

Recorded in the York County Recorder of Deeds Office in Plan Book _____ Page _____ on (Date) _____

Approved by Planning Commission of York Township

Date January 17 1989

Robert L. Brown Chairman
John W. Shuler
Carl V. Ciomelli

Meeting Date March 14 1989

Robert L. Brown President
John W. Shuler Secretary
Carl V. Ciomelli Treasurer
Ray M. Distridge

Released for recording: _____ DATE _____

Recorded in the York County Recorder of Deeds Office in Plan Book _____ Page _____ on (Date) _____

Recorder _____

* Approved by the York Township Board of Commissioners. Meeting Date Jan 9 1991

John W. Shuler President
Ray M. Distridge Secretary

Released for recording: _____ DATE _____

Recorded in the York County Recorder of Deeds Office in Plan Book _____ Page _____ on (Date) _____

Recorder _____

* Reapproval needed for clarification of bearings and distances.

On this 4th day of Jan, 1989, before me, a Notary Public in and for said County and State, personally appeared Mark W. Brown, President of the MGM Enterprises, Inc., who being duly sworn, deposed and said that he was personally present at the execution of adoption, release, and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as if the act and deed of the said MGM Enterprises, Inc. corporation, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL

This 4th day of January, 1989.

My Commission expires _____ 19

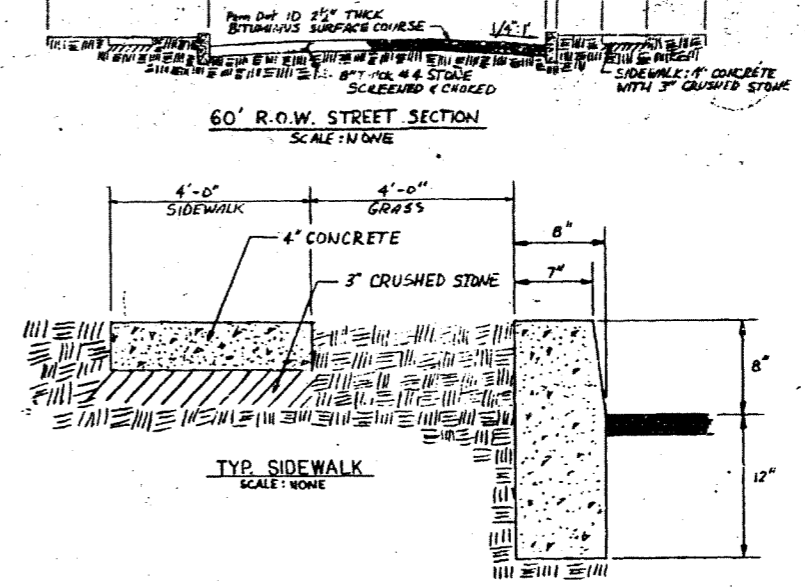
the _____ 19

Mark W. Brown
Title of Officer

Engineer's Certificate -

I, Gerald P. Devery, a Registered Professional Engineer (or Registered Surveyor) of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys and highways as surveyed and plotted by me for the owners or agents.

Gerald P. Devery PE-027189-K
(Engineer) Registration No.



NOTES & SITE DATA

- TOTAL AREA - 12.476 ACRES
- PUBLIC WATER AND SEWER
- ZONE - R - 1/2 (RESIDENTIAL) TYP. - 10 - 5' TYP. TYP.
- BUILDING LINES: 30' R.O.W. FRONT; 30' SIDE; 10' REAR; 30'
- MINIMUM LOT SIZE - 7,500 SQ. FT.
- PURPOSE USE - SINGLE FAMILY
- ALL UTILITIES SHALL BE UNDERGROUND
- STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH YORK TOWNSHIP STORMWATER ORDINANCE 84-2
- NUMBER OF PROPOSED FIRE HYDRANTS - 2
- STORMWATER MANAGEMENT LOCATED ON HERITAGE HILLS GOLF RESORT: REF. DWG. 100-045
- THIRTY SEVEN (37) LOTS PROPOSED: (LOTS 2 - 28)
- MAXIMUM ROAD - 77' 0" (125' 11")
- UNDERGROUND ROAD - 40' 0"
- ST. JAMES CHURCH - 430' 19"
- TOPOGRAPHY DETERMINED BY ACTUAL FIELD SURVEY AND REFERENCED TO USCG 83 BATHY.
- STREET LIGHTS INCLUDED ON 21ST, AND WILL BE LOCATED BY METROPOLITAN EDISON COMPANY.
- UTILITY & ETC. WATER RIGHT-OF-WAY HAVE BEEN GRANTED BY HERITAGE HILLS ASSOCIATES: (REF. SUB. 100-045)
- MGM ENTERPRISES, INC. WILL PROVIDE STORMWATER MANAGEMENT CONTROLS FOR LOT 11 EXTENDING TO ST. JAMES' COMBINATION.
- LOT 28 SHALL NOT HAVE ANY DRIVEWAY ACCESS TO MT. ROSE AVE. (S.R. 0124)

