

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

Municipality:	<u>Penn</u>	Surveyor/ Engineer:	<u>Herbert Rowland and Grubic, Inc.</u>	Owner/ Developer:	<u>Ridge Development</u>
Plat Title:	<u>Gettle Property</u>				
Plat Status:	<u>Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u>                    </u>	New Acreage Subdivided/Developed:	<u>57.42</u>
				Total Tract Acreage:	<u>91.09</u>
Zoning District:	<u>Commercial Industrial</u>		Proposed Land Use:	<u>Agricultural</u>	
Date Received:	<u>7/20/2020</u>	County Review:	<u>8/5/2020</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>EG</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 Zoning Data table should include proposed figures for lot area and lot width (Zoning Articles 7-8).
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>.



**SURVEYED PROPERTY LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OF LAND SITUATE IN PENN TOWNSHIP, CUMBERLAND COUNTY, COMMONWEALTH OF PENNSYLVANIA, AS SHOWN ON A PLAN TITLED "ALTA'S POSSESSIONS LAND TITLE SURVEY FOR A PART OF THE GETTLE PROPERTY, PREPARED BY HERBERT, ROWLAND & GRUBIC, INC., LAST REVISED AUGUST 20, 2018, BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE RIGHT-OF-WAY OF CENTERVILLE ROAD, SAID POINT BEING LOCATED WITHIN THE PENNDOT MAINTENANCE FACILITY; THENCE THROUGH CENTERVILLE ROAD RIGHT-OF-WAY SOUTH 38 DEGREES 57 MINUTES 08 SECONDS EAST, A DISTANCE OF 754.02 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD; THENCE ALONG SAID CENTERVILLE SOUTH 58 DEGREES 44 MINUTES 09 SECONDS EAST, A DISTANCE OF 1,029.25 FEET; THENCE CROSSING SAID ROAD ALONG LANDS NOW OR FORMERLY OF JOHN MICHAEL ICKES, ET AL. SOUTH 74 DEGREES 25 MINUTES 40 SECONDS WEST, A DISTANCE OF 377.85 FEET TO A STONE (FOUND), WHILE CROSSING OVER A REBAR WITH CAP (SET) AT THE RIGHT-OF-WAY AT A DISTANCE OF 89.23 FEET; THENCE CONTINUING ALONG SAID LANDS OF ICKES SOUTH 38 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 453.12 FEET; THENCE THROUGH LANDS OF DAVID E. & LOLONH L. GETTLE, THE PARENT PROPERTY OF WHICH THIS IS A PART (TAX ID 31-11-0298-017, DB Y-34 PG 1001) THE FOLLOWING TWO (2) COURSES:

1. SOUTH 74 DEGREES 28 MINUTES 17 SECONDS WEST, A DISTANCE OF 976.72 FEET;
2. NORTH 87 DEGREES 42 MINUTES 15 SECONDS WEST, A DISTANCE OF 494.62 FEET TO LANDS NOW OR FORMERLY OF PANCAL 954, CENTERVILLE (UNIT B) LLC.

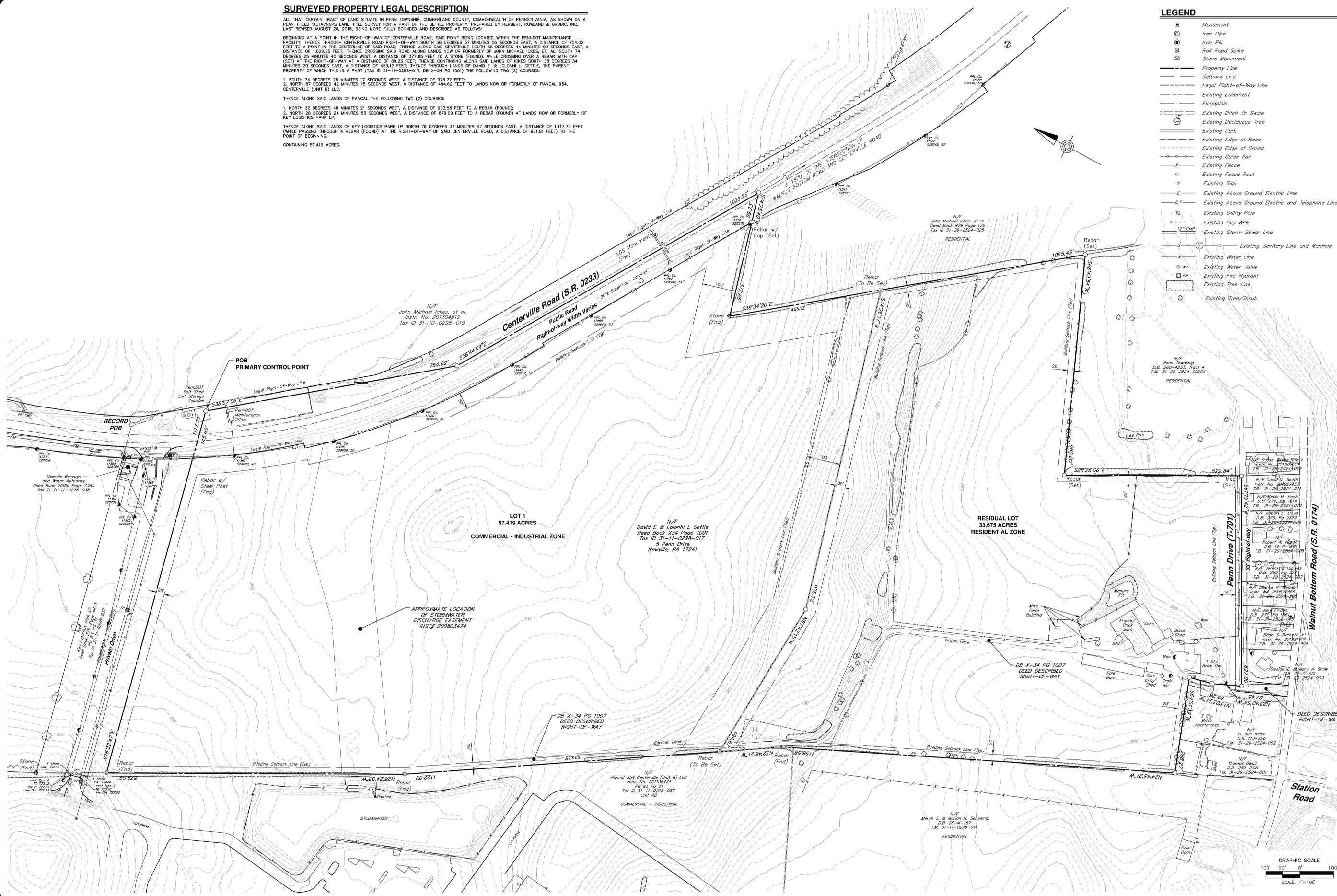
THENCE ALONG SAID LANDS OF PANCAL THE FOLLOWING TWO (2) COURSES:

