

RESOLUTION NO. 973

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

WHEREAS, as part of the Final Subdivision Plan of Whispering Run – Phases 2A, 2B and 2C, which plans are recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania in Record Book 2253, Page 1740, Record Book 2279, Page 3614 and Record Book 2300, Page 5737 (the “Plan”), the Plan required the offer of dedication of certain streets throughout the development, which said streets are now being offered for dedication by Joseph A. Myers (“Grantor”); and

WHEREAS, the Township desires to accept the offer of dedication and formally evidence such acceptance by the filing of a deed 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:

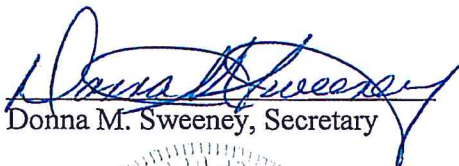
The tracts of land as described in the attached Exhibit “A” and as set forth in the Deed of Dedication by and between JOSEPH A. MYERS and PENN TOWNSHIP.

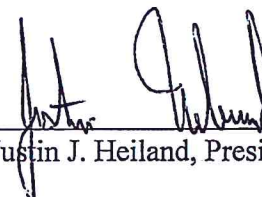
**BE IT FURTHER RESOLVED** that the Deed of Dedication attached hereto is hereby received and accepted by Penn Township as effectively transferring to said Township the said tracts of land more fully described in the attached exhibit and as set forth on the description contained in the aforesaid Deed.

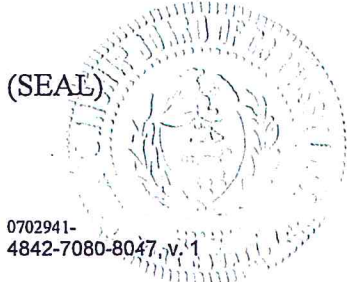
**ADOPTED**, this 21<sup>st</sup> day of June, 2021, by the Township Commissioners of Penn Township in a lawful session duly assembled.

ATTEST:

PENN TOWNSHIP BOARD OF COMMISSIONERS

  
Donna M. Sweeney, Secretary

By:   
Justin J. Heiland, President



**EXHIBIT "A"**

Deed of Dedication



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

*Property Address:*  
Penn Township, York County  
UPI:

## DEED OF DEDICATION

THIS INDENTURE, made the \_\_\_\_ day of \_\_\_\_\_, in the year of our Lord two thousand twenty (2020).

BETWEEN

JOSEPH A. MYERS, unmarried, of 107 Little Bridge Road, Hanover, PA 17331,

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,

**Red Rock Run:**

ALL that certain improved road named Red Rock Run, in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc. entitled "Final Subdivision Plan Whispering Run – Phase 2A", file number 021099A, revision date September 05, 2013, recorded in York County Recorder of Deeds in Record Book 2253 page 1740, dated October 01, 2013, as more fully described on Exhibit "A" attached hereto and made a part hereof.

**Ripple Drive:**

ALL that certain improved road named Ripple Drive, in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc. entitled "Final Subdivision Plan Whispering Run – Phase 2B", file number 021099B, revision date January 02, 2014 recorded in York County Recorder of Deeds in Record Book 2279 page 3614, dated May 28, 2014, as more fully described on Exhibit "B" attached hereto and made a part hereof.

**Pearl Drive:**

ALL that certain improved road named Pearl Drive, in Penn Township, York County, Pennsylvania bounded and shown according to 2 Plans, prepared by Group Hanover Inc. entitled "Final Subdivision Plan Whispering Run – Phase 2A", file number 021099A, revision date September 05, 2013, recorded in York County Recorder of Deeds in Record Book 2253 page 1740, dated October 01, 2013 and "Final Subdivision Plan Whispering Run – Phase 2B", file number 021099B, revision date January 02, 2014, recorded in York County Recorder of Deeds in Record Book 2279 page 3614, dated May 28, 2014, as more fully described on Exhibit "C" attached hereto and made a part hereof.

