

4/29/04

YORK COUNTY
ASSESSMENT OFFICE



0039446

**SECOND AMENDMENT TO DECLARATION
FOR ASHCOMBE FARMS,
A PLANNED COMMUNITY
A FLEXIBLE RESIDENTIAL PLANNED COMMUNITY**

DECLARANT: Country Square Partnership

NAME OF PLANNED COMMUNITY: Ashcombe Farms, a Planned Community

LOCATION: Dover Township, York County, Pennsylvania

<u>Lot No.</u>	<u>Uniform Parcel No.</u>	<u>Address</u>
Lot No. 10	24-31-10	1828 Ashcombe Drive, Dover, PA
Lot No. 11	24-31-11	1834 Ashcombe Drive, Dover, PA
Lot No. 12	24-31-12	1840 Ashcombe Drive, Dover, PA
Lot No. 13	24-31-13	1854 Ashcombe Drive, Dover, PA
Lot No. 14	24-31-14	1866 Ashcombe Drive, Dover, PA
Lot No. 15	24-31-15	1872 Ashcombe Drive, Dover, PA
Lot No. 16	24-31-16	1878 Ashcombe Drive, Dover, PA
Lot No. 35	24-31-35	1877 Ashcombe Drive, Dover, PA
Lot No. 36	24-31-36	1871 Ashcombe Drive, Dover, PA
Lot No. 37	24-31-37	1867 Ashcombe Drive, Dover, PA
Lot No. 38	24-31-38	1855 Ashcombe Drive, Dover, PA
Lot No. 39	24-31-39	1845 Ashcombe Drive, Dover, PA
Lot No. 40	24-31-40	1837 Ashcombe Drive, Dover, PA
Lot No. 41	24-31-41	1833 Ashcombe Drive, Dover, PA
Lot No. 42	24-31-42	1827 Ashcombe Drive, Dover, PA
Lot No. 43	24-31-43	1821 Ashcombe Drive, Dover, PA
Lot No. 44	24-31-44	1813 Ashcombe Drive, Dover, PA
Lot No. 45	24-31-45	1803 Ashcombe Drive, Dover, PA

6/10/04

RECORDER OF DEEDS
YORK COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER
2002044294

RECORDED ON
JUN 03, 2002
11:36:55 AM

RECORDING FEES \$141.00
PIN NUMBER FEES \$36.00
STATE WRIT TAX \$0.50
COUNTY ARCHIVES FEE \$1.00
RCD ARCHIVES FEE \$1.00
TOTAL \$179.50

INW: 327823 USER: BAB
CUSTOMER
JOHNSON DUFFIE

**SECOND AMENDMENT TO DECLARATION
FOR ASHCOMBE FARMS,
A PLANNED COMMUNITY
A FLEXIBLE RESIDENTIAL PLANNED COMMUNITY**

THIS SECOND AMENDMENT TO DECLARATION FOR ASHCOMBE FARMS ("Second Amendment"), made this 12^m day of MARCH, 2002, by **COUNTRY SQUARE PARTNERSHIP**, a Pennsylvania general partnership, having a principal place of business at 19 North Baltimore Street, Dillsburg, York County, Pennsylvania, hereinafter called "Declarant," pursuant to provisions of Section 5211 of the Uniform Planned Community Act, 68 Pa. C.S.A §5211.

BACKGROUND

A. Declarant, pursuant to Declaration for Ashcombe Farms, a Planned Community ("Declaration"), dated June 3, 1999, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, on July 16, 1999, in Record Book 1367, Page 7018, has submitted to the provisions of the Uniform Planned Community Act, 68 Pa.C.S.A. §§5201, *et seq.*, real estate situate in Dover Township, York County, Pennsylvania, and created with respect to said real estate a flexible residential planned community known as "Ashcombe Farms, a Planned Community."

B. Declarant, pursuant to First Amendment to Declaration for Ashcombe Farms, a Planned Community ("First Amendment"), dated August 30, 2000, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, on October 20, 2000, in Record Book 1414, Page 2635, amended, in part, the Declaration, adding Additional Real Estate No. 2-A to the Planned Community and converted Additional Real Estate No. 2-A to Convertible Real Estate No. 2-A and created within Convertible Real Estate No. 2-A forty-two (42) building Lots as described in Paragraph 6 of the First Amendment.

C. Declarant now desires to add a portion of Additional Real Estate No. 1-A (containing 5.27 acres) and to convert said real estate to Convertible Real Estate No. 1-A (containing 5.27 acres) and to create within Convertible Real Estate No. 1-A eighteen (18) building Lots and Common Elements.

D. Declarant reserved the right, pursuant to the First Amendment, to add a portion or portions of additional real estate and to convert the same Lots and Common Facilities and Controlled Facilities in accordance with Section 6.1, Declaration.

E. Declarant has, in accordance with the Declaration, submitted a Final Subdivision Plan for Phase 3 of Ashcombe Farms, dated May 8, 2001, to Dover Township for approval and said Final Subdivision Plan has been approved and recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book RR, Page 765.

NOW, THEREFORE, Declarant, in accordance with the Act, hereby declares as follows:

1. **Declaration for Ashcombe Farms, a Planned Community.** The Declaration for Ashcombe Farms, a Planned Community, dated June 3, 1999, recorded July 16, 1999, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1367, Page 7018, is incorporated herein by reference and hereinafter called "Declaration."

2. **First Amendment to Declaration for Ashcombe Farms, a Planned Community.** The First Amendment to Declaration for Ashcombe Farms, a Planned Community, dated August 30, 2000, recorded October 20, 2000, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1414, Page 2635, is incorporated herein by reference and hereinafter called "First Amendment."

3. **Amendments to Declaration.** Article I, Section 1.3.3(a) and Section 1.3.3(k) are hereby further amended as set forth below.

A. **Section 1.3.3(a).** Section 1.3.3(a) is hereby further amended by deleting, in its entirety, the revised definition of Additional Real Estate No. 1-A as set forth in Paragraph 2-A of the First Amendment, and substituting therefor the following:

(a) **"Additional Real Estate No. 1-A"** and **"Additional Real Estate No. 1-B"** means, with respect to Additional Real Estate No. 1-A, the designated parcel which may be added to the Planned Community. Additional Real Estate No. 1-A, which now consists of 5.27 acres, is described in Exhibit A-2, attached to this Second Amendment and made part hereof. The

remaining portion of the original Additional Real Estate No. 1-A (now called Additional Real Estate No. 1-B) (containing 10.79 acres) is described in Exhibit B-2, attached to this Second Amendment and made part hereof.

B. Section 1.3.3(k). Section 1.3.3(k), as amended by Paragraph 2-D, First Amendment, is hereby further amended by deleting the same, in its entirety, and substituting therefor the following:

(k) "Convertible Real Estate No. 1-A" and "Convertible Real Estate No. 1-B" means Additional Real Estate No. 1-A (as described in Paragraph 3-A of this Second Amendment) in which additional Lots, Common Elements and Controlled Facilities, or any combination thereof, may be created. Convertible Real Estate No. 1-A is described in Exhibit C-2, attached to this Second Amendment and made part hereof, and is the same portion of the Planned Community which is defined as Additional Real Estate No. 1-A, described in Exhibit A-2 of this Second Amendment. Convertible Real Estate No. 1-B means Additional Real Estate No. 1-B (if added) in which additional Lots, Common Elements and Controlled Facilities, or any combination thereof, may be created. Convertible Real Estate No. 1-B is described in Exhibit D-2, attached to this Second Amendment and made part hereof, and is the same portion of the Planned Community which is defined as Additional Real Estate No. 1-B, described in Exhibit B-2 of this Second Amendment.

4. Additional Real Estate No. 1-A. Pursuant to Section 6.1 of the Declaration, Declarant hereby elects to add Additional Real Estate No. 1-A, containing 5.27 acres, as described in Exhibit A-2 of this Second Amendment, to the Planned Community. Additional Real Estate No. 1-A now becomes known as Convertible Real Estate No. 1-A and Convertible Real Estate No. 1-A is described in Exhibit C-2 of this Second Amendment.

5. Convertible Real Estate No. 1-A. Declarant hereby converts Convertible Real Estate No. 1-A into eighteen (18) building Lots, known as Lot No. 10, Lot No. 11, Lot No. 12, Lot No. 13, Lot No. 14, Lot No. 15, Lot No. 16, Lot No. 35, Lot No. 36, Lot No. 37, Lot No. 38, Lot No. 39, Lot No. 40, Lot No. 41, Lot No. 42, Lot No. 43, Lot No. 44 and Lot No. 45. All building Lots created in Convertible Real Estate No. 1-A shall have constructed there on a single family detached dwelling, together with other improvements. Convertible Real Estate No. 1-A is described in Exhibit C-2 of this Second Amendment.

6. **Additional Amendments/Declaration.** The Declaration, as amended, is further amended as follows:

A. **Article I, Section 1.3.3.** Article I, Section 1.3.3, Definitions, is hereby further amended by adding the following subsection:

(tt) **"Final Subdivision Plan/Phase 3"** means Final Subdivision Plan for Phase 3 of Ashcombe Farms, dated May 8, 2001, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book RR, Page 765.

(uu) **"Plats and Plans/Phase 3"** means Plats and Plans/Phase 3, as may be further amended from time to time. Plats and Plans/Phase 3 are attached to this Second Amendment, marked Exhibit E-2, and made part hereof.

B. **Article II, Section 2.2 and Section 2.2.1.** Article II, Section 2.2, Lot Boundaries/Identifying Numbers/Number of Lots, and Section 2.2.1, Phase 1 and Phase 2/Planned Community, are hereby further amended by deleting the same, in their entirety, and substituting therefor the following:

Section 2.2 Lot Boundaries/Identifying Numbers/Number of Lots. Each building Lot shall contain all space, fixtures and improvements within the boundaries of the Lot. Each Lot within the Planned Community and the Identifying Number for each Lot is set forth on Exhibit H of the Declaration (Initial Phase), Exhibit I-1 of the First Amendment (Phase 2) and Exhibit F-2 attached to this Second Amendment and made part hereof (Phase 3). With respect to the total number of Lots within the Planned Community, the following shall be applicable:

Section 2.2.1 Phase 1, Phase 2 and Phase 3/Planned Community. In Phase 1 (Initial Phase) of the Planned Community, there are a total of thirty-seven (37) Lots. Of the thirty-seven (37) Lots (as shown on Final Subdivision Plan/Phase 1), seventeen (17) Lots are intended to have constructed thereon single family detached dwellings; two (2) Lots are intended to have constructed thereon single family semi-detached dwellings; and

eighteen (18) Lots are intended to have constructed thereon single family attached dwellings. In addition to the thirty-seven (37) Lots in Phase 1, there are four (4) Lots designated as Lot OS-1A, Lot OS-2A, Lot OS-3 and Lot OS-4, all of which Lots are Common Facilities. In Phase 2 of the Planned Community, there are a total of forty-three (43) Lots. Of the forty-three (43) Lots (as shown on Final Subdivision Plan/Phase 2), forty-two (42) Lots are intended to have constructed thereon single family attached dwellings. The remaining Lot is designated as Lot OS-6 and is a Common Facility. In Phase 3 of the Planned Community, there are a total of eighteen (18) Lots and all Lots within Phase 3 are intended to have constructed thereon single family detached dwellings.

Section 2.2.2 Convertible Real Estate No. 1-B. If Additional Real Estate No. 1-B is added to the Planned Community, the total number of building Lots in Convertible Real Estate No. 1-B shall not exceed eighteen (18) Lots, upon which Declarant intends single family detached dwellings to be constructed. Portions of Convertible Real Estate No. 1-B may be designated as Common Elements. In addition, a portion or portions of Convertible Real Estate No. 1-B may be designated by Declarant as Withdrawable Real Estate.

Section 2.2.3 Convertible Real Estate No. 2-A. Declarant has, pursuant to the provisions of this First Amendment, added Additional Real Estate No. 2-A to the Planned Community and the total number of building Lots in Convertible Real Estate No. 2-A is as set forth in Section 2.2.1. No portion of Convertible Real Estate No. 2-A has been designated by Declarant as Withdrawable Real Estate.

Section 2.2.4 Convertible Real Estate No. 3-A. If Additional Real Estate No. 3-A is added to the Planned Community, the total number of building Lots in Convertible Real Estate No. 3-A shall not exceed forty-eight (48) Lots, upon which Declarant intends single family attached dwellings to be constructed. Portions of Convertible Real Estate No. 3-A may be designated as Common Elements. In addition, a portion or portions of Convertible Real Estate No. 3-A may be designated by Declarant as Withdrawable Real Estate. As set forth in Paragraph 4 of this First Addendum, Declarant reserves the right to redefine Convertible Real Estate No. 3-A (and Additional Real Estate No. 3-A) so as to develop this

portion of the Planned Community in stages instead of developing the entire portion of Convertible Real Estate No. 3-A, as defined.

C. Article III, Section 3.2.2. Article III, Section 3.2.2, Controlled Facilities, is hereby further amended by adding (e) as follows:

(e) Additional Drainage Easement/Phase 3. Twenty (20) foot Drainage Easement identified on the Final Subdivision Plan/Phase 3 which is located on the eastern portion of Lot No. 44 and the western portion of Lot No. 45.

D. Article III, Section 3.4. Article III, Section 3.4, Construction/Maintenance/Controlled Facilities, is hereby amended as follows:

Section 3.4. Construction/Maintenance/Controlled Facilities. Declarant shall be responsible to construct (to the extent required) the Controlled Facilities and shall maintain, improve, repair, replace, regulate, manage, insure and control said Controlled Facilities. Upon conveyance of the Common Facilities pursuant to Section 3.7 by Declarant to Association, Association shall have the obligation for the maintenance, improvement, repair, replacement, regulation, management, insurance and control of the Controlled Facilities. Notwithstanding the foregoing, with respect to the drainage easements described in Section 3.2.2, Declarant (and ultimately the Association) shall only have maintenance responsibilities pertaining directly to the stormwater management facilities within the drainage easements; the Lot Owner or Owners of the Lots specified in Section 3.2.2(b) of the Declaration, Section 3.2.2(d) of this First Amendment and Section 3.2.2(e) of this Second Amendment shall be required to provide all other maintenance (e.g. lawn care, mowing, removal of debris and stabilization).

E. Article III, Section 3.5. Article III, Section 3.5, Township's Responsibility/Stormwater Drainage Facilities, of the Declaration as amended by Paragraph 7-F of the First Amendment, is hereby further amended by deleting the same, in its entirety, and substituting therefore the following:

Section 3.5. Township's Responsibility/Stormwater Drainage Facilities. As set forth in General Note 21, Final Subdivision Plan/Phase I (Sheet 1 of 12), General Note 21, Final

Subdivision Plan/Phase 2 (Sheet 1 of 12) and General Note 16, Final Subdivision Plan/Phase 3 (Sheet 1 of 6), Township shall be responsible for maintenance, repair and reconstruction of all stormwater drainage facilities located inside the dedicated and accepted street rights-of-way, except as follows:

- pipe run G4 to G3, beginning at the back of inlet G4;
- pipe run A5 to A4, beginning at the back of inlet A5;
- pipe run A3 to A2, ending at the back of inlet A2;
- pipe run E3 to E2;
- pipe run B1 to B, beginning at the back of inlet B;
- pipe run F3 to F2, beginning at the back of inlet F3;
- pipe run F10 to F9, ending at the back of inlet F10;
- pipe run 12 to 11, beginning at the back of inlet I1;
- pipe run C1 to C;
- pipe run F1 to F;
- pipe run D1 to D, beginning at the back of inlet D1;
- pipe run C5 to C4, beginning at the back of inlet C4; and
- pipe run C3 to C2, beginning at the back of inlet C3.

