

**ORDINANCE NO. 831**

AN ORDINANCE LAYING OUT AND ADOPTING AS PUBLIC ROADS PORTIONS OF WILLOW COURT AND MEADOW LANE, AS DESCRIBED HEREIN, LOCATED IN PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

The Board of Commissioners of Penn Township, York County, Pennsylvania, hereby ordains as follows:

Section 1. Willow Court as specified in Exhibit "A", which exhibit is attached hereto and made a part hereof, is hereby laid out and adopted as a public road in Penn Township, York County, Pennsylvania

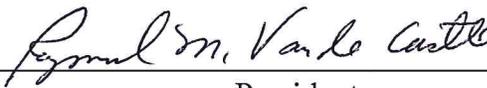
Section 2. Meadow Lane as specified in Exhibit "B", which exhibit is attached hereto and made a part hereof, is hereby laid out and adopted as a public road in Penn Township, York County, Pennsylvania.

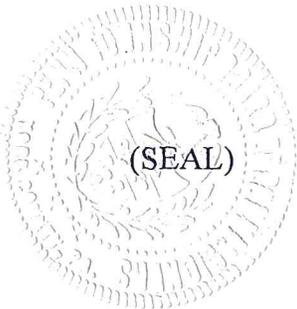
ENACTED AND ORDAINED this 16<sup>TH</sup> day of December, 2019.

ATTEST:

PENN TOWNSHIP BOARD OF  
COMMISSIONERS

  
Secretary

By:   
President



COMMENCING at a steel pin with cap at a common corner of the aforementioned lands of WellSpan Properties, Inc. and lands now or formerly of Stonewicke, LP (Record Book 1815, Page 5901) and being on a line of lands now or formerly of Larry S. Derby and Amanda M. Jones Derby (Record Book 1960, Page 2241); thence along said line of lands of Larry S. Derby and Amanda M. Jones Derby, South three (03) degrees, fifty-three (53) minutes, thirty-four (34) seconds East, a distance of fifteen and fifty-one one-hundredths (15.51) feet to a point and the true POINT OF BEGINNING; thence continuing along said lands of Larry S. Derby and Amanda M. Jones Derby, the terminus of Willow Court and lands now or formerly of Tania L. Spiridonof and Sharon Ann Ruan (Record Book 1994, Page 2650), South three (03) degrees, fifty-three (53) minutes, thirty-four (34) seconds East, a distance of one hundred twenty and zero one-hundredths (120.00) feet to a point; thence leaving said lands of Tania L. Spiridonof and Sharon Ann Ruan and in and through the said lands of WellSpan Properties, Inc. the following three (3) courses: (1) South eighty-six (86) degrees, six (06) minutes, twenty-six (26) seconds West, a distance of forty and zero one-hundredths (40.00) feet to a point; (2) North three (03) degrees, fifty-three (53) minutes, thirty-four (34) seconds West, a distance of one hundred twenty and zero one-hundredths (120.00) feet to a point; (3) North eighty-six (86) degrees, six (06) minutes, twenty-six (26) seconds East, a distance of forty and zero one-hundredths (40.00) feet to a point at the previously mentioned lands of Larry S. Derby and Amanda M. Jones Derby and the PLACE OF BEGINNING. Containing 0.110 acres.

BEING a portion of land which Stonewicke LP, a Pennsylvania limited partnership, by its Deed dated December 15, 2008, and recorded December 17, 2008, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Land Record Book 1997, page 4531, granted and conveyed to WellSpan Properties, Inc., a Pennsylvania non-profit corporation, Grantor herein.

**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 Grantee, 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 tract of land consisting of a portion of the bed of Meadow Lane.

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

Witness:

  
\_\_\_\_\_

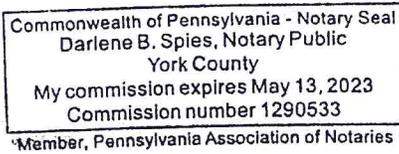
WELLSPAN PROPERTIES, INC.

By:   
\_\_\_\_\_  
Michael F. O'Connor, Treasurer

Commonwealth of Pennsylvania :  
: ss.  
County of York :

On this 18 day of October, 2019, before me, the undersigned officer, personally appeared **Michael F. O'Connor**, known to me (or satisfactorily proven) to be the person whose name is subscribed as **Treasurer of WellSpan Properties, Inc.**, and that he as such officer being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

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

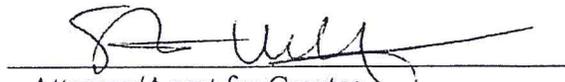


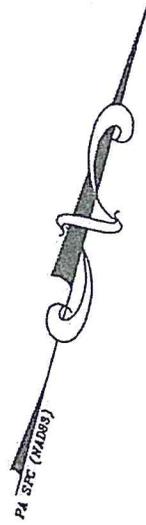
  
Notary Public

#### CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete Post Office address of the within named Grantee is: 20 Wayne Ave, Harwar PA 17331.

