No: 26-092

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Halifax Township | Surveyor: Burget & Associates Inc | Engineer: Not Applicable

Plat Title: Final Minor Subdivision Plan for Tony Allen & Angela M. Laudenslager

Zoning District: N/A (Existing Land Use: Agricultural) | Proposed Land Use: Residential

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

# of Lots: 1 | # of New Lots: 1 | # of DUs: 1 | Acs Subdiv /Devel: 2.00 | Total Acres: 82.13

Date Received: 8/26/2026 | Staff Review: 9/2/2026 | Official County Review: 9/2/2026

Reviewed by: TS | Checked by: _____ | Tax Map Parcel #: 29-012-007-000

Project Description: The purpose of this plan is to subdivide an existing 82+ acre tract (Ex Lot 1) to create a new building lot (PR Lot 2) with the residual lands to remain (Reconfigured Lot 1)

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements 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 to be verified by Municipal Zoning Officer.*
- *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 *County Planning Commission.*

Waivers Requested:

S-LD § 404 – Preliminary Plan Requirements

S-LD § 405.1.A or 407.1.A – Plan Scale

Comments

1. The plan shall be drawn at a scale not less that 1"=50'. (S-LD § 405.1.a per 407.1.a) The application displays the applicants intent to request a modification of this requirement.
2. All signatures, seals, and notarizations must be acquired upon final plan approval. (S-LD § 407.1.a.xi)
3. Monuments and markers shall be set in accordance with S-LD § 602.

Plan No. 26-092

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)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer/landscape architect 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	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	X		
17. Existing natural features shown - Wetlands			X
Floodplains	X		
Woodlands, streams, etc.	X		
18. Contours at required interval 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(X) on-lot ()	X		
Water supply – public (X) 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, ACKNOWLEDGEMENT OF PLAN

State / Commonwealth of _____
County of _____

On this, the _____ day of _____, 20_____, before me, the undersigned officer, personally appeared, who being duly sworn according to law deposes and says that they are the owner(s) of the property shown on this plan, that the land development plan thereof was made at their direction, and that they acknowledge the same to be their act and plan, that they desire the same to be recorded as such according to law, and that all streets and open spaces shown and not heretofore dedicated are hereby offered for dedication to the public use except those labeled "not for dedication: (and any other restrictions or reservations)"

We further certify that we is the owner(s) of the land proposed to be developed, that the land to be developed as shown on this Final Plan is made with our free consent, and that we desire the same to be recorded.

_____ _____
Angela M. Laudenslager Tony Allen Laudenslager

_____.
Notary Public Date
Witness my hand and seal the above day and date written.

RECORDER OF DEEDS CERTIFICATE

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___.

(Seal)
Recorder of Deeds

HALIFAX TOWNSHIP DESIGN DATA

HALIFAX TOWNSHIP HAS NOT ADOPTED ZONING

Minimum Lot Area: 1.5 Acres
Minimum Lot Width: 150 Ft.
Maximum Lot Coverage: 30%
Building Setbacks:
Front: (from Right-of-Way)
40 Ft (arterial)
35 Ft (collector)
30 Ft (minor)
Side: 20 Ft
Rear: 25 Ft
Maximum Building Height: 35'

EXISTING SITE DATA

EXISTING LOT 1
Tax Parcel 29-012-007-000
Instrument 20070014323
Lot Width: 700'+
Gross Deeded Area: 82.133 Acres
Lot Coverage: 1.0%
Water Supply: On-Lot
Septic Service: On-Lot
Existing Use: Agricultural / Residential

PROPOSED SITE DATA (after subdivision)

RECONFIGURED LOT 1
Lot Width: 640'+
Gross Deeded Area: 80.133 Acres
Lot Coverage: 1.1%
Water Supply: On-Lot
Septic Service: On-Lot
Proposed Use: Agricultural / Residential

PROPOSED LOT 2
Lot Width: 300'+
Gross Surveyed Area: 87119 Sq Ft or 2.000 Acres
Lot Coverage: <1% (Vacant)
Water Supply: On-Lot (Proposed)
Septic Service: On-Lot (Proposed)
Proposed Use: Residential

PLAN REVIEW AND APPROVAL CERTIFICATES

HALIFAX TOWNSHIP

BY DAUPHIN COUNTY PLANNING COMMISSION

This plan reviewed by the Dauphin County Planning Commission this _____, day of _____, 20_____.

