

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

Municipality:	<u>Newville</u>	Surveyor/ Engineer:	<u>Carl Bert &amp; Associates, Inc.</u>	Owner/ Developer:	<u>Richard Gobin</u>
Plat Title:	<u>Subdivision Richard and Ann Gobin</u>				
Plat Status:	<u>Preliminary/Final</u>	Plat Type:	<u>Subdivision</u>		
# of New Lots:	<u>2</u>	# of New Dwelling Units:	<u>                    </u>	New Acreage Subdivided/Developed:	<u>.78</u>
				Total Tract Acreage:	<u>1.75</u>
Zoning District:	<u>Village/Historic District</u>		Proposed Land Use:	<u>Medical Office/Pharmacy</u>	
Date Received:	<u>7/21/2021</u>	County Review:	<u>8/9/2021</u>	Reviewed by:	<u>SH</u>
				Checked by:	<u>SW</u>

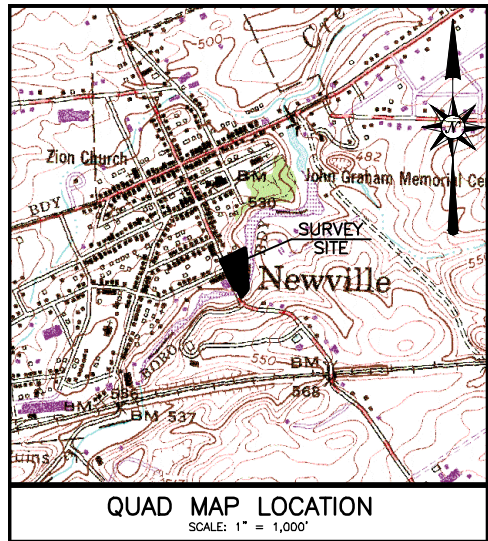
- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

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

1. Proposed Lot #2 exceeds the 5,000 square feet maximum lot size for nonresidential uses in the Village District (Zoning Table 2.03).
2. The maximum lot width is 20 feet for nonresidential uses in the Village District. Proposed Lot #2 exceeds this amount (Zoning Table 2.03)
3. The required sight distance should be maintained. The Applicant should provide the required and provided sight distances on the plan (SLDO 804.J).
4. Curbs and gutters should be provided along South High Street (SLDO 804.O).
5. Sidewalks should be provided along South High Street (SLDO 804.Q).
6. The plan should address the dedication of recreation land or a fee in lieu of dedication (SLDO 806.D.1).
7. The plan should specify whether the existing Access Easement #2 indicated on Sheet 1 of 3 includes a shared parking agreement with the neighboring property.
8. The plan should address the Pennsylvania Sewage Planning requirements for proposed Lot #2.
9. Sheet 2 indicates that a Conservation Easement is created with this plan. The Easement should be graphically shown on the plan. Further, the Borough should require recording of the easement prior to plan approval.
10. The Applicant should provide a copy of the proposed Shared Parking Agreement and the Shared Access Agreement. The Borough Solicitor should review the easements prior to approval of the plan. Further, the Borough should require recording of the easements prior to plan approval.

11. The proposed lots are located adjacent to the Big Spring Creek Greenway as indicated in the Cumberland County Land Partnerships Plan and shown on the Future Land Use Map in the Cumberland County Comprehensive Plan. It is recommended that conservation measures be considered to preserve the natural, cultural and recreation values as appropriate.
12. Prior to recording, all plans must be delivered to the Cumberland County Planning Department for signature. At this time, the applicant / engineer should provide a .dwg AutoCAD file that shows the parcel boundary, lot lines – all lots on the plan, building footprints, road rights-of-way and the edge of pavement.

This information may be provided to the Planning Department at the time of recording via email to [planningreviews@ccpa.net](mailto:planningreviews@ccpa.net). For more information, please visit the Cumberland County Planning Department website at: <https://www.ccpa.net/4890/Plan-Submission-Recording-Procedures>.



**AREA WITHIN 100 YEAR FLOOD PLAIN**  
 A portion of this site adjacent to the Big Spring Creek was located in Zone A (Area with a 1% annual chance of flooding and without base flood elevations determined) and the other portion away from the Big Spring Creek in Zone C (Area of minimal flood hazard) as designated on the Flood Insurance Rate Map Number 42041C0192E effective March 16, 2009 for the Borough of Newville, Cumberland County.

A Floodplain Analysis was conducted in 2010 and filed with FEMA who approved limiting the area within the Special Flood Hazard Area (100 year floodplain / 1% annual chance of flooding) to the area shown hereon under FEMA Case No. 10-03-0792A on file in with the Borough of Newville and as listed in the Supporting Documents.

**STREAM ACCESS WALKWAY**  
 Both Lots 1 & 2 on the Subdivision of land of Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust are subject to a 5 foot wide gravel walkway on existing grade at an exact convenient location within the designated Floodplain for the general public to access the Big Spring Creek for recreational activities. An Agreement addressing the ownership, rights, conditions, obligations, etc. between the owners of Lots 1, 2 and the Borough of Newville shall be prepared and recorded prior to the separate conveyance of Lots 1 & 2 on said Subdivision Plan.

