No: 26-012

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Conewago Township Surveyor Frantz Engineer Not Indicated

Plat Title Lois E. Kreider

Zoning District Residential Suburban (RS) Proposed Land Use Residential

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

Existing # of Lots 2 Proposed # of Lots 2 Proposed # of New DUs 0 Subdivided/ Developed Acres 0.0268 Total Acs 1.897

Date Received 01/08/26 Staff Review 01/26/26 Official County Review 01/26/26

Reviewed by DMK Checked by _____ Parcel 22-011-014; 22-001-180

- *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.*

1. The following certifications, signatures and approvals (or waivers) are required prior to plan recording:
   a. Ownership and dedication statements with notarization [§403-1A(2h-vi)]
2. Provide ownership statements and signature blocks for all owners involved in the proposed subdivision (Kreider and Moran) [S-LD §403-1A(2h-vi)].
3. Show primary control point [S-LD §403-1A(2b)].
4. Label "Church Road" on all plan sheets to be recorded (see Sheets 3 and 4) [S-LD §403-1A(2d)].
5. Verify that the scale of the plan drawings is acceptable to the Township [S-LD §403-1A(2e)].
6. Zoning districts are properly identified on the location map but reversed on the plan sheets. Revise as appropriate [S-LD §403-1A(g].
7. Provide sight distance requirements for driveways and add applicable notes regarding (Township) highway occupancy permit [S-LD §403-1A(2h-xiv)].

Plan No. 26-012

Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land development shown		✓		
2. Owner/developer name, address & telephone number shown		✓		
3. Municipality name shown		✓		
4. Tax parcel number/Deed reference shown		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer shown		✓		
9. Location map shown		✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	*(no pcp)*	
11. Names of adjacent landowners/subdivision shown		✓		
12. Lot numbers shown		✓		
13. Lot dimensions shown		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown		✓		
16. Building setbacks shown		✓		
17. Existing natural features shown -	Wetlands			✓
	Floodplains			✓
	Woodlands, streams			✓
18. Contours at required interval shown		✓		
19. Easements shown and identified			✓	
20. Existing man-made features shown -	Building (s)	✓		
	Storm drainage facilities			✓
	Sewer mains	✓		
	Water mains			✓
21. Proposed man-made features shown –	Building (s)	✓		
	Storm drainage facilities			✓
	Sewer disposal– public (✓) on-lot ( )	✓		
	Water supply – public ( ) well (✓)	✓		
22. Existing streets shown -	Name	✓		
	R/W width	✓		
	Paving width	✓		
	Dedicated R/W width			✓
23. Proposed streets shown -	Name			✓
	R/W width			✓
	Paving width			✓
	Profiles			✓
24. Curbs shown			✓	
25. Sidewalks shown			✓	
26. Existing and proposed coverage shown		✓		
27. Parking schedule provided shown		✓		
28. Traffic study completed				✓
29. Recreation area shown/fee in-lieu-of provided				✓
30. Erosion and sedimentation control plan shown				✓
31. Statement of ownership, signature and notarization shown *(needs sign/not.)*		✓		
32. Dedicatory statement shown *(needs to be signed and notarized)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown				✓
35. Consistency with Future Land Use plans -	County plans	✓		
	Municipal plans	✓		

FINAL LAND SUBDIVISION PLAN

FOR

LOIS E. KREIDER

2874 CHURCH ROAD

ELIZABETHTOWN, PA 17022

PLAN NOTES:

UTILITY TYPE AND LOCATION NOTICE

1. ALL EXISTING UTILITIES ARE SHOWN AS FOUND IN THE FIELD AND/OR AS ILLUSTRATED ON VARIOUS USER DRAWINGS. TO THE BEST OF OUR KNOWLEDGE THE LOCATIONS AND TYPES ARE CORRECT AND ACCURATE, BUT MATTHEW & HOCKLEY ASSOCIATES, LTD. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THE INFORMATION RECEIVED AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE. PURSUANT TO SECTION 5 OF ACT 121 OF 2008 AMENDING ACT 287 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE LOCATION AND TYPE OF USERS LINES AT THE CONSTRUCTION SITE, EITHER BY INSPECTION OF THE DESIGNER'S DRAWINGS OR IF THERE BE NO SUCH DRAWINGS, THEN BY THE SAME MANNER AS THAT PRESCRIBED FOR A DESIGNER IN SECTION 4. PURSUANT TO SECTION 5 IT WILL BE THE CONTRACTORS RESPONSIBILITY NOT LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DAY OF BEGINNING SUCH WORK, TO NOTIFY EACH USER OF THE CONTRACTOR'S INTENT TO PERFORM SUCH WORK AT ITS SITE OR SITES.

