FINAL LAND DEVELOPMENT PLAN

THE REDEVELOPMENT AUTHORITY OF THE CITY OF YORK

WEST GAY AVE. AND NORTH BEAVER ST. CITY OF YORK, YORK COUNTY, PENNSYLVANIA

PREPARED FOR:
DISTINCT EQUITIES 3, LLC
815 NORTH GEORGE STREET, SUITE A
YORK, PA 17404







DESIGN SERIAL NUMBER 2015/050365 (CITY OF YORK)

WERZON NORTH LLC
ZM, WEST GRANNERS BOLLZWRD
BBE, PRIGNULL, GENEY
CONTACT, HOWALL, A GENEY
ENAUL WIGHAEL GENET PA
ZSH WEST MADES STREET
WASHINGTON, AN 1007
CONTACT SHANNING GREST
ENAUL SPREETONSOLUTECON

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION OWNER - TXX MAP OR PARENT (***)

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 - YORK, PA 17401
1: 717,737,944 - - 1: 717,840,8205 - WWW.31TEDC.COM

CITY OF YORK ZONING OFFICER APPROVAL UPPROVED BY THE CITY OF YORK ZOWNO OFFICIDE, YORK COUNTY, PENNISH, WANA, THIS

PENNSYLVANIA, THIS 10756 DAY OF 146467, 3015CITY OF YORK PLANNING COMMISSION REVIEW

AT A METING HELD ON 2015, THE CITY OF YORK PLANNING COMMISSION A PROVIDE OFF FOLLOWING WAVES AUGUSTICATIONS FROM THE CITY OF YORK SHEWNSON & LAND DEVELOPMENT OFDINANCE. SECTION 1333.03: PRELIMINARY PLAN PRIOR TO THE FINAL PLAN SECTION 1336.03: CLIRBS AND SIDEWALKS ALONG ALL STREETS

WAIVER REQUESTS

LOCATION MAP

SCALE: 1' - 2,000'
ACC THE MAP PEOPLE (PERMITTED USE: NU

DRAWING SHEET INDEX

DRAWING TITLE

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YORK COUNTY PLANNING COMMISSION

стоит именя сомещем, ак екшене для те предлама от или в лимен сом. сел з гу дета, се моста, ектем то в ли от дета. 27. — за 15. "мо, селт се ту ексете зо в п.и. се се ту в лимена сомещем за что сел п. за — 15. 2014. — техни сомет ополите зеленом, се ту сел ма те те, техни сомет ополите зеленом сел за предаст сел сел телно сометом, сел не сометом сел не предаст сел сел се село, частом те ту селомом селом сетом, селомом селомом се та селом частом те сомемом селом сетом селомом селомом селомом за селомом селомом селом сетом селомом сел

Felicia J. Dell 5 4/7/16

CITY OF YORK COUNCIL APPROVAL

THE CITY OF YORK SUBDIVISION AND LAND DEVELOPMENT CROIMANCE. COPYRIGHT OF TANK OF THE PROPOSED LAND DEFECTOR ARE THE AND COPYRIGHT CROMINATE. INTEREST WAS THE PROPOSED LAND DEFECTORIENT OF THE PROPOSED LAND DEFECTORIENT.

Book __2.365__ Page __2630____ Including Fages 2630_to 2636 2016016383 CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION (OWNER) - TAX JAPP OR PASCEL 9) FORM OF AFFENTIF

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T, INC. - ALL RIGHTS RESERVED. THESE PLANS ARE THE PROPERTY OF SITE DESIGN CONCEPTS, INC. ANY USE OR R

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE YORK COUNTY RECORDER OF DEEDS IN PLAN BOOK

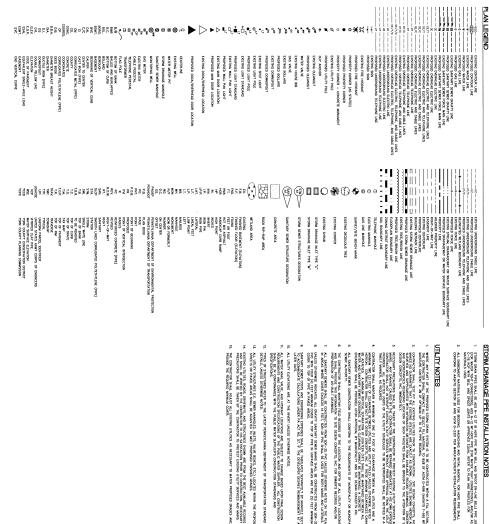
7 814.3-LD-1 814.3

TITLE SHEET FINAL LAND DEVELOPMENT PLANS FOR COLORWORKS BUILDING WEST GAY AVENUE AND NORTH BEAVER STREET GIT OF YORK YORK COUNTY, PENNSTUANA

