No: 25-042

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Middle Paxton Township | Surveyor: Burgett & Associates | Engineer: n/a

Plat Title: Pamela J. Bowman "Cedar Wood Lane" and Kyle. Wright & Rebecca R. Parsons

Zoning District: Low Density Residential (R-1) | Proposed Land Use: Residential

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	1	0	2.15	4.89

Date Received: 3/24/25 | Staff Review: 3/24/25 | Official County Review: 3/26/25

Reviewed by KMD | Checked by ARK | Tax Map Parcel # 43-005-077

Project Description: To subdivide an existing lot to create a new building lot

- *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 *Dauphin County Planning Commission.*

1. All signatures, certifications, dedications, and notarizations required by the Subdivision and Land Development Ordinance should be in place before final approval. (S&LDO § 307)
2. The Final Plan shall 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). *The applicant has requested a waiver for this requirement.*
3. A complete street layout shall be provided at a scale of one inch equals eight hundred feet. (S&LDO §307.H)
4. 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 shall be shown. (S&LDO §307.J and §305.U) *Easements for utilities and the existing driveway are required to be displayed. The easements to Proposed Lot 3's proposed driveway and Reconfigured Lot 1's access along Cedarwood Ln to the lot is required to be displayed.*
5. Primary Control Points are required to be displayed. (S&LDO §307.K)
6. The proposed building setback line for each street and the proposed placement of each building may be required. (S&LDO §307.O and §305.W)
7. The location, dimensions, and purpose of all easements. (S&LDO § 307.S) The existing drive does not show any easements.

8. Location of wells and minimum separation distances are required to be shown. (S&LDO §307.AA)
9. Profiles of streets showing grades are required to accompany the plan. (S&LDO 307.AD). This should be reviewed by the Township Engineer for compliance.
10. Cross sections of streets showing the width of right away, width of cartway, and width of sidewalks, and location and size of utility mains shall accompany the plan. (S&LDO 307.AE)
11. A Storm Water Management Plan is required unless waived by the Board of Supervisors. (S&LDO 308 and §305.AF). *The applicant has requested a deferral for this requirement.*
12. Monuments and Markers must be in accordance with S&LDO § 402.
13. 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) *GIS aerial imaging indicates that there is a small building in the lower southeast portion of Reconfigured Lot 1 that is not displayed. The location of all utilities is required to be shown (aboveground and belowground).*
14. All access roads shall conform to the specifications for streets in S&LDO § 502. *This should be reviewed by the Township Engineer for compliance. Does the proposed turnaround meet the minimum requirements of a cul-de-sac/turnaround? (S&DLO 502.M.4)*
15. A clear-sight triangle for access roads and proposed intersection (S&LDO §502.D-3 and S&LDO §502.L)
16. Blocks and lots must be in accordance with S&LDO §503. *Is the required lot frontage met? This should be reviewed by the Township Engineer for compliance.*
17. Street frontage required for single-family detached dwellings in R-1 is a minimum of 150 feet. (ZO Article 4 – Table 4). *This should be reviewed by the Township Engineer for compliance.*
18. Access easements and maintenance agreements shall be provided between all property owners that utilize the driveway/access road.
19. Driveways that intersect shall provide adequate turnaround within the lot so egress to the street is in a forward direction. (S&LDO 502.L.7). *Is the proposed driveway for lot Proposed Lot 3 adequate? Also, the driveway appears to be partially located on Reconfigured Lot 1. The driveway's access will require an easement through Reconfigured Lot 1.*
20. Water Supply must be in accordance with S&LDO §506. Where is the proposed well located? Demonstrate proper separation distance from on-lot/septic areas.

Comments:

1. Local emergency officials should be allowed to review and/or comment on the plan for any access and turnaround concerns.

