

ORDINANCE 2025-05

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF
LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY,
PENNSYLVANIA, AMENDING THE OFFICIAL MAP OF
LOWER ALLEN TOWNSHIP BY VACATING A PORTION OF A
STREET KNOWN AS GETTYSBURG ROAD, AS FOLLOWS:**

BE IT ENACTED AND ORDAINED by the Board of Commissioners (“Board”) of Lower Allen Township (“Township”) Cumberland County, Pennsylvania, and it is hereby enacted and ordained by the same as follows:

WHEREAS, Petitioners, North American Coffee Partnership, a New York general partnership duly organized under the Partnership Act and located at 1111 West Chester Avenue, White Plains, New York 10604 and Dairy Farmers of America, Inc., a Kansas Cooperative Marketing Association duly organized under the Corporation Law and located at 1405 North 98th Street, Kansas City, Kansas 66111, filed a petition pursuant to the First Class Township Code, Section 2007, 53 P.S. §57007; and

WHEREAS, Lower Allen Township, by appropriate Ordinance, may vacate a portion of Gettysburg Road which is more particularly described in Exhibits “A” and “B”, attached hereto; and

WHEREAS, Petitioners have agreed to reserve easements in favor of Lower Allen Township and Lower Allen Township Authority for stormwater and sewer easements, more particularly described as Exhibit “C”; and

WHEREAS, Petitioners own 100% of the abutting property, the subject portion of Gettysburg Road in compliance with the First Class Township Code, Section 2007, 53 P.S. §57007; and

WHEREAS, the Board of Commissioners of Lower Allen Township finds it to be in the interest of Lower Allen Township to vacate this portion of Gettysburg Road.

NOW THEREFORE BE IT ORDAINED, that all the above recitals are incorporated herein and the Board of Commissioners of the Township of Lower Allen, Cumberland County, Pennsylvania, by Motion duly made in affirmative vote of Commissioners present hereby vacate the portion of Gettysburg Road, more fully described in Exhibits “B” and “C” and reserving unto the Lower Allen Township and Lower Allen Township Authority easements more fully described in Exhibit “C”.

ENACTED AND ORDAINED this 22nd day of September, 2025.

This vacation will be effective upon completion of a final report and upon filing with the Recorder of Deeds Office of Cumberland County.

Attest:
(Corporate Seal)

**BOARD OF COMMISSIONERS
LOWER ALLEN TOWNSHIP**



(Assistant) Secretary



(Vice) President

EXHIBIT A

EXHIBIT "A"

ALL THAT CERTAIN tract of abandoned roadway being a portion of Gettysburg Road SR-2027 located between the intersection of Century Drive and Wesley Drive (SR-2021) in Lower Allen Township, Cumberland County, Commonwealth of Pennsylvania as shown on Exhibit A, Street Abandonment Exhibit for Gettysburg Road and being more particularly described as follows:

BEGINNING at an Iron Pin in the southerly right-of-way line of Wesley Drive (SR-2021) at the northern most corner of lands now or formerly of North American Coffee Partnership, thence continuing along the southerly right-of-way line of Wesley Drive (SR-2021) on a course of South 52 degrees 06 minutes 26 seconds East a distance of 108.15 feet to an Iron Pin; thence leaving the southerly right-of-way line of Wesley Drive (SR-2021) and continuing along lands now or formerly of Mid-America Dairymen Inc. on a course of South 48 degrees 32 minutes 15 seconds West a distance of 179.21 feet to a point; thence continuing along lands now or formerly of Mid-America Dairymen Inc. the following two courses and distances; (1) on a course of South 39 degrees 32 minutes 41 seconds West a distance of 506.53 feet to a point; (2) on a course of South 40 degrees 13 minutes 30 seconds West a distance of 169.29 feet to a point in the northeasterly right-of-way line of Audubon Drive; thence leaving the northeasterly right-of-way line of Audubon Drive on a course of North 41 degrees 08 minutes 44 seconds West a distance of 77.06 feet to an Iron Pin in the northeasterly right-of-way line of Century Drive; thence leaving the northeasterly right-of-way line of Century Drive and continuing along lands now or formerly of North American Coffee Partnership on a course of North 89 degrees 22 minutes 42 seconds East a distance of 21.41 feet to an Iron Pin; thence continuing along lands now or formerly of North American Coffee Partnership the following three courses and distances; (1) on a course of North 40 degrees 13 minutes 30 seconds East a distance of 143.38 feet to a stake; (2) on a course of North 39 degrees 32 minutes 41 seconds East a distance of 526.21 feet to an Iron Pin; (3) on a course of North 32 degrees 06 minutes 12 seconds East a distance of 155.17 feet to an Iron Pin in the southerly right-of-way line of Wesley Drive (SR-2021), said Iron Pin being the **POINT AND PLACE OF BEGINNING**.

