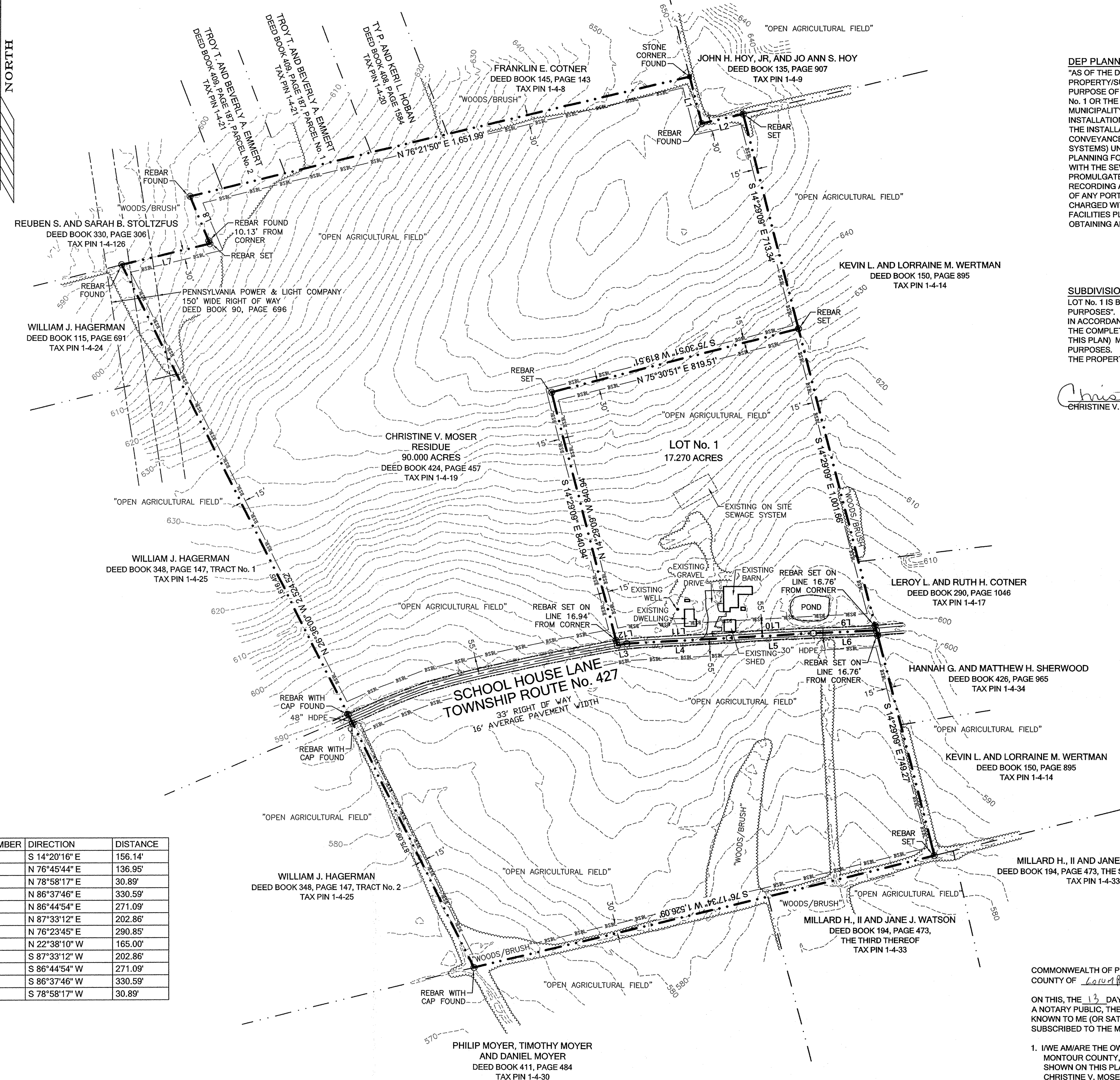
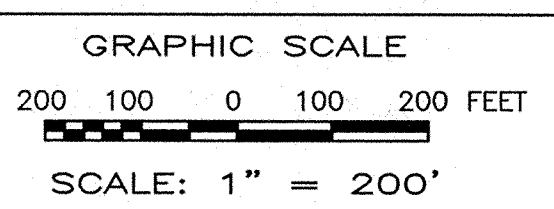


