No: 25-068

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Middle Paxton Township | Surveyor: Burget & Associates, Inc. | Engineer: N/A

Plat Title: Preliminary/Final Subdivision Plan over lands of Gary A. and Kimberly L. Hastings

Zoning District: Agriculture and Rural Residential (A-RR) | Proposed Land Use: Residential

Plat Status:		**Plat Type**:		**Regulations**:	
	Preliminary	X	Subdivision		County
	Final			X	Municipal
X	P/F		Land Development	X	Zoning
	Minor			X	S&LD

Existing # of Lots: 8 | Proposed # of Lots: 5 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 92.99 | Total Acres: 92.99

Date Received: 6/12/25 | Staff Review: 7/1/25 | Official County Review: 7/1/25

Reviewed by: LNG | Checked by: GD | Tax Map Parcel #: 43-043-037

Project Description: To reconfigure existing tracts

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance is to be verified by the Municipal Zoning Officer.*
- *The appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

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

Plan Comments

1. For clarity's sake, this plan would be better served by two separate applications addressing the subdivision of Existing Lots 1, 2,3, 5 and Existing Lots 6, 7, 8, 9, respectively.
2. Right-of-way lines of streets, easements, and other right-of-way property lines of residential lots and other sites with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves are to be shown. Easements with accurate dimensions, bearings, or deflection angles and radii, arcs, and central angles of all curves are to be shown. (S&LDO §307.J §305.U, and §307.S) *The width of the proposed access easement should be shown and must be in compliance with the Design Standards laid out in S&LDO §502. GIS areal imagery shows a driveway to existing dwellings in Reconfigured Lot 5, however this is not shown on the plan. Easements for utilities and drainage ways are required to be displayed.*
3. It appears the dirt lane will now service more than 3 lots and are to comply with the street standards in S&LDO §502. The Township Engineer should review for compliance. The same comment should be addressed for the gravel driveway through Reconfigured Lot 7 and the adjoining lot owned by Robert J. Wolfhope.

4. The plan should consider turnaround access for emergency vehicles utilizing the gravel and dirt roads servicing multiple lots. Local EMS should have an opportunity to review and comment on the plan.
5. The point of access of all driveways is required to be displayed (S&LDO §307.P).
6. Streets and access roads are to conform to the standards in §502.
7. The plan should show all lots in their completeness, including features and conditions.
    a. All existing watercourses, tree masses, and other significant natural features, such as rock outcrops, springs, wetlands, and flood plains are to be shown (S&LDO § 305.R.). *The precise location of wetlands should be shown. GIS areal imagery indicates the area is within a flood plain.*
    b. The percentage of the slope of all lots are to be shown (S&LDO 305.O). *According to GIS aerial imagery, the final lots contain a significant portion of area in excess of 12% slope. The average slope of the lot shall be determined to determine if the lot is subject to the Steep Slope Provisions in Article 11 of the Zoning Ordinance and should be reviewed by the Township Engineer for compliance.*
    c. Portions of the existing and reconfigured lots appear to be located within FEMA Special Flood Hazard Areas. This condition should be indicated on the plan.
    d. Type and location of water supply and sewage disposal facilities, and location of percolation test areas are to be shown (S&LDO 305.J).
    e. All existing buildings, sewers, water mains, culverts, petroleum lines, telephone and electrical lines, gas lines, fire hydrants, and other man-made features shall be shown. (S&LDO § 305.S per §307) *The location of all utilities (aboveground and belowground) must be shown.*
    f. The location of wells, perks, probes, and minimum separation distances are to be displayed. (S&LDO §307.AA).
8. Any proposed non-conforming buildings in the reconfigured lots require a variance or waiver and should be reviewed by the Township Solicitor and Engineer.
9. Water Supply must be in accordance with S&LDO §506. Each lot are to be provided with an individual water supply system. *Lots are located within 1000 feet of public water supply.*

Other Administrative Items of Note:

1. Names of owners of record of adjoining land (S&LDO § 307.I) *Parcel adjoining Reconfigured Lot 5 and Proposed Lot 2B does not indicate ownership. Parcel adjoining to the west of Reconfigured Lot 1 does not indicate ownership.*
2. Access easements and maintenance agreements are to be provided between all property owners that utilize the dirt lane.
3. If not done so already, a Sewer Facilities Plan is required (S&LDO § 308. A).
4. If not done so already, a Storm Water Management Plan is required unless waived by the Board of Supervisors. (S&LDO §308.C and §305.AF).
5. If not done so already, an Erosion and Sediment Control Plan is required (S&LDO §507). *It is noted that there are no improvements or earth-moving activities proposed by this plan.*
6. The Final Plan is to be drawn in ink on Mylar sheets (sheet size 18" x 24") at a scale of fifty (50) feet to the inch or one hundred (100) feet to the inch. (S&LDO §307). *Waiver requested*