ARC & CHORD DATA

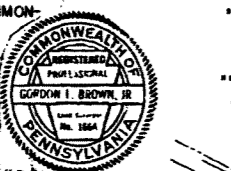
NO.	ARC	CHORD	ANGLE	AREA
1	17.20	17.20	0.000000	0.000000
2	17.20	17.20	0.000000	0.000000
3	17.20	17.20	0.000000	0.000000
4	17.20	17.20	0.000000	0.000000
5	17.20	17.20	0.000000	0.000000
6	17.20	17.20	0.000000	0.000000
7	17.20	17.20	0.000000	0.000000
8	17.20	17.20	0.000000	0.000000
9	17.20	17.20	0.000000	0.000000
10	17.20	17.20	0.000000	0.000000
11	17.20	17.20	0.000000	0.000000
12	17.20	17.20	0.000000	0.000000
13	17.20	17.20	0.000000	0.000000
14	17.20	17.20	0.000000	0.000000
15	17.20	17.20	0.000000	0.000000
16	17.20	17.20	0.000000	0.000000
17	17.20	17.20	0.000000	0.000000
18	17.20	17.20	0.000000	0.000000
19	17.20	17.20	0.000000	0.000000
20	17.20	17.20	0.000000	0.000000
21	17.20	17.20	0.000000	0.000000
22	17.20	17.20	0.000000	0.000000
23	17.20	17.20	0.000000	0.000000
24	17.20	17.20	0.000000	0.000000
25	17.20	17.20	0.000000	0.000000
26	17.20	17.20	0.000000	0.000000
27	17.20	17.20	0.000000	0.000000
28	17.20	17.20	0.000000	0.000000

20. CHANGES IN PROX. DISTANCES IN LOTS 19, 20, 21; CHANGES TO LOT AREAS IN LOTS 5, 26 (S-29-30)

21. CLARIFICATION OF BEARINGS AND DISTANCES COMPLETED 4/8/91 BY GORDON L. BROWN AND ASSOC., INC.

22. LOTS 22 & 23 REFLECT A RE-SUBDIVISION PLAN APPROVED BY THE SPRINGETTSBURY TWP. BOARD OF SUPERVISORS, MARCH 14, 1991, & RECORDED IN PLAN BOOK KK, PAGE 754, & DATED: MARCH 18, 1991.

GORDON L. BROWN, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, AS PLOTTED FOR THE OWNER OR AGENT.



