

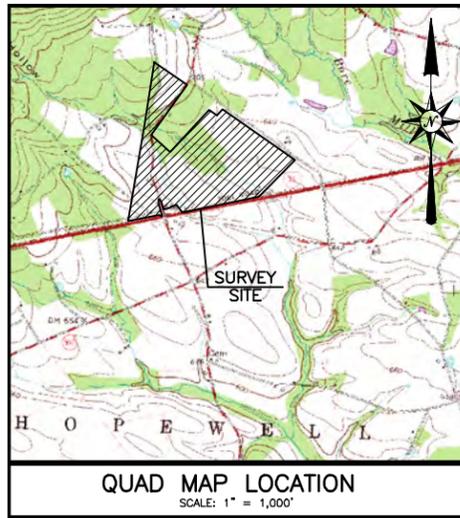
Cumberland County Subdivision and Land Development Review Report

| | | | | | |
|-------------------|------------------------------|-----------------------------|---|--------------------------------------|-----------------------------|
| Municipality: | <u>Hopewell</u> | Surveyor/ Engineer: | <u>Carl Bert & Associates, Inc.</u> | Owner/ Developer: | <u>Deborah J Timmons</u> |
| Plat Title: | <u>Glenn W. Myers Estate</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>59.27</u> |
| | | | | Total Tract Acreage: | <u>115.3</u> |
| Zoning District: | <u>A-1</u> | Proposed Land Use: | <u>Agricultural</u> | | |
| Date Received: | <u>9/2/2020</u> | County Review: | <u>9/11/2020</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. It appears that a portion of the lot is located in the Woodland Conservation District. The Township and Applicant should verify the zoning of the parcels. If applicable, the Zoning Criteria on the Cover Sheet should include the requirements in the Woodland Conservation District (Zoning Article 4).
2. The Pennsylvania DEP Non-Building Declaration should be provided on the Cover Sheet (SLDO 303.6.3).
3. The Supporting Documents block on the Cover Sheet should indicate a decision and a date of decision with regard to the requested Waivers (SLDO 302.2.11).
4. 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.
5. 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>.



EFFECT OF RESTRICTIONS PER GOVERNMENTAL REQUIREMENTS
 The conveyance, use and building set-backs restrictions are shown hereon only to illustrate conformity / compliance to applicable governmental regulations and are not restrictions imposed by the Owner / Subdivider.

REQUIREMENT FOR LAND DEVELOPMENT PLANS
 This plan is for subdivision / conveyance purposes only. No construction, development or earthmoving activity of any type, other than for agricultural purposes, is proposed at this time. Any such future activity may be subject to all applicable Federal, State and local reviews and approvals including, but not limited to, Hopewell Township Land Development Plan approval.

SOURCE OF TITLE INFORMATION
 The title information for the properties shown hereon was researched and obtained by Carl Bert & Associates and is not based on a title commitment or information provided by a title company or an attorney. This information may not be absolute and additional information may be discovered and disclosed in a title commitment.

UTILITY LOCATIONS
 All utility locations and information shown are approximate at best and were obtained by field observations and/or from available sources. Carl Bert & Associates does not guarantee and assumes no responsibility for correctness, completeness, omissions, errors, etc. of this information. All utility locations shall be verified by the contractor before beginning excavation and/or construction.

NOTICE TO EXCAVATORS AND CONTRACTORS

The Pennsylvania One Call System Underground Utility Line Protection Law (Act 287 of 1974 as amended by Act 181 of 2006) requires excavators and contractors to notify the utilities by contacting the Pennsylvania One Call System at 1-800-242-1776 or 811 not less than three (3) nor more than ten (10) working days prior to excavation or demolition work at this site so that there is no disruption of services or bodily harm. Definition of excavation: to dig, drill, blast, auger, bore, grade, or trench. Failure to notify is a direct violation of the law and penalties can be enforced.

THREE SQUARE HOLLOW ROAD (T-371)

Three Square Hollow Road (T-371) is a Hopewell Township owned and maintained highway with an existing varying Right-of-Way in the area of the Pennsylvania Turnpike and an existing Right-of-Way width of 33 feet or 16.5 feet on each side of the centerline of the existing road as recorded in Cumberland County Deed Book 277, Page 555. This plan proposes a Reserved Road Right-of-Way Line 25 feet from the centerline for Future Road Widening. The existing pavement width is a total of 21 feet or 10.5 feet on each side of the centerline. There are no shoulders.

CLAY HILL ROAD (T-397)

Clay Hill Road (T-397) is a Hopewell Township owned and maintained highway with an existing Right-of-Way width of 33 feet or 16.5 feet on each side of the centerline of the existing road as provided by PennDOT and based on the Gifford Pinchot Law, Act 69, Section 1105, May 1, 1933. This plan proposes a Reserved Road Right-of-Way Line 25 feet from the centerline for Future Road Widening. The existing pavement width is a total of 20 feet or 10 feet on each side of the centerline. There are no shoulders.

NORTH POTATO POINT ROAD (T-375)

Potato Point Road (T-374) is a Hopewell Township owned and maintained highway with an existing Right-of-Way width of 33 feet or 16.5 feet on each side of the centerline of the existing road as shown on the Property Plat by Pennsylvania Turnpike Commission for David J. and Louise P. Hoover. This plan proposes a Reserved Road Right-of-Way Line 25 feet from the centerline for Future Road Widening. The existing pavement width is a total of 18 feet or 9 feet on each side of the centerline. There are no shoulders.

COMMONWEALTH OF PENNSYLVANIA: : SS
 COUNTY OF _____

ON THIS _____ DAY OF _____, 20____
 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY
 APPEARED _____

WHO BEING DULY SWORN ACCORDING TO LAW, ACKNOWLEDGE THAT THEY ARE THE OWNERS AND/OR THE EQUITABLE OWNERS OF PARCELS A-1, B-1, B-2 & B-3 SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THIS TO BE THEIR PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND ALL ROADS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED OR SHOWN OTHERWISE, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE. THIS PLAN IS SUBMITTED WITH THE FREE WILL AND CONSENT OF THOSE WHO HAVE SIGNED.

I / WE FURTHER HEREBY CERTIFY THAT AS THE OWNERS OF PARCELS A-1 AND B-2 ON THIS PLAN, IT IS MY / OUR INTENTION TO ACQUIRE PARCEL B-3 UPON APPROVAL AND RECORDING OF THIS PLAN. I / WE HEREBY AGREE TO INCORPORATE PARCELS A-1, B-2 & B-3 INTO LOT 1 WITH ONE UNIFIED METES & BOUNDS DESCRIPTION WITHIN NINETY (90) DAYS OF THE TRANSFER OF PARCEL B-3. I / WE FURTHER AGREE TO PROVIDE A COPY OF THE RECORDED DEED TO HOPWELL TOWNSHIP WITHIN SEVEN (7) DAYS OF ITS RECORDING.

(X)
 (X)
 (X)
 (X)
 (X)
 WITNESS MY HAND AND OFFICIAL SEAL, THE DATA ABOVE WRITTEN.