2. ALL APPLICABLE LOT CORNER MARKERS SHALL BE SET UPON APPROVAL OF THE FINAL SUBDIVISION PLAN.

3. THERE ARE NO WETLANDS VISIBLE AND THERE ARE NO HYDRIC SOILS ON THE PROJECT SITE OR AS SHOWN ON THE NATIONAL WETLANDS INVENTORY MAPS.

4. THERE IS NO 100 YEAR FLOOD PLAIN WITHIN THE PROPERTY AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL #42043C0460D, DATED AUGUST 2, 2012 FOR CONEWAGO, DERRY AND LONDONDERRY TOWNSHIPS, THE GRANT OF A PERMIT APPROVAL OF A SUBDIVISION AND/OR LAND DEVELOPMENT PLAN SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND BY NORTH CORNWALL TOWNSHIP OR BY AN OFFICIAL, CONSULTANT, OR EMPLOYEE THEREOF OF THE PRACTICABILITY OR SAFETY OF THE PROPOSED USE, AND THE OWNERS HEREBY AGREE AND ACKNOWLEDGE THAT SUCH PERMITS OR APPROVALS SHALL NOT CREATE ANY LIABILITY UPON THE NORTH CORNWALL TOWNSHIP, ITS EMPLOYEES, OR CONSULTANTS.

5. NO BUILDING OR STRUCTURE SHALL BE ERECTED WITHIN ANY EASEMENT.

6. THE PROPOSED SUBDIVISION MEETS THE REQUIREMENTS OF ANY AND ALL OTHER TOWNSHIP ORDINANCES.

7. THE LOTS DEPICTED ON THIS SUBDIVISION PLAN ARE SUBJECT TO THE RESTRICTIONS AND COVENANTS STATED ON THE FINAL SUBDIVISION PLAN FOR ANNY CAMPBELL DATED 01/29/04 AND RECORDED IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK C, VOLUME 9, PAGE 32.

PLANNING WAIVER AND NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLOT PLAN NOTICE RECORDING, LOT ADDITION "A" OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF BEING ADDED TO LANDS OF THOMAS J. & ELISE K. MORAN, PARCEL # 22-001-180-0000000, NO PORTION OF LOT ADDITION "A" OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION OF 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 (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE LOT ADDITION OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTION 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 THESE LOT ADDITIONS SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

SAID LOT ADDITION MUST BE LEGALLY MERGED WITH THE TRACTS/LOTS TO WHICH IT IS BEING ADDED. IT MUST BE COMBINED INTO ONE TRACT/LOT AND MAY NOT HAVE MULTIPLE TRACTS ON THE SAME DEED. ANY FUTURE PROPOSAL TO SUBDIVIDE ANY PORTION OF THE NEWLY CREATED TRACT MUST OBTAIN ALL APPROVALS FROM THE MUNICIPALITY AND ALL APPROVING AGENCIES.

LOT ADDITION "A" MAY NOT BE USED AS A SEPARATE BUILDING LOT.

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 2026.

PLAN BOOK _____ VOLUME _____ PAGE _____.

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN _____

SECRETARY _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE CONEWAGO TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2026.

CHAIRMAN _____

SECRETARY _____

THIS PLAN REVIEWED BY THE CONEWAGO TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2026.

TOWNSHIP ENGINEER _____

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF CONEWAGO TOWNSHIP THIS _____ DAY OF _____, 2026.

