

CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA

RESOLUTION NO. 10549

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHNSTOWN, CAMBRIA COUNTY, PENNSYLVANIA APPROVING A MINOR SUBDIVISION MERGING THREE PARCELS AT THE CORNER OF MESSENGER STREET AND WOOD STREET IN THE HORNERSTOWN NEIGHBORHOOD

WHEREAS, several existing structures are built over existing parcel lines that comprise the business currently known as the Johnstown Veterinary Clinic (parcel numbers 77-010-315.00; 77-010-314.001; and 77-010-314.00); and

WHEREAS, the existing parcels are currently known as 634/36 Wood Street and 215 Messenger Street; and

WHEREAS, the configuration of the existing lot lines and buildings make future expansion of the business exceedingly difficult; and

WHEREAS, the applicant and property owner need to take corrective action by merging these lots to correct the issue of the structure previously being built across a lot line while allowing the structure to then act as the primary structure for any future accessory structures; and

WHEREAS, the City of Johnstown Planning Commission recommended the proposed plan for approval by City Council at the regularly scheduled December 2022 Planning Commission meeting.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Johnstown, directs and authorizes the City Manager to take any and all actions necessary to execute the proposed lot merger.


ADOPTED: January 11, 2023

By the following vote:

Yeas: Mayor Janakovic, Deputy Mayor Capriotti, Mrs. Mock, Ms. Huchel, Rev. King, Mr. Arnone

Nays:

Absent: Mr. Britt



Frank J. Janakovic, Mayor
Michael Capriotti, Deputy Mayor

ATTEST:

I do Herby certify that the foregoing is a true and correct copy of resolution No 10549 as the Same by the City Council of the City of Johnstown, Pennsylvania.

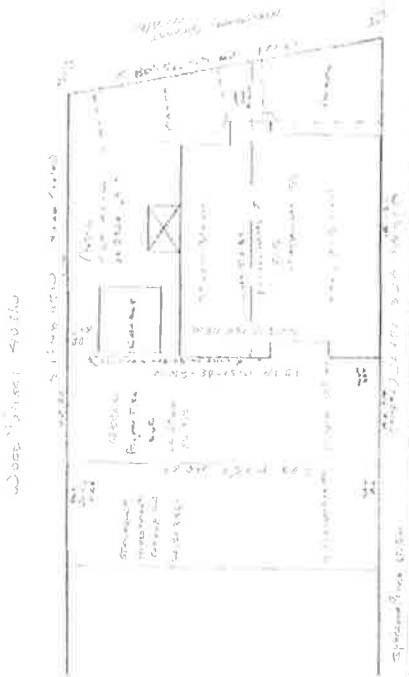
A handwritten signature in blue ink, appearing to read 'E Imhoff', is written above a horizontal line.

Ethan Imhoff, City Manager

Scale: 1" = 30'



1. Record Title
2. Purposes of this is to merge 3 existing lots.
3. A new deed will be recorded showing the lots merged as one lot.
4. The existing conditions relative to all parties.



Subdivision Acreage Data

17 010-313-001 - 7,747.56 sq ft
 17 010-313-002 - 5,075.58 sq ft
 Z60-03-314-001 - 4,754.03 sq ft
 New merged lot Total = 17,577.17 sq ft

Source of Title

17 68501-008
 17 010-313-001 - 7,747.56 sq ft
 17 010-313-002 - 5,075.58 sq ft
 17 010-314-001 - 4,754.03 sq ft

Ownership Data

Owner
 Assad Properties LLC
 17 010-313-001
 17 010-313-002

ZONING NOTES

ZONING DISTRICT: R-2
 SETBACKS:
 FRONT 18'
 SIDE 4'
 REAR 40'

Recorder's Statement

Reviewed and Approved on this _____ day
 of _____, 2022, by the
 CAMBRIA COUNTY PLANNING COMMISSION

Recorded this _____ day of _____, 2022, at the Office of the Recorder, Cambria County, PA, in
 Instrument No. _____

Recorder

COUNTY PLANNING COMMISSION

REVIEWED AND APPROVED ON THIS _____ DAY
 OF _____, 2022, BY THE
 CAMBRIA COUNTY PLANNING COMMISSION

SIGNED/TITLE

Surveyor's Statement

I, the undersigned, being a duly licensed surveyor in the State of Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the plat as shown to me by the owner of the land described herein, and that the same is a true and correct copy of the original record.

JERRY B. THOMAS
 Surveyor



Notary Public Statement

State of Pennsylvania
 County of Cambria
 On this _____ day of _____, 2022, before me, the undersigned Notary Public, appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Who being duly sworn according to the oaths and laws that pertain thereto, he (they) the foregoing and/or equitable owner of the property shown on this plan, and that (they/they) acknowledged the same to be executed as such, according to law. Witness my hand and seal the day and date above written.

Notary Public
 My Commission Expires _____



Municipal Approvals
 Approved by the City of Johnstown Planning Commission
 On this day _____ of _____, 2022.

Municipal Approvals
 Approved by the City of Johnstown City Council
 On this day _____ of _____, 2022.

Land Merger
 For
 Assad Properties LLC

Situate in
 7th Ward
 City of Johnstown
 Cambria County
 Pennsylvania

November 10, 2022

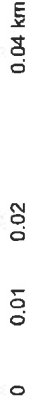
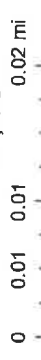
Witnessed by
 JERRY THOMAS, Surveyor
 1837 COLLEGE AVENUE, JOHNSTOWN, PA 15902
 PH: (814) 842-1152

Johnstown Veterinary Clinic



January 6, 2023

1:1,128



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