

PENN TOWNSHIP BOARD OF COMMISSIONERS  
York County, Pennsylvania

RESOLUTION NO. 1008

A RESOLUTION ACCEPTING THE DEDICATION OF TRACTS OF LAND AND SEWER LINES MORE FULLY DESCRIBED HEREIN AND AUTHORIZING THE FILING OF THE APPROPRIATE DEEDS OF DEDICATION WITH THE RECORDER OF DEEDS OFFICE IN AND FOR YORK COUNTY, PENNSYLVANIA

**WHEREAS**, as part of the Final Subdivision 1 Land Development Plans for Thornbury Hunt, which plan is recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania in Plan Book SS 2312, Page 38 (the "Plan"), the Plan required the offer of dedication of certain sanitary sewers and streets, more specifically described herein, which sanitary sewers and streets are now being offered for dedication by J.A. Myers Building and Development, Inc.; and

**WHEREAS**, the Township desires to accept the offer of dedication and formally evidence such acceptance by the filing of the deeds of dedication with the Recorder of Deeds Office in and for York County, Pennsylvania.

**BE IT RESOLVED** by the Commissioners of Penn Township and it is hereby resolved by the authority of the same that, pending receipt of an acceptable title opinion stating that title shall pass to the Township free and clear of all adverse encumbrances and restrictions, the following property is hereby accepted for dedication:

The tracts of land as described in the Exhibits as set forth in the attached Deed of Dedication by and between J.A. Myers Building and Development, Inc., and PENN TOWNSHIP attached hereto and incorporated herein.


**BE IT FURTHER RESOLVED** by the Commissioners of Penn Township and it is hereby resolved by the authority of the same that the following sewer lines are hereby accepted for dedication:

The sewer line as described in the Deed of Dedication by and between J.A. Myers Building and Development, Inc., and PENN TOWNSHIP attached hereto and incorporated herein.

**BE IT FURTHER RESOLVED** that the Deeds of Dedication attached hereto are hereby received and accepted by Penn Township as effectively transferring to said Township the said tracts of land and sewer line more fully described in the attached documents and as set forth on the descriptions contained in the aforesaid Deeds.

**ADOPTED**, this 19<sup>th</sup> day of June, 2023, by the Township Commissioners of Penn Township in a lawful session duly assembled.

PENN TOWNSHIP BOARD OF COMMISSIONERS

By:   
Michael G. Brown, President

ATTEST:

  
Donna M. Sweeney, Secretary

(SEAL)



*Prepared by:*

Jeremy D. Frey, Esquire  
Barley Snyder  
14 Center Square  
Hanover, PA 17331  
(717) 637-6239

*Property Address:* Penn Township, York County  
*UPI:* Not applicable for PIN Number

## DEED OF DEDICATION

THIS INDENTURE, made the 1st day of September, in the year of our Lord two thousand twenty-two (2022).

BETWEEN

**J. A. MYERS BUILDING AND DEVELOPMENT, INC.**, a Pennsylvania corporation, (the “Surviving Entity”) by statutory merger with **ROYAL BUILDING, INC.**, a Pennsylvania corporation, formerly known as **ROYAL BLDG., INC.** (the “Merged Entity”) by Statement of Merger filed with the Pennsylvania Department of State on December 3, 2019,

GRANTOR

-and-

**PENN TOWNSHIP**, a First Class Township, organized and existing pursuant to the First Class Township Code of Pennsylvania and maintaining its principal office at 20 Wayne Avenue, Hanover, Penn Township, York County, Pennsylvania,

GRANTEE

**WITNESSETH**, that the said Grantor for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America, unto it well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said Grantor does hereby dedicate for public use, grant and convey to the said Grantee, its successors and assigns,

**Beck Mill Road:**

**ALL** that certain improved road named Beck Mill Road, in Penn Township, York County, Pennsylvania bounded and shown according to a Plat prepared by Robert A. Sharrah, PLS, dated October 20, 2014, last revised December 24, 2014, designated File No. 0618, and recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. 2015009436), and as more fully described on Exhibit A attached hereto and made a part hereof.

**Brian Lane (North of Granite Lane):**

ALL that certain improved road named Brian Lane, in Penn Township, York County, Pennsylvania bounded and shown according to a Plat prepared by Robert A. Sharrah, PLS, dated October 20, 2014, last revised December 24, 2014, designated File No. 0618, and recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. 2015009436), and as more fully described on Exhibit B attached hereto and made a part hereof.

**Brian Lane (South of Granite Lane):**

ALL that certain improved road named Brian Lane, in Penn Township, York County, Pennsylvania bounded and shown according to a Plat prepared by Robert A. Sharrah, PLS, dated October 20, 2014, last revised December 24, 2014, designated File No. 0618, and recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. 2015009436), and as more fully described on Exhibit C attached hereto and made a part hereof.