10/30, 2019

  
Attorney/Agent for Grantee

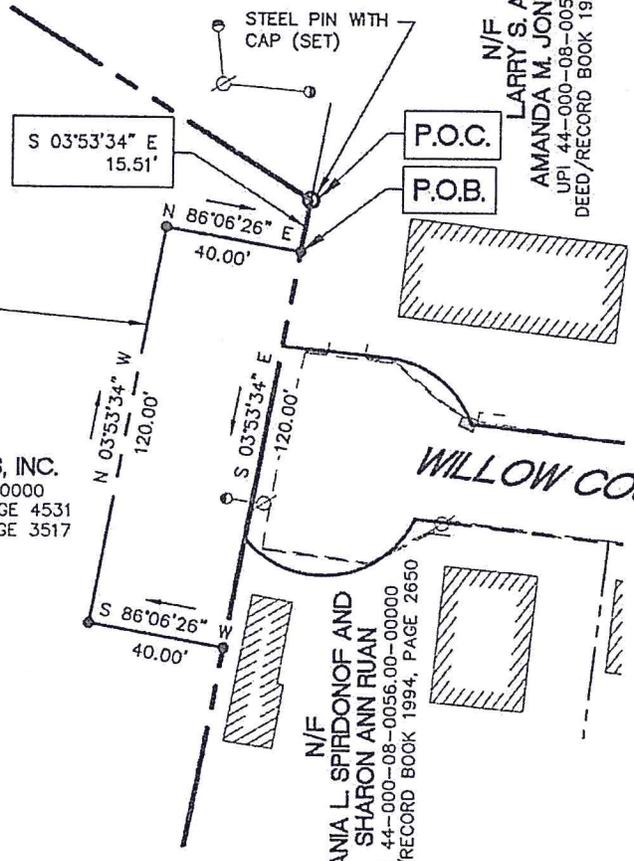


N/F  
**STONEWICKE, LP**  
 UPI 44-000-CD-0061.00-00000  
 DEED/RECORD BOOK 1815, PAGE 5901

N/F  
**LARRY S. AND  
 AMANDA M. JONES DERBY**  
 UPI 44-000-08-0057.00-00000  
 DEED/RECORD BOOK 1960, PAGE 2241

PR. RIGHT-OF-WAY  
 (TO BE DEDICATED  
 TO PENN TOWNSHIP)  
 AREA: 4,800 S.F.

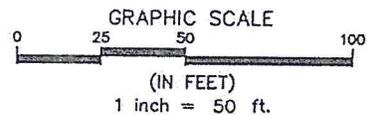
LANDS OF  
**WELLSPAN PROPERTIES, INC.**  
 UPI 44-000-CD-0161.00-00000  
 DEED/RECORD BOOK 1997, PAGE 4531  
 PLAN/RECORD BOOK 1982, PAGE 3517  
 LOT 161 & 191



N/F  
**TANIA L. SPIDONOF AND  
 SHARON ANN RUAN**  
 UPI 44-000-08-0056.00-00000  
 DEED/RECORD BOOK 1994, PAGE 2650

**PLAN LEGEND**

- PROPERTY LINE
- - - - - ADJOINER PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- FT. FEET OR FOOT
- N/F NOW OR FORMERLY
- PR. PROPOSED
- UPI UNIFORM PARCEL IDENTIFIER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



FILE NAME <b>23017A-RS-1</b>		SCALE AS NOTED
JOB NO. <b>230.17A</b>		DRAWN BY JES
SHEET NO. <b>EX-B</b>		CHECKED BY GAA
REV.	DATE 10.16.18	

TITLE  
**RIGHT-OF-WAY DEDICATION  
 EXHIBIT PLAN**  
 PROJECT  
**WELLSPAN HANOVER HEALTH CENTER  
 FOR  
 WELLSPAN PROPERTIES, INC.  
 1227 BALTIMORE STREET (S.R. 0094)  
 PENN TOWNSHIP, YORK COUNTY, PENNSYLVANIA**



**site design concepts**  
 LAND DEVELOPMENT CONSULTANTS  
 127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401  
 T: 717.757.9414 • F: 717.840.8205 • WWW.SHEDC.COM

*Prepared by:*  
Jeffrey D. Lobach, Esquire  
Barley Snyder LLP  
100 East Market Street  
York, PA 17401  
(717) 852-4005

*Property Address:*  
Penn Township, York County

## DEED OF DEDICATION

THIS INDENTURE, made the 21st day of OCTOBER, in the year of our Lord two thousand nineteen (2019).

