

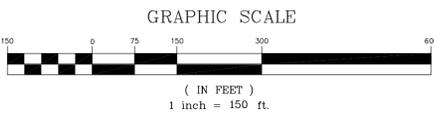
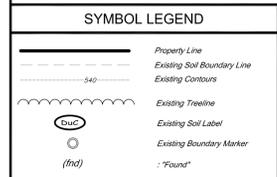
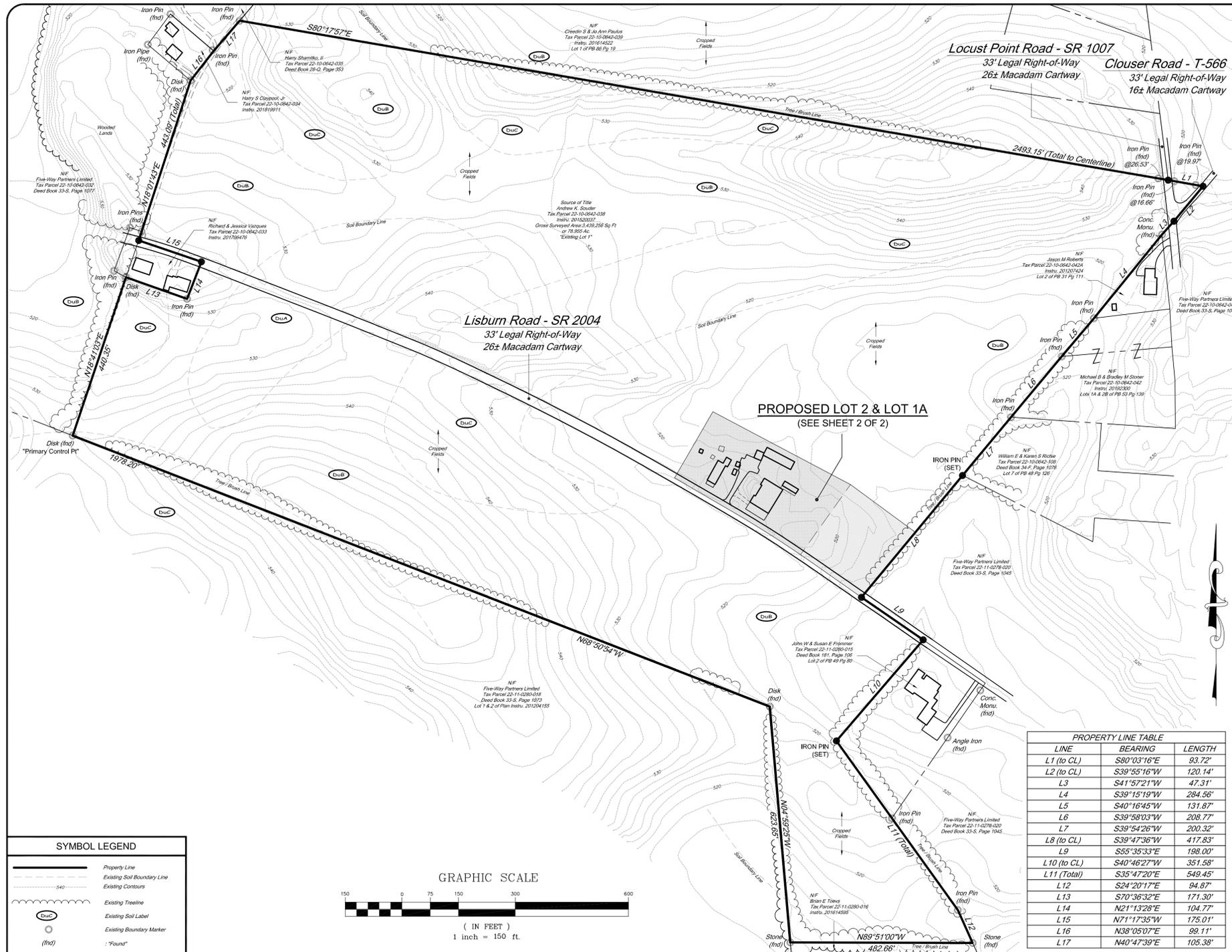
**Cumberland County Subdivision and Land Development Review Report**

