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First Avalong Limited Partnership
Blossom Hill Development

DECLARATION OF COVENANTS, CONDITIONS,
EASEMENTS AND RESTRICTIONS

This Declaration is made this 18th day of August, 1999,
by First Avalong Limited Partnership ("Developer").

BACKGROUND: First Avalong Limited Partnership is the owner and developer of certain tract of real property located in York Township, York County, Pennsylvania, as fully described in a legal description attached hereto and made a part hereof by reference as Exhibit A. This real property is also referred to in this Declaration as "the Premises". Developer intends to develop this real property as residential development to be called Blossom Hill (the "Development").

The Development shall include, but is not limited to. Streets, curbs, water and sanitary sewer systems. Storm water management systems, and various utility services.

The Development will be developed in several phases and it is the intention of Developer that this Declaration apply to all phases of the Development.

Developer desires to impose on the Premises generally, as covenants running with the land, certain covenants, conditions, restrictions, limitations, regulations. and agreements.

NOW, THEREFORE, intending to be legally bound, Developer hereby declares and imposes the following covenants, conditions, restrictions, limitations, regulations, and agreements upon the Premises generally and upon all Lots of the initial phase and subsequent phases of the Development:

ARTICLE I - DEFINITIONS

1.01. "Association" shall mean and refer to the Blossom Hill Association, Inc., its successors and assigns.

1.02. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of all Owners. Each Owner has a right and easement of the enjoyment to the Common Area, which is appurtenant to the title to each Lot.

1.03. "Developer" shall mean and refer to First Avalong Limited Partnership, or its successors.

1.04 "Development" shall refer to the residential real estate development know as a Blossom Hill, located in York Township, York County, Pennsylvania.

1.05. "Dwelling Unit" shall be defined as a single housekeeping unit with kitchen, bathroom, living facilities, and one or more bedrooms.

1.06. "Lot" shall mean and refer to any of the lots shown on the Plan.

1.07. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot, including individuals having any interest under the terms of an installment sale agreement, but excluding those having such interest merely as security for the performance of an obligation.

1.08. "Plan" shall mean and refer to that certain land development plan which has received preliminary plan approval by the Supervisors of York Township, York County, Pennsylvania, identified as follows (the contents of this Plan being incorporated herein by reference): Final Plan, Phase II of Blossom Hill, York Township, York County, Pennsylvania prepared by Gordon L. Brown and Associates, Inc., drawing number L-3400-2.

ARTICLE II - ARCHITECTURAL CONTROL

2.01. Type of Building. No building or structure shall be constructed, erected, maintained, used or altered to be used, upon any Lot for any purpose other than that of a single family residence dwelling and private garage. Garages may be built separately or attached to the dwelling but must be constructed of the same material and conform to the architectural design of the dwelling constructed upon the Lot. Construction of the garage may not precede the construction of the dwelling. Storage sheds shall be permitted if approved by Developer.

2.02. Plans and Specifications. No dwelling house, garage, or structure of any character (or driveway or fence) shall be erected, constructed, located, maintained or used on any Lot (nor shall any addition to, change, or alteration thereof be made, including changes in color scheme) unless and until the specifications and plans, exterior color scheme, location, front and rear facings, roofing, elevations, landscaping and grading plans (together with a statement of the estimated costs) have been submitted to and approved in writing by the Developer and a copy thereof as finally approved lodged permanently with the Developer. The Developer shall have the right to decline to approve any plans and specifications that are submitted, which are not suitable or desirable, in the Developer's sole opinion, for the aesthetic or other reasons, taking into consideration the effect of the building or other structures as planned on the adjacent or neighboring properties and whether the plans are in keeping with, and are in general harmony with the surroundings. All construction and

landscaping shall be promptly completed in full and complete accordance with the approved plans and specifications within nine (9) months after construction is started. There shall be no change or deviation from the approved plans and specifications (including changes in exterior colors of roofs, siding, shutters, etc.) without the prior written approval of the Developer. Completion requires finished grading and seeding.