Plan No. 25-068

Plat Specifications	**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic) (missing on cover sheet)		X	
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown	X		
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown (see comment)		X	
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown (see comment)	X		
17. Existing natural features shown - Wetlands	X		
Floodplains		X	
Woodlands, streams, etc. (see comment)		X	
18. Contours at required intervals shown	X		
19. Easements shown and identified		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities		X	
Sewer mains		X	
Water mains		X	
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public ( ) on-lot ( )			X
Water supply – public ( ) well ( )			X
22. Existing streets shown - Name	X		
R/W width	X		
Paving width		X	
Dedicated R/W width			X
23. Proposed streets shown - Name			X
R/W width		X	
Paving width			X
Profiles		X	
24. Curbs shown			X
25. Sidewalks shown			X
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided			X
30. Erosion and sedimentation control plan shown		X	
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown			X
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

STATEMENT OF OWNERSHIP

STATE / COMMONWEALTH OF_____
COUNTY OF _____

Owner _____
Kimberly L. Hastings
"SIGNATURE"

Before me, the undersigned Notary Public in and for the above, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this _____ day of _____, 20__

My commission expires the _____ day of _____ , 20__.

(Seal) _____.
Notary Public

STATEMENT OF OWNERSHIP

STATE / COMMONWEALTH OF_____
COUNTY OF _____

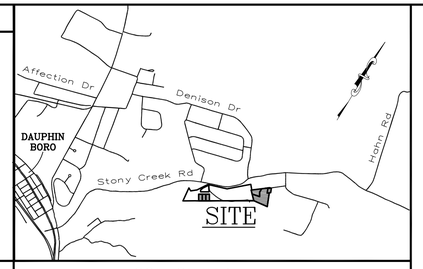
Owner _____
Gary A. Hastings
"SIGNATURE"

Before me, the undersigned Notary Public in and for the above, personally appeared the above named owner(s), and acknowledged the forgoin adoption, dedication and plan to be (his, her, their) act and desired the same to be recorded as such.

Witness my hand and notarial seal this _____ day of _____, 20__

My commission expires the _____ day of _____ , 20__.