PA STATE PLANE NORTH



NUMBER	DIRECTION	DISTANCE
L1	S 14°20'16" E	156.14'
L2	N 76°45'44" E	136.95'
L3	N 78°58'17" E	30.89'
L4	N 86°37'46" E	330.59'
L5	N 86°44'54" E	271.09'
L6	N 87°33'12" E	202.86'
L7	N 76°23'45" E	290.85'
L8	N 22°38'10" W	165.00'
L9	S 87°33'12" W	202.86'
L10	S 86°44'54" W	271.09'
L11	S 86°37'46" W	330.59'
L12	S 78°58'17" W	30.89'

TRACT MAP & PLOT PLAN



WAIVERS / MODIFICATIONS

THE FOLLOWING WAIVERS / MODIFICATIONS ARE REQUESTED FROM THE MONTOUR COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

- SECTION 3.01.B - PLAN SCALE - A MODIFICATION IS REQUESTED TO ALLOW A PLAN SCALE OF 1" = 200' IN ORDER TO SHOW THE ENTIRE PROJECT PROPERTY ON ONE PLAN SHEET.

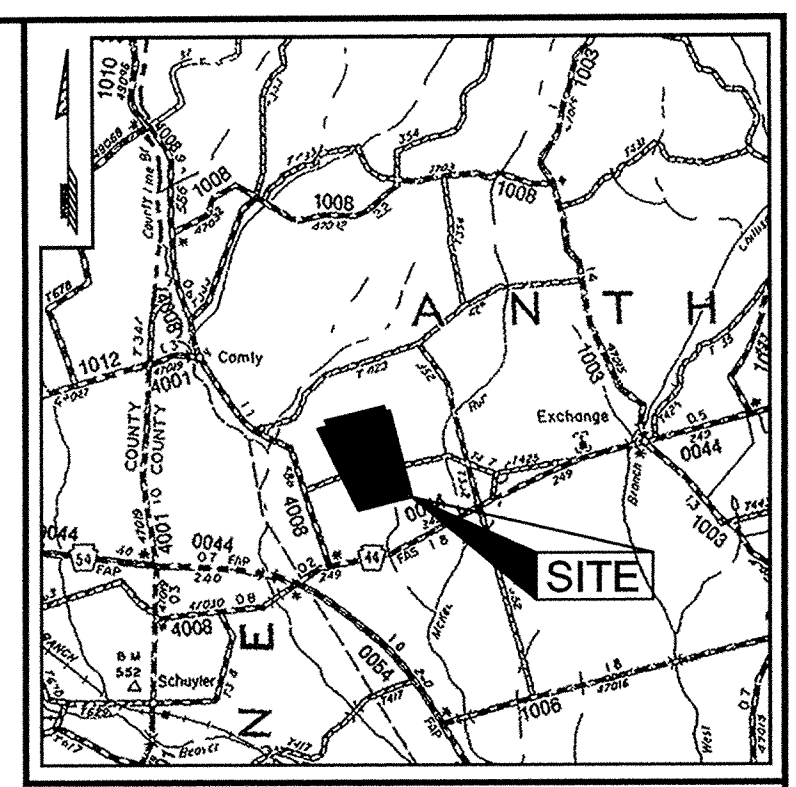
DEP PLANNING WAIVER AND NON BUILDING DECLARATION

"AS OF THE DATE OF THIS PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION SHOWN HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF EXISTING RESIDENTIAL AND AGRICULTURAL LAND USE. NO PORTION (OF LOT No. 1 OR THE RESIDUE) OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION 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 DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED SHOWN HEREON IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 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 THIS PROPERTY SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