Plan No. 25-042

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown (telephone)		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 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 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)		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		

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING 4± ACRE TRACT (EX. LOT 1) TO CREATE A NEW BUILDING LOT (PR. LOT 3) WITH A PROPOSED RIGHT-OF-WAY FOR ACCESS AND A LOT ADDITION (PR. LOT 1A) TO NEIGHBORING LANDS. THE RESIDUAL LANDS (RECONFIG. LOT 1) TO REMAIN.
2. EXISTING LOTS 1 & LOT 4 CONTAIN EXISTING DWELLINGS WITH OUT-BUILDINGS WITH ACCESS ONTO RED HILL ROAD.
3. ALL INFORMATION ON THIS PLAN (UNLESS OTHERWISE NOTED) IS A RESULT FROM AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, INC. IN 2024.
4. THIS PLAN WAS PREPARED WITHOUT THE USE OF A TITLE SEARCH.
5. 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).
6. 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.
7. 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.
8. WHERE AREAS OF EARTH DISTURBANCE WILL EXCEED 1 ACRE AN NPDES PERMIT WILL BE REQUIRED.
9. NO WETLANDS EXIST WITHIN THE SITE AS DETERMINED BY THE NATIONAL WETLAND INVENTORY MAPPING. A WETLANDS DELINEATION WAS NOT PERFORMED.
10. 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.
11. ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP(S); PORTIONS OF THE SITE LIES WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD AREAS).
12. 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.
13. ALL PAGES OF THIS SUBDIVISION PLAN SHALL BE RECORDED AT THE RECORDERS OFFICE IN THE DAUPHIN COUNTY COURTHOUSE.
14. 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.
15. CONTOURS ON THIS PLAN WERE TAKEN FROM LIDAR DATA. ALL CONTOURS ARE TIED TO THE NAVD-88 VERTICAL DATUM.
16. PROPOSED LOT 1A IS PROPOSED AS A LOT-ADDITION ONLY & THEREFORE SHALL NOT BE SOLD, RETAINED, OR CONVEYED AS A STAND-ALONE BUILDING LOT.
17. DEEDS OF CONSOLIDATION FOR RECONFIGURED LOT 4 SHALL BE PREPARED/RECORDED FOLLOWING THE APPROVAL/RECORDING OF THIS PLAN.

STATEMENT OF OWNERSHIP

STATE / COMMONWEALTH OF_____
COUNTY OF _____

Owner _____
Pamela J. Bowman
"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 _____
Kyle R. Wright
"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 _____
Rebecca R. Parsons
"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.

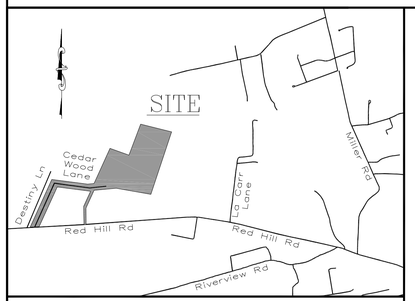
Witness my hand and notarial seal this _____ day of _____, 20__

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

(Seal) _____,
Notary Public

Sheet index

Sheet 1 - Cover Sheet/Existing Conditions
Sheet 2 - Subdivision Plan
Sheet 3 - Erosion Control Notes - Profile



LOCATION MAP SCALE = 1"=2,000'