CHAIRMAN _____

SECRETARY _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ___ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LOIS E. KREIDER, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

_____ MY COMMISSION EXPIRES

_____ NOTARY PUBLIC

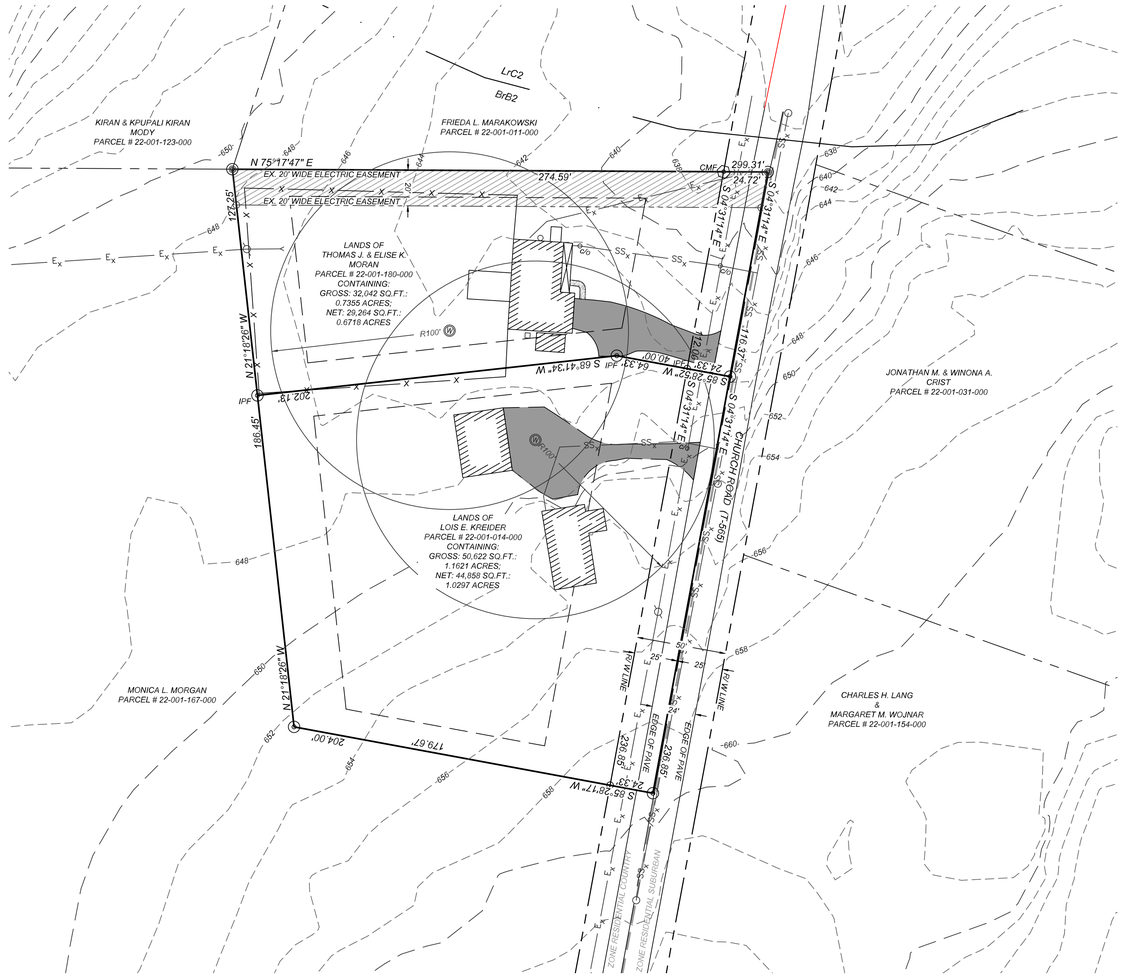
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL / EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____
LOIS E. KREIDER

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
REGISTERED SURVEYOR

RUSSELL D. FRANTZ
602 CORNWALL ROAD
LEBANON, PA 17042
(717) 272-3028

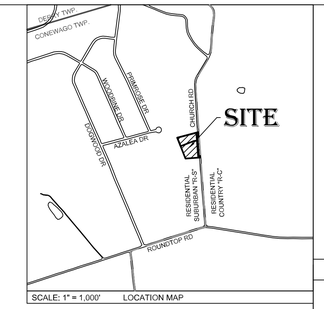


COVER SHEET
SCALE 1"=40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



SCALE: 1" = 1,000' LOCATION MAP

0 1000 2000

1 inch = 1000 ft.

