

**ORDINANCE NO. 1306**

AN ORDINANCE OF THE BOROUGH OF DONORA, WASHINGTON COUNTY, COMMONWEALTH OF PENNSYLVANIA, ACCEPTING, NAMING AND DESIGNATING A CERTAIN EXTENSION TO MANOR ROAD.

BE IT ENACTED AND ORDAINED by the Council of the Borough of Donora, Washington County, Pennsylvania; and it is hereby ordained and enacted by the authority of the same, as follows:

**SECTION I.** That the street presently existing and known as Manor Road be extended to include the following center line description for Manor Road continuation from the dividing line between Lot No. 44 and Lot No. 46 to the radius point of a 100 foot diameter cul-de-sac:

Beginning at a point, located on the center line of Manor Road, said point also being the extension of the lot line dividing Lots No. 44 and Nor. 46 in said plan of lots;

Thence, along said center line the following four (4) courses and distances:

North 48° 30' West a distance of 303.97 feet to a point;

Thence, by a curve to the left having a radius of 3227.27 feet and an arc length of 202.62 feet to a point;

Thence, by a curve to the left having a radius of 70.00 feet and an arc length of 40.86 feet to a point;


Thence, South 62° 34' 50" West a distance of 56.17 feet to a point, said point being the radius point of said 100 foot diameter cul-de-sac.

Total length as described 603.62 feet.

**SECTION II.** That the extension to Manor Road described in Section I shall henceforth be a part of and be known as Manor Road.

ADOPTED this 14<sup>th</sup> day of DECEMBER, 2000.


ATTEST:

  
Borough Secretary

  
Karen Polkabila, President of Council

EXAMINED AND APPROVED this 15<sup>th</sup> day of DECEMBER, 2000.

ATTEST:

  
Borough Secretary

  
John Lignelli, Mayor

FOUNDERS:  
A. A. McDONALD, P.E.  
R. P. BIGLER, P.E.  
C. VANCE DEI CAS, P.E.

ESTABLISHED  
1920

## McDONALD ASSOCIATES

~ ENGINEERING ~

ONE TWILIGHT HOLLOW ROAD  
CHARLEROI, PENNSYLVANIA 15022  
724-483-8041  
FAX 724-483-5690

October 31, 2000

Borough Of Donora

Park Manor Plan Of Lots

Center line description for Manor Road continuation from the dividing line between Lot #44 and Lot #46 to the radius point of a 100 foot diameter cul-de-sac.

BEGINNING at a point, located on the center line of Manor Road, said point also being the extension of the lot line dividing Lots #44 and #46 in said plan of lots;

THENCE, along said center line the following four (4) courses and distances,  
N. 48° 30' W. A distance of 303.97 feet to a point;