**Granite Lane:**

ALL that certain improved road named Granite Lane, in Penn Township, York County, Pennsylvania bounded and shown according to a Plat prepared by Robert A. Sharrah, PLS, dated October 20, 2014, last revised December 24, 2014, designated File No. 0618, and recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. 2015009436), and as more fully described on Exhibit D attached hereto and made a part hereof.

**Onyx Drive:**

ALL that certain improved road named Onyx Drive, in Penn Township, York County, Pennsylvania bounded and shown according to a Plat prepared by Robert A. Sharrah, PLS, dated October 20, 2014, last revised December 24, 2014, designated File No. 0618, and recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. 2015009436), and as more fully described on Exhibit E attached hereto and made a part hereof.

**Quartz Ridge Road**

ALL that certain improved road named Quartz Ridge Road, in Penn Township, York County, Pennsylvania bounded and shown according to a Plat prepared by Robert A. Sharrah, PLS, dated October 20, 2014, last revised December 24, 2014, designated File No. 0618, and recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. 2015009436), and as more fully described on Exhibit F attached hereto and made a part hereof.

**SUBJECT NEVERTHELESS**, to the rights and privileges therein acquired by the purchasers of lots abutting the same, and to all restrictions, conditions, easements and other matters appearing of record.

**IT BEING** part of the premises which Wolverine Holdings, LLC, by its deed dated August 30, 2013 and recorded September 5, 2013 in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 2249, page 5478, granted and conveyed to Royal Bldg., Inc., now known as Royal Building, Inc., a Pennsylvania corporation. By Articles of Merger filed

December 3, 2019, with the Pennsylvania Department of State, Royal Building, Inc. was merged into J. A. Myers Building and Development, Inc., the Grantor herein.

**TO HAVE AND TO HOLD** the said streets to and for the only proper use and behoof of the Grantee, its successors and assigns forever, as and for public streets or highways and for the installation of public improvements and public utilities, including, but not limited to, storm water drainage, curbs, sidewalks, water, sewer, electric, telephone, cable television and gas; and for no other use or purpose whatsoever and to the same extent and with the same effect as if the said streets had been opened by a decree of the Court of Common Pleas of York County, Pennsylvania, after proceedings duly had for that purpose under and pursuant to the laws of the Commonwealth of Pennsylvania.

**AND** the said Grantor, for itself, its successors and assigns, by these presents, covenants, promises and agrees to and with the said Grantee, its successors or assigns, that neither the Grantor, its successors or assigns, shall or will at any time hereafter ask, demand or receive of or from the said Grantor, its successors and assigns, any sum or sums of money as and for damages for or by reason of the use and taking of said streets for public purposes.

**AND** the Grantor does further remise, release, quitclaim and forever discharge the Grantee or any agency or political subdivision thereof or its or their employees or representatives of and from all suits, damages, claims and demands which the Grantor might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, Act of June 22, 1964, P.L. 84, as amended (26 P.S. 1-101 et seq.,) for or on account of any injury to or destruction of the aforesaid property of the Grantor through or by reason of the aforesaid highway construction or improvement, except damages, if any, under Section 610 (Limited Reimbursement of Appraisal, Attorney and Engineering Fees).

**AND** the said Grantor hereby covenants and agrees that it will warrant specially unto the Grantee the tracts of land consisting of the beds of said streets as shown on plats hereinabove referred to.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

Witness/Attest

J. A. Myers Building and Development, Inc. by statutory merger with Royal Building, Inc.

Victoria F Collins

By: [Signature] (SEAL)  
Benjamin A. Myers, Vice-President

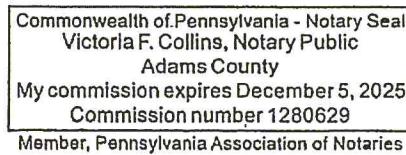
COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF ADAMS :

On this, the 1st day of SEPTEMBER, 2022, before me, a Notary Public, the undersigned officer, personally appeared Benjamin A. Myers, who acknowledged himself to be the Vice President of J. A. Myers Building and Development, Inc. by statutory merger with Royal Building, Inc., being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as Vice-President.

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

Victoria F Collins (SEAL)  
Notary Public

My Commission Expires: 12-5-2025



**CERTIFICATE OF RESIDENCE**

I do hereby certify that the precise residence and complete Post Office address of the within named Grantee is: \_\_\_\_\_

\_\_\_\_\_, 2022

\_\_\_\_\_  
Attorney/Agent for Grantee

*Sharrah Design Group, Inc.*

**LEGAL DESCRIPTION – BECK MILL ROAD**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Thornbury Hunt Subdivision, Penn Township, York County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at a magnetic nail set near the centerline of Beck Mill Road at the northeasternmost point of the parcel about to be described, which point is a common corner with lands now or formerly of Carol E. Taggart;

Thence in or along Beck Mill Road South 35 Degrees 19 Minutes 40 Seconds West 349.00 feet to a point on the western side of Beck Mill Road;