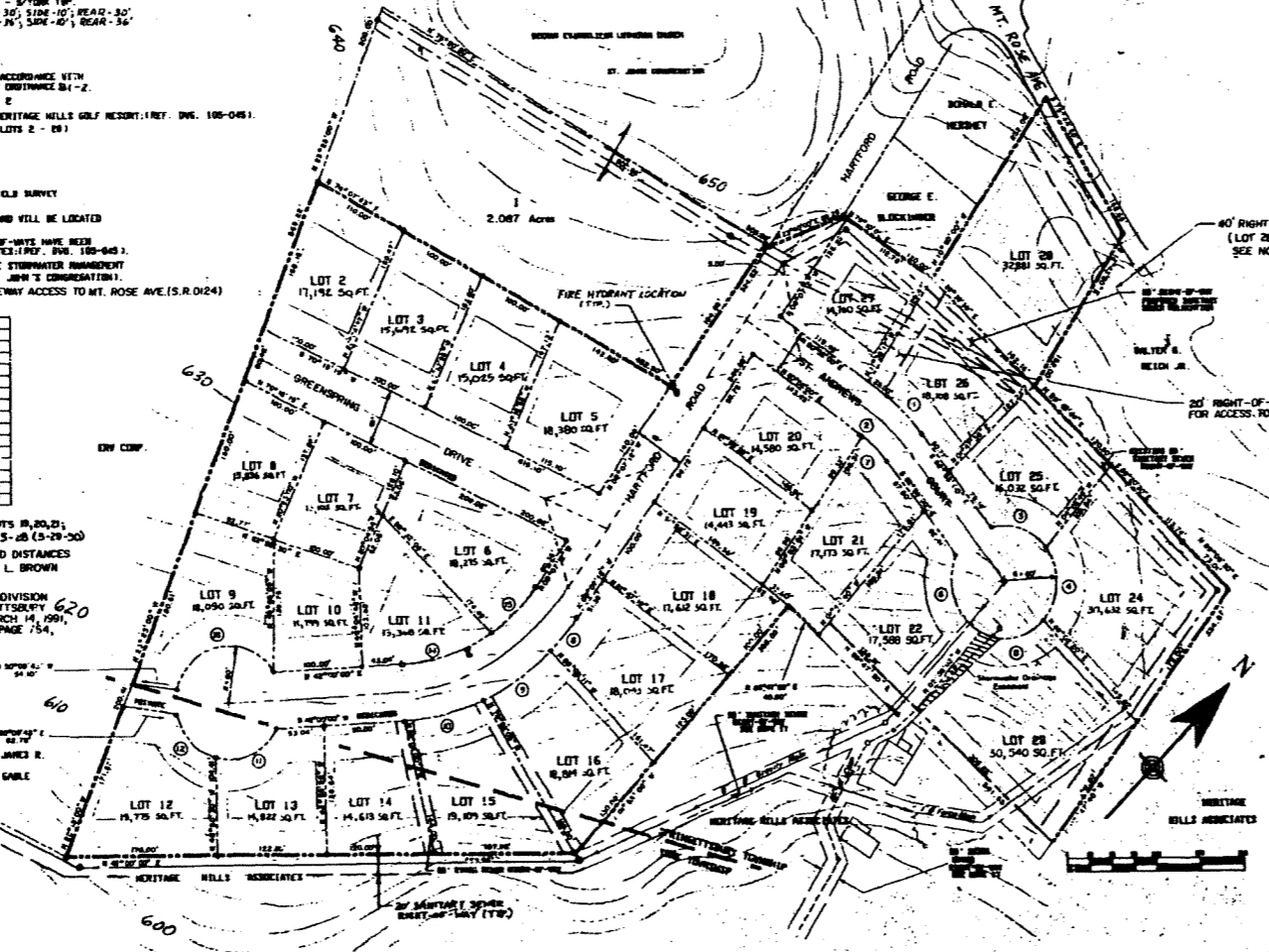
Note: Street shown herein are tendered for dedication to public use and the subdivision design is hereby approved by the owner.

APPROVED BY THE OWNERS

DATE January 4, 1989

Mark W. Brown President
MGM Enterprises, Inc.

NOTE: This plan is a consolidation of Plan dated 11/7/88, recorded in Plan Book JJ, Page 169, and Plan dated 1/31/91, recorded in Plan Book KK, Page 764, revising a part thereof, and is here recorded for clarity.



OWNER'S ADDRESS:
MGM Enterprises
81 Waterford Professional Center
York, PA 17402

Approval by Governing Body -

Approved by the Township Supervisors of Springettsbury Township, York County, Pennsylvania, by a resolution adopted this 9 day of FEB, 1989.

Secretary _____
Chairman _____

The Township Supervisors of Springettsbury Township hereby give public notice that in approving this plan for recording purposes only, the municipality assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as official streets or roads, or grade, pave, and curb the streets in said plan or to construct sewers therein, or to install any other such service ordinarily installed in official streets or roads.

Approval by the Planning Commission of Springettsbury Township

James R. Decker Chairman
Robert L. Brown Secretary

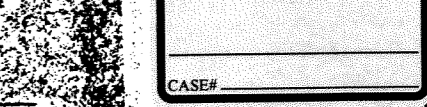
Approval by the Township Supervisors of Springettsbury Township, York County, Pennsylvania, by a resolution adopted this 27 day of FEB, 1991.

Secretary _____
Chairman _____

The Township Supervisors of Springettsbury Township hereby give public notice that in approving this plan for recording purposes only, the municipality assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as official streets or roads, or grade, pave, and curb the streets in said plan or to construct sewers therein, or to install any other such service ordinarily installed in official streets or roads.

Approval by the Planning Commission of Springettsbury Township

Robert L. Brown Chairman
James R. Decker Secretary



PLAN BOOK KK
PAGE 850

DEVERY & ASSOC. Consulting Engineers
106 W. King St., Lancaster, Pa., 717-397-7799

FINAL PLAN FOR:
SINGLE FAMILY NORTH

REVISED: _____
DATE: _____

REV. E - 4/8/91 - See note 21
REV. D - 5/29/90 - See note 20

HERITAGE HILLS
MGM ENTERPRISES INC.

100 York Township
Springettsbury Twp