(X)
 NOTARY PUBLIC

SOURCE OF INFORMATION
 All property line and planimetric features information shown on this plan was obtained in field surveys by Carl Bert & Associates in June and July 2008 and March 11, 2020 based on plans and deeds referenced hereon. Planimetric features are from field survey by Carl Bert & Associates in June and July 2008. Contours are from the PAMAP program administered by PA DCNR dated 2007.

TOWNSHIP HIGHWAY OCCUPANCY PERMIT
 Any driveway entrance onto the Right-of-Way of Three Square Hollow Road (T-371), Clay Hill Road (T-397), or Potato Point Road (T-374) will require a Highway Occupancy Permit from Hopewell Township pursuant to applicable regulations. Access to the township road shall be only as authorized by the required Highway Occupancy Permit. There must be full and complete compliance with applicable regulations.

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |

COUNTY RECORDER OF DEEDS CERTIFICATE
 Recorded in the Office of the Recorder of Deeds for Cumberland County, PA as Instrument Number _____, this _____ day of _____, 20____.

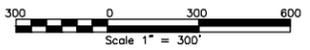
COUNTY PLANNING DEPARTMENT
 THIS PLAN REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.
 DIRECTOR _____

SURVEYOR'S CERTIFICATION
 I hereby certify that this plan is true and accurate to the best of my knowledge and represents the findings of a Boundary Survey performed under my direction and that the work has been done in accordance with the standards published by the Pennsylvania Society of Land Surveyors in the most current of its "Manual of Practice for Professional Land Surveyors in the Commonwealth of Pennsylvania" with an error of closure no greater than one foot in ten thousand feet.

July 07, 2020
Carl D. Bert
 Carl D. Bert, PLS
 PA SU019109E

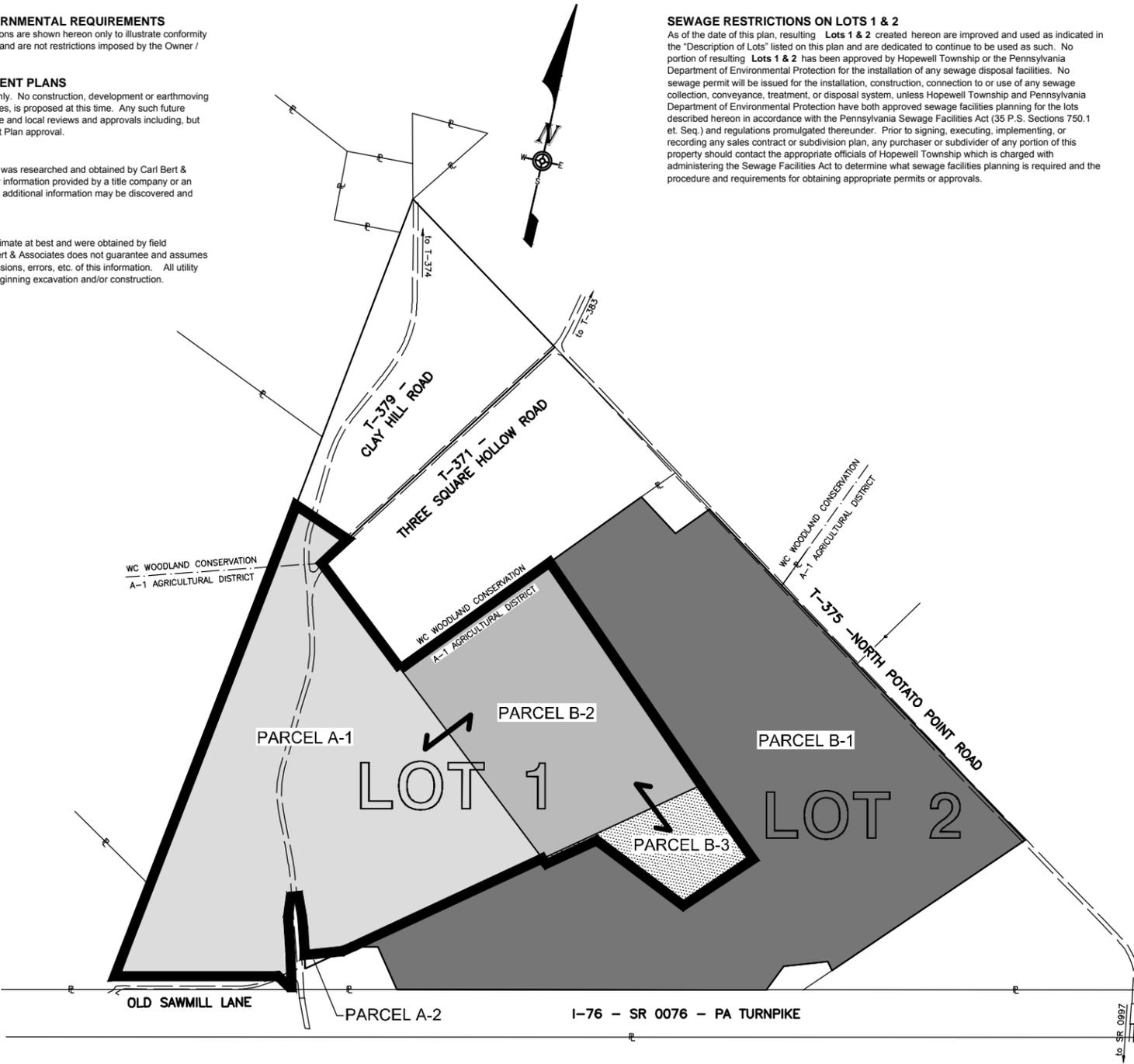
TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT
 At a meeting on _____, 20____, the Hopewell Township Planning Commission reviewed this plan.
 HOPEWELL TOWNSHIP PLANNING COMMISSION
 Chairman or Designee _____

TOWNSHIP FINAL PLAN APPROVAL STATEMENT
 AT A MEETING ON _____, 20____, THE BOARD OF SUPERVISORS OF HOPWELL TOWNSHIP GRANTED FINAL PLAN APPROVAL OF THIS PROJECT, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE HOPWELL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS THAT ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW.
 HOPEWELL TOWNSHIP BOARD OF SUPERVISORS
 ATTEST: _____
 HOPEWELL TOWNSHIP SECRETARY



SEWAGE RESTRICTIONS ON LOTS 1 & 2

As of the date of this plan, resulting Lots 1 & 2 created hereon are improved and used as indicated in the "Description of Lots" listed on this plan and are dedicated to continue to be used as such. No portion of resulting Lots 1 & 2 has been approved by Hopewell Township or the Pennsylvania Department of Environmental Protection for the installation of any sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system, unless Hopewell Township and Pennsylvania Department of Environmental Protection have both approved sewage facilities planning for the lots described hereon 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 the appropriate officials of Hopewell Township which is charged 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.