SUBDIVISION DECLARATION

LOT No. 1 IS BEING PROPOSED AS A SUBDIVISION FOR "RESIDENTIAL OR NON-AGRICULTURAL PURPOSES". IN ACCORDANCE WITH MONTOUR COUNTY ZONING ORDINANCE, SECTION 420.C.2.a, AFTER THE COMPLETION OF THIS SUBDIVISION, ONLY 2.73 ACRES OF THE RESIDUE, AS SHOWN ON THIS PLAN, MAY BE SUBDIVIDED FOR RESIDENTIAL OR NON-AGRICULTURAL SUBDIVISION PURPOSES. THE PROPERTY OWNER UNDERSTANDS THE ABOVE ZONING SECTION.

Christine V. Moser 7/13/19
CHRISTINE V. MOSER DATE



LOCATION MAP
SCALE: 1" = 1 MILE

NOTES AND PROJECT DATA

- PROPERTY OWNER: CHRISTINE V. MOSER
ADDRESS: 79 SCHOOL HOUSE LANE
TUBOTVILLE, PA 17772
TELEPHONE: (570) 437-2320
TAX PIN 1-4-19
- SURVEY PERFORMED IN ACCORDANCE WITH THE FOLLOWING SOURCE OF TITLE ONLY:
DEED BOOK 424, PAGE 457.
- APPLICABLE ZONING ORDINANCE: ANTHONY TOWNSHIP
ZONING DISTRICT: AGRICULTURE
YARD REQUIREMENTS: FRONT = 55' FROM CENTERLINE OR 30' FROM RIGHT OF WAY, WHICHEVER IS GREATER
REAR = 30'
SIDE = 15'
MINIMUM LOT SIZE = 2 ACRES
MINIMUM LOT WIDTH = 150' AT FRONT BUILDING SETBACK LINE
MAXIMUM BUILDING HEIGHT = 35'
MAXIMUM BUILDING COVERAGE = 20%
- PROPOSED LOTS = 1 + RESIDUE
PROPOSED LOT AREA = 17,270 ACRES
PROPOSED DWELLINGS = 0
- EXISTING WATER SUPPLY BY WELL.
- EXISTING ON-SITE SEWAGE DISPOSAL.
- CONTOURS, SHOWN ON THIS PLAN, HAVE BEEN DOWNLOADED FROM THE PASDA WEBSITE ONLY AND REFLECT THE ACCURACY OR INACCURACY OF THE SAME. DO NOT USE CONTOURS FOR CONSTRUCTION PLANNING UNTIL FIELD VERIFIED. VERTICAL DATUM NAVD 88.
- ACCORDING TO THE F.I.R.M. PANEL No. 42093C055C, THE PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- ACCORDING TO THE WASHINGTONVILLE NATIONAL WETLAND INVENTORY MAP, THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT BOUNDARIES. TED L. OMAN & ASSOCIATES, INC. GIVES NO CERTIFICATION AS TO THE PRESENCE OR ABSENCE OF WETLANDS AND THE SAME SHALL NOT BE IMPLIED.
- ALL PROPOSED EARTH MOVING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH CHAPTER 102 RULES AND REGULATIONS.
- SURVEY IS BASED SOLELY ON RECORDED DEEDS, PHYSICAL FEATURES FOUND IN THE FIELD AND DOCUMENTS SUPPLIED BY THE CLIENT(S) UNLESS NOTED OTHERWISE ON THIS PLAN. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. THERE MAY BE LIENS, CLAIMS, ENCUMBRANCES, STATUTES, LEASES, ORDINANCES, COURT DECISIONS, EASEMENTS, RIGHT-OF-WAYS, POSSESSIONS AND OTHER CIRCUMSTANCES THAT AFFECT THIS PLAN AND NO CERTIFICATIONS IS GIVEN BY TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. AS TO THE EFFECT THAT THE ABOVE ITEMS MAY HAVE ON THE SUBJECT PROPERTY. NO CERTIFICATION CONCERNING ANY CIRCUMSTANCES OR THAT THE SUBJECT PROPERTY AND/OR PROPOSED PROJECT HAS GOOD AND/OR MARKETABLE TITLE OR OWNERSHIP IS GIVEN BY TED L. OMAN & ASSOCIATES, INC. OR ANY EMPLOYEE OF TED L. OMAN & ASSOCIATES, INC. AND THE SAME SHALL NOT BE IMPLIED.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF SUBDIVISION PLANS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Lancaster
ON THIS, the 13 DAY OF July, 2019, BEFORE ME Brandon David Fetterman A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHRISTINE V. MOSER, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE MAP HEREON, AND DEPOSES AND SAYS THAT:

- I AM/AWE THE OWNER(S) AND/OR THE EQUITABLE OWNER(S) OF THE PROPERTY DESCRIBED IN MONTOUR COUNTY, PENNSYLVANIA DEED BOOK 424, PAGE 457 AND SAID PROPERTY BEING SHOWN ON THIS PLAN ENTITLED: "PRELIMINARY/FINAL SUBDIVISION PLAN PREPARED FOR: CHRISTINE V. MOSER" AS PREPARED BY TED L. OMAN & ASSOCIATES, INC.
- THE ABOVE REFERENCED PLAN WAS MADE AT MY/OUR DIRECTION AND I/WE ACKNOWLEDGE THE SAME TO BE MY/OUR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Christine V. Moser 7/13/19
CHRISTINE V. MOSER DATE

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Brandon David Fetterman, Notary Public
South Centre Twp., Columbia County
My Commission Expires April 25, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Brandon David Fetterman
NOTARY PUBLIC PRINTED NAME

LEGEND

- PROPERTY LINE
- - - - - BUILDING SETBACK LINE
- - - - - RIGHT-OF-WAY LINE
- CENTERLINE
- 2 FOOT CONTOUR INTERVAL (EXISTING)
- TREE LINE
- OVERHEAD UTILITY
- - - - - STORM SEWER
- o UTILITY POLE

APPROVED BY THE MONTOUR COUNTY PLANNING COMMISSION
THIS 12 DAY OF July, 2019.

[Signature]
DATE

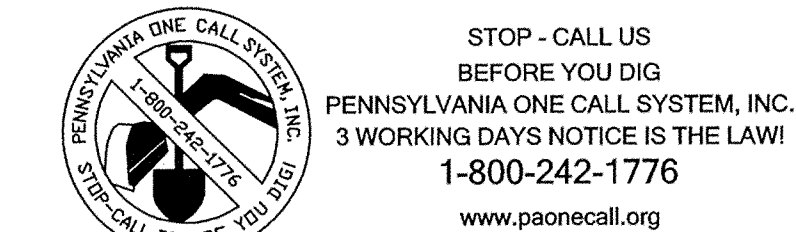
DATE	REVISIONS

ORIGINAL SIGNATURE IS
THEODORE L. OMAN, P.L.S.
DATE: 7/13/19

TED L. OMAN & ASSOCIATES, INC.
Surveyors and Planners
324 Draketown Road
Bloomsburg, PA. 17815 (570)784-2767

ANTHONY TOWNSHIP, MONTOUR COUNTY, PA.
FINAL MINOR SUBDIVISION PLAN
PREPARED FOR:
CHRISTINE V. MOSER
79 SCHOOL HOUSE LANE
TUBOTVILLE, PA 17772 (570) 437-2320
SCALE: AS NOTED DATE: JUNE 16, 2019 DRAWN BY: B.S.E. CHECKED BY: T.L.O.

1 OF 1



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