

62469

# Deed of Dedication

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401  
1A

**THIS DEED OF DEDICATION**, made this 11<sup>th</sup> day of September, 2001, between **COUNTRY SQUARE PARTNERSHIP**, a Pennsylvania general partnership, 19 North Baltimore Street, Dillsburg, Pennsylvania, hereinafter called "**Grantor**"

and

**DOVER TOWNSHIP**, a <sup>E</sup>Second Class Township of the Commonwealth of Pennsylvania, with its principal office at 2480 W. Canal Road, Dover, York County, Pennsylvania, hereinafter called "**Grantee.**"

### WITNESSETH:

**WHEREAS**, Grantor was the owner of all that certain real estate consisting of 58.56 acres, more or less, situate in Dover Township, York County, Pennsylvania; and

**WHEREAS**, Grantor has subdivided a portion of said real estate containing 17.29 acres, pursuant to a plan entitled "Final Subdivision Plan for Phase I of Ashcombe Farms," dated July 10, 1998, last revised August 18, 1998, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book PP, Page 882; and

**WHEREAS**, Grantor submitted a portion of the above-described real estate to the provisions of the Uniformed Planned Communities Act pursuant to Declaration for Ashcombe Farms, a Planned Community, dated June 3, 1999, recorded June 16, 1999, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1367, Page 7018; and

**WHEREAS**, Grantor now desires to grant and convey pursuant to this Deed of Dedication the legal right-of-way of Boxwood Court as shown on the above-described Final Subdivision Plan for Ashcombe Farms,

dated July 10, 1998, last revised August 18, 1998, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book PP, Page 882.

**NOW, THEREFORE**, Grantor, for and in consideration of the advantages to it accruing as well as for other diverse considerations affecting the public welfare which Grantor seeks to advance, does hereby grant and convey to Grantee all of that certain tract of land situate in Dover Township, York County, Pennsylvania, being the legal right-of-way of Boxwood Court as shown on Plan entitled "Right-of-Way Plat for Boxwood Court, Ashcombe Farms – Phase 1," dated May 25, 2001 (consisting of one [1] page), marked as Exhibit A, attached hereto and made part hereof, and as described in Exhibit A-1 (consisting of one [1] page), attached hereto and made part hereof, and as shown on Final Subdivision Plan for Phase I of Ashcombe Farms, dated June 10, 1998, last revised, August 18, 1998, recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, in Plan Book PP, Page 882.

It is the intent and purpose of the within Indenture to grant and convey unto Grantee the improvements constructed within said right-of-way including, but not limited to, the entire legal right-of-way of Boxwood Court, as shown and describe on Exhibit A and Exhibit A-1, to include the terminal cul-de-sac and any and all storm sewer, sanitary sewer, culverts or other appurtenances which have been constructed or installed by Grantor within said legal right-of-way.

**TO HAVE AND TO HOLD** said premises as shown on Exhibit A and described on Exhibit A-1 unto the said Grantee, its successors and assigns, to and for the proper use and behalf of said Grantee, its successors and assigns, forever, as and for a public street and highway (to include the storm water management and sanitary sewer facilities constructed therein) and for no other use or purposes whatsoever and to the same extent and with the same effect as if said street had been opened by decree of the Court of Common Pleas of York County, after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania. The said Grantor, for itself, its partners, their respective successors and assigns, by these presents, does covenant, promise and agree to and with said Grantee, its successors and assigns, that neither the Grantor nor its partners, successors and assigns, shall at any time hereafter, ask, demand or recover or receive of and from said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the location of said street, together with the other improvements constructed within the premises hereby conveyed. And the said Grantor, for its partners, its successors and assigns, does by these presents further covenant, promise and agree to and with said Grantee, its successors and assigns, that it will warrant and defend the premises shown on Exhibit A and described on Exhibit A-1 unto the said Grantee, its successors and assigns, against all and any person or persons whomever lawfully

claiming or to claim the same or any part thereof, by, from or unto Grantor, its partners, successors and assigns, and shall and will warrant and forever defend.

**IN WITNESS WHEREOF**, Grantor, by its duly authorized partners, has caused this Deed of Dedication to be signed and delivered as of the day and year first above written.