OWNER / SUBDIVIDER
 Glenn W. Myers Estate
 Deborah J. Timmons, Executor

RECEIVING LOT OWNER
 Glenn W. Myers Estate
 Deborah J. Timmons, Executor

CONTACT PERSON
 Deborah J. Timmons, Executor
 19 Alleman Lane
 Shippensburg, PA 17257
 717-432-5824

SITE ADDRESS
 See "Description of Lots" Notes

SITE DATA
 Current Owner: Glenn W. Myers Estate
 Property Address: 714 Three Square Hollow Road
 Lots Subdivided: Two (2) / Lots 1 & 2
 Total Area: 115.30064 acres
 Area Subdivided: 115.30064 acres
 Deed Reference: IN 201122924 / PIN 11-06-0043-075
 IN 201122925 / PIN 11-07-0493-002
 Plan Reference: IN 200835185
 Zoning: A-1 Agricultural
 WC Woodland Conservation
 Land Use: Agricultural / Residential
 Sewage: Private / on-lot
 Water: Private / on-lot

PRIOR / CURRENT SUBDIVISION

A Plan in IN 200835185 subdivided 120.11663 acres into Parcels A-1, A-2, B-1 & B-2. Parcel A-2 is not part of this current subdivision. This current plan now Consolidates and Re-subdivides Parcels A-1, B-1 (less 4.70864 conveyed to the Turnpike in IN 201506554 & IN 201506554) & B-2 into Lots 1 & 2 as shown hereon.

Current Deed IN 201122924 correctly conveyed Parcels A-1 & B-2 in one unified Metes & Bounds Description to Glenn W. & Bernice M. Myers and current Deed IN 201122925 correctly conveyed Parcel B-1 to Glenn W. & Bernice M. Myers. As such, what is now the Glenn W. Myers Estate is the current owner of Parcels A-1, B-1 (less land conveyed to the Turnpike) & B-2 of PLAN IN 200835185 which means that the Estate has the right to Consolidate and Re-Subdivide these Parcels into Lots 1 & 2 as shown hereon.

The essence of this plan is to create Parcel B-3 so that it can be conveyed out of Parcel B-1 (Deed IN 201122925) and added to Parcel B-2 as a Lot Addition so that Parcels A-1, B-2 & B-3 become Lot 1 and the residue of Parcel B-1 becomes Lot 2.

ZONING CRITERIA

Following are the Lot Area and Yard Regulations for any lot, tract or parcel used for residential purposes in the A-1, Agricultural District (Section 5.05) in Hopewell Township as of the date of this plan.

| | Required | Provided |
|------------------------------|----------------|-------------------|
| Minimum Lot Size: | 62,500 sq. ft. | 53 acres |
| Minimum Lot Frontage: | 200 ft. | 1,930 ft. |
| Front Setbacks: | 50 ft. | 50 ft. |
| Each Side Setback: | 35 ft. | 35 ft. |
| Rear Setback: | 50 ft. | 50 ft. |
| Maximum Height: | 40 ft. | 2 story dwellings |
| Maximum Building Coverage: | 15% | 0.2 % |
| Maximum Impervious Coverage: | 25% | 5% |
| Minimum parking spaces: | 3 | 3+ |

PURPOSE OF PLAN

The purpose of this plan is to receive all approvals in accordance with the requirements of the Hopewell Township Subdivision and Land Development Ordinance dated April 2001 and the Hopewell Township Zoning Ordinance dated April 1998 to do the following:

- Subdivide Parcel B-3 off of Plan IN 200835185, Parcel B-1 and add it to Parcels A-1, B-2 to create Lot 1.
- Designate the Residue of Plan IN 200835185, Parcel B-1 as Lot 2 as a separate stand along agricultural lot.

It is not the intent or purpose of this plan to propose or obtain approval to construct any buildings, install any additional sewage facilities or cause any earthmoving activities other than standard agricultural activities.

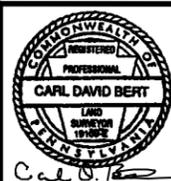
SUPPORTING DOCUMENTS

- The approval of this plan is based on the following:
- Prior Approved Subdivision Plan IN 200835185
 - Pennsylvania Department of Environmental Protection "Request for Planning Waiver & Non-Building Declaration"
 - Waiver requests as follows approval by Hopewell Township Supervisors simultaneously with the approval of this plan:
 - Preliminary Plan
 - Plan scale greater than 100 feet to the inch.

LOTS 1 & 2

HOPWELL TWP. CUMBERLAND CO.
 SUBDIVISION OF LAND OF
GLENN W. MYERS ESTATE
 THREE SQUARE HOLLOW / N POTATO POINT ROADS NEWBURG, PA
 717-532-9470
CARL BERT & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257
 DATE: JULY 07, 2020 B.E.R. PLAN: CBA NO. C-H0-07-04 / 002

FINAL PLAN INDEX PLAN SHEET 1 OF 5



I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000 *Carl D. Bert*

DESCRIPTION OF PARCEL A-1
 Current Owner: Glenn W. Myers Estate
 Address: 714 Three Square Hollow Road
 Deed Reference: p/o IN 201122924
 Plan Reference: IN 200835185, Parcel A-1
 Tax Reference: p/o PIN 11-06-0043-075
 Zoning: A-1 - Agriculture District
 WC - Woodland Conservation

Areas:
 Total 39.88500 Acres
 Reserved R/W 2.07181 Acres
 Lot 37.81319 Acres

Existing / Proposed Land Use: Agriculture / Residential / No change
 Existing / Proposed Improvements: Single-family dwelling, outbuildings, driveway, well and sub-surface sewage disposal system / No Change
 Existing / Proposed Water Supply: Private well / No change
 Existing / Proposed Sewage Disposal: On lot sub-surface sewage disposal system / No change
 Comments:
 • Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
 • Floodplain / Conservation Easement
 • Subject to any & all utility facilities along Three Square Hollow Road
 • Subject to Existing and Reserved Right-of-Way for Three Square Hollow Road
 • Subject to or together with Access Easement from Three Square Hollow Road to Parcel B-2.
 • Must be combined with Parcels B-2 & B-3 in one unified Metes & Bounds Description to create Lot 1. Parcels A-1, B-2 & B-3 shall NOT be conveyed separately.