_____
Chairman

_____
Secretary

BY THE HALIFAX TOWNSHIP ENGINEER

This plan reviewed by the Halifax Township Engineer this _____, day of _____, 20_____.

_____
Township Engineer

BY THE HALIFAX TOWNSHIP PLANNING COMMISSION

This plan recommended for approval by the Halifax Township Planning Commission this _____, day of _____, 20_____.

_____
Chairman

_____
Secretary

BY THE HALIFAX TOWNSHIP BOARD OF SUPERVISORS

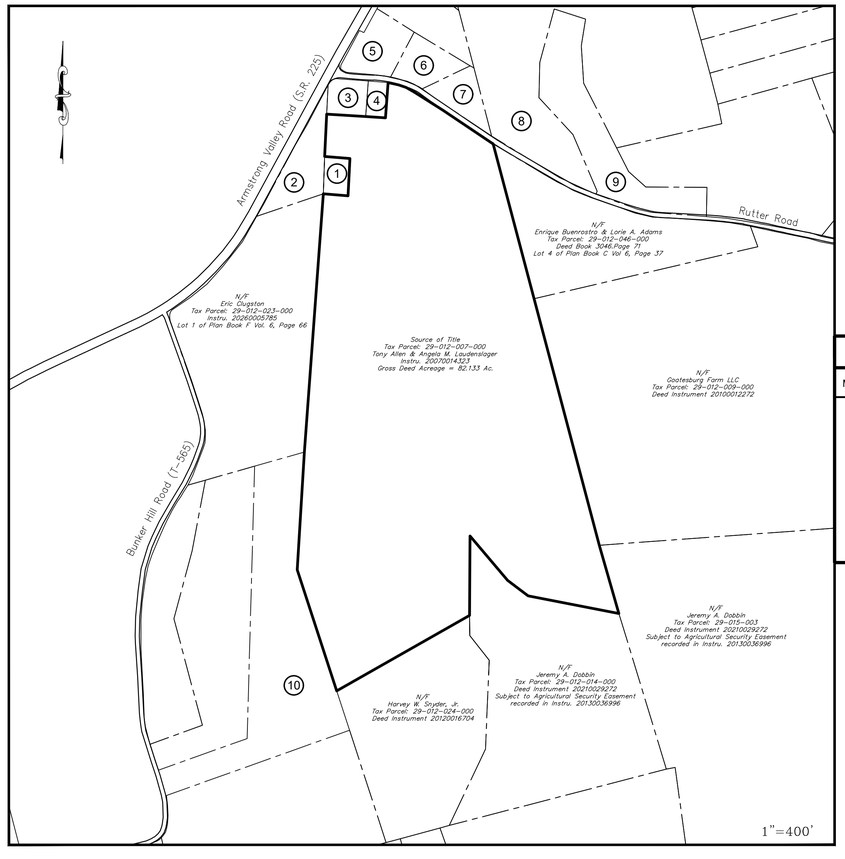
This plan approved by the Halifax Township Board of Supervisors on this ___ _____, day of _____, 20_____.

_____
Chairman

_____
Secretary

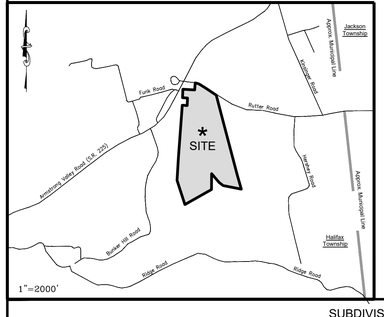
"AOR's / WAIVERS" REQUESTED

THE FOLLOWING WAIVERS WERE GRANTED	DATE APPROVED
1. Section 404, Preliminary Plan Submission	_____
2. Section 407.1.a Drawing Scale	_____