(Seal) _____.
Notary Public

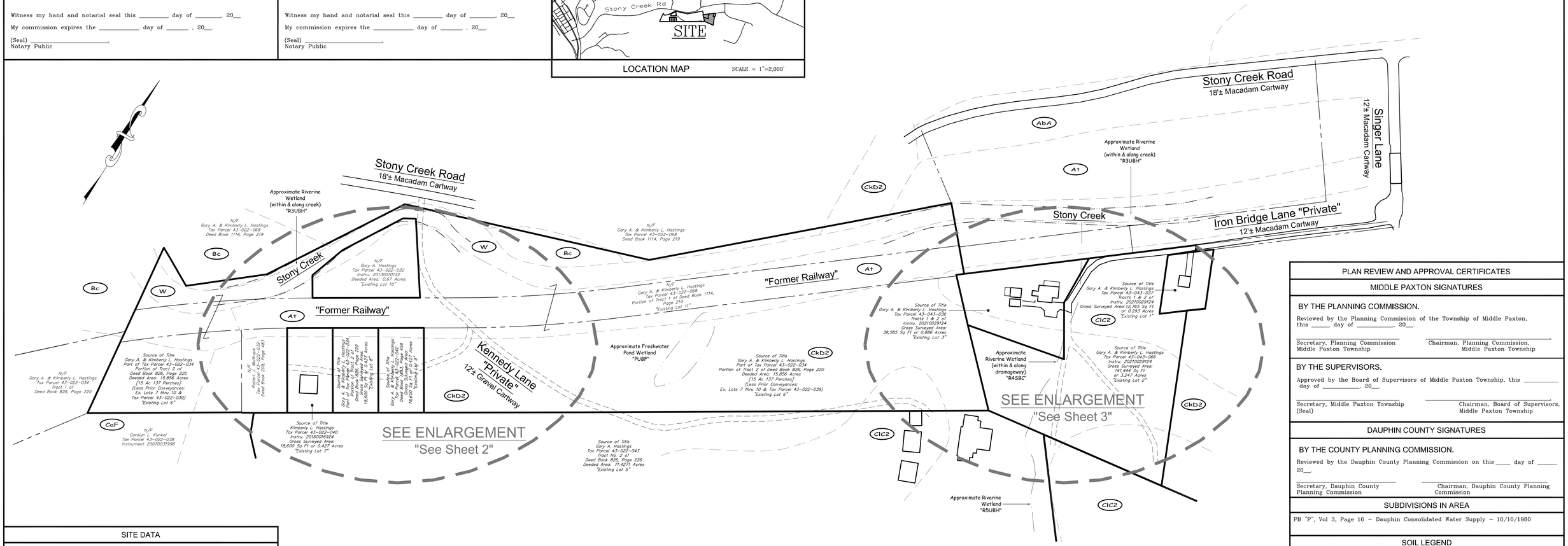


LOCATION MAP SCALE = 1"=2,000'

RECORDER OF DEEDS CERTIFICATE

(Seal)
Recorder of Deeds

Recorded in the office of the Recorder of Deeds of the County of Dauphin, Commonwealth of Pennsylvania, in Plan Book Volume _____ Page(s) _____
Given under my hand and seal this _____ day of _____, 20__



PLAN REVIEW AND APPROVAL CERTIFICATES

MIDDLE PAXTON SIGNATURES

BY THE PLANNING COMMISSION.

Reviewed by the Planning Commission of the Township of Middle Paxton, this _____ day of _____, 20__.

Secretary, Planning Commission Middle Paxton Township

Chairman, Planning Commission, Middle Paxton Township

BY THE SUPERVISORS.

Approved by the Board of Supervisors of Middle Paxton Township, this _____ day of _____, 20__.

Secretary, Middle Paxton Township (Seal)

Chairman, Board of Supervisors, Middle Paxton Township

DAUPHIN COUNTY SIGNATURES

BY THE COUNTY PLANNING COMMISSION.

Reviewed by the Dauphin County Planning Commission on this _____ day of _____, 20__.

Secretary, Dauphin County Planning Commission

Chairman, Dauphin County Planning Commission

SUBDIVISIONS IN AREA

PB "P", Vol 3, Page 16 – Dauphin Consolidated Water Supply – 10/10/1980

SOIL LEGEND

AbA–Albrights silt loam, 0–3% slopes
At–Atkins silt loam
Bc–Basher silt loam
CaF–Calvin very stony silt loam, 25–75% slopes
CkD2–Calvin–Klinesville shaly silt loams, 15–25% slopes, moderately eroded
ClC2–Calvin–Leck Kill shaly silt loams, 8–15% slopes, moderately eroded
W–Water

*: Hydric Soils

WAIVER(S) REQUESTED (MIDDLE PAXTON TWP.)	DATE APPROVED
1. Section 307 (Sheet Size – 18"x24")	

SURVEY STATEMENT OF ACCURACY

I certify that, to the best of my knowledge, the survey and existing conditions plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me. The error of closure was not more than one part in ten–thousand (10,000).

_____, 20__. Professional Surveyor _____
JOE ALLEN BURGET, JR., P.L.S.

LAND OWNERS / DEVELOPERS

Owners: Gary A. & Kimberly L. Hastings
PO Box 24
Dauphin, PA 17018
Phone: 717–576–8607
Site: Kennedy Lane & Iron Bridge Lane
Dauphin, PA 17018

SITE DATA

Existing Lot Information

Existing Lot 1
(TP 43–043–037)
Gross Surveyed Area: 0.293 Acres

Existing Lot 2
(TP 43–043–066)
Gross Surveyed Area: 3.247 Acres

Existing Lot 3
(TP 43–043–036)
Gross Surveyed Area: 0.886 Acres

Existing Lot 5
(TP 43–022–043)
Gross Deeded Area: 71.4271 Acres

Existing Lot 6
(Part of TP 43–022–034)
Gross Deeded Area: 15.856 Acres
(less prior conveyances)

