

TOWNSHIP OF SILVER SPRING
Cumberland County, Pennsylvania

ORDINANCE NO. 10 of 2010

AN ORDINANCE OF THE TOWNSHIP OF SILVER SPRING,
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING,
MODIFYING AND CHANGING THE BOUNDARIES OF THE
ZONING MAP BY DELETING A PORTION OF THE EXISTING
AGRICULTURAL (A) ZONING DISTRICT AND INCREASING
THE HIGHWAY COMMERCIAL (C-3) ZONING DISTRICT.

BE IT ORDAINED by the Board of Supervisors of the Township of Silver Spring,
Cumberland County, Pennsylvania, as follows:

SECTION 1: The Zoning Map of Silver Spring Township is hereby amended as follows:

A. The Agricultural (A) zoning district as shown on the Zoning Map is hereby decreased by deleting therefrom all those certain tracts of land more fully described on Exhibit "A" attached hereto, said tracts of land hereby being hereafter designated, reclassified and rezoned to be included in and added to the Highway Commercial (C-3) zoning district as more fully set forth below.

B. The Highway Commercial (C-3) zoning district is hereby increased by adding thereto and including therein all those certain tracts of land more fully described on Exhibit "A" attached hereto.

C. The tracts of land as described on Exhibit "A" attached hereto and situated in the Township of Silver Spring are hereby rezoned and reclassified from Agricultural (A) to Highway Commercial (C-3).

SECTION 2: The Township Manager is directed to revise the Zoning Map in accordance with this Ordinance.

SECTION 3: Except as amended by this Ordinance, the Zoning Map shall remain in all other respects in full force and effect.

SECTION 4: This Ordinance shall become effective five (5) days from the date of enactment.

DULY ENACTED AND ORDAINED INTO LAW as Ordinance No. 10 of 2010 this
_____ day of _____, 2010 by the Board of Supervisors of the Township of
Silver Spring.

ATTEST:

BOARD OF SUPERVISORS
TOWNSHIP OF SILVER SPRING

Township Secretary

By: _____
Chairman

LEGAL DESCRIPTION

HEMPT FARMS REALTY LP – TRACT 1 (NORTH)

ALL that certain tract of land situate in the Township of Silver Spring, County of Cumberland, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at the northwesterly terminus of an arc connecting the southerly Legal right-of-Way line of Carlisle Pike (SR 0011) and the westerly Legal right-of-Way line of Hempt Road (SR2012); THENCE by said arc to the right having a radius of 40.00 feet, an arc distance of 60.57 feet, the chord of which is South 64 degrees, 21 minutes, 05 seconds East, 55.19 feet to a point; thence along the said westerly Legal Right-of-Way line of Hempt Road the following seven courses: (1) South 20 degrees, 44 minutes, 01 second East a distance of 522.03 feet to a point; (2) thence continuing along the same by a curve to the left having a radius of 22,948.31 feet, an arc distance of 265.36 feet, the chord of which is South 21 degrees, 05 minutes, 23 seconds East, 265.36 feet to a point; (3) by a curve to the left having a radius of 22,948.31 feet, an arc distance of 104.10 feet, the chord of which is South 21 degrees, 33 minutes, 04 seconds East, 104.10 feet to a point; (4) North 68 degrees, 19 minutes, 08 seconds East a distance of 13.50 feet to a point; (5) by a curve to the left having a radius of 22,934.81 feet, an arc distance of 29.75 feet, the chord of which is South 21 degrees, 43 minutes, 05 seconds East, 29.75 feet to a point; (6) by a curve to the left having a radius of 1,731.50 feet, an arc distance of 344.16 feet, the chord of which is South 27 degrees, 26 minutes, 58 seconds East, 343.60 feet to a point and (7) South 33 degrees, 08 minutes 38 seconds East a distance of 227.91 feet to a point; thence along other lands of Hempt Farms Realty LP South 54 degrees 06 minutes 38 seconds West a distance of 2,329.78 feet to a steel rebar pin; thence along lands now or formerly of Fry Family Holding, LP South 64 degrees 40 minutes 56 seconds West a distance of 305.45 feet to a steel rebar pin; thence continuing along the same North 55 degrees 44 minutes 04 seconds West a distance of 1,053.72 feet to a steel rebar pin; thence along lands now or formerly

of Leperco Corporate Income Fund, LP North 60 degrees 33 minutes 16 seconds East a distance of 700.58 feet to a steel rebar pin; thence along lands now or formerly of Leperco Corporate Income Fund, L.P. North 16 degrees, 13 minutes, 37 seconds West a distance of 588.78 feet to a steel rebar pin; thence along lands now or formerly of Groco Realty, LLC the following four courses: (1) North 70 degrees, 48 minutes, 23 seconds East a distance of 239.07 feet to a steel rebar pin; (2) South 16 degrees, 17 minutes, 36 seconds East a distance of 167.84 feet to a steel rebar pin; (3) North 73 degrees, 42 minutes, 24 seconds East a distance of 273.00 feet to a steel rebar pin and (4) North 16 degrees, 17 minutes, 36 seconds West a distance of 904.92 feet to a point in the southerly Legal Right-of-Way Line of Carlisle Pike; thence along the said southerly Legal Right-of-Way line of Carlisle Pike the following six courses: (1) by a curve to the left having a radius of 11,519.19 feet, an arc distance of 365.64 feet, the chord of which is North 73 degrees, 10 minutes, 33 seconds East, 365.62 feet to a point; (2) North 72 degrees, 15 minutes, 59 seconds East a distance of 493.32 feet to a point; (3) South 17 degrees, 44 minutes, 01 seconds East, a distance of 10.00 feet to a point; (4) North 72 degrees, 15 minutes, 59 seconds East a distance of 450.00 feet; (5) North 17 degrees, 44 minutes, 01 second West a distance of 10.00 feet to a point and (6) North 72 degrees, 15 minutes, 59 seconds East a distance of 400.33 feet to the Point of Beginning.