|                   |                        |                             |  |                                      |                             |
|-------------------|------------------------|-----------------------------|--|--------------------------------------|-----------------------------|
| Municipality:     | <u>Monroe</u>          | Surveyor/<br>Engineer:      | <u>Burget &amp; Associates,<br/>Inc.</u> | Owner/<br>Developer:                 | <u>Andrew K Souder</u>      |
| Plat Title:       | <u>Andrew K Souder</u> |                             |  |                                      |                             |
| Plat Status:      | <u>Final</u>           | Plat Type:                  | <u>Subdivision</u>                       |                                      |                             |
| # of New Lots:    | <u>2</u>               | # of New<br>Dwelling Units: | <u>                    </u>              | New Acreage<br>Subdivided/Developed: | <u>3</u>                    |
|                   |                        |                             |  | Total Tract<br>Acreage:              | <u>78.95</u>                |
| Zoning District:  | <u>Agricultural</u>    |                             | Proposed Land Use:                       | <u>Residential</u>                   |                             |
| Date<br>Received: | <u>7/22/2020</u>       | County<br>Review:           | <u>7/27/2020</u>                         | Reviewed by:                         | <u>SH</u>                   |
|                   |                        |                             |  | Checked by:                          | <u>                    </u> |

- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

*Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.*

1. The proposed lot does not appear to meet the lot depth requirement of 350 feet (as noted on the plan). The applicant may want to verify the minimum lot depth requirement for a single family detached dwelling. It appears that the depth should be as required to meet minimum area requirements (Zoning 201.5). The proposed lot depth should be included in the Final Lot Information Table.
2. This property appears to be enrolled in the Cumberland County Clean and Green Program and may be subject to roll-back taxes. Contact the Cumberland County Tax Assessment Office for information.
3. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures>.



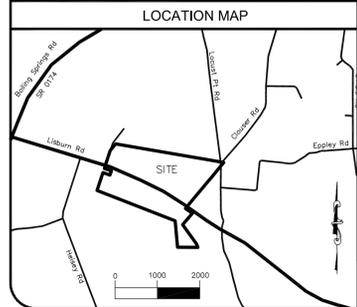
| LINE        | BEARING     | LENGTH  |
|-------------|-------------|---------|
| L1 (to CL)  | S80°03'16"E | 93.72'  |
| L2 (to CL)  | S39°55'16"W | 120.14' |
| L3          | S41°57'21"W | 47.31'  |
| L4          | S39°15'19"W | 284.56' |
| L5          | S40°16'45"W | 131.87' |
| L6          | S39°58'03"W | 208.77' |
| L7          | S39°54'26"W | 200.32' |
| L8 (to CL)  | S39°47'36"W | 417.83' |
| L9          | S55°35'33"E | 198.00' |
| L10 (to CL) | S40°46'27"W | 351.58' |
| L11 (Total) | S35°47'20"E | 549.45' |
| L12         | S24°20'17"E | 94.87'  |
| L13         | S70°36'32"E | 171.30' |
| L14         | N21°13'28"E | 104.77' |
| L15         | N71°17'35"W | 175.01' |
| L16         | N38°05'07"E | 99.11'  |
| L17         | N40°47'39"E | 105.38' |

**SUBDIVISIONS WITHIN 1,000'**

PB 31, Page 111 - Lammerece - 6/25/1977  
 PB 48, Page 126 - Lin Field - 6/22/1985  
 PB 49, Page 80 - Monroe Corp - 1/31/1986  
 PB 53, Page 139 - Lammerece - 9/8/1986  
 PB 86, Page 19 - Stoner - 10/16/2002  
 Plan Instru. 201204155 - Five-Way Partners - 2/12/2012

**SOIL LEGEND**

DuA - Duffield silt loam, 0-3% slopes  
 DuB - Duffield silt loam, 3-8% slopes  
 DuC - Duffield silt loam, 8-15% slopes