SOIL SERIES

BrB2 - Brecknock channery silt loam, 3 to 8 percent slopes, moderately eroded.

LEGEND

- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING ADJOINER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING SETBACK
- EXISTING ACCESSORY BUILDING SETBACK
- EXISTING FENCE
- CLEAN OUT / MANHOLE — EXISTING SEWER
- EXISTING WELL
- EXISTING SIDEWALK / CONCRETE
- EXISTING ELECTRIC EASEMENT
- 100 MAJOR / MINOR — EXISTING CONTOURS
- EXISTING UTILITY POLE
- IPF IRON PIN FOUND
- CMF CONCRETE MONUMENT FOUND
- ZONING BOUNDARY

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 0.0268 ACRES (LOT ADDITION (A)) FROM EXISTING LANDS OF LOIS E. KREIDER (INSTRUMENT# 20140016342) PARCEL #: 22-001-014 CONTAINING:1.1621 ACRES AND ANNEX LOT ADDITION (A) (CONTAINING:0.0268 ACRE) TO EXISTING LANDS OF THOMAS J. & ELISE K. MORAN (INSTRUMENT# 20130031734) PARCEL #: 22-001-180, CONTAINING: 0.7355 ACRES. RESULTING IN A COMBINED LOT AREA OF 0.7623 ACRES FOR THOMAS J. & ELISE K. MORAN AND A RESIDUE AREA OF 1.1353 ACRES FOR LOIS E. KREIDER.

ZONING REQUIREMENTS

ZONED "R-S" RESIDENTIAL SUBURBAN DISTRICT

ON-LOT WATER & PUBLIIC SEWER

	SINGLE FAMILY RESIDENTIAL	#2848 CHURCH RD	#2874 CHURCH RD
LOT REQUIREMENTS	REQUIRED	PROVIDED	PROVIDED
MINIMUM LOT AREA	30,000 SQ.FT.	32,042 SQ.FT.	50,622 SQ.FT.
MINIMUM LOT WIDTH	100'	112'	236.85'
MAXIMUM LOT COVERAGE	30%	11.96%	8.80%
FRONT YARD	40'	66.81'	28.12'
REAR YARD	30'	143.20'	150.90'
EACH SIDE	15'	23.72'	72.13'
ACCESSORY BUILDING	5'	13.22'	15.44'

GENERAL REQUIREMENTS

MAXIMUM BUILDING HEIGHT = 35'

MINIMUM OFF-STREET PARKING = 2 SPACES/DWELLING

ANY AND ALL OTHER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF CONEWAGO TOWNSHIP

SHEET INDEX	
SHEET	DESCRIPTION
*1	COVER SHEET
*2	EXISTING CONDITIONS
*3	PROPOSED CONDITIONS
*4	RESULTING CONDITIONS

*SHEETS TO BE RECORDED 1, 2, 3, & 4

REVISION	BY	DATE

PREPARED FOR OWNER
LOIS E. KREIDER
2874 CHURCH ROAD
ELIZABETHTOWN, PA 17022
PHONE NUMBER: (717) 533-2649

SOURCE OF TITLE: GBS# 22-001-014-000-0000
INSTRUMENT # 20140016342

MATTHEW & HOCKLEY ASSOCIATES — SURVEYING
602 CORNWALL ROAD
LEBANON, PA 17042
PHONE: (717) 272-3028
www.m-hsurveyors.com

FINAL LAND SUBDIVISION PLAN
FOR
LOIS E. KREIDER
SITUATED IN
CONEWAGO TOWNSHIP, DAUPHIN COUNTY, PA.

