NEWBERRY TOWNSHIP

RESOLUTION NO. 2026-27

A RESOLUTION ACCEPTING THE OFFER OF DEDICATION FOR CHAMPIONS DRIVE (PHASE V), THOROUGHBRED DRIVE (PHASE IV), AND STEEPLE CHASE DRIVE (PHASE V) IN THE LEXINGTON ESTATES DEVELOPMENT

WHEREAS, Newberry Township (the "Township") is a township of the second class, and Sections 2304 and 2316 of the Second Class Township Code, 53 P.S. §§ 67304 and 67316, authorize the Township to open and accept streets as public streets; and

WHEREAS, Exceptional Homes, Inc., formerly known as AAA Quality Builders, Inc. (the "Developer"), executed a Deed of Dedication concerning specified roadway rights-of-way in Lexington Estates to Newberry Township, recorded in the Office of the Recorder of Deeds of York County on July 16, 2024, as Instrument No. 2024027069, Record Book 2836, beginning at Page 5326, a certified copy of which is attached hereto as Exhibit A; and

WHEREAS, the roadway portions described in said deed consist of Champions Drive in Phase V, Thoroughbred Drive in Phase IV, and Steeple Chase Drive in Phase V; and

WHEREAS, the Board of Supervisors desires to accept the offer of dedication of only those roadway portions particularly described in Exhibit A for public street and road purposes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Newberry Township hereby accepts by gift for public use the offer of dedication of Champions Drive (Phase V), Thoroughbred Drive (Phase IV), and Steeple Chase Drive (Phase V), limited to the roadway portions and rights-of-way more fully described in the deed of dedication attached hereto as Exhibit A.

RESOLVED, FURTHER, that the Board acknowledges that the Deed of Dedication identified as Exhibit A was previously recorded in the Office of the Recorder of Deeds of York County, Pennsylvania, on July 16, 2024, as Instrument No. 2024027069, and that no further recording of that deed is directed by this Resolution.

RESOLVED, FURTHER, that the Township Secretary is authorized and directed to file a certified and attested copy of this Resolution, together with a draft or survey showing the location and width of the accepted roadway portions, with the Clerk of the Court of Common Pleas of York County, Pennsylvania, for entry on the Road Docket, and to provide the required documentation to PennDOT.

RESOLVED this 27 day of October, 2026.

ATTEST:

Aaron Schwartz, Secretary

NEWBERRY TOWNSHIP
BOARD OF SUPERVISORS

By: _____
Mario Eckert, Chairman

NEWBERRY TOWNSHIP CORPORATE SEAL YORK COUNTY PENNSYLVANIA

CERTIFICATE

I, the undersigned, Secretary of the Board of Supervisors of Newberry Township, York County, Pennsylvania, certify that the foregoing is a true and correct copy of a Resolution of the Board of Supervisors of Newberry Township duly adopted by a 5 to 0 affirmative vote at a public meeting held on the 27th day of October, 2026; that said Resolution has been recorded in the Resolution Book of the Township; and that said Resolution remains in effect, unaltered and unamended as of the date of this Certificate.

IN WITNESS WHEREOF, I set my hand and affix the official seal of Newberry Township on this 27 day of October, 2026.

NEWBERRY TOWNSHIP CORPORATE SEAL YORK COUNTY PENNSYLVANIA

Aaron Schwartz, Secretary

NOTARY OF ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

This record was acknowledged before me on October 27, 2026, by Aaron Schwartz, as Township Secretary, on behalf of Newberry Township.

Wendy L Etter
Signature of Notarial Officer

My Commission Expires: January 24, 2028

[NOTARIAL SEAL / STAMP]

Commonwealth of Pennsylvania - Notary Seal
Wendy L. Etter, Notary Public
York County
My commission expires January 24, 2028
Commission number 1362472
Member, Pennsylvania Association of Notaries

EXHIBIT A

Recorded Deed of Dedication — Lexington Estates Phases IV and V

York County Instrument No. 2024027069 | Recorded July 16, 2024

Record Book 2836, Pages 5326–5333

Tax parcel # N/A

NOT APPLICABLE FOR PIN NUMBER
YCGIS REGISTRY 07/16/2024 BY JV

DEED OF DEDICATION

THIS Deed of Dedication is made the 17th day of June, 2024

BETWEEN

EXCEPTIONAL HOMES, INC., formerly known as AAA Quality Builders, Inc., a Pennsylvania corporation ("Grantor"),

- AND –

NEWBERRY TOWNSHIP, a municipal township of the second class of York County, Pennsylvania, organized and existing under the laws of the Commonwealth of Pennsylvania, with its principal office located at 1915 Old Trail Road, Etters, Pennsylvania, ("Grantee").

