

ORDINANCE NO. 204B – 2020

AN ORDINANCE OF THE TOWNSHIP OF SADSBUURY, CRAWFORD COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 204-2013, KNOWN AS THE SADSBUURY TOWNSHIP ZONING ORDINANCE, SO AS TO AMEND THE SADSBUURY TOWNSHIP ZONING MAP, ENTITLED "OFFICIAL ZONING MAP, SADSBUURY TOWNSHIP, CRAWFORD COUNTY, PENNSYLVANIA", SECTION 201 OF THE ORDINANCE, SO AS TO CHANGE THE ZONING DESIGNATION FOR A PORTION OF PARCEL #4403-011, LAND OWNED BY CONNEAUT LAKE PROPERTIES LLC, FROM ITS PRESENT ZONING DESIGNATION AS SUBURBAN RESIDENTIAL (SR) TO LAKE AREA RESIDENTIAL (R-1).

PREMISES

WHEREAS, the Board of Supervisors of the Township of Sadsbury, Crawford County, Pennsylvania duly adopted a Zoning Ordinance, effective January 1, 2014, and which Zoning Ordinance designated certain district boundaries in Section 202 thereof, and provided for the preparation and filing of a zoning map in Section 201 thereof; and

WHEREAS, the following districts were established by Section 203 of said Zoning Ordinance to-wit: Agricultural District (A); Rural Development District (RD); Suburban Residential District (SR); Lake Area Residential District (R-1); Lake Area Transitional District (LT); Conneaut Corridor District (CC); and Industrial District (I), and an official zoning map prepared designating the aforesaid districts; and

WHEREAS, at the time of the effective date of said Ordinance, Conneaut Lake Properties LLC was the owner of certain land, designated as parcel #4403-011, acquired by Deed dated January 30, 2007 from Charles R. Willis and Susan L. Willis, husband and wife, as set forth in said Deed as recorded in Crawford County Record Book 868, Page 991. A copy of the aforesaid Deed is attached to this Ordinance and made a part hereof and identified as Exhibit "A". A portion of said land was located in the Suburban Residential District (SR) and a portion of said land was located in the Lake Area Transitional District (LT); and

WHEREAS, Conneaut Lake Properties LLC is desirous of changing the designation of a portion of their land to-wit that portion which lies in a Suburban Residential District (SR) to a Lake Area Residential District (R-1); and

WHEREAS, Conneaut Lake Properties LLC has made application for the purpose of changing the official Zoning Map of Sadsbury Township and has provided to the Township a description of the parcel of land that is presently located in the Suburban Residential District (SR) so that said official Zoning Map of Sadsbury Township shall show said parcel to be in the Lake Area Residential District (R-1). A copy of the description of the parcel of land that is to be changed on the official Zoning Map to be in the Lake Area Residential District (R-1) is attached to this Ordinance and made a part hereof and identified as Exhibit B”; and

WHEREAS, the applicant, Conneaut Lake Properties LLC, has provided to the Board of Supervisors a survey of all of the land as set forth in the Deed dated January 30, 2007 and recorded in Crawford County Record Book 868, Page 991 and a copy of the survey is attached to this Ordinance and made a part hereof and identified as Exhibit “C”; and

WHEREAS, the applicant Conneaut Lake Properties LLC desires that the remaining portion of land as described in the Deed dated January 30th, 2007 and recorded in Crawford County Record Book 868, Page 991 shall continue to identified on the official Zoning Map of Sadsbury Township as being in the Lake Area Transitional District (LT); and

WHEREAS, the Zoning Ordinance of Sadsbury Township provides for the amendment of that Ordinance in Section 505 and outlines the procedures necessary for the purpose of amending the Ordinance; and

WHEREAS, the proposed amendment has been submitted to the Sadsbury Township Planning Commission for its review and recommendation; and

WHEREAS, the Board of Supervisors did on the 24th day of February, 2020 held a public hearing for the purposes of considering the aforesaid amendment and the adoption of an appropriate Ordinance authorizing the change of the official Zoning Map of the Sadsbury Township so that subsequent to the adoption of this Ordinance said parcel of land as identified in Exhibit "B" attached hereto will be designated on the official Zoning Map of Sadsbury Township as being in the Lake Area Residential District (R-1) and the remainder of the property of Conneaut Lake Properties LLC as described in the aforesaid Deed and on the survey of said property shall remain on the official Zoning Map as being the Lake Area Transitional District (LT).

