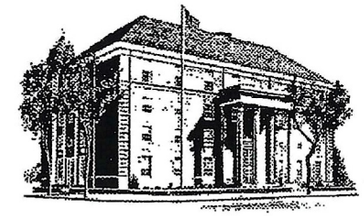
TAMMY SHEARER
RECORDER OF DEEDS
CUMBERLAND COUNTY
1 COURTHOUSE SQUARE
CARLISLE, PA 17013
717-240-6370



Instrument Number - 202128563
Recorded On 8/5/2021 At 12:16:44 PM
* Instrument Type - PLAN
Invoice Number - 348641 User ID - KW
* Grantor - FLOHR, DANIEL M
*
* Customer - SOUTH MIDDLETON TWP
* FEES

STATE WRIT TAX	$0.50
RECORDING FEES - RECORDER OF DEEDS	$81.50
PARCEL CERTIFICATION FEES	$60.00
COUNTY ARCHIVES FEE	$2.00
ROD ARCHIVES FEE	$3.00
TOTAL PAID	$147.00

* Total Pages - 9

Certification Page

DO NOT DETACH

This page is now part of this legal document.

Cumberland County UPI Certification
On August 5, 2021 By TB

PARCEL IDENTIFICATION NUMBER
23-35-2316-053
23-35-2316-128
40-13-0124-065
40-35-2316-001
Total Parcels: 4

I Certify this to be recorded in Cumberland County PA

RECORDER'S OFFICE CUMBERLAND COUNTY PA

RECORDER OF DEEDS

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

003BN5

RECEIVED
07/23/21
2021-0019

PRELIMINARY/FINAL SUBDIVISION PLAN

DANIEL M. FLOHR & BONNIE L. FLOHR
LOT PARCELS "A", "B" "C", "D" AND
LOT NUMBERS 1, 1A, 1B, 2, 2A & 2B

131 YATES STREET

BOROUGH OF MOUNT HOLLY SPRINGS & SOUTH MIDDLETON TOWNSHIP

CUMBERLAND COUNTY, PENNSYLVANIA

PARCEL IDENTIFICATION NUMBER 23-35-2316-053
PARCEL IDENTIFICATION NUMBER 23-35-2316-128
PARCEL IDENTIFICATION NUMBER 40-13-0124-065
PARCEL IDENTIFICATION NUMBER 40-35-2316-001

OWNER: DANIEL M. FLOHR & BONNIE L. FLOHR
131 YATES STREET
MT. HOLLY SPRINGS, PENNSYLVANIA 17065
TELEPHONE: 717-422-6740

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CUMBERLAND

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAVE OR EQUITABLE TITLE TO THE LAND SHOWN HEREIN.

Daniel M. Flohr (Owner) Bonnie L. Flohr (Owner)

131 Yates Street, Mt. Holly Springs, Pennsylvania 17065
Address

ON THIS 22 DAY OF JUNE 2021, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED PERSONALLY APPEARED, WHO ACKNOWLEDGES THIS PLAN TO BE HIS, HER OR THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

Daniel M. Flohr (Owner) Bonnie L. Flohr (Owner)

ALL PUBLIC RIGHTS-OF-WAYS, SHOWN ON THIS PLAN, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE BY THE UNDERSIGNED.

Daniel M. Flohr (Owner) Bonnie L. Flohr (Owner)

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND SEAL.

Notary Public

MY COMMISSION EXPIRES: April 20, 2025

Commonwealth of Pennsylvania - Notary Seal
Sara E. Jarrett-Eaton, Notary Public
Cumberland County
My commission expires April 20, 2025
Commission number 1311263
Member, Pennsylvania Association of Notaries

RECORDED AS INSTRUMENT NUMBER:

REVIEWED THIS 16 DAY OF January 2018 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Kirk Stoner (VC)
Director Of Planning

APPROVED THIS 24 DAY OF June 2021 BY THE BOARD OF SUPERVISORS OF SOUTH MIDDLETON TOWNSHIP.

Vice Chairman, Shelly Esposito

Sandra Quickel
Secretary, SANDRA QUICKEL

REVIEWED THIS 14 DAY OF JUNE 2021 BY THE PLANNING COMMISSION OF THE BOROUGH OF MOUNT HOLLY SPRINGS.