Thence by same South 04 Degrees 13 Minutes 59 Seconds West 845.43 feet to a magnetic nail set in or near the centerline of said Beck Mill Road;

Thence South 86 Degrees 57 Minutes 53 Seconds West 31.42 feet to point on the western line of Beck Mill Road, passing through a rebar with cap found 31.23 feet back, a common corner with Lot 1 of the Thornbury Hunt subdivision and lands now or formerly of Bon Ton Builders, Inc.;

Thence by Lot 1 and partly by Lot 2 North 02 Degrees 51 Minutes 43 Seconds East 125.70 feet to a point;

Thence partly by Lot 2 and Lot 3 along a curve to the right having a radius of 4,209.00 feet, an arc length of 150.86 feet, a chord bearing of North 03 Degrees 53 Minutes 19 Seconds East and chord distance of 150.86 feet to a point;

Thence partly by Lot 3, Lot 4, Lot 5 and partly by Lot 6 North 04 Degrees 54 Minutes 56 Seconds East 429.18 feet to a point;

Thence partly by Lot 6, Lot 7, Lot 8 and partly by Lot 9 along a curve to the right having a radius of 525.00 feet, an arc length of 273.40 feet, and a chord bearing of North 19 Degrees 50 Minutes 03 Seconds East and chord distance of 270.32 feet to a point;

Thence partly by Lot 9 and by Granite Lane North 34 Degrees 45 Minutes 10 Seconds East 226.15 feet to a point on line of lands of the aforementioned Carol E. Taggart;

Thence by said Taggart lands South 56 Degrees 45 Minutes 09 Seconds East 25.92 feet to a point, the **PLACE OF BEGINNING**.

**CONTAINING: 0.789+/- acres.**

The above description was taken from a Plat prepared by Robert A. Sharrah, PLS, which Plat is dated 20 October 2014, last revised 24 December 2014, File No. 0618, which Plat is recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. (2015009436)).

**EXHIBIT A**

***Sharrah Design Group, Inc.***

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**LEGAL DESCRIPTION – BRIAN LANE (north of Granite Lane)**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Thornbury Hunt Subdivision, Penn Township, York County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at the southwesternmost point on the parcel about to be described, which point is located on the northern line of Granite Lane, a common corner with Lot 21;

Thence by Lot 21 North 67 Degrees 03 Minutes 30 Seconds East 34.81 feet to a point;

Thence by same North 21 Degrees 09 Minutes 23 Seconds East 22.24 feet to a point;

Thence by same along a curve to the right having a radius of 425.00 feet, an arc length of 112.05 feet, a chord bearing of North 28 Degrees 42 Minutes 34 Seconds East and chord distance of 111.73 feet to a point;

Thence by same North 36 Degrees 15 Minutes 44 Seconds East 42.88 feet to a point on line of lands now or formerly of Nevin R. Danner and Robin L. Danner;

Thence by said Danner lands South 53 Degrees 43 Minutes 56 Seconds East 50.00 feet to a point, a common corner with Lot 20;

Thence by Lot 20 South 36 Degrees 16 Minutes 04 Seconds West 42.82 feet to a point;

Thence by same along a curve to the left having a radius of 375.00 feet, an arc length of 98.92 feet, a chord bearing of South 28 Degrees 42 Minutes 39 Seconds West and chord distance of 98.63 feet to a point;

Thence by same South 21 Degrees 09 Minutes 23 Seconds West 21.77 feet to a point;

Thence by same South 25 Degrees 33 Minutes 49 Seconds East 34.34 feet to a point on the northern line of Granite Lane;

Thence along the northern line of Granite Lane along a curve to the right having a radius of 750.00 feet, an arc length of 81.10 feet, a chord bearing of North 70 Degrees 05 Minutes 34 Seconds West and chord distance of 81.06 feet to a point;

Thence by same North 66 Degrees 59 Minutes 42 Seconds West 18.97 feet to a point, the **PLACE OF BEGINNING**.

**CONTAINING: 0.239+/- acres.**

The above description was taken from a Plat prepared by Robert A. Sharrah, PLS, which Plat is dated 20 October 2014, last revised 24 December 2014, File No. 0618, which Plat is recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. (2015009436).