NOW, THEREFORE, be it ordained and it is hereby ordained by the Board of Supervisors of Sadsbury Township as follows:

1. That a portion of the land designated as parcel #4403-011, owned by Conneaut Lake Properties LLC, as identified by the description attached to this Ordinance and identified as Exhibit "B" shall hereinafter be designated on the official Zoning Map of Sadsbury Township as being located in the Lake Area Residential District (R-1) and the remaining portion of the parcel of land as described in the Deed of Conneaut Lake Properties LLC as recorded in the Office of the Recorder of Deeds in Record Book 868, Page 991 and which is a portion of the survey attached to this Ordinance as Exhibit "C", shall remain in the Lake Area Transitional District (LT).

2. That the parcel of land as re-classified on the official Zoning Map of Sadsbury Township to be a part of the Lake Area Residential District (R-1) shall be subject to all regulations in that district as set forth in the Sadsbury Township Zoning Ordinance adopted January 1, 2014.

3. That following the adoption of this Ordinance and the official Zoning Map of Sadsbury Township, as amended, Sadsbury Township will submit a map to the Recorder of Deeds

of Crawford County for recording of the same, said map to be delivered to the Recorder of Deeds of Crawford County within thirty (30) days from the date of adoption of this Ordinance.


4. That this Ordinance shall become effective five (5) days after the adoption of the same.

Ordained and enacted as an Ordinance this 11th day of August, 2020 .

SADSBURY TOWNSHIP BOARD OF SUPERVISORS



Lyle E. Hoovler, Chairman

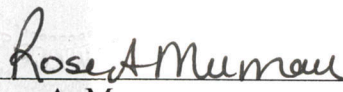


Kevin R. VanHonk, Vice-Chairman



Bonnie B. Smith, Supervisor

ATTEST:



Rose A. Mumau
Secretary/Treasurer

FROM:

Charles R. Willis and Susan L. Willis, husband and wife

40.00 (3)

Instrument 200700004342 OR Book Page 868 991

MAIL TO:

Conneaut Lake Properties, LLC, a Pennsylvania limited liability company

[Space Above This Line for Recording]

General Warranty Deed

This Indenture, Made the 30th day of January, 2007, Between Charles R. Willis and Susan L. Willis, husband and wife

Conneaut Lake Properties, LLC, a Pennsylvania limited liability company, grantors, and grantee.

Witnesseth, that said GRANTORS for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND DOLLARS AND - - NO/100 (\$450,000.00) paid to the GRANTORS by the GRANTEE do grant, bargain, sell and convey unto the said GRANTEE, its heirs and assigns, ALL that certain lot or piece of ground situate in the Township of Sadsbury, County of Crawford and Commonwealth of Pennsylvania being bounded and described as follows, tow it:

BOUNDED on the North by lands now or formerly of Mary Ann Gully, James Kerns, the Westview Allotment and Conneaut Lake Park, Incorporated; on the East by Conneaut Lake; on the South by John Harned Allotment, Township Road 911 and the property now or formerly of Russell McKinsey; on the West by the Bessemer and Lake Erie Railroad and Pennsylvania Route 618.

BEING the same property granted and conveyed to Charles R. Willis and Susan L. Willis, husband and wife and grantors herein by deed from Clairmont Summers and Ardeth D. Summers dated January 6, 1989 and recorded January 27, 1989 in the Office of the Recorder of Crawford County, Pennsylvania at Record Book volume 58 page 48.

BEING designated as Tax Parcel 4403-011 in the Office of Deed Registry of Crawford County Pennsylvania

TOGETHER WITH all right title and interest in and to any property located to the North of the "State Ditch" which may have been owned by parties in the chain of title but not specifically described. (Continued on Attached)

with the appurtenances: To Have and To Hold the same to and for the use of the said GRANTEE, its heirs and assigns forever. And the GRANTORS for their heirs and assigns hereby covenant and agree that they will WARRANT GENERALLY the property hereby conveyed.

NOTICE—THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

[This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

General Warranty Deed - Page 2

Instrument 200700004342 DR Book Page 868 992

In Witness Whereof, the said Grantors have hereunto set hands and seals the day and year first above written.