Township shall be responsible for maintenance, repair and reconstruction of the following stormwater drainage facilities located outside of the dedicated and accepted street rights-of-way:

- pipe run H2 to A1A;
- pipe run A1B to A1A
- pipe run A1 to A1A;
- pipe run E2 to stream; and
- pipe run I1 to I.

Declarant or Association shall be responsible for the maintenance, repair and reconstruction of all drainage facilities not designated above as the responsibility of the Township. With respect to the stormwater facilities located within the dedicated rights-of-way but which are excepted by Township with respect to maintenance, repair and reconstruction of said stormwater facilities shall, initially, be the obligation of Declarant and, upon conveyance of the Common Facilities to the Association, said obligation to maintain, repair and reconstruct shall be the obligation of the Association.

F. Article VIII, Section 8.15. Article VIII, Section 8.15, General Note 21 – Final Subdivision Plan/Phase 1, of the Declaration and, as amended by Paragraph 7-G, First Amendment, is hereby further amended by deleting the same, in its entirety, and substituting therefor the following:

Section 8.15. General Note 21 – Final Subdivision Plan/Phase 1, General Note 21 – Final Subdivision Plan/Phase 2 and General Note 16 – Final Subdivision Plan/Phase 3. In addition to the rights reserved to Township pursuant to Section 8.13 and Section 8.14, pursuant to General Note 21, Final Subdivision Plan/Phase I (Sheet 1 of 12), General Note 21, Final Subdivision Plan/Phase 2 (Sheet 1 of 12) and General Note 16, Final Subdivision Plan/Phase 3 (Sheet 1 of 6), Township has reserved additional rights with respect to the drainage facilities (either Controlled Facilities or Common Facilities). Specifically, Township has reserved the right to (i) inspect the facilities at any time; (ii) require Declarant or Association (as appropriate) to take corrective actions and to assign reasonable time periods for any necessary action; and (iii) authorize the maintenance to be done by the Township or an agent or contractor of the Township and liening the cost of the work against each Lot and the Lot Owner or Owners of said Lot within the Planned Community in accordance with the provisions of Section 8.14. In addition, the rights of Township, as set forth herein, is required to be set forth in each deed conveying any Lot containing a stormwater management facility (to include drainage easement) as described in Section 3.2.2(b), Section 3.2.2(d) and Section 3.3.2(e).

G. Article XI, Section 11.8. Article XI, Section 11.8, Streets, as amended by Paragraph 7-I, First Amendment, is further amended by deleting the same, in its entirety, and substituting therefor the following:

Section 11.8. Streets. Ashcombe Drive (that portion constructed within Phase I of the Planned Community, that portion constructed within Phase 2 of the Planned Community and that portion to be constructed within Phase 3 of the Planned Community) and Boxwood Court (to include the terminal cul-de-sac), as shown on Final Subdivision Plan/Phase I, Final Subdivision Plan/Phase 2 and Final Subdivision Plan/Phase 3, are or will be constructed in accordance with municipal requirements and Declarant shall offer the rights-of-way and the improved streets to Township for dedication. Upon acceptance of the offer of dedication by Township, said streets shall become public streets. In the unlikely event that the rights-of-way (to include the streets constructed therein) are not accepted by Township then, in that event, said rights-of-way and the streets constructed therein shall become Common Facilities and shall be governed by the provisions of this Declaration and the Act.

7. **Plats and Plans/Phase 3.** The Plats and Plans/Phase 3 are attached to this Second Amendment, marked Exhibit E-2, and made part hereof.

8. **Certificate of Substantial Completion/Phase 2 and Phase 3.** Attached to this Second Amendment, marked Exhibit G-2, and made part hereof, is the Certificate of Substantial Completion for all Lots in Phase 2 and Phase 3 of the Planned Community.

9. **Balance of Declaration and First Amendment.** All other terms and conditions of the Declaration, as amended, in part, by the First Amendment shall be and remain in effect and the Declaration, as amended, shall only be amended as specifically provided in this Second Amendment.

IN WITNESS WHEREOF, the said Country Square Partnership, by its General Partners, have hereunto caused this Declaration to be executed as of the day and year first above written.

Declarant:
Country Square Partnership

Ashcombe Products Company, a Partner

By: John S. Thornton
John S. Thornton, President

Vernon E. Anderson
Vernon E. Anderson, Partner

Ronald I. Stern
Ronald I. Stern, Partner

ACKNOWLEDGMENT

The undersigned, being a duly authorized official on behalf of Dover Township, York County, Pennsylvania, executes this Acknowledgment for the purpose of confirming that the Township accepts the provisions of Section 3.5, as amended by the Second Amendment to Declaration, and agrees to be bound by the terms and conditions thereof. This Acknowledgment executed this 31st day of may, 2002.

Dover Township

ATTEST:

Deeple Shoemaker
Township Secretary

By: *Michael G. Husser*
(Vice) Chairman
Board of Supervisors

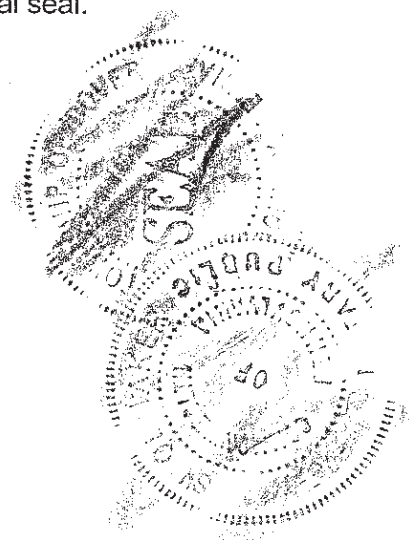
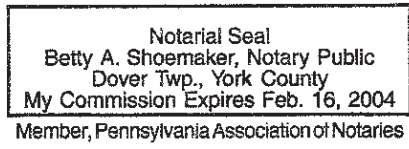
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COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF YORK :

On this, the 31st day of May, 2002, before me, the undersigned officer, personally appeared Michael G. Hussen, who acknowledged himself to be the (~~Vice~~) Chairman of the Board of Supervisors of Dover Township, and that he as such (~~Vice~~) Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Dover Township by himself as (~~Vice~~) Chairman.

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

Betty A. Shoemaker
Notary Public

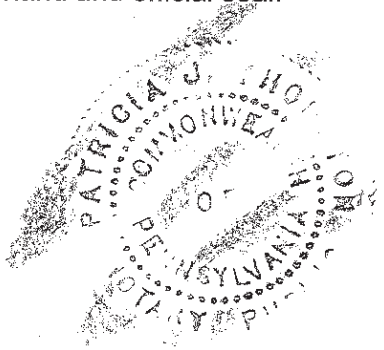
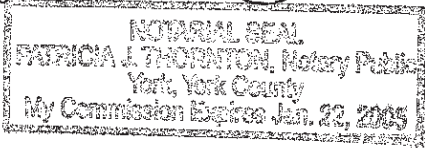


COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF York :

On this, the 12th day of march, 2002, before me, the undersigned officer, personally appeared **JOHN S. THORNTON**, who acknowledged himself to be the President of Ashcombe Products Company, Partner of Country Square Partnership, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

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

Patricia J. Thornton
Notary Public



COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF YORK : ss.

On this, the 22 day of March, 2002, before me, a notary public, the undersigned officer, personally appeared **VERNON E. ANDERSON**, Partner of Country Square Partnership, known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

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

Tamie R. Hershey

Notary Public

Notarial Seal
Tamie R. Hershey, Notary Public
Dillsburg Boro, York County
My Commission Expires Jan. 20, 2004
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF YORK : ss.

On this, the 22 day of March, 2002, before me, a notary public, the undersigned officer, personally appeared **RONALD I. STERN**, Partner of Country Square Partnership, known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

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

Tamie R. Hershey

Notary Public

Notarial Seal
Tamie R. Hershey, Notary Public
Dillsburg Boro, York County
My Commission Expires Jan. 20, 2004
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF YORK :

Recorded in the office for the recording of Deeds in and for York County, Pennsylvania in Record Book _____, Page _____.

Witness by hand and seal of said office this _____ day of _____, 2002.

_____, Recorder

Return to: Jerry R. Duffie, Esquire
Johnson, Duffie, Stewart & Weidner
P.O. Box 109
Lemoyne, PA 17043-0109

EXHIBIT A-2

ADDITIONAL REAL ESTATE NO. 1-A

**EXHIBIT A-2
ADDITIONAL REAL ESTATE NO. 1-A**

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; bounded and described as follows to wit:

BEGINNING at a point, said point being on the western right-of-way of Deerfield Drive (width 50') at the southeastern corner of Lot 45; thence, by lands of Country Square Partnership South 73°14'49" West for a distance of 160.59' to a point; thence by the same South 27°51'32" West for a distance of 137.23' to a point; thence, by the same South 33°35'19" West for a distance 72.97' to a point; thence by the same South 39°19'05" West for a distance of 72.97' to a point; thence by the same South 45°02'52" West for a distance of 72.97' to a point; thence, by the same South 50°46'38" West for a distance of 72.97' to a point; thence, by the same South 56°30'25" West for a distance 72.97' to a point; thence, by the same South 60°24'53" West for a distance of 136.62' to a point; thence, by the same North 27°40'03" West for a distance of 138.46' to a point, said point being on the southern right-of-way of Ashcombe Drive (50' width), said point also being the north western corner of Lot 35; thence, along the right-of-way by a curve to the left having a radius of 406.63', an arc length of 23.72' and a chord bearing of South 60°39'44" West for a chord distance of 23.72' to a point; thence, by crossing Ashcombe Drive (50' width) and also by other lands of Country Square Partnership North 31°00'29" West for a distance of 187.13' to a point; thence, by other lands of Country Square Partnership North 54°37'19" East for a distance of 243.44' to a point; thence, by the same North 31°34'10" East a distance of 239.67' to a point; thence, by the same South 52°47'02" East for a distance of 123.56' to a point; thence, by the same South 61°17'02" East for a distance of 35.96' to a point, said point being on the northern right-of-way of Ashcombe Drive (50' width); thence, along the right-of-way by a curve to the right having a radius of 225.00', an arc length of 259.54' and a chord bearing of North 61°45'42" East for a chord length of 245.39' to a point; thence, along the same by a curve to the left having a radius of 175.00', an arc length of 35.70', and having a chord bearing of North 88°57'49" East for a chord distance of 35.63' to a point; thence, by crossing Ashcombe Drive (50' width) South 06°52'48" East for a distance of 50.00' to a point on the southern right-of-way of Ashcombe Drive (50' width); thence, by the same by a curve to the right having a radius of 24.00', an arc length of 32.51' and having a chord bearing of South 58°04'22" East for a distance of 30.08' to a point on the western right-of-way of Deerfield Drive; thence, by the same by a curve to the right having a radius of 525.00', an arc length of 47.15' and having a chord bearing of South 21°50'18" East with a chord length of 47.14' to a point; thence, by the same South 24°24'41" East for a distance of 45.80' to a point, the place of BEGINNING.

Containing 229,382 sq. ft. (5.27) acres.

EXHIBIT B-2

ADDITIONAL REAL ESTATE NO. 1-B

**EXHIBIT B-2
ADDITIONAL REAL ESTATE NO. 1-B**

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; bounded and described as follows to wit:

BEGINNING at a point, said point being the intersection point of the southern right-of-way of Palomino Road (T-953) (55' width) and the western property line of lands now or formerly of Elmer Brunner, Jr.; thence, by lands of Brunner South 52°03'19" East for a distance of 269.79' to a point; thence, by the same North 45°11'41" East for a distance of 288.16' to a point; thence, along lands now or formerly of Country Square Partnership, designated as Lot 9, South 44°48'19" East for a distance of 174.10' to a point on the northern right-of-way of Ashcombe Drive (50' width); thence, along said right-of-way by a curve to the right having a radius of 175.00', an arc length of 87.83' and a chord bearing of South 80°25'46" West for a chord distance of 86.91' to a point; thence, by the same by a curve to the left having a radius of 225.00', an arc length of 259.54' and a chord bearing of South 61°45'42" West for a chord distance of 245.39' to a point thence, by lands of phase 3 of Ashcombe Farms, designated at Lot 10, North 61°17'02" West for a distance of 35.96' to a point; thence, by the same North 52°47'02" West for a distance of 123.56' to a point; thence, by the same, by lands of phase 3 designated as Lot 11 and by lands of Phase 3 designated of Lot 12 South 31°34'10" West for a distance of 239.67' to a point, said point being the northwestern corner of Lot 12 and the northeastern corner of other lands of Phase 3 designated as Lot 13; thence, by Lot 13, other lands of Phase 3 designated as Lot 14, other lands of Phase 3 designated as Lot 15 and by other lands of Phase 3 designated as Lot 16 South 54°37'19" West for a distance of 243.44' to a point; thence, by Lot 16 and crossing over to the southern right-of-way of Ashcombe Drive (50' width) South 31°00'29" East for a distance of 187.13' to a point on the southern right-of-way of Ashcombe Drive (50' width); thence, along said right-of-way by a curve to the right having a radius of 406.83', an arc length of 23.72' and a chord bearing of North 60°39'44" East for a chord distance of 23.72' to a point, said point being the northwestern corner of other lands of Phase 3, designated as Lot 35; thence, by Lot 35 South 27°40'03" East for a distance of 138.46' to a point; thence, by Lot 35 and by other lands of Phase 3 designated as Lot 36 North 60°24'53" East for a distance of 136.62' to a point; thence, by other lands of Phase 3, designated as Lot 37, North 56°30'25" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 38, North 50°46'38" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 39, North 45°02'52" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 40, North 39°19'05" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 41, North 33°35'19" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 42 and Lot 43, North 27°51'32" East for a distance of 137.23' to a point; thence, by other lands of Phase 3, designated as Lot 44 and Lot 45, North 73°14'49" East for a distance of 160.59' to a point on the western right-of-way of Deerfield Drive (50' width) thence, along the right-of-way South 24°24'41" East for a distance 95.34' to a point; thence, by the same, by a curve to the right having a radius of 175.00', an arc length of 30.24' and a chord bearing of South 19°27'41" East for a chord distance of 30.20' to a point; thence, by lands now or formerly of Country Square Partnership the following five courses and distances: 1) by a bearing of North 70°38'41" West for a distance of 76.27' to a point 2) by a bearing of South 65°35'19" West for a distance of 65.34' to a point 3) by a bearing of South 19°21'19" West for a distance of 104.34' to a point 4) by a bearing of South 49°05'58" West for a distance of 246.45' to a point 5) by a bearing of South 44°35'33" West for a distance of 119.87' to a point; thence, by other lands of Country Square Partnership South 50°00'22" West for a distance of 229.09' to a point; thence, by the same South 40°23'24" West for a distance of 196.16' to a point; thence, by the same South 36°08'49" West for a distance of 181.62' to a point; thence, by the same South 50°47'06" East for a distance of 117.67' to a point on the northern right-of-way of Deerfield Drive (50' width); thence, along the right-of-way by a curve to the right having a radius of 175.00', an arc length of 237.62' and a chord bearing of North 74°38'39" West a distance of 219.78' to a point; thence, by the same North 35°44'41" West for a distance of 38.41' to a point; thence, along

the same by a curve to the right having a radius of 24.00', an arc length of 32.95' and a chord bearing of North 03°34'51" East for a distance of 30.42' to a point; thence, by the same by a curve to the right having a radius of 225.00', an arc length of 0.20' and a chord bearing of North 42°52'50" East for a chord length of 0.20' to a point; thence, by crossing the right-of-way for Ashcombe Drive (50' width) with a bearing of North 47°08'42" West for a distance of 50.00' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way of Ashcombe Drive by a curve to the right having a radius of 175.00', an arc length of 125.93' and a chord bearing of South 63°28'09" West for a chord length of 123.23' to a point; thence, along the same by a curve to the left having a radius of 233.00', an arc length of 99.57' and a chord bearing of South 71°50'27" West for a chord length of 98.81' to a point; thence, by the same along a curve to the right having a radius of 24.00', an arc length of 31.66' and a chord bearing of North 82°36'42" West for a chord length of 29.41' to a point; thence, by the same North 44°49'18" West for a distance of 25.72' to a point; thence, along the same by a curve to the left having a radius of 540.00', an arc length of 71.43' and a chord bearing of North 48°36'02" West for a chord length of 71.18' to a point; thence, by the same, North 52°22'46" West for a length of 75.03' to a point; thence, along the same by a curve to the right having a radius of 28.00', an arc length of 43.98' and a chord bearing of North 07°22'46" West for a chord length of 39.60' to a point on the southern right-of-way Palomino Road (T-953); thence, along the southern right-of-way of Palomino Road North 37°37'14" East for a distance of 1223.34' to a point; thence, along the same, North 44°38'22" East for a distance of 56.03' to a point, the place of BEGINNING.