**ACCESS EASEMENT NO. 1**  
 An access easement created on PB 93-106 to grant ingress, egress and regress for vehicular and pedestrian traffic over land now of Jack E. & Sharon Showley (PIN 28-20-1756-10) for the benefit of land now of Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust (PIN 28-20-1756-11).

**ACCESS EASEMENT NO. 2**  
 An access easement created on PB 93-106 to grant ingress, egress and regress for vehicular and pedestrian traffic over land now of Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust (PIN 28-20-1756-11) for the benefit of land now of Jack E. & Sharon Showley (PIN 28-20-1756-10).

**SOURCE OF TITLE INFORMATION**  
 The title information for the properties, easements, right-of-ways, etc. 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.

**SOURCE OF PROPERTY LINE & TOPOGRAPHIC INFORMATION**  
 The property line and topographic information shown here was taken from previous surveys by Carl Bert & Associates associated with LDP PB 93-106 & LDP IN 200911180 with visual observations in January, 2021 and based on deeds and plans shown hereon.

**REQUIREMENT FOR LAND DEVELOPMENT PLANS**  
 This plan creates Lot 1 around existing facilities and Lot 2 as a vacant lot for future development. No construction, development or earthmoving activity is proposed. Any such future activity on either lot is subject to all applicable Federal, State and local reviews and approvals including, but not limited to, Borough of Newville land development plan approval.

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, ACKNOWLEDGES THAT HE/SHE IS THE OWNER AND/OR THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE/SHE ACKNOWLEDGES THIS TO BE HIS/HER PLAN AND DESIRES 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.

**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.

June 14, 2021  
 Carl D. Bert  
 Carl D. Bert, PLS  
 PA SU019109E

REVISIONS		
NO.	DATE	DESCRIPTION

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT  
 DATE: \_\_\_\_\_  
 DIRECTOR OF PLANNING: \_\_\_\_\_

**DESCRIPTION OF LOT 1**  
 Current Owner: Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust  
 Address: 91 South High Street  
 Deed Reference: p/o IN 201308175  
 Plan Reference: PB 93-106, p/o Parcels 11 & 12 p/o IN 200911180, Lot 1  
 Tax Reference: p/o PIN 28-20-1756-011  
 Zoning: Village / Historic Overlay  
 Total Area : 42,046 sf / 0.96523 acres

Existing Use: Pharmacy / Medical Offices  
 Proposed Use: Same as existing / No change  
 Existing Facilities: Building & parking spaces  
 Proposed Facilities: Same as existing / No change  
 Existing Water Service: Public - Newville Boro Water & Sewer Authority  
 Proposed Water Service: Same as existing (No change)  
 Existing Sewage Service: Public - Newville Boro Water & Sewer Authority  
 Proposed Sewage Service: Same as existing (No change)

**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 listed hereon by contacting the Pennsylvania One Call System at 1-800-242-1776 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.