WHEREAS, Grantor represents and warrants that it is the owner in fee of certain lands located in Newberry Township, York County, Pennsylvania, and in connection with the development of said lands, Grantor has installed and constructed various improvements of said lands in accordance with the specification of the Grantee, which Grantor desires to now dedicate, grant and convey to Grantee together with a perpetual easement or right of way over, under and through said lands for inclusion in Grantee's public road system for public use so as to enable Grantee to use, reconstruct, maintain and service said improvements; and

WHEREAS, Grantee desires to accept said improvements and thereafter perpetually use, reconstruct, maintain and service said improvements.

WITNESSETH, that the Grantor, for and in consideration of One ($1.00) Dollar, the receipt whereof is hereby acknowledged, and other good and valuable consideration, hereby dedicates, grants and conveys unto the Grantee, its successors and assigns, of the public streets and improvements located thereon in Lexington Estates, Phase II as recorded in York County Recorder of Deeds in Record Book 2341 page 4601, Instrument No. 2015046360, and Phase III as recorded in York County Recorder of Deeds in Record Book 2562 page 4235, Instrument No. 202010868, together with a perpetual easement or right of way, as hereinbefore provided, over, under and through the lots or parcels of land situate in Newberry Township, York County, Pennsylvania, as follows:

Champions Drive
Lexington Estates, Phase V

Beginning at a point located on the northern right of way line of Champions Drive, said point further described and identified as the intersection of the northern right of way of

Champions Drive (a right of way of fifty-feet (50')) and the eastern right of way of Thoroughbred Drive (a right of way of fifty-feet (50')); thence, from said point of beginning, along Lots 124 thru 115, the following courses:

1. North 54 degrees 55 minutes 32 seconds East a distance of 63.75 feet to a point; thence,
2. Along a curve to the right having a radius of 225.00 feet; an arc length of 18.71 feet, with a chord bearing of North 57 degrees 18 minutes 28 seconds East, and a chord length of 18.71 feet to a point; thence,
3. North 59 degrees 41 minutes 25 seconds East a distance of 262.16 feet to a point; thence,
4. Along a curve to the left having a radius of 325.00 feet; an arc length of 46.38 feet, with a chord bearing of North 55 degrees 36 minutes 8 seconds East, and a chord length of 46.34 feet to a point; thence,
5. North 51 degrees 30 minutes 50 seconds East a distance of 350.89 feet to a point; thence,
6. Along a curve to the left having a radius of 325.00 feet; an arc length of 87.94 feet, with a chord bearing of North 43 degrees 45 minutes 45 seconds East, and a chord length of 87.67 feet to a point; thence,
7. North 36 degrees 00 minutes 40 seconds East a distance of 174.97 feet to a point; thence,
8. Along a curve to the left having a radius of 11.00 feet; an arc length of 17.28 feet, with a chord bearing of North 8 degrees 59 minutes 20 seconds West, and a chord length of 15.56 feet to a point; thence,

crossing over Champions Drive in a southeasterly direction, South 53 degrees 59 minutes 20 seconds East a distance of 72.00 feet to a point, said point being located on the southern right of way of Champions Drive, and being the common property corner of Lot 146 and the intersection of the southern right of way line of Thoroughbred Drive (a right of way of fifty-feet (50')); thence, continuing along the southern right of way line of Champions Drive and along Lots 146 through 137 the following courses:

1. Along a curve to the left having a radius of 11.00 feet; an arc length of 17.28 feet, with a chord bearing of South 81 degrees 00 minutes 40 seconds West, and a chord length of 15.56 feet to a point; thence,
2. South 36 degrees 00 minutes 40 seconds West a distance of 174.97 feet to a point; thence,
3. Along a curve to the right having a radius of 375.00 feet; an arc length of 101.46 feet, with a chord bearing of South 43 degrees 45 minutes 45 seconds West, and a chord length of 101.16 feet to a point; thence,
4. South 51 degrees 30 minutes 50 seconds West a distance of 350.89 feet to a point; thence,
5. Along a curve to the right having a radius of 375.00 feet; an arc length of 53.51 feet, with a chord bearing of South 55 degrees 36 minutes 8 seconds West, and a chord length of 53.47 feet to a point; thence,
6. South 59 degrees 41 minutes 25 seconds West a distance of 262.16 feet to a point; thence,
7. Along a curve to the left having a radius of 175.00 feet; an arc length of 14.55 feet, with a chord bearing of South 57 degrees 18 minutes 28 seconds West, and a chord length of 14.55 feet to a point; thence,
8. South 54 degrees 55 minutes 32 seconds West a distance of 63.68 feet to a point; thence,