CONTAINING 103.1 ACRES

LEGAL DESCRIPTION

HEMPT FARMS REALTY LP – TRACT 2 (SOUTH)

ALL that certain tract of land situate in the Township of Silver Spring, County of Cumberland, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at northwesterly terminus of an arc connecting the westerly Legal right-of-Way line of Hempt Road (SR 2012) and the northerly Right-of-Way line of Fry Drive (a Private Road); THENCE by said arc to the right having a radius of 40.00 feet, an arc distance of 55.93 feet, the chord of which is South 07 degrees, 31 minutes, 20 seconds West, 51.48 feet to a point; thence along the northerly Right-of-Way line of Fry Drive (a Private Road) the following three courses: (1) South 47 degrees 50 minutes 56 seconds West a distance of 1,381.66 feet to a point; (2) by a curve to the right having a radius of 2,470.00 feet, an arc distance of 291.95 feet, the chord of which is South 50 degrees, 57 minutes, 51 seconds West, 291.78 feet to a point and (3) South 54 degrees 21 minutes, 01 second West, a distance of 211.16 feet to a point; thence along lands now or formerly of Fry Family Holding, LP North 55 degrees 44 minutes 04 seconds West a distance of 1,109.44 feet to a steel rebar pin; thence along other lands of Hempt Farms Realty LP North 54 degrees 06 minutes 38 seconds East a distance of 2,329.78 feet to a point in the westerly Legal Right-of-Way line of Hempt Road; thence along the said westerly Legal Right-of-Way line of Hempt Road South 33 degrees, 08 minutes, 38 seconds East a distance of 592.04 feet to a point; thence continuing along the same South 32 degrees, 32 minutes 00 seconds East a distance of 243.08 feet to the Point of Beginning.

CONTAINING 47.6 ACRES

PUBLIC NOTICE

The Board of Supervisors of the Township of Silver Spring hereby gives public notice that it will hold a public hearing on July 28, 2010 at 6:30 pm in the Township Municipal Building, 6475 Carlisle Pike, Mechanicsburg, Cumberland County, Pennsylvania to consider Ordinance No. 10 of 2010. Ordinance No. 10 of 2010 would, change the zoning of two parcels of land owned by Hempt Farms Realty, LP, to wit: a 150 acre parcel of land, located along Carlisle Pike and 281 Hempt Road, Mechanicsburg, Pennsylvania, from (A) Agricultural Zone to (C-3) Highway Commercial Zone.

Following the public hearing, the Board of Supervisors, on July 28, 2010, at the above-referenced Township Municipal Building, will consider enactment of Ordinance No. 10 of 2010, which would change the zoning of the said parcel of land from (A) Agricultural Zone to (C-3) Highway Commercial Zone.

A copy of Ordinance No. 10 of 2010 may be examined without charge or a copy of the ordinance may be obtained for the cost to prepare the copy at the Township Municipal Building during regular business hours. Copies are also being furnished to and may be examined at (a) the office of the newspaper publishing this notice and (b) the office of the County Commissioners of Cumberland County, Second Floor of the Cumberland County Courthouse, 1 Courthouse Square, Carlisle, Pennsylvania.

If you are a person with a disability desiring to attend the public hearing and require an auxiliary aid, service or other accommodation to participate in the hearing, please contact the Township Manager at 766-0178 to discuss how Silver Spring Township may provide a reasonable accommodation.

BOARD OF SUPERVISORS
OF SILVER SPRING TOWNSHIP

By: Kathy K. Kramer
Township Secretary

CERTIFICATION OF TOWNSHIP SECRETARY

I, the undersigned, hereby certify: that I am the duly appointed and constituted Secretary in and for the Township of Silver Spring, Cumberland County, Pennsylvania; that attached hereto are true and correct copies of the following documents: (1) Ordinance No. 10 of 2010 would, change the zoning of two parcels of land owned by Hempt Farms Realty, LP, to wit: a 150-acre parcel of land, located along Carlisle Pike and 281 Hempt Road, Mechanicsburg, Pennsylvania, from (A) Agricultural Zone to (C-3) Highway Commercial Zone and (2) a copy of the public notice to be published by a newspaper; and that this submission is made in accordance with Section 1601 (a) of the Pennsylvania Second-Class Township Code (53 P.S. § 66601).

IN WITNESS WHEREOF, I hereunto set my hand and the Township seal this 14th day of July, 2010.



Township Secretary

(Township Seal)