LINETYPE LEGEND

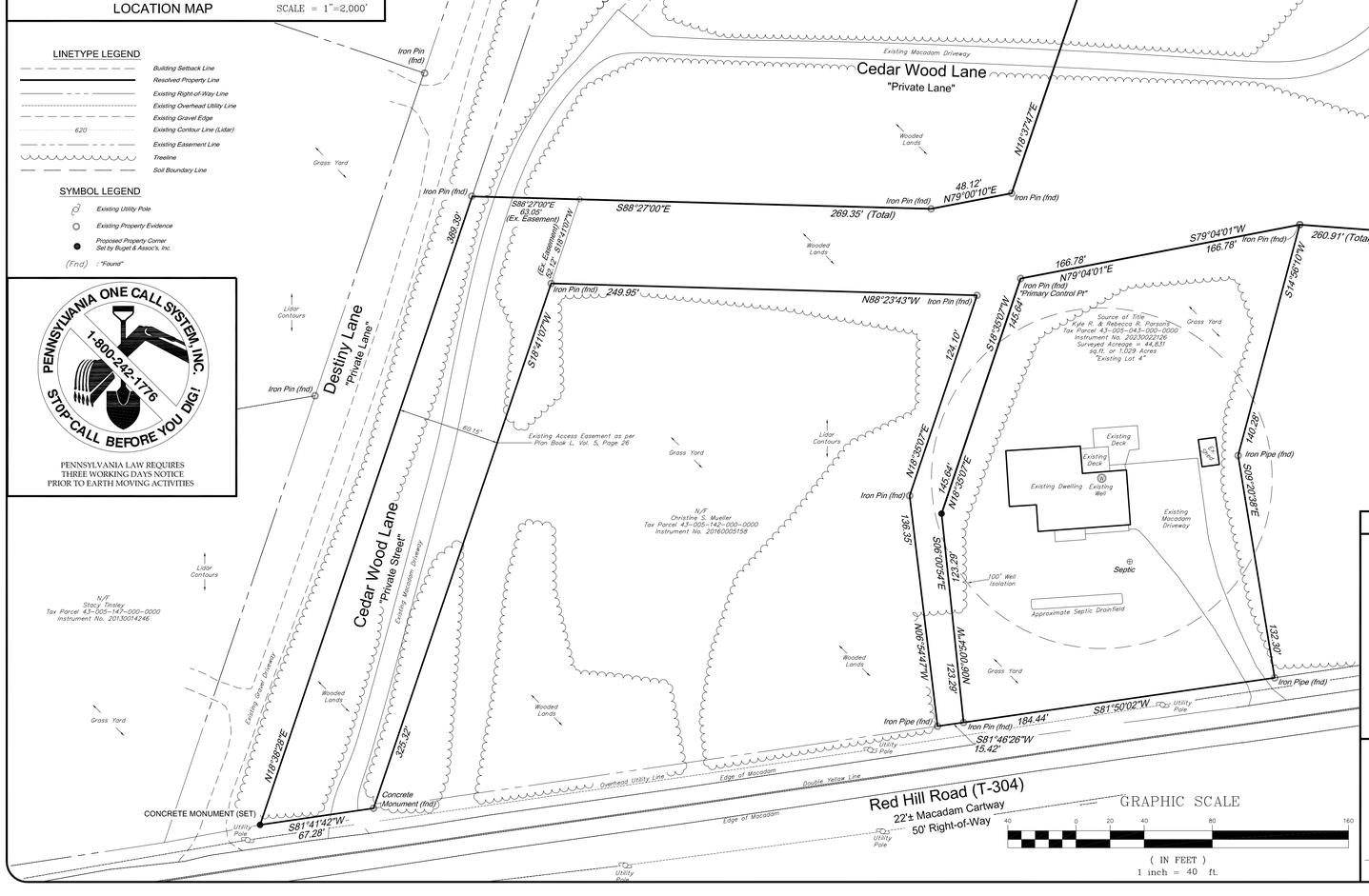
- Building Setback Line
- Resolved Property Line
- Existing Right-of-Way Line
- Existing Overhead Utility Line
- Existing Gravel Edge
- 620 Existing Contour Line (Lidar)
- Existing Easement Line
- Treeline
- Soil Boundary Line

SYMBOL LEGEND

- Existing Utility Pole
- Existing Property Evidence
- Proposed Property Corner Set by Buget & Assoc's, Inc.
- (Fnd) : "Found"

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



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

LOT AVERAGE SLOPE

PER SECTION 1104.A

S=(0.0023/A) X I X L

Where:
S = average slope in percent
.0023 = factor for the converstion of square feet into acres
I = contour interval (in feet) of a topographic map of parcel
L = combined length (in feet) of or along all contour lines measured
A = acreage of the subject parcel buildable area

RECONFIGURED LOT 1
S=(0.0023/A) x I x L
S=(0.0023/1.70) x 13 x 361
S=6.34% (North Western Slope)

S=(0.0023/A) x I x L
S=(0.0023/1.70) x 21 x 278
S=7.90% (South Eastern Slope)