I HITERY STATE THAT, TO THE BEST OF MY HOUMEDOE, THE SHOREY AND PLAN SHOMM AND DESCHIBED HERBOWN IS THE AND CORRECT TO THE ADJUNCTION REQUERED BY THE CITY OF YORK SUBDIVISION AND LAND DEFELOPMENT DROMANCE, COPPRIGATE BY AND FOR:

GRANT ALLEN ANDERSON
REGISTRATION NO. SU 075471-E
(AGENT FOR SITE DESIGN CONCEPTS, INC.)

W3S



STORM DRAINAGE PIPE INSTALLATION NOTES

STORM DRAM PRIES SHALL DE ADS N-12 ST 18 HOPE PRIE WITH BILL AND SMOOT (A-LASE RIDLL) PRIE ANTS (COR MATER THAT COMMITTIONS), AND ON N-12 BE FLOOR PRIES FROST (CORD MATER THAT COMMITTIONS), AND ON ASTM C-76 KCP WITH BILL AND SPROT ARMES OR APPROVED COLAL, BUTTER TO PLAN AND PROVILES FOR ALTERNALS USED. ALL EMBEDMENT MATERIALS USED FOR BIDDING, HAUNCHING AND INITIAL EMBOTILL FOR HIPE INFO SHALL CONFORM TO AASHTO SECTION 30 AND ASTM 0-2221 PER MANUFACTURED'S INSTALLATION REGUREDIENTS.

ALL SWITARY SEWERS SHALL BE CONSTRUCTED FROM SOR-35 PVC UNLESS OTHERWISE NOTED ON THE PLANS IN AREAS WHERE COVER EXCEEDS 14 FEET, SOR-26 PVC SHALL BE USED FOR BOTH MAINS AND LATERALS.

SANTARY SEWER COSTS AND ENGNEERING EXPENSES SHALL BE TABLILATED SEPARATELY BY MANIOLE SECTION TO ACCOMMODATE CALCALATIONS UNDER PA ACT NO, 57, IF THE DEVILOPER DESIRES INSMILLIESMENT AT A LATER DATE.

OLIEMER MAN, MANE, MAD PREPART TO CHANGE DE SINGET TO CHANGE BASD JOON FAND, DESIGN ROLLEMERS MAN, MANE, MAD PREPART TO CHANGE BASD JOON FAND, DESIGN ROLLEMENTS AND MET THE PROPERTY SIPPLIES AND CHANGE MATERIAL BE IN CONCRIGANCE MET THE PUBLIC MATER SUPPLIES CONSTRUCTION STANDARDS AND SECURIORIES.

ALL UTILITY STRUCTURES (I.E. SEMER MANAGLES, INLETS, VALVE BOXES, ETC.) LOCATED WITHIN THE PROPOSED STRUCTURE OF PANED AREAS SHALL BE ADJUSTED TO MEET PROPOSED FINISHED GRADES. types of structures refer to the latest prinsylvania department of transportation standard details, uniless otherwise noted. COMMACTOR SMALL TEST FIT ALL EXISTING UTLITED PRIOR TO CONSTRUCTION. STE CESSIN CONCESTS, AND CONCESTS AND CO WHICE ANY PART OF THE REPORCED STOME DOME YETTEM S TO BE CHISTRICTO WITHIN A FIL SCITCK, THE CONTRACTOR SHALL COMPACT, ALL COLLICT ILL ANTIFORM, TO SAY OF ACTIL D-668 (AASHTO T-89) WITH MISTINGS CONTENT & 3X OF OPTIMAL IP TO THE PIPE BECOME.

ALL ENSING LAWA AREAS DISTURBED BY PROPOSED CONSTRUCTION SHALL BE RESTORED TO PROVIDE A MANUALA EX MORES (8") TOPSOIL, GRADED TO SMOOTH, TRUIT LINES AND SEEDED AND MALCHED PER SPECIFICATIONS HEREIN.