2.03. Builder Approval. An owner may not contract with a builder or general contractor for the construction of a dwelling house or any other building on a Lot unless the Developer has first approved in writing, the Owner's selection of the builder/general contractor.

2.04. Building Use. The premises hereby conveyed shall be used for residential purposes only, and no store, tavern, beauty salon, barber shop or other public, commercial, or industrial business shall at any time be maintained thereon without the specific written approval of Developer. Developer reserves the right to maintain buildings as model houses for display to prospective purchasers. These model homes, however, shall comply with all other restrictions and covenants set forth in the Declaration.

2.05. Roofs. All roofs are to be of natural wood shake or brown, black or slate asphalt shingles or other conservative colors or materials as approved by the Developer. No change in the color or material of a roof shall be made without the prior written consent of the Developer.

2.06. Fencing. No fences of metal or wire construction, including but not limited to chain link fences, shall be erected on any lot. Property line fences or fences to enclose plant areas or swimming pools may be erected of hedge and bush or ornamental construction or of brick, wood or stone, provided no such fence exceeds six feet in height.

2.07. Signs. No advertising signs or billboards shall be permitted on any Lot, except, however, the signs of real estate companies, not exceeding four square feet, advertising Lots or homes for sale. Excluded from this restriction shall be the Developer's sign identifying the development, and /or any sign erected by Developer for the specific purpose of marketing the Development.

2.08. Laundry. No poles or appliances upon which to hang or expose laundry shall be erected or maintained on said Premises closer to the front line of said Premises than the rear wall of the dwelling to be erected on the Premises.

2.09. Swimming Pool. No above ground swimming pool shall be placed or erected on any Lot except for the kiddie pools less than twenty-four (24) inches high and less than one hundred (100) square feet in area.

2.10. Livestock and Poultry. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or in any home erected on a Lot, except that dogs, cats, or other customary household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. Household pets may not exceed more than three (3) of any kind over six months of age, and must be maintained so that offensive odors or noise will not be apparent to adjoining lot owners. All household pets must all be controlled to prevent damage to other lots within the Development and must at all times be on a leash to prevent them from running loose in the development.

2.11. Trash. Except for reasonable accumulation of construction materials during construction, the premises shall be kept free of rubbish, trash and junk of any kind at all times. No garbage cans or trash containers shall be located in the front or side lawn area for more than a twenty-four (24) hour period. All trash enclosures shall be prohibited in the front or side yard of the dwelling.

2.12 Storage of Certain Vehicles and Boats. No unregistered, inoperative and/or uninspected trucks, motorcycles, or automobiles, boats, trailers, motor homes, or recreational vehicles shall be stored anywhere in the development except inside house or garage.

2.13. Commercial Vehicles. Parking of any commercial trucks, buses, or similar vehicles on any lot or on the public streets of the Development is prohibited, except for loading and unloading.

2.14. Temporary Structure. No structure of a temporary character, trailer, basement, tent, shack, garage, or any other structure or outbuilding shall be used or erected on any Lot at any time and be used as a residence, either temporarily or permanently.

2.15. Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may become an annoyance or nuisance to other lot owners. No exterior ornamentation, except holiday decorations, shall be permitted without the written consent of Developer.

2.16. Antennas, Disks, and Towers. No outside receiving or transmitting antennas, disk-type receivers or towers shall be erected or maintained on any Lot without the express written consent of the Developer.

2.17. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarry or mining operations of any kind shall be permitted upon or in any Lot or elsewhere on the Premises.

2.18. Outdoor Toilets. Except for the erection of temporary chemical toilets during construction of approved improvements, no outside toilets or water closets shall be erected on any Lot.

2.19. Driveways. All driveways established on a Lot are to have a stone base. Such stone base shall be covered with cobblestone, macadam, cement pavement or brick within one (1) year after the start of construction on the Lot begins.

2.20. Utility Easements and Other Areas. All utility easements, "clear sight" areas and other easements or rights-of-way shall not be obstructed in any manner including the planting of trees or shrubs.