FINAL AVERAGE SLOPE: 7.12%

PROPOSED LOT 3
S=(0.0023/A) x I x L
S=(0.0023/.51) x 12 x 199
S=10.77%

FINAL AVERAGE SLOPE: 10.77%

REVISIONS

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

SHEET INDEX

Sheet 1: Cover Sheet
Sheet 2: Subdivision Plan
Sheet 3: Erosion Control Notes & Profile

COVER

SHEET NUMBER

1 OF 3

SOURCE OF TITLE

Deed Book 1792, Page 299
Instrument No.-20230022126

TAX MAP NUMBER

Tax Parcel 43-005-077
Tax Parcel 43-005-043

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

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

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

Plan Instru. 20060010108 - Diehl - 2/2006
Plan Instru. 20240000213 - Schatz - 1/3/2024

SOIL LEGEND

AbB2-Albrights silt loam, 3-10% Slopes, moderately eroded
CkD2-Calvin-Klinesville shaly silt loams, 15-25% slopes, moderately eroded
ClA-Calvin-Leck Kill shaly silt loams, 0-3% slopes
ClB2-Calvin-Leck Kill shaly silt loams, 3-8% slopes, moderately eroded
ClC2-Calvin-Leck Kill shaly silt loams, 8-15% slopes, moderately eroded
*: Hydric Soils

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

TEMPORARY WAIVER(S) REQUESTED (MIDDLE PAXTON TWP.)	
1. Section 308.C (Stormwater Management Plan)	

SITE DATA

Existing Lot Information

Existing Lot 1
(DB 1792, Pg 299)
Gross Surveyed Area: 4.888 Acres

Existing Lot 4
(Instrument No.-20230022126)
Gross Surveyed Area: 1.029 Acres

Proposed Lot Information

Proposed Lot 1A
(Lot Addition)
Gross Surveyed Area: 0.114 Acres

Proposed Lot 3
"Building Lot"
Gross Lot Area: 2.037 Acres
Water: On-Lot (Proposed Well)
Septic: On-Lot (Proposed)
Proposed Coverage: <50%

Final Lot Information

Reconfigured Lot 1
"Residual"
(Ex. Lot 1 "minus" Pr. Lot 3 "minus" Pr. Lot 1A)
Residual Lot Area: 2.737 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Coverage: <50%

Reconfigured Lot 4
"Consolidation"
(Ex. Lot 4 "plus" Pr. Lot 1A)
Consolidated Lot Area: 1.143 Acres
Water: On-Lot (Existing Well)
Septic: On-Lot (Existing)
Proposed Coverage: <50%

Proposed Lot 3
"Building Lot"
Gross Lot Area: 2.037 Acres
Water: On-Lot (Proposed Well)
Septic: On-Lot (Proposed)
Proposed Coverage: <50%

ZONING DATA

MIDDLE PAXTON TOWNSHIP

DISTRICT: Low Density Residential "R-1"

REQUIREMENTS: (Section 400)
Use: Residential
Minimum Lot Area: 1 Acre
Minimum Street Frontage: 150 Ft.
Building Setback:
Front: 40 Ft.
Side: 25 Ft. (each side)
Rear: 25 Ft.
Driveway Setback: 3 Ft. (from side)
Maximum Building Height: 35 Ft.
Maximum Coverage:
Building: 30%
Impervious: 50%

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: Pamela J. Bowman
Site: 1500 Cedar Wood Lane
Dauphin, PA 17018
Phone: 717-319-0054

Owners: Kyle R. Wright & Rebecca R. Parsons
Site: 1405 Red Hill Road
Dauphin, PA 17018
Phone: 717-982-2285

PRELIMINARY/FINAL SUBDIVISION PLAN

over lands of

PAMELA J. BOWMAN

"Cedar Wood Lane"

and

KYLE R. WRIGHT & REBECCA R. PARSONS

MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24013
DRAWING NUMBER: 24013-001
Date: March 11th, 2025

GRAPHIC SCALE

40 0 20 40 80 160

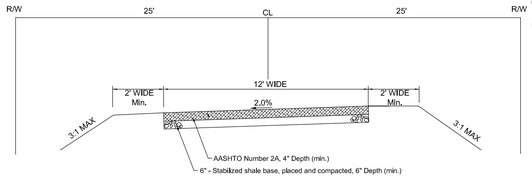
(IN FEET)
1 inch = 40 ft.