ADJOINING LANDOWNER INFORMATION

MAP NUMBER	TAX PARCEL #	OWNER	DEED BOOK / PAGE INSTRUMENT NO.	PLAN REFERENCE (if applicable)
1	29-012-006-000	Lydia Beiler	20260013926	
2	29-012-016-000	Ryan Harris	20220028728	
3	29-012-004-000	Levi James & Melissa Ann Marie Moser	20160001209	
4	29-012-005-000	Daniel R. Palmer	Deed Book 3715, Page 463	
5	29-009-081-000	Glenn P. Smithgall	Deed Book 6179, Page 236	Lot 2 of Plan Book U Vol 8, Page 19
6	29-009-061-000	Mark E. & Jennifer A. Loudin	20070008204	Lot 1 of Plan Book U Vol 8, Page 19
7	29-009-084-000	William J. Sheakley	20150013532	Lot 3 of Plan Book U Vol 8, Page 19
8	29-012-048-000	Rodney I. Graff & Jennifer L. Group-Gaff	20070043909	Lot 3 of Plan Book C Vol 6, Page 37
9	29-012-008-000	Rodney I. Graff & Jennifer L. Group-Gaff	20070043909	Lot 1 of Plan Book C Vol 6, Page 37
10	29-012-060-000	Hasta B. Karki, Bhim Prasad Upretti, Bhim Prasad Kadariya, Diya Kadariya	20230008347	Lot 10 of Plan Instrument 20070016688



GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.

SUBDIVISION PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 82+ ACRE TRACT (EX. LOT 1) TO CREATE A NEW BUILDING LOT (PR. LOT 2) WITH THE RESIDUAL LANDS TO REMAIN (RECONFIGURED LOT 1).
2. THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. EXISTING LOT 1 CONTAIN AN EXISTING DWELLING, BARN, & OUT-BUILDINGS WITH ON-SITE SEPTIC A PRIVATE WELL. THE EXISTING SITE IS MIX OF OPEN & WOODED LANDS.
4. NO COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
5. CONTOURS ON THIS PLAN ARE FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD-88 VERTICAL DATUM.
6. PROPERTY LINE INFORMATION ON THIS PLAN IS THE RESULT OF OF AN ACTUAL BOUNDARY SURVEY BY BURGET & ASSOCIATES, INC.
7. AS DETERMINED BY FEMA FLOOD MAPPING (MAP NUMBER 42043C0207D – EFFECTIVE DATE 08/02/2012), A PORTION OF THE RECONFIGURED LOT 1 IS WITHIN "ZONE A" A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION.
8. PROPOSED LOT 2 IS NOT WITHIN ANY SPECIAL FLOOD HAZARD AREA AND FALLS ENTIRELY WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).
9. NO PROPOSED IMPROVEMENTS NOR EARTHMOVING ACTIVITIES ARES PROPOSED BY THIS PLAN.
10. AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING, NO WETLANDS ARE IN THE VACINITY OF PROPOSED LOT 2.
11. ANY FUTURE EARTH MOVING ACTIVITIES WITH MORE THAN 1 ACRE OF DISTURBANCE, WILL REQUIRE AN NPDES PERMIT FROM THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY CONSTRUCTION.
12. A DRIVEWAY PERMIT FOR ANY FUTURE ACCESS TO A TOWNSHIP OR STATE ROADWAY SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION OF PROPOSED DRIVEWAY.
13. ANY FUTURE DRIVEWAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MOST CURRENT DRIVEWAY REQUIREMENTS OF THE TOWNSHIP.
14. NO BUILDING PERMIT WILL BE ISSUED UNTIL A TOWNSHIP HIGHWAY OCCUPANCY PERMIT HAS BEEN ISSUED.
15. ALL PROPOSED PERMANENT MARKERS & MONUMENTS WILL BE SET PRIOR TO FINAL PLAN RECORDING.
16. AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING, RIVERINE WETLANDS (R4SBC) EXIST ALONG AND WITHIN THE DRAINAGEWAY ALONG THE EASTERN SIDE OF THE SITE. REFER TO PLAN FOR LOCATIONS.

SUBDIVISIONS IN AREA

Plan Book O, Vol. 5, Page 31 – 12/12/1991 – Kiner
Plan Book C, Vol. 6, Page 37 – 10/13/1995 – Harmon
Plan Book F, Vol. 6, Page 37 – 03/12/1996 – Clugson
Plan Book U, Vol. 8, Page 19 – 11/21/2003 – Mid Penn Bank
Plan Instrument 20070016688 – 04/27/2007 – Bunker Hill Estates