**Whispering Lane ( East):**

ALL that certain improved road named Whispering Lane (East), in Penn Township, York County, Pennsylvania bounded and shown according to 2 Plans, prepared by Group Hanover Inc. entitled "Final Subdivision Plan Whispering Run – Phase 2C", file number 021099D, revision date November 06, 2014, recorded in York County Recorder of Deeds in Record Book 2300 page 5737, dated November 25, 2014 and "Final Subdivision Plan Whispering Run – Phase 2B", file number 021099B, revision date January 02, 2014 recorded in York County Recorder of Deeds in Record Book 2279 page 3614, dated May 28, 2014, as more fully described on Exhibit "D" attached hereto and made a part hereof.

**Whispering Lane ( West):**

ALL that certain improved road named Whispering Lane (West), in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc. entitled "Final Subdivision Plan Whispering Run – Phase 2C", file number 021099D, revision date November 06, 2014, recorded in York County Recorder of Deeds in Record Book 2300 page 5737, dated November 25, 2014, as more fully described on Exhibit "E" attached hereto and made a part hereof.

**Bair Road:**

ALL that certain improved road named Ripple Drive, in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc. entitled "Final Subdivision Plan Whispering Run – Phase 2C", file number 021099B, revision date November 06, 2014, recorded in York County Recorder of Deeds in Record Book 2300 page 5737, dated November 25, 2014, 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.

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

[SIGNATURE PAGE FOLLOWS]



July 30, 2020

**LEGAL DESCRIPTION  
RED ROCK RUN  
(34' CARTWAY – 50' RIGHT-OF-WAY)  
PHASE 2A WHISPERING RUN  
PENN TOWNSHIP - YORK COUNTY – PENNSYLVANIA  
PROJECT NO. 021099E**

ALL that certain improved road named Red Rock Run, in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc entitled "Final Subdivision Plan Whispering Run – Phase 2A", file number 021099A, revision date September 05, 2013, recorded in York County Recorder of Deeds in Record Book 2253 page 1740, dated October 01, 2013 and by exhibit attached (Street Dedication Whispering Run Phase 2A, B & C), bounded and limited as follows:

BEGINNING at a point at lot 3 at the intersection of the southerly right-of-way line for Red Rock Run and the easterly right-of-way line for Pearl Drive; thence along the easterly right-of-way line of Pearl Drive and the entrance to Red Rock Run, with a curve to the right, an arc length of 100.01 feet, a radius of 5675.00 feet, a chord bearing and distance of North 00 Degrees 34 Minutes 03 Seconds East 100.01 feet to a point of intersection with the northerly right-of-way line for Red Rock Run at lot 1; thence along lot 1 South 45 Degrees 14 Minutes 09 Seconds East 34.62 feet to a point at lot 1; thence along lot 1, with a curve to the left, an arc length of 138.56 feet, a radius of 1085.61 feet, a chord bearing and distance of North 84 Degrees 15 Minutes 57 Seconds East 138.47 feet to a point at lot 1 and the terminal end of Red Rock Run northerly right-of-way line at lands of Stonewicke LP; thence along lands of Stonewicke LP and the terminal end of Red Rock Run South 03 Degrees 09 Minutes 34 Seconds East 50.28 feet to a point at lands of Stonewicke LP at said terminal end of Red Rock Run southerly right-of-way line at lot 3; thence along lot 3, with a curve to the right, an arc length of 141.79 feet, a radius of 1135.61 feet, a chord bearing and distance of South 84 Degrees 27 Minutes 42 Seconds West 141.70 feet to a point at lot 3; thence along the same South 44 Degrees 25 Minutes 45 Seconds West 35.82 feet to the point of beginning. **Containing 8,886 square feet, 0.204 Acres**

**EXHIBIT A**

Group Hanover, Inc.

July 30, 2020

**LEGAL DESCRIPTION  
RIPPLE DRIVE  
(34' CARTWAY – 50' RIGHT-OF-WAY)  
PHASE 2B WHISPERING RUN  
PENN TOWNSHIP - YORK COUNTY – PENNSYLVANIA  
PROJECT NO. 021099E**

**ALL** that certain improved road named Ripple Drive, in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc entitled “Final Subdivision Plan Whispering Run – Phase 2B”, file number 021099B, revision date January 02, 2014 recorded in York County Recorder of Deeds in Record Book 2279 page 3614, dated May 28, 2014 and by exhibit attached (Street Dedication Whispering Run Phase 2A, B & C), bounded and limited as follows:

**BEGINNING** at a point at lot 62 on the westerly right-of-way line of Bair Road with the intersection with the northerly right-of-way line of Ripple Drive, about to be described; thence crossing over the terminal end of Bair Road South 89 Degrees 27 Minutes 24 Seconds East 100.00 feet to a point on the easterly right-of-way line of Bair Road with the intersection with the northerly right-of-way line of Ripple Drive and at lot 44; thence along lots 44 & 21 South 89 Degrees 27 Minutes 24 Seconds East 191.06 feet to a point at lot 21; thence along lot 21, with a curve to the left, an arc length of 127.14 feet, a radius of 2475.00 feet, a chord bearing and distance of North 89 Degrees 04 Minutes 18 Seconds East 127.13 feet to a point at lot 21 on the westerly right-of-way line of Pearl Drive with the intersection with the northerly right-of-way line of Ripple Drive; thence crossing over the terminal end of Pearl Drive, with a curve to the left, an arc length of 32.81 feet, a radius of 2475.00 feet, a chord bearing and distance of North 87 Degrees 13 Minutes 13 Seconds East 32.81 feet to a point on said terminal end of Pearl Drive; thence along the same North 86 Degrees 50 Minutes 26 Seconds East 67.19 feet to a point on the easterly right-of-way line of Pearl Drive with the intersection with the northerly right-of-way line of Ripple Drive and at lot 14; thence along lot 14 North 86 Degrees 50 Minutes 26 Seconds East 152.00 feet to a point at lot 14 at lands of Stonewicke LP and the terminal end of Ripple Drive; thence along lands of Stonewicke LP and terminal end of Ripple Drive South 03 Degrees 09 Minutes 34 Seconds East 50.00 feet to a point at said lands and said terminal end at lot 15; thence along lots 15 & 16 South 86 Degrees 50 Minutes 26 Seconds West 219.19 feet to a point at lot 16; thence along lots 16, 17 & 18, with a curve to the right, an arc length of 163.18 feet, a radius of 2525.00 feet, a chord bearing and distance of South 88 Degrees 41 Minutes 31 Seconds West 163.16 feet to a point at lot 18; thence along lots 18, 19 & 20 North 89 Degrees 27 Minutes 24 Seconds West 291.06 feet to a point at lot 20; thence along lots 20 & 126, with a curve to the right, an arc length of 281.30 feet, a radius of 235.00 feet, a chord bearing and distance of North 55 Degrees 09 Minutes 50 Seconds West 264.81 feet to a point at lot 126; thence along lots 126 & 76, with a curve to the left, an arc length of 193.35 feet, a radius of 475.00 feet, a chord

**EXHIBIT B**

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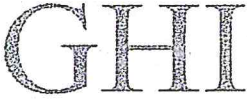


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bearing and distance of North 32 Degrees 31 Minutes 57 Seconds West 192.02 feet to a point at lot 76; thence along lots 76, 75, 74 & 73 North 44 Degrees 11 Minutes 36 Seconds West 501.07 feet to a point at lot 73; thence along lots 73, & 126, with a curve to the right, an arc length of 216.62 feet, a radius of 525.00 feet, a chord bearing and distance of North 32 Degrees 22 Minutes 23 Seconds West 215.09 feet to a point at lot 126; thence along lots 126, 72, 71 & 70 North 20 Degrees 33 Minutes 09 Seconds West 482.77 feet to a point at lot 70 and the terminal end of Ripple Drive at lands of Ruby A. Bentzel; thence along lands of Ruby A. Bentzel and the terminal end of Ripple Drive North 86 Degrees 33 Minutes 07 Seconds East 52.31 feet to a point on line of said lands on said terminal end and at lot 52; thence along lot 52 South 20 Degrees 33 Minutes 09 Seconds East 173.39 feet to a point at lot 52 on the westerly right-of-way line of Whispering Lane with the intersection with the northerly right-of-way line of Ripple Drive, about to be described; thence crossing over the terminal end of Whispering Lane South 20 Degrees 33 Minutes 09 Seconds East 100.00 feet to a point on the easterly right-of-way line of the terminal end of Whispering Lane with the intersection with the northerly right-of-way line of Ripple Drive and at lot 53; thence along lots 53 & 69 South 20 Degrees 33 Minutes 09 Seconds East 193.99 feet to a point at lot 69; thence along lots 69 & 68 with a curve to the left, an arc length of 195.99 feet, a radius of 475.00 feet, a chord bearing and distance of South 32 Degrees 22 Minutes 23 Seconds East 194.60 feet to a point at lot 68; thence along lots 68, 67, 66, 65 & 64 South 44 Degrees 11 Minutes 36 Seconds East 501.07 feet to a point at lot 64; thence along lots 64 & 63, with a curve to the right, an arc length of 213.70 feet, a radius of 525.00 feet, a chord bearing and distance of South 32 Degrees 31 Minutes 57 Seconds East 212.23 feet to a point at lot 63; thence along lots 63 & 62, with a curve to the left, an arc length of 221.45 feet, a radius of 185.00 feet, a chord bearing and distance of South 55 Degrees 09 Minutes 50 Seconds East 208.47 feet to the point of beginning. **Containing 115,458 square feet, 2.651 Acres**