Existing Lot 7
(TP 43–022–040)
Gross Surveyed Area: 0.427 Acres

Existing Lot 8
(Part of TP 43–022–034)
Gross Surveyed Area: 0.427 Acres

Existing Lot 9
(TP 43–022–042)
Gross Surveyed Area: 0.427 Acres

Proposed Lot Information

Proposed Lot 2A
(Lot Addition)
Gross Surveyed Area: 0.114 Acres

Proposed Lot 2B
(Lot Addition)
Gross Surveyed Area: 2.331 Acres

Proposed Lot 2C
(Lot Addition)
Gross Surveyed Area: 0.802 Acres

Final Lot Information

Reconfigured Lot 1
"Consolidation"
(Ex. Lot 1 "plus" Pr. Lot 2B)
Consolidated Lot Area: 2.624 Acres
Water: On–Lot (Existing Well)
Septic: On–Lot (Existing)
Proposed Building Coverage: 0.5%
Proposed Lot Coverage: <40%

Reconfigured Lot 3
"Consolidation"
(Ex. Lot 3 "plus" Pr. Lot 2A)
Consolidated Lot Area: 1.000 Acres
Water: On–Lot (Existing Well)
Septic: On–Lot (Existing)
Proposed Building Coverage: 6%
Proposed Lot Coverage: <40%

Reconfigured Lot 5
"Consolidation"
(Ex. Lot 5 "plus" Pr. Lot 2C)
Consolidated Lot Area: 72.229± Acres
Water: On–Lot (Existing Well)
Septic: On–Lot (Existing)
Proposed Building Coverage: <20%
Proposed Lot Coverage: <40%

Existing Lot 6
(Part of TP 43–022–034)
Gross Deeded Area: 15.856 Acres
(less prior conveyances)

Reconfigured Lot 7
"Consolidation"
(Ex. Lot 7 "plus" Ex. Lot 8 "plus" Ex. Lot 9)
Consolidated Lot Area: 1.281 Acres
Water: On–Lot (Existing Well)
Septic: On–Lot (Existing)
Proposed Building Coverage: <20%
Proposed Coverage: <40%

SITE NON-CONFORMITIES

RECONFIGURED LOT 3

- Existing dwelling non–conforming regarding front setbacks (Existing/Proposed)
- Lot Size non–conforming regarding minimum lot size (Existing/Proposed)

RECONFIGURED LOT 5

- Existing dwelling / out–building non–conforming regarding side setbacks (Existing/Proposed)

RECONFIGURED LOT 7

- Lot Size non–conforming regarding minimum lot size (Existing/Proposed)

ZONING DATA

MIDDLE PAXTON TOWNSHIP

DISTRICT: Agricultural–Rural Residential "A–RR"

REQUIREMENTS: (Section 300)
Use: Residential
Minimum Lot Area: 2 Acre
Minimum Street Frontage: 200 Ft.
Building Setback:
Front: 40 Ft.
Side: 35 Ft. (each side)
Rear: 25 Ft.
Driveway Setback: 3 Ft. (from side)
Maximum Building Height: 35 Ft.
Maximum Coverage:
Building: 20%
Impervious: 40%