SOIL LEGEND

**Bc: Basher silt loam
**BhB2: Berks channery silt loam, 3–8% slopes, moderately eroded.
**CkC2: Calvin-Klinesville shaly silt loams, 8–15% slopes, moderately eroded.
CkD2: Calvin-Klinesville shaly silt loams, 15–25% slopes, moderately eroded
**ClB2: Calvin-Leck Kill shaly silt loams, 3–8% slopes, moderately eroded
**ClC2: Calvin-Leck Kill shaly silt loams, 8–15% slopes, moderately eroded.
**DcB2: Dekalb channery sandy loam, 3–8% slopes, moderately eroded.
**DcC2: Dekalb channery sandy loam, 8–15% slopes, moderately eroded.
KaE2: Klinesville shaly silt loam, 25–50% slopes. moderately eroded.
WeE2: Weikert shaly silt loam, 25–40% slopes, moderately eroded

* Hydric Soils
** Prime Farmland / Farmland of statewide importance

PENNSYLVANIA ONE CALL SYSTEM INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES

Locations of existing underground utilities are based on above ground evidence and markings only and are approximate locations only.

Original Submission: August 26th, 2026
Latest Revision: -

STATEMENT OF ACCURACY

I hereby certify that the plan shown and described hereon is true and correct to the accuracy required by the Subdivision and Land Development Ordinace of the Township of Halifax.

_____, 20__. Professional Surveyor _____
Joe Allen Burget, Jr., P.L.S.

REVISIONS	SOURCE OF TITLE	SHEET NUMBER
.	Deed Instrument 20070014323	1 OF 3

TAX MAP NUMBER
Tax Parcel 29-012-007-000

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
7427 Spring Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557
Joe Allen Burget, Jr., P.L.S.

Sheet Index

Sheet 1 - Cover/Overall Existing Conditions
Sheet 2 - Proposed Subdivision Plan Overall
Sheet 3 - Proposed Subdivision Plan Details

OWNER(S)/DEVELOPER(S)

Prepared for: Tony Allen & Angela M. Laudenslager
1281 Armstrong Valley Road
Halifax, PA 17032
Phone: 717-443-3025
E-mail: tony399@verizon.net

FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

TONY ALLEN & ANGELA M.

LAUDENSLAGER

(1281 Armstrong Valley Road, Halifax, PA 17032)

HALIFAX TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 26298
DRAWING NUMBER: 26298-001

DRAWN BY: JBG DATE: AUGUST 20TH, 2025

PARENT TRACT MAP

THE PARENT TRACT LINES SHOWN HERE AS TAKEN FROM A DEED PLOTTING ONLY AND DOES NOT REPRESENT A COMPLETE BOUNDARY SURVEY PERFORMED BY BURGET & ASSOCIATES, INC.

PROPERTY LINE TABLE					
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S85° 32' 58"E	20.11'	L15	N47° 39' 59"E	92.73'
L2	S02° 40' 02"W	225.00'	L16	N18° 28' 46"E	359.19'
L3	S86° 36' 44"E	299.85'	L17	N02° 40' 02"E	241.38'
L4	N02° 40' 02"E	216.91'	L18	N02° 40' 02"E	242.16'
L5	S02° 40' 02"W	242.16'	L19	N18° 28' 46"E	347.22'
L6	S18° 28' 46"W	347.22'	L20	N47° 39' 59"E	95.29'
L7	S47° 39' 59"W	95.29'	L21	N85° 59' 34"W	171.95'
L8	N85° 59' 34"W	32.00'	L22	N03° 49' 03"E	331.91'
L9	N03° 56' 32"E	199.85'	L23	N85° 59' 34"W	200.82'
L10	N85° 56' 11"W	140.34'	L24	S03° 49' 03"W	318.70'
L11	S03° 49' 52"W	199.99'	L25	S47° 39' 59"W	92.73'
L12	S03° 49' 03"W	331.91'	L26	S18° 28' 46"W	359.19'
L13	S85° 59' 34"E	200.82'	L27	S02° 40' 02"W	241.38'
L14	N03° 49' 03"E	318.70'			

CURVE	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S81° 36' 05"E	478.00	28.78	28.78
C2	S77° 58' 18"E	478.00	30.41	30.40
C3	S69° 02' 57"E	478.00	167.14	167.65

HALIFAX TOWNSHIP DESIGN DATA

HALIFAX TOWNSHIP HAS NOT ADOPTED ZONING

Minimum Lot Area: 1.5 Acres
Minimum Lot Width: 150 Ft.
Maximum Lot Coverage: 30%
Building Setbacks:
Front: (from Right-of-Way)
40 Ft (arterial)
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Existing Use: Agricultural / Residential

