



# Clerk of Courts

Dan Byrnes  
Clerk of Courts



York County - PA  
[www.YorkCountyPA.gov](http://www.YorkCountyPA.gov)

Stephen McDonald, Esq.  
Solicitor

York County Judicial Center  
45 North George Street  
York, PA 17401-1240

(717) 771-9612 - Phone

September 3, 2024

James Leshner  
Municipal Services Specialist  
Adams and York Counties  
PENNDOT  
21st & Herr Streets  
Harrisburg, PA 17103

**Re: Docket No. MD-2328-2024  
Dover Township  
2480 West Canal Road Dover PA 17315**

**In the County of York**

Dear Mr. Leshner,

Please find enclosed a certified copy of the following York County Road case information filed with this office:

**Municipality:** Dover Township

**Type of Filing:** Resolution 2024-20

**Road or Street:** Resolution for accepting the offer of Dedicaiton for **Witherbee Road** and a portion of **Shadowbrooke Drive** in Bupp-McNaughton final subdivision plan-Phase I & a portion of **Shadowbrooke Drive** in Bupp-McNaughton final subdivision plan-Phase II

**Subject:** Resolution of Acceptance

If you should have any additional questions, please do not hesitate to contact *Deputy Kobie Mackenzie*, at 717-771-9756 or by E-Mail at: [klmackenzie@yorkcountypa.gov](mailto:klmackenzie@yorkcountypa.gov).

Sincerely,

Dan Byrnes  
Clerk of Courts  
DJB/KLM  
Enclosure

DOVER TOWNSHIP  
YORK COUNTY, PENNSYLVANIA  
RESOLUTION 2024-20

**RESOLUTION FOR ACCEPTING THE OFFER OF DEDICATION FOR WITHERBEE ROAD AND A PORTION OF SHADOWBROOKE DRIVE IN BUPP-MCNAUGHTON FINAL SUBDIVISION PLAN - PHASE I AND A PORTION OF SHADOWBROOKE DRIVE IN BUPP-MCNAUGHTON FINAL SUBDIVISION PLAN - PHASE II**

WHEREAS, by a recorded final plan of subdivisions labeled "Bupp- McNaughton Final Subdivision Plan - Phase I", prepared by Gordon L. Brown and Associates, Inc., recorded in the York County Recorder of Deeds Plan Book 2553, Page 4965 and "Bupp- McNaughton Final Subdivision Plan - Phase II", prepared by Gordon L. Brown and Associates, Inc., recorded in the York County Recorder of Deeds Plan Book 2743, Page 4574, have been offered for dedication to Dover Township the roads listed below; and

WHEREAS, the former Bupp- McNaughton Subdivision is currently known as the Sagebrook Development; and

WHEREAS, all conditions of approval for adoption of said roads have been met, and the Board of Supervisors desire to adopt said roads as part of the Township's road system.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Dover Township hereby accepts dedication of the following roadways, along with any and all stormwater facilities that lie within the road rights-of-way and the water distribution system and the sanitary sewer collection system serving the homes on this roadway, as dedicated for public roadway and facilities and use and this roadway and facilities shall hereafter be maintained by Dover Township as part of the public road, water and sanitary sewer systems:

1. Sagebrook Phase I

- a. Witherbee Road - beginning at a point on the centerline of Bull Road; THENCE in and through Sagebrook, to the easterly right of way line of Shadowbrooke Drive, more particularly described in Exhibits attached hereto and incorporated herein by reference; having an approximate distance of 530 feet or 0.10 miles.
- b. Shadowbrooke Drive (portion thereof)- beginning at a point adjacent to the property line between Lot 198A and Lot 32; THENCE in and through Sagebrook, to a point adjacent to the property line between Lot 88 and Lot 89, more particularly described in Exhibits attached hereto and incorporated herein by reference; having an approximate distance of 1,380 feet or 0.26 miles.

2. Sagebrook Phase II

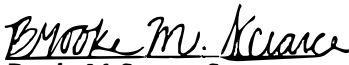
- a. Shadowbrooke Drive (portion thereof)- beginning at a point adjacent to the property line between Lot 88 and Lot 89; THENCE in and through Sagebrook, to a point adjacent to Lot 100, more particularly described in Exhibits attached hereto and incorporated herein by reference; having an approximate distance of 470 feet or 0.09 miles.