FALURE TO SPECIFICALLY MENTION ANY WORK WHICH WOULD INDIGNALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RIDERE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK. ALL ELEVATIONS ARE AT THE CENTER OF STRUCTURE AT THE FLOWLINE OF THE FACE OF CURB OR AT THE CENTER OF STRUCTURE IN GRASSED AREAS, UNLESS OTHERWISE NOTED. PROPODED STE GOADNE HAS BEEN MOMN. TO PROVINE, A CREATH, REPRESENTATION OF THE FINNMEND GOADNO CONTION, AND DEMANCE PATTERS FOR STORMANTER DESIGN PURPORESS. ALL DIMENSIONS IN AREAS OF PROPOSED CLEANO ARE FACE OF CLEAS TO FACE OF CLIES UNLESS OTHERWISE NOTIO.

THE CONTRACTOR IS SOURLY RESPONSIBLE FOR THE CONSTRUCTION NEWS, NETHODS, TECHNIQUES, SEQUENCES PROCEDURES, AND SAFETY PRECAUTIONS AND PROCESURE. THE MEASURES REQUIRED IN THE APPROVED EROSION AND SEDMENTATION CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN AND SHALL BE COMPLETED AND IN SERVICE PRIOR TO THE COMMENCIALINE OF ANY SIT WORK OR CONSTRUCTION.

CURS AND PAYDMENT SHALL BE INSTALLED IN A MAINLER AS TO DISSURE POSTING DRAINAGE IN ALL AREAS.
RELD AGLISHINGHTS SHALL BE MADE AS RECESSARY TO PROVIDE A SMOOTH PRAVABLENDED BOTH HORIZONTALLY
AND VERTICALLY FROM THE CENTRING TO REPOSTED PAYING SECTIONS AND CARRES. WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND AN EXEMPLA RIAM OR PAYABENT, SAW OUT THE EXEMPLE DATE OF THE PAYAFT AND ALL. AND OPERLAY AT THE POINT OF TE-N TO ENSURE A SMOOTH REASONED WAS POSSIBLE AND THE PAYAFT OF THE PAYAFT SITE COMPACTOR SMALL PROVIDE DETAILED AS-BULT INFORMATION TO PROJECT ENRICER FOR ALL PROPOSES SANTARY SERROR AND STORMANTER MANAGEMENT, COMECTAGE AND BAY, STRUCTURES / FACILITES (PUBLIC AND PREVAILE) FOR PROJECT ENGINEERS AND PREVAILED FOR PROJECT ENGINEERS AND PREVAILED FOR PROJECT ENGINEERS.

CONTROLING MALL MARINA, AMMAN ET ORE (1) TOUT OF CLASSINGE RIVERS AND A MEMBERS AND A

CONTRACTOR SHALL MANTAN FELD RECORDS OF THE LOCATION AND DEPTH OF ALL UTILITY LOCATIONS > SHALL PROVIDE THE INFORMATION TO SITE DESIGN CONCEPTS, NOT, FOR OWNER'S RECORDS AND/OR THEATING OF NO-FELL TRACHMEN.

INVESS OFFICIALS INCIDED. ALL CRAFTY SANTARY SAME HANS SHALL BE CONSTRUCTED FROM SIR-35 POR WITH CODE OF THE HANNAH CODER TO TOP OF PPE IN UNPARED AREAS AND FINE (3) FEET MINHAUL CODER TO TOP OF PPE IN PARED AREAS.

ANY LAND AREA THAT CANNOT BE ADEQUATELY STABILIZED W/ SEEDING AND MILCHING SHALL BE STABILIZED WITH AM EROSION CONTROL OR TURE REINFORCEMENT MATTING.

PROPOSED STORMANTER MANAGEMENT FACILITIES HAVE BERN DESINGED TO MANAGE FORT EXPLANDMENT EN BRINGET FRAM PROPOSED UPPERVALIS AFEAS SHOWN ON THIS FLAM, NO PROVINCING HAVE BEEN MAKET TO MANAGE STORMANTER RUNCHT FROM ADDITIONAL FUTURE IMPERVADUS AREAS NOT SHOWN ON THIS PLAN. HANCICAP CURB RAMPS SHALL BE PROVIDED TO PROPOSED SIDENAKS AT ALL PROPOSED STREET INTERSECTIONS AND AT LOCATIONS INDICATED ON THE SITE PLAY(S). RAMPS SHALL BE CONSTRUCTED PER MANUFAL AND ALL A REQUIREMENTS.