REVIEWED BY THE NEWVILLE BOROUGH PLANNING COMMISSION  
 DATE: \_\_\_\_\_

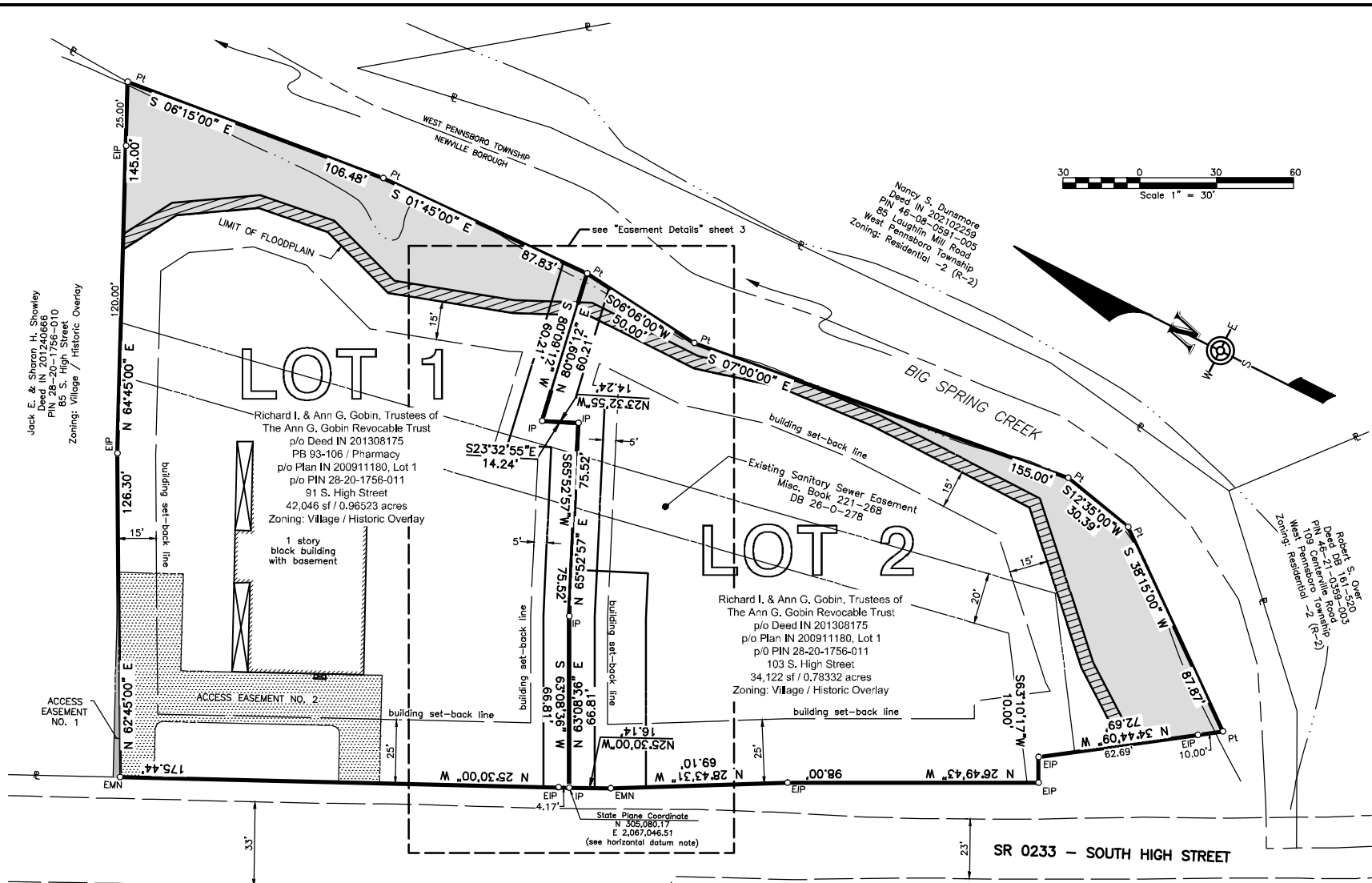
**DESCRIPTION OF LOT 2**  
 Current Owner: Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust  
 Address: 103 South High Street  
 Deed Reference: p/o IN 201308175  
 Plan Reference: p/o IN 200911180, p/o Lot 1  
 Tax Reference: p/o PIN 28-20-1756-011  
 Zoning: Village / Historic Overlay  
 Total Area: 34,122 sf / 0.78332 acres

Existing Use: Vacant  
 Proposed Use: None proposed per this plan / No change  
 Existing Facilities: Macadam Driveway  
 Proposed Facilities: None proposed per this plan / No change  
 Existing Water Service: None but public water in available by Newville Boro Water & Sewer Authority  
 Existing Sewage Service: None but public water in available by Newville Boro Water & Sewer Authority

**UTILITY LOCATIONS**  
 All utility locations and information shown are approximate at best and were obtained by field observations, based on all available sources. Carl Bert & Associates cannot guarantee and assumes no responsibility for correctness, completeness, omissions, errors, etc. of this information or of utilities not registered with PA One-Call. All utility locations shall be verified by the contractor before beginning excavation and construction.

**PENNSYLVANIA ONE CALL SYSTEM NOTIFICATION**  
 All known existing utilities, easements and right-of-ways have been shown on this plan. All utilities have been notified under the PA One-Call System as required by PA Act 181 of 2006 by Carl Bert & Associates and assigned Design Serial No. 20211803766.

APPROVED BY THE NEWVILLE BOROUGH COUNCIL  
 IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_



**OWNER / SUBDIVIDER**  
 Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust  
 104 Ladnor Lane  
 Carlisle, PA 17015  
 Phone: 717-486-4331

**CONTACT PERSON**  
 Richard I. Gobin  
 104 Ladnor Lane  
 Carlisle, PA 17015  
 Phone: 717-486-4331

**SITE LOCATION**  
 91 - 103 S. High Street  
 Newville, PA 17241

**SITE DATA**  
 Current Owner: Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust  
 Property Address: 91 - 103 South High Street  
 Lots Subdivided: Two (2) Lots 1 & 2  
 Total Area: 76,167 sq. ft. / 1.74856 acres  
 Deed Reference: IN 201308175  
 Plan Reference: IN 200911180, Lot 1  
 Tax Reference: PIN 28-20-1756-011  
 Zoning: Village / Historic Overlay  
 Land Use: Commercial / Parking  
 Sewage: Public / Borough of Newville  
 Water: Public / Newville Borough Authority

**PROJ. PLANS**  
 There are prior plans on record as follows that do impact Lots 1 & 2 on this current plan:  
 • PB 93-106 / Pharmacy Subdivision / Development Plan dealing with the subdivision / consolidation of Lots 11, 12A, & 12B and development of the Pharmacy on what is now Lot 1 on this plan.  
 • IN 200911180 / Medical Offices - Parking Addition Subdivision / Development Plan to consolidate Lots 11, 12A, 12B & 13 into a prior Lot 1 which includes everything in Deed in IN 201308175 and the development of Medical Offices in the lower level of the pharmacy, additional parking and a PennDOT Entrance onto S. High Street.

