



LEGEND

P.K. NAIL	PARKER KALON NAIL
I.P.	IRON PIN
RRS	RAILROAD SPIKE
C.M.	CONCRETE MONUMENT
EX. W/F	EXISTING NOW OR FORMERLY CENTERLINE
PL	PROPERTY LINE

PLAN NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT A (1.9992 ACRES) FROM RESIDUAL LOT 5 (42.9 ACRES +/-). PROPOSED LOT A HAS AN EXISTING HOUSE, GARAGE, SHED, WELL, & SEWAGE DISPOSAL AREA. LOT A IS TO BE SUBDIVIDED FOR RESIDENTIAL PURPOSES AND THE REMAINDER OF LOT 5 IS TO CONTINUE BEING USED FOR AGRICULTURAL PURPOSES. NO EARTHMOVING IS TO TAKE PLACE AS A RESULT OF THIS PLAN.
2. THE SHIPPENSBURG, PA. USGS MAP WAS USED TO DETERMINE CONTOURS FOR THE PROJECT SITE.
3. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS AND A VISUAL INSPECTION OF THE SITE, THERE APPEAR TO BE NO WETLANDS PRESENT ON THE PROJECT SITE.
4. ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM MAP #42041C0333E, THE PROJECT SITE IS NOT LOCATED WITHIN A FLOOD ZONE.
5. SOILS SHOWN HEREON WERE PLOTTED FROM WWW.SOILMAP.PSU.EDU.
6. THE PAVED DRIVEWAY THAT PROVIDES ACCESS TO THE ZEIGLER PROPERTY ACROSS THE SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY (LOT 5) IS AN EXISTING ENCROACHMENT. THE APPLICANTS HAVE NO OBJECTION TO THE CURRENT ENCROACHMENT. THE SUBMISSION OF THIS PLAN BY THE APPLICANTS AND THE APPROVAL OF THIS PLAN BY THE MUNICIPALITY IN NO WAY CONVEYS OR IMPLIES ANY ADDITIONAL RIGHTS ASSOCIATED WITH THE ENCROACHMENT. NONE OF THE RIGHTS ASSOCIATED WITH THE ENCROACHMENT ARE TRANSFERABLE IN ANY WAY WITH THE EXCEPTION OF BEING TRANSFERRED WITH THE LAND TO HEIRS OR ASSIGNS OF THE ZEIGLERS.

SOURCE OF TITLE

CLIENT & CLIENT
DEED BOOK 207 PAGE 656
PLAN BOOK 78 PAGE 51 (LOT 5)
TAX MAP 39-12-0318 PARCEL 005

OWNER/SUBDIVIDER

CLIENT & CLIENT
45 FISH HATCHERY ROAD
SHIPPENSBURG, PA. 17257
(717) 532-3082

FINAL SUBDIVISION PLAN FOR

CLIENT & CLIENT

SOUTHAMPTON TOWNSHIP - CUMBERLAND COUNTY - COMMONWEALTH OF PENNSYLVANIA

E.L. DIFFENBAUGH ASSOCIATES

SURVEYING & ENGINEERING
25 BROAD STREET
NEWVILLE, PA 17241

PHONE: (717) 776-6420 FAX: (717) 776-9277

Scale

1" = 30'

Date

OCTOBER 9, 2013
Revised November 19, 2013

File No.

13069

Drawing Name

13069 - LOT PLAN

Drawn By

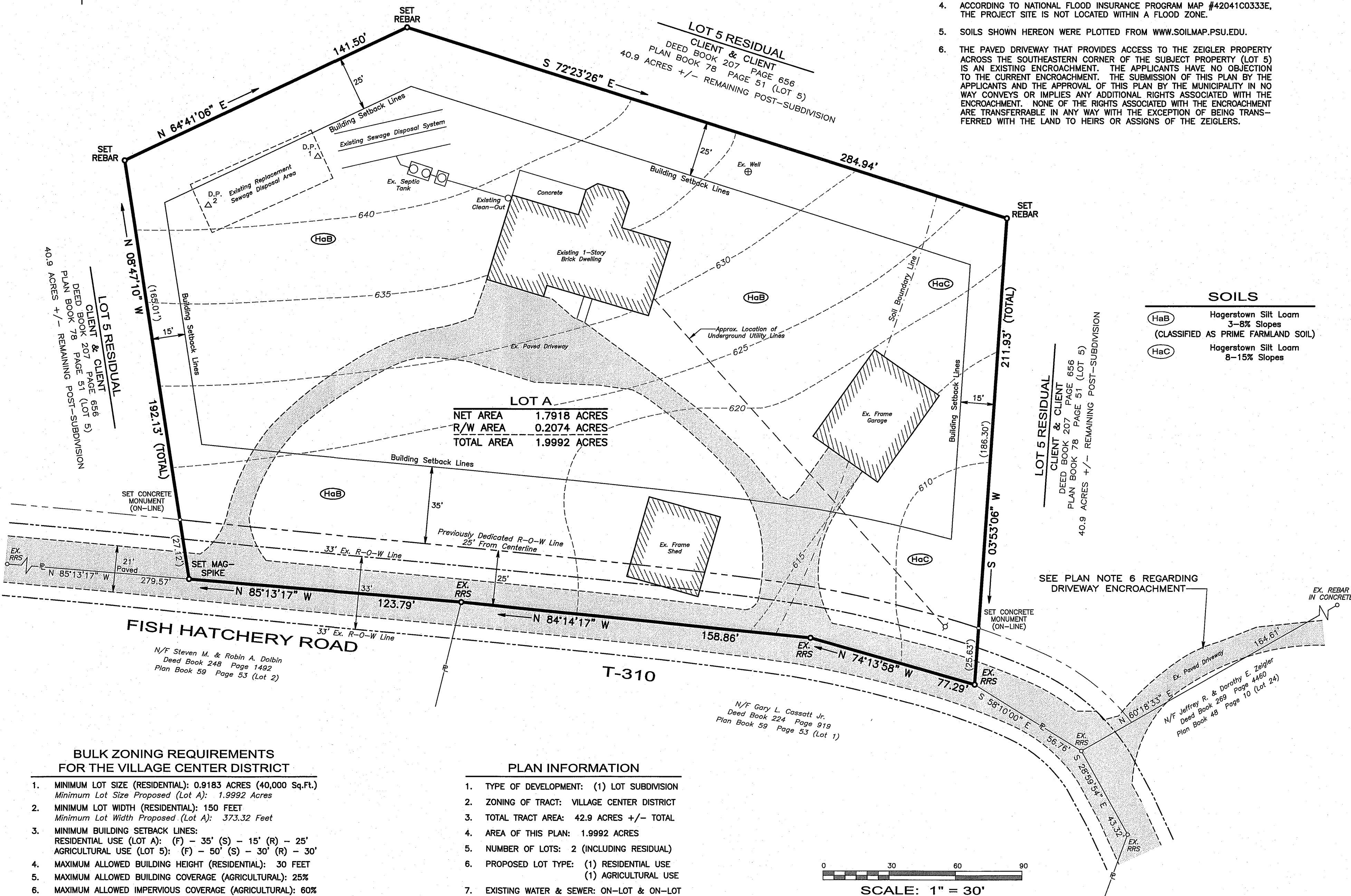
J.M.G.

Checked By

J.B.M.

Sheet No.

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N/F Steven M. & Robin A. Dolbin
Deed Book 248 Page 1492
Plan Book 59 Page 53 (Lot 2)

N/F Gary L. Cassatt Jr.
Deed Book 224 Page 919
Plan Book 59 Page 53 (Lot 1)

SEE PLAN NOTE 6 REGARDING
DRIVEWAY ENCROACHMENT

N/F Jeffrey R. & Dorothy E. Zeigler
Deed Book 269 Page 4460
Plan Book 48 Page 10 (Lot 24)