- SYMBOLS**
- EIP Existing Iron Pin
 - IP Iron Pin (set)
 - EMN Existing Mag Nail
 - MN Mag Nail (set)
 - CM Concrete Monument (set)
 - Pt Point
 - R/W Right-of-Way
 - p/o Part of
 - CL Center Line
 - PL Property Line
 - DB Deed Book
 - PB Plan Book
 - IN Instrument Number
 - PIN Parcel Identification Number
 - Fence
 - Overhead Electric Line
 - Overhead Telephone Line
 - Overhead Electric / Telephone Line
 - Sewer Lateral
 - Utility Pole

CURVE DATA

| Curve | Radius | Length | Chord Bearing | Chord Length |
|-------|-----------|--------|---------------|--------------|
| C-1 | 1,934.86' | 97.87' | N15°55'06"W | 97.86' |
| C-2 | 1,874.86' | 94.83' | S15°55'06"E | 94.82' |

LINE TABLE

| No. | Bearing | Distance |
|-----|-------------|----------|
| L-1 | N14°28'10"W | 13.45' |
| L-2 | N17°22'03"W | 52.10' |
| L-3 | N22°52'40"W | 85.39' |
| L-4 | S04°53'45"E | 87.05' |
| L-5 | S17°22'03"E | 52.10' |
| L-6 | S14°28'10"E | 148.46' |
| L-7 | S77°31'50"W | 8.48' |
| L-8 | N58°27'06"W | 66.20' |

DESCRIPTION OF PARCEL B-2
 Current Owner: Glenn W. Myers Estate
 Address: Vacant off Three Square Hollow Road
 Deed Reference: p/o IN 201122924
 Plan Reference: IN 200835185, Parcel B-2
 Tax Reference: p/o PIN 11-06-0043-075
 Zoning: A-1 Agricultural District

Areas:
 Total 18.39277 Acres

Existing / Proposed Land Use: Agriculture / No change
 Existing / Proposed Improvements: None / No change
 Existing / Proposed Water Supply: None / No change
 Existing / Proposed Sewage Disposal: None / No change
 Comments:
 • Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
 • Floodplain / Conservation Easement
 • Subject to or together with Access Easement from Three Square Hollow Road to Parcel B-2.
 • Must be combined with Parcels A-1 & B-3 in one unified Metes & Bounds Description to create Lot 1. Parcels A-1, B-2 & B-3 shall NOT be conveyed separately.

DESCRIPTION OF PARCEL B-3
 Current Owner: Glenn W. Myers Estate
 Address: Vacant off Three Square Hollow Road
 Deed Reference: p/o IN 201122925
 Plan Reference: IN 200835185, Parcel B-1
 Tax Reference: p/o PIN 11-07-0493-002
 Zoning: A-1 - Agricultural District

Areas:
 Total 4.22806 Acres

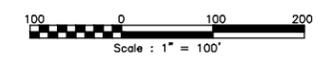
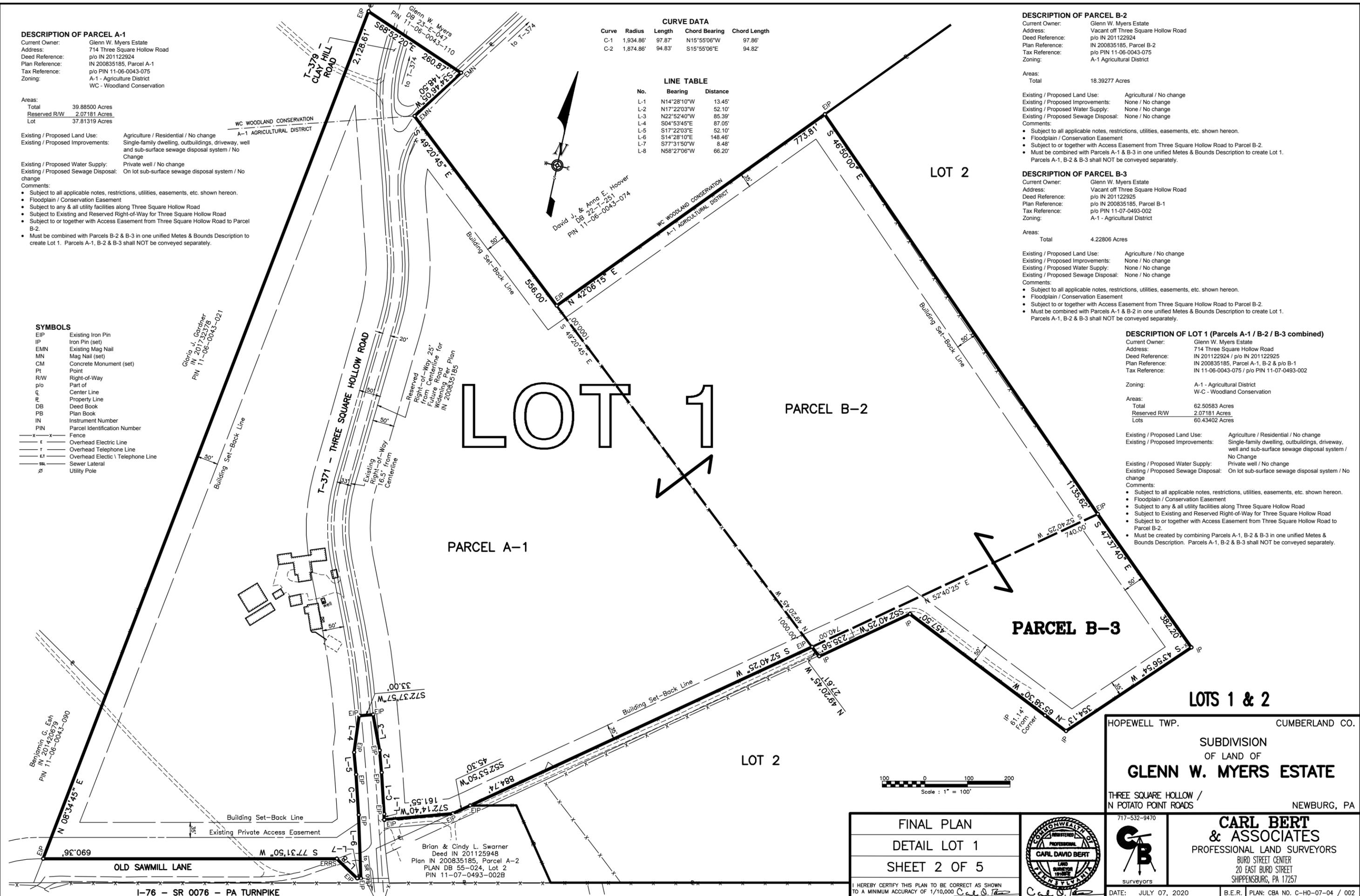
Existing / Proposed Land Use: Agriculture / No change
 Existing / Proposed Improvements: None / No change
 Existing / Proposed Water Supply: None / No change
 Existing / Proposed Sewage Disposal: None / No change
 Comments:
 • Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
 • Floodplain / Conservation Easement
 • Subject to or together with Access Easement from Three Square Hollow Road to Parcel B-2.
 • Must be combined with Parcels A-1 & B-2 in one unified Metes & Bounds Description to create Lot 1. Parcels A-1, B-2 & B-3 shall NOT be conveyed separately.