ALL IMPORTED THEM MELTS EXCENT MINING EXEMPLATED THE RECOVERY OF THE PROPERTY

. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF YORK CONSTRUCTION SPECIFICATIONS (I.A.L. PROPOSED UTLITES SHALL BE INSTALLED UNCERGROUND, UNLESS PROHIBITED BY THE UTLITY COMPANY. THE CEYLOPPE SHALL GAY, THE CITY ENGINER AT LEAST THREE (3) MORROR CAYS, (72 HOURS) DONOIS PROOR TO BEGINNER WORK TO ASSOCIAL AN INSPECTIOR TO THE PROJECT! AND REVER PLANS AND DONOIS SPETTS. NO WORK MAY BEON UNTIL GRADE SHEETS HAVE BEEN REVERED BY THE CITY DIGINEER.

. ALL PROPERTY CORNERS NOT CURRENTLY SET SHALL BE SET N ACCO. SECURIANS (SECURIA 138.01).

THERE ARE, NO PROPOSED RESTROTIONS WHICH SHALL RUN WITH THE 1THE DEED. CLEAR SIGHT THANGLE REQUIREMENTS:
150 FT, ALONG CENTERLINE OF COLLECTOR & LOCAL STREETS.
75 FT, ALONG CENTERLINE OF COLLECTOR & LOCAL STREETS. NO BULDING OR STRUCTURE IS PERMITED WITHIN CLEAR SIGHT TRIANGLE. HONEVER, OBSTRUCTIONS PLANTINGS LESS THAN THREE (3) FEET IN HEIGHT SHALL BE PERMITED.

GENERAL CONSTRUCTION NOTES

PERION TO COMMENCENTED FOR PROJECT, CONTRACTOR 91441. COORDANTE CONSTRUCTIVA SCRICLALE OF PRIPRIOSIO IMPROMENSISTE INST. THE CORRESPONDE AFRICATE PROMENSIST, CONTROCTOR 91441. ADAPOSE TO THE STIGHTS THAT WILL BE EFFECTED BY CONSTRUCTIVA AFRIPRIES, CONTROCTOR 91441. ADAPOSE TO THE STIGHTS OF CONSTRUCTIVA OUTLATED IN THE SUIX DEPOSEM AND STIGHTS AND CORTINE, PARA, ULLESS APPROVED OTHERWISE BY THE LOCAL CONSTRUCTION DESIRED, THE MUNICIPALITY, AND SEE DESIGN CONSEINER, NO. ANY DISCREPANCES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SITE DESIGN CONCEPTS, INC. PRIOR TO CONSTRUCTION. CARE SHOULD BE TAKEN CURRING SITE IDENCITION AND CONSTRUCTION ACTIVATES SO, AS NOT TO EXISTING PROPERTY CORNER MAYMUNENTATION. CONTRACTOR SHALL BESONVISIBLE FOR MAY COSTITUD WITH INSPLACIABLY OF MAY PROPERTY CORNERS DAMAGED DURING STEWARK CREEKATURS.

PARCEL NOTOWATION: 05-046-01-0005.00-00000
UNFORM PARCEL DENTRIER: 05-046-01-0005.00-00000
DEED REFERENCE: DEED/RECORD BOOK 1920, PAGE 4859

UNLESS AOTED OTHERWES. IN CASE OF CONFIDENS BETWEEN THE PLANS AND DETAILS SHOWN HEREIN AND MAINLYMAL GROMANCES OR CONSTRUCTION SPECIFICATIONS, THE MAINLYMAL REQUIREMENTS SHALL TAKE PRECEDENCE. IF DISCREPANCES BETWEEN SCALED AND LABELED DIMENSIONS SHOWN ON THESE PLANS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT SITE DISSON CONCEPTS, INC. FOR CLARIFICATION.

UNLESS NOTED OTHERWISE HERDIN, WISCELLANEOUS SIGNS, MALBODES, FENCES, ETC. LOCATED WITHIN CONSTRUCTION AREAS SHALL BE REMOVED AND RELOCATED BY THE CONTRACTOR, AS REQUIRED.