SYMBOL LEGEND

- Existing Utility Pole
- Existing Property Evidence
- Proposed Property Corner Set by Burget & Assoc's, Inc.
- KaB2 Soil Label
- (Fnd) : "Found"

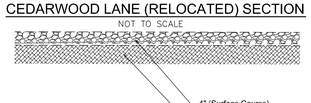
LINETYPE LEGEND

- Existing Property Line To Be Removed
- Building Setback Line
- Proposed Right-of-Way Line
- Resolved Property Line
- Existing Right-of-Way Line
- Existing Overhead Utility Line
- Existing Gravel Edge
- Existing Contour Line (Lidar)
- Existing Easement Line
- Treeline
- Soil Boundary Line
- 18" Proposed 18" Silt Fence
- Proposed Limit of Disturbance
- Proposed Rock Construction Entrance



CEDARWOOD LANE (RELOCATED) DETAIL
NOT TO SCALE

CEDARWOOD LANE (RELOCATED) SECTION
NOT TO SCALE



Base Course:
Stabilized shale base, placed and compacted, 6" Depth (min.)
Surface Course:
AASHTO Number 2A, 4" Depth (min.)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CH. BEARING	CH. LENGTH
C1	10.00'	15.71'	N30°00'20"W	14.14'
C2	10.00'	15.71'	N59°59'40"E	14.14'

Cedar Wood Lane
"Private Lane"

PROPOSED VARIABLE WIDTH PRIVATE RIGHT-OF-WAY (CEDAR WOOD LANE RELOCATED)
over Proposed Lot #3 and Reconfigured Lot #1
for the benefit of Proposed Lot #3 and Reconfigured Lot #1
Gross Area: 25,819 sq.ft. or 0.593 acres

Destiny Lane
"Private Lane"

Cedar Wood Lane
"Private Street"

Red Hill Road (T-304)
22'± Macadam Cartway
50' Right-of-Way

Proposed Lot 3
"Building Lot"
Gross Lot Area: 88,744 sq.ft.
or 2.037 acres

Reconfigured Lot 1
"Residual"
(Ex. Lot 1 "plus" Pr. Lot 3 "minus" Pr. Lot 1A)
Gross Lot Area: 119,219 sq.ft.
or 2.737 acres

Reconfigured Lot 4
"Consolidation"
(Ex. Lot 2 "plus" Pr. Lot 1A)
Gross Lot Area: 49,816 Sq Ft
or 1.143 Acres

Proposed Lot 1A
"Lot Addition"
Gross Surveyed Area:
4,985 Sq Ft
or 0.114 Acres

LIMIT OF EXISTING DRIVEWAY REMOVAL

PORTION OF EXISTING DRIVEWAY TO BE REMOVED AND SEEDED

PROPOSED DRIVEWAY

PROPOSED TURN AROUND

PROPOSED PROPERTY LINE

EXISTING DRIVEWAY TO REMAIN

Anticipated Limit of Disturbance: 0.46 Acres

PROPOSED STORM WATER EASEMENT
PROPOSED STORM WATER EASEMENT FOR THE BENEFIT OF LOT 3 AND RECONFIGURED LOT 1

INSTALL ROCK CONSTRUCTION ENTRANCE

PROPERTY LINE TO BE ABANDONED

TOPSOIL

Existing Dwelling
Existing Well
Existing Barn
Existing Shed
Existing Garage
Existing Macadam Driveway
Existing Gravel Driveway
Existing Sandmound
Existing Deck
Septic
Approximate Septic Drainfield
Open Field
Grass Yard
Wooded Lands
Soil Boundary Line
Lidar Contours
Approx Pipeline Location
100' Well Isolation
100' Right-of-Way as per Misc. Book E-11, Page 556 (Pipeline ROW)
Overhead Utility Line
Utility Pole
Edge of Macadam
Double Yellow Line
CLEAR SIGHT TRIANGLE