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURED EXISTING TRACTS OF COMMON OWNERSHIP ABOUT EXISTING USE LINES CREATING FOUR (4) RECONFIGURED LOTS EACH CONTAINING EXISTING RESIDENTIAL DWELLINGS AND RESIDUAL LANDS (EX. LOT 6) TO REMAIN.
2. NO IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARE PROPOSED BY THIS PLAN.
3. EXISTING LOTS 1,3,5, & 7 CONTAIN EXISTING DWELLINGS WITH OUT–BUILDINGS.
4. THE MAJORITY OF THE SITE IS WOODED LANDS.
5. ALL INFORMATION ON THIS PLAN (UNLESS NOTED) IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2024 & 2025.
6. THIS PLAN WAS PREPARED WITHOUT THE USE OF A TITLE SEARCH.
7. ANY FUTURE IMPROVEMENTS TO ANY LOTS OTHER THAN SHOWN ON THIS PLAN MAY REQUIRE APPROVALS FROM MIDDLE PAXTON TOWNSHIP, & DAUPHIN COUNTY CONSERVATION DISTRICT, & THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP).
8. ANY FUTURE EARTHMOVING ACTIVITIES ON ANY LOT OF THIS PLAN MAY REQUIRE THE SUBMITTAL AND APPROVAL BY THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY EARTHMOVING ACTIVITIES OCCURRING.
9. ANY FUTURE EARTH DISTURBANCES OTHER THAN SHOWN ON THIS PLAN SET, IMPLEMENTATION OF ANY EROSION & SEDIMENTATION CONTROL MEASURES IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
10. WHERE AREAS OF FUTURE EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
11. RIVERINE & FRESHWATER WETLANDS EXIST WITHIN THE SITE AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING. A WETLANDS DELINEATION WAS NOT PERFORMED AS NO IMPROVEMENTS ARE PROPOSED. REFER TO SHEET 1 FOR APPROXIMATE MAPPED WETLAND LOCATIONS.
12. ANY FUTURE DISTURBANCES (FILLING, DRAINING, OR EARTH MOVING ACTIVITIES) WITHIN KNOWN WETLANDS SHALL REQUIRE NECESSARY PERMITS AND APPROVALS BE OBTAINED FROM THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCIES.
13. ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP(S); PORTIONS OF THE SITE LIES WITHIN ZONE "AE" (AREAS WITH BASE FLOOD ELEVATIONS).
14. PRIOR TO ANY EARTH DISTURBANCES ON ANY LOT OF THIS SUBDIVISION, THE EXCAVATOR MUST CONTACT PA ONE CALL (1–800–242–1776) AT LEAST THREE WORKING DAYS PRIOR TO ANY EXCAVATION.
15. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE.
16. ANY POSSIBLE FUTURE DEVELOPMENT ON THESE LOTS OTHER THAN SHOWN ON THIS PLAN SET, SUFFICIENT PLANS AND DATA MUST FIRST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROPER LOCAL, COUNTY AND STATE AGENCIES.
17. CONTOURS ON THIS PLAN WERE TAKEN FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD–88 VERTICAL DATUM.
18. PROPOSED LOTS 2A,2B, & 2C ARE PROPOSED AS A LOT–ADDITIONS ONLY & THEREFORE SHALL NOT BE SOLD, RETAINED, OR CONVEYED AS A STAND–ALONE BUILDING LOTS.
19. DEEDS OF CONSOLIDATION FOR RECONFIGURED LOTS 1,3,5, & 7 SHALL BE PREPARED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN.
20. EXISTING NON–CONFORMITIES EXIST ON THE SITE; REFER TO SITE LIST FOR SPECIFIC REFERENCES.
21. ALL EXISTING OR PROPOSED PRIVATE RIGHT–OF–WAYS / EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PERSONS USING SAID ACCESS & NOT THE RESPONSIBILITY OF THE MUNICIPALITY.

REVISIONS

.

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

SHEET INDEX

Sheet 1: Cover Sheet
Sheet 2: Subdivision Plan (West)
Sheet 3: Subdivision Plan (East)

SOURCE OF TITLE

Instru. 20210029124; DB 826, Pg 226; DB 826, Pg 220; Instru. 20160016924; DB, Pg 459