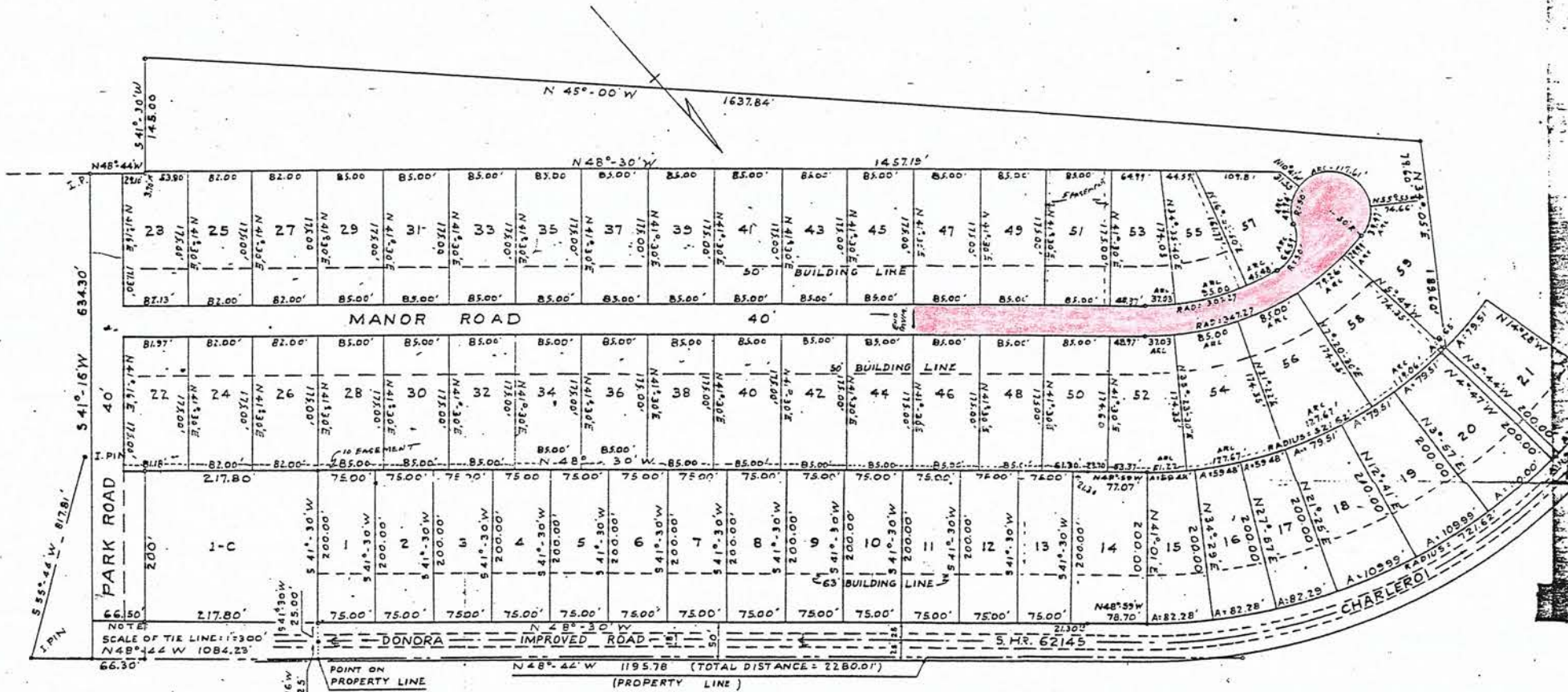
THENCE, by a curve to the left having a radius of 327.27 feet and an arc length of 202.62 feet to a point;

THENCE, by a curve to the left having a radius of 70.00 feet and an arc length of 40.86 feet to a point;

THENCE, S. 62° 34' 50" W. A distance of 56.17 feet to a point, said point being the radius point of said 100 foot diameter cul-de-sac.

Total length as described 603.62 feet.





RESTRICTIONS FOR PARK MANOR ADDITION PLAN OF LOTS NUMBERED # 22 to # 59  
 11 OF THE LOTS AND PORTIONS OF LAND ON THIS PLAN ARE AN. SHALL REMAIN  
 SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:

- That no lot shall be used for any purpose other than the erection of and only one private single-family dwelling house of not more than with a total minimum first floor area of not less than 1,000 square and with a private garage if desired; and that no business or occupy shall be conducted from or within said private, single-family dwell on said premises.
- That no signs other than for sale of the therein described property be erected or maintained on any lots in said plan.
- For the purpose of affording light and air and for the purpose of pr uniformity of appearance of the entire tract the following shall ap (A.) No building or part of buildin, porch, additions or projec other than bay windows, steps, unsupported eaves or overhan be erected nearer than 10 feet to any lot boundary line.
- (E.) No building or part of building or porch or any other addit appenda thereto shall ever be erected within 50 feet of th boundary line of the lots running parallel with Manor Road, shall the front of any building erected on said lots be fur 75 feet from the said front boundary line of the lots runnin parallel with Manor Road, the only exceptions to this restri (B) will be lots numbered, # 22, # 23, # 57 and # 59.
- That no garage or foundation alone shall be used as a dwelling, eith permanently or temporarily.
- No fence more than 3 feet in height shall be erected and/or maintai or dividing any part of this plan of lots. Such fences as shall b shall be of materials which will not tend to detract from the beaut said plan of lots.
- No animals, fowl, or reptiles, other than two (2) domestic dogs or c- housed or kept either temporarily or permanently on or about any bui erected on said plan of lots.
- That no dwelling shall be constructed on said plan of lots unless it built with no less than 50 % brick or brick veneer, or 50 % stone or stone veneer.

ALL OF WHICH SAID CONDITIONS AND RESTRICTIONS ARE COVENANTS RUNNING WITH THE LAND.

**NOTICE .... RIGHT OF WAY AND EASEMENT.**

There is hereby established by PARK DEVELOPMENT CORPORATION, for itself, its successors and assigns, a right of way and easement

**PARK MANOR  
 DEVELOPED BY**

SCALE: 1"=200'