Chairperson

Secretary

APPROVED THIS 14 DAY OF JUNE 2021 BY THE COUNCIL OF THE BOROUGH OF MOUNT HOLLY SPRINGS.

X James J. Collins II
Chairperson

Secretary

Index Of Sheets

Cover & Signatures Sheet. - Sheet No. 1 Of 7
Certification & Tract Map Sheet - Sheet No. 2 Of 7
Lot Layout Key Sheet. Sheet No. 3 Of 7
Lot Layout Sheet. Parcels "A", "C", "D", Lots 1A, 2 & 2B - Sheet No. 4 Of 7
Lot Layout Sheet. Parcel "B", Lots 1, 1B & 2A - Sheet No. 5 Of 7
Topography Sheet. Parcels "A", "C", "D", Lots 1A, 2 & 2B - Sheet No. 6 Of 7
Topography Sheet. Parcel "B", Lots 1, 1B & 2A - Sheet No. 7 Of 7

Prepared By: JOHN K. BIXLER III
PROFESSIONAL LAND SURVEYING SERVICES, P.C.
15 STATE AVENUE, SUITE 203
CARLISLE, PENNSYLVANIA 17013
TELEPHONE: 717-258-5584

JANUARY 8, 2018
REVISED: MARCH 16, 2020
REVISED: SEPTEMBER 11, 2020
REVISED: JANUARY 4, 2021
REVISED: FEBRUARY 27, 2021

September 11, 2020 Revisions: Revised signature and notary dates added of Pin 23-35-2316-128 & Pin 40-35-2316-001 revised index of Sheets title of Sheets 4, 5 & 6 of 7.
January 4, 2021 Revisions Removed one Sixth township signature line, revised one line for Chairman and one line for Secretary.

Project No. 2516007
CAD File: 2516007R
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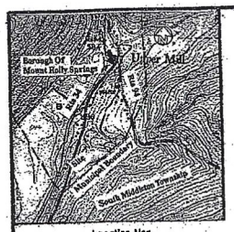
PI # 202128563 (8-5-21)



Location Map
Scale: 1" = 2000'

Adjoining Property Owners Land Records Information:

No. 13
Parcel Identification Number 23-35-2316-015
Matthew D. Hager & Anna M. Hager
Instrument Number 201612739
Plan Book 2, Page 82.

No. 16
Parcel Identification Number 23-35-2316-016
Michael L. Brown & Renee A. Brown
Deed Book 371, Page 1158.

No. 17
Parcel Identification Number 23-35-2316-017
Jacob S. Carr & Kelly L. Carr
Instrument Number 201612143
Plan Book 72, Page 91

No. 18
Parcel Identification Number 23-35-2316-018
C. Dean Shaffer
Deed Book "P", Volume 33, Page 806

No. 19
Parcel Identification Number 23-35-2316-019
Deborah L. Hoover
Deed Book 192, Page 317

No. 20
Parcel Identification Number 23-35-2316-020
Kelly A. Shue
Deed Book 223, Page 458
Plan Book 73, Page 79

No. 21
Parcel Identification Number 23-35-2316-046
Eric A. Dunkelberger
Instrument Number 201227657
Plan Book 75, Page 95

No. 47
Parcel Identification Number 23-35-2316-048
Jason C. Brotzman
Deed Book 380, Page 3492

No. 50
Parcel Identification Number 23-35-2316-050
Timothy S. Stamm & Sharon R. Garver
Deed Book "P", Volume 32, Page 578

No. 51
Parcel Identification Number 23-35-2316-051
Kenneth J. Brown
Instrument Number 201612928
Plan Book 2, Page 4

No. 52
Parcel Identification Number 23-35-2316-052
Kelly M. Ker & Kathleen S. Derrick
Deed Book 229, Page 1029
Plan Book 68, Page 84

No. 128
Parcel Identification Number 23-35-2316-123
Eric P. Gruber & Bridget A. Deegler
Instrument Number 201211124
Plan Book 73, Page 81

No.125
Parcel Identification Number 23-35-2316-121
Norman D. Lutzner Jr. & Tracey A. Lutzner
Deed Book 332, Page 83
Plan Book 13, Page 70

Flohr Properties Involved In This Subdivision And Individual Deed Acreage:

Parcel Identification Number 23-35-2316-033
Daniel M. Flohr & Bonnie L. Flohr
Deed Book 117, Page 1167
Lot Number 1A
3.481 Acres

Parcel Identification Number 23-35-2316-033
Daniel M. Flohr
Deed Book "P", Volume 31, Page 682
Lot Number 1B
2.121 Acres/-/-

Parcel Identification Number 23-35-2316-126
Daniel M. Flohr & Christopher A. Flohr
Instrument Number 201423606
Lot Number 2
10.817 Acres

Parcel Identification Number 40-13-0124-003
Daniel M. Flohr
Deed Book 166, Page 198
Lot Number 2
45.000 Acres

Parcel Identification Number 40-35-2316-001
Daniel M. Flohr
Deed Book "R", Volume 28, Page 835
Lot Number 2
2.468 Acres
Lot Number 3
0.742 Acres

Deed Calls:

DC1	S 10°00'04"E
23.52'	34.00'
DC2	DC3
S 27°07'53"W	S 10°00'04"E
20.31'	49.88'
DC3	DC4
S 20°20'25"W	N 58°23'31"W
40.12'	20.17'
DC4	DC5
S 20°20'25"W	S 58°58'50"W
48.61'	32.75'
DC5	DC6
S 20°20'25"W	S 17°27'34"W
50.35'	33.00'
DC7	DC8
N 69°22'16"E	N 31°17'23"E
109.89'	134.32'
DC9	DC10
N 69°21'16"E	N 58°37'34"W
100.89'	34.97'
DC11	DC12
N 69°21'16"E	N 31°22'19"W
100.77'	26.32'
DC13	DC14
N 69°21'16"E	N 31°22'19"W
100.77'	26.32'
DC15	DC16
N 69°21'16"E	N 31°22'19"W
100.77'	26.32'
DC17	DC18
N 69°21'16"E	N 31°22'19"W
100.77'	26.32'
DC19	DC20
N 69°21'16"E	Arc Length = 791.80'
42.74'	Radius = 5187.00'
DC21	DC22
N 69°21'16"E	S 27°07'42"E
60.78'	163.72'
DC23	DC24
N 69°21'16"E	S 17°41'50"W
30.00'	525.32'
DC25	DC26
N 69°21'16"E	S 17°21'50"W
34.61'	501.21'
DC27	DC28
S 20°41'40"E	S 17°21'50"W
111.33'	312.72'
DC29	DC30
N 69°19'20"E	S 17°21'50"W
291.17'	337.82'
DC31	DC32
S 20°41'40"E	S 17°21'50"W
172.00'	382.82'
DC33	
S 20°41'40"E	
33.00'	

Deed Calls, Continued:

DC34	DC35
S 20°20'04"E	S 10°00'04"E
34.00'	34.00'
DC36	DC37
S 20°20'28"W	S 10°00'04"E
49.88'	49.88'
DC38	DC39
N 58°23'31"W	S 10°00'04"E
20.17'	50.75'
DC40	DC41
N 58°58'50"W	S 10°00'04"E
32.75'	50.00'
DC42	DC43
S 17°27'34"W	S 10°00'04"E
33.00'	50.00'
DC44	DC45
N 31°22'23"E	S 10°00'04"E
134.32'	50.00'
DC46	DC47
N 58°37'34"W	S 10°00'04"E
34.97'	34.00'
DC48	DC49
N 31°22'19"W	S 10°00'04"E
26.32'	23.52'
DC50	
Arc Length = 791.80'	
Radius = 5187.00'	
DC51	
S 27°07'42"E	
163.72'	
DC52	
S 17°41'50"W	
525.32'	
DC53	
S 17°21'50"W	
501.21'	
DC54	
S 17°21'50"W	
312.72'	
DC55	
S 17°21'50"W	
337.82'	
DC56	
S 17°21'50"W	
382.82'	

Curve Information:

Curve No. 1
C1
Radius = 5187.00'
Length = 791.80'
Tangent = 396.02'
Central Angle = 09°01'02"
Chord Bearing = S 22°28'40"W
Chord = 790.90'

Curve No. 2
C2
Radius = 5187.00'
Length = 451.84'
Tangent = 225.97'
Central Angle = 05°00'00"
Chord Bearing = S 20°11'34"E
Chord = 450.70'

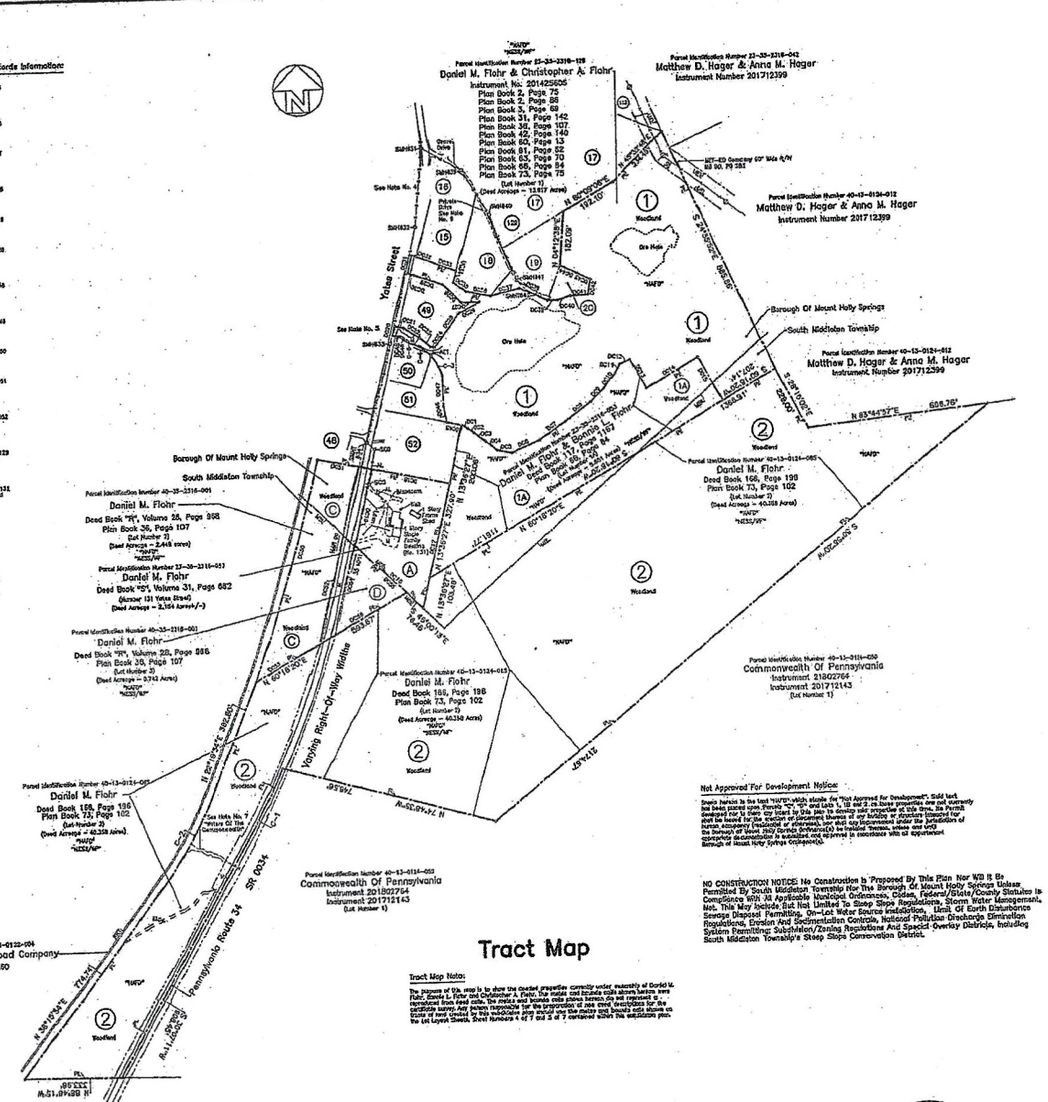
Curve No. 3
C3
Radius = 107.00'
Length = 168.67'
Tangent = 107.00'
Central Angle = 90°22'35"
Chord Bearing = N 25°18'05"W
Chord = 151.87'

Curve No. 4
C4
Radius = 107.00'
Length = 78.00'
Tangent = 40.90'
Central Angle = 41°13'13"
Chord Bearing = N 20°16'30"E
Chord = 76.28'

Curve No. 5
C5
Radius = 57.00'
Length = 30.00'
Tangent = 15.43'
Central Angle = 30°09'04"
Chord Bearing = N 69°16'37"E
Chord = 29.66'

Access Easement Calls:

AC1
S 20°20'43"W
34.00'


Parcel Identification Number 23-35-2316-109
Daniel M. Flohr & Christopher A. Flohr
Instrument No: 201423606
Plan Book 2, Page 75
Plan Book 2, Page 88
Plan Book 3, Page 68
Plan Book 31, Page 142
Plan Book 38, Page 107
Plan Book 42, Page 140
Plan Book 60, Page 13
Plan Book 61, Page 52
Plan Book 63, Page 70
Plan Book 68, Page 84
Plan Book 73, Page 75
(Lot Number 1)
(Deed Acreage = 13.817 Acres)
Parcel Identification Number 23-35-2316-042
Matthew D. Hager & Anna M. Hager
Instrument Number 201712399
Parcel Identification Number 40-13-0124-012
Matthew D. Hager & Anna M. Hager
Instrument Number 201712399
Parcel Identification Number 40-13-0122-012
Matthew D. Hager & Anna M. Hager
Instrument Number 201712399
Borough Of Mount Holly Springs
South Middleton Township
Yates Street
Parcel Identification Number 40-35-2316-001
Daniel M. Flohr
Deed Book "R", Volume 28, Page 835
Plan Book 38, Page 107
(Lot Number 2)
(Deed Acreage = 2.468 Acres)
Parcel Identification Number 23-35-2316-033
Daniel M. Flohr
Deed Book "P", Volume 31, Page 682
(Source: 131 Yates Street)
(Deed Acreage = 2.164 Acres+/-)
Parcel Identification Number 40-35-2316-001
Daniel M. Flohr
Deed Book "R", Volume 28, Page 835
Plan Book 38, Page 107
(Lot Number 3)
(Deed Acreage = 0.742 Acres)
Parcel Identification Number 23-35-2316-126
Daniel M. Flohr & Bonnie L. Flohr
Deed Book 117, Page 1167
Plan Book 73, Page 75
(Lot Number 1A)
(Deed Acreage = 3.481 Acres)
Parcel Identification Number 40-13-0124-003
Daniel M. Flohr
Deed Book 166, Page 198
Plan Book 73, Page 102
(Lot Number 2)
(Deed Acreage = 45.000 Acres)
Parcel Identification Number 40-13-0124-013
Daniel M. Flohr
Deed Book 166, Page 198
Plan Book 73, Page 102
(Lot Number 2)
(Deed Acreage = 40.338 Acres)
Parcel Identification Number 40-13-0124-003
Daniel M. Flohr
Deed Book 166, Page 198
Plan Book 73, Page 102
(Lot Number 2)
(Deed Acreage = 40.338 Acres)
Parcel Identification Number 40-13-0122-001
Gettysburg & Northern Railroad Company
Deed Book 239, Page 850
Parcel Identification Number 40-13-0122-001 Ex.
County Of Cumberland
Deed Book "N", Volume 35, Page 1103
Commonwealth Of Pennsylvania
Instrument 201802764
Instrument 201712143
(Lot Number 1)
Commonwealth Of Pennsylvania
Instrument 21802764
Instrument 201712143
(Lot Number 1)
Pennsylvania Route 34
SR 0034
Varying Right-of-Way Width
See Note No. 1
See Note No. 2
See Note No. 3
See Note No. 4
See Note No. 5
Ore Hole
Woodland
Wetland
Apparatus
Step Down Transformer
Utility Pole
Guy Wire
Fence Post
Iron Pin Found
Iron Pin Set
Concrete Monument Found
Concrete Monument Set
Point Of Beginning
Point Of Commencement
"NAVD"
"N/A"
"N/A"
"N/A

Deed Calls:

MR1	S 53°05'13"E	22.22'
MR2	S 53°05'13"E	24.55'
MR3	S 53°31'25"E	69.42'
MR4	S 53°31'25"E	49.82'
MR5	S 73°05'35"E	30.45'
MR6	N 69°22'14"E	101.82'
MR7	N 21°16'16"E	103.07'
MR8	N 53°31'47"E	107.71'
MR9	N 69°22'14"E	58.71'
MR10	N 36°40'15"E	60.70'
MR11	N 31°00'00"E	38.02'
MR12	N 69°44'22"E	34.61'
MR13	S 38°41'42"E	111.41'
MR14	N 69°22'20"E	101.10'
MR15	S 38°41'40"E	96.07'
MR16	N 69°22'14"E	101.17'
MR17	N 69°44'22"E	34.61'
MR18	S 38°41'42"E	111.41'
MR19	N 69°22'20"E	101.10'
MR20	S 38°41'40"E	96.07'
MR21	N 69°22'14"E	101.17'
MR22	S 38°41'42"E	111.41'
MR23	N 69°22'20"E	101.10'
MR24	S 38°41'40"E	96.07'
MR25	S 20°29'39"E	14.05'
MR26	S 20°29'21"E	14.00'
MR27	S 69°22'20"W	61.00'
MR28	S 20°04'25"W	61.00'
MR29	S 69°22'20"W	14.00'
MR30	S 20°29'21"E	14.00'
MR31	S 69°22'20"W	61.00'
MR32	S 20°29'39"E	14.00'
MR33	S 69°22'20"W	14.00'
MR34	S 20°21'28"W	36.46'
MR35	S 53°31'22"E	32.70'
MR36	S 73°05'32"E	25.13'
MR37	N 31°12'06"E	102.97'
MR38	S 31°12'06"W	102.97'
MR39	S 69°22'22"E	103.53'
MR40	S 69°17'00"E	103.53'
MR41	N 20°29'21"W	33.12'
MR42	N 69°22'20"E	60.00'
MR43	N 20°29'21"W	21.00'
MR44	N 69°22'21"E	60.00'
MR45	N 20°29'21"W	60.17'
MR46	N 73°05'03"E	24.42'
MR47	N 31°12'12"W	103.00'
MR48	N 31°12'12"W	103.00'
MR49	N 73°05'12"W	24.42'
MR50	N 20°29'21"E	60.17'
MR51	N 31°12'12"W	103.00'
MR52	N 31°12'12"W	103.00'
MR53	N 20°29'21"E	60.00'
MR54	S 20°29'39"E	14.05'
MR55	S 20°29'21"E	14.00'
MR56	N 20°29'21"W	60.00'
MR57	N 69°22'20"E	61.00'
MR58	N 20°29'21"W	14.00'
MR59	N 69°22'20"E	61.00'
MR60	N 20°29'21"W	14.00'
MR61	N 69°22'20"E	61.00'
MR62	N 20°29'21"W	14.00'

Notes:

1) The lettered "A", "C" and "D" lots have been assigned to three both-fully-developed tracts of land owned by Daniel M. Flohr.
2) The developer proposes the following: a) to subdivide Parcel "B" from land owned by Daniel M. Flohr noted as the 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-003 and as Parcel "A", Parcel "B" to be incorporated with land of Daniel M. Flohr and Christopher A. Flohr identified herein by Parcel Identification Number 23-35-2316-128 and further identified herein as Lot 1. The resulted land of Lot 1A is to be incorporated into the aforementioned 131 Yates Street property identified herein as Parcel "A";
b) to subdivide Lot 2B and Lot 2B from land owned by Daniel M. Flohr identified herein as Parcel Identification Number 40-13-0124-003 and as Parcel "D", Parcel "D" to be incorporated with land of Daniel M. Flohr and Christopher A. Flohr identified herein by Parcel Identification Number 23-35-2316-128 and further identified herein as Lot 1. Lot 2B is to be incorporated into land owned by Daniel M. Flohr noted as the 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-003 and as Parcel "A";
c) to subdivide Lot 2A and Lot 2A from land owned by Daniel M. Flohr noted as the 131 Yates Street property further identified herein by Parcel Identification Number 40-13-0124-003 and as Parcel "C", Parcel "C" to be incorporated into land owned by Daniel M. Flohr noted as the 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-003 and as Parcel "A".
3) Parcel "A" shown herein was formerly Lot No. 1 as identified on the Preliminary/Final Subdivision Plan, Mar K. Rittenhouse & George K. Hess, recorded in Plan Book 68, Page 61 in the Recorder of Deeds office of the Cumberland County Courthouse. In said plan, Lot No. 1's lot frontage was shown being on the land right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "A" has been set in the center of Yates Street, Pennsylvania Route 34.
4) Parcel "B" shown herein was formerly Lot No. 1A as identified on the Preliminary/Final Subdivision Plan, Mar K. Rittenhouse & George K. Hess, recorded in Plan Book 68, Page 61 in the Recorder of Deeds office of the Cumberland County Courthouse. In said plan, Lot No. 1A's lot frontage was shown being on the land right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "B" has been set in the center of Yates Street, Pennsylvania Route 34.
5) Parcel "C" shown herein was formerly Lot No. 2 as identified on the Final Subdivision Plan for Gladys K. Fleer & Ray F. Rittenhouse, recorded in Plan Book 68, Page 107 in the Recorder of Deeds office of the Cumberland County Courthouse. In said plan, Lot No. 2's lot frontage was shown being on the land right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "C" has been set in the center of Yates Street, Pennsylvania Route 34.
6) Parcel "D" shown herein was formerly Lot No. 2 as identified on the Final Subdivision Plan for Gladys K. Fleer & Ray F. Rittenhouse, recorded in Plan Book 68, Page 107 in the Recorder of Deeds office of the Cumberland County Courthouse. In said plan, Lot No. 2's lot frontage was shown being on the land right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "D" has been set in the center of Yates Street, Pennsylvania Route 34.
7) Lot 1B, Lot 2B, Parcel "D", Lot 1A, Lot 1B, residual land of Lot 2, Lot 2A and Lot 2B are individually ineligible to subdivide or resubdivide in accordance with the Borough of Mount Holly Springs Zoning Ordinance, Section 1403 and Section 1404 and Section 1405 and Section 1406 and Section 1407 and Section 1408 and Section 1409 and Section 1410 and Section 1411 and Section 1412 and Section 1413 and Section 1414 and Section 1415 and Section

Lot Layout Sheet, Parcel "B", Lots 1, 1B & 2A

Preliminary/Final Subdivision Plan

Daniel M. Flohr & Bonnie L. Flohr
Lot Parcels "A", "B", "C", "D" And
Lot Numbers 1, 1A, 1B, 2, 2A & 2B

131 Yates Street

Borough Of Mount Holly Springs & South Middleton Township

Cumberland County, Pennsylvania

Scale: 1" = 100' January 8, 2018

Sheet No. 5 Of 7

Prepared By: JOHN K. BIXLER III
PROFESSIONAL LAND SURVEYING SERVICES, P.C.
15 State Avenue, Suite 203
Carlisle, Pennsylvania 17013.
Telephone: 717-258-5584

Project No. 2416007
CAD File: 2416007V
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GRAPHIC SCALE – FEET (100 0 100 200 300)

See Sheet No. 4 Of 7

Match With Sheet No. 4 Of 7

Notes & Bounds Calls:

Notes:

Curve Information

Dedicated Right-Of-Way Calls:

Access Easement Calls:

Symbol Key

Adjoining Property Owners Land Records Information:

Individual Acreage Of The Parcels/Lots:

Combined Acreage Of The Parcels/Lots:

Tract Perimeter Survey Note:

NO CONSTRUCTION NOTICE: No Construction Is Proposed By This Plan Nor Will It Be Permitted By South Middleton Township Nor The Borough Of Mount Holly Springs Unless Compliance With All Applicable Municipal Ordinances, Codes, Federal/State/County Statutes Is Met. This May Include But Not Limited To Steep Slope Regulations, Storm Water Management, Sewage Disposal Permitting, On-Lot Water Source Installation, Limit Of Earth Disturbance Regulations, Erosion And Sedimentation Controls, National Pollution Discharge Elimination System Permitting, Subdivision/Zoning Regulations And Special Overlay Districts, Including South Middleton Township's Steep Slope Conservation District.

Parcel Identification Number 23-35-2316-042
Matthew D. Hager & Anna M. Hager
Instrument Number 201712369

Parcel Identification Number 40-13-0124-012
Matthew D. Hager & Anna M. Hager
Instrument Number 201712369

Parcel Identification Number 23-35-2316-128
Daniel M. Flohr & Christopher A. Flohr
Instrument 201425005
Plan Book 2, Page 73
Plan Book 3, Page 88
Plan Book 31, Page 142
Plan Book 36, Page 107
Plan Book 42, Page 140
Plan Book 60, Page 13
Plan Book 61, Page 52
Plan Book 65, Page 70
Plan Book 66, Page 84
Plan Book 73, Page 75
(Lot Number 1)