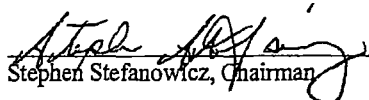
RESOLVED FURTHER, that a certified copy of this Resolution be filed with the York County Clerk of Courts Office to cause said streets to become part of the public road system within Dover Township.

RESOLVED, this 26<sup>th</sup> day of August 2024.

ATTEST:

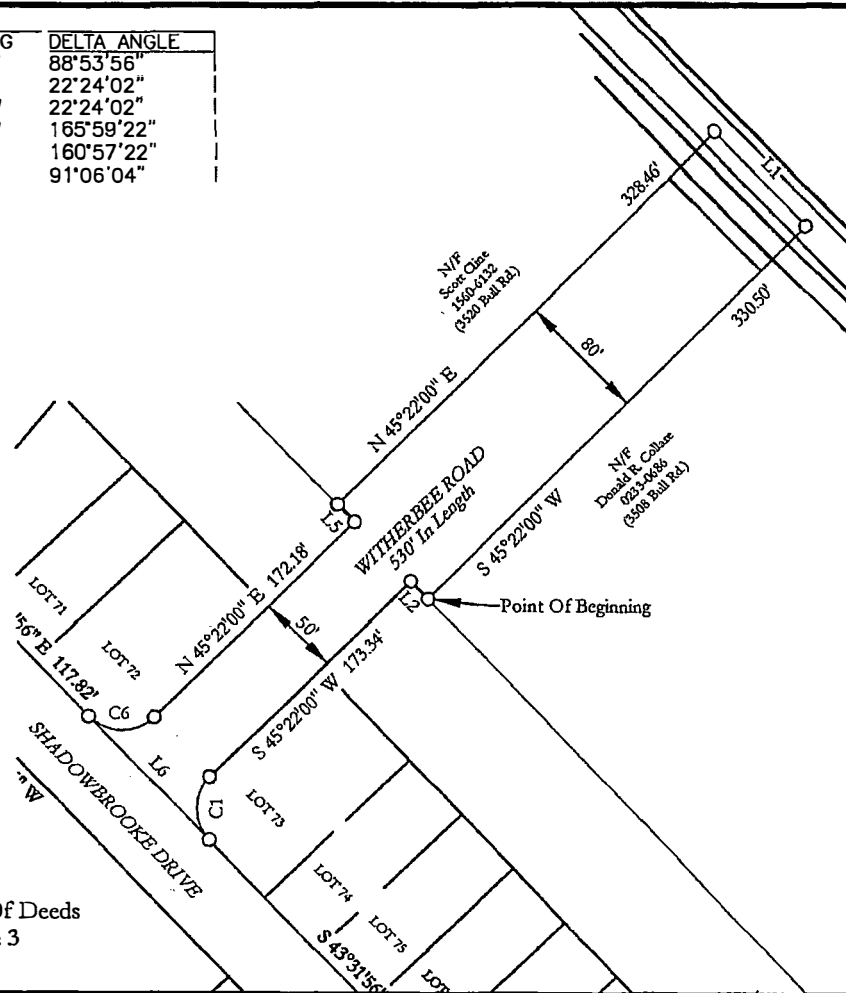
DOVER TOWNSHIP

  
Brooke M. Scarce, Secretary

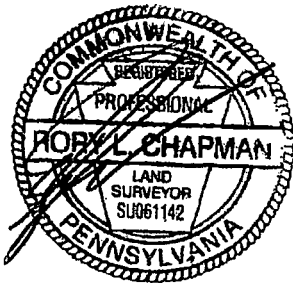
  
Stephen Stefanowicz, Chairman


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
IC1	128.00'	143.44'	139.22'	IS 00°55'02" W	88°53'56"
IC2	175.00'	168.42'	167.98'	IS 32°19'55" E	22°24'02"
IC3	125.00'	148.87'	148.56'	IN 32°19'55" W	22°24'02"
IC4	125.00'	1362.13'	1248.13'	IS 53°28'23" W	165°59'22"
IC5	175.00'	1491.61'	1345.18'	IN 55°59'23" E	160°57'22"
IC6	128.00'	144.52'	139.98'	IS 89°04'58" E	91°06'04"

LINE	BEARING	DISTANCE
IL1	IS 44°38'00" E	180.00'
IL2	IN 43°38'06" W	114.99'
IL3	IS 68°52'06" W	150.00'
IL4	IS 77°46'06" W	151.66'
IL5	IN 43°38'06" W	115.01'
IL6	IN 43°31'56" W	1106.02'