DATE: DECEMBER 22, 2025
DRAWN BY: A. NEY
SCALE: AS SHOWN
DRAWING: MO8-SUB
SHEET 1 OF 4

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EXISTING CONDITIONS
SCALE 1"=20'

LEGEND

- EXISTING BOUNDARY LINE AND CORNERS
- EXISTING ADJOINER LINE
- EXISTING EDGE OF PAVEMENT AND CURB LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING SETBACK
- EXISTING ACCESSORY BUILDING SETBACK
- EXISTING FENCE
- CLEAN OUT / MANHOLE — EXISTING SEWER
- EXISTING WELL
- EXISTING SIDEWALK/CONCRETE
- 100 MAJOR / MINOR — EXISTING CONTOURS
- EXISTING UTILITY POLE
- IPF — IRON PIN FOUND
- PT — PROPERTY CORNER
- ZONING BOUNDARY

GRAPHIC SCALE

2 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE	BY	REVISION

PREPARED FOR OWNER
LOIS E. KREIDER
2674 CHURCH ROAD
ELIZABETHTOWN, PA 17022
PHONE NUMBER: (717) 333-2649

GIS# 22-001-014-000-0000
SOURCE OF TITLE INSTRUMENT # 20140016342

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DATE: DECEMBER 22, 2025
DRAWN BY: A. NEY
SCALE: AS SHOWN
DRAWING: MO8-SUB
SHEET 2 OF 4

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LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING SETBACK
- EXISTING ACCESSORY BUILDING SETBACK
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CLEAN OUT / MANHOLE — EXISTING SEWER
- EXISTING WELL
- EXISTING SIDEWALK/CONCRETE
- 100 MAJOR / MINOR — EXISTING CONTOURS
- EXISTING UTILITY POLE
- IPF — IRON PIN FOUND
- PT — PROPERTY CORNER

PROPOSED FEATURES

- IPS — PROPOSED BOUNDARY LINE AND CORNERS
- PROPOSED BOUNDARY LINE TO BE REMOVED
- IPS — IRON PIN TO BE SET
- MAGS — MAG NAIL TO BE SET

KIRAN & KPUPALI KIRAN MODY
PARCEL # 22-001-123-000

FRIEDA L. MARAKOWSKI
PARCEL # 22-001-011-000

UP W/ UGE #30801-C33052

N 75° 17' 47" E 274.59'

EX. 20' WIDE ELECTRIC EASEMENT

EX. 20' WIDE ELECTRIC EASEMENT

IPS — CMP — 299.31' — MAGS — 24.72'

S 04° 37' 17" E 127.25'

UP W/ UGE #230765-C33020

LANDS OF
THOMAS J. & ELISE K. MORAN
PARCEL # 22-001-180-000
CONTAINING:
GROSS: 32,042 SQ.FT.:
0.7355 ACRES;
NET: 29,264 SQ.FT.:
0.6718 ACRES
PLUS LOT ADDITION "A"
CONTAINING: 1,168 SQ.FT.:
0.0268 ACRES
RESULTING:
GROSS: 33,210 SQ.FT.:
0.7623 ACRES;
NET: 30,432 SQ.FT.:
0.6986 ACRES

EX. ELECTRIC METER
30 L.P. TANK
EX. BILCO DOORS
EX. DECK
EX. DWELLING #2848
EX. A/ C UNIT
EX. SHED
EX. DRIVEWAY
R100'
(PROPERTY LINE TO BE EXTINGUISHED)
112.00'
S 21° 26' 38" W 24.33'
S 85° 28' 52" W 16.37'
IPF — MAGS
LOT ADDITION (A) CONTAINING: 1,168 SQ.FT.: 0.0268 ACRES
S 04° 37' 17" E 236.85'
N 21° 18' 26" W 240.70'
186.45'
EX. GARAGE
EX. DRIVEWAY
R100'
EX. DWELLING #2874
LANDS OF
LOIS E. KREIDER
PARCEL # 22-001-014-000
CONTAINING:
GROSS: 49,454 SQ.FT.:
1.1353 ACRES;
NET: 43,690 SQ.FT.:
1.0026 ACRES;
28.12'
40'
UP #30804-C33827
RW LINE
25'
EDGE OF PAVE
S 04° 37' 17" E 236.85'
S 85° 28' 17" W 24.33'
IPS — MAGS
N 21° 18' 26" W 204.00'
179.67'
IPS
MONICA L. MORGAN
PARCEL # 22-001-167-000
JONATHAN M. & WINONA A. CRIST
PARCEL # 22-001-031-000
CHARLES H. LANG & MARGARET M. WOJNAR
PARCEL # 22-001-154-000
= RESIDENTIAL COUNTRY
RESIDENTIAL SUBURBAN