**SUBDIVISION PLAN GENERAL NOTES**

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A 78+ ACRE FARM TRACT TO CREATE A BUILDING LOT CONTAINING THE EXISTING DWELLING & OUT-BUILDINGS (PR. LOT 2) WITH THE RESIDUAL FARM LANDS TO REMAIN (RECONFIGURED LOT 1). AN ADDITIONAL LOT ADDITION (PR. LOT 1A) SHALL ALSO BE CREATED FOR LATER TRANSFER AS A LOT ADDITION TO BE CONSOLIDATED WITH PR. LOT 2.
- EXISTING LOT 1 CONTAINS AN EXISTING DWELLING AND OUT-BUILDINGS WITH ON-LOT WATER & SEPTIC FACILITIES WITH AN EXISTING DRIVEWAY ACCESS ONTO LISBURN ROAD.
- THE MAJORITY OF THE SITE IS CROPPED FARM FIELDS.
- ALL INFORMATION (EXCEPT EX. CONTOURS) ON THIS PLAN IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOC'S, INC. IN 2020.
- EXISTING CONTOUR DATA TAKEN FROM LIDAR DATA (NAVD-88 DATUM).
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING, NO WETLANDS EXIST ON THIS SITE.
- THE SITE LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOODING) FLOOD HAZARD BOUNDARY AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP FOR MONROE TOWNSHIP, CUMBERLAND COUNTY, PA.
- ALL KNOWN EASEMENTS AND/OR RIGHT-OF-WAYS ARE DEPICTED ON THIS PLAN. NO OTHER KNOWN COVENANTS EXIST ON THIS SITE.
- THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- A DRIVEWAY PERMIT FROM MONROE TOWNSHIP IS REQUIRED BEFORE DRIVEWAY ACCESS TO A TOWNSHIP ROADWAY IS PERMITTED.
- A HIGHWAY OCCUPANCY PERMIT FROM THE DEPARTMENT OF TRANSPORTATION IS REQUIRED FOR ANY PROPOSED DRIVEWAY PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 KNOWN AS THE "STATE HIGHWAY ACT"
- AN EROSION & SEDIMENTATION CONTROL PLAN APPROVED BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT SHALL BE REQUIRED ON FUTURE IMPROVEMENTS INVOLVING 5,000 SQ FT OR MORE OF EARTH DISTURBANCE. IN THE EVENT EARTH DISTURBANCE EXCEEDS 1 ACRE, AN NPDES PERMIT SHALL BE REQUIRED.
- IT SHALL BE THE LOT OWNERS RESPONSIBILITY FOR THE IMPLEMENTATION & MAINTENANCE OF ANY FUTURE EROSION CONTROL MEASURES & NOT THE RESPONSIBILITY OF THE TOWNSHIP.
- IT SHALL BE THE LOT OWNERS RESPONSIBILITY FOR THE IMPLEMENTATION & MAINTENANCE OF ALL STORMWATER FACILITIES (I.E. SWALES/BASINS, ETC.) & NOT THE RESPONSIBILITY OF THE TOWNSHIP.
- ANY CONSTRUCTION IN OR MODIFICATION TO THE EXISTING TOPOGRAPHY AND VEGETATIVE COVER WITHIN THE STEEP SLOPE AREAS SHALL BE ACCOMPANIED BY A STEEP SLOPE REPORT APPROVED BY THE TOWNSHIP.
- NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE PROPOSED BY THIS PLAN.
- ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE MONROE TOWNSHIP ORDINANCE TO INCLUDE BUT NOT LIMITED TO SECTIONS 308 & 310.
- BACK-UP SEPTIC SYSTEM AREAS SHALL BE PERPETUALLY PROTECTED FROM DISTURBANCE, FAILURE TO PROTECT THESE AREAS COULD REQUIRE FUTURE TESTING.
- NOTHING SHALL BE PLACED/PLANTED WITHIN AN EASEMENT AREA THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
- NO PERMANENT OBSTRUCTIONS OR PLANTINGS OVER 3 FEET IN HEIGHT SHALL BE PLACED WITHIN A CLEAR SIGHT TRIANGLE.
- ALL PERMANENT PROPERTY MARKERS (I.E. IPS, CMS) SHALL BE SET PRIOR TO FINAL APPROVAL/RECORDING OF THIS PLAN.
- PURSUANT TO PA ACT 172 OF 1986 A PA ONE CALL SHALL BE PERFORMED ON THIS SITE PRIOR TO ANY FUTURE EARTHMOVING/CONSTRUCTION ACTIVITIES.
- IN THE EVENT THAT FUTURE CONSTRUCTED IMPERVIOUS COVERAGE IS GREATER THAN WHAT IS PROPOSED BY THIS PLAN, A REVISED DESIGN MUST BE SUBMITTED TO THE TOWNSHIP FOR REVIEW.
- ALL EXISTING & MAN-MADE DRAINAGEWAYS (I.E. SWALES, CHANNELS, DITCHES, STREAMS) SHALL HAVE A PROPOSED 20' WIDE DRAINAGE EASEMENT (CENTERED ABOUT THE DRAINAGEWAY) UNLESS OTHERWISE NOTED.
- ALL PUBLIC IMPROVEMENTS WILL COMPLY WITH THE TOWNSHIP'S CONSTRUCTION SPECIFICATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) TO MAINTAIN CLEAR STOPPING SIGHT DISTANCES FOR HIS/HER DRIVEWAY ON TO LISBURN ROAD IN ACCORDANCE WITH MONROE TOWNSHIP ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) TO CONSTRUCT ALL FUTURE POTABLE WELLS TO MAINTAIN A 100 FOOT SEPARATION FROM ANY EXISTING/PROPOSED SEPTIC FIELD.
- ANY FUTURE IMPROVEMENTS THAT DIFFER FROM THESE PLANS SHALL REQUIRE SUBMITTAL/APPROVAL BY MONROE TOWNSHIP.
- PROPOSED LOT 1A IS PROPOSED AS A LOT ADDITION ONLY AND THEREFORE SHALL NOT BE SOLD NOR CONVEYED AS A BUILDING LOT.
- PROPOSED LOT 2 AND PROPOSED LOT 1A SHALL BE CONVEYED OVER TWO DIFFERENT CALENDAR YEARS TO PREVENT ANY CLEAN AND GREEN ISSUES.
- A DEED OF CONSOLIDATION FOR RECONFIGURED LOT 2 SHALL BE CREATED/RECORDED FOLLOWING THE RECORDING OF THIS PLAN AND CONVEYANCE OF THE LOT ADDITION (PR. LOT 1A).