1. NORTH 32 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 933.58 FEET TO A REBAR (FOUND);
2. NORTH 28 DEGREES 24 MINUTES 53 SECONDS WEST, A DISTANCE OF 879.09 FEET TO A REBAR (FOUND) AT LANDS NOW OR FORMERLY OF KEY LOGISTICS PARK LP;

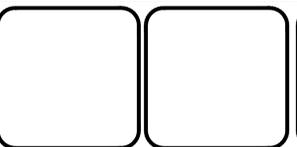
THENCE ALONG SAID LANDS OF KEY LOGISTICS PARK LP NORTH 76 DEGREES 32 MINUTES 47 SECONDS EAST, A DISTANCE OF 1,117.73 FEET (WHILE PASSING THROUGH A REBAR (FOUND) AT THE RIGHT-OF-WAY OF SAID CENTERVILLE ROAD, A DISTANCE OF 971.81 FEET) TO THE POINT OF BEGINNING.

CONTAINING 57.419 ACRES.

- LEGEND**
- ⊠ Monument
  - ⊙ Iron Pipe
  - ⊙ Iron Pin
  - ⊙ Rail Road Spike
  - ⊙ Stone Monument
  - Property Line
  - Setback Line
  - - - Legal Right-of-Way Line
  - - - Existing Easement
  - - - Floodplain
  - - - Existing Ditch Or Swale
  - ⊙ Existing Deciduous Tree
  - ⊙ Existing Curb
  - - - Existing Edge of Road
  - - - Existing Edge of Gravel
  - ⊙ Existing Guide Rail
  - - - Existing Fence
  - ⊙ Existing Fence Post
  - ⊙ Existing Sign
  - - - Existing Above Ground Electric Line
  - - - Existing Above Ground Electric and Telephone Line
  - - - Existing Utility Pole
  - - - Existing Guy Wire
  - - - Existing Storm Sewer Line
  - - - Existing Sanitary Line and Manhole
  - - - Existing Water Line
  - - - Existing Water Valve
  - - - Existing Fire Hydrant
  - - - Existing Tree Line
  - - - Existing Tree/Shrub



NO.	REVISION	DATE	BY



**HRG**  
Herbert, Rowland & Grubic, Inc.  
Engineering & Related Services  
AN EMPLOYEE-OWNED COMPANY

369 East Park Drive  
Harrisburg, PA 17111  
(717) 564-1121  
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hr@hrg-inc.com  
www.hrg-inc.com

**RIDGE DEVELOPMENT**  
3340 PEACHTREE ROAD,  
SUITE 1000  
ATLANTA, GA 30326

404-842-6528

**MINOR SUBDIVISION FINAL PLAN**  
FOR  
**THE GETTLE PROPERTY**

PENN TOWNSHIP CUMBERLAND COUNTY PENNSYLVANIA

PROJ. MGR. - MDK  
DESIGN -  
CADD - TLB/JSA  
CHECKED - MDK  
SCALE - 1" = 100'  
DATE - 2020.03.20

DRAWING NO.  
**SB**  
SHEET NO.  
**2 OF 2**  
PROJECT 007624.0426