**PURPOSE OF PLAN**  
 The purpose of this plan is to: Receive all approvals in accordance with the requirements of the Newville Borough Subdivision Land Development and Zoning Ordinances to:  
 • Subdivide the entire property acquired and currently titled to "Richard I. Gobin and Ann G. Gobin, Trustees of THE ANN G. GOBIN REVOCABLE TRUST" in IN 201308175 into Lots 1 & 2 for separate conveyance.  
 • The 1.74765 acres described in IN 201308175 is based on a Plan in IN 200911180, Lot 1 which combined all the land acquired by Richard I. & Ann G. Gobin in DB 264-0863, DB 262-4619 and DB 277-2875.  
 • Confirm and / or re-establish property corners from Plan IN 200911189, Lot 1 and provide Metes & Bounds description of Lots 1 & 2 created by this current plan.

It is **NOT** the intent or purpose of this plan to receive approval to:  
 • Create any additional water or sewage flow or connections  
 • Create any earth disturbance.  
 • Create any additional improvements of any type

**ZONING CRITERIA / VILLAGE**  
 Following are Bulk & Area Regulations for Non-Residential Uses within the Village District (V) per the Newville Borough "Pending" 2021 Zoning Ordinance Section 2.06 & Article 3.03.

- Lot 1 is occupied by a Pharmacy-Medical Clinic Facility which is a Permitted Use within the Village District (Table 3.01).
- Lot 2 is vacant within the Village District.

**SYMBOLS**  
 EIP Existing Iron Pin  
 IP Iron Pin (set)  
 Pt Point  
 C Center Line  
 P Property Line  
 DB Deed Book  
 PB Plan Book  
 IN Instrument Number  
 PIN Parcel Identification Number

Stream

Standards (Table 2.03)

Required	Provided (Lot 1)	Provided (Lot 2)
Lot Area, Min (sq. ft.)	3,000	42,046
Lot Area, Max (sq. ft.)	5,000	42,046
Lot Width, Max (feet)	20	175
Yard, Front Max (feet)	35	42
Yard, Side Min (feet)	15	44
Yard, Rear Max (feet)	15	75
Building Height (Stories/feet)	3.5 / 45	2 / 25
Building Coverage Max %	80	10
Impervious Coverage, Max %	90	60

Rear Building Setbacks / Yard are 15 feet from the Floodplain

**SUPPORTING DOCUMENTS**  
 The approval of this plan is based on the following documents for the "Subdivision of land of Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust, by Carl Bert & Associates, CBA Plan # C-NVB-06-01, 023" on file in the office of the Borough of Newville, Cumberland County:  
 • Subdivision / LDP PB 93-106, recorded 01-19-2007 (Pharmacy)  
 • Subdivision / LDP IN 200911180 recorded 04-09-2009 (Additional Parking)  
 • FEMA Case # 10-03-0792A dated 04-22-2010 (removed area now shown on this current plan from the floodplain)  
 • Wetlands Delineation Report amended 08-21-2008  
 • PennDOT HOP IN 200913228 recorded 02-18-2009 for existing driveway entrance onto Lot 2 and sidewalk / curb improvements along S. High Street

**INDEX OF SHEETS**  
 1. Property Details  
 2. Existing Features  
 3. Easement Details

**LOTS 1 & 2**  
 NEWVILLE BOROUGH CUMBERLAND CO.  
 SUBDIVISION OF LAND OF  
**RICHARD I. & ANN G. GOBIN**  
 TRUSTEES OF  
**THE ANN G. GOBIN REVOCABLE TRUST**  
 91-103 SOUTH HIGH STREET NEWVILLE, PA  
 717-532-9470

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

DATE: JUNE 14, 2021  
 M.M.K. PLAN: CBA NO. C-NVB-06-01 / 023

**FINAL PLAN**  
**PROPERTY DETAILS**  
**SHEET 1 OF 3**  
 I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000  
 Carl D. Bert

DATE: JUNE 14, 2021  
 M.M.K. PLAN: CBA NO. C-NVB-06-01 / 023

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Mapping Symbol	Soil Series	Slope %	Hydrologic Soil Group	Limitations										Hydric Rating %	Farmland Classification
				Lawns & Landscape	Small Commercial Buildings	Dwellings w/ Basements	Dwellings w/o Basements	Local Roads and Streets	Unpaved Roads and Streets	Septic System In-Ground Bed	Septic System Sand Mound Bed or Trench	Shallow Excavations			
HaC	Hagerstown silt loam, 3 to 8 percent slopes	3-8	B	Somewhat Limited	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited	Very Limited	Very Limited	Very Limited	Moderately Limited	Somewhat Limited	0	Farmland of statewide importance
HdF	Hagerstown-Rock outcrop complex, 25 to 60 percent slopes	25-60	B	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	0	Not prime farmland
Me	Melvin silt loam	0-2	B/D	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	Very Limited	85	Farmland of statewide importance
W	Water	-	-	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	0	Not prime farmland

Information taken from NRCS Web Soil Survey; Cumberland County accessed Many 2021.