Containing 543,529 sq. ft. (12.48 acres); less the area described as Tract No. 1, Exhibit F-1, First Amendment to Declaration for Ashcombe Farms, a Planned Community, which said Tract No. 1 contains 1.68 acres.

EXHIBIT C-2

CONVERTIBLE REAL ESTATE NO. 1-A

EXHIBIT C-2
CONVERTIBLE REAL ESTATE NO. 1-A

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; bounded and described as follows to wit:

BEGINNING at a point, said point being on the western right-of-way of Deerfield Drive (width 50') at the southeastern corner of Lot 45; thence, by lands of Country Square Partnership South $73^{\circ}14'49''$ West for a distance of 160.59' to a point; thence by the same South $27^{\circ}51'32''$ West for a distance of 137.23' to a point; thence, by the same South $33^{\circ}35'19''$ West for a distance 72.97' to a point; thence by the same South $39^{\circ}19'05''$ West for a distance of 72.97' to a point; thence by the same South $45^{\circ}02'52''$ West for a distance of 72.97' to a point; thence, by the same South $50^{\circ}46'38''$ West for a distance of 72.97' to a point; thence, by the same South $56^{\circ}30'25''$ West for a distance 72.97' to a point; thence, by the same South $60^{\circ}24'53''$ West for a distance of 136.62' to a point; thence, by the same North $27^{\circ}40'03''$ West for a distance of 138.46' to a point, said point being on the southern right-of-way of Ashcombe Drive (50' width), said point also being the north western corner of Lot 35; thence, along the right-of-way by a curve to the left having a radius of 406.63', an arc length of 23.72' and a chord bearing of South $60^{\circ}39'44''$ West for a chord distance of 23.72' to a point; thence, by crossing Ashcombe Drive (50' width) and also by other lands of Country Square Partnership North $31^{\circ}00'29''$ West for a distance of 187.13' to a point; thence, by other lands of Country Square Partnership North $54^{\circ}37'19''$ East for a distance of 243.44' to a point; thence, by the same North $31^{\circ}34'10''$ East a distance of 239.67' to a point; thence, by the same South $52^{\circ}47'02''$ East for a distance of 123.56' to a point; thence, by the same South $61^{\circ}17'02''$ East for a distance of 35.96' to a point, said point being on the northern right-of-way of Ashcombe Drive (50' width); thence, along the right-of-way by a curve to the right having a radius of 225.00', an arc length of 259.54' and a chord bearing of North $61^{\circ}45'42''$ East for a chord length of 245.39' to a point; thence, along the same by a curve to the left having a radius of 175.00', an arc length of 35.70', and having a chord bearing of North $88^{\circ}57'49''$ East for a chord distance of 35.63' to a point; thence, by crossing Ashcombe Drive (50' width) South $06^{\circ}52'48''$ East for a distance of 50.00' to a point on the southern right-of-way of Ashcombe Drive (50' width); thence, by the same by a curve to the right having a radius of 24.00', an arc length of 32.51' and having a chord bearing of South $58^{\circ}04'22''$ East for a distance of 30.08' to a point on the western right-of-way of Deerfield Drive; thence, by the same by a curve to the right having a radius of 525.00', an arc length of 47.15' and having a chord bearing of South $21^{\circ}50'18''$ East with a chord length of 47.14' to a point; thence, by the same South $24^{\circ}24'41''$ East for a distance of 45.80' to a point, the place of BEGINNING.

Containing 229,382 sq. ft. (5.27) acres.

EXHIBIT D-2

CONVERTIBLE REAL ESTATE NO. 1-B

I Certify This Document To Be
Recorded In York County, Pa.



Paul J. Reisinger
Recorder of Deeds

EXHIBIT D-2
CONVERTIBLE REAL ESTATE NO. 1-B

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; bounded and described as follows to wit:

BEGINNING at a point, said point being the intersection point of the southern right-of-way of Palomino Road (T-953) (55' width) and the western property line of lands now or formerly of Elmer Brunner, Jr.; thence, by lands of Brunner South 52°03'19" East for a distance of 269.79' to a point; thence, by the same North 45°11'41" East for a distance of 288.16' to a point; thence, along lands now or formerly of Country Square Partnership, designated as Lot 9, South 44°48'19" East for a distance of 174.10' to a point on the northern right-of-way of Ashcombe Drive (50' width); thence, along said right-of-way by a curve to the right having a radius of 175.00', an arc length of 87.83' and a chord bearing of South 80°25'46" West for a chord distance of 86.91' to a point; thence, by the same by a curve to the left having a radius of 225.00', an arc length of 259.54' and a chord bearing of South 61°45'42" West for a chord distance of 245.39' to a point thence, by lands of phase 3 of Ashcombe Farms, designated at Lot 10, North 61°17'02" West for a distance of 35.96' to a point; thence, by the same North 52°47'02" West for a distance of 123.56' to a point; thence, by the same, by lands of phase 3 designated as Lot 11 and by lands of Phase 3 designated of Lot 12 South 31°34'10" West for a distance of 239.67' to a point, said point being the northwestern corner of Lot 12 and the northeastern corner of other lands of Phase 3 designated as Lot 13; thence, by Lot 13, other lands of Phase 3 designated as Lot 14, other lands of Phase 3 designated as Lot 15 and by other lands of Phase 3 designated as Lot 16 South 54°37'19" West for a distance of 243.44' to a point; thence, by Lot 16 and crossing over to the southern right-of-way of Ashcombe Drive (50' width) South 31°00'29" East for a distance of 187.13' to a point on the southern right-of-way of Ashcombe Drive (50' width); thence, along said right-of-way by a curve to the right having a radius of 406.83', an arc length of 23.72' and a chord bearing of North 60°39'44" East for a chord distance of 23.72' to a point, said point being the northwestern corner of other lands of Phase 3, designated as Lot 35; thence, by Lot 35 South 27°40'03" East for a distance of 138.46' to a point; thence, by Lot 35 and by other lands of Phase 3 designated as Lot 36 North 60°24'53" East for a distance of 136.62' to a point; thence, by other lands of Phase 3, designated as Lot 37, North 56°30'25" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 38, North 50°46'38" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 39, North 45°02'52" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 40, North 39°19'05" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 41, North 33°35'19" East for a distance of 72.97' to a point; thence, by other lands of Phase 3, designated as Lot 42 and Lot 43, North 27°51'32" East for a distance of 137.23' to a point; thence, by other lands of Phase 3, designated as Lot 44 and Lot 45, North 73°14'49" East for a distance of 160.59' to a point on the western right-of-way of Deerfield Drive (50' width) thence, along the right-of-way South 24°24'41" East for a distance 95.34' to a point; thence, by the same, by a curve to the right having a radius of 175.00', an arc length of 30.24' and a chord bearing of South 19°27'41" East for a chord distance of 30.20' to a point; thence, by lands now or formerly of Country Square Partnership the following five courses and distances: 1) by a bearing of North 70°38'41" West for a distance of 76.27' to a point 2) by a bearing of South 65°35'19" West for a distance of 65.34' to a point 3) by a bearing of South 19°21'19" West for a distance of 104.34' to a point 4) by a bearing of South 49°05'58" West for a distance of 246.45' to a point 5) by a bearing of South 44°35'33" West for a distance of 119.87' to a point; thence, by other lands of Country Square Partnership South 50°00'22" West for a distance of 229.09' to a point; thence, by the same South 40°23'24" West for a distance of 196.16' to a point; thence, by the same South 36°08'49" West for a distance of 181.62' to a point; thence, by the same South 50°47'06" East for a distance of 117.67' to a point on the northern right-of-way of Deerfield Drive (50' width); thence, along the right-of-way by a curve to the right, having a radius of 175.00', an arc length of 237.62' and a chord bearing of North 74°38'39" West a distance of 219.78' to a point; thence, by the same North 35°44'41" West for a distance of 38.41' to a point; thence, along

the same by a curve to the right having a radius of 24.00', an arc length of 32.95' and a chord bearing of North 03°34'51" East for a distance of 30.42' to a point; thence, by the same by a curve to the right having a radius of 225.00', an arc length of 0.20' and a chord bearing of North 42°52'50" East for a chord length of 0.20' to a point; thence, by crossing the right-of-way for Ashcombe Drive (50' width) with a bearing of North 47°08'42" West for a distance of 50.00' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way of Ashcombe Drive by a curve to the right having a radius of 175.00', an arc length of 125.93' and a chord bearing of South 63°28'09" West for a chord length of 123.23' to a point; thence, along the same by a curve to the left having a radius of 233.00', an arc length of 99.57' and a chord bearing of South 71°50'27" West for a chord length of 98.81' to a point; thence, by the same along a curve to the right having a radius of 24.00', an arc length of 31.66' and a chord bearing of North 82°36'42" West for a chord length of 29.41' to a point; thence, by the same North 44°49'18" West for a distance of 25.72' to a point; thence, along the same by a curve to the left having a radius of 540.00', an arc length of 71.43' and a chord bearing of North 48°36'02" West for a chord length of 71.18' to a point; thence, by the same, North 52°22'46" West for a length of 75.03' to a point; thence, along the same by a curve to the right having a radius of 28.00', an arc length of 43.98' and a chord bearing of North 07°22'46" West for a chord length of 39.60' to a point on the southern right-of-way Palomino Road (T-953); thence, along the southern right-of-way of Palomino Road North 37°37'14" East for a distance of 1223.34' to a point; thence, along the same, North 44°38'22" East for a distance of 56.03' to a point, the place of BEGINNING.

Containing 543,529 sq. ft. (12.48 acres); less the area described as Tract No. 1, Exhibit F-1, First Amendment to Declaration for Ashcombe Farms, a Planned Community, which said Tract No. 1 contains 1.68 acres.

EXHIBIT E-2

PLATS AND PLANS/PHASE 3

FIRST PAGE

PLATS AND PLANS / PHASE 3

INCORPORATION—FINAL SUBDIVISION PLAN FOR PHASE 3 OF ASHCOMBE FARMS

Plats and Plans / Phase 3 specifically include, and incorporate herein, all information set forth in Final Subdivision Plan for Phase 3 of Ashcombe Farms, dated May 8, 2001, last revised July 20, 2001, recorded in the Office of Recorder of Deeds of York County, Pennsylvania, in Plan Book RR, Page 765.

CERTIFICATION

Robert J. Fisher, a Professional Engineer and Professional Land Surveyor, hereby certifies that the Plats and Plans (to include the Final Subdivision Plan / Phase 3, as defined in the Declaration) contain all information required in Section 5210, Pennsylvania Uniform Planned Community Act.

Date: 5/31/02

R.J. Fisher & Associates, Inc.

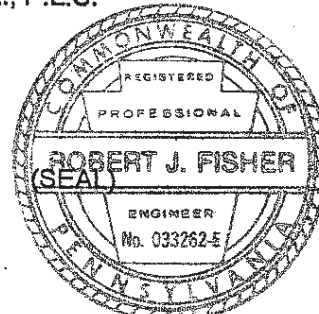
Sworn and subscribed to before me, A Notary Public, this 31st day of May, 2002

Kristee K. Myers
Notary Public

By: [Signature]
Robert J. Fisher, P.E., P.L.S.

My Commission expires:

Notarial Seal
Kristee K. Myers, Notary Public
Lemoyne Boro, Cumberland County
My Commission Expires Dec. 2, 2002
Member, Pennsylvania Association of Notaries



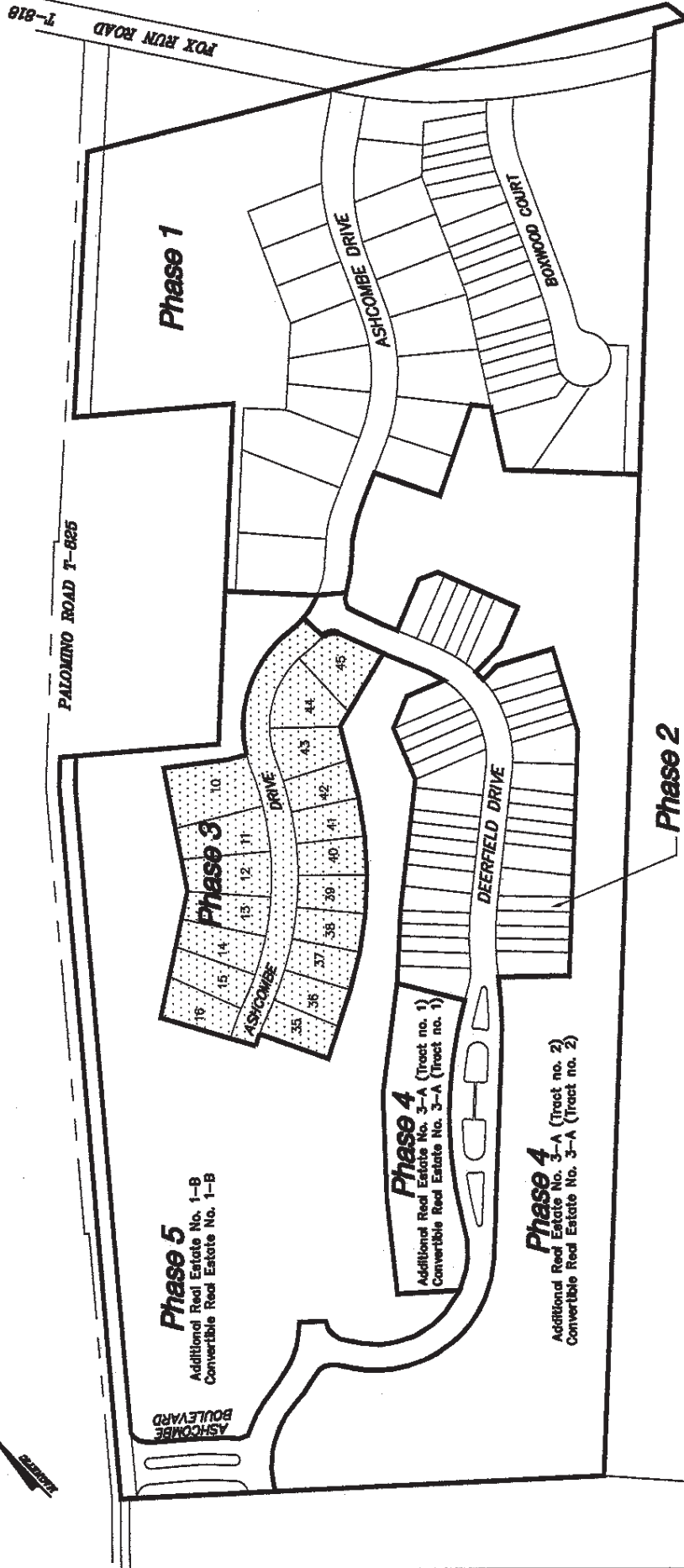
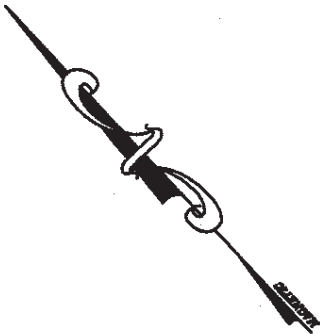
"MUST BE BUILT" and "NEED NOT BE BUILT" NOTATIONS

There are no Common Facilities, Controlled Facilities or other improvements designated on the Plats and Plans / Phase 4 which are designated as "MUST BE BUILT" or "NEED NOT BE BUILT" with respect to Phase 4 of the Planned Community. Declarant reserves the right, in accordance with the Act, to designate "MUST BE BUILT" or "NEED NOT BE BUILT" in connection with Additional Real Estate No. 1-A, Additional Real Estate No. 1-B, or Additional Real Estate No. 3-A.