**EXHIBIT B**



Engineers  
and  
Surveyors

Douglas L. Stambaugh, PLS, SEO  
Gerald D. Funke, PLS  
Theodore A. Decker, PE, PLS  
Edward I. Mort, PLS  
Robert A. Nedzel, PE, PLS

Group Hanover, Inc.

July 30, 2020

**LEGAL DESCRIPTION  
PEARL DRIVE  
(34' CARTWAY – 50' RIGHT-OF-WAY)  
PHASE 2A & 2B WHISPERING RUN  
PENN TOWNSHIP - YORK COUNTY – PENNSYLVANIA  
PROJECT NO. 021099E**

ALL that certain improved road named Pearl Drive, in Penn Township, York County, Pennsylvania bounded and shown according to 2 Plans, prepared by Group Hanover Inc entitled "Final Subdivision Plan Whispering Run – Phase 2A", file number 021099A, revision date September 05, 2013, recorded in York County Recorder of Deeds in Record Book 2253 page 1740, dated October 01, 2013 and "Final Subdivision Plan Whispering Run – Phase 2B", file number 021099B, revision date January 02, 2014, recorded in York County Recorder of Deeds in Record Book 2279 page 3614, dated May 28, 2014 and by exhibit attached (Street Dedication Whispering Run Phase 2A, B & C), bounded and limited as follows:

BEGINNING at a point at land of George J. Hupfer on the existing easterly right-of-way line of Pearl Drive and at lot 1 on the extension of Pearl Drive easterly right-of-way dedication; thence along said dedication for the following and along lot 1 South 01 Degrees 52 Minutes 30 Seconds West 38.86 feet to a point at lot 1; thence along lot 1, with a curve to the left, an arc length of 79.48 feet, a radius of 5675.00 feet, a chord bearing and distance of South 01 Degrees 28 Minutes 25 Seconds West 79.48 feet to a point at lot 1 at the intersection with the northerly right-of-way line for Red Rock Run; thence along the entrance to Red Rock Run, with a curve to the left, an arc length of 100.01 feet, a radius of 5675.00 feet, a chord bearing and distance of South 00 Degrees 34 Minutes 03 Seconds West 100.01 feet to a point at lot 3 at the intersection with the southerly right-of-way line for Red Rock Road; thence along lots 3, 4 & 5, with a curve to the left, an arc length of 319.15 feet, a radius of 5675.00 feet, a chord bearing and distance of South 01 Degrees 32 Minutes 54 Seconds East 319.11 feet to a point at lot 5; thence along lots 5 thru 14 South 03 Degrees 09 Minutes 34 Seconds East 1217.07 feet to a point at lot 14; thence along lot 14 South 48 Degrees 09 Minutes 34 Seconds East 35.36 feet to a point at lot 14 and the terminal end of Pearl Drive at the intersection with the northerly right-of-way line of Ripple Drive; thence along the terminal end of Pearl Drive and along the northerly right-of-way line of Ripple Drive South 86 Degrees 50 Minutes 26 Seconds West 67.19 feet to a point on said terminal end and on the northerly right-of-way line of Ripple Drive; thence along the same, with a curve to the right, an arc length of 32.81 feet, a radius of 2475.00 feet, a chord bearing and distance of South 87 Degrees 13 Minutes 13 Seconds West 32.81 feet to a point at lot 21 and said terminal end of Pearl Drive on the northerly right-of-way line of Ripple Drive; thence along lot 21 North 42 Degrees 04 Minutes 32 Seconds East 35.21 feet to a point at lot 21; thence along lots 21 thru 24 North 03 Degrees 09 Minutes 34 Seconds West 505.90 feet to a point at lot 24 at the intersection with the southerly right-of-way line for Whispering Lane East; thence along the