**HORIZONTAL & VERTICAL DATUM**

The elevations on this plan are based on NAVD 88 NGS North American Vertical Datum. The elevation was transferred to this site using "Carrier Phase, Static" GPS observations by Carl Bert & Assoc. from the NGS CORS System using base stations Hagerstown 2 CORS ARP, Harrisburg CORS ARP, and York CORS ARP. The coordinates shown on this plan are based on the NAD 83 on the Pennsylvania State Plane coordinate System - South Zone. **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 0.9999478 to convert these plat distances to State Plane Grid Distances. Grid factor was obtained from "Simplified Tables for the Pennsylvania Coordinate System" published by Pennsylvania Society of Land Surveyors.

**RIGHT-OF-WAY / PAVEMENT WIDTH OF SOUTH HIGH STREET**

South High Street - S.R. 0233 is a PENNDOT owned and maintained Highway with a varying Right-of-Way width as shown hereon. A 50' Right-of-Way was established when Newville Borough became incorporated on February 26, 1817 as provided by the PENNDOT District 8 Right-of-Way Department on March 1, 2005. The Right-of-Way along the southwestern portion of this property was obtained from Commonwealth of Pennsylvania, Department of Transportation, Drawings Authorizing Acquisition of Right-of-Way for SR Route 0233, Section 001 as recorded in Cumberland County Cabinet 3, Drawer 1, Page 85. The existing pavement width varies.

**ACCESS TO S. HIGH STREET / HOP PERMIT**

The existing driveway onto S.R. 0233 (South High Street) from Lot 2 on this plan has been designed, permitted and installed as a Low Volume Driveway per Application No. 198543, PennDOT Permit # 970613 and recorded in IN 200913229. Any additional driveways or encroachments for driveways or utilities will require a Highway Occupancy Permit from PennDOT pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before the driveway can be constructed. Access to this road shall be only as authorized by the required Highway Occupancy Permit. There must be full and complete compliance with Act No. 1986-42 and any supplementary rules and regulations enacted by PennDOT.

**BENCH MARKS**

**TBM #1**

Mag nail located on westerly corner of concrete for second guide rail post, 11.5' from easterly end of guide rail and 2.5' south of guide rail and approx 50' north of the northerly corner of the exist pharmacy. Elevation = 501.42

**EFFECT OF BUILDING SET-BACK LINES / USE RESTRICTIONS**

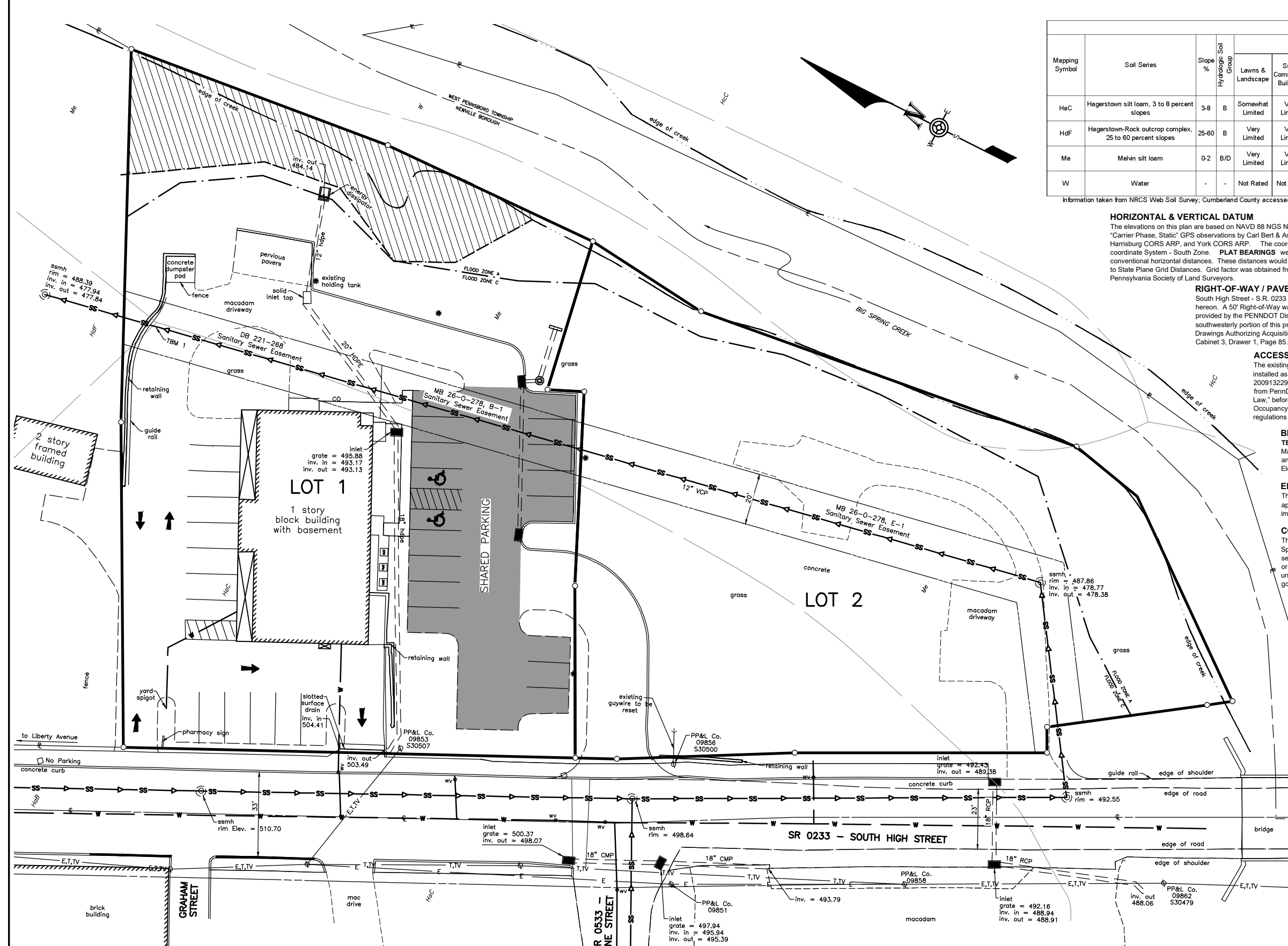
The building set-back lines and use restrictions on this plan are shown hereon only to illustrate conformity to applicable Regulations and Ordinances of the various review and approval agencies, and are not restrictions imposed by the Owner / Subdivider.

