

**YORK TOWNSHIP BOARD OF COMMISSIONERS
YORK COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2021 - 10

AN ORDINANCE LAYING OUT AND ADOPTING AS PUBLIC ROADS PORTIONS OF SAGE HILL DRIVE, BRENAN WAY (NORTH PORTION) AND KAVANAGH CIRCLE, AS DESCRIBED HEREIN, LOCATED IN YORK TOWNSHIP, YORK COUNTY, PENNSYLVANIA.

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

Section 1. Sage Hill Drive 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 York Township, York County, Pennsylvania


Section 2. Brenan Way (North Portion) 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 York Township, York County, Pennsylvania.

Section 3. Kavanagh Circle as specified in Exhibit "C", which exhibit is attached hereto and made a part hereof, is hereby laid out and adopted as a public road in York Township, York County, Pennsylvania.

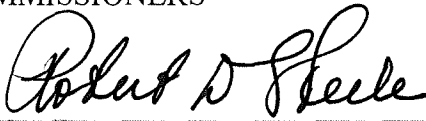
ENACTED AND ORDAINED this 14th day of December, 2021.

ATTEST:

YORK TOWNSHIP BOARD OF
COMMISSIONERS

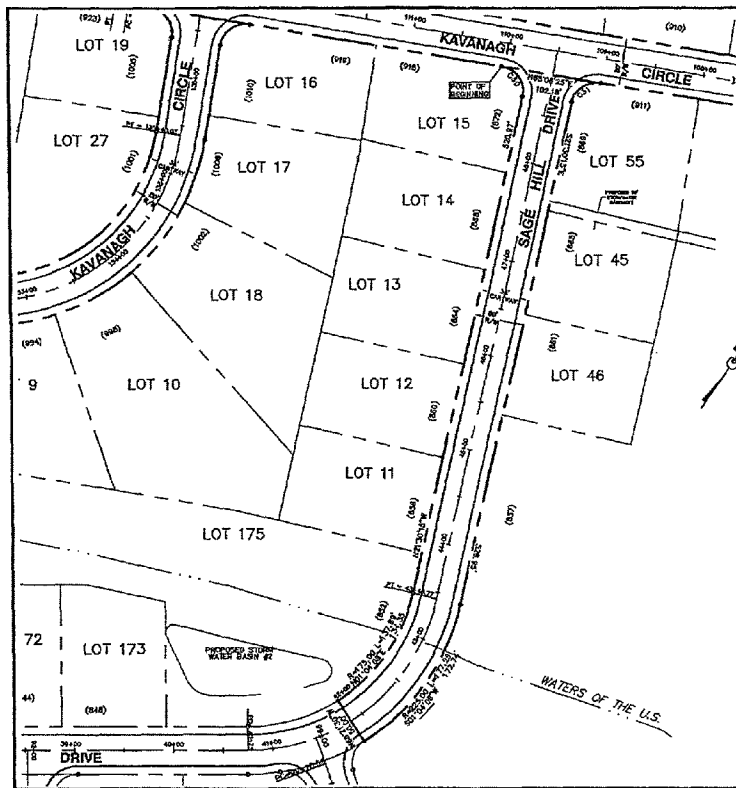


Secretary

By: 

President

(SEAL)

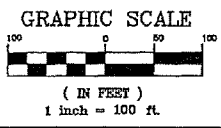


SAGE HILL DRIVE IS MORE FULLY DESCRIBED AND SHOWN ON A SUBDIVISION PLAN ENTITLED "SAGE HILL", PREPARED BY GORDON L. BROWN & ASSOCIATES, INC., DRAWING NO. L-4485-1, RECORDED IN THE YORK COUNTY OFFICE OF RECORDER OF DEEDS IN PLAN BOOK 55, PAGE 685 ON JUNE 7, 2004.

SAGE HILL DRIVE: 733 FEET (0.14 MI.)
PAVING WIDTH: 32 FEET

R.O.W. AREA = 35,672 SQ. FT. = 0.819 ACRE

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C30	26.00	42.36	N68°10'55"W	37.83
C31	26.00	39.32	S21°49'05"W	35.68




SAGE HILL DRIVE	
SAGE HILL	
Gordon L. Brown & Associates, Inc. Civil Engineers & Surveyors  2238 South Custer Street York, PA 17402-4631 GLB&A (717) 741-4621	
Scale	1"=100'
Date	08/19/21
City/County	York County, York County, PA
U.T.S.	
Sheet No.	51.21.10739
Sheet No.	1 OF 1