2.21. Developer's Rights. Nothing in this Declaration shall limit the right of Developer to complete excavation, grading and construction of improvements to any Lot, or to alter said excavations, grading and construction of improvements, or to construct such additional improvements as Developer deems advisable in the course of development of the Property, or to use any structure on a Lot as a construction office or model home or real estate office or leasing office.

2.22. Storms Water Management Areas. The alteration of any portion of the storm water management basin as shown on the Plan and/or the storm water management plan approved by York Township, shall be considered to be a violation of this Declaration. The owner of each Lot shall also be obligated to cause the Lot to conform to (and be maintained in the future such that the Lot shall conform to) all elevations and grading in accordance with the storm water management plan.

ARTICLE III - HOMEOWNERS' ASSOCIATION

3.01. Membership. Each Owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Each Lot shall be subject to assessment as set forth below.

3.02. Voting Rights. The Association shall have two classes of voting membership:

(a.) Class A Members shall be all Owners with the exception of the Developer (only until such time as the Class B Membership is extinguished) and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any lot, all such persons shall be members of the Association. The vote for such lots shall be exercised as such persons among themselves may determine, but in no event shall more than one vote be cast with respect to any lot.

(b.) The Class B Member (hereinafter referred to as the "Developer") shall be First Avalong Limited Partnership and shall be entitled to 3 votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

1. Upon the conveyance of 75% of the Lots to third party homeowners or;
2. August 1, 2004.

(c.) For The purpose of this Paragraph 3.02, and specifically in making the calculations contemplated by Sections 3.02 (b), the term "Lot" shall include all single-family residential lots contemplated by Developer in all phases of the Development as that number is stated in and depicted on the Plan.

(d.) An Owner who is a member of the Association may assign his or her membership voting rights to a tenant residing in the house constructed on the Owner's Lot. Such assignment shall be effected by filing with the secretary of the Association a written notice of assignment signed by the Owner.

3.03. Board of Directors. A Board of Directors shall be established pursuant to By-Laws to be adopted by the Association, which Board of Directors shall be empowered, from time to time, to make establish, promulgate, amend or repeal Rules and Regulations which shall be binding on all Lots and Owners (and their tenants).

3.04. Liability of Board Members, Developer, and Employees. Neither any officer of the Association, member of the Board of Directors, the Developer, nor any employees of the Association shall be personally liable to any Owner, or to any other party, for any damage, loss or prejudice suffered or claimed on account of any act or omission of the Association, the Developer, the Board of Directors, or any other representative or employee of the Association; and the Association shall indemnify and hold harmless such officer, board member, Developer, or other person from and of all claims and demands and expenses (including reasonable counsel fees) arising by reason of any alleged wrongful act or omission. Nothing contained herein shall be construed to limit the liability of the Association.

3.05. Miscellaneous Provisions.

(a.) The following matters require approval of the U.S. Department of Housing and Urban Development during such period of time as there is a Class B Membership:

1. Annexation of additional property, mergers and consolidations, mortgaging of the Common Area, dissolution of the Association, and amendment of the Association's Articles of Incorporation.

(b.) Absolute liability is not imposed on Owners for damage to the Common Area or Lots.

(c.) The Common Area cannot be mortgaged or conveyed without the consent of at least two-thirds (2/3) of the Owners and the consent of the Class B Member.

ARTICLE IV - MAINTENANCE ASSESSMENTS

4.01. Lien of Assessments. The Developer, for each Lot owned in the Development, hereby covenants, and each Owner, by acceptance of a deed for any Lot, whether or not it is specifically expressed in his or her deed, is deemed to covenant and agree to pay to the Association:

(a.) Annual assessments or charges imposes on Lots by the Board of Directors of the Association; and,

(b.) Special assessments for capital improvements, such assessments to be established and collected as set forth below.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on each respective Lot and shall be a continuing lien upon each respective Lot. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Owner for assessments made while Owner holds title to each respective Lot. The personal obligation for the delinquent assessments shall not pass to any Owner's successors in title unless expressly assumed by them. However, the charge of any assessment against each respective Lot shall survive any transfer of title.

