

**ORDINANCE NO. 2 of 2017**

**AN ORDINANCE OF THE BOROUGH OF PLYMOUTH, LUZERNE COUNTY, PENNSYLVANIA VACATING TWO ROADS AND OPENING ONE ROAD IN ORDER TO COSOLIDATE THE WYOMING VALLEY WEST HIGH SCHOOL CAMPUS**

WHEREAS, Wyoming Valley West School District has public streets separating the high school campus area and they are desirous of consolidating the high school campus;

WHEREAS, in order to assist the school distric in that goal the Borough will vacate two streets as herein after set forth and since the school district is the adjoin property owner to those streets the land being vacated will revert to them by operation of law;

WHEREAS, whereas the school district will deed to the Borough an area of land, which will be opened as a Borough Street in order that there is replacement of access to the property by the streets being vacated by the Borough;

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Plymouth Borough Council, for the reasons set forth above and incorporated herein, in accordance with 8 Pa.C.S. § 1731 of the Borough Code, hereby moves to vacate the following two borough streets:

1. Ashley Street (off of Wadham Street) a 50 foot Right-of Way as set forth in the attached boundary description and identified as Parcel No. 6 on the attached map; and
2. Walnut Street (Right-of-Way) as described on the attached boundary description and identified on a map attached hereto as Parcel No. 13;

Council moves to open the following street:

1. Walnut Street (relocated Right-of-Way) boundary description attached and identified on a map attached hereto as Parcel No. 12.

It is noted that the Wyoming Valley West School District are the owners of the property immediately adjacent to the two roads to be vacated and the road to be opened.

This ordinance will be effect as per section 3301.3 of the Borough Code.

ENACTED AND ORDAINED the 9<sup>h</sup> day of May, 2017 at a duly authorized regular meeting of the Plymouth Borough Council.

BOROUGH OF PLYMOUTH

By:   
Gary Kochinski, President of Council

ATTEST:

  
Holly Spece, Secretary

APPROVED BY THE MAYOR

  
Dorothy E. Petrosky, Mayor

Dated:



**BOUNDARY DESCRIPTION**

**ASHLEY STREET (off WADHAM STREET)**

**FIFTY (50) FOOT WIDE RIGHT-OF-WAY**

**(TO BE VACATED by the BOROUGH OF PLYMOUTH)**

**Plymouth Borough, Luzerne County, Pennsylvania**

(Map reference: Parcel No. 6)

All that certain strip of land situate in the Borough of Plymouth, County of Luzerne, Commonwealth of Pennsylvania, bounded and described as follows:

**BEGINNING** at a set stone on the westerly side of Wadham Street (a/k/a Wadhams Street) as shown on a drawing in Block E, on plot of lots laid out in Plymouth Borough by the Lehigh and Wilkes-Barre Coal Company;

**THENCE** along lands of Wyoming Valley School District the following three (3) courses and distances:

1. South 81 degrees 10 minutes 00 seconds West a distance of 346.23 feet to a corner.
2. South 8 degrees 50 minutes 00 seconds East a distance of 50.00 feet to a corner.
3. North 81 degrees 10 minutes 00 seconds East a distance of 349.30 feet to a corner on the westerly line of Wadham Street.

**THENCE** along the westerly line of Wadham Street, North 8 degrees 51 minutes 39 seconds West a distance of 41.65 feet to an angle point in the line of Wadham Street;

**THENCE** North 28 degrees 52 minutes 00 seconds West along Wadham Street a distance of 8.89 feet to the point of BEGINNING and containing an area of 17,451.56 square feet or 0.40 acre of land.

**BOUNDARY DESCRIPTION**

**WALNUT STREET**

**(RIGHT-OF-WAY TO BE VACATED by the BOROUGH OF PLYMOUTH)**

**Plymouth Borough, Luzerne County, Pennsylvania**

**(Map reference: Parcel No. 13)**

All that certain strip of land situate in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a point on the westerly side of Girard Avenue, said point being located from the intersection of the southerly line of Shawnee Avenue with the westerly line of Girard Avenue by the following two (2) courses and distances:

1. South 28 degrees 26 minutes 00 seconds East a distance of 190.11 feet.
2. South 27 degrees 08 minutes 39 seconds East a distance of 171.33 feet.

**THENCE** along lands of the Wyoming Valley West School District, said line also being the northerly line of Walnut Street, South 61 degrees 08 minutes 00 seconds West a distance of 166.97 feet to a corner;

**THENCE** continuing along the same, South 28 degrees 52 minutes 00 seconds East a distance of 58.00 feet to a corner;

**THENCE** continuing along the same, South 61 degrees 08 minutes 00 seconds West a distance of 12.00 feet to a corner;

**THENCE** continuing along the same, South 28 degrees 52 minutes 00 seconds East a distance of 38.55 feet to a point of curve, said point also being on the westerly line of Wadham Street (a/k/a Wadhams Street);

**THENCE** through the right-of-way of Walnut Street by a compound curve turning to the right, an arc length of 14.72 feet, having a radius of 40.00 feet, a chord bearing North 18 degrees 19 minutes 17 seconds West, and a chord length of 14.64 feet, to a point of compound curve;

**THENCE** continuing through the right-of-way of Walnut Street on a compound curve turning to the right, an arc length of 38.71 feet, having a radius of 32.19 feet, a chord bearing of North 26 degrees 40 minutes 43 seconds East, and a chord length of 36.42 feet to the point of tangent;

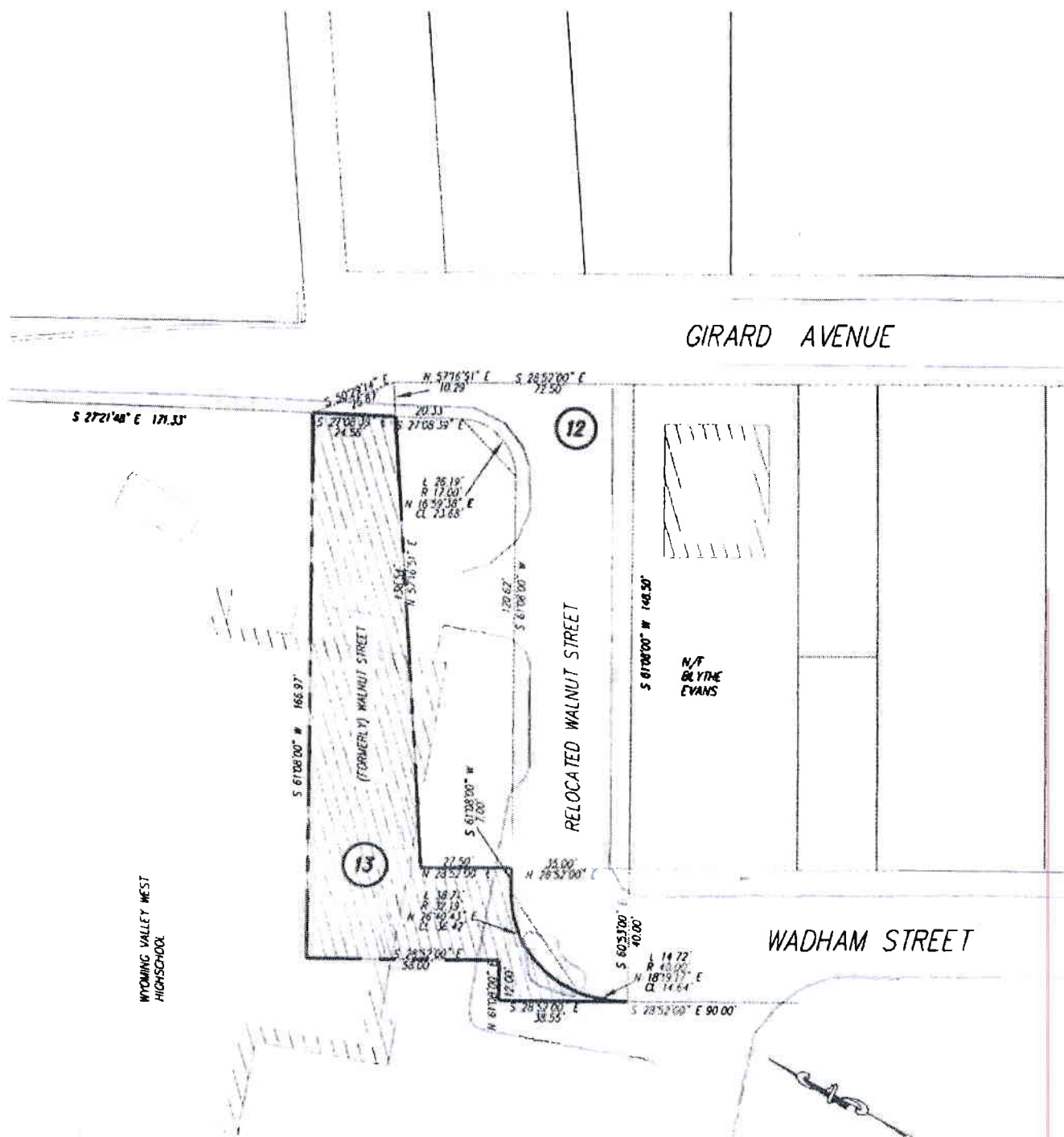
**THENCE** continuing through the right-of-way of Walnut Street, North 61 degrees 08 minutes 00 seconds East a distance of 7.29 feet to a corner on the easterly line of Walnut Street;

**THENCE** along the easterly line of Walnut Street, North 28 degrees 52 minutes 00 seconds West a distance of 27.50' to the southerly line of Walnut Street;

**THENCE** along the southerly line of Walnut Street, North 57 degrees 16 minutes 51 seconds East a distance of 138.54 feet to a point;

**THENCE** through the right-of-way of Walnut Street, North 27 degrees 08 minutes 39 seconds West a distance of 24.76' to the place of BEGINNING.

**CONTAINING** an area of 6,203.26 square feet, or 0.14 acres of land.



WALNUT ST. TO BE VACATED  
 PARCEL 13  
 GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft

***BOUNDARY DESCRIPTION***

**WALNUT STREET (RELOCATED RIGHT-OF-WAY)**

**Plymouth Borough, Luzerne County, Pennsylvania**

(Map reference: Parcel No. 12)

**All** that certain strip of land situate in the Borough of Plymouth, County of Luzerne and Commonwealth of Pennsylvania bounded and described as follows:

**BEGINNING** at a common corner on the easterly line of Wadham Street (a/k/a Wadhams Street) between the lands of Blythe Evans as described in deed book 1926 page 387 and lands of the Wyoming Valley West School District;

**THENCE** along the lands of Blythe Evans, North 61 degrees 08 minutes 00 seconds East a distance of 148.50 feet to a corner on the westerly line of Girard Avenue;

**THENCE** along the westerly line of Girard Avenue, North 28 degrees 52 minutes 00 seconds West a distance of 72.50 feet to a corner;

**THENCE** continuing along the westerly line of Girard Avenue, North 50 degrees 29 minutes 14 seconds West a distance of 25.87 feet to a corner on the westerly line of the former Walnut Street;

**THENCE** through the former Walnut Street right-of-way, South 27 degrees 08 minutes 39 seconds East a distance of 24.76 feet to a corner on the southerly line of the former Walnut Street;

**THENCE** through the lands of the Wyoming Valley West School District the following three (3) courses and distances:

1. South 27 degrees 08 minutes 39 seconds East a distance of 20.33 feet to a point of curve.
2. On a curve turning to the right, an arc length of 26.19 feet, having a radius of 17.00 feet, a chord bearing of South 16 degrees 59 minutes 38 seconds West, and a chord length of 23.68 feet.

3. South 61 degrees 08 minutes 00 seconds West a distance of 120.62 feet to a corner on the easterly line of Wadham Street;

**THENCE** through the former Walnut Street right-of-way the following three (3) courses and distances:

1. South 61 degrees 08 minutes 00 seconds West a distance of 7.29 feet to a point of curve.
2. On a curve turning to the left, an arc length of 38.71 feet, having a radius of 32.19 feet, a chord bearing of South 26 degrees 40 minutes 43 seconds West, and a chord length of 36.42 feet to a point of compound curve.
3. Continuing on a compound curve turning to the left, an arc length of 14.72 feet, having a radius of 40.00 feet, a chord bearing of South 18 degrees 19 minutes 17 seconds East and a chord length of 14.64 feet to a point on the westerly line of Wadham Street.

**THENCE** along the northerly line of Wadham Street, North 61 degrees 08 minutes 00 seconds East a distance of 40.00 feet to the point of BEGINNING.

**CONTAINING** an area of 6,946.80 Square Feet or 0.16 Acres of land.

BEING part of the same lands conveyed to the Wyoming Valley West School District as recorded in the Office of Recorder of Deeds in Luzerne County Deed Book 1912 page 327.



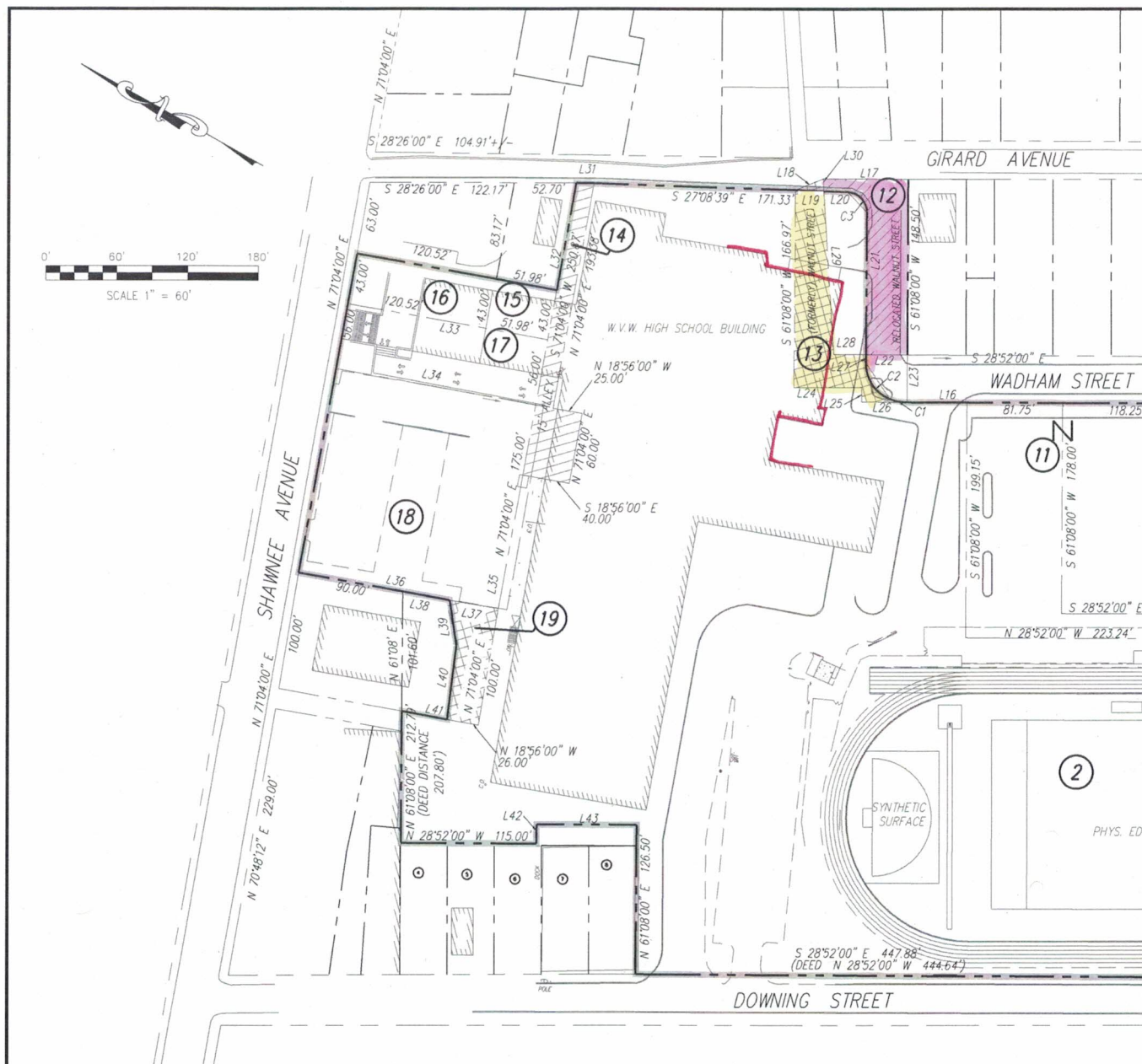
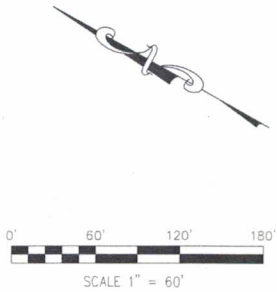


TABLE 1: LIST OF PARCELS ON PROJECT SITE

PARCEL NUMBER	DB/RB	PG	AREA(1)	OWNER	PARCEL ID	GENERAL DESCRIPTION
①	1553	642	13,750 SF	THE SCHOOL DISTRICT OF THE BORO OF PLYMOUTH	HSSE4-28-002	ACCESS DRIVE/PARKING AREA ADJACENT TO MAIN ST.
②	-	642	326,936 SF	THE SCHOOL DISTRICT OF THE BORO OF PLYMOUTH	HSSE4-43-001	MAIN CAMPUS OF HIGH SCHOOL, INCL. HS BUILDING, PARKING, AND NEW FIELD/TRACK
③	704	397	30,322 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-28-001	FORMER PARKING AREA & FIELD HOUSE BUILDING ADJ. DOWNING ST. DEMO'D FOR FIELD/TRACK. 2010
④	NOT AVAILABLE		77,625 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-28-002	FORMER MAIN STREET ELEMENTARY SCHOOL
⑤	1869	541	4,875 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-28-002	FORMER MAIN STREET ELEMENTARY SCHOOL
⑥	NONE		17,174 SF	PLYMOUTH BOROUGH	HSSE4-28-002	ASHLEY STREET (EXTENDED) 50' WIDE RIGHT-OF-WAY
⑦	3007	69086	10,222 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-005	FORMERLY ST. STEPHEN'S SCHOOL 1st THEREOF
-	-	69087	12,000 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-005	FORMERLY ST. STEPHEN'S SCHOOL 2nd THEREOF
-	-	69088	3,043 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-005	FORMERLY ST. STEPHEN'S SCHOOL 3rd THEREOF
⑧	3013	62907	2,848 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-005	FORMER 15' WIDE EARTH CONSERVANCY ALLEY CONTIGUOUS TO ST. STEPHEN'S SCHOOL EXTING DOW WADHAM ST.
⑨	3008	2206	5,338 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-004	FORMERLY HOUSE # 61 WADHAMS ST.
⑩	3012	26131	4,932 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-003	GRASSY AREA ADJACENT TO MAIN PARKING LOT
⑪	1100	420	22,067 SF	GREATER PLYMOUTH CHAMBER OF COMMERCE	HSSE4-43-002	HIGH SCHOOL PARKING LOT
-	-	421	19,364 SF	GREATER PLYMOUTH CHAMBER OF COMMERCE	HSSE4-43-002	HIGH SCHOOL PARKING LOT
⑫	1912	327	10,024 SF	PLYMOUTH BOROUGH	HSSE4-44-001	TENTATIVELY WALNUT STREET "RELOCATED"
⑬	NONE	NONE	7,226 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-001	FORMERLY WALNUT ST. NOW OCCUPIED BY HIGH SCHOOL BUILDING
⑭	3014	10570	5,253 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-43-001	FORMER 15' ALLEY WIDE EARTH CONSERVANCY NOW OCCUPIED BY HIGH SCHOOL BUILDING
⑮	1852	299	2,225 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-33-05A	LOT ADJACENT TO WELSH BAPTIST CHURCH STUDENT PARKING LOT
⑯	1900	508	5,192 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-33-005	LOT ADJACENT TO WELSH BAPTIST CHURCH STUDENT PARKING LOT
⑰	1852	898	9,660 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-33-004	OUTDOOR STAIRWELL TO SHAWNEE AVENUE PARKING LOT
⑱	NOT AVAILABLE		30,188 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-33-003	UPPER PARKING LOT FOR SHAWNEE AVENUE ENTRANCE
⑲	1861	1172	7,397 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-33-02A	GRASSY AREA BEHIND BORO POLICE STATION & W.V.W. POOL
⑳	3014	10570	3,036 SF	WYOMING VALLEY WEST SCHOOL DISTRICT	HSSE4-28-001	FORMER 15' ALLEY

#### OWNER'S STATEMENT

The undersigned being duly sworn according to law, depose and say I am the owner of this property and in peaceful possession of it and there are no suits pending affecting the title of same. We do further depose and say that we have complied with all requirements and provisions of the Subdivision and Land Development Ordinances and shall save the Borough and County harmless and indemnify Plymouth Boro and Luzerne County against any liability or loss resulting from the consolidation of land for whatever reason present or future.

Wyoming Valley West School District  
JOSEPH A. MAZUR, President  
WVSD Board of Directors

OWNER

WYOMING VALLEY WEST  
450 NORTH MAPLE  
KINGSTON, PA  
JOSEPH A. MAZUR, BOA  
CHARLES P. SUPPON, S  
PHONE: 570-21

**T.H.MOZELESKI,**  
20 HARDING AVE, HARDING, P



LINE TABLE		
LINE #	LENGTH	DIRECTION
L 1	50.00'	N 81°0'00" E
L 2	97.50'	S 08°51'39" E
L 3	8.89'	N 28°52'00" W
L 4	147.95'	N 81°0'00" E
L 5	189.47'	S 81°10'00" W
L 6	40.95'	S 28°52'00" E
L 7	11.71'	N 81°0'00" E
L 8	29.80'	N 81°10'00" E
L 9	22.51'	N 81°10'00" E
L 10	16.00'	N 28°52'00" W
L 11	1.25'	N 81°10'00" E
L 12	4.47'	N 81°10'00" E
L 13	120.00'	N 81°10'00" E
L 14	126.49'	S 27°16'00" E
L 15	120.00'	N 08°50'00" W
L 16	90.00'	S 28°52'00" E
L 17	72.50'	S 28°52'00" E
L 18	25.87'	S 50°29'14" E
L 19	24.76'	S 27°08'39" E
L 20	20.33'	S 27°08'39" E
L 21	120.62'	S 60°53'00" W
L 22	35.00'	N 28°52'00" E
L 23	40.00'	S 61°08'00" E
L 24	58.00'	S 28°52'00" E
L 25	12.00'	N 61°08'00" E
L 26	38.55'	S 28°52'00" E
L 27	7.29'	S 61°08'00" W
L 28	27.50'	N 28°52'00" E
L 29	138.54'	N 57°16'51" E
L 30	10.29'	N 57°16'51" E
L 31	15.21'	N 28°26'00" W

NOTE:  
THE SUM OF THE AREAS OF ALL NINETEEN  
(19) PARCELS (AFTER CONSOLIDATION) IS:  
605,949.44 S.F. = (13.91 ACRES)

L 39	39.14'	S 52°22'39" W	L 32	91.83'	N 71°04'00" E
L 40	63.02'	S 67°47'22" W	L 33	172.50'	S 18°56'00" E
L 41	39.00'	N 18°56'00" W	L 34	172.50'	S 18°56'00" E
L 42	16.50'	S 61°08'00" W	L 35	115.00'	N 71°04'00" E
L 43	85.00'	N 28°52'00" W	L 36	172.50'	S 18°56'00" E
L 44	15.00'	S 08°50'00" E	L 37	42.15'	S 18°56'00" E
L 45	15.00'	N 08°50'00" W	L 38	40.35'	S 18°56'00" E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C 1	14.72'	40.00'	21°05'07"
C 2	38.71'	32.19'	68°54'10"
C 3	26.19'	17.00'	88°16'18"

**ZONING DATA**  
PLYMOUTH BOROUGH ZONING ORDINANCE  
ZONING DISTRICT: R-2  
FRONT YARD SETBACK: 25 FEET  
REAR YARD SETBACK: 30 FEET  
SIDE YARD SETBACK: 8 FEET ONE SIDE  
SIDE YARD SETBACK COMBINED: 16 FEET  
MINIMUM LOT DIMENSIONS  
AREA IN SQUARE FEET: 20,000 S.F.  
ON LOT WATER and SEWER  
OFFSITE WATER ON LOT SEWER: 11,250 S.F.  
OFF SITE SEWER: 6,000 S.F.  
LOT WIDTH: 100 FEET ON LOT WATER & SEPTIC  
75 FEET OFFSITE WATER  
60 FEET OFFSITE SEWER  
MINIMUM STRUCTURE AREA: 600 S.F.  
MAXIMUM BUILDING HEIGHT: 2 1/2 STORIES  
OR 35 FEET  
MAXIMUM LOT COVERAGE: 45%

FLOOD HAZARD BOUNDARY MAP H - 01  
FLOOD INSURANCE RATE MAP I - 01  
SITE LOCATED IN FLOOD ZONE B and ZONE C

LUZERNE COUNTY REVIEW

**SURVEYOR CERTIFICATION**  
I, Thomas H. Mozeleski, a Registered Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that the plan correctly represents the proposed lots as surveyed for the Applicant and that the requirements of the Plymouth Borough Subdivision and Land Development Ordinance have been fully complied with.

Thomas H. Mozeleski, P.L.S. SU-016582-E  
20 Harding Avenue  
Harding, PA 18643

THOMAS H. MOZELESKI P.L.S.  
SU-016582-E

PLYMOUTH BOROUGH PLANNING COMMISSION

CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_  
DATE \_\_\_\_\_

**REVISIONS:**  
1: 8-29-13, ADDED PARCEL 20; REVISED LINE TABLE DATA  
2: X-XX-15, UPDATED TABLE 1

STATE OF PENNSYLVANIA }  
COUNTY OF LUZERNE } ss

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me, \_\_\_\_\_  
the undersigned officer, personally appeared \_\_\_\_\_  
known to me (or satisfactorily proven) to me the person whose name subscribed  
to the instrument, and acknowledged that they execute the same for the purpose  
therein contained.

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

OWNER \_\_\_\_\_ OWNER \_\_\_\_\_  
NOTARY SWORN AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

NOTARY PUBLIC \_\_\_\_\_ SEAL \_\_\_\_\_