**EXHIBIT B**



*Sharrah Design Group, Inc.*

**LEGAL DESCRIPTION – BRIAN LANE (south of Granite Lane)**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Thornbury Hunt Subdivision, Penn Township, York County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at the southwesternmost point on the parcel about to be described, which point is on line of Lot 29;

Thence by Lot 29 and partly by Quartz Ridge Road along a curve to the right having a radius of 325.00 feet, an arc length of 164.71 feet, a chord bearing of North 36 Degrees 13 Minutes 41 Seconds East and chord distance of 162.95 feet to a point;

Thence partly by Quartz Ridge Road and partly by Lot H-2 North 50 Degrees 44 Minutes 49 Seconds East 136.27 feet to a point;

Thence partly by Lot H-2 and partly by Lot 28 along a curve to the left having a radius of 300.00 feet, an arc length of 239.87 feet, a chord bearing of North 27 Degrees 50 Minutes 29 Seconds East and chord distance of 233.53 feet to a point;

Thence by Lot 28 North 04 Degrees 54 Minutes 56 Seconds East 91.86 feet to a point;

Thence partly by Lot 27, Onyx Drive, and partly by Lot 25 along a curve to the right having a radius of 925.00 feet, an arc length of 262.20 feet, a chord bearing of North 13 Degrees 02 Minutes 10 Seconds East and chord distance of 261.32 feet to a point;

Thence partly by Lot 25 and Lot 24 North 21 Degrees 09 Minutes 23 Seconds East 239.17 feet to a point;

Thence by said Lot 24 North 22 Degrees 58 Minutes 03 Seconds West 35.91 feet to a point on the southern line of Granite Lane;

Thence along the southern line of Granite Lane South 66 Degrees 59 Minutes 42 Seconds East 17.36 feet to a point;

Thence by same along a curve to the left having a radius of 800.00 feet, an arc length of 82.70 feet, a chord bearing of South 69 Degrees 57 Minutes 24 Seconds East and chord distance of 82.67 feet to a point, a common corner with Lot 11;

Thence by Lot 11 South 64 Degrees 35 Minutes 18 Seconds West 36.36 feet to a point;

Thence by Lot 11 and Lot 12 South 21 Degrees 09 Minutes 23 Seconds West 239.59 feet to a point;

Thence partly by Lot 12, Lot 13 and partly by Lot 14 along a curve to the left having a radius of 875.00 feet, an arc length of 248.03 feet, a chord bearing of South 13 Degrees 02 Minutes 10 Seconds West and chord distance of 247.20 feet to a point;

**EXHIBIT C**

***Sharrah Design Group, Inc.***

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Thence partly by Lot 14 and partly by Lot 15 South 04 Degrees 54 Minutes 56 Seconds West 91.86 feet to a point;

Thence partly by Lot 15, Lot 16 and partly by Lot H-1 along a curve to the right having a radius of 350.00 feet, an arc length of 279.86 feet, a chord bearing of South 27 Degrees 50 Minutes 23 Seconds West and chord distance of 272.47 feet to a point;

Thence partly by Lot H-1 and partly by Lot 17 South 50 Degrees 44 Minutes 49 Seconds West 136.27 feet to a point;

Thence by said Lot 17 along a curve to the left having a radius of 275.00 feet, an arc length of 137.70 feet, a chord bearing of South 36 Degrees 24 Minutes 07 Seconds West and chord distance of 136.27 feet to a point, s common corner with lands now or formerly of Tony E. Meckley Jr. and Robbi L. Meckley;

Thence North 70 Degrees 12 Minutes 19 Seconds West 50.03 feet to a point, the **PLACE OF BEGINNING**.

**CONTAINING: 1.344+/- acres.**

The above description was taken from a Plat prepared by Robert A. Sharrah, PLS, which Plat is dated 20 October 2014, last revised 24 December 2014, File No. 0618, which Plat is recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. (2015009436).

**EXHIBIT C**

***Sharrah Design Group, Inc.***

**LEGAL DESCRIPTION – GRANITE LANE**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Thornbury Hunt Subdivision, Penn Township, York County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at the easternmost point of the parcel about to be described, which point is on line of lands now or formerly of Carol E. Taggart;

Thence along the western line of Beck Mill Road South 34 Degrees 45 Minutes 10 Seconds West 75.03 feet to a point, a common corner with Lot 9 in the Thornbury Hunt subdivision;

Thence by Lot 9 North 11 Degrees 00 Minutes 00 Seconds West 34.90 feet to a point;

Thence by same North 56 Degrees 45 Minutes 09 Seconds West 78.63 feet to a point;

Thence partly by Lot 9 and partly by Lot 10 along a curve to the left having a radius of 450.00 feet, an arc length of 170.58 feet, a chord bearing of North 67 Degrees 36 Minutes 43 Seconds West and chord distance of 169.56 feet to a point;

Thence partly by Lot 10 and partly by Lot 11 North 78 Degrees 28 Minutes 16 Seconds West 49.81 feet to a point;

Thence partly by Lot 11 and partly by Brian Lane along a curve to the right having a radius of 800.00 feet, an arc length of 160.24 feet, a chord bearing of North 72 Degrees 43 Minutes 59 Seconds West and chord distance of 159.97 feet to a point;

Thence partly by Brian Lane, by Lot 24 and partly by Lot 23 North 66 Degrees 59 Minutes 42 Seconds West 175.13 feet to a point;

Thence by Lot 23 along a curve to the right having a radius of 896.50 feet, an arc length of 73.87 feet, a chord bearing of North 64 Degrees 38 Minutes 04 Seconds West and chord distance of 73.85 feet to a point on line of lands now or formerly of South Heights Manor, LP;