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

N/F
Scott G. Schatz
Tax Parcel 43-005-045-000-0000
Instrument No. 20230018593
Plan Book 20240000213 (Recon. Lot 2)

N/F
Stacy Tinsley
Tax Parcel 43-005-147-000-0000
Instrument No. 20130014246

N/F
Kinberly M. Rowley & Peter T. Rowley
Tax Parcel 43-005-042-000-0000
Deed Book 1793 Page 70
Plan Book L, Vol. 5, Page 26 (Lot 2)
"Existing Lot 2"

N/F
Dovel Potter
Tax Parcel 43-005-149-000-0000
Instrument No. 20130014246

N/F
Christine S. Mueller
Tax Parcel 43-005-142-000-0000
Instrument No. 20160005158

N/F
Shelley Murray Moore
Tax Parcel 43-005-044-000-0000
Instrument No. - 20220011525

N/F
Chad Leroy & Susan Ann Wilson
Tax Parcel 43-005-167-000-0000
Instrument No. 20170037462

N/F
Warren E. & Kathryn D. Fenestra
Tax Parcel 43-005-043-000-0000
Instrument No. 20130035620

Source of Title
Pamela J. Bowman
Tax Parcel 43-005-077-000-0000
Deed Book 1792 Page 299
Plan Book L, Vol. 5, Page 26 (Lot 1)
"Existing Lot 1"
Surveyed Acreage = 212,947 sq.ft. or 4.888 Acres

Source of Title
Kyle R. & Rebecca R. Parsons
Tax Parcel 43-005-043-000-0000
Instrument No. 20230022126
Surveyed Acreage = 44,831 sq.ft. or 1.029 Acres
"Existing Lot 4"

Iron Pipe (fnd)
Iron Pin (fnd)
Concrete Monument (fnd)
CONCRETE MONUMENT (SET)

S81°41'55"E 237.61'
S12°38'41"W 247.08'
N14°59'40"E 260.85'
S75°52'13"E 269.27'
S14°59'40"W 280.85'
S75°00'20"E 16.81'
N75°00'20"W 33.00'
N14°59'40"E 56.59'
C1 25.20' N75°00'20"W
C2 S75°00'20"E 25.20'
N14°59'40"E 25.00'
N14°59'40"E 50.62'
S85°44'42"E 172.12'
S3°43'18"W 53.97'
N85°44'42"W 243.80'
N14°59'40"E 260.62'
S79°04'01"W 260.91' (Total)
S79°04'01"W 166.78'
N79°04'01"E 166.78'
S79°00'10"W 48.51'
N79°00'10"E 48.12'
S10°59'50"E 17.20'
S79°04'01"W 17.11'
N18°37'47"E 197.23'
S88°27'00"E 269.35' (Total)
S88°27'00"E 63.05' (Ex. Easement)
N18°37'47"E 82.12'
N18°37'47"E 269.39'
S16°47'07"W 249.95'
227.95' (ROW)
N88°23'43"W 124.10'
N18°35'07"E 136.35'
N18°35'07"E 140.39'
N18°35'07"E 132.30'
N18°35'07"E 146.84'
N18°35'07"E 122.22'
N18°34'47"W 325.12'
N18°39'28"E 65.15'
S81°50'02"W 184.44'
S81°46'26"W 15.42'
S81°41'42"W 67.28'

SOURCE OF TITLE	SHEET NUMBER
Deed Book 1792, Page 299 Instrument No.-20230022126	2 OF 3

TAX MAP NUMBER

Tax Parcel 43-005-077
Tax Parcel 43-005-043

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REVISIONS

SUBDIVISION PLAN

PRELIMINARY/FINAL SUBDIVISION PLAN
over lands of
PAMELA J. BOWMAN
"Cedar Wood Lane"
and
KYLE R. WRIGHT &
REBECCA R. PARSONS
MIDDLE PAXTON TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 24013
DRAWING NUMBER: 24013-001
Date: March 11th, 2025