EXHIBIT A

LEGAL DESCRIPTION OF A PORTION OF SAGE HILL DRIVE

50 FOOT WIDE RIGHT-OF-WAY

August 23, 2021

ALL THAT CERTAIN tract of land situate, lying and being in York Township, York County, Pennsylvania, being known as Sage Hill Drive (50 foot wide right-of-way) on a Final Subdivision Plan of Sage Hill prepared for Kenneth Stoltzfus, by Gordon L. Brown & Associates, Inc. dated February 3, 2003 and bearing a Drawing No. 4485-1, said plan being recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in plan book SS, page 685, bounded and limited as follows, to wit:

BEGINNING at a point on the southerly side of a 50' wide street known as Kavanagh Circle, said point being at Lot 15; thence along the southerly side of said Kavanagh Circle North sixty-five (65) degrees, eight (08) minutes, twenty-five (25) seconds East one hundred and two and zero one-hundredths (102.00) feet to a point, thence along the right-of-way of the within described the following seven (7) courses and distances:

1.) along the arc of a curve to the left having a radius of twenty-six (26.00) feet, a distance of of thirty-nine and thirty-two one-hundredths (32.39) feet, the chord of which is South twenty-one (21) degrees, forty-nine (49) minutes, five (05) seconds West, thirty-five and sixty-eight one-hundredths (35.68) feet to a point;

2.) South twenty-one (21) degrees, thirty (30) minutes, fifteen (15) seconds East, five hundred twenty-six and ninety-five one-hundredths (526.95) feet to a point;

3.) along the arc of the curve to the right having a radius of two hundred twenty-five and zero one-hundredths (225.00) feet to a point, a distance of one hundred seventy-seven and twenty-nine (177.29) feet, the chord of which is, South one (01) degree, four (04) minutes, eight (08) seconds West, one hundred seventy-two and seventy-four one-hundredths (172.74) feet to a point;

4.) North sixty-six (66) degrees, twenty-one (21) minutes, thirty (30) seconds West, fifty and zero one-hundredths (50.00) feet to a point;

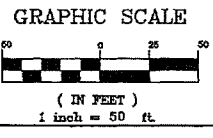
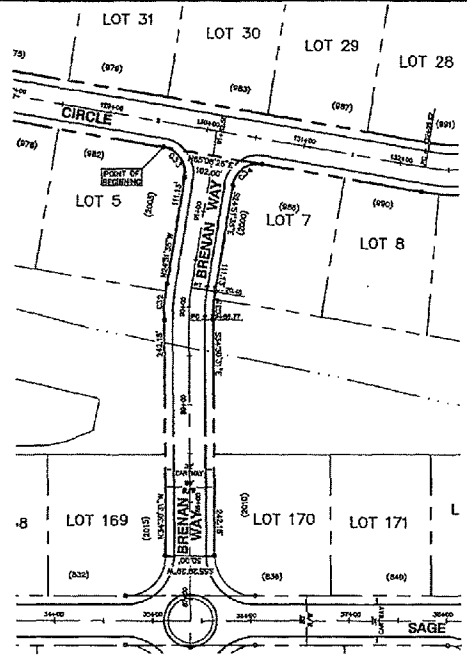
5.) along the arc of a curve to the left having a radius of one hundred seventy-five (175.00) feet, a distance of one hundred thirty-seven and eighty-nine one-hundredths (137.89) feet, the chord of which is North one (01) degree, four (04) minutes, eight (08) seconds East, one hundred thirty-four and thirty-five and one-hundredths (134.35) feet to a point;

6.) North twenty-one (21) degrees, thirty (30) minutes, fifteen (15) seconds West five hundred twenty and ninety-seven one-hundredths (520.97) feet to a point;

7.) along the arc of a curve to the left having a radius of twenty-six and zero one-hundredths (26.00)', a distance of forty-two and thirty-six one-hundredths (42.36) feet, the chord of which is North sixty-eight (68) degrees, ten (10) minutes, fifty-five (55) seconds West, thirty-seven and eighty-three one-hundredths (37.83) feet to a point, the place of Beginning.

Containing 35,672 square feet, 0.819 acre

IT BEING a part of those lands conveyed unto Kenneth R. and Gladys M. Stoltzfus, husband and wife, by Lois and Clarence E. Ludwig, et.al., by Deed dated September 18th, 2001 and recorded September 21st, 2001 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1456, Page 7110.