4.02. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for:

(a.) the maintenance and fertilization of the lawns, grounds, trees, shrubbery, signs and/or structures erected, if any, at the entrance or entrances of the Development.

(b.) maintenance, repair, and/or reconstruction of the Development's storm water management system, except for surface swales on individual Lots, the maintenance of which shall be the responsibility of individual lot owners pursuant to paragraph 2.22, above.

(c.) maintenance, repair, and/or reconstruction of the street lights in the Development.

4.03. Association's Maintenance and Repair Obligations.

Eighteen (18) months following completion of construction of all the capital improvements set forth in Section 4.02, above ("the Improvements") the Association shall be responsible for maintenance, repair, and/or reconstruction of the Improvements, all in conformity with all applicable township, state and federal ordinances, statutes, laws and regulations as in effect, from time to time. The Association's maintenance and repair obligation relative to the Improvements shall apply only to maintenance or repair required because of normal and usual wear and tear and deterioration; and if maintenance or repair is required as the result of any act of an Owner, then that Owner shall pay to the Association the costs and expenses incurred by the Association with respect to such maintenance and repair. The Owner of each Lot shall obtain and maintain casualty loss insurance with usual extended coverage endorsements, the proceeds of which insurance shall be available (subject to any mortgagee payable clause) to the Association for any maintenance or repair caused by any act of an Owner.

4.04. Annual Assessments. The annual assessment on each Lot shall be fixed by the Board of Directors. The Board of Directors may, in its sole discretion, elect to make the annual assessment payable monthly, quarterly or semi-annually. The assessment shall commence as to each Lot on the date of deed of conveyance of the Lot from the Developer and shall be pro-rated for the calendar year and/or month in which closing occurs, as set forth in Section 4.07, below.

4.05. Special Assessment for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, cost of any reconstruction, repair, or replacement of any capital improvement the maintenance, repair and/or replacement of which is the responsibility of the Association pursuant to Section 4.02, above.

4.06. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots.

4.07. Due Date. The annual assessment provided for herein shall commence as to each Lot on the date of the conveyance of the Lot from the

Developer to an Owner. Owner shall pay at settlement the then current year assessment prorated to the date of settlement. The Board of Directors shall fix the amount of the next annual assessment against each lot during the fourth quarter of each year. Written notice of the annual assessment shall be sent to every Owner. The due date shall be established by the Board of Directors. The Association shall, on demand, and for a reasonable charge, furnish a certification setting forth whether the assessments on a specific Lot have been paid.

4.08. Effect of Non-Payment. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the maximum rate per annum as permissible by FHA, VA or FNMA as appropriate. In the event no such rate is applicable, the rate of interest shall be eighteen percent (18%) per annum. The Association may bring an action at law against any Owner personally obligated to pay the same, or foreclose the lien against the property. Failure of an Owner to pay assessments shall not constitute a default under a FHA insured mortgage.

4.09. Subordination of Lien to Mortgage. The lien of the assessment provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the lien of any assessment. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any other judicial proceeding in lieu thereof on any first mortgage shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No mortgagee shall be required to collect any assessment. No sale or transfer of any Lot pursuant to mortgage foreclosure or other judicial proceeding shall relieve such Lot from liability for any assessments becoming due after foreclosure or other judicial procedure. Further, failure to pay any assessment shall not constitute a default under any federally insured first mortgage.

4.10 Membership Approval of Special Assessments. If the amount of a special assessment when added to the annual assessment exceeds ten percent (10%) of the previous year then the amount of assessment for the year to exceed ten percent (10%) of the previous year assessment, shall be subject to the affirmative ratification by two-thirds (2/3) of each class of members who are voting in person or by proxy at a meeting called for this purpose.

ARTICLE V - EASEMENTS

5.01. Easements for Storm Water Management. Certain lots on the final recorded subdivision plans for each phase of the Development may be burdened by certain easements required by the Development's storm water management system. Owners of these lots shall keep all such Lots clear of all encroachments, including fill, structures, play equipment, storage of materials, etc.