Containing: an area of 54,927.99 square feet or 1.261 acres of land

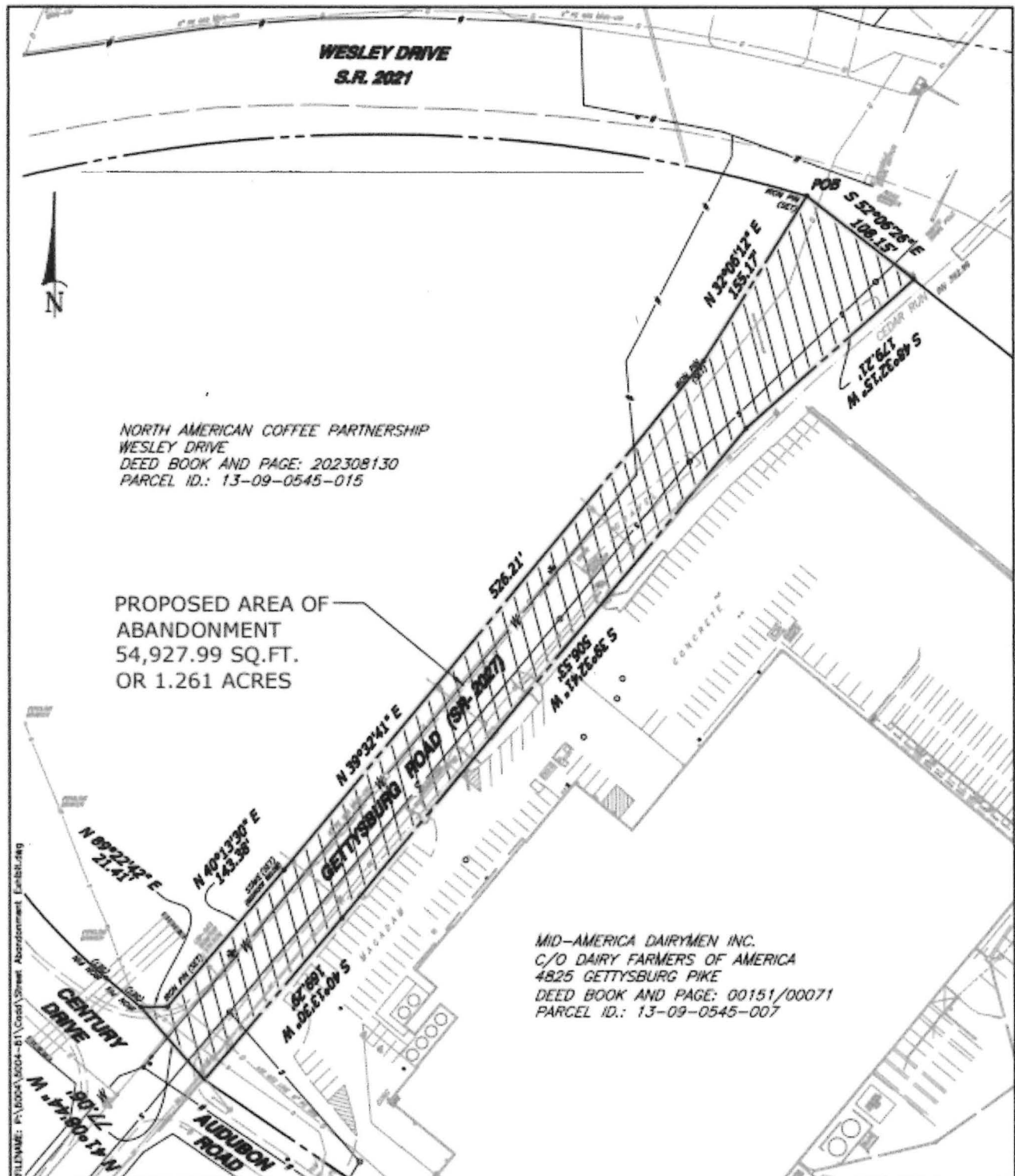


EXHIBIT A - STREET ABANDONMENT EXHIBIT

FOR

GETTYSBURG ROAD

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

SHEET 1 OF 1

D.C. GOHN ASSOCIATES, INC.
SURVEYORS & ENGINEERS - MOUNT JOY, PA.