**CONSERVATION EASEMENT**

This plan creates a "Conservation Easement" to coincide with the Floodplain adjacent to the Big Spring Creek to encompass any floodplains, wetlands, streams, drainage and other environmentally sensitive features on Lots 1 & 2. There shall be no buildings, no change in elevations and contours, or no earthmoving other than for the Steam Access Walkway and stormwater facilities to the stream unless otherwise approved and permitted by the Borough of Newville and other appropriate government agencies.

**SYMBOLS**

- R = Property Line
- C = Center Line
- Existing contours
- Soils type division line as taken from SSURGO Soils Database
- AbC = Soils type mapping symbol
- Anchor
- Existing Overhead Electric Line
- Existing Overhead Electric, Telephone, Television Lines
- Existing Overhead Telephone, Television Lines
- Light Pole
- Existing Sanitary Sewer Flow
- Existing Sanitary Sewer Manhole
- Existing Water Line
- Existing Water Valve
- Existing Utility Pole
- Existing Stormwater Pipe
- Existing Inlet
- Stream

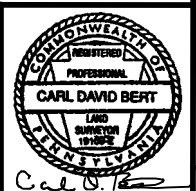


**TABULATION OF IMPERVIOUS AREA**

Item	Lot 1	Lot 2
Buildings (sq. ft.)	4163	0
Macadam (sq. ft.)	19743	5568
Concrete (sq. ft.)	1276	1056
Total Impervious (sq. ft.)	25182	6624
Grass / Pervious (sq. ft.)	3486	27497
Lot Area (sq. ft.)	42046	34121
% Impervious	60%	19%
% Building	10%	0%

**FINAL PLAN**  
**EXISTING FEATURES**  
**SHEET 2 OF 3**

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



**LOTS 1 & 2**

NEWVILLE BOROUGH CUMBERLAND CO.