crossing over Champions Drive in a northwesterly direction, North 35 degrees 9 minutes 43 seconds West a distance of 50.00 feet to a point, said point being located on Lot 124 and being

the intersection of the northern right of way line of Champions Drive and the eastern right of way line of Thoroughbred Drive, said point being the place of **beginning**.

Said right of way of Champions Drive consists of 51,252.29 square feet or 1.1766 acres.

Thoroughbred Drive
Lexington Estates, Phase IV

Beginning at a point located on the northern right of way line of Thoroughbred Drive (a right of way of fifty (50') foot width), and being said point further referenced and identified as being the common property corner of Lots 178 and 177; thence, along the northern right of way line along Lots 177 thru 146, including crossing the right of way of Steeple Chase Drive, the following courses:

1. North 44 degrees 17 minutes 58 seconds East a distance of 153.84 feet to a point; thence,
2. On a curve curving to the right, having a radius of 175.00 feet, an arc length of 5.38 feet, with a chord bearing of North 45 degrees 10 minutes 50 seconds East, and a chord distance of 5.38 feet to a point; thence,
3. North 46 degrees 3 minutes 42 seconds East a distance of 527.14 feet to a point; thence,
4. On a curve curving to the left, having a radius of 125.00 feet, an arc length of 218.28 feet, with a chord bearing of North 3 degrees 57 minutes 49 seconds West, and a chord distance of 191.58 feet to a point; thence,
5. North 53 degrees 59 minutes 20 seconds West a distance of 477.86 feet to a point, said point being the intersection of the northern right of way line of Thoroughbred Drive and the south right of way line of Champions Drive (fifty (50') foot right of way); thence,

crossing the right of way of Thoroughbred Drive in a northeasterly direction, North 36 degrees 00 minutes 40 seconds East a distance of 50.00 feet to a point, said point located on the northern right of way line of Thoroughbred Drive; thence along Lots 26 through Lot 43, the following courses:

1. South 53 degrees 59 minutes 20 seconds East a distance of 477.86 feet to a point; thence,
2. On a curve curving to the right, having a radius of 175.00 feet, an arc length of 305.59 feet, with a chord bearing of South 3 degrees 57 minutes 49 seconds East, and a chord distance of 268.21 feet to a point; thence,
3. South 46 degrees 3 minutes 42 seconds West a distance of 527.14 feet to a point; thence,
4. On a curve curving to the left, having a radius of 125.00 feet, an arc length of 3.84 feet, with a chord bearing of South 45 degrees 10 minutes 50 seconds West, and a chord distance of 3.84 feet to a point; thence,
5. South 44 degrees 17 minutes 58 seconds West a distance of 154.00 feet to a point; thence,

crossing Thoroughbred Drive in a northwesterly direction, North 45 degrees 30 minutes 45 seconds West a distance of 50.00 feet to a point located on the northern right of way line of Thoroughbred Drive, said point being the place of **beginning**.

Area of said right of way contains 71,273.18 square feet or 1.6362 acres.

Steeple Chase Drive
Lexington Estates, Phase V

Beginning at a point located on the northern right of way line of Steeple Chase Drive (a right of way having a fifty (50') foot width), and said point further referenced and identified as being the common property corner of Lot 157 and the northern right of way line of Thoroughbred Drive (a right of way having a fifty (50') foot width); thence, along the northern right of way line along Lots 157 thru 147 the following courses:

1. North 33 degrees 26 minutes 21 seconds East a distance of 56.13 feet to a point; thence,
2. On a curve curving to the right, having a radius of 275.00 feet, an arc length of 86.75 feet, with a chord bearing of North 4 degrees 28 minutes 35 seconds East, and a chord distance of 86.39 feet to a point; thence,
3. North 51 degrees 30 minutes 50 seconds East a distance of 500.16 feet to a point; thence,
4. On a curve curving to the left, having a radius of 650.00 feet, an arc length of 175.87 feet, with a chord bearing of North 43 degrees 45 minutes 45 seconds East, and a chord distance of 175.34 feet to a point; thence,
5. North 36 degrees 00 minutes 40 seconds East a distance of 174.97 feet to a point; thence,
6. On a curve curving to the left, having a radius of 11.00 feet, an arc length of 17.28 feet, with a chord bearing of North 8 degrees 59 minutes 20 seconds West, and a chord distance of 15.56 feet to a point, said point being the intersection of the northern right of way line of Steeple Chase Drive and the southern right of way line of Thoroughbred Drive (fifty (50') foot right of way); thence,

crossing the right of way of Steeple Chase Drive in a southeasterly direction, South 53 degrees 59 minutes 20 seconds East a distance of 72.00 feet to a point, said point located on the southern right of way line; thence along the southern right of way line of Steeple Chase Drive and Lots 168 through Lot 159, the following courses:

7. On a curve curving to the left, having a radius of 11.00 feet, an arc length of 17.28 feet, with a chord bearing of South 81 degrees 00 minutes 40 seconds West, and a chord distance of 15.56 feet to a point; thence,
8. South 36 degrees 00 minutes 40 seconds West a distance of 174.97 feet to a point; thence,
9. On a curve curving to the right, having a radius of 700.00 feet, an arc length of 189.40 feet, with a chord bearing of South 43 degrees 45 minutes 45 seconds West, and a chord distance of 188.82 feet to a point; thence,
10. South 51 degrees 30 minutes 50 seconds West a distance of 500.16 feet to a point; thence,
11. On a curve curving to the left, having a radius of 225.00 feet, an arc length of 70.98 feet, with a chord bearing of North 42 degrees 28 minutes 35 seconds East, and a chord distance of 70.69 feet to a point; thence,
12. South 33 degrees 26 minutes 21 seconds West a distance of 56.13 feet to a point; thence,

crossing Steeple Chase Drive in a northwesterly direction, North 56 degrees 33 minutes 39 seconds West a distance of 50.00 feet to a point located on Lot 157, said point being the intersection of the northerly right of way of Steeple Chase Drive and the easterly right of way of Thoroughbred Drive, said point being the place of ***beginning***.

Area of said right of way contains 50,239.98 square feet or 1.1534 acres.

BEING part of the same premises which the Estate of George V. Shoemaker, by James G. Shoemaker, Executor, and James T. Gibson, by their deed dated December 15, 2008 and recorded January 14, 2009 in the York County Recorder of Deeds Office in Record Book 2000, page 6439, granted and conveyed unto AAA Quality Builders, Inc. The said AAA Quality Builders, Inc. by Articles of Amendment filed June 2, 2015, changed its name to Exceptional Homes, Inc., a Pennsylvania corporation, Grantor, herein.

TO HAVE AND TO HOLD said real estate as described herein unto the said Grantee, its successors and assigns, to and for the only proper use and behalf of said Grantee, its successors and assigns forever, as and for use as public streets and highways and for the installation of utilities, public or otherwise, and other public services, including, but not limited to, sanitary and storm sewers, water mains, street lights, electrical, gas, cable and telephone service. The said Grantor, for itself, its successors and assigns, shall not at anytime hereafter, ask, demand or recover or receive of and from said Grantee, its successors and assigns, any sum or sums of money as and for damages for or by reason of this dedication or the location of said streets, together with the other improvements construction with the real estate hereby conveyed.

The Grantor, its successors and assigns, does further indemnify the Grantee against any claim made by any mortgagee or lessee of the aforesaid real estate.

By the acceptance and recording of this Deed of Dedication, the Grantee, its successors and assigns, agree that at all times the aforesaid real estate remains a public street, the Grantee shall maintain the cartway of said street in a state of good repair and remove snow and ice therefrom, and Grantor shall have no further duty to maintain said cartway while it remains a public street. Grantor, its successors and assigns, as owners of the lots adjoining the public street shall continue to maintain the non-cartway surface area of the public right of way adjoining each respective lot, including without limitation, the curb and sidewalk; provided, however, that Grantor, its successors and assigns, shall not have any duty to maintain any public improvements constructed or installed in the public right of way other than curb and sidewalk.

IN WITNESS WHEREOF, said Grantor has executed this Deed of Dedication as of the day and year first written above.