PROPOSED CONDITIONS
SCALE 1"=20'

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PREPARED FOR OWNER
LOIS E. KREIDER
2874 CHURCH ROAD
ELIZABETHTOWN, PA 17022
PHONE NUMBER: (717) 535-2649

GIS# 22-001-014-000-0000
SOURCE OF TITLE INSTRUMENT # 20140016342

REVISION	BY	DATE

MATTHEW & HOCKLEY ASSOCIATES SURVEYING
602 CORNWALL ROAD
LEBANON, PA 17042
PHONE: (717) 272-3028
www.m-hsurveyors.com

FINAL
LAND SUBDIVISION PLAN
FOR
LOIS E. KREIDER
SITUATED IN
CONEWAGO TOWNSHIP, DAUPHIN COUNTY, PA.

DATE: DECEMBER 22, 2025
DRAWN BY: A. NEY
SCALE: AS SHOWN
DRAWING: MO8-SUB
SHEET 3 OF 4

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LEGEND

EXISTING FEATURES

- EXISTING ADJOINER LINE
- EXISTING EDGE OF PAVEMENT
- BUILDING SETBACK
- ACCESSORY BUILDING SETBACK
- EXISTING FENCE
- CLEAN OUT / MANHOLE — EXISTING SEWER
- EXISTING WELL
- EXISTING SIDEWALK/CONCRETE
- 100 MAJOR / MINOR — EXISTING CONTOURS
- EXISTING UTILITY POLE
- IPF — IRON PIN FOUND

PROPOSED FEATURES

- IPS — PROPOSED BOUNDARY LINE AND CORNERS
- IPS — IRON PIN TO BE SET
- MAGS — MAG NAIL TO BE SET

KIRAN & KPUPALI KIRAN MODY
PARCEL # 22-001-123-000

FRIEDA L. MARAKOWSKI
PARCEL # 22-001-011-000

UP W/ UGE #30801-C33052

N 75°17'47" E 274.59'

EX. 20' WIDE ELECTRIC EASEMENT

IPS

CMF

299.31'

24.72'

S 04°37'14" E

MAGS

127.25'

UP W/ UGE #230765-C33020

EX. ELECTRIC METER

30# L.P. TANK

EX. BILCO DOORS

LANDS OF
THOMAS J. & ELISE K MORAN
PARCEL # 22-001-180-000
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EX. DECK

EX. DWELLING #2848

EX. DRIVEWAY

R100'

EX. A/ C UNIT

EX. SHED

30'

40'

112.00'

N 21°19'26" W

S 74°26'38" W

S 85°28'52" W

IPF

MAGS

240.70'

186.45'

S 04°37'14" E

EX. GARAGE

EX. DRIVEWAY

JONATHAN M. & WINONA A. CRIST
PARCEL # 22-001-031-000

EX. DWELLING #2874

LANDS OF
LOIS E. KREIDER
PARCEL # 22-001-014-000
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1.1353 ACRES;
NET: 43,690 SQ.FT.:
1.0026 ACRES

28.12'

40'

UP #30804-C33027

RW LINE

25'

EDGE OF PAVE

MONICA L. MORGAN
PARCEL # 22-001-167-000

N 21°19'26" W 204.00'

S 85°28'17" W 179.67'

SAII

CHARLES H. LANG & MARGARET M. WOJNAR
PARCEL # 22-001-154-000

COUNTRY / SUBURBAN

RESULTING CONDITIONS

SCALE 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NO.	REVISION	DATE	BY

PREPARED FOR OWNER
LOIS E. KREIDER
2074 CHURCH ROAD
ELIZABETHTOWN, PA 17022
PHONE NUMBER: (717) 533-2849

GIS# 22-001-014-000-0000

SOURCE OF TITLE INSTRUMENT # 20140016342

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FINAL LAND SUBDIVISION PLAN FOR LOIS E. KREIDER

SITUATED IN CONEWAGO TOWNSHIP, DAUPHIN COUNTY, PA.

DATE: DECEMBER 22, 2025
DRAWN BY: A. NEY
SCALE: AS SHOWN
DRAWING: MO8-SUB
SHEET 4 OF 4

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