TAX MAP NUMBER

Tax Parcels
43–043–037;–066;–036;–043;–034;–040;–042

COVER

SHEET NUMBER

1 OF 3

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

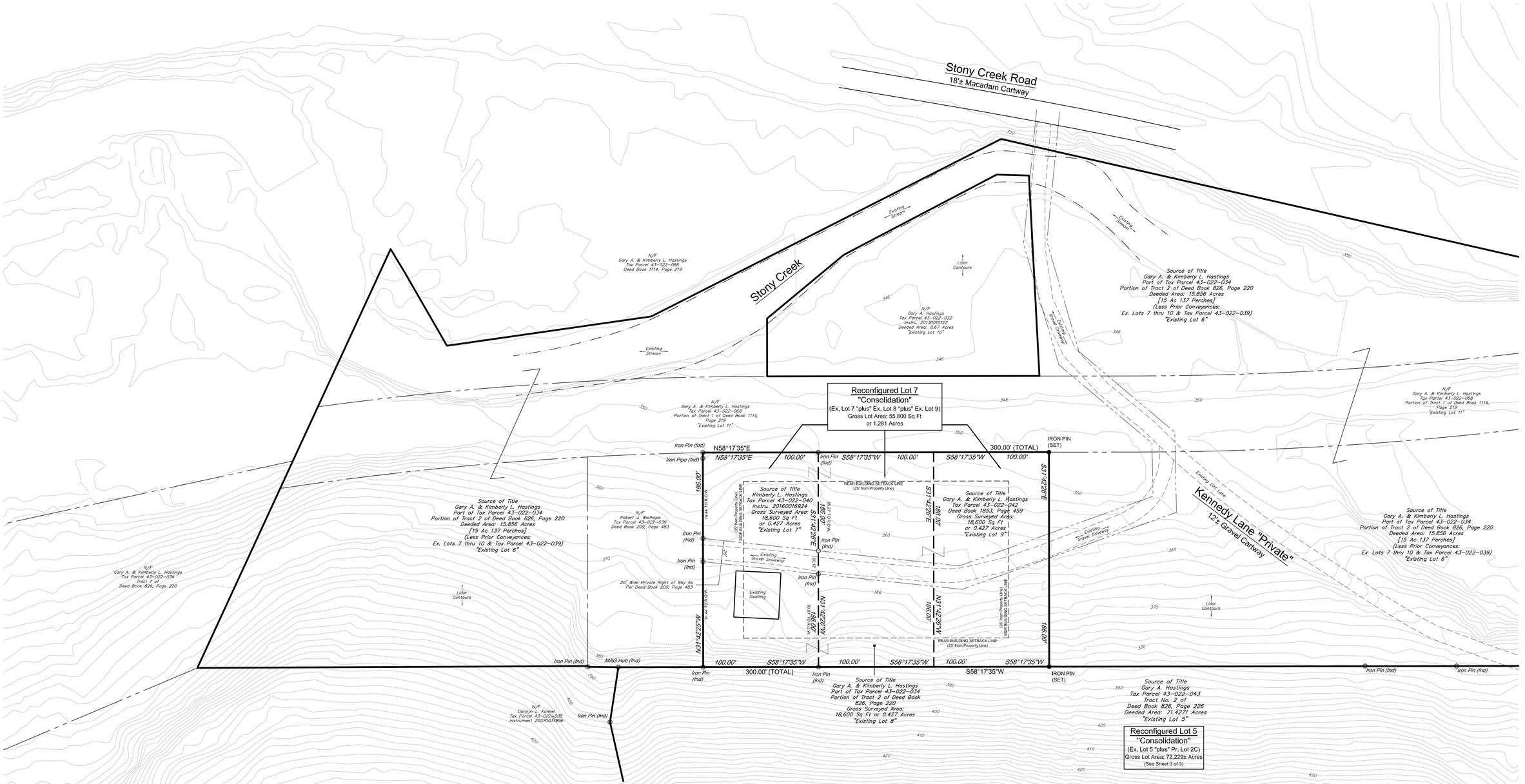
Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN

over lands of

GARY A. & KIMBERLY L. HASTINGS

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 15118
DRAWING NUMBER: 15118–001
Date: June 4th, 2025



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

SUBDIVISION PLAN (WEST)

REVISIONS	SHEET NUMBER
.	2 OF 3

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"

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

Web Site: www.burgetassociatesinc.com

1797 N.B. Road
New Bloomfield Pennsylvania 17068
Phone: 717-582-7011
Fax: 717-582-3557

PRELIMINARY / FINAL SUBDIVISION PLAN

over lands of

GARY A. & KIMBERLY L. HASTINGS

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA

JOB NUMBER: 15118

DRAWING NUMBER: 15118-001

Date: June 4th, 2025

Stony Creek Road
18'± Macadam Cartway

Singer Lane
12'± Macadam Cartway

Stony Creek

Iron Bridge Lane "Private"
12'± Macadam Cartway

Kennedy Lane "Private"
12'± Gravel Cartway

Existing Dirt Lane

Sounding (fnd)

Lidar Contours

Existing Stream

Railroad Track

Fence Line

Existing Macadam Roadway

Utility Pole

Iron Pipe (fnd)

Iron Pin (fnd)

Iron Pipe (fnd@61.04')

14' Wide Right of Way

14' Wide Private Right of Way to Neighboring Lands

Macadam Driveway

Dwelling

Shed

Existing Shed

Existing Dwelling

IRON PIN (SET)

IRON PIN (SET@17.14')

IRON PIN (SET@97.01')

IRON PINS (SET)

CONCRETE MONUMENT (SET)

IRON PIN (SET@25.00')

EASEMENT TABLE
E1: S60°06'31"W 10.00'
E2: N17°12'18"W 40.09'
E3: S31°32'59"E 40.00'

N/F
Gary A. & Kimberly L. Hastings
Tax Parcel 43-022-068
Portion of Tract 1 of Deed Book 1114, Page 219
"Existing Lot 11"