ADJACENT LAND TRACTS ARE ZONED:
NORTH CRO, CENTRAL BUSINESS DISTRICT
SOUTH CRO, CENTRAL BUSINESS DISTRICT
EAST: CRO, CENTRAL BUSINESS DISTRICT
WEST: CRO, CENTRAL BUSINESS DISTRICT
WEST: CRO, CENTRAL BUSINESS DISTRICT UNFOOM PARCE, IDENTRESS: 0.3-048-01-0008.00-00000
DEED RETERBACE: DEED/RECORD BOOK 23-F, PAGE 471
EXISTING LAND TRACTS ARE ZONED: GBD, CENTRAL BUSINESS DISTRICT

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANITHMADE, AND PROTECTION OF TRAFFIC AND TRAFFIC CONTROL, AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY ROAD CLOSING WITH TH MANICIPALITY AND/OR PENINDST. TEMPORARY TRAFFIC CONTROLS AND TRAFFIC SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DENOIS (MUTCO)

MNMUM REQUIRED SETBACKS.
PRINCIPAL BULDINGS & STRUCTURES.
FRONT: NONE
SIDE. NONE
REAR; NOWE

TRACOING MUD AND DEBRIS
P THE STREET(S) AND/OR
MANNER.

3. MAXMUM ALLOWABLE BULDING HEIGHT: NONE

1. MAXMUM ALLOWABLE LOT CONTRACE: 100% OF GR
EDSISTING LOT CONTRACE: 100% OF GR
PARCIL 8: 48.5% (17.555 S.F./36,155 S.F.)

PARCIL 8: 48.5% (17.555 S.F./36,155 S.F.)

PROPOSED LOT COVERAGE: PARCEL 5: 7.8% (4,458 S.F./S8,747 S.F.) PARCEL 9: 89.6% (3Z,387 S.F./36,150 S.F.)

PROJECT STE 19 LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAIN BASED UPON A REVIEW OF THE FLOO HISDIPANCE RATE MAP (PINH) FOR THE CITY OF YORK COMMUNITY NAMEER 42045, PAREL 0328, SUFFIX MAP HAMBER 43,700328, PETENTE DATE: SEPTEMBER 25, 700. PARAMAN REQUIREMENTS.

BASS: PER SECTION INSOLA OF THE CITY OF YORK ZONING GENERACE, OFF-STREET PARAMA IS WAVED FOR ALL USES WHIM THE COD ZONING DISTRICT.

TOTAL NO. OF PROPOSID OFF-STREET PARAMA SPACES (INCLUDING HANDICAP SPACES) = 50

THE PROPERTY AT 100 MEST CAY AND ME (UPI OX-046-01-0000.00-00000) IS SUBJECT TO AN ENFORMENTIAL COPENANT INFO: MAS RECORDED IN DEED/RECORD BOOK 2296-736. THIS COPENANT RESTRICTS/PROMISTS CERTAIN CONSTRUCTION AND DESTRIBANCE OF THE PROPERTY. THIS PROCESSITY WAS SHAFEEN AND THIS PARK HAS PREPARED USING DESDRING APPLICATION OF RECORD
WHIGH THE REPERTY OF A TIES AND HAS MAS PREPARED USING DESDRING APPLICATION OF RECORD
WHAT THE PROCESSITY IS NOT AFFECTED BY SHORTS—OF MAY, EASTMENT RESTRICTIONS, ETC. MACH MAY
BE DISCOURSED BY A COMPLETE THE SEARCH. PANATTER, INTOMATION SHOWN METERN IS BASID DRYN A TIED SEMENT STEEL GOOD CONSENT, NEC COMMETTER IN AMOUNT OF CAS INATIONS, INDUSTRIEND OF METERNAL CONTROL SOON METERNAL OF THE AND A TIED A TIED AND A TIED A TIED AND A TIED A TIED AND A TIED AND A TIED AND A TIED AND A TIED A TIED

24. DEVELOPER: DISTINCT EQUITES 3, LLC BIS NORTH GEORGE ST., SUITE A YORK, PA 17404 ATTN: SETH PREDIX 23. IPON COMPLITION OF THE STORMWITH MANAGEDIST PLANS, AS—BUILT PLANS SMALL BE PROVIDED TO THE CITY OF TORK. THE AS—BUILT PLANS SMALL BE RECORDED WITH THE REQUIRED OPENATIONS AND MAINTENANCE ADRESDIENT. TONS WHICH SHALL RUN WITH THE LAND AND BECOM PROPERTY ADDRESS: WEST GAY AVE. AND N. BEAVER ST. YORK, PA

LAND OWNER: KETSTONE PARTNERSHIP, LP 815 N. GEORGE ST., SUITE A YORK, PA 17404

MAMMUM REQUIRED LOT WIDTH: 20 FT. (AT BLDG. SETBACK LINE)
DISTING PARCEL 5 WIDTH (ALONG WEST GAY AVENUE): 1718 FT.
DISTING PARCEL 9 WIDTH (ALONG WEST GAY AVENUE): 237.0 FT.