**VEGETATION SETBACK REQUIREMENT**

ON ANY SEPARATE NONFARM PARCEL, ANY SHRUB OR TREE WITHIN TEN (10') AND TWENTY (20'), RESPECTIVELY, MUST BE NON-POISONOUS, AND SHALL NOT INCLUDE ANY PLANTS LISTED WITHIN THE OFFICIAL ZONING ORDINANCE OF MONROE TOWNSHIP, SECTION 201.7.

**AGRICULTURAL NUISANCE DISCLAIMER**

ALL LANDS WITHIN THE AGRICULTURAL ZONE ARE LOCATED WITHIN AN AREA WHERE LAND IS USED FOR COMMERCIAL AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND, INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS, AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF PENNSYLVANIA ACT 133 OF 1982, "THE RIGHT TO FARM LAW," MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL AGRICULTURAL OPERATIONS.

**SPECIAL NOTE (SPECIAL CONDITIONS)**

SOME LAND IN MONROE TOWNSHIP IS SUBJECT TO CONDITIONS WHICH MAY NOT PERMIT THE FULL UTILIZATION A PROPERTY OWNER MAY WANT. THESE CONDITIONS MAY INCLUDE THE FOLLOWING:

- PERIODIC FLOODING
- WET SOILS
- SINKHOLES AND CLOSED DEPRESSIONS
- NOISE AND/OR ODOR FROM AGRICULTURAL USES
- NITRATES IN GROUNDWATER
- AIRCRAFT NOISE
- NOISE FROM AUTO RACING

DATA IS AVAILABLE IN THE MONROE TOWNSHIP OFFICES WHICH CAN BE USED BY POTENTIAL RESIDENTS TO IDENTIFY THEIR PROXIMITY TO THESE CONDITIONS.