**EXHIBIT C**

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entrance to Whispering Lane East North 03 Degrees 09 Minutes 34 Seconds West 100.08 feet to a point at lot 25 at the intersection with the northerly right-of-way line for Whispering Lane East; thence along lots 25 thru 29 North 03 Degrees 09 Minutes 34 Seconds West 611.08 feet to a point at lot 29; thence along lots 29 thru 32, with a curve to the right, an arc length of 503.03 feet, a radius of 5725.00 feet, a chord bearing and distance of North 00 Degrees 38 Minutes 32 Seconds West 502.87 feet to a point at lot 32; thence along lot 32 North 01 Degrees 52 Minutes 30 Seconds East 34.59 feet to a point at lands of J.A. Myers on the existing westerly right-of-way line of Pearl Drive; thence crossing over the existing Pearl Drive North 86 Degrees 59 Minutes 10 Seconds East 50.18 feet to the point of beginning.

**Containing 89,607 square feet, 2.057 Acres**

**EXHIBIT C**

Group Hanover, Inc.

July 30, 2020

**LEGAL DESCRIPTION  
WHISPERING LANE (EAST)  
(34' CARTWAY – 50' RIGHT-OF-WAY)  
PHASE 2C & 2B WHISPERING RUN  
PENN TOWNSHIP - YORK COUNTY – PENNSYLVANIA  
PROJECT NO. 021099E**

**ALL** that certain improved road named Whispering Lane (East), in Penn Township, York County, Pennsylvania bounded and shown according to 2 Plans, prepared by Group Hanover Inc entitled “Final Subdivision Plan Whispering Run – Phase 2C”, file number 021099D, revision date November 06, 2014, recorded in York County Recorder of Deeds in Record Book 2300 page 5737, dated November 25, 2014 and “Final Subdivision Plan Whispering Run – Phase 2B”, file number 021099B, revision date January 02, 2014 recorded in York County Recorder of Deeds in Record Book 2279 page 3614, dated May 28, 2014 and by exhibit attached (Street Dedication Whispering Run Phase 2A, B & C), bounded and limited as follows:

BEGINNING at a point at lot 41 at the intersection of the southerly right-of-way line for Whispering Lane (East) and the easterly right-of-way line for Bair Road; thence along the easterly right-of-way line of Bair Road and the entrance to Whispering Lane (East) North 00 Degrees 27 Minutes 27 Seconds West 100.00 feet to a point on said Bair Road right-of-way line with the intersection with the northerly right-of-way line for Whispering Lane (East) at lot 52; thence along lot 40; thence along lot 40 South 45 Degrees 27 Minutes 27 Seconds East 35.36 feet to a point at lot 40; thence along lots 40 & 25 North 89 Degrees 32 Minutes 33 Seconds East 283.20 feet to a point at lot 25; thence along lot 25 North 43 Degrees 11 Minutes 30 Seconds East 34.54 feet to a point at lot 25 on the westerly right-of-way line of Pearl Drive and being the terminal end of Whispering Lane (East); thence along the westerly right-of-way line of Pearl Drive and the terminal end of Whispering Lane (East) South 03 Degrees 09 Minutes 34 Seconds East 100.08 feet to a point on said westerly right-of-way line of Pearl Drive and the terminal end of Whispering Lane (East) at lot 24; thence along lot 24 North 46 Degrees 48 Minutes 30 Seconds West 36.18 feet to a point at lot 24; thence along lots 24 & 41 South 89 Degrees 32 Minutes 33 Seconds West 285.58 feet to a point at lot 41; thence along lot 41 South 44 Degrees 32 Minutes 33 Seconds West 35.36 feet to the point of beginning.

**Containing 17,970 square feet, 0.413 Acres**

**EXHIBIT D**

Group Hanover, Inc.