DESCRIPTION OF LOT 1 (Parcels A-1 / B-2 / B-3 combined)
 Current Owner: Glenn W. Myers Estate
 Address: 714 Three Square Hollow Road
 Deed Reference: IN 201122924 / p/o IN 201122925
 Plan Reference: IN 200835185, Parcel A-1, B-2 & p/o B-1
 Tax Reference: IN 11-06-0043-075 / p/o PIN 11-07-0493-002

Zoning: A-1 - Agricultural District
 W-C - Woodland Conservation

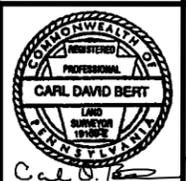
Areas:
 Total 62.50583 Acres
 Reserved R/W 2.07181 Acres
 Lots 60.43402 Acres

Existing / Proposed Land Use: Agriculture / Residential / No change
 Existing / Proposed Improvements: Single-family dwelling, outbuildings, driveway, well and sub-surface sewage disposal system / No Change
 Existing / Proposed Water Supply: Private well / No change
 Existing / Proposed Sewage Disposal: On lot sub-surface sewage disposal system / No change
 Comments:
 • Subject to all applicable notes, restrictions, utilities, easements, etc. shown hereon.
 • Floodplain / Conservation Easement
 • Subject to any & all utility facilities along Three Square Hollow Road
 • Subject to Existing and Reserved Right-of-Way for Three Square Hollow Road
 • Subject to or together with Access Easement from Three Square Hollow Road to Parcel B-2.
 • Must be created by combining Parcels A-1, B-2 & B-3 in one unified Metes & Bounds Description. Parcels A-1, B-2 & B-3 shall NOT be conveyed separately.



FINAL PLAN
DETAIL LOT 1
SHEET 2 OF 5

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000.



HOPEWELL TWP. CUMBERLAND CO.

SUBDIVISION OF LAND OF
GLENN W. MYERS ESTATE

THREE SQUARE HOLLOW / N POTATO POINT ROADS NEWBURG, PA

717-532-9470

CARL BERT & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

DATE: JULY 07, 2020 B.E.R. PLAN: CBA NO. C-H0-07-04 / 002

HORIZONTAL DATUM

The coordinates shown on this plan are based on the Pennsylvania State Plane coordinate System - South Zone. These coordinates were established on this site using "Carrier Phase, Fast-Static" GPS observations by Carl Bert & Associates.

The reference NGS Monumentation is as follows:

- Designation: CHAMPORT
Horizontal Datum: NAD 83 (2007)
Location: Chambersburg Airport
N: 70,862.110 meters = 232,486.77 feet
E: 608,898.641 meters = 1,997,694.96 feet
- Designation: M 365
Horizontal Datum: NAD 83 (2007)
Location: SR 0174 & SR 0233 in Penn Twp.
N: 87,008.136 meters = 285,459.19 feet
E: 635,432.710 meters = 2,084,748.82 feet

PLAT BEARINGS were established using State Plane Coordinate Grid. **PLAT DISTANCES** are conventional horizontal distances. These distances would need to be multiplied by a scale factor of 0.9999443 to convert these plat distances to State Plane Distances.

SYMBOLS

- EIP Existing Iron Pin
- IP Iron Pin (set)
- EMN Existing Mag Nail
- MN Mag Nail (set)
- CM Concrete Monument (set)
- PT Point
- R/W Right-of-Way
- p/o Part of
- CL Center Line
- PL Property Line
- DB Deed Book
- PB Plan Book
- IN Instrument Number
- PIN Parcel Identification Number
- X-X-X-X Fence
- Overhead Electric Line
- Overhead Telephone Line
- Overhead Electric \ Telephone Line
- Sewer Lateral
- Utility Pole

DESCRIPTION OF PARCEL B-1

Current Owner: Glenn W. Myers Estate
Address: Vacant / North Potato Point Road
Deed Reference: p/o IN 201122925
Plan Reference: p/o IN 200835185, Parcel B-1
Tax Reference: p/o PIN 11-07-0493-002
Zoning: A-1 Agricultural District

Areas:
Total 57.02287 Acres
Reserved R/W 1.20114 Acres
Lot 55.82173 Acres

Existing / Proposed Land Use: Agriculture / No change
Existing / Proposed Improvements: None / No change
Existing / Proposed Water Supply: None / No change
Existing / Proposed Sewage Disposal: None / No change

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown herein.
 - Floodplain / Conservation Easement
 - Subject to Existing Turnpike Drainage Easement "A"
 - Subject to any & all utility facilities along North Potato Point Road
 - Subject to Existing and Reserved Right-of-Way for North Potato Point Road
 - Subject to or together with Access Easement from Three Square Hollow Road to Parcel B-2.
 - Not being combined with another lot and may be conveyed separately.

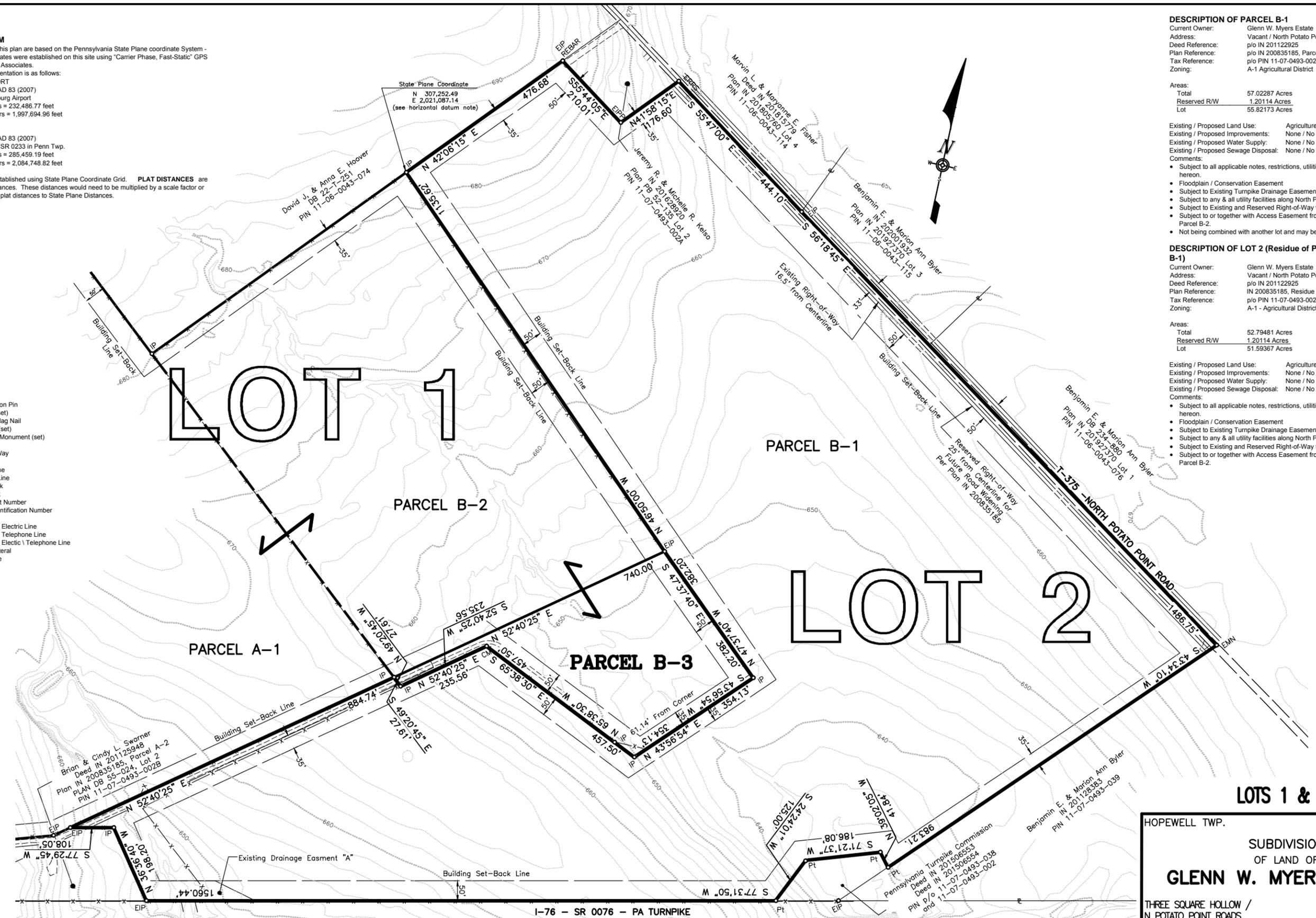
DESCRIPTION OF LOT 2 (Residue of PLAN IN 200835185, Parcel B-1)