Thence by said South Heights Manor, LP North 37 Degrees 11 Minutes 14 Seconds East 50.73 feet to a point, a common corner with Lot 22;

Thence by Lot 22 along a curve to the left having a radius of 846.50 feet, an arc length of 61.41 feet, a chord bearing of South 64 Degrees 55 Minutes 00 Seconds East and chord distance of 61.40 feet to a point;

Thence partly by same, by Lot 21 and partly by Brian Lane South 66 Degrees 59 Minutes 42 Seconds East 175.13 feet to a point;

Thence partly by Brian Lane and partly by Lot 20 along a curve to the left having a radius of 750.00 feet, an arc length of 150.22 feet, a chord bearing of South 72 Degrees 43 Minutes 59 Seconds East and chord distance of 149.97 feet to a point;

Thence by Lot 20 South 78 Degrees 28 Minutes 16 Seconds East 49.81 feet to a point;

**EXHIBIT D**

***Sharrah Design Group, Inc.***

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Thence partly by Lot 20 and partly by lands now or formerly of the aforementioned Carol E. Taggart, along a curve to the right having a radius of 500.00 feet, an arc length of 189.53 feet, a chord bearing of South 67 Degrees 36 Minutes 43 Seconds East and chord distance of 188.40 feet to a point;

Thence by said Taggart South 56 Degrees 45 Minutes 09 Seconds East 104.96 feet to a point, the **PLACE OF BEGINNING**.

**CONTAINING: 0.848+/- acres.**

The above description was taken from a Plat prepared by Robert A. Sharrah, PLS, which Plat is dated 20 October 2014, last revised 24 December 2014, File No. 0618, which Plat is recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. (2015009436)).

**EXHIBIT D**

***Sharrah Design Group, Inc.***

**LEGAL DESCRIPTION – ONYX DRIVE**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Thornbury Hunt Subdivision, Penn Township, York County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at the southeasternmost point on the parcel about to be described, which point is a common corner with Lot 27;

Thence by said Lot 27 North 31 Degrees 04 Minutes 17 Seconds West 36.09 feet to a point;

Thence by same North 74 Degrees 55 Minutes 21 Seconds West 64.63 feet to a point;

Thence partly by said Lot 27 and partly by Lot H-2 along a curve to the right having a radius of 550.00 feet, an arc length of 199.81 feet, a chord bearing of North 64 Degrees 30 Minutes 53 Seconds West and chord distance of 198.72 feet to a point;

Thence by said Lot H-2 North 54 Degrees 06 Minutes 25 Seconds West 86.60 feet to a point, a common corner with lands now or formerly of South Heights Manor LP;

Thence by said South Heights Manor LP lands North 37 Degrees 11 Minutes 14 Seconds East 50.01 feet to a point, a common corner with Lot 26;

Thence by said Lot 26 South 54 Degrees 06 Minutes 25 Seconds East 85.47 feet to a point;

Thence partly by Lot 26 and partly by Lot 25 with a curve to the left having a radius of 500.00 feet, an arc length of 181.65 feet, a chord bearing of South 64 Degrees 30 Minutes 53 Seconds East and chord distance of 180.65 feet to a point;

Thence by said Lot 25 South 74 Degrees 55 Minutes 21 Seconds East 64.63 feet to a point;

Thence by same North 61 Degrees 13 Minutes 35 Seconds East 36.09 feet to a point on the western line of Brian Lane;

Thence by the western line of Brian Lane along a curve to the left having a radius of 925.00 feet, an arc length of 100.05 feet, a chord bearing of South 15 Degrees 04 Minutes 39 Seconds West and chord distance of 100.00 feet to a point, the **PLACE OF BEGINNING**.

**CONTAINING: 0.435+/- acres.**

The above description was taken from a Plat prepared by Robert A. Sharrah, PLS, which Plat is dated 20 October 2014, last revised 24 December 2014, File No. 0618, which Plat is recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. (2015009436).

**EXHIBIT E**

***Sharrah Design Group, Inc.***

**LEGAL DESCRIPTION – QUARTZ RIDGE ROAD**

**ALL THAT CERTAIN TRACT OF LAND** situate in the Thornbury Hunt Subdivision, Penn Township, York County, Pennsylvania, more particularly bounded and described as follows:

**BEGINNING** at the southernmost point on the parcel about to be described, which point is a common corner with Lot 29 on the western line of Brian Lane;

Thence by Lot 29 North 04 Degrees 01 Minutes 37 Seconds East 36.47 feet to a point;

Thence partly by Lot 29 and partly by Lot 30 North 39 Degrees 15 Minutes 11 Seconds West 98.89 feet to a point;

Thence by said Lot 30 along a curve to the right having a radius of 825.00 feet, an arc length of 132.51 feet, a chord bearing of North 34 Degrees 39 Minutes 06 Seconds West and chord distance of 132.37 feet to a point;

