as recorded in Luzerne County Record Book 3008 at page 258253 (the former Suscon Industrial Track); said point also being the southerly corner of the aforesaid Twardowski lands.

THENCE from said point and along the westerly and northwesterly sideline of T-517, and along the easterly and southeasterly line of said Twardowski lands by the three (3) following described lines:

1. By a curve to the left in a northerly direction for an arc distance of 105.97 feet to a point, said curve having a radius of 70.00 feet and a chord course and distance of North 38°25'32" East, 96.14 feet.
2. By a curve to the right in a northeasterly direction for an arc distance of 336.17 feet to a point, said curve having a radius of 316.50 feet and a chord course and distance of North 25°28'55" East, 320.59 feet.
3. North 55°54'36" East, 568.36 feet to a point, the place of beginning.

CONTAINING a total area of 37,237 square feet (0.855 acres) of land, be the same, more or less.

BEING all of Township Road T-517 (33 feet wide) between Freeport Road and Township Road T-515.

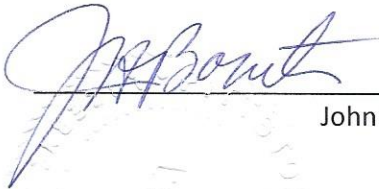
5. The vacated portions of Township Road T515 and Township Road T517, and the proposed relocation of Township Road T515 are depicted on the minor subdivision plans of Scannell Properties #187, LLC, , Scannell Properties #212, LLC and Scannell Properties #213, LLC, prepared by Burke Land Surveying on November 11, 2014, as revised February 16, 2015.

6. The vacation of the portions of Township Road T515 and Township Road T517 as requested by the Developer is conditioned upon the Developer (1) obtaining final approval of its' Land Development Plan from the Township, and (2) constructing and dedicating to the Township a road as depicted and identified as "Re-Located T515" (with an area comprising 2.486 acres) on the minor subdivision plans of Scannell Properties #187, LLC, , Scannell Properties #212, LLC and Scannell Properties #213, LLC, prepared by Burke Land Surveying on November 11, 2014, as revised February 16, 2015. The Developer must construct "Re-Located T515" in accordance with the Township Engineer's requirements and specifications before construction will be considered complete and the Township shall have no obligation to accept the dedication of "Re-Located T515" unless and until the Township's Engineer approves the road construction as being in compliance with all of his requirements and specifications. The vacation of the identified Township Roads will not be effective unless and until the Township accepts the dedication of "Re-Located T515".

ORDAINED and ENACTED this 26th day of FEBRUARY, 2015.

ATTEST:

PITSTON TOWNSHIP BOARD OF SUPERVISORS



John Bonita



Joseph Adams



Barbara Attardo



Stephen Rinaldi