MINMUM REQUIRED LOT AREA: 1,500 S.F.
EDISTING PARCEL 5 AREA: 38,747 S.F. (1,349 AC.) GROSS/NET
EDISTING PARCEL 9 AREA: 38,150 S.F. (0,830 AC.) GROSS/NET

THE EXETING PARCELS ARE SERVED BY AN EXISTING PUBLIC WATER SUPPLY PROVIDED BY THE CITY OF YORK WATER

GENERAL NOTES

1. THE PLEADER OF THIS LAND DEPLEMENT PLAN IS TO DEPICT THE RE-DEVICIONALITY OF THE FOOMER COLORWOWS BILLING AND ASSOCIATIOS MEMOREMENTS AT TOO WEST CAY AROULE, YERK, PA.

Book 2365
Page 3631
Including Pages 2630 to 2636 Instrument # 2016016283

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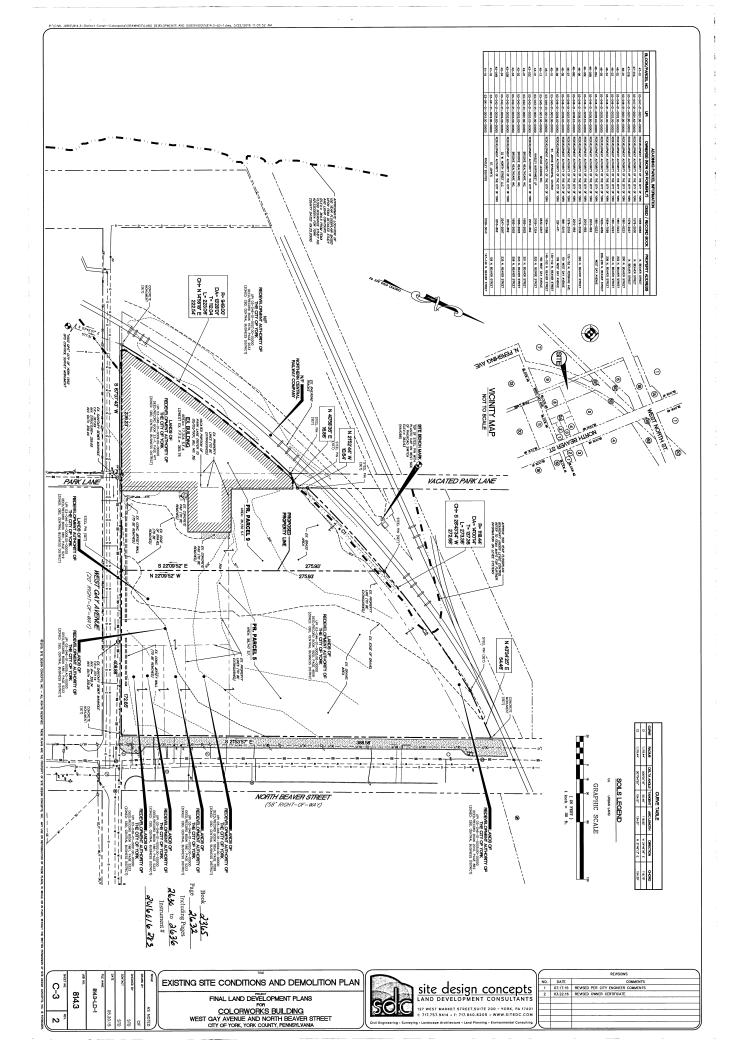
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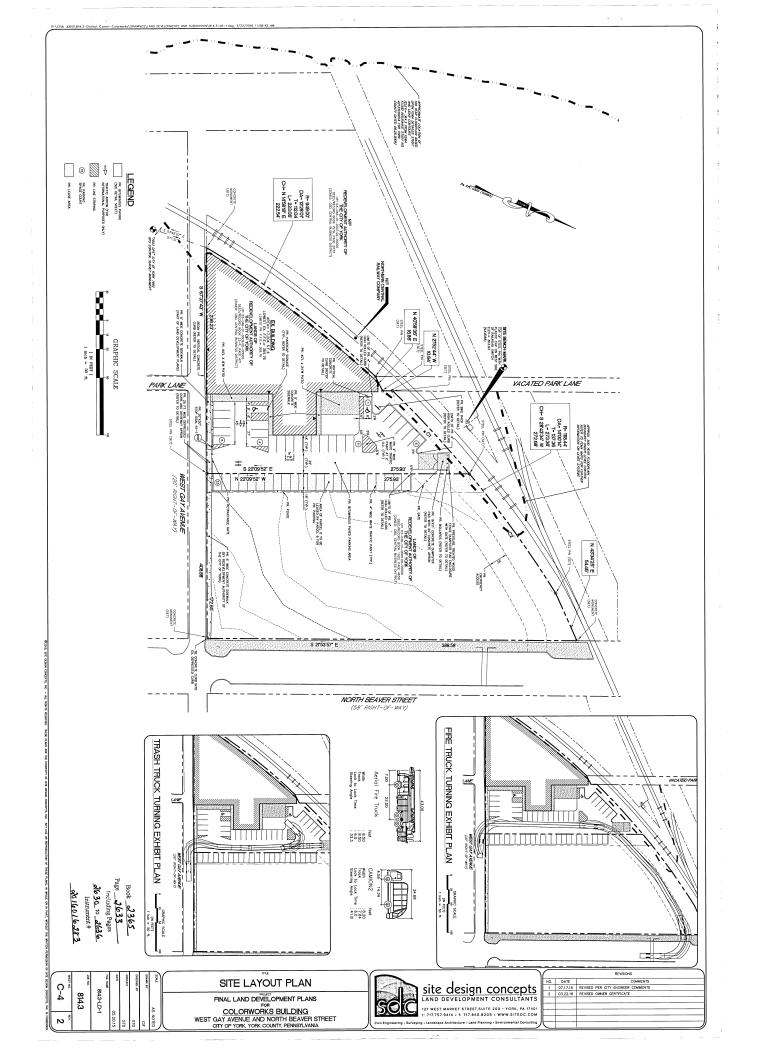
PROJECT NOTES AND PLAN LEGEND