Construction of all Common Facilities, as described in Section 3.2.1 of the Declaration, as amended, and all other Controlled Facilities, as described in Section 3.2.2 of the Declaration, as amended, together with all other improvements described in the Public Offering Statement, are either built or will be built and accordingly are, by this Note, designated as "MUST BE BUILT" improvements.

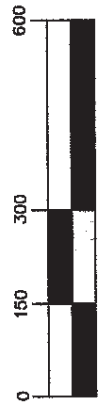
R. J. FISHER & ASSOCIATES, INC.

1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 (717) 774-7684 FAX (717) 774-7180



PHASING INDEX FOR ASHCOMBE FARMS, A PLANNED COMMUNITY LOCATED IN DOVER TOWNSHIP, YORK COUNTY, PA

Drawing: 201040PH-2 January 14, 2002

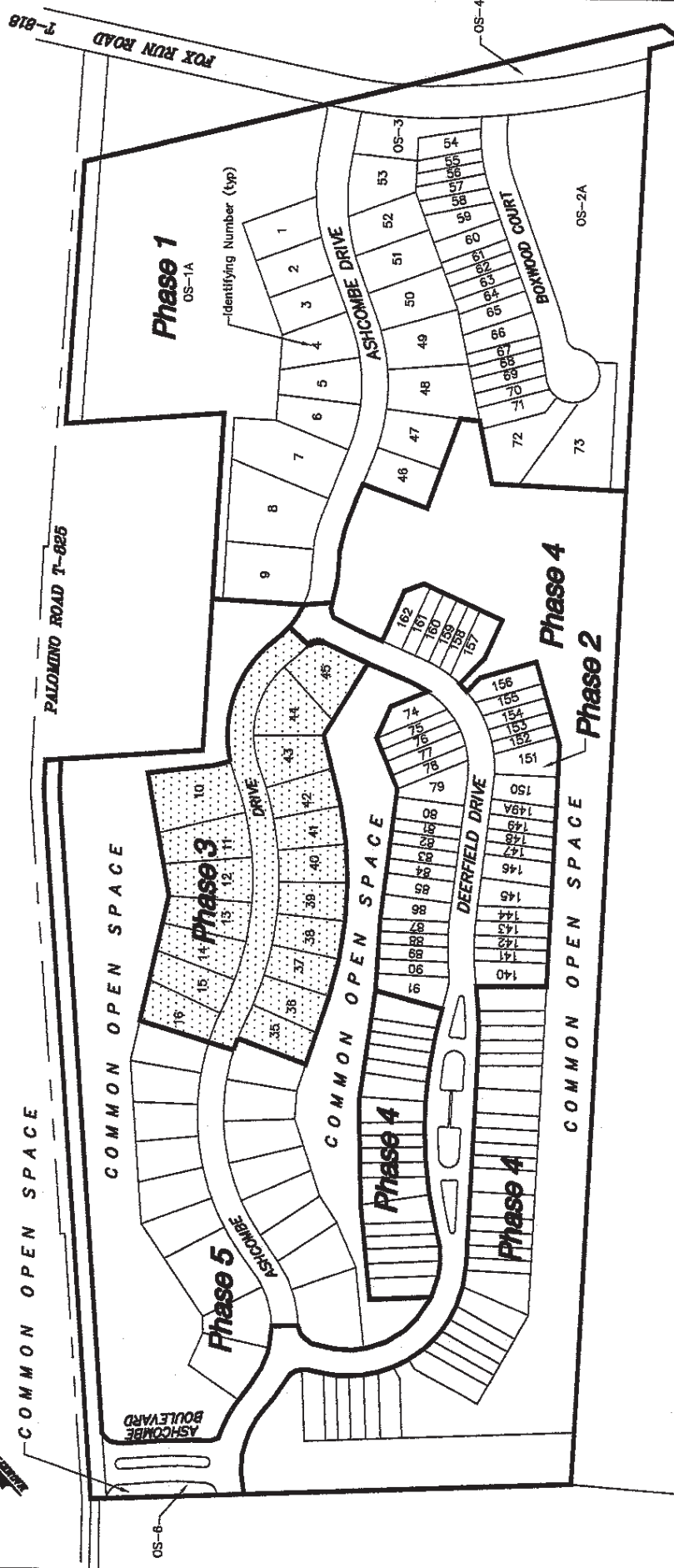


GRAPHIC SCALE
 1 inch = 300 ft.

BOOK 11,98 PAGE 2336

R. J. FISHER & ASSOCIATES, INC.

1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7634 FAX (717) 774-7190



PLATS AND PLANS / PHASE 3
 FOR
ASHCOMBE FARMS, A PLANNED COMMUNITY
 LOCATED IN
 DOVER TOWNSHIP, YORK COUNTY, PA
 Drawing: 201040PH-2 January 14, 2002

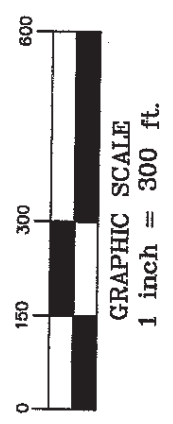


EXHIBIT F-2

**PLANS SHOWING HORIZONTAL LOT BOUNDARIES
AND LEGAL DESCRIPTIONS OF
LOT NO. 10, LOT NO. 11, LOT NO. 12, LOT NO. 13, LOT NO. 14, LOT NO. 15,
LOT NO. 16, LOT NO. 35, LOT NO. 36, LOT NO. 37, LOT NO. 38, LOT NO. 39,
LOT NO. 40, LOT NO. 41, LOT NO. 42, LOT NO. 43, LOT NO. 44 AND LOT NO. 45**

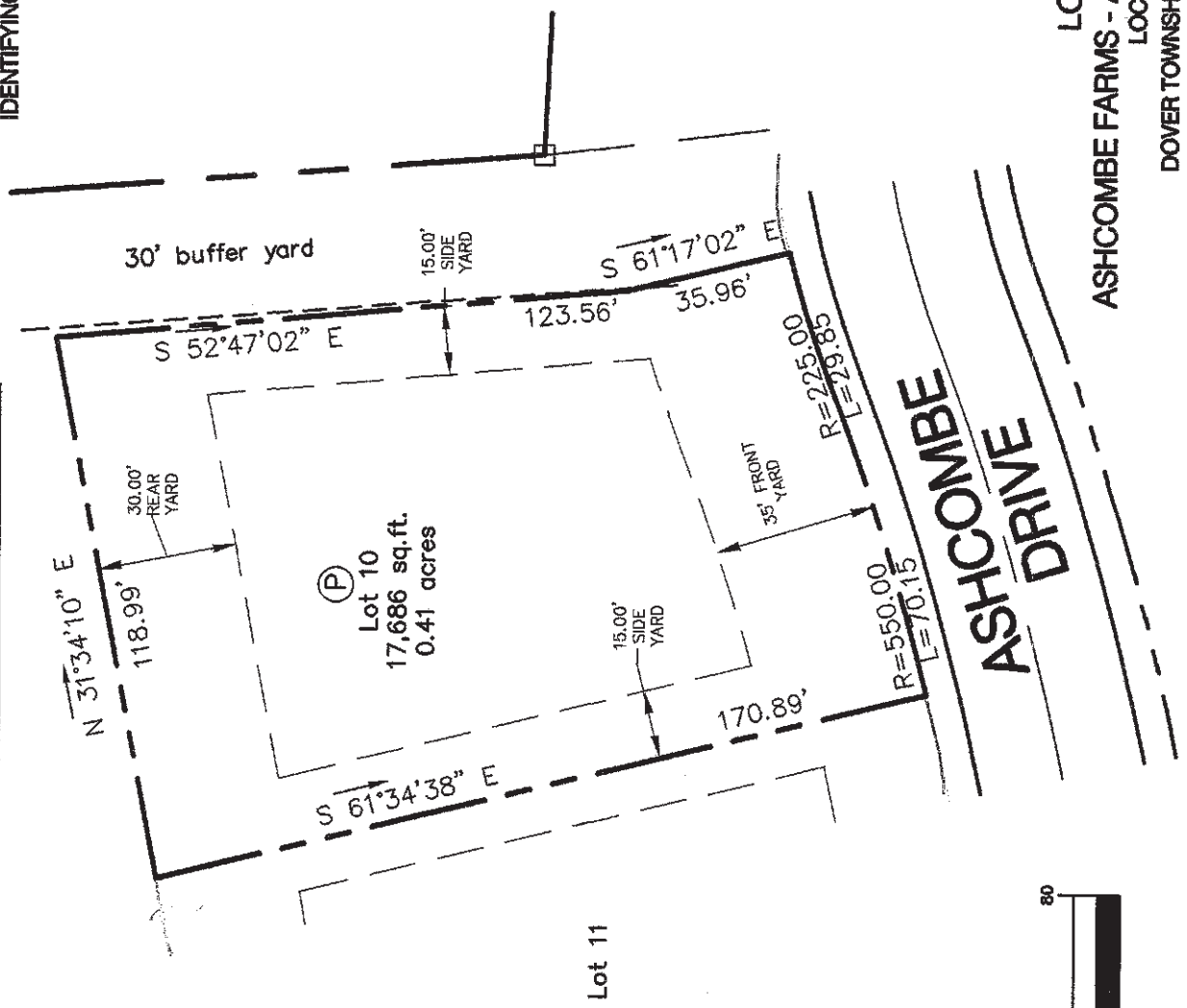
R. J. FISHER & ASSOCIATES, INC.
 1846 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 (717) 774-7654 FAX (717) 774-7180

HORIZONTAL LOT BOUNDARIES

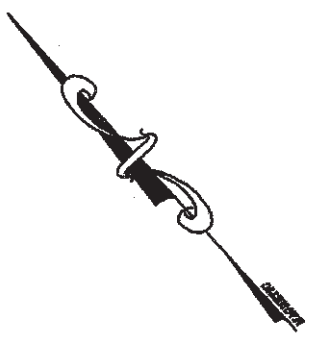
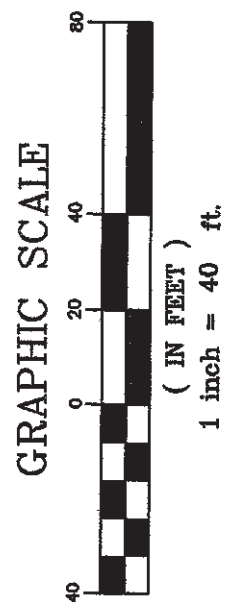
IDENTIFYING NUMBER: LOT NO. 10

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE



LOT NO. 10
ASHCOMBE FARMS - A PLANNED COMMUNITY
 LOCATED IN
 DOVER TOWNSHIP, YORK COUNTY, PA
 Drawing: 201040PLAT JANUARY 14, 2002



LOT No. 10

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southeastern corner of Lot No. 11; thence, along Lot 11 N 61°34'38" W a distance of 170.89' to a point; thence, N 31°34'10" E a distance of 118.99' to a point; thence, S 52°47'02" E a distance of 123.56' to a point; thence, S 61°17'02" E a distance of 35.96' to a point said point being on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way of Ashcombe Drive by a curve to the left having a radius of 225.00', an arc length of 29.85' and a chord bearing of S 24°54'55" W at a distance of 29.83' to a point; thence, by the same by a curve to the right having a radius of 550.00', an arc length of 70.15' and a chord bearing of S 24°46'08" W with a distance of 70.10' to a point, the place of BEGINNING.

Containing: 17,686 sq. ft. (0.41 acres)

Being: Lot No. 10 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

1646 BRIDGE STREET, NEW CUMBERLAND, PA 17070
(717) 774-7634 FAX (717) 774-7180

HORIZONTAL LOT BOUNDARIES

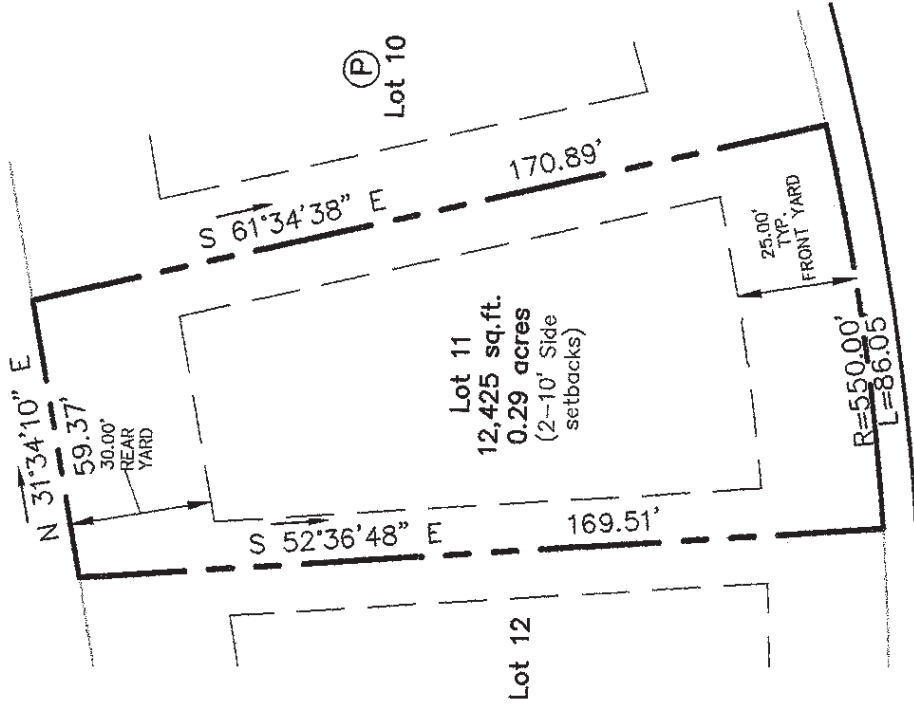
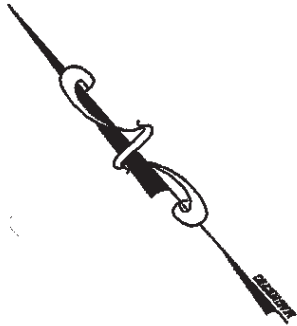
IDENTIFYING NUMBER: LOT NO. 11

BOOK
1498

PAGE
2341

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE



ASHCOMBE DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LOT NO. 11
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 11

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southeastern corner of Lot No. 12; thence, along Lot 11 N 52°36'48" W a distance of 169.51' to a point; thence, N 31°34'10" E a distance of 59.37' to a point; thence, along Lot 10 S 61°34'38" E a distance of 170.89' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 550.00', an arc length of 86.05' and a chord bearing of S 32°54'17" W a distance of 85.96' to a point, the place of BEGINNING.