BETWEEN

STONEWICKE LP, a Pennsylvania limited partnership, having offices located at 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,

ALL that certain tract of land shown on the Access Easement Plan attached hereto as Exhibit A, more particularly described as follows, to wit:

BEGINNING at a steel pipe at a corner of lands now or formerly of WellSpan Properties, Inc. and the easterly right-of-way line of Meadow Lane; thence continuing through the right-of-way of Meadow Lane, South sixty-six (66) degrees, ten (10) minutes, thirty-nine (39) seconds West, a

distance of fifty and twenty-four one-hundredths (50.24) feet to a point at the westerly right-of-way line of Meadow Lane, the following four courses and distances, to wit: 1) North twenty-five (25) degrees, one (01) minute, twenty-three (23) seconds West, a distance of thirty-two and eighty-nine one-hundredths (32.89) feet to a point, 2) a distance of seventy-five and sixty-eight one-hundredths (75.68) feet, by a curve to the right, having a radius of nine hundred fifty and zero one-hundredths (950.00) feet, the chord of which bears North twenty-three (23) degrees, seven (07) minutes, two (02) seconds West, a distance of seventy-five and sixty-six one-hundredths (75.66) feet to a point, 3) a distance of one hundred forty-six and sixty-six one-hundredths (146.66) feet, by a curve to the right, having a radius of fifty and zero one-hundredths (50.00) feet, the chord of which bears North eight (08) degrees, six (06) minutes, nineteen (19) seconds West, a distance of ninety-nine and forty-six one-hundredths (99.46) feet to a point, and 4) North seventy-five (75) degrees, fifty-five (55) minutes, twenty-eight (28) seconds East, a distance of thirty-three and fourteen one-hundredths (33.14) feet to a point at said lands now or formerly of WellSpan Properties, Inc.; thence continuing along said lands now or formerly of WellSpan Properties, Inc., the following two courses and distances, to wit: 1) a distance of one hundred sixty-four and ninety-eight one-hundredths (164.98) feet, by a curve to the left, having a radius of nine hundred and zero one-hundredths (900.00) feet, the chord of which bears South twenty (20) degrees, eight (08) minutes, fifty-four (54) seconds East, a distance of one hundred sixty-four and seventy-five one-hundredths (164.75) feet to a point, and 2) South twenty-five (25) degrees, twenty-three (23) minutes, fifty-eight (58) seconds East, a distance of thirty-four and twenty-seven one-hundredths (34.27) feet to a steel pipe at the easterly right-of-way line of Meadow Lane, the point and place of BEGINNING. Containing 0.291 acres or 12,667 square feet.

BEING a portion of land which Hanover HealthCare Plus, Inc., by its Deed dated May 31, 2006, and recorded June 5, 2006, in the Office of the Recorder of Deeds of York County, Pennsylvania, in Record Book 1815, page 5901, granted and conveyed to Stonewicke LP, Grantor herein.

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 Grantee, 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 tract of land consisting of a portion of the bed of Meadow Lane.

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

Witness:

STONEWICKE LP, by its General Partner,  
JOSEPH A. MYERS LAND INVESTOR, LLC

Victor A. Callier

By:

Joseph A. Myers  
Name: Joseph A. Myers  
Title: President

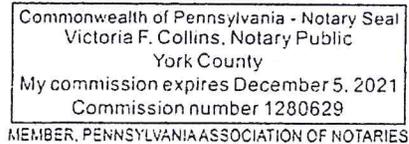
COMMONWEALTH OF PENNSYLVANIA :  
COUNTY OF Adams : ss:  
:

On this, the 21st day of OCTOBER, 2019, before me, the undersigned officer, personally appeared Joseph A Myers, who acknowledged himself to be the President of Joseph A. Myers Land Investor, LLC, a limited liability company, General Partner of Stonewicke LP, a limited partnership, and that he as an officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of the General Partner of Stonewicke LP.