Thence partly by Lot 30, Lot 31 and Lot 32 North 30 Degrees 03 Minutes 01 Seconds West 337.78 feet to a point, a common corner with Lot 33;

Thence partly by Lot 33 and partly by Lot 34 along a curve to the left having a radius of 450.00 feet, an arc length of 255.86 feet, a chord bearing of North 46 Degrees 20 Minutes 19 Seconds West and chord distance of 252.42 feet to a point;

Thence partly by Lot 34, by Lot 35 and partly by Lot 36 North 62 Degrees 37 Minutes 37 Seconds West 254.56 feet to a point;

Thence by said Lot 36 along a curve to the left having a radius of 775.00 feet, an arc length of 59.12 feet, a chord bearing of North 64 Degrees 48 Minutes 44 Seconds West and chord distance of 59.10 feet to a point on line of lands now or formerly of South Heights Manor LP;

Thence by said South Heights Manor LP North 36 Degrees 20 Minutes 48 Seconds East 51.30 feet to a point;

Thence partly by same and partly by Lot 37 along a curve to the right having a radius of 825.00 feet, an arc length of 51.09 feet, a chord bearing of South 64 Degrees 24 Minutes 04 Seconds East and chord distance of 51.08 feet to a point;

Thence partly by Lot 37, by Lot 38 and partly by Lot H-2 South 62 Degrees 37 Minutes 37 Seconds East 254.56 feet to a point;

Thence by Lot H-2 along a curve to the right having a radius of 500.00 feet, an arc length of 284.28 feet, a chord bearing of South 46 Degrees 20 Minutes 19 Seconds East and chord distance of 280.47 feet to a point;

Thence by same South 30 Degrees 03 Minutes 01 Seconds East 337.78 feet to a point;

**EXHIBIT F**

***Sharrah Design Group, Inc.***

Thence by same along a curve to the left having a radius of 775.00 feet, an arc length of 124.48 feet, a chord bearing of South 34 Degrees 39 Minutes 06 Seconds East and chord distance of 124.35 feet to a point;

Thence by same South 39 Degrees 15 Minutes 11 Seconds East 98.81 feet to a point;

Thence by same South 84 Degrees 15 Minutes 11 Seconds East 35.36 feet to a point on the western line of the aforementioned Brian Lane;

Thence along the western line of Brian Lane South 50 Degrees 44 Minutes 49 Seconds West 67.51 feet to a point;

Thence by same along a curve to the left having a radius of 325.00 feet, an arc length of 32.54 feet, a chord bearing of South 47 Degrees 52 Minutes 42 Seconds West and chord distance of 32.53 feet to a point, the **PLACE OF BEGINNING**.

**CONTAINING: 1.357+/- acres.**

The above description was taken from a Plat prepared by Robert A. Sharrah, PLS, which Plat is dated 20 October 2014, last revised 24 December 2014, File No. 0618, which Plat is recorded among the land records of York County in Record Book 2312, Page 111 (Instrument No. (2015009436).

**EXHIBIT F**

Prepared by:  
Jeremy D. Frey, Esquire  
Barley Snyder  
14 Center Square  
Hanover, PA 17331  
(717) 637-6239

*Property Address:* Penn Township, York County  
*UPI:* Not applicable for PIN Number

## DEED OF DEDICATION

THIS INDENTURE, made the 1<sup>st</sup> day of September, in the year of our Lord two thousand twenty-two (2022).

BETWEEN

J. A. MYERS BUILDING AND DEVELOPMENT, INC., a Pennsylvania corporation, (the "Surviving Entity") by statutory merger with ROYAL BUILDING, INC., a Pennsylvania corporation, formerly known as ROYAL BLDG., INC. (the "Merged Entity") by Statement of Merger filed with the Pennsylvania Department of State on December 3, 2019,

GRANTOR

-and-

PENN TOWNSHIP, a First Class Township Code of Pennsylvania and maintaining its principal office at 20 Wayne Avenue, Hanover, Penn Township, York County, Pennsylvania,

GRANTEE

WITNESSETH, that the said Grantor, for and in consideration of the sum of One and 00/100 (\$1.00) Dollar and other good and valuable consideration, in hand received, the receipt whereof is hereby acknowledged, does hereby dedicate for public use, and grant and convey to the said Grantee, its successors and assigns, those certain sanitary sewer easements, manholes and laterals appurtenant thereto situate in the streets located in Thornbuy Hunt, situate, lying and being in Penn Township, York County, Pennsylvania, and set forth as follows:

### SANITARY SEWER RUN MH 8-144-8-143, 8-142 TO MH 8-153

BEGINNING at a terminal manhole designated as Manhole MH 8-144 in Quartz Ridge Road at Station 14+97.91, offset 1.35 feet left;

Thence in Quartz Ridge Road South 60 Degrees 27 Minutes 56 Seconds East 359.33 feet to a manhole designated as MH 8-143 at Quartz Ridge Road Station 18+57.80 offset 0.89 feet left;



Thence South 38 Degrees 27 Minutes 53 Seconds East 158.29 feet to a manhole designated as MH 8-142 located at Station 20+17.03 offset 2.16 feet right;

Thence leaving Quartz Ridge Road North 59 Degrees 26 Minutes 12 Seconds East 92.10 feet to a manhole designated as MH 8-153.