Containing: 12,425 sq. ft. (0.29 acres)

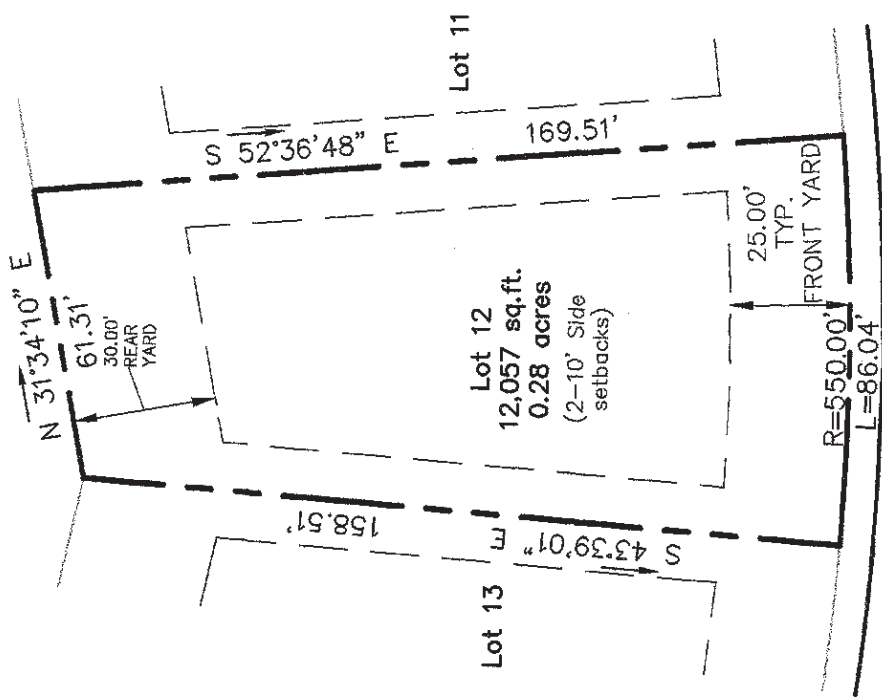
Being: Lot No. 11 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7834 FAX (717) 774-7180

HORIZONTAL LOT BOUNDARIES
IDENTIFYING NUMBER: LOT NO. 12

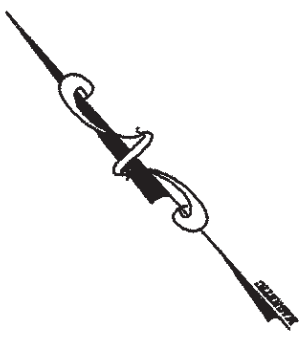
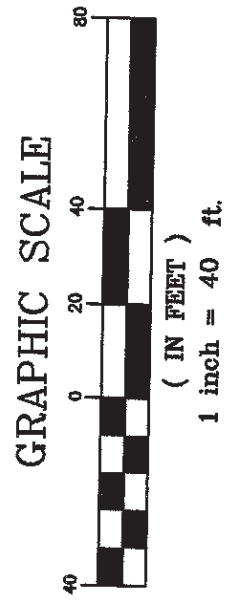
LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING SETBACK LINE



ASHCOMBE DRIVE

LOT NO. 12
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 2010-04PLAT JANUARY 14, 2002



LOT No. 12

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southeastern corner of Lot No. 13; thence, along Lot 13 N 43°39'01" W a distance of 158.51' to a point; thence, N 31°34'10" E a distance of 61.31' to a point; thence, along Lot 11 S 52°36'48" E a distance of 169.51' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 550.00', an arc length of 86.04', and a chord bearing of S 41°52'06" W with a distance of 85.95' to a point, the place of BEGINNING.

Containing: 12,057 sq. ft. (0.28 acres)

Being: Lot No. 12 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

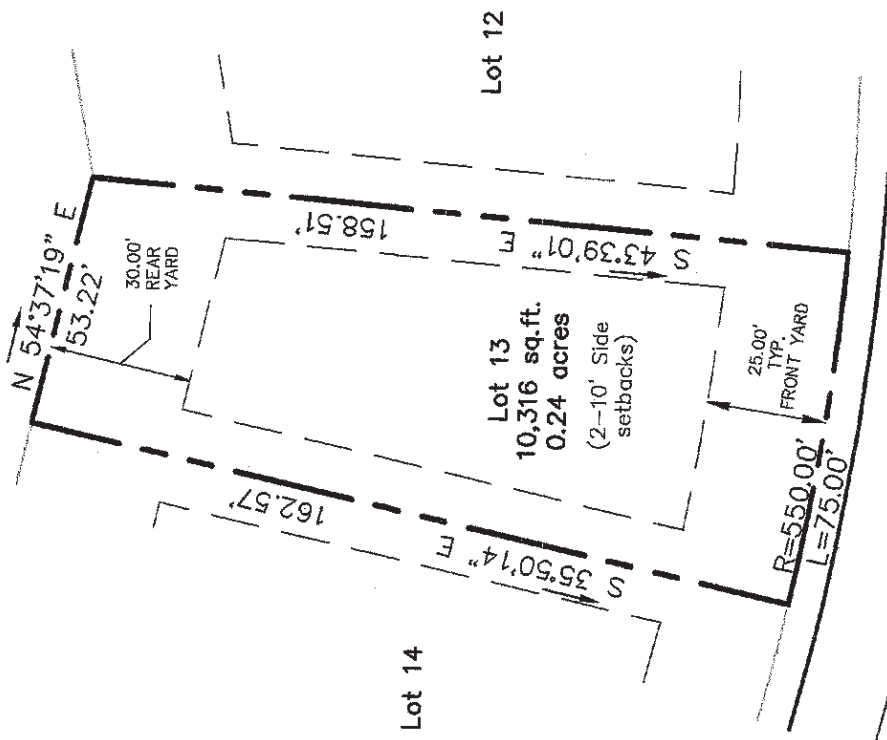
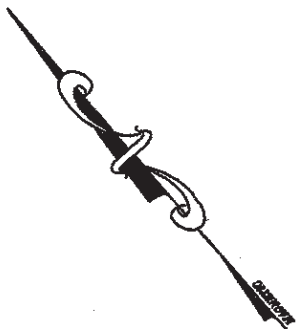
1646 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7684 FAX (717) 774-7180

HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 13

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING SETBACK LINE



ASHCOMBE DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LOT NO. 13
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN

DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 2010-40PLAT JANUARY 14, 2002

LOT No. 13

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southeastern corner of Lot No. 14; thence, along Lot 14 N 35°50'14" W a distance of 162.57' to a point; thence, N 54°37'19" E a distance of 53.22' to a point; thence, along Lot 12 S 43°39'01" E a distance of 158.51' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 550.00', an arc length of 75.00' and a chord bearing of S 50°15'23" W with a distance of 74.94' to a point, the place of BEGINNING.

Containing: 10,316 sq. ft. (0.24 acres)

Being: Lot No. 13 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

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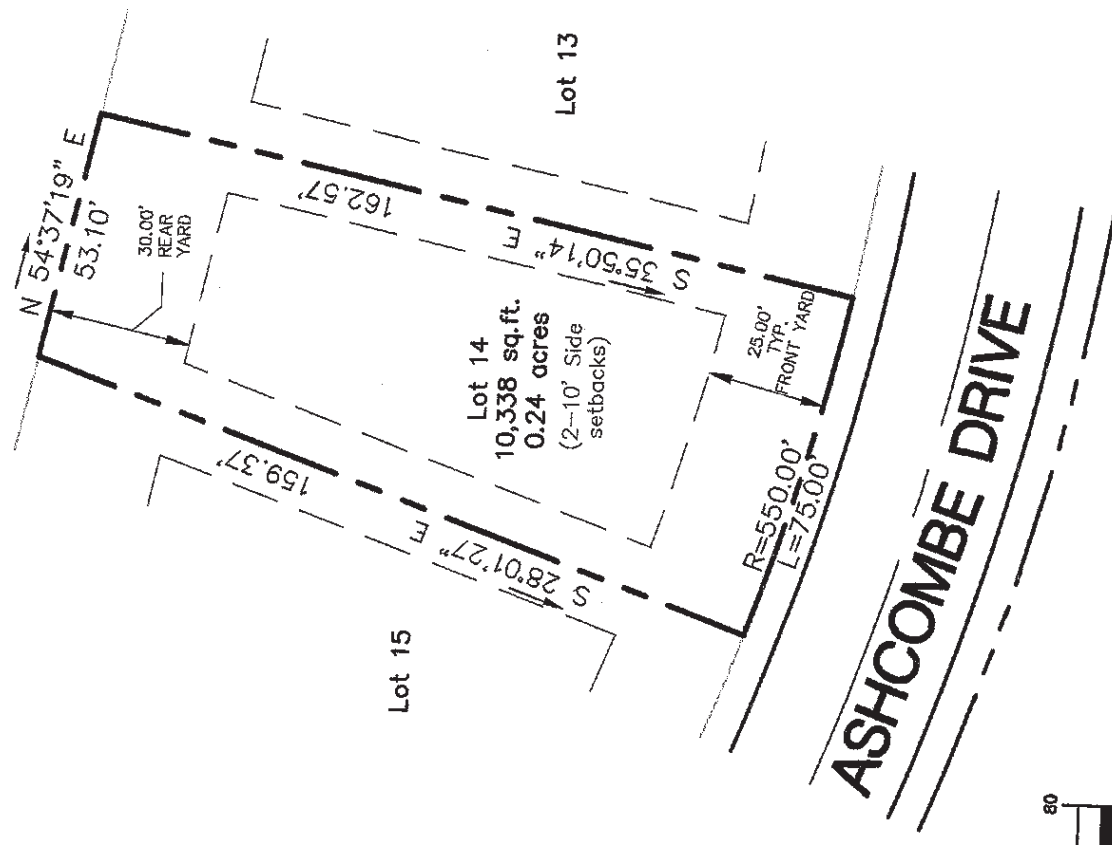
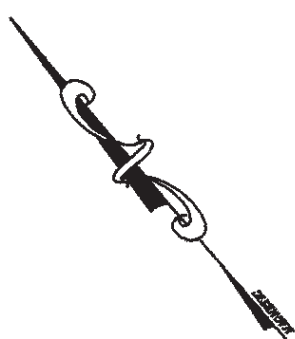
HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 14

BOOK PAGE
 1498 2347

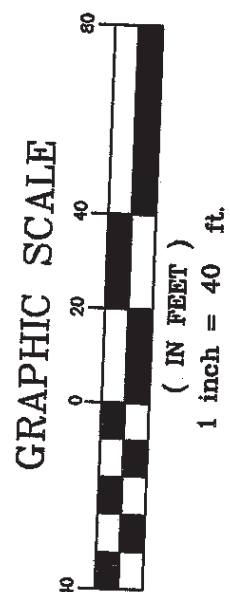
LEGEND

-  PROPERTY LINE/RIGHT-OF-WAY
-  EASEMENT LINE
-  BUILDING SETBACK LINE



ASHCOMBE DRIVE

LOT NO. 14
 ASHCOMBE FARMS - A PLANNED COMMUNITY
 LOCATED IN
 DOVER TOWNSHIP, YORK COUNTY, PA
 Drawing: 201040PLAT JANUARY 14, 2002



LOT No. 14

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southeastern corner of Lot No. 15; thence, along Lot 15 N 28°01'27" W a distance of 159.37' to a point; thence, N 54°37'19" E a distance of 53.10' to a point; thence, along Lot 13 S 35°50'14" E a distance of 162.57' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 550.00', an arc length of 75.00' and a chord direction of S 58°04'10" W with a distance of 74.94' to a point, the place of BEGINNING.

Containing: 10,338 sq. ft. (0.24 acres)

Being: Lot No.. 14 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

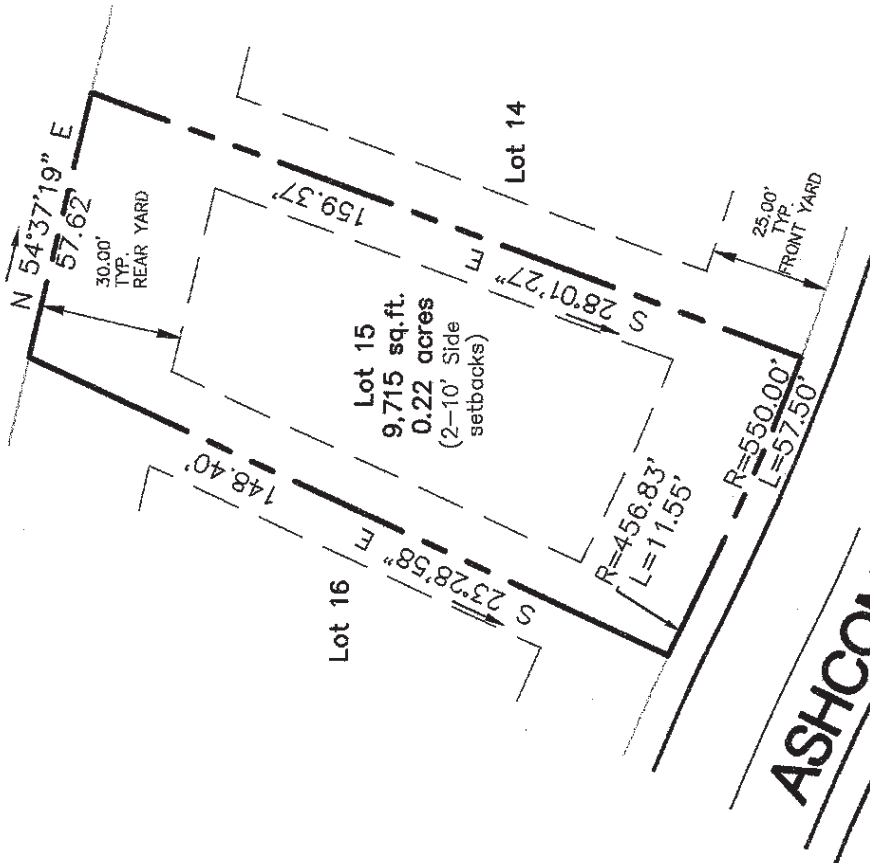
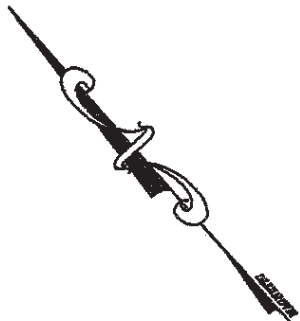
1546 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7584 FAX (717) 774-7100

HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 15

LEGEND

-  PROPERTY LINE/RIGHT-OF-WAY
-  EASEMENT LINE
-  BUILDING SETBACK LINE



ASHCOMBE DRIVE

LOT NO. 15
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN

DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

LOT No. 15

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southeastern corner of Lot No. 16; thence, along Lot 16 N 23°28'58" W a distance of 148.40' to a point; thence, N 54°37'19" E a distance of 57.62' to a point; thence, along Lot 14 S 28°01'27" E a distance of 159.37' to a point on the northern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 550.00', an arc length of 57.50' and a chord bearing of S 64°58'15" W with a length of 57.47' to a point; thence, by the same by a curve to the left having a radius of 456.83', an arc length of 11.55' and a chord direction of S 67°14'30" W with a distance of 11.55' to a point, the place of BEGINNING.