Current Owner: Glenn W. Myers Estate
Address: Vacant / North Potato Point Road
Deed Reference: p/o IN 201122925
Plan Reference: IN 200835185, Residue of B-1
Tax Reference: p/o PIN 11-07-0493-002
Zoning: A-1 - Agricultural District

Areas:
Total 52.79481 Acres
Reserved R/W 1.20114 Acres
Lot 51.59367 Acres

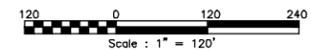
Existing / Proposed Land Use: Agriculture / No change
Existing / Proposed Improvements: None / No change
Existing / Proposed Water Supply: None / No change
Existing / Proposed Sewage Disposal: None / No change

- Comments:
- Subject to all applicable notes, restrictions, utilities, easements, etc. shown herein.
 - Floodplain / Conservation Easement
 - Subject to Existing Turnpike Drainage Easement "A"
 - Subject to any & all utility facilities along North Potato Point Road
 - Subject to Existing and Reserved Right-of-Way for North Potato Point Road
 - Subject to or together with Access Easement from Three Square Hollow Road to Parcel B-2.

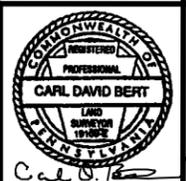


RESERVED RIGHT-OF-WAY FOR FUTURE ROAD WIDENING
The area delineated as Reserved Right-of-Way for Future Road Widening, as depicted herein, is hereby dedicated to the Township for use as roadway and associated improvements and appurtenances, including utilities. The Owners hereby waive any right of reversion of the roadway easement, waive any notice of laying out and opening of the roadway, and any notice or hearing associated therewith, and waive any damages associated with the laying out and opening of the roadway in the Existing Right-of-Way or the Reserved Right-of-Way for Future Road Widening. This provision shall run with the land and be binding on the Owners and their heirs, successors, and assigns.

9L-GHB; HI FBD-9'8F5-B5; 9'95G9A9BH15I' CJ9F'D5F79@61%' @CH&
Existing drainage easement to allow the Pennsylvania Turnpike Commission to construct or alter the course of drainage and to make future, reasonable entries to maintain or reconstruct the drainage facilities for the protection of the highway as described and recorded in DB 277-555.



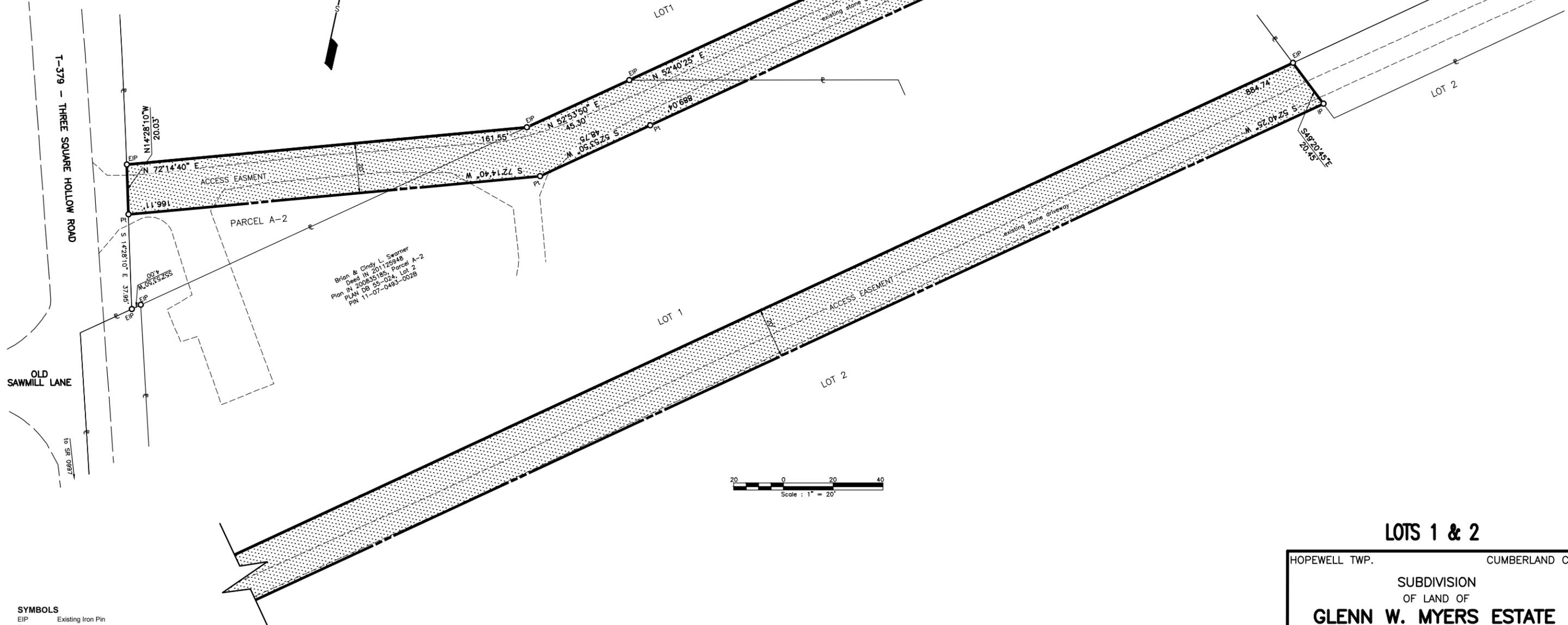
FINAL PLAN
DETAIL LOT 2
SHEET 3 OF 5



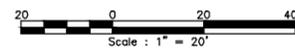
CARL BERT & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BURD STREET CENTER
20 EAST BURD STREET
SHIPPENSBURG, PA 17257