**SANITARY SEWER RUN MH 8-129, 8-141 to 8-142**

**BEGINNING** at a manhole designated as MH 8-129 located in the intersection of Brian Lane and Quartz Ridge Road at Brian Lane Station 14+12.98 offset 2.76 feet right;

Thence in Quartz Ridge Road North 39 Degrees 04 Minutes 47 Seconds West 218.43 feet to a manhole designated as MH 8-141 located at Station 24+15.67 offset 1.43 feet right;

Thence North 30 Degrees 29 Minutes 51 Seconds West 398.70 feet to a manhole designated as MH 8-142 located at Station 20+17.03 offset 2.16 feet right.

**SANITARY SEWER RUN MH 8-138, 8-137 to 8-135**

**BEGINNING** at a terminal manhole designated as MH 8-138 at Granite Lane Station 22+05.64 offset 0.30 feet right;

Thence in Granite Lane North 58 Degrees 55 Minutes 00 Seconds West 128.18 feet to a manhole designated as MH 8-137 located at Granite Lane Station 20+77.46 offset 1.25 feet left;

Thence North 74 Degrees 20 Minutes 39 Seconds West 274.40 feet to a manhole in the intersection of Granite Lane and Brian Lane designated as MH 8-135 located at Granite Lane Station 18+02.65 offset 0.32 feet left.

**SANITARY SEWER RUN MH 8-136-8-134, 8-133, 8-132, 8-151, 8-131, 8-130 to MH 8-129**

**BEGINNING** at a terminal manhole designated as Manhole MH 8-136 located at Brian Lane Station 25+00.72 offset 0.09 feet left;

Thence South 20 Degrees 38 Minutes 46 Seconds West 74.41 feet to a manhole designated as MH 8-135 located in the intersection of Brian Lane and Granite Lane at Granite Lane Station 18+02.65 offset 0.32 feet left;

Thence South 21 Degrees 33 Minutes 24 Seconds West 280.24 feet to a manhole designated as MH 8-134 located at Station 21+46.08 offset 1.38 feet left;

Thence South 20 Degrees 00 Minutes 46 Seconds West 104.12 feet to a manhole designated as MH 8-133 located in the intersection of Brian Lane and Onyx Drive at Brian Lane Station 20+42.26 offset 4.30 feet left;

Thence South 09 Degrees 57 Minutes 30 Seconds West 115.41 feet to a manhole designated as MH 8-132 located at Station 19+27.15 offset 1.27 feet left;

Thence South 03 Degrees 32 Minutes 58 Seconds West 113.72 feet to a manhole designated as MH 8-151 located at Station 18+13.52 offset 2.58 feet right;

Thence South 15 Degrees 12 Minutes 37 Seconds West 151.95 feet to a manhole designated as MH 8-131 located at Station 16+60.97 offset 0.82 feet right;

Thence South 41 Degrees 30 Minutes 58 Seconds West 149.12 feet to a manhole designated as MH 8-130 located at Station 15+10.60 offset 1.30 feet left;

Thence South 48 Degrees 23 Minutes 24 Seconds West 98.58 feet to a manhole designated as MH 8-129 located in the intersection of Brian Lane and Quartz Ridge Road at Brian Lane Station 14+12.98 offset 2.76 feet right;

Thence South 46 Degrees 14 Minutes 18 Seconds West 102.96 feet to a manhole designated as MH 8-178 at Brian Lane Station 13+08.64 offset 1.22 feet left.

**SANITARY SEWER RUN MH 8-150, 8-149, 8-148, 8-147 to 8-154**

**BEGINNING** at a terminal manhole designated as manhole MH 8-150 located in Beck Mill Road at Station 42+87.95 offset 9.38 feet right;

Thence in Beck Mill Road South 20 Degrees 39 Minutes 15 Seconds West 124.98 feet to a manhole designated as MH 8-149 located at Station 41+60.64 offset 6.62 feet right;

Thence South 05 Degrees 44 Minutes 24 Seconds West 277.96 feet to a manhole designated as MH 8-148 located at Station 38+81.72 offset 6.50 feet right;

Thence South 04 Degrees 40 Minutes 42 Seconds West 263.00 feet to a manhole designated as MH 8-147 located at Station 36+18.63 offset 7.29 feet right;

Thence South 04 Degrees 27 Minutes 16 Seconds West 108.06 feet to a manhole designated as MH 8-154 located at Station 35+10.40 offset 5.48 feet right;