**ZONING REQUIREMENTS**

DISTRICT: AGRICULTURAL ZONE - "A"      DISTRICT: AGRICULTURAL ZONE - "A"

**REQUIREMENTS: (Agriculture)**      **REQUIREMENTS: (Single-Fam. Detached)**

Minimum Lot Area/Dwelling Unit: 10 Acres (Existing Uses)      Minimum Lot Area/Dwelling Unit: 80,000 Sq. Ft.

Minimum Lot Width: at Building Setback: 200' at Frontage: N/A      Minimum Lot Width: at Building Setback: 200' at Frontage: 150'

Minimum Lot Depth: (as required to meet area needs)      Minimum Lot Depth: 350'

Max. Building Height: 150 Feet (requires equal distance setback)      Max. Building Height: 35 Feet

Max. Impervious Coverage: 10%      Max. Impervious Coverage: 30%

Building Setbacks: to front: 75' to rear: 75' to side: 40' (each)      Building Setbacks: to front: 75' to rear: 75' to side: 10' (each)

**REQUIREMENTS: (Residential accessory buildings/structures)**

Setbacks: (accessory) to front: not permitted to rear: 10' to side: 10' (each)      Max. Building Height: 20 Feet

**SITE DATA**

**EXISTING PARENT TRACT (See Sheet 1)**

Ex. Lot 1 (Instr. 201520037) Gross Surveyed Area: 78.955 Acres

**PROPOSED LOT INFORMATION**

Proposed Lot 2 (Building Lot) "1st: 2020 Conveyance" Use: Single-Family Detached (Existing) Water Supply: On-Lot (Existing) Septic Disposal: On-Lot (Existing) Impervious Cover: 18% (Existing:14,280 SF) Lot Width: 200' + @ BSL Gross Surveyed Lot Area: 1,944 Acres Net Surveyed Lot Area: 1,796 Acres

Proposed Lot 1A (Lot-Addition) "2nd: 2021 Conveyance" Use: Lot Addition Water Supply: N/A Septic Disposal: N/A Impervious Cover: N/A Lot Width: N/A Gross Surveyed Lot Area: 1,056 Acres Net Surveyed Lot Area: 0.981 Acres

**FINAL LOT INFORMATION (AFTER SUBDIVISION)**

Reconfigured Lot 1 (Residual Lands) "After all conveyances" Use: Agriculture (Existing) Water Supply: N/A Septic Disposal: N/A Impervious Cover: <30% (None) Lot Width: 500' + @ BSL Gross Surveyed Lot Area: 75.955 Acres

Reconfigured Lot 2 (Building Lot) Use: Single-Family Detached (Existing) Water Supply: On-Lot (Existing) Septic Disposal: On-Lot (Existing) Impervious Cover: 12% (Existing:14,280 SF) Lot Width: 200' + @ BSL Gross Surveyed Lot Area: 3,000 Acres Net Surveyed Lot Area: 2,777 Acres

**SUBDIVISION & LAND DEVELOPMENT ORDINANCE WAIVER(S)**

WAIVER AND SECTION REQUESTING WAIVER FROM: \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

- Section 402.5.7 - Wetland(s) Identification
- Section 402.3.4 (A,B,C) - Fences within 200'
- Section 402.3.6 - Tree Location(s)
- Section 402.5.9 - Stormwater Management
- Section 402.6.8 - Erosion & Sed. Control Approval
- Section 618.3 - Pr. Street Trac

**REVISIONS**

| REVISIONS | SOURCE OF TITLE   | SHEET NUMBER |
|-----------|-------------------|--------------|
|           | Instru. 201520037 | 1 OF 2       |

**TAX MAP NUMBER**

Tax Parcel 22-10-0642-038

**BURGET & ASSOCIATES, INC.**  
Professional Land Surveyors

- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- EMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetandassociatesinc.com

1797 N.B. Road Phone: 717-562-7011      New Bloomfield Pennsylvania 17008 Fax: 717-562-3557

Joe Allen Burget, Jr., P.L.S.

