

**TOWNSHIP OF EAST COCALICO
LANCASTER COUNTY, PENNSYLVANIA**

ORDINANCE 2023-04

**AN ORDINANCE TO AMEND THE EAST COCALICO TOWNSHIP OFFICIAL
ZONING MAP TO REZONE CERTAIN PROPERTY TO THE MOBILE HOME
PARK RESIDENTIAL ZONE (MHP).**

WHEREAS, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

NOW, THEREFORE, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

- A. The Official Zoning Map of East Cocalico Township, set forth in the Code of the Township of East Cocalico, §220-8, is amended to rezone Tax Parcel Number 080-68327-0-0000, located at Pfautz Hill Road, as further described in Exhibit A attached hereto, from the Suburban Residential Zone (R-1) to the Mobile Home Park Residential Zone (MHP).

SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 19th day of October, 2023.

FOR EAST COCALICO TOWNSHIP

By: 

Lorenzo Bonura, Chair
Board of Supervisors

Attest: 

Romeo Carrasco, Secretary

EXHIBIT A

Prepared by and Return to:

Mersky Law Group
2938 Columbia Avenue
Suite 1402
Lancaster, PA 17603

File No. 19.318

Parcel ID # J-080-99999-9-9999

THIS DEED

Made this 1st day of November, in the year Two Thousand Nineteen (2019),

Between

JEFFREY N. PFAUTZ, CO-EXECUTOR AND JOLYNN F. NOLT, CO-EXECUTRIX OF THE ESTATE OF LEROY R. PFAUTZ AND JEFFREY N. PFAUTZ, CO-EXECUTOR, JOLYNN F. NOLT, CO-EXECUTRIX AND MICHAEL S. PFAUTZ, CO-EXECUTOR OF THE ESTATE OF MILDRED L. PFAUTZ

(hereinafter called the Grantors), of the one part, and

HARDI LLC

(hereinafter called the Grantees), of the other part,

Witnesseth that in consideration of the sum off One Million Two Hundred Thousand And 00/100 Dollars (\$1,200,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their successors, heirs and assigns,

ALL THAT CERTAIN tract of land situate on the west side of Pfautz Hill Road, T-746 (33' wide), and north of Reading Road, S.R. 0272 (60' wide) in East Cocalico Township, Lancaster County, Pennsylvania; shown as Proposed Lot 1, on the Minor Subdivision Plan for 210 Pfautz Hill Road, prepared by Hershey Surveying, Inc., Drawing Number: 191745-01, Dated June 24, 2019 and recorded in and for the Office of the Lancaster County Recorder of Deeds in Instrument No. 2019-0431-J, and being more fully bounded and described as follows:

Beginning at a point in the centerline of Pfautz Hill Road, T-746 (33' wide), said point being in line of lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown; thence extending in and along the centerline of Pfautz Hill Road, T-746 the following four courses and distances; 1) S 45 degrees 13' 37" E, 152.19' to a point, 2) on a line curving to the left, having a radius of 8000.00', an arc length of 313.32', and a chord bearing of S 46 degrees 20' 56" E, 313.30' to a point, 3) S 47 degrees 28' 16" E, 546.93' to a point, and 4) on a line curving to the right; having a radius of 27,200.00', an arc length of 406.35' to a point, and a chord bearing of S 47 degrees 02' 35" E, 406.35 to a point, a corner of Proposed Lot 2 as shown on the aforementioned plan; thence extending along Proposed Lot 2

the following three courses and distances; 1) S 43 degrees 04' 31" W, 226.08' to a point, 2) N 46 degrees 55' 29" W, 269.48' to a point, and 3) S 76 degrees 53' 30" W, 734.15' to a point in line of lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown; thence extending along the lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown, N 46 degrees 32' 56" W, 764.36' to a point, a corner of other lands, now or formerly of the Local Board of Trustees of the Church of God at Reamstown; thence extending along the other lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown, N 44 degrees 42' 29" E, 832.96' to the point of beginning.