5.02. Responsibility of Owners and Contractors. All Owners who purchase Lots and all contractors who build houses on Lots shall grade lots and complete construction of all buildings on Lots in conformity with the Storm Water Management Plan approved by the Pennsylvania Department of Environmental Resources for the Development and shall otherwise fully comply with all local, state and federal ordinances, statues, laws, and regulations in the grading of the Lots and construction of all buildings on Lots.

ARTICLE VI - GENERAL PROVISIONS

6.01. Enforcement. The conditions and restrictions contained in the Declaration shall be covenants running with the land and shall operate for the benefit of, and may be enforced by the Developer, by the Association, or by the Owner of any Lot in the Development. Violation of any of the provisions contained in this Declaration is hereby declared and agreed to be a nuisance, which may be remedied by appropriate legal proceedings. The failure to enforce or restrain the breach of any provision of this Declaration shall in no way be deemed a waiver of the right to enforce or restrain such breach, or any future breach, or as a waiver of such provision.

6.02. Covenants Running with the Land. The covenants set forth in this Declaration are perpetual in nature, shall be covenants running with the land and shall be binding on all parties and all persons claiming under them.

6.03. Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

6.04. Supplement. These conditions, covenants, obligations, and restrictions shall be in addition to any applicable provisions of any present or future zoning law or ordinance and no provision hereof shall be deemed to authorize any act in violation of any such law or ordinance.

6.05. Amendment. All amendments to this Declaration must be approved by the Class B Member, if any, and by sixty-seven (67%) of the Class A Members.

ARTICLE VII - MISCELLANEOUS APPROVALS

7.01. It is intended that these covenants and the formation of an Association as set forth herein shall comply with all requirements of the Federal Housing Administration (FHA), the Veterans' Administration (VA), and the Federal National Mortgage Association (FNMA). In the event it is necessary to modify or alter the terms of any covenants, restrictions, or conditions set forth in this Declaration, for the purpose of conforming this Declaration to the Regulations of either FHA, VA, of FNMA, these changes may be made by the

Developer without consent of the Class A Members, provided, however, that Developer obtains opinion of counsel that the proposed changes do not require approval of the Class A Members and that the proposed changes are such as are authorized by this Section 7.01.

IN WITNESS WHEREOF, Developer has hereunto set its hand and seal the day and year first written above.

By: First Avalong Limited Partnership
Millfield Construction Co., Inc.
General Partner

By: [Signature]
G. Robert Riahi, President

Attest:

[Signature]
Asst. Secretary

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF LANCASTER

On this 18th day of August, 1999, before me a Notary Public, the undersigned officer, personally appeared G. Robert Riahi, President of Millfield Construction Co., Inc. General Partner of First Avalong Limited Partnership, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that as President, he is authorized to act on behalf of the Corporation, and that he has executed the same for the purposes set forth therein.

[Signature]

My Commission Expires:

Notarial Seal
Heather L. Hooley, Notary Public
Lancaster, Lancaster County
My Commission Expires Sept. 20, 2001

The location of the Developer is P.O. Box 6370, Lancaster, PA 17607.