**Signed, Sealed and Delivered  
in the Presence of:**

*Samie R Hershey*  
*Samie R Hershey*

**COUNTRY SQUARE PARTNERSHIP**

By: *Vernon E. Anderson* (SEAL)  
Vernon E. Anderson, Partner

By: *Ronald I. Stern* (SEAL)  
Ronald I. Stern, Partner

**ATTEST:**

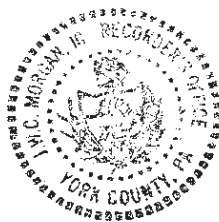
*John S. Thornton*  
(Assistant) Secretary

**ASHCOMBE PRODUCTS COMPANY, Partner**

By: *John S. Thornton* (SEAL)  
John S. Thornton, President



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



*J. W. C. Morgan*  
Recorder of Deeds

[This space is intentionally left blank]

COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF York : ss.  
:

On this the 14 day of September, 2001, before me, the undersigned officer, personally appeared **VERNON E. ANDERSON**, a Partner of Country Square Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained.

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

*Tamie R. Hershey*  
Notary Public  
My commission expires:  
(SEAL)

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 14 day of September, 2001, before me, the undersigned officer, personally appeared **RONALD I. STERN**, a Partner of Country Square Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained.

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

*Tamie R. Hershey*  
Notary Public  
My commission expires:  
(SEAL)

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 :

On this the 11<sup>th</sup> day of September, 2001, before me, a notary public, the undersigned officer, personally appeared **JOHN S. THORNTON**, who acknowledged himself to be the President of Ashcombe Products Company, a Partner of Country Square Partnership, and that he as such President, being authorized to do so, executed the foregoing for the purposes therein contained by signing the name of the corporation as President.

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

*Patricia J. Thornton*  
\_\_\_\_\_  
Notary Public

My commission expires:  
(SEAL)



**ACCEPTANCE**

The undersigned, (Vice) Chairperson of the Board of Supervisors, Dover Township, being duly authorized to do so, hereby executes this Acceptance indicating that Dover Township accepts the Deed of Dedication and the provisions thereof.

Dover Township

By: *Michael H. Hesson*  
\_\_\_\_\_  
(Vice) Chairperson  
Board of Supervisors

ATTEST:

*Betty G. Shesman*  
\_\_\_\_\_  
(Assistant) Secretary

RECORDER OF DEEDS  
YORK COUNTY  
PENNSYLVANIA  
INSTRUMENT NUMBER  
2001062469  
RECORDED IN  
Oct 03 2001  
1:29:50 PM  
RECORDING FEES \$23.00  
AFFORDABLE HOUSING \$11.50  
STATE WRIT TAX \$0.50  
COUNTY ARCHIVES FEE \$1.00  
RD ARCHIVES FEE \$1.00  
TOTAL \$37.00  
IN# 284258 USER: DMH  
CUSTOMER  
DOVER TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA :  
: ss:  
COUNTY OF :

On the 24th day of September, 2001, before me, the undersigned officer, personally appeared Michael C. Skusson, who acknowledged himself/herself to be the (Vice) Chairperson of the **DOVER TOWNSHIP BOARD OF SUPERVISORS**, and that he/she as such (Vice) Chairperson, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

Notarial Seal  
Betty A. Shoemaker, Notary Public  
Dover Twp., York County  
My Commission Expires Feb. 16, 2004  
Member, Pennsylvania Association of Notaries

Betty A. Shoemaker  
Notary Public  
My commission expires  
(SEAL)



I HEREBY CERTIFY that the precise address of the Grantee herein is 2480 W Canal Road, Dover, Pennsylvania 17315.