Recorded In York County Recorder Of Deeds  
Instrument#: 2020000801, Page 3



**A to Z**  
 and  
 Consulting  
 Services, LLC

403 LWE SUITE 100  
 McConnellsburg, PA 17233  
 PH 717-809-3025  
 atozaandconsultingservices.com

DATE	NO.	REVISION

**ROAD DEDICATION PLAT**  
 Sage Brook  
 Witherbee Road  
 Phase 1

SITUATED SOUTH OF HULL ROAD  
 DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Title No.	00
Parcel No.	00
Drawn By	TMK
Checked By	RJC
Date	7-29-2024
Scale	1"=100'
Job No.	20-084
SHEET 1 OF 1	



Phone: 717-809-3025  
Fax: 717-724-9400  
Email: [steve@AtoZLandConsultingServices.com](mailto:steve@AtoZLandConsultingServices.com)

403 Lincoln Way East, Suite 100 ♦ McConnellsburg, PA 17233

### Sage Brook Phase 1 Road Dedication (Witherbee Road)

Beginning at a; Corner of lands of Donald R. Collare and 80' Right-Of-Way

thence N 43°38'06" W a distance of 14.99' to a ; Point

thence S 45°22'00" W a distance of 173.34' to a ; Point

thence with a curve turning to the left with an arc length of 43.44', with a radius of 28.00', with a chord bearing of S 00°55'02" W, with a chord length of 39.22', thence with a curve to a ; Point

thence N 43°31'56" W a distance of 106.02' to a ; Point

thence with a curve turning to the left with an arc length of 44.52', with a radius of 28.00', with a chord bearing of S 89°04'58" E, with a chord length of 39.98', thence with a curve to a ; Point

thence N 45°22'00" E a distance of 172.18' to a ; Point

thence N 43°38'06" W a distance of 15.01' to a ; Point

thence N 45°22'00" E a distance of 328.46' to a ; Point

thence S 44°38'00" E a distance of 80.00' to a ; Point

thence S 45°22'00" W a distance of 329.86' to a ; Corner of lands of Donald R. Collare and 80' Right-Of-Way

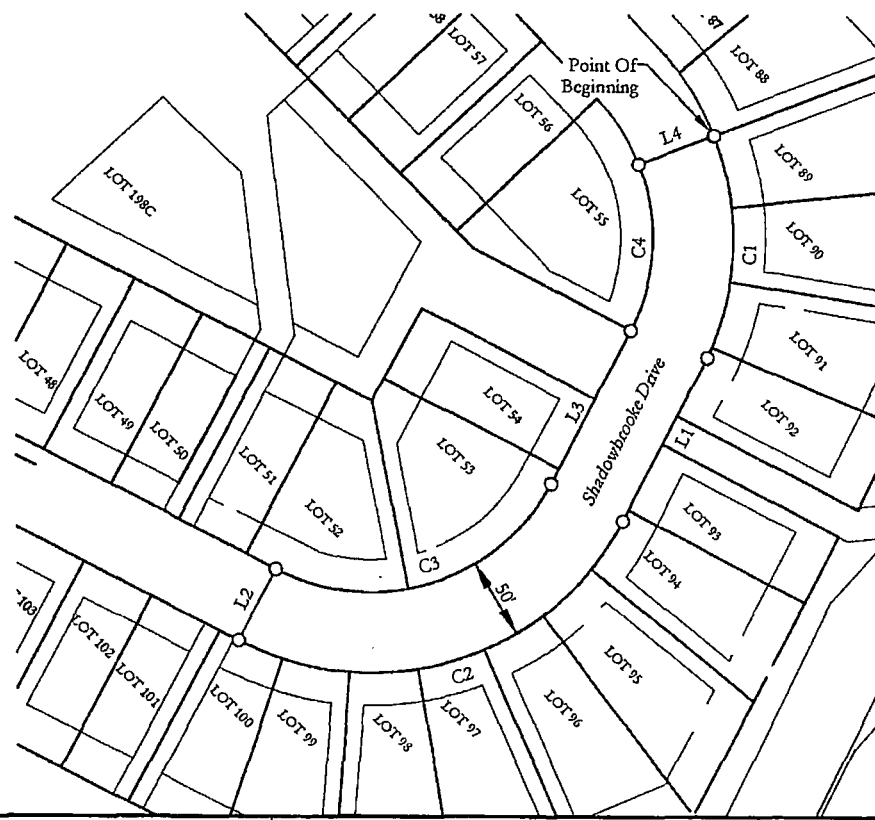
which is the point of beginning,

having an area of 36707.0 Square Feet, 0.843 Acres

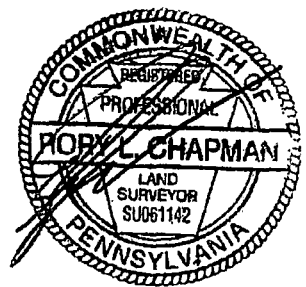
and a center line distance 530 feet or 0.10 miles