**RECORDER OF DEEDS CERTIFICATE**

Recorded in the Office for Recording of Deeds, in and for Cumberland County, Pennsylvania, in Instrument No. \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) Recorder of Deeds

**STATEMENT OF OWNERSHIP**

Owner: Andrew K. Souder      Commonwealth of Pennsylvania County of \_\_\_\_\_

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ who being duly sworn according to law, disposes and says that he/she is the \_\_\_\_\_ of the property shown on this plan, that the plan thereof was made at his/her direction, that he/she acknowledges the same to be his/her act and plan, that he/she desires the same to be recorded, and that all streets identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

Witness my hand and notarial seal. My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(Seal) Notary Public

**PLAN REVIEW AND APPROVAL CERTIFICATES**

**COUNTY PLANNING COMMISSION REVIEW.**

Reviewed by the Cumberland County Planning Department on this \_\_\_\_\_ day of 20\_\_\_\_.

Cumberland County Planning Commission \_\_\_\_\_ Director of Planning

**TOWNSHIP PLANNING COMMISSION REVIEW.**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Monroe Township Planning Commission reviewed this plan.

Monroe Township Planning Commission \_\_\_\_\_ Chairman or Designee

**TOWNSHIP BOARD OF SUPERVISORS APPROVAL.**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Board of Supervisors of the Township of Monroe approved this project, based upon its conformity with standards of the Monroe Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the Township and available for public review.

Monroe Township Board of Supervisors \_\_\_\_\_

Attest: \_\_\_\_\_ Secretary, Monroe Township      \_\_\_\_\_ Chairman or Designee

**MUNICIPAL ENGINEER REVIEW.**

Reviewed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ Township Engineer

**FORM B - REQUEST FOR NON-BUILDING WAIVER**

AS OF THE DATE OF THIS PLOT PLAN, THE SUBDIVISION DESCRIBED HEREIN AS "PROPOSED LOT 2 (RECONFIGURED LOT 2)" IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A LOT WITH EXISTING RESIDENTIAL DWELLING. THE SUBDIVISION AREA DESCRIBED HEREIN AS "RECONFIGURED LOT 1" IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A NON-BUILDABLE TRACT. NO PORTION OF THIS LOT HAS BEEN APPROVED AT THIS TIME BY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY ADDITIONAL SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1, ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE TOWNSHIP WHICH ARE IN CHARGE WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

**STATEMENTS OF ACCURACY**

I hereby certify that, to the best of my knowledge, the survey & plan shown & described hereon is true and correct to the accuracy required by the Monroe Township Subdivision & Land Development Ordinance. The error of closure is no greater than one foot (1') in ten thousand feet (10,000').

BURGET & ASSOC'S, INC. \_\_\_\_\_ Professional Surveyor Joe Allen Burget, Jr., P.L.S.

**DEP SEWAGE PLANNING (Module Code No.)**

Planning Module Code No.: N/A: Planning Waiver & Non-Building Declaration Issued

**LAND OWNERS / DEVELOPERS**

Owners: Andrew K. Souder      1522 W Lisburn Road Mechanicsburg, Pa 17055 Phone: 717-548-4488

