

COUNCIL BILL NO. 1775**INTRODUCED BY RANDY E. SCHMIDT****ORDINANCE NO. 1684****AN ORDINANCE**

OF THE CITY OF DUBOIS AMENDING THE OFFICIAL ZONING ORDINANCE AND MAP BY REZONING APPROXIMATELY 29.38 ACRES FROM THE INDUSTRIAL PARK DISTRICT TO THE COMMERCIAL HIGHWAY DISTRICT.

BE IT ENACTED AND ORDAINED by the Council of the City of DuBois as follows:

Section 1. The Official Zoning Map of the City of DuBois is amended to rezone approximately 29.38 acres located on the south side of Hoover Avenue to the east of Liberty Boulevard from the Industrial Park District to the Commercial Highway District as described in the following legal description and as depicted on the attached Rezoning Sketch Map.

**Legal Description of Area to be Rezoned From the
Industrial Park District to the Commercial Highway District**

All that certain parcel or tract of land lying, situated and being in the City of DuBois, Clearfield County, Pennsylvania; bounded and described as follows to wit:

Beginning at a set 5/8" rebar on the Southern right-of-way of Hoover Avenue and also being the Northwesterly corner of a parcel or tract of land belonging to now or formerly Green Dot, Inc.; thence by a curve to the left an arc distance of 46.24 feet to a set 5/8" rebar on the southerly right-of-way of Hoover Avenue, said curve having a central angle of 6° 17' 34" and a radius of 421.08 feet; thence by the said right-of-way N 84° 53' 54" E, 351.10 feet to a found iron pipe; thence by a curve to the right an arc distance of 248.07 feet to a found iron pipe, said curve having a central angle of 30° 49' 41" and a radius of 461.05 feet; thence by curve to the left an arc distance of 186.74 feet to a set 5/8" rebar said curve having a central angle of 21° 00' 12" and a radius of 509.44 feet; thence by another curve to the left an arc distance of 71.24 feet to a set 5/8" rebar, said curve having a central angle of 8° 59' 02" and a radius of 454.29 feet and being part of the Hoover Avenue Extension; thence continuing by the Hoover Avenue Extension N 86° 40' 54" E 333.59 feet to a set 5/8" rebar; thence by a curve to the right an arc distance of 90.80 feet to a set 5/8" rebar, said curve having a central angle of 10° 57' 09" and a radius of 475.00 feet; thence by the lands of now or formerly Developac, Inc., William Horner, and the City of DuBois the following three courses and distances S 04° 56' 59" E 506.40 feet to a found iron pipe; thence N 71° 01' 43" W 114.94 feet to a found iron pipe; thence S 18° 47' 01" W 282.87 feet to a found iron pipe; thence by lands of now or formerly to be conveyed to the City of DuBois the following courses and distances N 86° 56' 15" W 61.86 feet to a set 5/8" rebar; thence N 84° 11' 15" W 93.90 feet to a set 5/8" rebar; thence N 83° 01' 15" W, 30.92 feet to a set 5/8" rebar; thence N 82° 22' 12" W 68.56 feet to a set 5/8" rebar; thence N 82° 05' 17" W 86.20 feet to a set 5/8" rebar; thence N 86° 00' 08" W 47.18 feet to a set 5/8" rebar; thence S 86° 59' 41" W 69.74 feet to a set 5/8" rebar; thence S 87° 10' 45" W 82.53 feet to a set 5/8" rebar; thence S 84° 13' 45" W 83.39 feet to a set 5/8" rebar; thence S 79° 40' 49" W 51.48 feet to a set 5/8" rebar; thence S 76° 32' 49" W 106.20 feet to a set 5/8" rebar; thence S 74° 49' 48" W, 124.57 feet to a set 5/8" rebar; thence S 74° 20' 40" W, 100.48 feet to a set 5/8" rebar; thence S 72° 58' 42" W, 91.01 feet to a set brass monument; thence S 74° 20' 45" W 84.14 feet to a set 5/8" rebar; thence S 85° 10' 04" W 57.13 feet to a set 5/8" rebar; thence N 85° 23' 24" W 66.86 feet to a set 5/8" rebar; thence N 75° 04' 03" W 61.24 feet to a set 5/8" rebar; thence by the same and a parcel or tract of land of now or formerly Green Dot, Inc. N 63° 22' 16" W 63.27 feet to a set 5/8" rebar; thence by the aforesaid land of Green Dot, Inc. and lands of now or formerly or to be conveyed to the City of DuBois the following courses and distances N 50° 30' 29" W 43.60 feet to a set 5/8" rebar; thence N 45° 49' 09" W 69.37 feet to a set 5/8" rebar; thence N 48° 32' 57" W 56.40 to a set 5/8" rebar; thence N 40° 30' 39" W 60.10 feet to a set 5/8" rebar; thence N 32° 37' 08" W 78.11 feet to a set 5/8" rebar; thence N 14° 56' 19" W 23.25 to a set brass monument; thence N 22° 52' 08" W 9.34 to a point; thence through lands of Green Dot, Inc. and lands of now or formerly Hoover Avenue Development N 27° 04' 29" E 701.85 feet to a point on the Southern right-of-way of Hoover Avenue; thence by a curve to the left an arc distance of