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

Victoria F Collins (SEAL)  
Notary Public

My Commission Expires: 12-5-2021



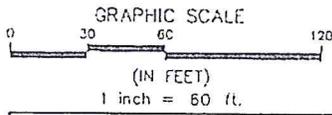
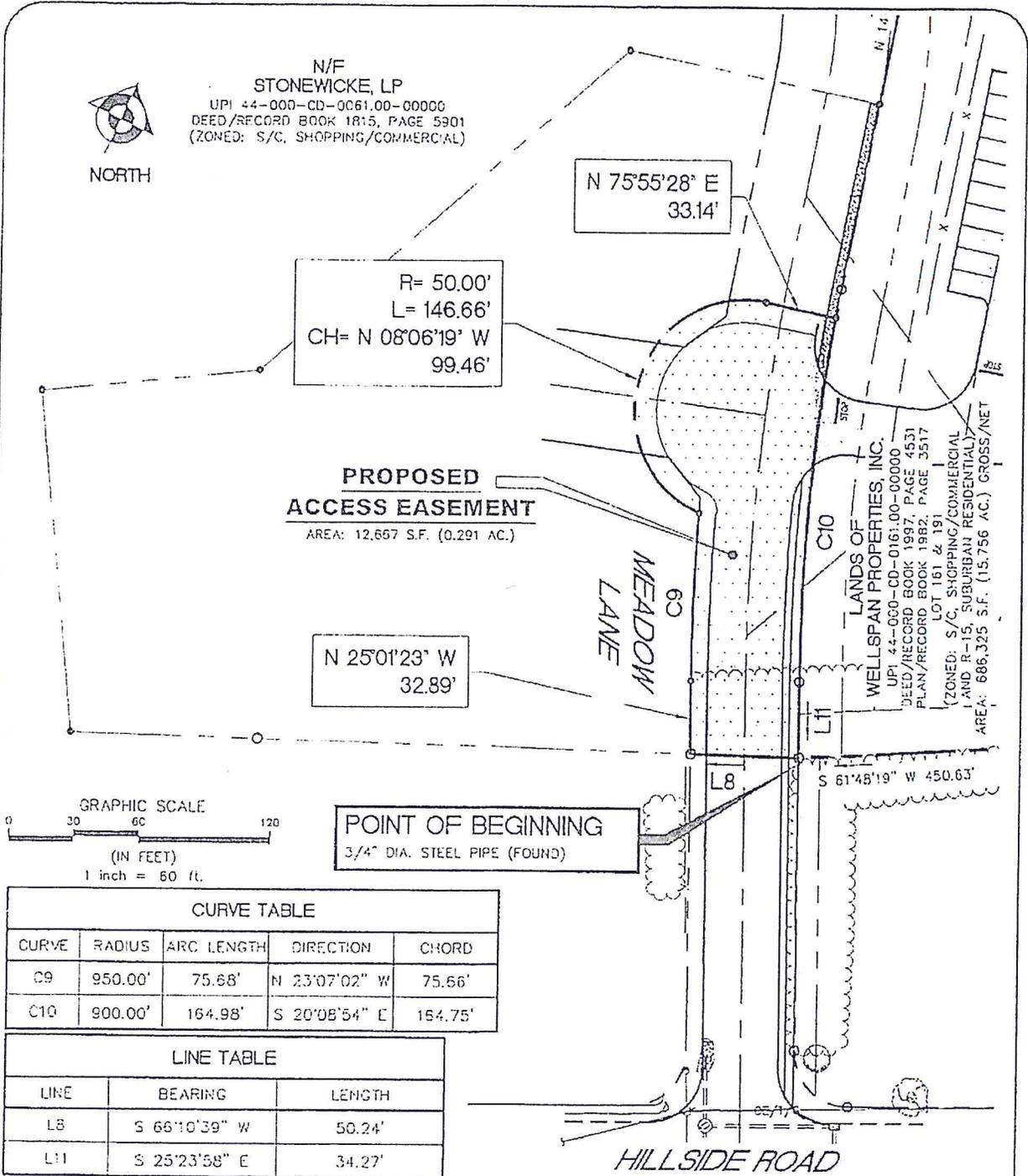
#### CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete Post Office address of the within named Grantee is: 20 Wayne Ave, Hanover PA 17332.

10/30, 2019

[Signature]  
Attorney/Agent for Grantee

EXHIBIT A



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DIRECTION	CHORD
C9	950.00'	75.68'	N 23°07'02" W	75.66'
C10	900.00'	164.98'	S 20°08'54" E	154.75'

LINE TABLE		
LINE	BEARING	LENGTH
L8	S 66°10'39" W	50.24'
L11	S 25°23'58" E	34.27'

FILE NAME 23017A-ESMT	SCALE 1" = 60'
JOB NO. 230.17A	DRAWN BY ARB
SHEET NO. EX-D	CHECKED BY RGSJR/GAA
REV.	DATE 07.20.17

TITLE  
**ACCESS EASEMENT**

PROJECT  
PROPOSED WELLSPAN HANOVER HEALTH CENTER  
FOR  
**WELLSPAN PROPERTIES, INC.**  
1227 BALTIMORE STREET (S.R. 0094)  
PANN TOWNSHIP, YORK COUNTY, PENNSYLVANIA



**site design concepts**  
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717.757.9114 • F 717.649.8705 • WWW.SITELDC.COM