Charles A. Rausch  
Charles A. Rausch, Solicitor

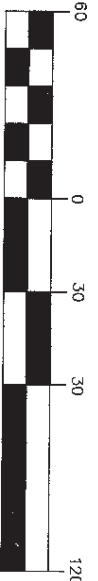
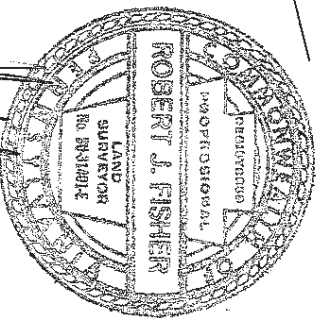
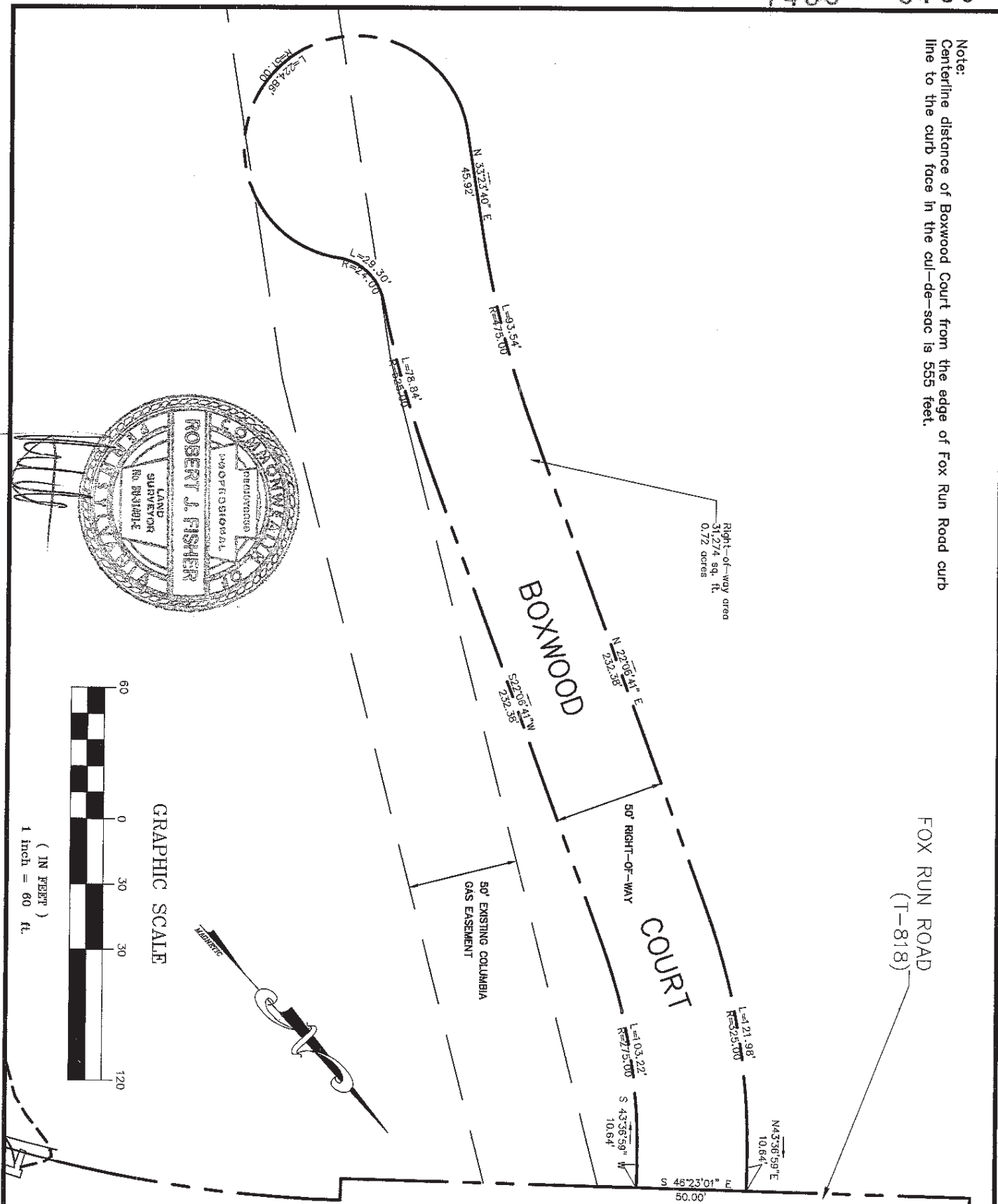
COMMONWEALTH OF PENNSYLVANIA :  
: ss.  
COUNTY OF YORK :

RECORDED on this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 2001, in the Recorder's office of the said County, in Record Book \_\_\_\_\_, Page \_\_\_\_\_.

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

\_\_\_\_\_, Recorder.

Note:  
Centerline distance of Boxwood Court from the edge of Fox Run Road curb  
line to the curb face in the cul-de-sac is 555 feet.