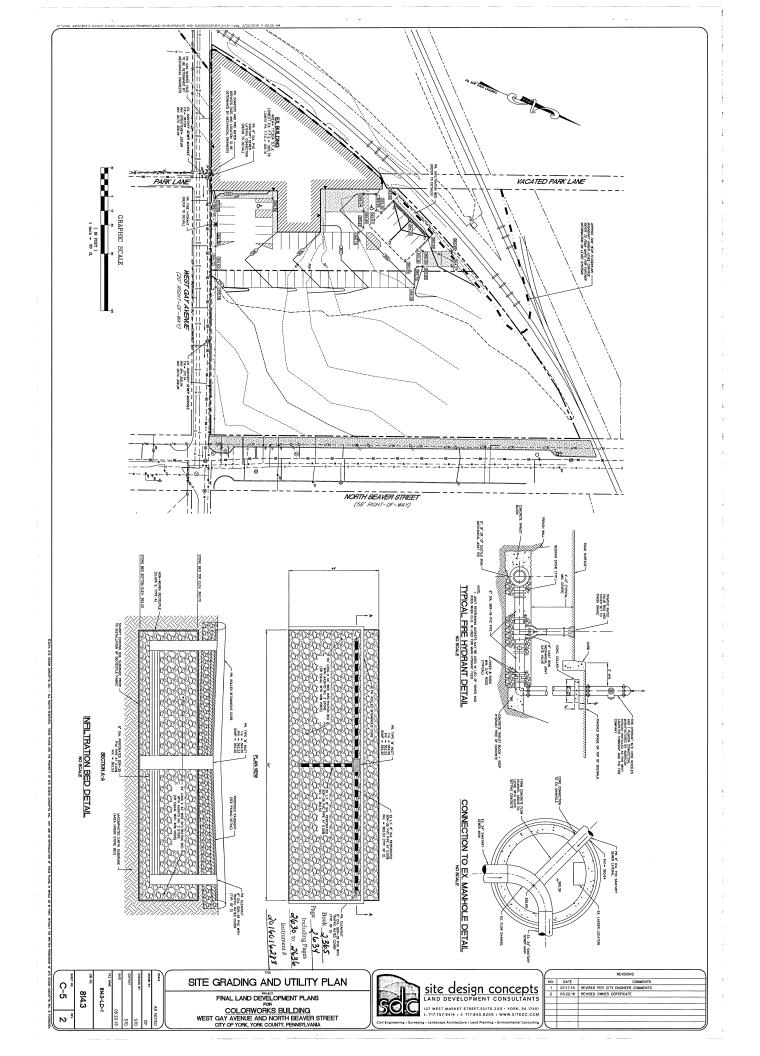
FINAL LAND DEVELOPMENT PLANS
FOR
COLORWORKS BUILDING
WEST GAY AVENUE AND NORTH BEAVER STREET
CITY OF YORK, YORK COUNTY, PENNSTLVAMA