HOPEWELL TWP. CUMBERLAND CO.
SUBDIVISION OF LAND OF
GLENN W. MYERS ESTATE
THREE SQUARE HOLLOW / N POTATO POINT ROADS
NEWBURG, PA

DATE: JULY 07, 2020 B.E.R. PLAN: CBA NO. C-H0-07-04 / 002



Brian & Cindy L. Swarner
 Deed IN 201125948
 Plan IN 200835185, Parcel A-2
 PLAN DB 52-024, Lot 2
 PIN 11-07-0431-002B



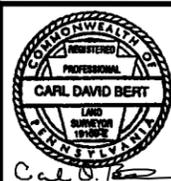
- SYMBOLS**
- EIP Existing Iron Pin
 - IP Iron Pin (set)
 - EMN Existing Mag Nail
 - MN Mag Nail (set)
 - CM Concrete Monument (set)
 - PT Point
 - R/W Right-of-Way
 - p/o Part of
 - CL Center Line
 - PL Property Line
 - DB Deed Book
 - PB Plan Book
 - IN Instrument Number
 - PIN Parcel Identification Number

ACCESS EASEMENT FROM THREE SQUARE HOLLOW ROAD TO PARCEL B-2.
 Prior documents in Plan IN 200835185, PB 55-24, Deeds IN 201125948, IN 201122924 & IN 201122925 created and / or reference a 20' wide Access Easement over, across or for the benefit of what is now Lot 1, Lot 2 and land of Brian & Cindy L. Swarner. No separate document describing the rights, obligations, maintenance, etc. by these adjoining owners has been discovered but it appears to be used for access to the adjoining property owners.

LOTS 1 & 2

HOPEWELL TWP. CUMBERLAND CO.
 SUBDIVISION
 OF LAND OF
GLENN W. MYERS ESTATE
 THREE SQUARE HOLLOW /
 N POTATO POINT ROADS NEWBURG, PA

FINAL PLAN
 ACCESS EASMENT
 SHEET 4 OF 5



717-532-9470
CARL BERT & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257
 surveyors

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000 *Carl D. Bert*
 DATE: JULY 07, 2020 B.E.R. PLAN: CBA NO. C-H0-07-04 / 002

| Mapping Symbol | Soil Series | Slope % | Hydrologic Soil Group | Limitations | | | | | | | Hydric Rating % | Farmland Classification |
|----------------|---|---------|-----------------------|-------------------|----------|------------------|------------------------|-------------------------|-------------------|-----------------------------|-----------------|----------------------------------|
| | | | | Lawns & Landscape | Top Soil | Embankment | Dwellings w/ Basements | Dwellings w/o Basements | Roads and Streets | Septic System In-Ground Bed | | |
| AcB | Anodover very stony loam, 0 to 8 percent slopes | 0-8 | D | Very Limited | Poor | Very Limited | Very Limited | Very Limited | Very Limited | Very Limited | 90 | Not Prime Farmland |
| BeB | Berk's channery silt loam, 3 to 8 percent slopes | 3-8 | B | Somewhat Limited | Poor | Somewhat Limited | Very Limited | Somewhat Limited | Somewhat Limited | Very Limited | 5 | Farmland of Statewide Importance |
| BeC | Berk's channery silt loam, 8 to 15 percent slopes | 8-15 | B | Somewhat Limited | Poor | Somewhat Limited | Very Limited | Somewhat Limited | Somewhat Limited | Very Limited | 5 | Farmland of Statewide Importance |
| BpB | Blairton silt loam, 3 to 8 percent slopes | 3-8 | C/D | Somewhat Limited | Poor | Very Limited | Very Limited | Somewhat Limited | Very Limited | Very Limited | 5 | Farmland of Statewide Importance |
| BrA | Brinkerton silt loam, 0 to 3 percent slopes | 0-3 | D | Very Limited | Poor | Very Limited | Very Limited | Very Limited | Very Limited | Very Limited | 85 | Not Prime Farmland |
| BuB | Buchanan gravelly loam, 3 to 8 percent slopes | 3-8 | D | Somewhat Limited | Poor | Very Limited | Very Limited | Very Limited | Very Limited | Very Limited | 10 | All Areas are Prime Farmland |
| LdB | Laidig channery loam, 3 to 8 percent slopes | 3-8 | B | Somewhat Limited | Poor | Somewhat Limited | Somewhat Limited | Very Limited | Very Limited | Very Limited | 0 | All Areas are Prime Farmland |
| LdC | Laidig channery loam, 8 to 15 percent slopes | 8-15 | B | Somewhat Limited | Poor | Somewhat Limited | Somewhat Limited | Very Limited | Very Limited | Very Limited | 0 | Farmland of Statewide Importance |

Information taken from NRCS Web Soil Survey, Cumberland County, accessed March 2020.

EXISTING NON-CONFORMING STRUCTURES

The existing buildings on Lot 1 are located within the building setback as shown on this plan in accordance with the provisions of the Hopewell Township Zoning Ordinance. These are existing non-conforming structures that were constructed prior to the enactment of the current regulations. All future development must comply with the applicable regulations of the Hopewell Township Municipal Code.

FLOOD PLAIN

This site is transected by two (2) sections of Bear Hollow Run both of which have area mapped within Zone A (area subject to inundation of 1% annual-chance-flood with no Base Flood Elevation established), as delineated on the NFIP FIRM Panel Number 42041C0165E & 42041C0170E dated 03-16-2009, for Hopewell Township, Cumberland County by FEMA. The Floodplain area is encompassed by the Conservation Easement indicated herein.

WETLANDS

- An actual field delineation of wetlands was not performed since any new construction and / or earthmoving activities are not proposed.
- Although there are no wetlands shown on the National Wetland Inventory Maps, wetlands are likely present adjacent to or near Bear Hollow Run based on field inspection by Carl D. Bert, PLS, contours and mapped soils by NRCS with a Hydric Rating of 90%. This area is included within the designated Conservation Easement indicated shown herein.
- Wetlands are not evident in the areas outside of the Conservation Easement based on field inspection by Carl D. Bert, PLS, no wetlands shown on the National Wetland Inventory Maps, contours and mapped soils by NRCS with a Hydric Rating of 10% or less.
- Current and future owners of the lots are advised to obtain a wetlands field investigation by a qualified wetland consultant prior to any earth disturbance other than standard agricultural activities.
- Hopewell Township assumes no responsibility with regard to wetlands analyses and delineations.

CONSERVATION EASEMENT

This plan creates a "Conservation Easement" with a minimum width of 20' centered on the streams but extending 25' beyond the limits the floodplain as mapped by FEMA as shown herein. This easement encompasses any floodplains, wetlands, streams, drainage and other environmentally sensitive features on the lots shown on this plan. There shall be no buildings, no change in elevations and contours, or no earthmoving other than for standard agricultural activities unless otherwise approved and permitted by the Hopewell Township and other appropriate government agencies.