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Lot Width: 640'+
Gross Deeded Area: 80.133 Acres
Lot Coverage: 1.1%
Water Supply: On-Lot
Septic Service: On-Lot
Proposed Use: Agricultural / Residential

PROPOSED LOT 2
Lot Width: 300'+
Gross Surveyed Area: 87119 Sq Ft or 2.000 Acres
Lot Coverage: <1% (Vacant)
Water Supply: On-Lot (Proposed)
Septic Service: On-Lot (Proposed)
Proposed Use: Residential

Curve Data (Ex. Lot 1 Total)
Radius = 478.00
Arc Length = 229.09
Chord Bearing = S69° 40' 45"E
Chord Length = 226.90'

EXISTING LOT 1
Source of Title
Tax Parcel: 29-012-007-000
Tony Allen & Angela M. Laudenslager
Instru. 20070014323
Gross Deed Acreage = 82.133 Ac.

RECONFIGURED LOT 1
"Residual Lands"
(Existing Lot 1 "MINUS" Proposed Lot 2)
Gross Deeded Area: 80.133 Ac

Proposed Lot 2
"Building Lot"
Gross Lot Area: 87119 Sq Ft
or 2.000 Ac

Limit of Survey by Burget & Associates, Inc.

Building Setback Line to Follow 100-Year Flood Hazard Boundary

Sheet 2 - Proposed Subdivision Plan Overall

GRAPHIC SCALE
120 0 60 120 240 480
(IN FEET)
1 inch = 120 ft.

SUBDIVISIONS IN AREA

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KaE2: Klinesville shaly silt loam, 25–50% slopes. moderately eroded.
WeE2: Weikert shaly silt loam, 25–40% slopes, moderately eroded

• Hydric Soils
•• Prime Farmland / Farmland of statewide importance

ADJOINING LANDOWNER INFORMATION

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3	29-012-004-000	Levi James & Melissa Ann Marie Moser	20160001209
4	29-012-005-000	Daniel R. Palmer	Deed Book 3715, Page 463

SYMBOL LEGEND
Property Markers (see plan for description)
(Fnd) Existing Property Corner (Found)
IPF Iron Pin Found
IPPF Iron Pipe Found
(W) Existing Well
R.O.W. "Right-of-Way"
IPS Iron Pin Set
CMS Concrete Monu Set
BrA Soils Label
Suitable Probe Test / Perc Holes
BSL Building Setback Line
1 Adjoiner Reference Number (See Table)

LINE LEGEND
Existing Stream / Drainageway
Existing Soils Line
Existing Right-of-Way Line
Resolved Property Line
Building Setback Line
Adjoining Property Line
Edge of Gravel / Stone
500 Lidar Contour Line
Tree / Brush Line
Approx. Fema Hazard Boundary

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO EARTH MOVING ACTIVITIES
Locations of existing underground utilities are based on above ground evidence and markings only and are approximate locations only.

SOURCE OF TITLE	SHEET NUMBER
Deed Instrument 20070014323	2 OF 3

TAX MAP NUMBER
Tax Parcel 29-012-007-000

REVISIONS

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Web Site: www.burgetassociatesinc.com
7427 Spring Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

OWNER(S)/DEVELOPER(S)

Prepared for: Tony Allen & Angela M. Laudenslager
1281 Armstrong Valley Road
Halifax, PA 17032
Phone: 717-443-3025
E-mail: tony399@verizon.net

FINAL MINOR SUBDIVISION PLAN

OVER LANDS OF

TONY ALLEN & ANGELA M. LAUDENSLAGER

(1281 Armstrong Valley Road, Halifax, PA 17032)

HALIFAX TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 26298
DRAWING NUMBER: 26298-001