**SANITARY SEWER RUN MH 8-154, 8-146, 8-145 to 8-130**

**BEGINNING** at a manhole designated as MH 8-154 located in Beck Mill Road at Station 35+10.40 offset 5.48 feet right;

Thence running in a 30' wide easement near the lot line between Lots 1 and 2 North 86 Degrees 38 Minutes 20 Seconds West 321.09 feet to a manhole designated as MH 8-146;

Thence running in a 30' wide easement partly on Lot 1 and mostly on Lot 2 North 06 Degrees 23 Minutes 36 Seconds East 86.00 feet to a manhole designated as MH 8-145;

Thence running in a 30' wide easement partly on Lot 2 and mostly through lands of Lot H-1, the Thornbury Hunt Home Owners Association, North 39 Degrees 55 Minutes 41 Seconds West 296.96 feet to a manhole designated as 8-130 located in Brian Lane at Station 15+10.60 offset 1.30 feet left.

**SANITARY SEWER RUN MH 8-139 to PROPERTY LINE**

**BEGINNING** at a terminal manhole designated as MH 8-139 located in Granite Lane at Station 16+02.44 offset 0.86 feet right;

Thence running in Granite Lane North 64 Degrees 19 Minutes 09 Seconds West 75.02 feet to a point on the perimeter boundary of Thornbury Hunt.

**SANITARY SEWER RUN MH 8-140 to PROPERTY LINE**

**BEGINNING** at a terminal manhole designated as MH 8-140 located at Onyx Drive Station 13+36.33 offset 0.27 feet right;

Thence running in Onyx Drive North 54 Degrees 03 Minutes 40 Seconds West 99.64 feet to a point on the perimeter property line of Thornbury Hunt.

**BEING** part of the premises which Wolverine Holdings, LLC, by its deed dated August 30, 2013 and recorded September 5, 2013 in the Office of the Recorder of Deeds of York County, Pennsylvania in Record Book 2249, page 5478, granted and conveyed to Royal Bldg., Inc., now known as Royal Building, Inc., a Pennsylvania corporation. By Articles of Merger filed December 3, 2019, with the Pennsylvania Department of State, Royal Building, Inc. was merged into J. A. Myers Building and Development, Inc., the Grantor herein.

**TOGETHER WITH** free ingress, egress and regress into and along the same at all times hereafter for the purposes of installing, constructing, inspecting, maintaining, repairing, improving, operating, removing, replacing and rebuilding said sewer main or mains, manholes and appurtenant laterals.

**TO HAVE AND TO HOLD** the said sanitary sewer easements, mains, manholes and laterals appurtenant thereto and for the only proper use, including maintenance and repairs within the easements, and behoof of the Grantee, its successors and assigns forever, as and for public sewer system and for no other use and purpose whatsoever.

**AND THE SAID** Grantor, for itself, its successors or assigns, by these presents covenants, promises, and agrees to and with the said Grantee, its successors and assigns, that neither the Grantor, its successor or assigns, shall or will at any time hereafter ask, demand or receive of or from the Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of the taking of said sanitary sewer easements, manholes and laterals appurtenant for public purposes.

The GRANTORS do further remise, release, quitclaim and forever discharge the GRANTEE or any agency or political subdivision thereof or its or their employees or representatives of and from all suits, damages, claims and demands which the GRANTORS might otherwise have been entitled to assert under the provisions of the Eminent Domain Code, Act of June 22, 1964, P.L. 84, as amended (26 Pa.C.S. 101 et seq.,) for or on account of any injury to or destruction of the aforesaid property of the GRANTORS through or by reason of the aforesaid sewer line construction or improvement, except damages, if any, under Section 710 (Limited Reimbursement of Appraisal, Attorney and Engineering Fees).

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Deed of Dedication has been duly executed the day and year first above written.

Witness/Attest

J. A. Myers Building and Development, Inc.  
by statutory merger with Royal Building, Inc.

Victoria Collins

By: [Signature] (SEAL)  
Benjamin A. Myers, Vice-President

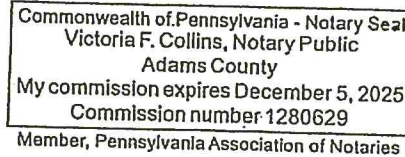
COMMONWEALTH OF PENNSYLVANIA :  
: SS:  
COUNTY OF ADAMS :

On this, the 1st day of SEPTEMBER, 2022, before me, a Notary Public, the undersigned officer, personally appeared Benjamin A. Myers, who acknowledged himself to be the Vice President of J. A. Myers Building and Development, Inc. by statutory merger with Royal Building, Inc., being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as Vice-President.

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

Victoria Collins (SEAL)  
Notary Public

My Commission Expires: 12-5-2025



CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete Post Office address of the within named Grantee is: \_\_\_\_\_

\_\_\_\_\_, 2022

\_\_\_\_\_  
Attorney/Agent for Grantee