AGRICULTURAL NUISANCE DISCLAIMER

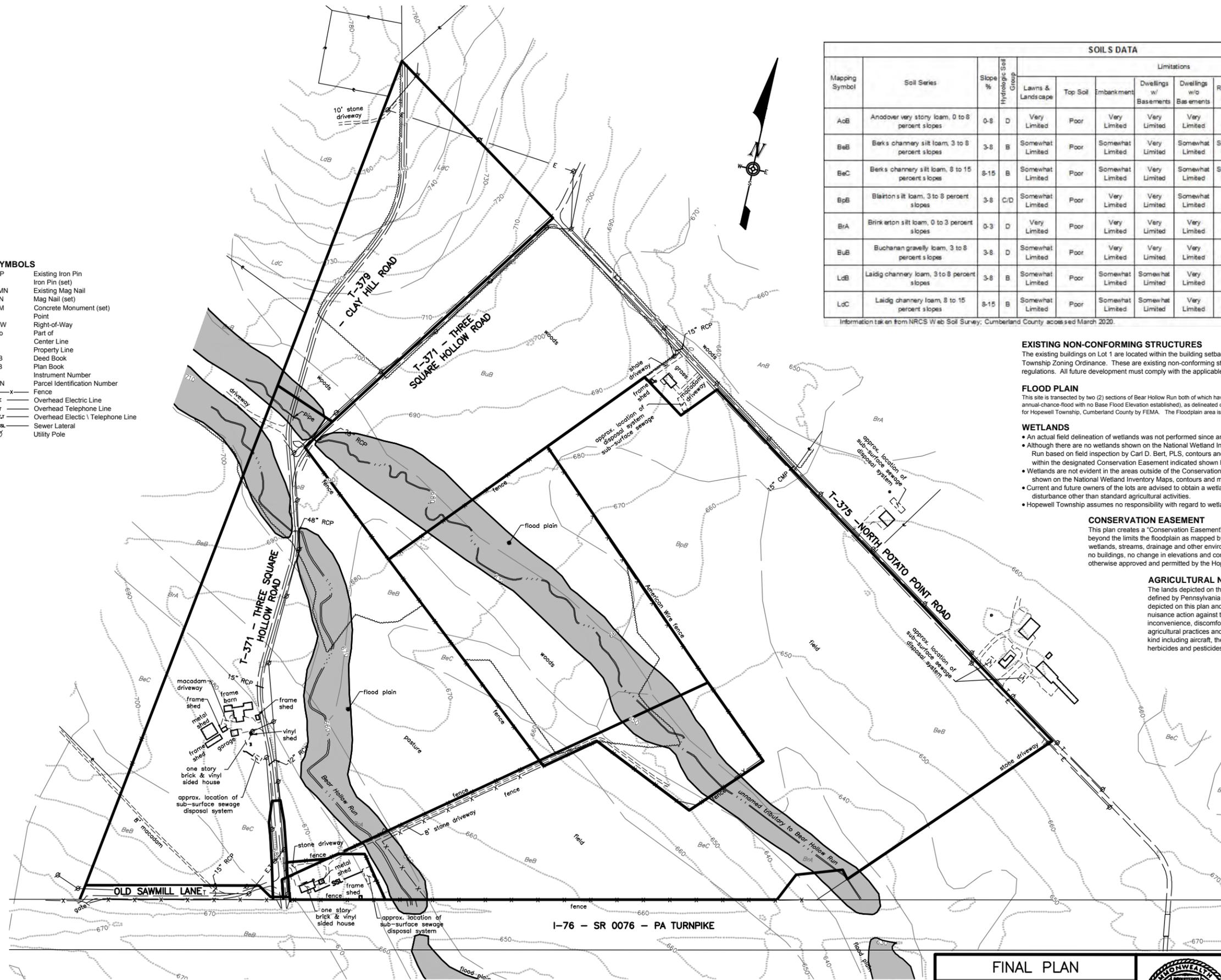
The lands depicted on this plan may be located adjacent to or be involved in a normal agricultural operation as defined by Pennsylvania Act 133 of 1982, as amended, "The Right to Farm Law". If you purchase land that is depicted on this plan and said lands are located or involved as described above, you may be prohibited from filing a nuisance action against the operators of a normal agricultural operation. In addition, you may be subjected 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, dust, odor, the operation of machinery of any kind including aircraft, the storage and disposal of manure and the application of fertilizers, soil amendments, herbicides and pesticides.

LOCATION OF PHYSICAL / FEATURES (SALDO Section 302.3.4 & 5)

- All right-of-ways, streets, access driveways, street services, swales, watercourses, electric / telephone / TV services on this property are shown on this plan. Facilities on adjoining lots within 200' are not surveyed locations but are taken from google / tax maps so are approximate locations.
- There are no public sewer & water facilities, alternate on-lot sewage sites, nitrate easement areas or stormwater management facilities on this property or adjoining areas within 200'.
- All existing individual on-lot sanitary sewer disposal facilities (including alternate sites) on this property are shown. Similar facilities on adjoining lots are approximate locations per google and tax map aerial photos.

SYMBOLS

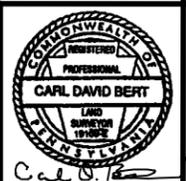
| | |
|-----|------------------------------------|
| EIP | Existing Iron Pin |
| IP | Iron Pin (set) |
| EMN | Existing Mag Nail |
| MN | Mag Nail (set) |
| CM | Concrete Monument (set) |
| PI | Point |
| R/W | Right-of-Way |
| p/c | Part of Center Line |
| C | Center Line |
| E | Property Line |
| DB | Deed Book |
| PB | Plan Book |
| IN | Instrument Number |
| PIN | Parcel Identification Number |
| X | Fence |
| E | Overhead Electric Line |
| T | Overhead Telephone Line |
| E/T | Overhead Electric / Telephone Line |
| SS | Sewer Lateral |
| Ø | Utility Pole |



SOURCE OF INFORMATION
 All property line and planimetric features information shown on this plan was obtained in field surveys by Carl Bert & Associates in June and July 2008 and March 11, 2020 based on plans and deeds referenced herein. Planimetric features are from field survey by Carl Bert & Associates in June and July 2008. Contours are from the PAMAP program administered by PA DCNR dated 2007.



FINAL PLAN
 TOPOGRAPHY
 SHEET 5 OF 5



CARL BERT & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 BURD STREET CENTER
 20 EAST BURD STREET
 SHIPPENSBURG, PA 17257

HOPEWELL TWP. CUMBERLAND CO.
 SUBDIVISION OF LAND OF
GLENN W. MYERS ESTATE
 THREE SQUARE HOLLOW / N POTATO POINT ROADS NEWBURG, PA

LOTS 1 & 2

HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000. Carl D. Bert
 DATE: JULY 07, 2020 B.E.R. PLAN: CBA NO. C-H0-07-04 / 002

e:\C:\jobs\Ch0704\Sun\CAD\current plans\002 subdivision\5 TOPOGRAPHY.dwg, 5 TOPOGRAPHY.dwg, 8/26/2020 1:15:26 PM, ANS1 full bleed B (17.00 x 11.00 inches)