

**TOWNSHIP OF MARPLE  
DELAWARE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF MARPLE, DELAWARE COUNTY, PENNSYLVANIA, AMENDING THE "CODE OF THE TOWNSHIP OF MARPLE", CHAPTER 300, ZONING, BY AMENDING THE ZONING CODE AS AMENDED, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING CLASSIFICATION OF 30.638 ACRES OF LAND FROM THE EXISTING CLASSIFICATIONS OF O-1 OFFICE IN PART AND R-1 RESIDENTIAL IN PART TO A CLASSIFICATION OF HIGHWAY INTERCHANGE DISTRICT. A LEGAL DESCRIPTION OF THE PROPERTY HEREBY RE-ZONED IS SET FORTH IN THIS ORDINANCE.**

**The Board of Commissioners of the Township of Marple, Delaware County, Pennsylvania, does hereby ENACT AND ORDAIN THAT:**

**Section 1. The "Code of the Township of Marple", specifically the Zoning Code, Chapter 300, as amended, and the Zoning Map of the Township of Marple, are hereby amended by changing the zoning classification of the following described lands from O-1 Office In Part and R-1 Residential In Part to Highway Interchange District:**

**ALL THAT CERTAIN** parcel of land **SITUATE** in the Township of Marple Township, Delaware County, Pennsylvania, being described as Overall Tract on Zoning Exhibit for Marple Associates dated June 14, 2012 and last revised September 6, 2012 by Chester Valley Engineers, Inc., Pennsylvania, and being more fully described as follows:

**BEGINNING** at a the intersection of the easterly right of way line of Langford Run Road, (60 feet wide) with the easterly right of way line of Langford Road, (variable width); thence from the point of beginning, crossing said Langford Road, South 51 degrees 51 minutes 57 seconds West 80.03 feet to a point on the southwesterly right of way line of Langford Run; thence along said right of way line the following two (2) courses and distances: (1) along a curve to the left having a radius of 205.00 feet, an arc distance of 180.98 feet and a chord bearing North 63 degrees 25 minutes 32 seconds West 175.16 feet to a point of tangency; (2) North 88 degrees 43 minutes 00 seconds West 69.01

feet; thence leaving said right of way line, North 13 degrees 25 minutes 00 seconds West 16.50 feet to a point on the title line of Langford Road; thence along said title line the following three (3) courses and distances: (1) South 76 degrees 35 minutes 00 seconds West 158.00 feet to a point of curvature; (2) along a curve to the right having a radius of 336.95 feet, an arc distance of 166.53 feet and a chord bearing North 89 degrees 15 minutes 30 seconds West 164.84 feet to a point of tangency; (3) North 75 degrees 06 minutes 00 seconds West 296.80 feet; thence leaving said title line, North 23 degrees 03 minutes 31 seconds East 202.49 feet; (2) North 44 degrees 12 minutes 00 seconds West 77.00 feet; (3) North 27 degrees 19 minutes 00 seconds West 135.06 feet; (4) North 49 degrees 11 minutes 00 seconds West 145.34 feet; (5) North 71 degrees 55 minutes 00 seconds West 257.73 feet; (6) North 03 degrees 46 minutes 00 seconds West 222.78 feet (7), North 52 degrees 34 minutes 05 seconds East 751.36 feet; (8) North 54 degrees 59 minutes 32 seconds West 65.98 feet; (9) North 28 degrees 36 minutes 43 seconds East 152.24 feet to a point on the southerly right of way line of Vassar Road, (50' feet wide), thence along said right of way line, South 68 degrees 38 minutes 05 seconds East 16.54 feet; thence crossing said Vassar Road, North 21 degrees 21 minutes 55 seconds East 50.00 feet to a point on the northerly right of way; thence along said right of way, North 68 degrees 38 minutes 05 seconds West 40.01 feet thence along lands now or late of Marple Associates, North 21 degrees 21 minutes 55 seconds East 79.49 feet to point on the westerly right of way line of Langford Run Road; thence along said right of way, along a curve to the right having a radius of 205.00 feet, an arc distance of 27.54 feet and a chord bearing North 8 degrees 12 minutes 44 seconds East 27.52 feet to a point of reverse curvature; thence along a curve to the left having a radius of 70.00 feet, an arc distance of 98.60 feet and a chord bearing North 28 degrees 17 minutes 25 seconds West 90.64 feet to a point of cusp, a point on the southerly right of way line of West Chester Pike, PA Route 3, S.R. 0003; thence along said right of way line, South 68 degrees 38 minutes 27 seconds East 374.86 feet; thence leaving said right of way line, along lands now or late of Marple Associates, South 52 degrees 34 minutes 05 seconds West 20.76 feet; thence continuing along other lands of Marple Associates the following two (2) courses and distances: (1) South 34 degrees 00 minutes 40 seconds East 424.22 feet; (2) South 04

degrees 03 minutes 34 seconds West 191.87 feet to a point on the southwesterly right of way line of Langford Run Road, 60 feet wide; thence along said right of way line the following five (5) courses and distances: (1) along a curve to the right having a radius of 325.00 feet, an arc distance of 148.21 feet and a chord bearing South 19 degrees 12 minutes 51 seconds East 146.93 feet to a point of tangency; (2) South 06 degrees 09 minutes 00 seconds East 250.37 feet; (3) South 04 degrees 25 minutes 09 seconds East 499.24 feet to a point of curvature; (4) along a curve to the left having a radius of 425.00 feet, an arc distance of 111.62 feet and a chord bearing South 11 degrees 56 minutes 34 seconds East 111.30 feet to a point of tangency; (5) South 19 degrees 28 minutes 00 seconds East 26.57 feet to the point and place of beginning; and **CONTAINING 30.638 acres of land, be the same, more or less.**

**Section 2.** The Township Engineer is directed to revise the Zoning Map of Marple Township, Delaware County, Pennsylvania, dated April 14, 1997, as last revised, to incorporate the change of the above described property from O-1 Office In part and R-1 Residential In Part to Highway Interchange District.

**Section 3.** All Ordinances or parts of Ordinances inconsistent herewith be and the same are hereby repealed.

ENACTED AND ORDAINED THIS                      day of                      2015.

TOWNSHIP OF MARPLE  
BOARD OF COMMISSIONERS

BY: \_\_\_\_\_  
President  
Board of Commissioners

ATTEST: \_\_\_\_\_  
Township Secretary