BRENNAN WAY IS MORE FULLY DESCRIBED AND SHOWN ON A SUBDIVISION PLAN ENTITLED "SAGE HILL", PREPARED BY GORDON L. BROWN & ASSOCIATES, INC., DRAWING NO. L-4485-1, RECORDED IN THE YORK COUNTY OFFICE OF RECORDER OF DEEDS IN PLAN BOOK 55, PAGE 685 ON JUNE 7, 2004.

BRENNAN WAY: 438 FEET (0.08 Mi.)
PAVING WIDTH: 32 FEET
R.O.W. AREA (PARCEL 1) = 20,938 SQ. FT. = 0.481 ACRE

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C32	225.00	37.89	N29°41'03"W	37.85
C33	26.00	40.84	N69°31'39"W	36.77
C34	26.00	40.84	S20°08'25"W	36.77
C35	175.00	28.47	S29°41'03"E	28.44


BRENNAN WAY	
SAGE HILL	
Gordon L. Brown & Associates, Inc. Civil Engineers & Surveyors  GLB&A 2238 South Queen Street York, PA 17402-4631 (717) 741-4621	
Date: 08/19/21 Office: York County, PA M.T.S. No.: Sheet No.: 1 OF 1	Scale: 1"=100' York County, PA Township: York Project No.: 512116739

EXHIBIT B

LEGAL DESCRIPTION OF A PORTION OF BRENNAN WAY (NORTH PORTION)

50 FOOT WIDE RIGHT-OF-WAY

August 23, 2021

ALL THAT CERTAIN tract of land situate, lying and being in York Township, York County, Pennsylvania, being known as Brennan Way (50 foot wide right-of-way) on a Final Subdivision Plan of Sage Hill prepared for Kenneth Stoltzfus, by Gordon L. Brown & Associates, Inc. dated February 3, 2003 and bearing the Drawing No. 4485-1, said plan being recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in plan book SS, page 685, bounded and limited as follows, to wit:

BEGINNING at a point on the southerly side of a 50' wide street known as Kavanagh Circle, said point being at Lot 5; thence along the southerly side of said Kavanagh Circle North sixty-five (65) degrees, eight (08) minutes, twenty-five (25) seconds East one hundred and two one-hundredths (102.00) feet to a point thence along the right-of-way of the within described the following nine (9) courses and distances:

1.) along the arc of the curve to the left having a radius of twenty-six (26.00) feet, a distance of forty and eighty-four one-hundredths (40.84) feet, the chord of which is South twenty (20) degrees, eight (08) minutes, twenty-five (25) seconds West thirty-six and seventy-seven one-hundredths (36.77) feet to a point;

2.) South twenty-four (24) degrees, fifty-one (51) minutes, thirty-five (35) seconds West, one hundred eleven and thirteen one-hundredths (111.13) feet to a point;

3.) along the arc of the curve to the left having a radius of one hundred seventy-five and zero one-hundredths (175.00) feet, a distance of twenty-nine and forty-seven one-hundredths (29.47) feet, the chord of which is South twenty-nine (29) degrees, forty-one (41) minutes, three (03) seconds East, twenty-nine and forty-four one-hundredths (29.44) feet to a point;

4.) South thirty-four (34) degrees, thirty (30) minutes, thirty-one (31) seconds East, two hundred forty-two and fifteen one-hundredths (242.15) feet to a point;

5.) South fifty-five (55) degrees, twenty-nine (29) minutes, twenty-nine (29) seconds West, fifty and zero one-hundredths (50.00) feet to a point;

6.) North thirty-four (34) degrees, thirty (30) minutes, thirty-one (31) seconds West two hundred forty-two and fifteen one-hundredths (242.15) feet to a point;

7.) along the arc of a curve to the right having a radius of two hundred twenty-five and zero one-hundredths (225.00) feet, a distance of thirty-seven and eighty-nine one-hundredths (37.89) feet, the chord of which is North twenty-nine (29) degrees, forty-one (41) minutes, three (03) seconds West, thirty-seven and eighty-nine one-hundredths (37.89) feet to a point, the chord of which is North twenty-nine (29) degrees, forty-one (41) minutes, three (03) seconds West thirty-seven and eighty-five one-hundredths (37.85) feet to a point;

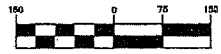
8.) North twenty-four (24) degrees, fifty-one (51) minutes, thirty-five (35) seconds West one hundred eleven and thirteen one-hundredths (111.13) feet to a point;

9.) along the arc of a curve to the left having a radius of twenty-six and zero one-hundredths (26.00) feet, a distance of forty and eighty-four one-hundredths (40.84) feet, the chord of which is North sixty-nine (69) degrees, fifty-one (51) minutes, thirty-five (35) seconds West, thirty-six and seventy-seven one-hundredths (36.77) feet to a point the place of Beginning.