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
IC1	175.00'	148.69'	144.25'	IS 03°12'31" W	148°40'49"
IC2	175.00'	1274.89'	1247.49'	IS 72°32'55" W	190°00'15"
IC3	125.00'	1196.35'	1176.78'	IN 72°32'55" E	190°00'00"
IC4	125.00'	1106.20'	1103.04'	IN 03°12'31" E	148°40'49"

LINE	BEARING	DISTANCE
IL1	IS 27°32'55" W	1107.46'
IL2	IN 27°32'55" E	150.00'
IL3	IN 27°32'55" E	1107.46'
IL4	IN 68°52'06" E	150.00'



Recorded In York County Recorder Of Deeds  
Deed Plan Book 2743, 4574



**A to Z**  
 and  
 Consulting  
 Services, LLC

403 LWE SUITE 100  
 McConnellsburg, PA 17233

PH 717-809-3025  
 atozaandconsultingseices.com

**ROAD DEDICATION PLAT**  
 Sage Brook  
 Shadowbrooke Drive  
 Phase 2

SITUATED SOUTH OF BULL ROAD  
 DOVER TOWNSHIP, YORK COUNTY, PENNSYLVANIA

Tax Map:	00
Final File:	00
Drawn Up:	TMK
Checked By:	RLC
Date:	7-29-2024
Scale:	1"=100'
Job No.:	20-084
SHEET 1 OF 1	



Phone: 717-809-3025  
Fax: 717-724-9400  
Email: [steve@AtoZLandConsultingServices.com](mailto:steve@AtoZLandConsultingServices.com)

403 Lincoln Way East, Suite 100 ♦ McConnellsburg, PA 17233

### Sage Brook Phase 2 Road Dedication (Shadowbrooke Drive)

Beginning at a; Corner of lot 88 and lot 89

thence with a curve turning to the right with an arc length of 148.69', with a radius of 175.00', with a chord bearing of S 03°12'31" W, with a chord length of 144.25',;thence with a curve to a ; Point

thence S 27°32'55" W a distance of 107.46' to a ; Point

thence with a curve turning to the right with an arc length of 274.89', with a radius of 175.00', with a chord bearing of S 72°32'55" W, with a chord length of 247.49',thence with a curve to a ; Point

thence N 62°27'05" W a distance of 66.43' to a ; Point

thence N 27°32'55" E a distance of 50.00' to a ; Point

thence S 62°27'05" E a distance of 66.43' to a ; Point

thence with a curve turning to the left with an arc length of 206.97', with a radius of 125.00', with a chord bearing of N 70°12'22" E, with a chord length of 184.47',thence with a curve to a ; Point

thence N 27°32'55" E a distance of 96.80' to a ; Point

thence with a curve turning to the left with an arc length of 106.20', with a radius of 125.00', with a chord bearing of N 03°12'31" E, with a chord length of 103.04',thence with a curve to a ; Point

thence N 68°52'06" E a distance of 50.00' to a ; Corner of lot 88 and lot 89

which is the point of beginning,

having an area of 26851.4 Square Feet, 0.616 Acres

and a center line distance of 470 feet or 0.09 miles

**CERTIFICATION**

I, the undersigned, Secretary of the Board of Supervisors of Dover Township, York County, Pennsylvania, (the "Township"), certify that the attached is a true and correct copy of Resolution No. 2024-20 which was duly adopted by a majority vote of the Board of Supervisors at a meeting duly convened according to law and held on August 26<sup>th</sup>, 2024; said Resolution has been duly recorded in the minutes of the Board of Supervisors; and said Resolution remains in effect, unaltered, and unamended, as of the date of this certificate.

In Witness Whereof, I affix my hand and official seal of the Township this 26<sup>th</sup> day of August, 2024.

*Brooke M. Scarce*  
Brooke M. Scarce, Township Secretary



CERTIFIED A TRUE COPY

*Dan Byrnes*  
DAN BYRNES  
CLERK OF COURTS