Witness [Signature]

Witness [Signature]

[Signature] Charles R. Willis (Seal)

[Signature] Susan L. Willis (Seal)

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS:

Conneaut Lake Properties, LLC, a Pennsylvania limited liability company

Witness

By: [Signature] Frank J. Pelly Jr, Member (Seal)

Witness

By: [Signature] Blaine Forbes, Member (Seal)

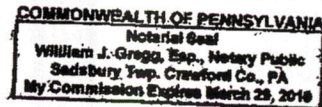
COMMONWEALTH OF Pennsylvania COUNTY OF ALLEGHENY

On this, the 30th day of January, 2007, before me, a Notary Public, the undersigned officer, personally appeared Charles R. Willis and Susan L. Willis, husband and wife

known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Printed Name: William J. Gregg Notary Public My Commission Expires:



Certificate of Residence

I, hereby certify that the precise residence of the GRANTEE herein is as follows:

150 LAKE DR, SUITE 105, WEXFORD, PA 15090

Witness my hand this 30th day of January, 2007.

This Document Prepared By:

[Signature]

General Warranty Deed - Page 3

Instrument Book Page
200700004342 OR 868 993

ALSO TOGETHER WITH all mineral rights not specifically reserved by others in the chain of title.

200700004342
Filed for Record in
CRAWFORD COUNTY PA
CAROL A. STAINBROOK
04-17-2007 At 11:45 am.
DEED 9040.00
OR Book 868 Page 991 - 993
200700004342
Exempt Status - N
STATE RTT \$ 4500.00
LOCAL RTT \$ 4500.00
\$ 2250.00 SADBURY TWP
\$ 2250.00 CONNEAUT S D

Exhibit A

DESCRIPTION OF PROPERTY TO BE REZONED

All that certain parcel of land, situate in Sadsbury Township, Crawford County, Commonwealth of Pennsylvania, being a portion of Parcel 4403-011 as recorded in the Deed Book Volume 868, Page 991 and being more particularly bound and described as follows:

Beginning at a point on the southwest corner of the herein described portion of parcel 4403-011 thence N 04 degrees 57' 25" E a distance of 1533.25' +/- being the eastern boundary of the current LT - Lake Area Transitional Zoning District, to the center of an unnamed tributary to Conneaut Lake; thence by the center of said unnamed tributary to Conneaut Lake S 86 degrees 43' 45" E a distance of 2193.16' +/- to the eastern boundary of the herein described parcel; thence in a southerly direction bounded to the east by Conneaut Lake the following two (2) courses and distances:

S 20 degrees 52' 00" W a distance of 333.00' to a point;

S 01 degree 30' 00" W a distance of 163.00' to the northeast corner of lands now or formerly of John & David Harned;

thence in a southwesterly direction bounded by lands now or formerly of John & David Harned, Walter & Sheila Carmen, and Robert & Barbara Army S 68 degrees 25' 00" W a distance of 1298.36' to a point on the western boundary of Farm Road, thence by the western boundary of Farm Road the following two (2) courses and distances:

S 20 degrees 00' 00" E a distance of 285.59' to a point;

S 39 degrees 02' 55" E a distance of 854.59' to the northern boundary of Pymatuning Avenue; thence by the northern boundary of said Pymatuning Avenue S 66 degrees 28' 20" W a distance of 510.01' to a point on the south east corner of lands now or formerly of William & Rebecca Myers, thence by the boundary separating the herein described parcel and lands now or formerly of William & Rebecca Myers the following three (3) courses and distances:

N 23 degrees 31' 40" W a distance of 195.00' to a point;

S 66 degrees 28' 20" W a distance of 150.00' to a point;

S 23 degrees 31' 40" E a distance of 195.00' to a point on the northern boundary of Pymatuning Avenue;

thence by the northern boundary of Pymatuning Avenue the following two (2) courses and distances:

S 66 degrees 28' 20" W a distance of 189.32' to a point;

S 62 degrees 38' 20" W a distance of 160.00' to a point on the southeast corner of lands now or formerly of Ravan, Inc.;

thence by the southwestern boundary of the lands described herein bounded by lands now or formerly of Ravan Inc., Ray & Martha Hershberger, and Buckeye Gas Products Co., LP the following three (3) courses and distances:

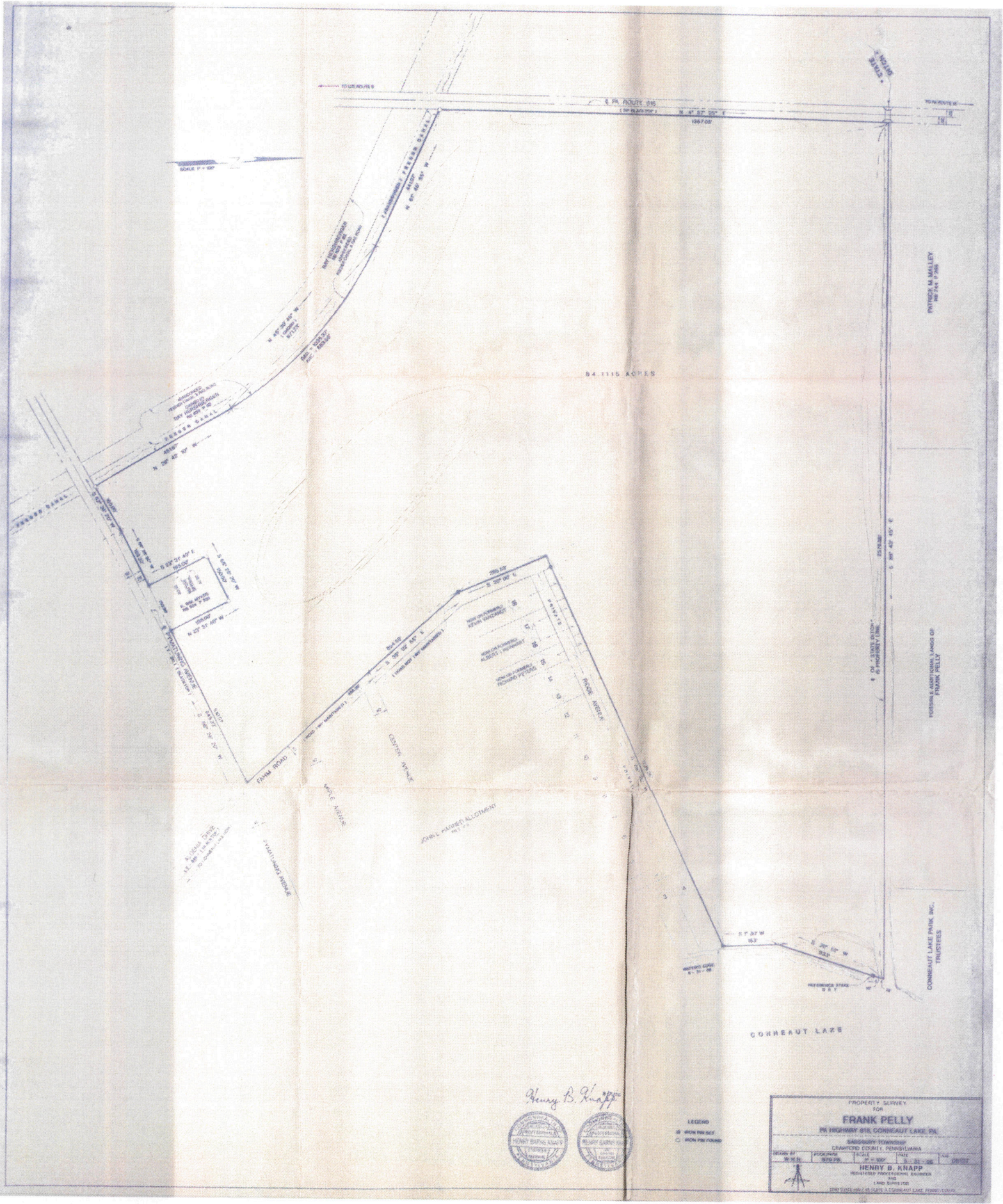
N 26 degrees 42' 10" W a distance of 461.67' to a point;

by a curve deflecting to the left with a radius of 1035.37' through an arc length of 683.58' with a chord bearing of N 45 degrees 30' 45" W to a point;

N 61 degrees 45' 55" W a distance of 23.59' +/- to the point of beginning.

Containing an area of approximately 71.3 acres more or less.