SUBDIVISION OF LAND OF **RICHARD I. & ANN G. GOBIN** TRUSTEES OF **THE ANN G. GOBIN REVOCABLE TRUST**

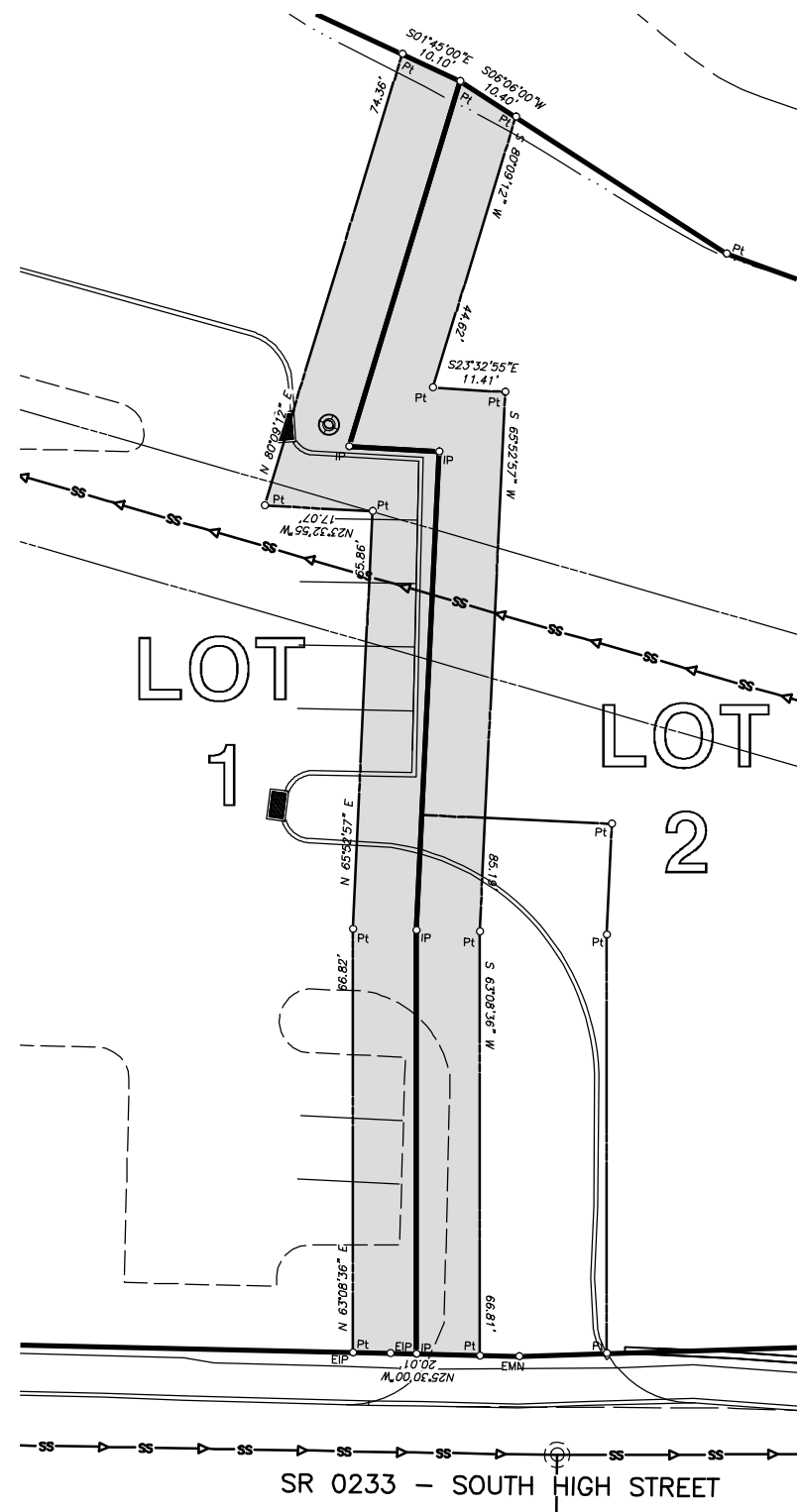
91-103 SOUTH HIGH STREET NEWVILLE, PA

717-532-9470

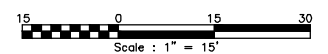
**CARL BERT & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 BURD STREET CENTER  
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DATE: JUNE 14, 2021 M.M.K. PLAN: CBA NO. C-NVB-06-01 / 023