Containing 20,938 square feet, 0.481 acre

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C36	26.00	40.84	N89°51'36"W	36.77
C37	26.00	40.84	S20°09'25"W	36.77

GRAPHIC SCALE

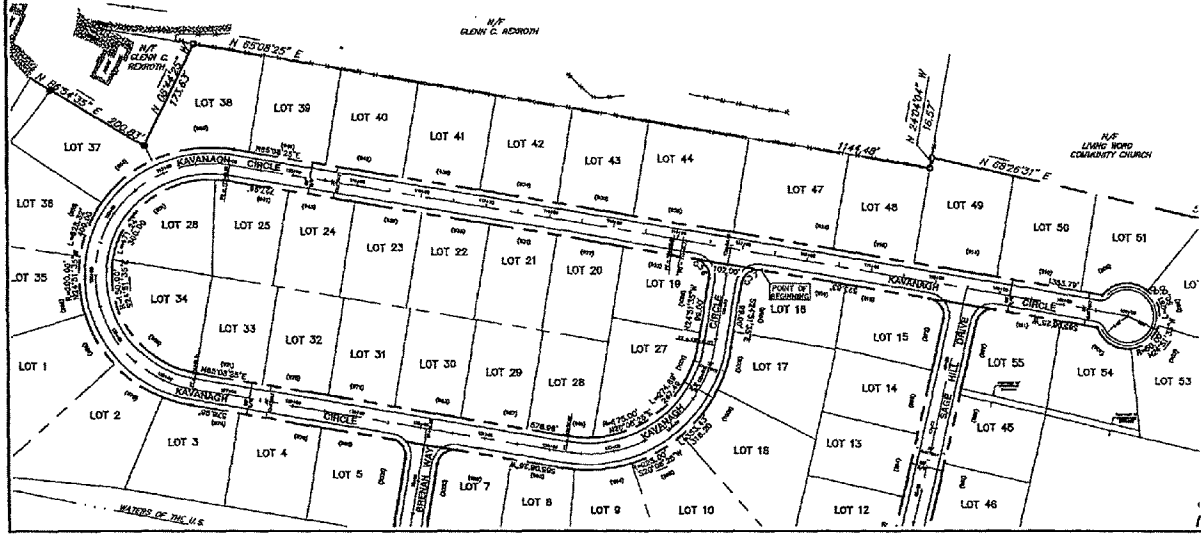


(IN FEET)
1 inch = 150 ft.



KAVANAGH CIRCLE IS MORE FULLY DESCRIBED AND SHOWN ON A SUBDIVISION PLAN ENTITLED "SAGE HILL", PREPARED BY GORDON L. BROWN & ASSOCIATES, INC., DRAWING NO. L-4485-1, RECORDED IN THE YORK COUNTY OFFICE OF RECORDER OF DEEDS IN PLAN BOOK 55, PAGE 685 ON JUNE 7, 2004.

KAVANAGH CIRCLE: 2990 (0.57 MI.)
PAVING WIDTH: 32 FEET
R.O.W. AREA = 154,003 SQ. FT. = 3.535 ACRES



KAVANAGH CIRCLE	
SAGE HILL	
Gordon L. Brown & Associates, Inc. Civil Engineers & Surveyors 2238 South Queen Street York, PA 17402-4831 GLB&A (717) 741-4621	
Date:	08/19/21
Scale:	1"=150'
Owner:	M.T.S.
Sheet No.:	1 OF 1
Project No.:	512116739

EXHIBIT C

IT BEING a part of those lands conveyed unto Kenneth R. and Gladys M. Stoltzfus, husband and wife, by Lois and Clarence E. Ludwig, et.al., by Deed dated September 18th, 2001 and recorded September 21st, 2001 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1456, Page 7110.