ATTEST/WITNESS: : GRANTOR:
: EXCEPTIONAL HOMES, INC.
:
:
:
:BY: _____(SEAL)
James T. Gibson, President

-5-

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF LANCASTER :

On this, the 17th day of June, 2024, before me, a Notary Public, the undersigned officer, personally appeared James T. Gibson, who acknowledged himself to be the President of Exceptional Homes, Inc., and that he, being authorized to do so, executed the foregoing Deed for the purposes therein contained by signing the name of the corporation by himself as such officer.

In witness whereof, I hereunto set my hand and notarial seal.

Commonwealth of Pennsylvania - Notary Seal
CHAD A DAVIS - Notary Public
Lancaster County
My Commission Expires December 17, 2024
Commission Number 1273687

Notary Public

I do hereby certify that the precise residence and complete post office address of the within named Grantee is: 1915 Old Trail Road, Etters, PA 17319

DATED: June 17, 2024

Attorney for Grantee

pennsylvania (EX) MOD 06-19 (FI)

1830019105

RECORDER'S USE ONLY
State Tax Paid
Book | Page
Instrument Number
Date Recorded

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE
COMPLETE EACH SECTION

SECTION I TRANSFER DATA

Date of Acceptance of Document			
06/17/2024			
Grantor(s)/Lessor(s): Exceptional Homes, INC..	Telephone Number: 717-845-1524	Grantee(s)/Lessee(s): Newberry Township	Telephone Number: 717-935-6992
Mailing Address: 629 Goose Neck Drive		Mailing Address: 1915 Old Trail Roard	
City: Lititz	State: PA / ZIP Code: 17543	City: Etters	State: PA / ZIP Code: 17319

SECTION II REAL ESTATE LOCATION

Street Address	City, Township, Borough
Champions Dr., Thoroughbred Dr., & Steeple Chase Dr.	Newberry Township

County	School District	Tax Parcel Number
York	North Eastern School District	n/a

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? ○ YES ● NO

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
1.00	+ 0.00	= 1.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Computed Value**
N/A	x N/A	= N/A

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed	1b. Percentage of Grantor's Interest in Real Estate	1c. Percentage of Grantor's Interest Conveyed
$ 1.00	100 %	100 %

2. Fill in the Appropriate Oval Below for Exemption Claimed.

- ○ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ○ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ○ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ○ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ○ Transfers to the commonwealth, the U.S. and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ○ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ○ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ○ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ● Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Use of sanitary sewer lines, no property conveyed.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name		Telephone Number
James R. Sanders, Esquire		(717) 845-1524
Mailing Address: 96 So. George Street, Suite 520	City: York	State: PA / ZIP Code: 17401

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

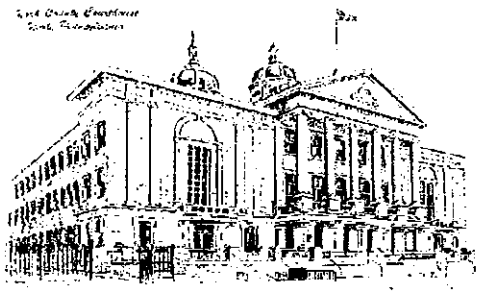
Signature of Correspondent or Responsible Party | Date: 07/12/2024

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

1830019105

1830019105

PAGE 1



YORK COUNTY RECORDER OF DEEDS
28 EAST MARKET STREET
YORK, PA 17401

Laura Shue - Recorder
Tina M. Channell - Deputy

Instrument Number - 2024027069
Recorded On 7/16/2024 At 11:03:26 AM
* Instrument Type - DEED OF DEDICATION
Invoice Number - 1586974
* Grantor - EXCEPTIONAL HOMES INC
* Grantee - NEWBERRY TOWNSHIP
User - SMB
* Customer - MPL LAW FIRM, LLP

Book - 2836 Starting Page - 5326
* Total Pages - 8

* Received By: ERECORD

* FEES

STATE WRIT TAX	$0.50
JCS/ACCESS TO JUSTICE	$40.25
RECORDING FEES	$19.00
AFFORDABLE HOUSING	$11.50
COUNTY ARCHIVES FEE	$2.00
ROD ARCHIVES FEE	$3.00
TOTAL PAID	$76.25

PARCEL IDENTIFICATION NUMBER
N/A-NEWBERRY TOWNSHIP
Total Parcels: 1

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

Laura Shue
Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

Book: **2836** Page: **5333**