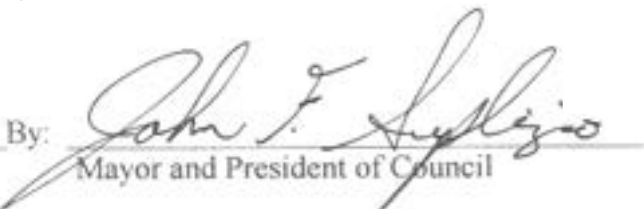
145.02 feet to the point and place of beginning. Said curve having a central angle of 19° 44' 02" and a radius of 421.06 feet. Containing 29.38 acres more or less.

Section 5. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

ATTEST:

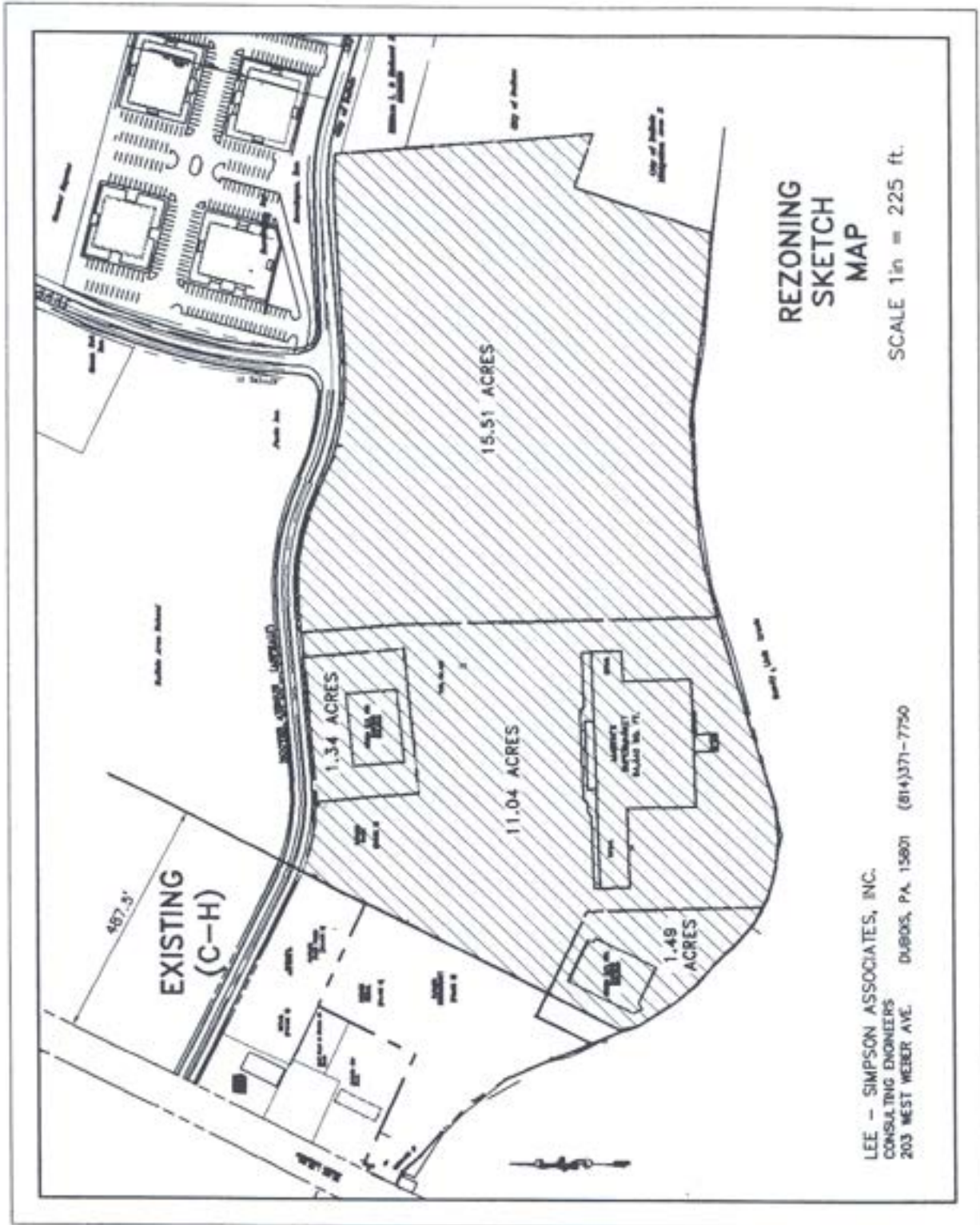
CITY OF DUBOIS

By: 
City Manager

By: 
Mayor and President of Council

APPROVED BY COUNCIL:

October 11, 2004.



LEE - SIMPSON ASSOCIATES, INC.
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