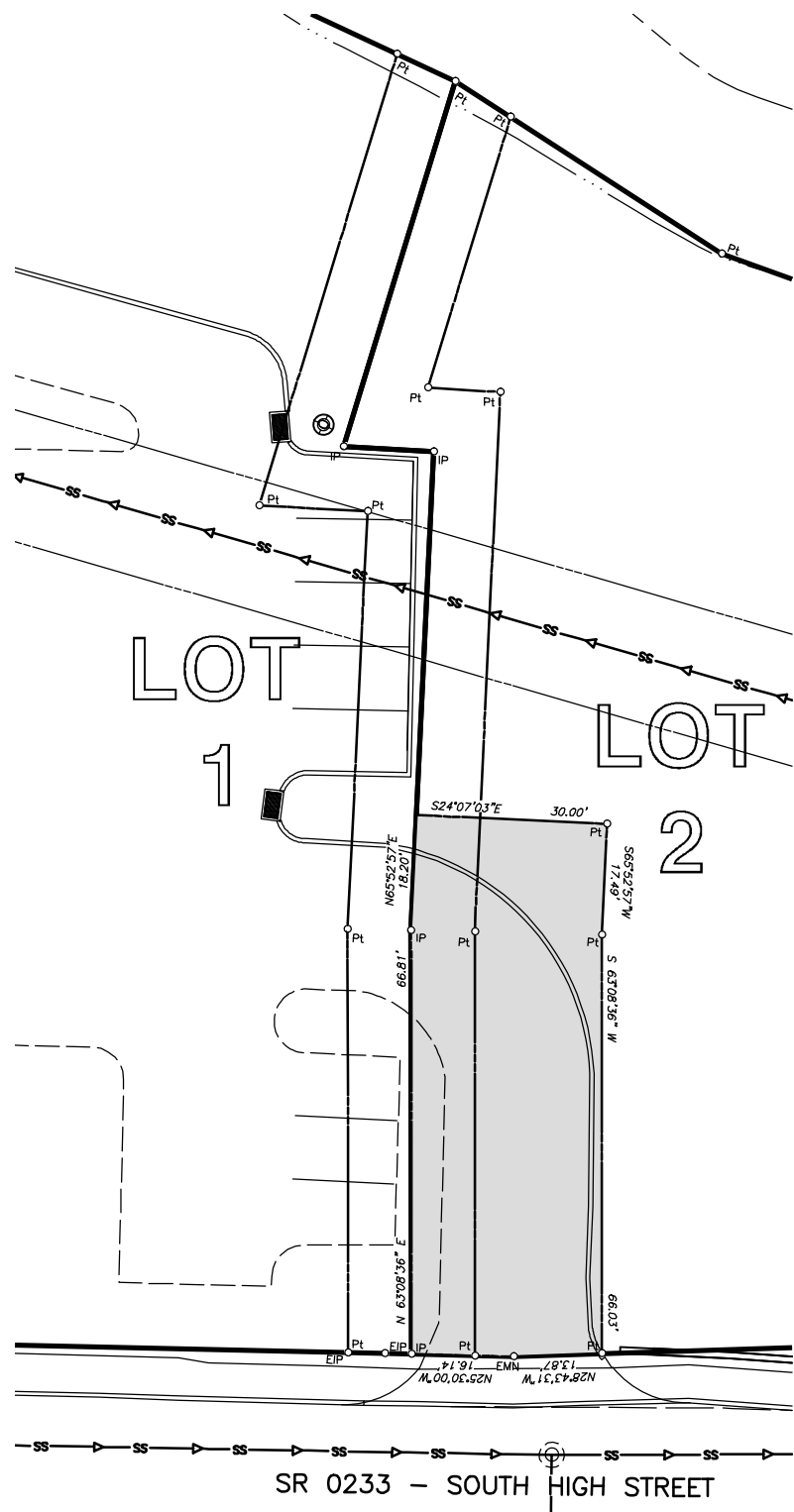
e:\Cdbjobs\Crvb0601\Sub\CADD\current\plans\023 2021 subdivision\2 EXISTING FEATURES.dwg, 7/19/2021, 10:06:02 PM



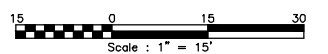
SR 0233 - SOUTH HIGH STREET



**SHARED GRADING / STORMWATER / UTILITY EASEMENT**  
 Shared grading, stormwater & utility easement created, shown and described on a Subdivision of land of Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust to facility construction, operations, maintenance, etc. between Lots 1 & 2 on said plan. An Agreement addressing the ownership, rights, conditions, obligations, etc. shall be prepared, approved by the Borough of Newville and recorded prior to the separate conveyance of Lots 1 & 2 on said Subdivision Plan.



SR 0233 - SOUTH HIGH STREET



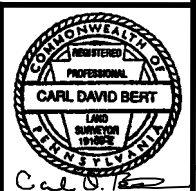
**SHARED ACCESS EASEMENT**  
 Shared Access Easement created, shown and described on a Subdivision of land of Richard I. & Ann G. Gobin, Trustees of The Ann G. Gobin Revocable Trust over Lot 2 for the benefit of Lot 1 on said Subdivision Plan for ingress, egress and regress to and from S. High Street. Fee ownership shall remain with Lot 2 with an Easement granted to Lot 1. A Maintenance Agreement addressing the ownership, rights, conditions, obligations, etc. shall be prepared, approved by the Borough of Newville and recorded prior to the separate conveyance of Lots 1 & 2 on said Subdivision Plan.

- SYMBOLS**
- E — Existing Overhead Electric Line
  - TV — Existing Overhead Electric, Telephone, Television Lines
  - TW — Existing Overhead Telephone, Television Lines
  - ⊙ Light Pole
  - S — Existing Sanitary Sewer Flow
  - ⊙ Existing Sanitary Sewer Manhole
  - W — Existing Water Line
  - ⊙ Existing Water Valve
  - ⊙ Existing Utility Pole
  - ⊙ Existing Inlet

**LOTS 1 & 2**

NEWVILLE BOROUGH CUMBERLAND CO.  
 SUBDIVISION OF LAND OF  
**RICHARD I. & ANN G. GOBIN**  
 TRUSTEES OF  
**THE ANN G. GOBIN REVOCABLE TRUST**  
 91-103 SOUTH HIGH STREET NEWVILLE, PA

FINAL PLAN  
 EASEMENT DETIALS  
 SHEET 3 OF 3



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

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN TO A MINIMUM ACCURACY OF 1/10,000 *Carl D. Bert*  
 DATE: JUNE 14, 2021 M.M.K. PLAN: CBA NO. C-NVB-06-01 / 023