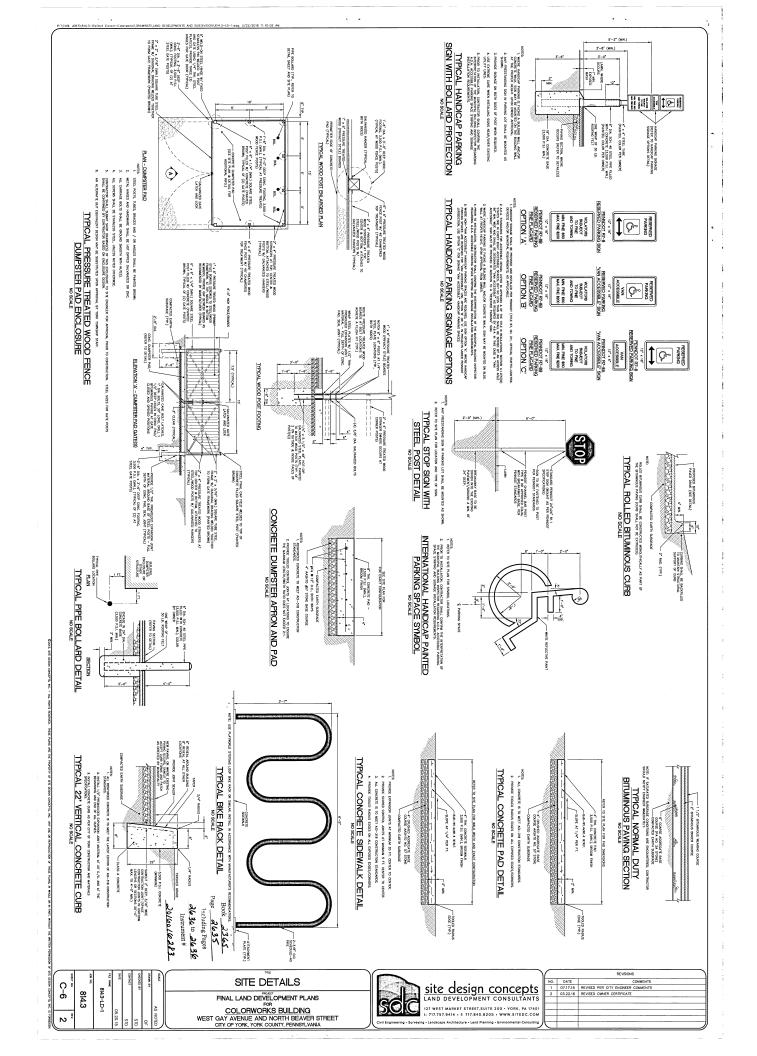


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127 WEST MARKET STAEET, SUITE 200 - YORK, PA 17401
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YORK COUNTY RECORDER OF DEEDS 28 EAST MARKET STREET YORK, PA 17401

Randi L. Reisinger - Recorder Bradley G. Daugherty - Deputy Syra, Promodenski

Book - 2365 Starting Page - 2630 * Total Pages - 7

Instrument Number - 2016016283 Recorded On 4/25/2016 At 2:02:51 PM

* Instrument Type - PLAN 24 X 36 Invoice Number - 1182359

* Grantor - REDEVELOPMENT AUTHORITY OF THE CITY OF YORK

*

User - MAG

* Customer - SITE DESIGN

* Received By: COUNTER

* FEES	
STATE WRIT TAX	\$0.50
RECORDING FEES	\$24.50
PIN NUMBER FEES	\$20.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL PAID	\$50.00

PARCEL IDENTIFICATION NUMBER 030460100050000000 0304601000900000000 Total Parcels: 2

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PLEASE DO NOT DETACH

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Book: 2365 Page: 2636