DRAWN BY: JBG DATE: AUGUST 20TH, 2025

HALIFAX TOWNSHIP DESIGN DATA	EXISTING SITE DATA	PROPOSED SITE DATA (after subdivision)
HALIFAX TOWNSHIP HAS NOT ADOPTED ZONING Minimum Lot Area: 1.5 Acres Minimum Lot Width: 150 Ft. Maximum Lot Coverage: 30% Building Setbacks: Front: (from Right-of-Way) 40 Ft (arterial) 35 Ft (collector) 30 Ft (minor) Side: 20 Ft Rear: 25 Ft Maximum Building Height: 35'	EXISTING LOT 1 Tax Parcel 29-012-007-000 Instrument 20070014323 Lot Width: 700'+ Gross Deeded Area: 82.133 Acres Lot Coverage: 1.0% Water Supply: On-Lot Septic Service: On-Lot Existing Use: Agricultural / Residential	RECONFIGURED LOT 1 Lot Width: 640'+ Gross Deeded Area: 80.133 Acres Lot Coverage: 1.1% Water Supply: On-Lot Septic Service: On-Lot Proposed Use: Agricultural / Residential PROPOSED LOT 2 Lot Width: 300'+ Gross Surveyed Area: 87119 Sq Ft or 2.000 Acres Lot Coverage: <1% (Vacant) Water Supply: On-Lot (Proposed) Septic Service: On-Lot (Proposed) Proposed Use: Residential

Curve Data (Ex. Lot 1 Total)
Radius = 478.00
Arc Length = 229.09
Chord Bearing = S69° 40' 45"E
Chord Length = 226.90'

Curve Data (Reconfig. Lot 1)
Radius = 478.00
Arc Length = 167.14
Chord Bearing = S69° 02' 57"E
Chord Length = 167.65'

Curve Data (Pr. Lot 2)
Radius = 478.00
Arc Length = 30.41
Chord Bearing = S77° 58' 18"E
Chord Length = 30.40'

Curve Data (Reconfig. Lot 1)
Radius = 478.00
Arc Length = 28.78
Chord Bearing = S81° 36' 05"E
Chord Length = 28.78'

S65° 56' 38"E 463.22'

INSCRIBED RAD 25' FROM CENTERLINE

35' BSL (typ.)

Lidar Contour Lines

Soil Boundary Line

Farmed Field

CMS@ 25.90'

241.38' (Lot 1 Total)

S02° 40' 02"W

241.38' (Lot 2 Total)

N02° 40' 02"E

IPS

242.16 (Lot 2 Total)

S02° 40' 02"W

242.16' (Lot 1 Total)

N02° 40' 02"E

IPS@ 25.92'

216.91' (Lot 1 Total)

CMS@ 25.91'

N02° 40' 02"E

IPF

359.19'

S18° 28' 46"W

347.22'

S18° 28' 46"W

N18° 28' 46"E

359.19'

N18° 28' 46"E

347.22'

IPS

N47° 39' 59"E (92.73')

S47° 39' 59"W 95.29'

N85° 59' 34"W 32.00'

IPS

IPPF

199.85'

N03° 56' 32"E

N85° 56' 11"W

140.34'

S03° 49' 52"W

199.99'

IPPF

S85° 59' 34"E

171.95' (Lot 2 Total)

331.91'

S03° 49' 03"W

318.70'

S03° 49' 03"W

N03° 49' 03"E

318.70'

IPS

N85° 59' 34"W

200.82'

S85° 59' 34"E

200.82'

N03° 49' 03"E

331.91'

1668.55'

N03° 49' 03"E

20' BSL

25' BSL

35' BSL

Basement

Shed

100' WELL ISOLATION

Possible Well

Possible House Location

Proposed Lot 2
"Building Lot"
Gross Lot Area: 87119 Sq Ft
or 2.000 Ac

Probe P-1 2ft

Probe P-2 2ft

Probe P-3 2ft

Dwelling

Fenced Pool Area

Shed

Outbuilding

Barn

Corncrib

4 Corn Cribs

Fenced Area

Pasture

Pond

Lidar Contour Lines

CkC2

ClB2

N/F
Daniel R. Palmer
Tax Parcel: 29-012-005-000
Deed Book 3715, Page 463

N/F
Levi James & Melissa Ann Marie Moser
Tax Parcel: 29-012-004-000
Deed Instrument 20160001209

N/F
Lydia Beiler
Tax Parcel: 29-013-006-000
Deed Instrument 20260013926

N/F
Ryan M. Harris
Tax Parcel: 29-012-016-000
Deed Instrument 20220028728

N/F
Eric Clugston
Tax Parcel: 29-012-023-000
Deed Instrument 20260005785

IPF 225.00' (Lot 1 Total)

S02° 40' 02"W

454.19' (Lot 1 Total)

S85° 32' 58"E 20.11'

IPF@ 224.62' from corner in cartway

S86° 36' 44"E 269.85' (Lot 1 Total)

IPF (blkht) Axle (bkt)

IPF (blkht)

IPF

IPF

IPF