Containing: 9,715 sq. ft. (0.22 acres)

Being: Lot No. 15 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

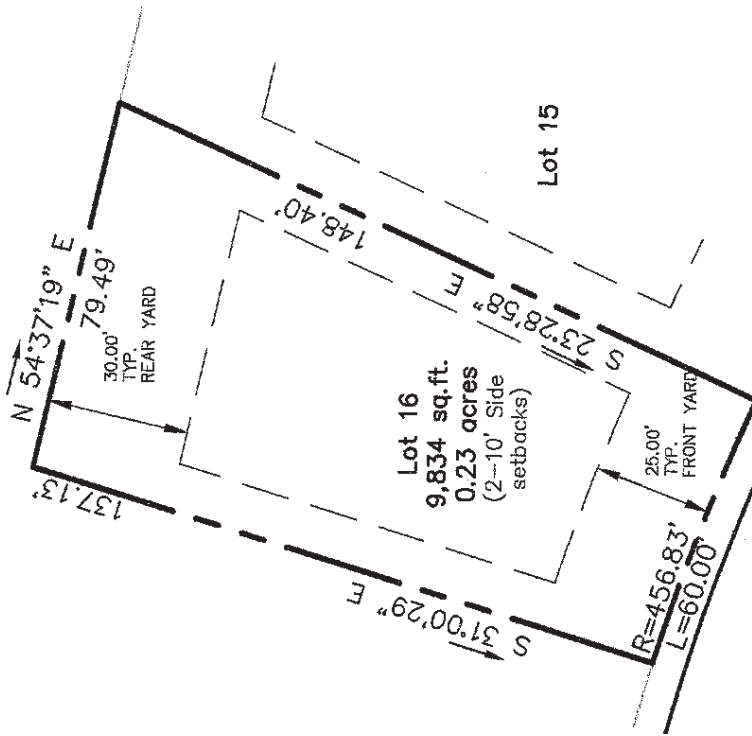
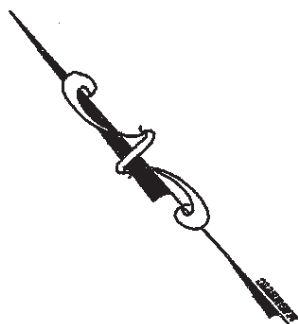
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(717) 774-7684 FAX (717) 774-7100

HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 16

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- - - EASEMENT LINE
- BUILDING SETBACK LINE



ASHCOMBE DRIVE

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

LOT NO. 16
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN

DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 16

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the northern right-of-way line of Ashcombe Drive, and also being located at the southwestern corner of Lot No. 15; thence, along the right-of-way of Ashcombe Drive by a curve to the left having a radius of 456.83', an arc length of 60.00' and a chord bearing of S 62°45'17" W with a distance of 59.96' to a point; thence, along other lands of Ashcombe Farms N 31°00'29" W a distance of 137.13' to a point; thence, N 54°37'19" E a distance of 79.49' to a point; thence, along Lot 15 S 23°28'58" E a distance of 148.40' to a point, the place of BEGINNING.




Containing: 9,834 sq. ft. (0.23 acres)

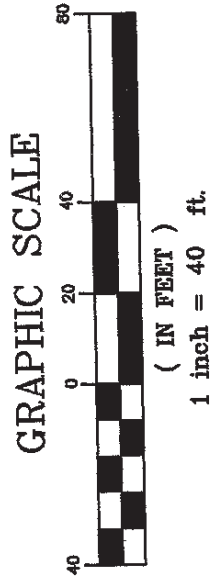
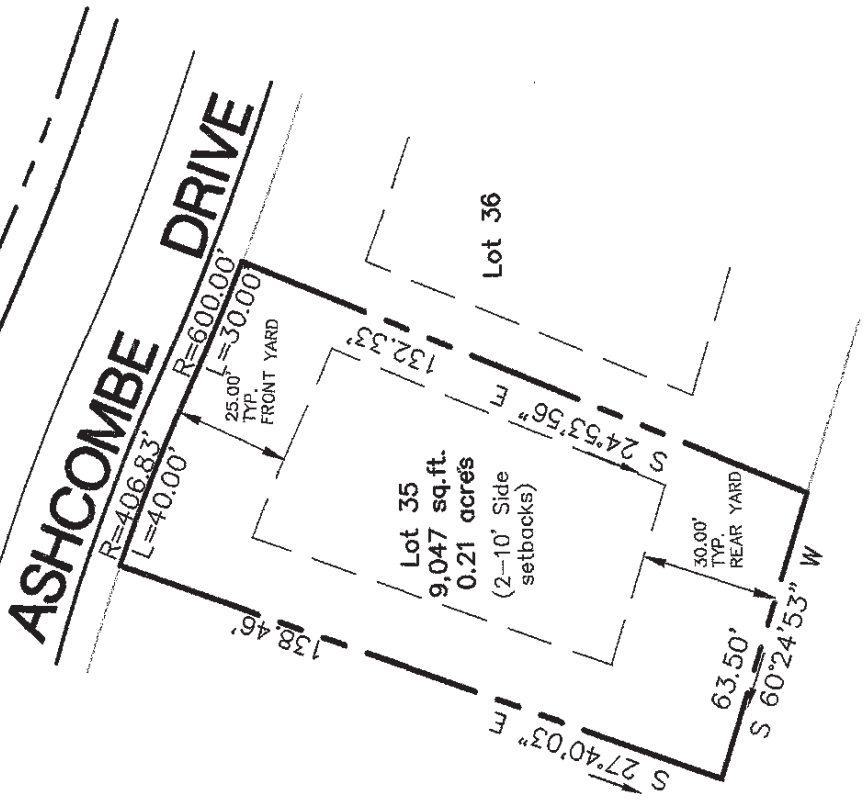
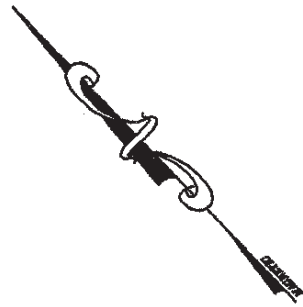
Being: Lot No. 16 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

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HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 35

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE



LOT NO. 35
 ASHCOMBE FARMS - A PLANNED COMMUNITY
 LOCATED IN
 DOVER TOWNSHIP, YORK COUNTY, PA
 Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 35

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No 36; thence, along Lot 36 S 24°53'56" E a distance of 132.33' to a point; thence, S 60°24'53" W a distance of 63.50' to a point; thence, along other lands of Ashcombe Farms N 27°40'03' W a distance of 138.46' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 406.83', an arc length of 40.00' and a chord bearing of N 65°08'57" E a length of 39.98' to a point; thence, by the same by a curve to the left having a radius of 600.00', an arc length of 30.00' and a chord bearing of N 66°32'01" E a distance of 30.00' to a point, the place of BEGINNING.

Containing: 9,047 sq. ft. (0.21 acres)

Being: Lot No. 35 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

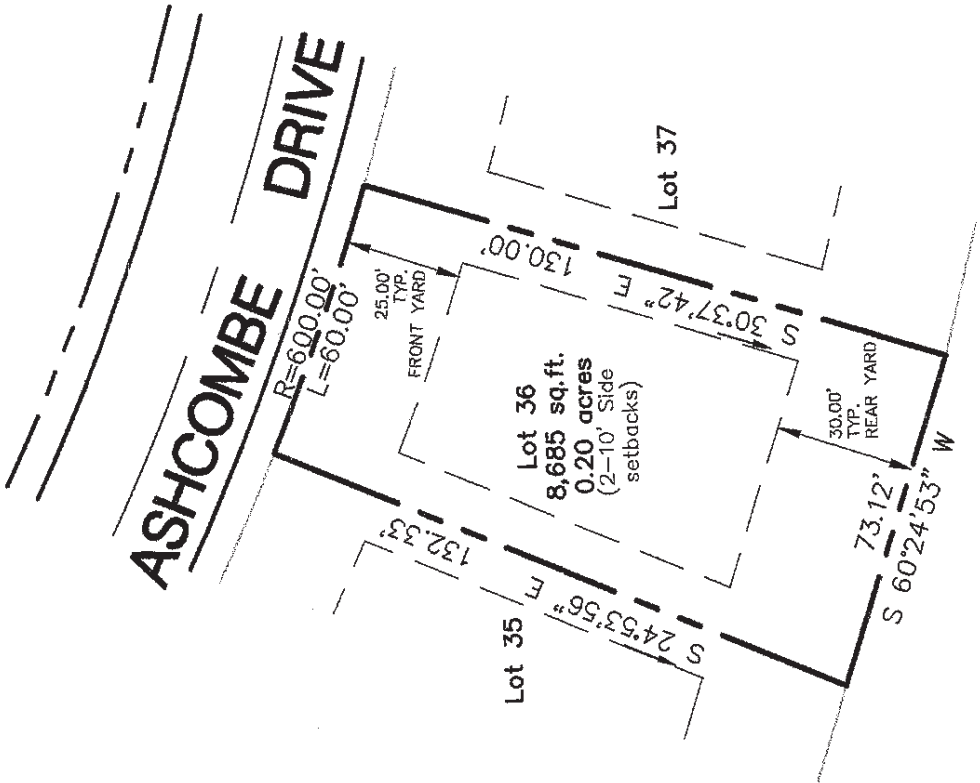
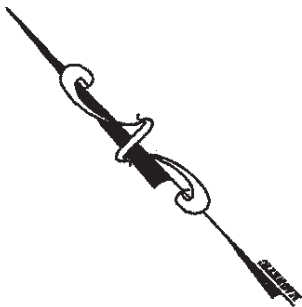
R. J. FISHER & ASSOCIATES, INC.

1546 BRIDGE STREET, NEW CUMBERLAND, PA 17070
(717) 774-7884 FAX (717) 774-7190

HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 36

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LOT NO. 36
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 36

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 37; thence, along Lot 37 S 30°37'42" E with a distance of 130.00' to a point; thence, S 60°24'53" W a distance of 73.12' to a point; thence, along Lot 35 N 24°53'56" W 132.33' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the left having a radius of 600.00', an arc length of 60.00' and a chord bearing of N 62°14'11" E with a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,685 sq. ft. (0.20 acres)

Being: Lot No. 36 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

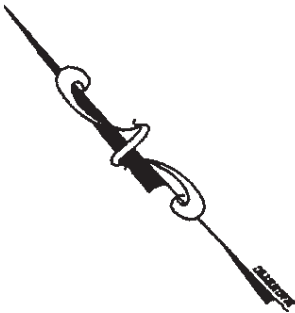
R. J. FISHER & ASSOCIATES, INC.

1646 BRIDGE STREET, NEW COVENANT, PA 17070
(717) 774-7634 FAX (717) 774-7160

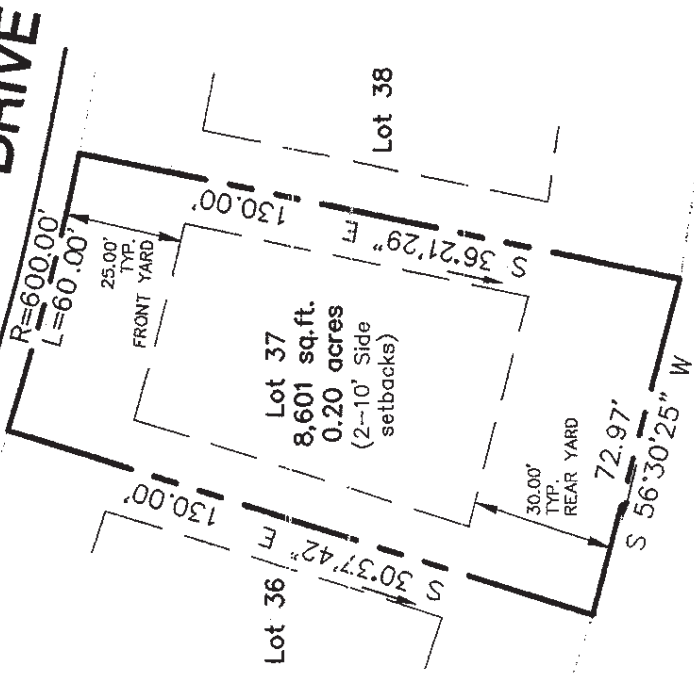
HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 37

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE



ASHCOMBE DRIVE



LOT NO. 37

ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN

DOVER TOWNSHIP, YORK COUNTY, PA

Drawing: 201040PLAT JANUARY 14, 2002

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

LOT No. 37

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 38; thence, along Lot 38 S $36^{\circ}21'29''$ E a distance of 130.00' to a point; thence, S $56^{\circ}30'25''$ W a distance of 72.97' to a point; thence, along Lot 36 N $30^{\circ}37'42''$ W a distance of 130.00' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the left having a radius of 600.00', an arc length of 60.00' and a chord bearing of N $56^{\circ}30'25''$ E with a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,601 sq. ft. (0.20 acres)




Being: Lot No. 37 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

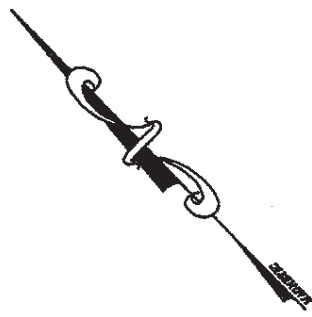
R. J. FISHER & ASSOCIATES, INC.

1646 BRIDGES STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7634 FAX (717) 774-7160

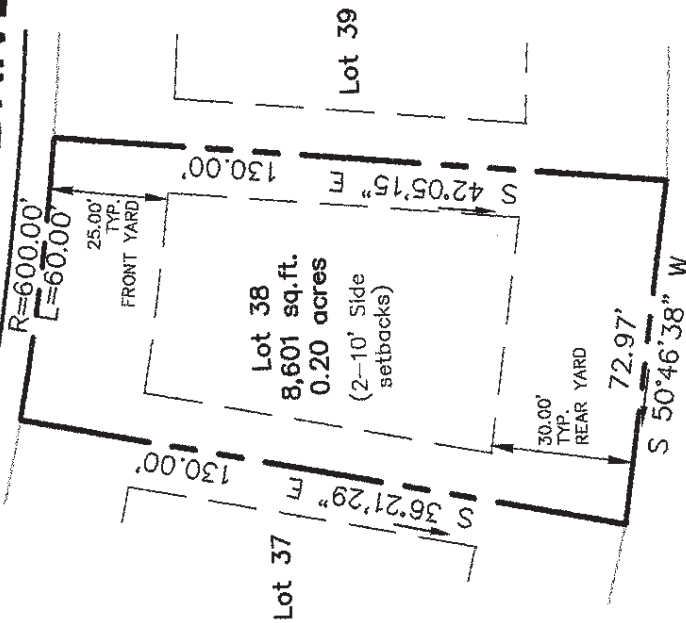
HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 38

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE



ASHCOMBE DRIVE



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LOT NO. 38
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 38

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 39; thence, along Lot 39 S 42°05'15" E at a distance of 130.00' to a point; thence, S 50°46'38" W at a distance of 72.97' to a point; thence, along Lot 37 N 36°21'29" W at a distance of 130.00' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the left having a radius of 600.00', an arc length of 60.00' and a chord bearing of N 50°46'38" E with a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,601 sq. ft. (0.20 acres)




Being: Lot No. 38 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

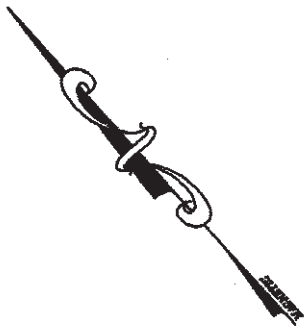
R. J. FISHER & ASSOCIATES, INC.