July 30, 2020

**LEGAL DESCRIPTION  
WHISPERING LANE (WEST)  
(34' CARTWAY – 50' RIGHT-OF-WAY)  
PHASE 2C WHISPERING RUN  
PENN TOWNSHIP - YORK COUNTY – PENNSYLVANIA  
PROJECT NO. 021099E**

**ALL** that certain improved road named Whispering Lane (West), in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc entitled “Final Subdivision Plan Whispering Run – Phase 2C”, file number 021099D, revision date November 06, 2014, recorded in York County Recorder of Deeds in Record Book 2300 page 5737, dated November 25, 2014 and by exhibit attached (Street Dedication Whispering Run Phase 2A, B & C), bounded and limited as follows:

BEGINNING at a point at lot 53 at the intersection of the southerly right-of-way line for Whispering Lane (West) and the easterly right-of-way line for Ripple Drive; thence along the easterly right-of-way line of Ripple Drive and the entrance to Whispering Lane (West) North 20 Degrees 33 Minutes 09 Seconds West 100.00 feet to a point of intersection with the northerly right-of-way line for Whispering Lane (West) at lot 52; thence along lot 52 South 65 Degrees 33 Minutes 09 Seconds East 35.36 feet to a point at lot 52; thence along lots 53 & 51 North 69 Degrees 26 Minutes 51 Seconds East 125.00 feet to a point at lot 51; thence along lots 51, 50, 49 & 48, with a curve to the right, an arc length of 410.44 feet, a radius of 275.00 feet, a chord bearing and distance of South 67 Degrees 47 Minutes 43 Seconds East 373.39 feet to a point at lot 48; thence along lot 47, 48 & 46 South 25 Degrees 02 Minutes 18 Seconds East 279.49 feet to a point at lot 46; thence along lots 46 & 45 with a curve to the left, an arc length of 256.90 feet, a radius of 225.00 feet, a chord bearing and distance of South 57 Degrees 44 Minutes 52 Seconds East 243.17 feet to a point at lot 45; thence along lot 45 North 89 Degrees 32 Minutes 33 Seconds East 24.59 feet to a point at lot 45; thence along lot 45 North 44 Degrees 32 Minutes 33 Seconds East 35.36 feet to a point at lot 45 on the westerly right-of-way line of Bair Road and being the terminal end of Whispering Lane (West); thence along the westerly right-of-way line of Bair Road the terminal end of Whispering Lane (West) South 00 Degrees 27 Minutes 27 Seconds East 100.00 feet to a point on said westerly right-of-way line of Bair Road and the terminal end of Whispering Lane West at lot 60; thence along lot 60 North 45 Degrees 27 Minutes 27 Seconds West 35.36 feet to a point at lot 60; thence along lot 60 South 89 Degrees 32 Minutes 33 Seconds West 24.59 feet to a point at lot 60; thence along lots 60, 59, 58 & 57, with a curve to the right, an arc length of 313.99 feet, a radius of 275.00 feet, a chord bearing and distance of North 57 Degrees 44 Minutes 52 Seconds West 297.21 feet to a point at lot 57; thence along lot 57, 56 & 55 North 25 Degrees 02 Minutes 18 Seconds West 279.49 feet to a point at lot 55; thence along lots 55 & 54, with a curve to the left, an arc length of 335.81 feet, a radius of 225.00 feet, a chord bearing and distance of North 67 Degrees 47 Minutes 43 Seconds

**EXHIBIT E**

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**GHI** Engineers  
and  
Surveyors

Douglas L. Stambaugh, PLS, SEO  
Gerald D. Funke, PLS  
Theodore A. Decker, PE, PLS  
Edward I. Mort, PLS  
Robert A. Nedzel, PE, PLS

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Group Hanover, Inc.

West 305.50 feet to a point at lot 54; thence along lots 54 & 53 South 69 Degrees 26 Minutes 51 Seconds West 125.00 feet to a point at lot 53; thence along lot 53 South 24 Degrees 26 Minutes 51 Seconds West 35.36 feet to the point of beginning.

**Containing 58,133 square feet, 1.335 Acres**

**EXHIBIT E**

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Group Hanover, Inc.