Site: \_\_\_\_\_      1522 W Lisburn Road

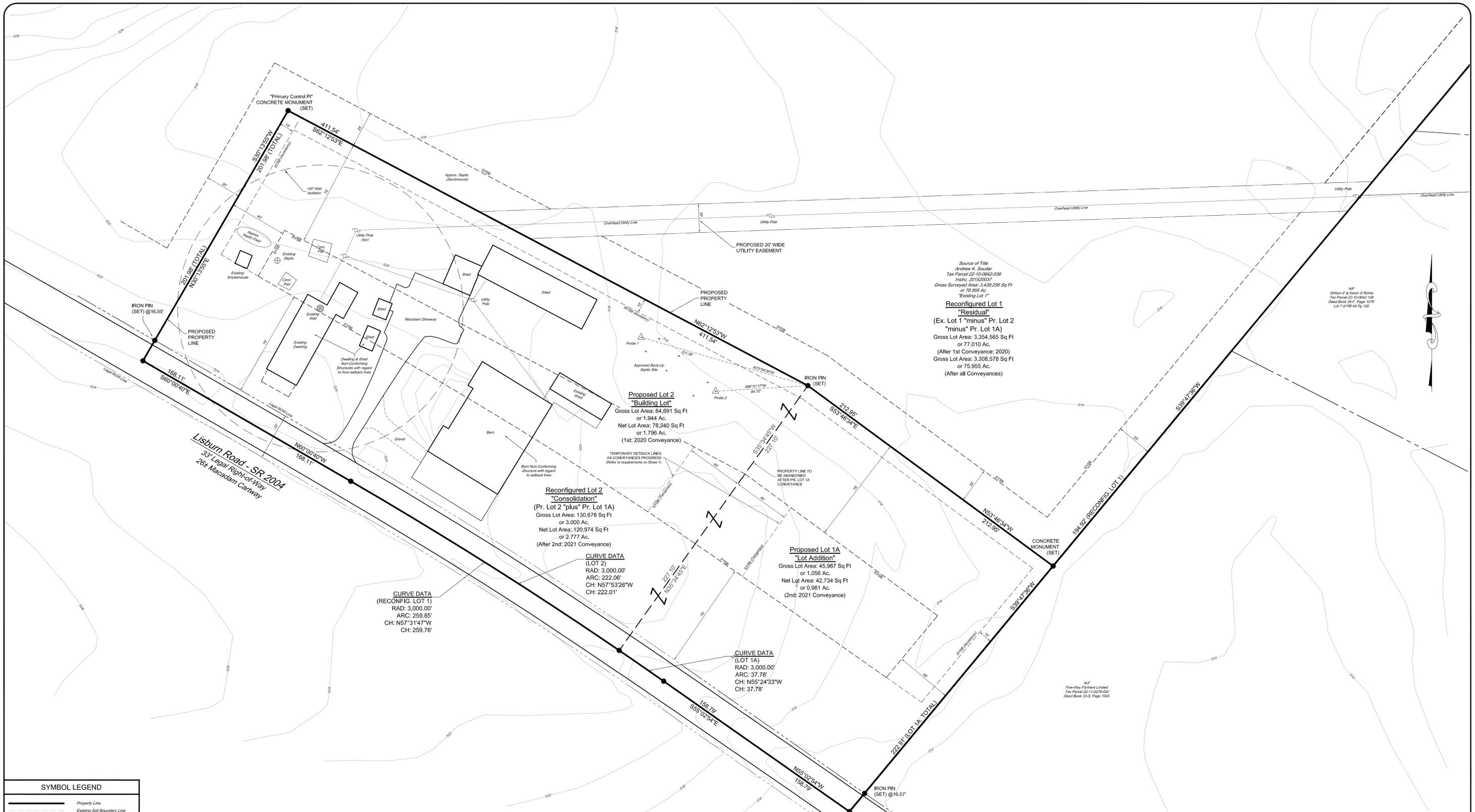
**COVER SHEET**

**FINAL MINOR SUBDIVISION PLAN**

FOR **ANDREW K. SOUDER**

MONROE TOWNSHIP, CUMBERLAND COUNTY, PA  
 JOB NUMBER: 20109  
 DRAWING NUMBER: 20109-001

Scale: 1"=30'      Date: July 22nd, 2020



Source of Title  
 Andrew K. Souder  
 Tax Parcel 22-10-0642-038  
 Instr. 201520037  
 Gross Surveyed Area: 3,439,299 Sq Ft  
 or 78,955 Ac.  
 "Existing Lot 1"  
**Reconfigured Lot 1**  
 "Residual"  
 (Ex. Lot 1 "minus" Pr. Lot 2  
 "minus" Pr. Lot 1A)  
 Gross Lot Area: 3,354,565 Sq Ft  
 or 77,010 Ac.  
 (After 1st Conveyance: 2020)  
 Gross Lot Area: 3,306,578 Sq Ft  
 or 75,955 Ac.  
 (After all Conveyances)