LEGAL DESCRIPTION OF A PORTION OF KAVANAGH CIRCLE

50 FOOT WIDE RIGHT-OF-WAY

August 23, 2021

ALL THAT CERTAIN tract of land situate, lying and being in York Township, York county, Pennsylvania, being known as Kavanagh Circle (50 foot wide right-of-way) on a Final Subdivision Plan of Sage Hill prepared for Kenneth Stoltzfus, by Gordon L. Brown & Associates, Inc. dated February 3, 2003 and bearing the Drawing No. 4485-1, said plan being recorded on March 9, 2004 in the Office of the Recorder of Deeds in and for York county, Pennsylvania, in plan book SS, page 685, bounded and limited as follows, to wit:

BEGINNING at a point on the southerly side of a 50' wide street known as Kavanagh Circle at the intersection with itself, said point being at Lot 16; thence along the right-of-way of the within described the following fourteen (14) courses and distances:

1.) along the arc of the curve to the left having a radius of twenty-six (26.00) feet, a distance of forty and eighty-four one-hundredths (40.84) feet, the chord of which is South twenty (20) degrees, eight (08) minutes, twenty-five (25) seconds West thirty-six and seventy-seven one-hundredths (36.77) feet to a point;

2.) South twenty-four (24) degrees, fifty-one (51) minutes, thirty-five (35) seconds East, ninety-nine and zero one-hundredths (99.00) feet to a point;

3.) along the arc of the curve to the right having a radius of two hundred twenty-five and zero one-hundredths (225.00) feet, a distance of three hundred fifty-three and forty-three one-hundredths (353.43) feet, the chord of which is South twenty (20) degrees, eight (08) minutes, twenty-five (25) seconds West, three hundred eighteen and twenty one-hundredths (318.20) feet to a point;

4.) South sixty-five (65) degrees, eight (08) minutes, twenty-five (25) seconds West, five hundred seventy-eight and ninety-six one-hundredths (578.96) feet to a point;

5.) along the arc of the curve to the right having a radius of two hundred and zero one-hundredths (200.00) feet, a distance of six hundred twenty-eight and thirty-two one-hundredths (628.32) feet, the chord of which is North twenty-four (24) degrees, fifty-one (51) minutes, thirty-five (35) seconds West, four hundred and zero one-hundredths (400.00) feet to a point;

6.) North sixty-five (65) degrees, eight (08) minutes, twenty-five (25) seconds East one thousand three hundred fifty-three and seventy-nine one-hundredths (1,353.79) feet to a point;

7.) along the arc of a curve to the right having a radius of fifty (50) feet, a distance of two hundred sixty-one and eighty one-hundredths (261.80) feet, (being a cul-de-sac), the chord of which is South twenty-four (24) degrees, fifty-one (51) minutes, twenty-five (25) seconds East, fifty and zero one-hundredths (50.00) feet to a point;

8.) South sixty-five (65) degrees, eight (08) minutes, thirty-five (35) seconds West six hundred twenty-five and eighty-three one-hundredths (625.83) feet to a point;

9.) along the arc of a curve to the right having a radius of twenty-six and zero one-hundredths (26.00) feet, a distance of forty and eighty-four one-hundredths (40.84) feet, the chord of which is South sixty-nine (69) degrees, fifty-one (51) minutes, thirty-five (35) seconds East, thirty-six and seventy-seven one-hundredths (36.77) feet to a point;

10.) South twenty-four (24) degrees, fifty-one (51) minutes, thirty-five (35) seconds East, ninety-nine and zero one-hundredths (99.00) feet to a point;

11.) along the arc of the curve to the right having a radius of one hundred seventy-five and zero one-hundredths (175.00) feet, a distance of two hundred seventy-four and eighty-nine one-hundredths (274.89) feet, the chord of which is South twenty (20) degrees, eight (08) minutes, twenty-five (25) seconds West, two hundred forty-seven and forty-nine one-hundredths (247.49) feet to a point;

12.) South sixty-five (65) degrees, eight (08) minutes, twenty-five (25) seconds West, five hundred seventy-eight and ninety-six one-hundredths (578.96) feet to a point;

13.) along the arc of a curve to the right having a radius of one hundred fifty and zero one-hundredths (150.00) feet, a distance of four hundred seventy-one and twenty-four one-hundredths (471.24) feet, the chord of which is North twenty-four (24) degrees, fifty-one (51) minutes, thirty-five (35) seconds West three hundred and zero one-hundredths (300.00) feet to a point;

14.) North sixty-five (65) degrees, eight (08) minutes, twenty-five (25) seconds West, eight-hundred twenty-nine and ninety-six one-hundredths (829.96) feet to a point, the place of Beginning.

Containing 154,003 square feet, 3.535 acres

IT BEING a part of those lands conveyed unto Kenneth R. and Gladys M. Stoltzfus, husband and wife, by Lois and Clarence E. Ludwig, et.al., by Deed dated September 18th, 2001 and recorded September 21st, 2001 in the Office of the Recorder of Deeds in and for York County, Pennsylvania, in Record Book 1456, Page 7110.