N/F
Gary A. & Kimberly L. Hastings
Instrument 202200035807

293.57' (Total)
N51°18'22"E
S02°08'55"E 111.20'
113.21'
S44°29'20"E
N44°29'20"W 113.21'
S45°18'15"E 193.11' (Total)
N45°18'15"W 193.11' (Total)
200.08' (TOTAL)
N65°06'31"E
S65°06'31"W 200.08' (TOTAL)
224.17'
N77°55'37"E
S77°55'37"W 224.17'
140.04' (NEW LENGTH)
237.73' (Total)
61.04'
S51°18'22"W 39.96'
S23°26'47"E 14.51'
N51°18'22"E 101.00' (Total)
S23°35'56"E 198.96'
N02°08'55"W 111.20'
N31°32'59"W 124.72'
S31°32'59"E 124.72'
S23°20'10"E 204.88'
N23°20'10"W 204.88'
S23°34'12"E 106.05'
N26°04'36"W 106.05'
S81°54'13"W 131.99'
N81°54'13"E 131.99'
251.97' (NEW LENGTH)
282.13' (Total)
S81°54'13"W
N23°34'12"W 106.05'
S51°31'49"W 60.48'
N51°31'49"E 60.48'
40.53'
S22°29'23"W
N23°34'12"W 106.05'
S23°35'56"E 198.96'

Reconfigured Lot 3
"Consolidation"
(Ex. Lot 3 "plus" Pr. Lot 2A)
Gross Lot Area: 43,561 Sq Ft
or 1.000 Acres

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-043-036
Tracts 1 & 2 of Instru. 20210029124
Gross Surveyed Area: 38,585 Sq Ft or 0.886 Acres
"Existing Lot 3"

Proposed Lot 2A
"Lot Addition"
Gross Surveyed Area:
4,975 Sq Ft
or 0.114 Acres

Proposed Lot 2B
(Residual of Ex. Lot 2)
"Lot Addition to Ex. Lot 1"
Gross Surveyed Area:
101,554 Sq Ft
or 2.331 Acres

Proposed Lot 2C
(Residual of Ex. Lot 2)
"Lot Addition to Ex. Lot 5"
Gross Surveyed Area:
34,914 Sq Ft
or 0.802 Acres

Reconfigured Lot 1
"Consolidation"
(Ex. Lot 1 "plus" Pr. Lot 2B)
Gross Lot Area: 114,319 Sq Ft
or 2.624 Acres

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-043-037
Tracts 1 & 2 of Instru. 20210029124
Gross Surveyed Area: 12,765 Sq Ft or 0.293 Acres
"Existing Lot 1"

Source of Title
Gary A. & Kimberly L. Hastings
Tax Parcel 43-043-066
Instru. 20210029124
Gross Surveyed Area: 141,444 Sq Ft or 3.247 Acres
"Existing Lot 2"

Source of Title
Gary A. Hastings
Tax Parcel 43-022-043
Tract No. 2 of Deed Book 826, Page 226
Deeded Area: 71.4271 Acres
"Existing Lot 5"

Reconfigured Lot 5
"Consolidation"
(Ex. Lot 5 "plus" Pr. Lot 2C)
Gross Lot Area: 72.229± Acres

FRONT BUILDING SETBACK LINE (40' from ROW Line)
SIDE BUILDING SETBACK LINE (35' from Property Line)
REAR BUILDING SETBACK LINE (25' from Property Line)

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
L:1	S51°18'22"W	135.12'
L:2	S39°06'03"W	16.33'
L:3	S17°53'28"W	23.58'
L:4	S00°21'09"W	71.46'
L:5	S26°04'36"E	106.05'
L:6	S23°20'10"E	204.88'
L:7	N23°20'10"W	204.88'
L:8	N26°04'36"W	106.05'
L:9	N00°21'09"E	71.46'
L:10	N17°53'28"E	23.58'
L:11	N39°06'03"E	16.33'
L:12	N51°18'22"E	135.12'
L:13	S81°54'24"W	30.16'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SUBDIVISION PLAN (EAST)

REVISIONS	SHEET NUMBER
.	2 OF 3

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011, Fax: 717-582-3557

PRELIMINARY / FINAL
SUBDIVISION PLAN
over lands of
GARY A. & KIMBERLY L. HASTINGS

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 15118
DRAWING NUMBER: 15118-001
Date: June 4th, 2025