DWN. BY: BRC/GRN
CKD. BY: BRC

SCALE: 1"=100'
PROJ. NO.: 5004-51

DATE: 8/22/2024
REVISED:

EXHIBIT B

EXHIBIT "B"

ALL THAT CERTAIN tract of land being situate in Lower Allen Township, Cumberland County, Commonwealth of Pennsylvania as shown on Proposed Access Easement Agreement for North American Coffee Partnership dated September 4, 2024, project number 5004-51, said exhibit to be attached and recorded with this document and being more fully bonded and described as follows, to wit:

BEGINNING AT A POINT in the northern property line of lands now or formerly of Mid-American Dairymen Inc. said point being located on a course of North 51 degrees 46 minutes 56 seconds West a distance of 32.09 feet from the corner of abandoned lands of Old Gettysburg Road; thence leaving the northern property line of lands now or formerly Mid-America Dairymen Inc. on a course of South 57 degrees 42 minutes 56 seconds West a distance of 260.29 feet to a point in the abandoned lands of Old Gettysburg Road; thence continuing in and thru the abandoned lands of Old Gettysburg Road the following two courses and distances, (1) on a course of South 40 degrees 24 minutes 11 seconds West a distance of 601.74 feet to a point; (2) on a course of North 41 degrees 08 minutes 44 seconds West a distance of 48.60 feet to an Iron Pin at lands now or formerly of North American Coffee Partnership; thence continuing long lands now or formerly of North American Coffee Partnership on a course of North 89 degrees 22 minutes 42 seconds East a distance of 21.41 feet to an Iron Pin; thence leaving lands of North American Coffee Partnership and continuing in and through the abandoned lands of Old Gettysburg Road the following three courses and distances, (1) on a course of North 60 degrees 46 minutes 34 seconds East a distance of 34.25 feet to a point; (2) on a course of North 40 degrees 24 minutes 11 seconds East a distance of 551.48 feet to a point; (3) on a course of North 57 degrees 42 minutes 56 seconds East a distance of 256.23 feet to a point at on the northerly line of lands now or formerly of Mid-America Dairymen Inc.; thence continuing along lands now or formerly of Mid-America Dairymen Inc. on a course of South 51 degrees 46 minutes 56 seconds East a distance of 21.23 feet to a point, the **POINT OR PLACE OF BEGINNING**.

Containing: an area of 17,732.91 square feet or 0.407 acres of land

REVISÉ:

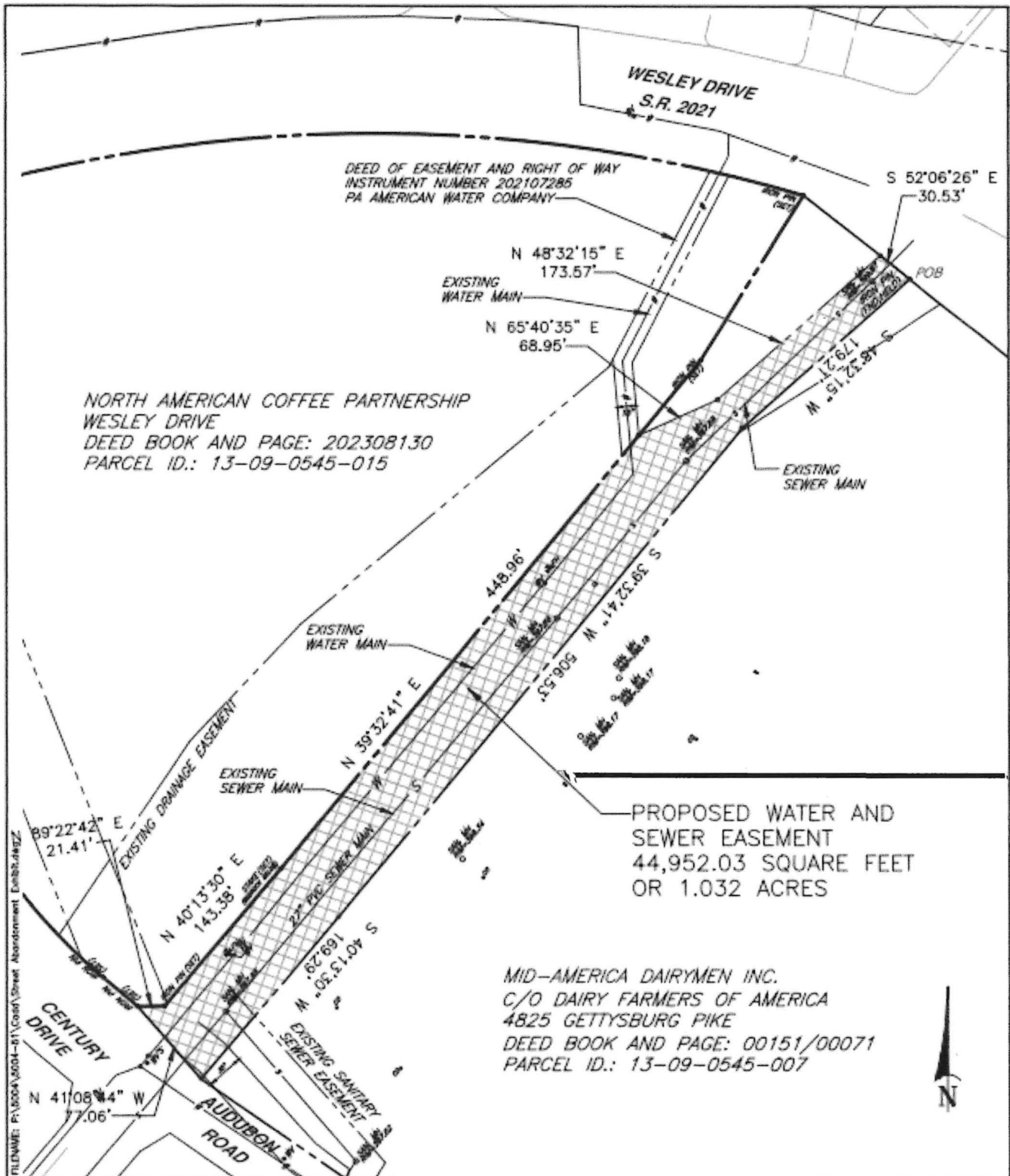
EXHIBIT C

EXHIBIT "C"

ALL THAT CERTAIN tract of land being situate in Lower Allen Township, Cumberland County, Commonwealth of Pennsylvania as shown on Proposed Sewer and Water Easement Exhibit for North American Coffee Partnership dated September 4, 2024, project number 5004-51, said exhibit to be attached and recorded with this document and being more fully bonded and described as follows, to wit:

BEGINNING AT AN IRON PIN at the northwesterly corner of lands now or formerly of Mid-America Dairymen Inc. and the abandoned roadway of Old Gettysburg Road; thence continuing along lands now or formerly of Mid-America Dairymen Inc. the following three courses and distances, (1) on a course of South 48 degrees 32 minutes 15 seconds West a distance of 179.21 feet to a point; (2) on a course of South 39 degrees 32 minutes 41 seconds West a distance of 506.53 feet to a point; (3) on a course of South 40 degrees 13 minutes 30 seconds West a distance of 169.29 feet to a point in the right of way of Audubon Drive; thence leaving the right of way of Audubon Drive on a course of North 41 degrees 08 minutes 44 seconds West a distance of 77.06 feet to an Iron Pin along lands now or formerly of North American Coffee Partnership; thence continuing along lands now or formerly of North American Coffee Partnership the following three courses and distances, (1) on a course of North 89 degrees 22 minutes 42 seconds East a distance of 21.41 feet to an Iron Pin; (2) on a course of North 40 degrees 13 minutes 30 seconds East a distance of 143.38 feet to a point; (3) on a course of North 39 degrees 32 minutes 41 seconds East a distance of 448.96 feet to a point; thence leaving lands now or formerly of North American Coffee Partnership and continuing in and through the abandoned lands of Old Gettysburg Road the following three courses and distances, (1) on a course of North 65 degrees 40 minutes 35 seconds East a distance of 68.95 feet to a point; (2) on a course of North 48 degrees 32 minutes 15 seconds East a distance of 173.57 feet to a point; (3) on a course of South 52 degrees 06 minutes 26 seconds East a distance of 30.53 feet to an Iron Pin on the northwesterly property line of lands now or formerly of Mid-America Dairymen Inc, said Iron Pin being the **POINT OR PLACE OF BEGINNING**.

Containing: an area of 44,952.03 square feet or 1.032 acres of land



PROPOSED SEWER AND WATER EASEMENT EXHIBIT

SHEET 1 OF 1

NORTH AMERICAN COFFEE PARTNERSHIP

D.C. GOHN ASSOCIATES, INC.
SURVEYORS & ENGINEERS - MOUNT JOY, PA.

LOWER ALLEN TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

DWN. BY: BRC
CKD. BY:

SCALE: 1"=100'
PROJ. NO.: 5004-51

DATE: 9/04/2024
REVISED: