

**HATFIELD TOWNSHIP
RESOLUTION #16-05**

**MINOR SUBDIVISION APPROVAL FOR
FRICK'S CHURCH FOR PROPERTY LOCATED AT
2951 EAST ORVILLA ROAD AND 2828 LINE LEXINGTON ROAD,
HATFIELD TOWNSHIP, PA**

WHEREAS, FRICK'S CHURCH (the "Applicant"), is the equitable owner of property located at 2951 East Orvilla Road and 2828 Line Lexington Road, consisting of approximately 6.67 acres, and which is further identified as Tax Block 63, Unit 132, Montgomery County Tax Parcel No. 35-00-06178-006 (the "Property"); and

WHEREAS, the Applicant has requested approval of minor subdivision plans prepared by Schlosser & Clauss, Inc., consisting of 3 sheets dated December 21, 2015, last revised February 2, 2016 (the "Plan"); and

WHEREAS, the Applicant desires to subdivide the Property such that one lot will contain the existing dwelling and the remaining portion of the Property will be combined with the adjacent parcel and that is identified as Tax Block 63, Unit 48, Montgomery County Tax Parcel No. 35-00-07654-00-6; and

WHEREAS, the Plan and application have been reviewed by the Township Consultants and Montgomery County, and have been found to be suitable for approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners grants minor subdivision approval of the Plan subject to the following conditions and requirements:

1. The Applicant shall comply with all the provisions and conditions set forth in the February 12, 2016 CKS Engineers, Inc. letter to Hatfield Township (incorporated herein by reference) except as expressly waived or expressly modified herein.
2. The Applicant shall prepare a Deed of Dedication and appropriate legal description for the dedication of right-of-way along East Orvilla Road and Line Lexington Road.
3. The Applicant shall record a Plan of Consolidation and Deed of Consolidation for the newly enlarged Block 63, Unit 48, Montgomery County Tax Parcel No. 35-00-07654-00-6, after the subdivision contemplated on the Application is recorded and effectuated.

4. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
5. This approval is subject to the fulfillment of all of the foregoing conditions.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this ____ day of _____, 2016.

ATTEST:

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Aaron Bibro
Township Manager

Thomas C. Zipfel, President

ACCEPTED: FRICK'S CHURCH

By: _____

(Print Name and Title)

Date: _____