**Proposed Lot 2**  
**"Building Lot"**  
 Gross Lot Area: 84,691 Sq Ft  
 or 1.944 Ac.  
 Net Lot Area: 78,240 Sq Ft  
 or 1.796 Ac.  
 (1st: 2020 Conveyance)

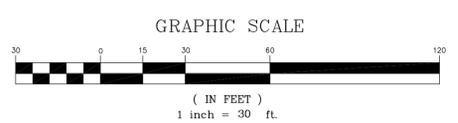
**Reconfigured Lot 2**  
**"Consolidation"**  
 (Pr. Lot 2 "plus" Pr. Lot 1A)  
 Gross Lot Area: 130,678 Sq Ft  
 or 3.000 Ac.  
 Net Lot Area: 120,974 Sq Ft  
 or 2.777 Ac.  
 (After 2nd: 2021 Conveyance)

**Proposed Lot 1A**  
**"Lot Addition"**  
 Gross Lot Area: 45,987 Sq Ft  
 or 1.056 Ac.  
 Net Lot Area: 42,734 Sq Ft  
 or 0.981 Ac.  
 (2nd: 2021 Conveyance)

**CURVE DATA**  
 (RECONFIG. LOT 1)  
 RAD: 3,000.00'  
 ARC: 259.85'  
 CH: N57°31'47"W  
 CH: 259.76'

**CURVE DATA**  
 (LOT 2)  
 RAD: 3,000.00'  
 ARC: 222.06'  
 CH: N57°53'26"W  
 CH: 222.01'

**CURVE DATA**  
 (LOT 1A)  
 RAD: 3,000.00'  
 ARC: 37.78'  
 CH: N55°24'33"W  
 CH: 37.76'



| SYMBOL LEGEND |  |
|---------------|--|
|               | Property Line                                      |
|               | Existing Soil Boundary Line                        |
|               | Right-of-Way Line                                  |
|               | Easement Line                                      |
|               | Existing Contours                                  |
|               | Existing Trealine                                  |
|               | Utility Pole w/ Overhead Line                      |
|               | Existing Soil Label                                |
|               | Boundary Markers                                   |
|               | Existing Well                                      |
|               | Septic Site (Probe/Percs)                          |
|               | Building Setback Lines                             |
|               | FYSB : "Front Yard Setback"                        |
|               | YSB : "Side Yard Setback"                          |
|               | RYSB : "Rear Yard Setback"                         |
|               | TYSB (Accessory) : Accessory Building Setback Line |
|               | TYSB (Temporary) : Temporary Building Setback Line |
|               | (Fnd) : "Found"                                    |

| REVISIONS   | SOURCE OF TITLE  | SHEET NUMBER |
|---|------------------|--------------|
|   | Instr. 201520037 | 2 OF 2       |
| <b>TAX MAP NUMBER</b>   |                  |              |
| Tax Parcel 22-10-0642-038   |                  |              |
| <br>BURGETT & ASSOCIATES, INC.<br>"Professional Land Surveyors"<br><ul style="list-style-type: none"> <li>• CAD/CADD Training and Support</li> <li>• ALTA Surveys</li> <li>• Topographical Surveys</li> <li>• Property Surveys</li> <li>• FEMA Elevation Certificates</li> <li>• GPS Mapping and Control Surveys</li> <li>• Major and Minor Subdivisions</li> </ul> Web Site: www.burgettassociatesinc.com<br>1797 N.B. Road<br>Phone: 717-862-7011<br>New Bloomfield Pennsylvania 17068<br>Fax: 717-862-3557 |                  |              |

**SUBDIVISION PLAN**

**FINAL MINOR**  
**SUBDIVISION PLAN**

FOR  
**ANDREW K. SOUDER**

MONROE TOWNSHIP, CUMBERLAND COUNTY, PA  
 JOB NUMBER: 20109  
 DRAWING NUMBER: 20109-001

Scale: 1"=30' Date: July 22nd, 2020