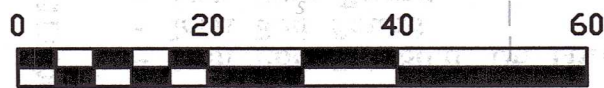
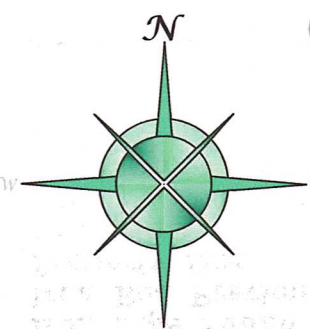


NAD 83 - STATE PLANE - PA NORTH - U.S. FEET



THE ZONING SETBACK REQUIREMENTS AS SHOWN HEREON ARE PER INFORMATION ON FILE IN OUR OFFICE AT THE TIME OF THIS PLAN. FOR ANY BUILDING ACTIVITY, THE OWNER/CONTRACTOR SHOULD CONTACT THE APPROPRIATE OFFICIALS FOR CURRENT MUNICIPAL REGULATIONS.

A highway occupancy permit is required pursuant to the "State Highway Law" before a driveway access to a state highway is permitted. Municipalities may require a permit to access their roadways also.

NOTE: PRIOR TO ANY CONSTRUCTION, THE LOCAL GOVERNING BODY SHOULD BE CONTACTED TO DETERMINE THE BUILDING SETBACK LINES FOR THIS PARCEL.

THIS AREA IS ZONED AS "RA" (RURAL AGRICULTURAL)

BUILDING SETBACK GUIDELINES
ZONE "RA" RURAL AGRICULTURAL
SINGLE FAMILY HOME ON LOT BETWEEN 1-2 AC:
(PRINCIPAL STRUCTURE)
FRONT: 20' (ASSUMED COLLECTOR ROAD)
SIDE: 30'
REAR: 50'
(BSL = BUILDING SETBACK LINE)

ACCORDING TO NATIONAL WETLANDS INVENTORY MAPPING SHOWN ON THE U.S. FISH & WILDLIFE SERVICE WEBSITE (SEE www.fws.gov), AS OF 1/17/2023, THERE ARE NO WETLANDS WITHIN THIS SUBDIVISION.

ACCORDING TO THE FLOODPLAINS SHOWN ON FEMA MAP PANEL 42027C0830F, HAVING AN EFFECTIVE DATE OF 5/4/2009, (SEE www.fema.gov), THERE ARE NO FLOODPLAINS WITHIN THIS SUBDIVISION.

MAP REFERENCES:

MAP TITLED "SURVEY PLAT BERTHA O. REISH ESTATE", DATED MARCH 10, 2009, PREPARED BY SHOPE SURVEYING COMPANY. (NOW BREEZY FARMS)

MAP TITLED "AGRICULTURAL LAND PRESERVATION PROPERTY SURVEY FOR "THE DAVID G. BURKET LIVING TRUST", DATED MAY 18, 2022, PREPARED BY LAND SERVICES GROUP - CUNNINGHAM SURVEYORS, JOB NO. 2022092. (INCLUDED IN AGRICULTURAL EASEMENT DOCUMENT FILED TO RECORD BOOK 2302 PAGE 897A)

LOT B
REMAINING LANDS OF:
The David G. Burket Living Trust
Record Book 2290 Page 838
CONTAINING 22.41 AC.
Tax Parcel #24-008-008A
(AGRICULTURAL)

LOT A
CONTAINING 0.17 AC.
+/- 7480 SQ. FT.
(LOT-ADDITION)

LANDS OF:
DEREK LUCAS
RECORD BOOK 2166 AT PAGE 817
Tax Parcel #24-008-005

LANDS OF:
KUNKLE PROPERTIES, LLC
RECORD BOOK 2250 AT PAGE 503
Tax Parcel #24-008-004C

-LEGEND-
Commonly Used Symbols

- △ - No. 5 Iron Rod Set
- ⊕ - Nail Set
- ⊙ - Railroad Spike
- ⊙ - Angle Point
- ⊗ - Iron Rod Set 30.0' On Line (unless noted)
- - Iron Rod Found
- ⊠ - Iron Pipe Found
- ⊠ - Iron Rod Previously Set
- CL - Property Line
- CL - Centerline
- N/F - Now or Formerly
- △ - Soil Test Location
- ⊠ - Failed Soil Test Location
- (D) - Deed
- ⊙ - Power Pole
- × - Fence Line
- GAS - Gas Line
- E - Electric Line
- OHP - Overhead Power Line

APPROVED BY FERGUSON TOWNSHIP PLANNING COMMISSION

This _____ Day of _____, _____
Chairman Secretary

APPROVED BY : FERGUSON TOWNSHIP SUPERVISORS

This _____ Day of _____, _____
Chairman Secretary

AFFIDAVIT OF OWNERSHIP
On this the _____ day of _____, _____ before me personally appeared _____ who sworn according to law, deposes that (s)he is the owner of the property shown hereon and desires that this plan be recorded as such, according to law.

OWNER AND/OR AGENT

NOTARY

THE CONTOURS SHOWN ON THIS PLAN ARE 2' INTERVALS AS PROVIDED BY PASDA, PSU.EDU. (2019 NORTH CENTRAL LIDAR)



I, JEFFREY J. BAILEY, A PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS THE TRACT OF LAND SHOWN.

Surveyed by Jeffrey J. Bailey
Prof. Land Surveyor
No. SJ075567
Wellsboro PA

LAND OWNER ADDRESS:
DAVID G. BURKET
96 BIERCE STREET
TALLMADGE, OHIO 44278

COPYRIGHT 01/2023

PERTAINING TO LOTS "A" & "B". RESPECTIVELY:

AS OF THE DATE OF THIS PLOT PLAT RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF LOT ADDITION / AGRICULTURAL USE. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY FERGUSON TOWNSHIP OR D.E.P. 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 THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PA. SEWAGE FACILITIES ACT (35P.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 APPROPRIATE OFFICIALS OF FERGUSON TOWNSHIP 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 AND APPROVALS.

THE ADJOINING LANDOWNER INFORMATION SHOWN HEREON WAS CURRENT WITH THE ASSESSMENT INFORMATION PROVIDED BY THE COUNTY ONLINE ASSESSMENT DATABASE DURING THE RESEARCH PHASE OF THIS SURVEY. NOTE: THE RECORDS ON THIS SITE MAY NOT BE CURRENT IN ALL CASES AND MAY HAVE CHANGED SINCE THE TIME OF OUR RESEARCH.

LAND SERVICES GROUP
CUNNINGHAM SURVEYORS
WELLSBORO, PA (570) 724-3395 LANDSG.COM

SUBDIVISION OF LANDS BELONGING TO:
THE DAVID G. BURKET LIVING TRUST
RECORD BOOK 2290 AT PAGE 838
TAX PARCEL # 24-008-008A
"LOT A" TO BE CONVEYED TO DEREK LUCAS AS LOT ADDITION

LOCATION: FERGUSON TOWNSHIP - CENTRE COUNTY - PENNSYLVANIA

DRAWN BY: AMC	FIELD BOOK: 549	SCALE: 1" = 20'	DATE: 01-17-2023	JOB #: 2022092B
PAGES: 16 & 19				