1646 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7684 FAX (717) 774-7100

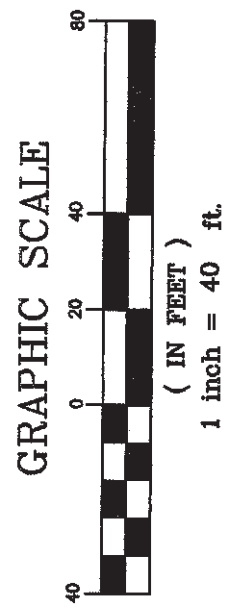
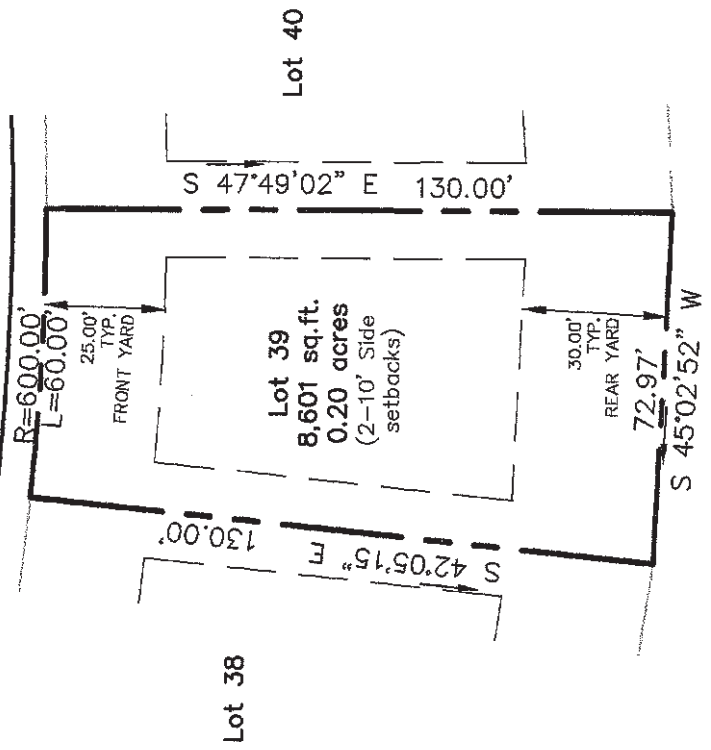
HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 39

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE



ASHCOMBE DRIVE



LOT NO. 39
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 39

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 40; thence, along Lot 40 S 47°49'02" E at a distance of 130.00' to a point; thence, S 45°02'52" W at a distance of 72.97' to a point; thence, along Lot 38 N 42°05'15" W at a distance of 130.00' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the left having a radius of 600.00', an arc length of 60.00' and a chord bearing of N 45°02'52" E a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,601 sq. ft. (0.20 acres)

Being: Lot No. 39 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

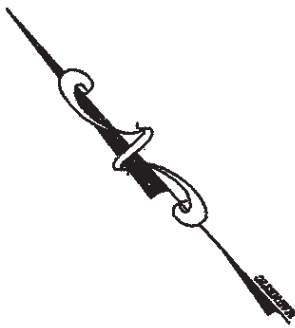
1648 BRIDGES STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7554 FAX (717) 774-7160

HORIZONTAL LOT BOUNDARIES

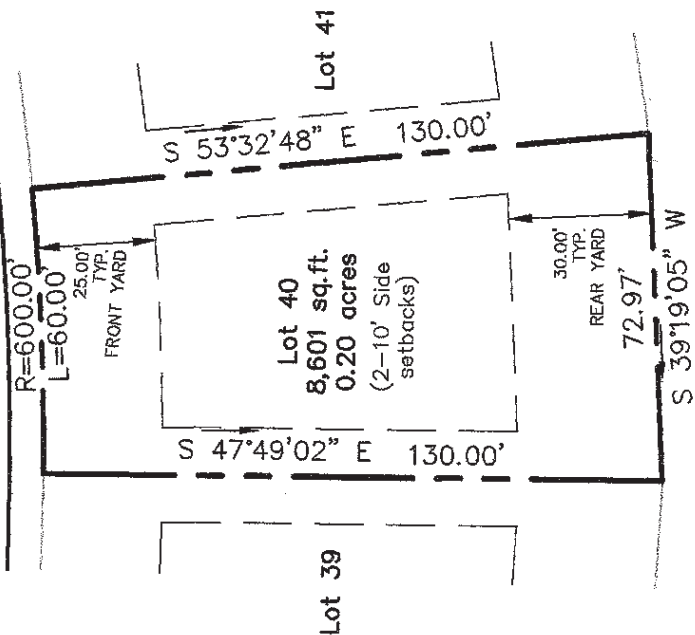
IDENTIFYING NUMBER: LOT NO. 40

LEGEND

- — — — — PROPERTY LINE / RIGHT-OF-WAY
- — — — — EASEMENT LINE
- — — — — BUILDING SETBACK LINE



ASHCOMBE DRIVE



GRAPHIC SCALE



1 inch = 40 ft.

LOT NO. 40
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040PLAT JANUARY 14, 2002

LOT No. 40

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 41; thence, along Lot 41 S 53°32'48" E a distance of 130.00' to a point; thence, S 39°19'05" W a distance of 72.97' to a point; thence, along Lot 39 N 47°49'02" W a distance of 130.00' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the left having a radius of 600.00', an arc length of 60.00' and a chord bearing of N 39°19'05" E with a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,601 sq. ft. (0.20 acres)

Being: Lot No. 40 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

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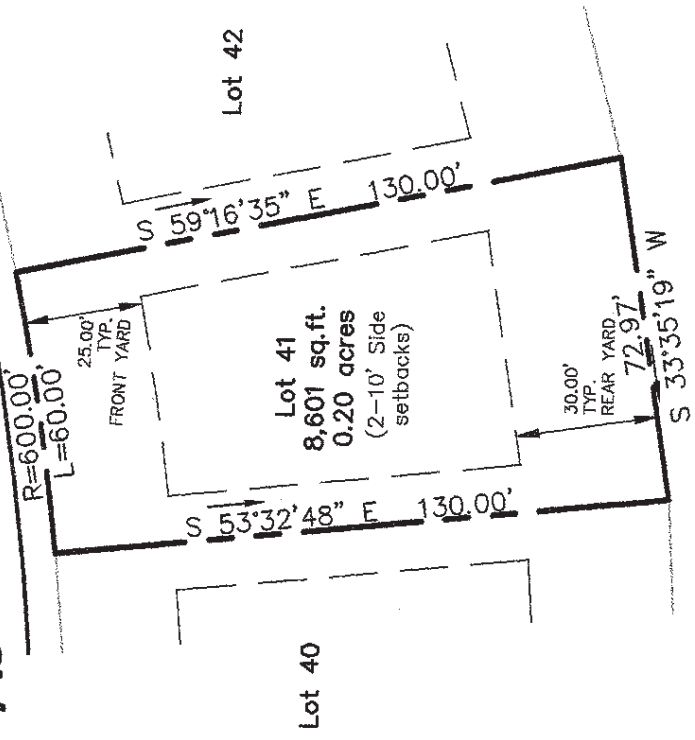
HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 41

LEGEND

- — — — — PROPERTY LINE/RIGHT-OF-WAY
- - - - - EASEMENT LINE
- — — — — BUILDING SETBACK LINE

ASHCOMBE DRIVE



LOT NO. 41
ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA

Drawing: 201040PLAT JANUARY 14, 2002

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LOT No. 41

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 42; thence, along Lot 42 S 59°16'35" E a distance of 130.00' to a point; thence, S 33°35'19" W a distance of 72.97' to a point; thence, along Lot 40 N 53°32'48" W a distance of 130.00' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of way by a curve to the left having a radius of 600.00', an arc length 60.00' and a chord bearing of N 33°35'19" E with a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,601 sq. ft. (0.20 acres)

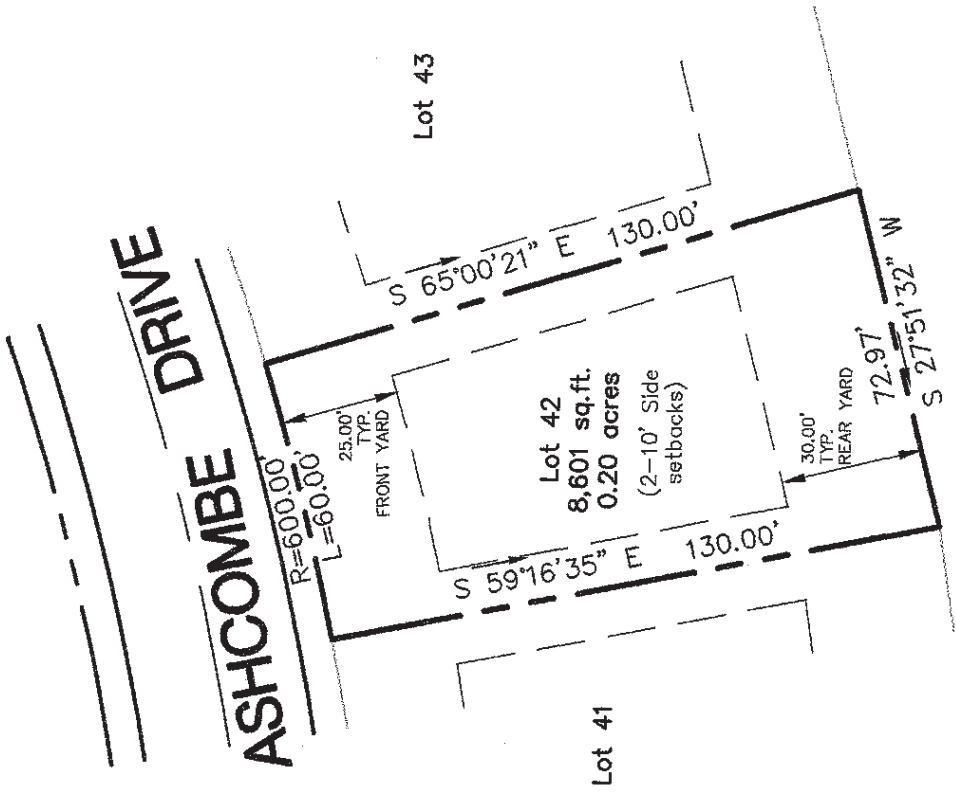
Being: Lot No. 41 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.
 1546 BRIDGE STREET, NEW GUMBERLAND, PA. 17070
 (717) 774-7884 FAX (717) 774-7180

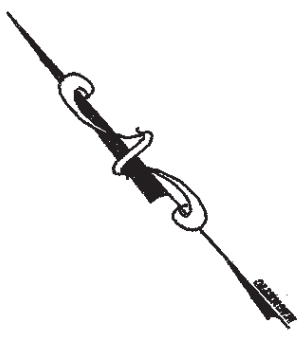
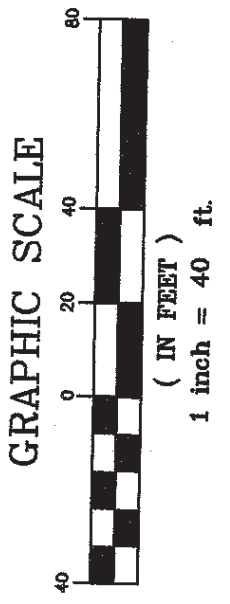
HORIZONTAL LOT BOUNDARIES
 IDENTIFYING NUMBER: LOT NO. 42

LEGEND

- PROPERTY LINE/RIGHT-OF-WAY
- - - EASEMENT LINE
- · — BUILDING SETBACK LINE



LOT NO. 42
ASHCOMBE FARMS - A PLANNED COMMUNITY
 LOCATED IN
 DOVER TOWNSHIP, YORK COUNTY, PA
 Drawing: 201040PLAT JANUARY 14, 2002



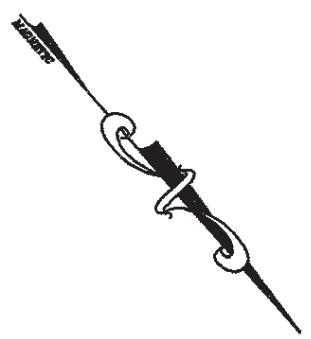
LOT No. 42

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 43; thence, along Lot 43 S 65°00'21" E at a distance of 130.00' to a point; thence, S 27°51'32" W at a distance of 72.97' to a point; thence, along Lot 41 N 59°16'35" W a distance of 130.00' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the left having a radius of 600.00', an arc length of 60.00' and a chord bearing of N 27°51'32" E with a distance of 59.98' to a point, the place of BEGINNING.

Containing: 8,601 sq. ft. (0.20 acres)

Being: Lot No. 42 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.