RECORDER OF DEEDS
YORK COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER

1999063898

RECORDED ON

AUG 31, 1999

9:15:08 AM

RECORDING FEES \$13.00

STATE WRIT TAX \$0.50

COUNTY ARCHIVES FEE \$1.00

ROD ARCHIVES FEE \$1.00

TOTAL \$15.50

RECORDER OF DEEDS
YORK COUNTY
PENNSYLVANIA

INSTRUMENT NUMBER

1999063898

RECORDED ON

AUG 31, 1999

9:15:08 AM

RECORDING FEES \$31.00

STATE WRIT TAX \$0.50

COUNTY ARCHIVES FEE \$1.00

ROD ARCHIVES FEE \$1.00

TOTAL \$33.50

August 16, 1999

DESCRIPTION OF BLOSSOM HILL, PHASE II

BEGINNING at a point in the centerline of a fifty (50) foot wide street known as Oak Road, said point being a corner of Phase I; thence along said Phase I, South twenty-seven (27) degrees, fifty-two (52) minutes, ten (10) seconds West, seven hundred fifty-six and eighty-four one-hundredths (756.84) feet to a point on the west side of a fifty (50) foot wide street known as Harvest Drive; thence along the west side of said Harvest Drive, South sixty-two (62) degrees, seven (07) minutes, fifty (50) seconds East, eighty and zero one-hundredths (80.00) feet to a point; thence along Phase I the following six (6) courses and distances: (1) South twenty-seven (27) degrees, fifty-two (52) minutes, ten (10) seconds West, one hundred ninety-six and seventy-two one-hundredths (196.72) feet; (2) North eighty (80) degrees, seventeen (17) minutes, thirty-two (32) seconds West, thirty-one and seventy-four one-hundredths (31.74) feet; (3) North zero (0) degrees, ten (10) minutes, seven (07) seconds West, forty-seven and fifteen one-hundredths (47.15) feet; (4) North sixty-two (62) degrees, seven (07) minutes, fifty (50) seconds West, two hundred twenty-seven and sixty-five one-hundredths (227.65) feet; (5) South seventy-nine (79) degrees, thirty-one (31) minutes, twenty (20) seconds West, fifty-nine and eighty-nine one-hundredths (59.89) feet; (6) North sixty-two (62) degrees, seven (07) minutes, fifty (50) seconds West, one hundred forty-one and fifty-nine one-hundredths (141.59) feet to a point; thence along property belonging to Dallastown Union Cemetery Association, North eight (8) degrees, thirty-eight (38) minutes, forty (40) seconds East, one hundred thirty-nine and two one-hundredths (139.02) feet to a point; thence along other property belonging to Millfield Construction, North one (1) degree, forty-three (43) minutes, fifty-six (56) seconds West, fifty and fourteen one-hundredths (50.14) feet to a point; thence by the same the following nine (9) courses and distances: (1) North two (2) degrees, thirty (30) minutes, zero (00) seconds East, one hundred twenty and zero one-hundredths (120.00) feet; (2) South eighty-seven (87) degrees, thirty (30) minutes, zero (00) seconds East, one hundred twenty and zero one-hundredths (120.00) feet; (3) South

sixty (60) degrees, fifty-two (52) minutes, thirty-eight (38) seconds East, thirty-two and seven one-hundredths (32.07) feet; (4) North twenty-seven (27) degrees, fifty-two (52) minutes, ten (10) seconds East, four hundred twenty-five and zero one-hundredths (425.00) feet; (5) South sixty-two (62) degrees, seven (07) minutes, fifty (50) seconds East, ninety-five and zero one-hundredths (95.00) feet; (6) along the arc of a curve to the left having a radius of twenty-five and zero one-hundredths (25.00) feet, a distance of thirty-nine and twenty-seven one-hundredths (39.27) feet; the chord of which is North seventy-two (72) degrees, fifty-two (52) minutes, ten (10) seconds East, thirty-five and thirty-six one-hundredths (35.36) feet; (7) North twenty-seven (27) degrees, fifty-two (52) minutes, ten (10) seconds East, one hundred fifty and zero one-hundredths (150.00) feet; (8) along the arc of a curve to the left having a radius of twenty-five and zero one-hundredths (25.00) feet, a distance of thirty-nine and twenty-seven one-hundredths (39.27) feet; the chord of which is North seventeen (17) degrees, seven (07) minutes, fifty (50) seconds West, thirty-five and thirty-six one-hundredths (35.36) feet; (9) North twenty-seven (27) degrees, fifty-two (52) minutes, ten (10) seconds East, twenty-five and zero one-hundredths (25.00) feet to a point in the center of above mentioned Oak Road; thence along the center of said Oak Road, South sixty-two (62) degrees, seven (07) minutes, fifty (50) seconds East, two hundred seventy-five and zero one-hundredths (275.00) feet to a point the place of Beginning.

Containing 8.50 acres.

Richard C. Shuff
Chief-Of-Surveys

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



Richard C. Shuff
Recorder of Deeds