**RIGHT-OF-WAY PLAT**  
FOR  
**BOXWOOD COURT,**  
**ASHCOMBE FARMS - PHASE 1**  
LOCATED BY  
DOVER TOWNSHIP, YORK COUNTY, PA.

**R. J. FISHER & ASSOCIATES, INC.**  
 ■ LAND PLANNING & DEVELOPMENT DESIGN ■ PROPERTY & TOPO. SURVEYS  
 ■ LANDSCAPE ARCHITECTURE ■ WETLANDS IDENTIFICATION & DELINEATION  
 1548 BRIDGE STREET, NEW CUMBERLAND, PA 17070  
 (717) 774-7534 FAX (717) 774-7190



No.	REVISION	DATE
1		
2		
3		
4		

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R.J. FISHER & ASSOCIATES, INC.

**BOXWOOD COURT RIGHT-OF-WAY**

All that certain tract of land situate in Dover Township, York County, Pennsylvania, more particularly bounded and described as follows

BEGINNING at a point on the western right of way of Fox Run Road (T-818); thence, S 43°36'59" W a distance of 10.64' to a point; thence, by a curve to the left having a radius of 275.00', an arc length of 103.22' and a chord bearing of S 32°51'50" W a distance of 102.61' to a point; thence, S 22°06'41" W a distance of 232.38' to a point; thence, by a curve to the right having a radius of 525.00' , an arc length of 78.84' and a chord bearing of S 26°24'49" W a distance of 78.77' to a point; thence, by a curve to the left having a radius of 24.00', an arc length of 29.30' and a chord bearing of S 04°15'22" E a distance of 27.51' to a point; thence, by a curve to the right having a radius of 51.00', an arc length of 224.86' and a chord bearing of S 87°04'59" W a distance of 82.19' to a point; thence, N 33°23'40" E a distance of 45.92' to a point; thence, by a curve to the left having a radius of 475.00', an arc length of 93.54' and a chord bearing of N 27°45'11" E a distance of 93.39' to a point; thence, N 22°06'41" E a distance of 232.38' to a point; thence, by a curve to the right having a radius of 325.00', an arc length to 121.98' and a cord bearing of N 32°51'50" E a distance of 121.27' to a point; thence, N 43°36'59" E a distance of 10.64' to a point on the western right of way of Fox Run Road (T-818); thence, by the same S 46°23'01" E a distance of 50.00' to a point, the place of BEGINNING.

Containing 31,274 sq.ft. (0.72 acres)





COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
BUREAU OF INDIVIDUAL TAXES  
DEPT. 280603  
HARRISBURG, PA 17128-0603

BOOK

PAGE

1458 5102  
**REALTY TRANSFER TAX  
STATEMENT OF VALUE**

See Reverse for Instructions

RECORDER'S USE ONLY	
State Tax Paid	
Book Number	
Page Number	
Date Recorded	

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

**A CORRESPONDENT - All inquiries may be directed to the following person:**

Name	Telephone Number:
DOVER TOWNSHIP	
Street Address	Area Code ( 717 ) 292-3634
2480 W CANAL ROAD	State
DOVER	PA
City	Zip Code
	17315

**B TRANSFER DATA**

Grantor(s)/Lessor(s)			Date of Acceptance of Document		
COUNTRY SQUARE PARTNERSHIP			DOVER TOWNSHIP		
Street Address			Street Address		
19 N BALTIMORE STREET			2480 W CANAL ROAD		
City	State	Zip Code	City	State	Zip Code
DILLSBURG PA		17019	DOVER	PA	17315

**C PROPERTY LOCATION**

Street Address	City, Township, Borough	
	DOVER TOWNSHIP	
County	School District	Tax Parcel Number
YORK	DOVER AREA	map # 31 (no parcel #)

**D VALUATION DATA**

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
BOXWOOD COURT/ASHCOMBE FARMS	+ 00	= 1.00
4. County Assessed Value	5. Common Level Ratio Factor	6. Fair Market Value
NONE	X	=

**E EXEMPTION DATA**

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
ROAD USE- LOCAL GOVT.	100%

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession \_\_\_\_\_ (Name of Decedent) \_\_\_\_\_ (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number \_\_\_\_\_, Page Number \_\_\_\_\_
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- Other (Please explain exemption claimed, if other than listed above.) \_\_\_\_\_

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
Betty A. Shemaker <i>mgj</i>	9/28/01

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.