July 30, 2020

**LEGAL DESCRIPTION  
BAIR ROAD  
(34' CARTWAY – 50' RIGHT-OF-WAY)  
PHASE 2C WHISPERING RUN  
PENN TOWNSHIP - YORK COUNTY – PENNSYLVANIA  
PROJECT NO. 021099E**

**ALL** that certain improved road named Ripple Drive, in Penn Township, York County, Pennsylvania bounded and shown according to a Plan, prepared by Group Hanover Inc entitled "Final Subdivision Plan Whispering Run – Phase 2C", file number 021099B, revision date November 06, 2014, recorded in York County Recorder of Deeds in Record Book 2300 page 5737, dated November 25, 2014 and by exhibit attached (Street Dedication Whispering Run Phase 2A, B & C), bounded and limited as follows:

BEGINNING at a point at land of Terry L. Hockensmith on the existing easterly right-of-way line of Bair Road and at lot 33 on the extension of Bair Road easterly right-of-way dedication; thence along said dedication for the following and along lot 33 South 01 Degrees 23 Minutes 29 Seconds West 134.65 feet to a point at lot 33; thence along lots 33 & 34, with a curve to the left, an arc length of 161.34 feet, a radius of 5000.00 feet, a chord bearing and distance of South 00 Degrees 28 Minutes 01 Seconds West 161.33 feet to a point at lot 34; thence along lots 34 thru 40 South 00 Degrees 27 Minutes 27 Seconds East 838.72 feet to a point at lot 40 at the intersection with the northerly right-of-way line for Whispering Lane East; thence along the entrance to Whispering Lane East South 00 Degrees 27 Minutes 27 Seconds East 100.00 feet to a point at lot 41 at the intersection with the southerly right-of-way line for Whispering Lane East; thence along lot 41 South 00 Degrees 27 Minutes 27 Seconds East 86.38 feet to a point at lot 41; thence along lots 41 & 42, with a curve to the right, an arc length of 157.65 feet, a radius of 9025.00 feet, a chord bearing and distance of South 00 Degrees 02 Minutes 35 Seconds West, 157.65 feet to a point at lot 42; thence along lots 42, 43 & 44 South 00 Degrees 32 Minutes 36 Seconds West 259.54 feet to a point at lot 44; thence along lot 44 South 44 Degrees 27 Minutes 24 Seconds East 35.36 feet to a point at lot 44 and the terminal end of Bair Road; thence along the terminal end of Bair Road and along the northerly right-of-way line of Ripple Drive North 89 Degrees 27 Minutes 24 Seconds West 100.00 feet to a point at lot 62 at said terminal end of Bair Road at the northerly right-of-way line of Ripple Drive; thence along lot 62 North 45 Degrees 32 Minutes 36 Seconds East 35.36 feet to a point at lot 62; thence along lots 62 & 61 North 00 Degrees 32 Minutes 36 Seconds East 259.54 feet to a point at lot 61; thence along lots 61 & 60, with a curve to the left, an arc length of 156.78 feet, a radius of 8975.00 feet, a chord bearing and distance of North 00 Degrees 02 Minutes 35 Seconds East 156.78 feet to a point at lot 60; thence along lot 60 North 00 Degrees 27 Minutes 27 Seconds West 86.38 feet to a point at lot 60 at the intersection with the southerly right-of-way line for Whispering Lane West; thence along the entrance to Whispering Lane West North 00 Degrees 27 Minutes 27 Seconds West 100.00 feet to

**EXHIBIT F**

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Group Hanover, Inc.

a point at lot 45 at the intersection with the northerly right-of-way line for Whispering Lane West; thence along lot 45 North 00 Degrees 27 Minutes 27 Seconds West 177.20 feet to a point at lot 45 and at lands of J.A. Myers B&D Inc.; thence along the property line for the site and entering said Bair Road North 89 Degrees 32 Minutes 33 Seconds East 25.00 feet to a point in the centerline of Bair Road; thence along the centerline of Bair Road and property line for the site North 00 Degrees 27 Minutes 27 Seconds West 510.00 feet to a point in said centerline and property line for the site; thence along the property line for the site and through Bair Road North 00 Degrees 46 Minutes 04 Seconds East 446.51 feet to a point in said Bair Road and at the property for the site; thence along said property line for the site and crossing Bair Road North 86 Degrees 59 Minutes 10 Seconds East 22.42 feet to the point of beginning. **Containing 63,458 square feet, 1.457 Acres**

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