Exhibit B



Henry B. Knapp
 HENRY B. KNAPP
 HENRY B. KNAPP

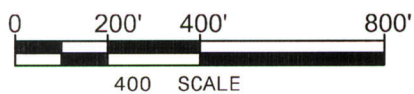
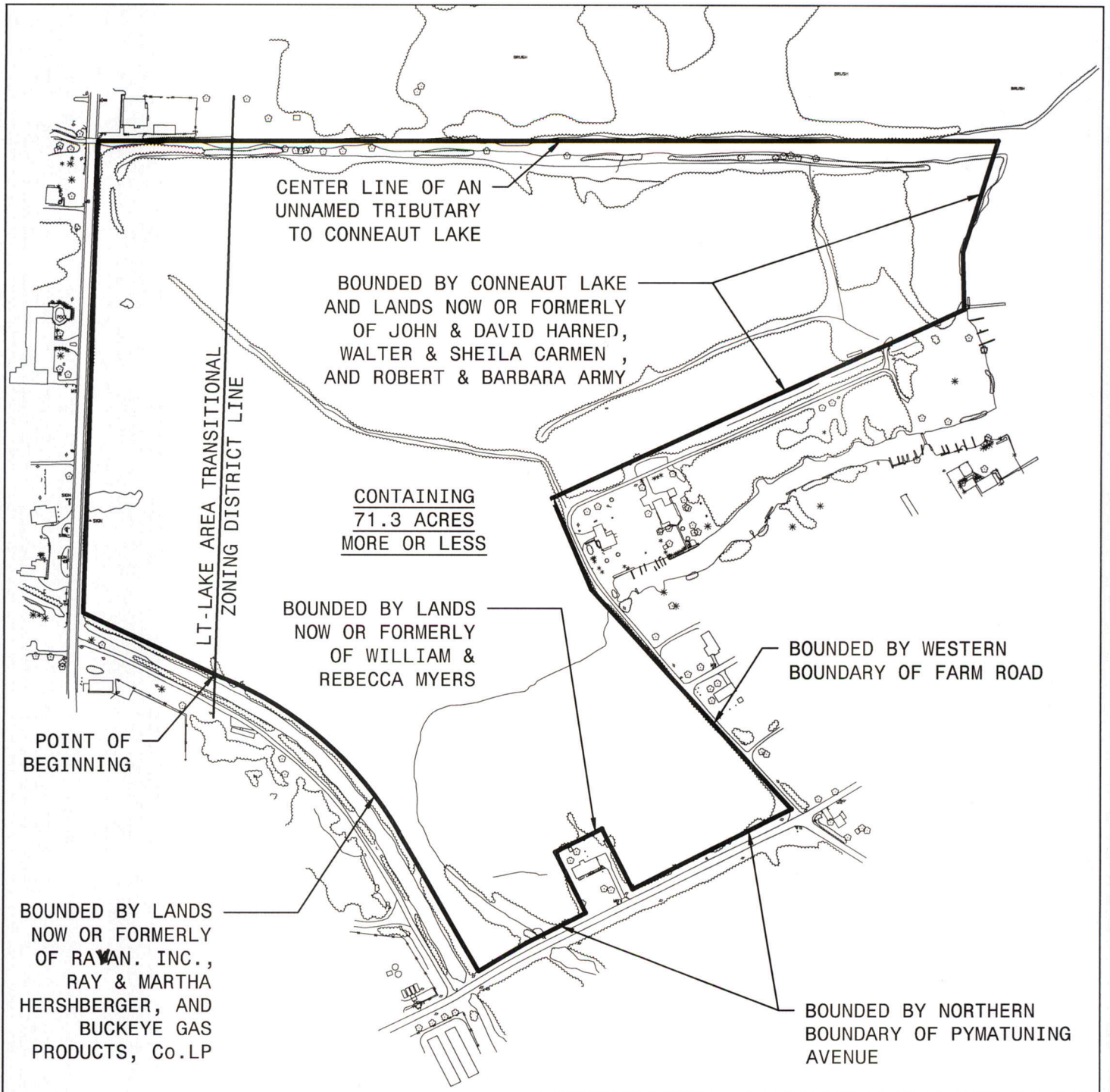
LEGEND
 ○ WITH PIN ONLY
 ○ WITH PIN FOUND

PROPERTY SURVEY FOR
FRANK PELLY
 IN HIGHWAY 818, CORREAUT LAKE, PA.
 SAUBERSVILLE TOWNSHIP
 CRAWFORD COUNTY, PENNSYLVANIA

DEAD BY	APPROXIMATE	SCALE	FILE	DATE
W.M.E.	8728	1" = 80'	3-21-08	CRS/ST

HENRY B. KNAPP
 REGISTERED PROFESSIONAL SURVEYOR
 1440 BARRINGTON
 JOHN D. ENLIS ONLY IS QUALIFIED TO CORRECT EXACT BEARING ERROR

Exhibit C



PM: MAO DB: LPW CB: MAO


 GATEWAY [®]	The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-9284	
	PARCEL 4403-011 REZONING EXHIBIT SITUATE IN SADBURY TOWNSHIP CRAWFORD COUNTY, PENNSYLVANIA	
C-17836		
DATE: 2019-02-14	SCALE: 1" = 400'	DWG. NO.: -

Exhibit C