CONTAINING 20.695 Acres (Gross) 19.718 Acres (Net)

BEING a part of Purpart # 2 of the premises which Leroy R. Pfautz and Mildred I. Pfautz, husband and wife by Deed dated March 27, 1980 and recorded March 28, 1980 in Record Book Q 79 Page 532 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania granted and conveyed unto Leroy R. Pfautz and Mildred I. Pfautz, husband and wife, as tenants in common and not as tenants by the entireties.

AND THE SAID Leroy R. Pfautz died July 22, 2005 whereupon Letters Testamentary were granted to Jeffrey N. Pfautz and Jolynn F. Nolt and docketed as No. 02475 of 2019 in the Office of the Register of Wills of Lancaster County, Pennsylvania.

AND THE SAID Mildred I. Pfautz died December 23, 2018 whereupon Letters Testamentary were granted to Jeffrey N. Pfautz, Jolynn F. Nolt and Michael S. Pfautz and docketed as No. 00168 of 2019 in the Office of the Register of Wills of Lancaster County, Pennsylvania

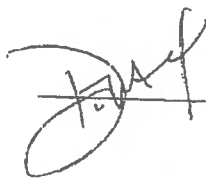
Together with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors, heirs and assigns, to and for the only proper use and behoof of the said Grantees, their successors, heirs and assigns, forever.

And the said Jeffrey N. Pfautz, Jolynn F. Nolt and Michael S. Pfautz, Executors and Executrix of the aforesaid covenant, promise and agree to and with said Grantees, their heirs and assigns, that they, the said Executors and Executrix of the aforementioned, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantors caused these presents to be duly executed the day and year first above written.

Sealed and Delivered
in the Presence of Us:



ESTATE OF LEROY R. PFAUTZ

By: Jeffrey N. Pfautz Exec {SEAL}
Jeffrey N. Pfautz, Co-Executor

By: Jolyan F. Nolt Exec {SEAL}
Jolyan F. Nolt, Co-Executrix

ESTATE OF MILDRED I. PFAUTZ

By: Jeffrey N. Pfautz Exec {SEAL}
Jeffrey N. Pfautz, Co-Executor

By: Jolyan F. Nolt, Exec {SEAL}
Jolyan F. Nolt, Co-Executrix

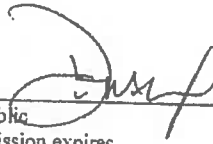
By: Michael S. Pfautz Exec. {SEAL}
Michael S. Pfautz, Co-Executor

Commonwealth of Pennsylvania } ss
County of Lancaster

On this, the 1st day of November, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Jeffrey N. Pfautz, Co-Executor of the Estates of Leroy R. Pfautz and Mildred I. Pfautz known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
David W. Mersky, Notary Public
Lancaster County
My commission expires March 11, 2020
Commission number 1296693



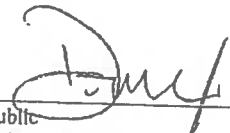
Notary Public
My commission expires _____

Commonwealth of Pennsylvania } ss
County of Lancaster

On this, the 1st day of November, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Jolynn F. Nolt, Co-Executrix of the Estates of Leroy R. Pfautz and Mildred I. Pfautz** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
David W. Mersky, Notary Public
Lancaster County
My commission expires March 11, 2020
Commission number 1296693



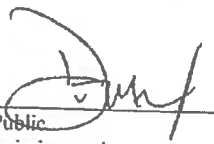
Notary Public
My commission expires _____

Commonwealth of Pennsylvania } ss
County of Lancaster

On this, the 1st day of November, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Michael S. Pfautz, Co-Executor of the Estate of Mildred I. Pfautz** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

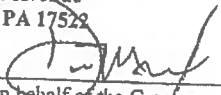
Commonwealth of Pennsylvania - Notary Seal
David W. Mersky, Notary Public
Lancaster County
My commission expires March 11, 2020
Commission number 1296693



Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantees is:

**130 Ridge Avenue
Ephrata, PA 17522**



On behalf of the Grantees