LEGEND

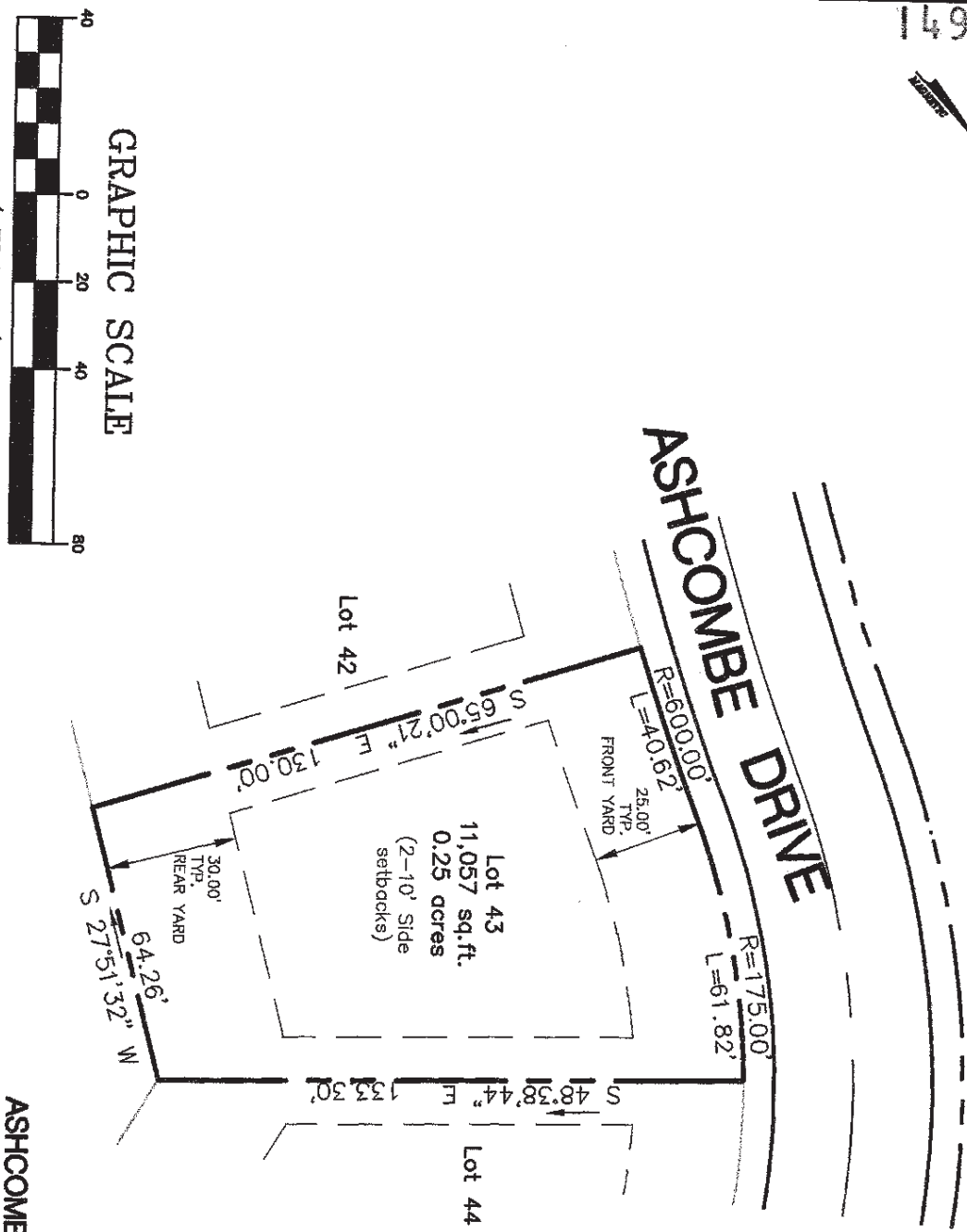
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE

R. J. FISHER & ASSOCIATES, INC.

1848 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
(717) 774-7884 FAX (717) 774-7880

HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 43



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LOT NO. 43
ASHCOMBE FARMS - A PLANNED COMMUNITY

LOCATED IN
DOVER TOWNSHIP, YORK COUNTY, PA
Drawing: 201040FLAT JANUARY 14, 2002

LOT No. 43

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 44; thence, along Lot 44 S 48°38'44" E a distance of 133.30' to a point; thence, S 27°51'32" W a distance of 64.26' to a point; thence, along Lot 42 N 65°00'21" W a distance of 130.00' to a point on the southern right of way of Ashcombe Drive; thence, along the right of way by a curve to the left having a radius of 600.00', an arc length of 40.62' and a chord bearing of N 23°03'16" E and a distance of 40.62 to a point; thence, along the same by a curve to the right having a radius of 175.00', an arc length of 61.82' and a chord direction of N 31°14'05" E at a distance of 61.50' to a point, the place of BEGINNING.

Containing: 11,057 sq. ft. (0.25 acres)

Being: Lot No. 43 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

1646 BRIDGE STREET, NEW GUMBERLAND, PA. 17070
(717) 774-7684 FAX (717) 774-7180

HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 44

LEGEND

PROPERTY LINE/RIGHT-OF-WAY

EASEMENT LINE

BUILDING SETBACK LINE

ASHCOMBE DRIVE

R=175.00
L=147.18

25.00' TYP. FRONT YARD

S 48°38'44" E 133.30'

Lot 44
12,305 sq.ft.
0.28 acres
(2-10' Side setbacks)

Lot 43

S 00°27'28" E 138.11'

Lot 45

30.00' TYP. REAR YARD

32.38'
S 73°14'49" W

20' DRAINAGE EASEMENT



GRAPHIC SCALE

(IN FEET)

1 inch = 40 ft.

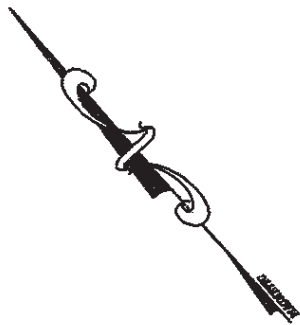
LOT NO. 44

ASHCOMBE FARMS - A PLANNED COMMUNITY

LOCATED IN

DOVER TOWNSHIP, YORK COUNTY, PA

Drawing: 201040PLAT JANUARY 14, 2002



LOT No. 44

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northwestern corner of Lot No. 45; thence, along Lot 45 S 00°27'28" E a distance of 138.11' to a point; thence, S 73°14'49" W a distance of 32.38' to a point; thence, along Lot 43 N 48°38'44" W a distance of 133.30' to a point on the southern right-of-way of Ashcombe Drive; thence, along the right-of-way by a curve to the right having a radius of 175.00', and arc length of 147.18' and a chord bearing of N 65°26'54" E with a distance of 142.88' to a point, the place of BEGINNING.

Containing: 12,305 sq. ft. (0.28 acres)

Being: Lot No. 44 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

R. J. FISHER & ASSOCIATES, INC.

1646 BRIDGE STREET, NEW CUMBERLAND, PA. 17070
 (717) 774-7654 FAX (717) 774-7190

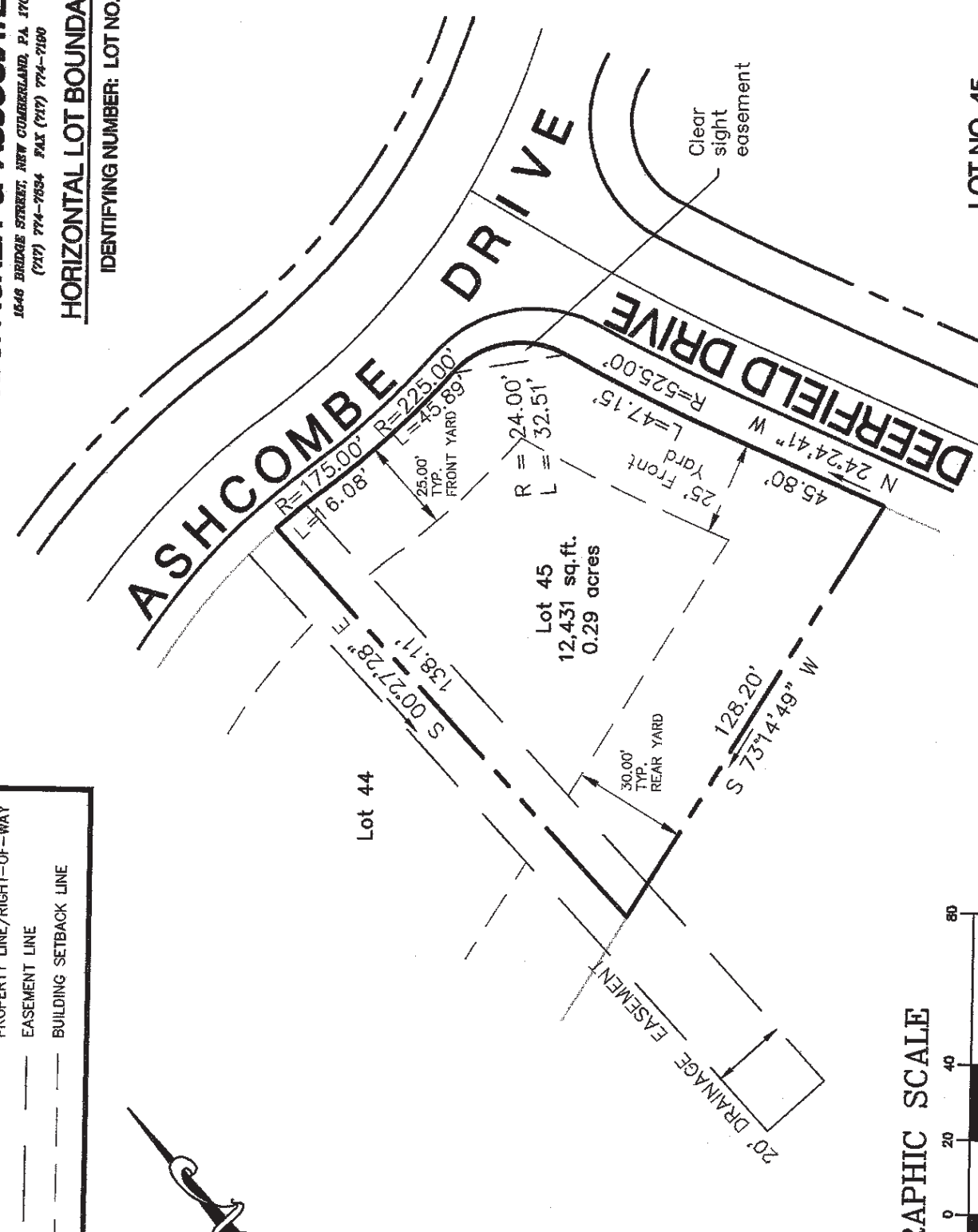
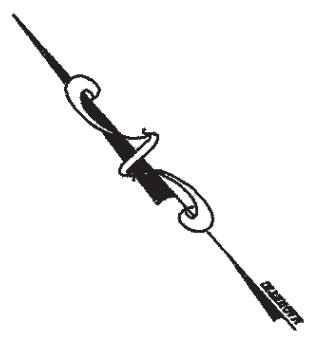
HORIZONTAL LOT BOUNDARIES

IDENTIFYING NUMBER: LOT NO. 45

BOOK
1498

PAGE
2373

LEGEND	
	PROPERTY LINE/RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING SETBACK LINE



GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

LOT NO. 45

ASHCOMBE FARMS - A PLANNED COMMUNITY
LOCATED IN

DOVER TOWNSHIP, YORK COUNTY, PA

Drawing: 2010-40PLAT JANUARY 14, 2002

LOT No. 45

All that certain parcel of land situate in the Township of Dover, York County, Pennsylvania; more Particularly bounded and described as follows:

BEGINNING at a point on the southern right-of-way line of Ashcombe Drive, and also being located at the northeastern corner of Lot No. 44; thence along southern right-of-way line of Ashcombe Drive a curve to the right having a radius of 175.00', an arc length of 16.08' and a chord bearing of S 87°49'31" E a chord distance of 16.08' to a point; thence, along the same, by a curve to the left having a radius of 225.00', an arc length of 45.89' and a chord bearing of N 88°57'49" E a distance of 45.82' to a point; thence, along the same by a curve to the right having a radius of 24.00', an arc length of 32.51' and a chord bearing of S 58°04'22" E with a distance of 30.08' to a point: said point being the tangent point on the western right-of-way of Deerfield Drive; thence, along the right-of-way of Deerfield Drive by a curve to the left having a radius of 525.00', an arc length of 47.15' and a chord bearing of S 21°50'18" E with a distance of 47.14' to a point; thence, by the same S 24°24'41" E a distance of 45.80' to a point thence, along other lands of Ashcombe Farms S 73°14'49" W a distance of 128.20' to a point; thence, along Lot 44 N 00°27'28" W a distance of 138.11' to a point, the place of BEGINNING.

Containing: 12,431sq. ft. (0.29 acres)

Being: Lot No. 45 of Ashcombe Farms as shown on a Final Subdivision Plan prepared by RJ Fisher and Associates, Inc. originally dated May 8th, 2001.

EXHIBIT G-2

CERTIFICATE OF SUBSTANTIAL COMPLETION/PHASE 2 AND PHASE 3

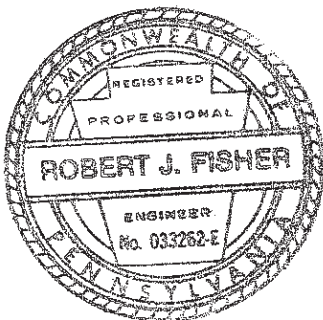
**CERTIFICATE OF SUBSTANTIAL COMPLETION
(ASHCOMBE FARMS, A PLANNED COMMUNITY
DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA)**

The undersigned, R.J. Fisher, P.L.S., P.E., a Professional Engineer, in accordance with Section 5414(d), Uniform Planned Community Act, 68 Pa. C.S.A. §5414(d), hereby certifies as follows:

1. That Lot No. 74, Lot No. 75, Lot No. 76, Lot No. 77, Lot No. 78, Lot No. 79, Lot No. 80, Lot No. 81, Lot No. 82, Lot No. 83, Lot No. 84, Lot No. 85, Lot No. 86, Lot No. 87, Lot No. 88, Lot No. 89, Lot No. 90, Lot 91, Lot No. 140, Lot No. 141, Lot No. 142, Lot No. 143, Lot No. 144, Lot No. 145, Lot No. 146, Lot No. 147, Lot No. 148, Lot No. 149, Lot No. 149A, Lot No. 150, Lot No. 151, Lot No. 152, Lot No. 153, Lot No. 154, Lot No. 155, Lot No. 156, Lot No. 157, Lot No. 158, Lot No. 159, Lot No. 160, Lot No. 161 and Lot No. 162, being the Lots which comprise Phase 2 of Ashcombe Farms, A Planned Community; and Lot No. 10, Lot No. 11, Lot No. 12, Lot No. 13, Lot No. 14, Lot No. 15, Lot No. 16, Lot No. 35, Lot No. 36, Lot No. 37, Lot No. 38, Lot No. 39, Lot No. 40, Lot No. 41, Lot No. 42, Lot No. 43, Lot No. 44 and Lot No. 45, being the Lots which comprise Phase 3 of Ashcombe Farms, A Planned Community, as described and shown in Exhibit I-1, Second Amendment to Declaration for Ashcombe Farms, A Planned Community (pertaining to Phase 2) and as shown and described in Exhibit F-2, Second Amendment to Declaration for Ashcombe Farms, A Planned Community (pertaining to Phase 3), and that all of the above-described Lots (Phase 2 and Phase 3) are completed so as to permit the permitted use of such Lots.

2. This Certificate of Substantial Completion is attached to and made part of the Second Amendment to Declaration for Ashcombe Farms, A Planned Community, and may (not required) be attached to the Deed conveying each of the Lots described above. This Certificate of Substantial Completion is being recorded in accordance with the requirements of Section 5414(d), Uniform Planned Community Act, 68 Pa. C.S.A. §5414(d), as amended.

IN WITNESS WHEREOF, the undersigned, R.J. Fisher, a Professional Engineer, has caused this Certificate of Substantial Completion to be signed and acknowledged as of this 31st day of May, 2002.



R. J. Fisher & Assoc., Inc.

By: _____

R. J. Fisher, P.L.S., P.E.

COMMONWEALTH OF PENNSYLVANIA

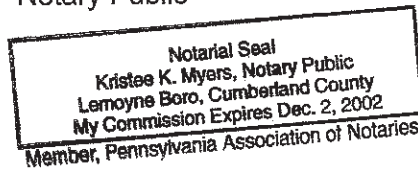
:
: ss.
:

COUNTY OF CUMBERLAND

On this, the 31st day of May, 2002, before me, a notary public, the undersigned officer, personally appeared **ROBERT J. FISHER**, a Professional Engineer, known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

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

Kristee K. Myers
Notary Public



COMMONWEALTH OF PENNSYLVANIA

:
: ss.
:

COUNTY OF YORK

RECORDED on this _____ day of _____, A.D., 2002, in the Recorder's Office of the said County, in Deed Book _____, Page _____.

Given under my hand and the seal of the said office, the date above written.

_____, Recorder

Return to: Jerry R. Duffie, Esquire
Johnson, Duffie, Stewart & Weidner
301 Market Street
Lemoyne, PA 17043