Parcel Identification Number 40-12-0124-012
L.B. Phillips Jr. & Robert M. Fray
Deed Book "O", Volume 30, Page 146

Parcel Identification Number 23-35-2316-053
Sally W. Ker & Kathleen S. Daniels
Deed Book 253, Page 420

Parcel Identification Number 40-13-0124-002
Daniel M. Flohr
Deed Book 166, Page 156
Plan Book 73, Page 102
(Lot Number 3)

Parcel Identification Number 23-35-2316-053
Daniel M. Flohr & Bonnie L. Flohr
Deed Book 171, Page 117
Plan Book 88, Page 64
(Lot Number 4)

Parcel Identification Number 40-13-0124-002
Daniel M. Flohr
Deed Book 166, Page 156
Plan Book 73, Page 102
(Lot Number 2)

Parcel Identification Number 40-13-0124-006
Commonwealth Of Pennsylvania
Instrument 201302764
Instrument 201712145
(Lot Number 1)

Parcel Identification Number 40-13-0124-001
Daniel M. Flohr
Deed Book "R", Volume 28, Page 968
Plan Book 36, Page 107
(Lot Number 3)

Parcel Identification Number 23-35-2316-001
Daniel M. Flohr
Deed Book "R", Volume 28, Page 968
Plan Book 36, Page 107
(Lot Number 2)

Parcel Identification Number 23-35-2316-053
Daniel M. Flohr
Deed Book "S", Volume 31, Page 682
(Number 121 Yates Street)

Parcel Identification Number 40-13-0131-004
Gettysburg & Northern Railroad Company
Deed Book 239, Page 590

Borough Of Mount Holly Springs

South Middleton Township

Pennsylvania Route 34 SR 0034
(66' Wide Right-Of-Way Width)

Prepared By: JOHN K. BIXLER III
PROFESSIONAL LAND SURVEYING SERVICES, P.C.
15 State Avenue, Suite 203
Carlisle, Pennsylvania 17013.
Telephone: 717-258-5584

Notes:

1) The tracts "A", "C" and "D" have been assigned as three individually owned tracts of land owned by Daniel M. Flohr.
2) The developer proposes the following: a) to subdivide Parcel "B" from land owned by Daniel M. Flohr called as the 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-003 and as Parcel "B" to be incorporated with land of Daniel M. Flohr and Christopher A. Flohr identified herein by Parcel Identification Number 23-3-2316-125 to be incorporated into the development 131 Yates Street; b) to subdivide Lot 1B from land of Daniel M. Flohr as Tracts 1, Flohr identified herein as Lot 1A, to be incorporated into the development 131 Yates Street and Lot 1B identified herein by Parcel Identification Number 23-35-2316-125 as further identified herein as Lot 1. The residual land of Lot 1A is to be incorporated into the development 131 Yates Street property identified herein as Parcel "D"; c) to subdivide Lot 2A and Lot 2B from land owned by Daniel M. Flohr identified herein by Parcel Identification Number 40-13-0121-045, further identified herein as Lot 2. Lot 2A is to be incorporated into the 131 Yates Street property identified herein as Parcel "C" and Lot 2B identified herein by Parcel Identification Number 23-35-2316-053 and as Parcel "C"; d) incorporated land of Daniel M. Flohr identified herein by Parcel Identification Number 40-13-2316-001, further identified as Parcel "B" with land owned by Daniel M. Flohr called as the 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-053 and as Parcel "C".
3) Is the proposed land of Daniel M. Flohr identified herein by Parcel Identification Number 40-13-0121-045, further identified on the residual land of Lot 2 with other land of Daniel M. Flohr, identified herein by Parcel Identification Number 40-13-2316-001, further identified as Parcel "B".
3) Parcel "A", shown herein was formerly Lot No. 1 as identified on the Preliminary/Final Subdivision Plan, Mary A. Hildebrandt & Gladys E. Flohr, recorded in Plan Book 68, Page 54 in the Recorder of Deeds office of the Cumberland County Courthouse. On said plan, Lot No. 1's lot frontage was shown being on the legal right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "A" has been set in the center of Yates Street, Pennsylvania Route 34.
4) Parcel "B" shown herein was formerly a part of Lot No. 1 as identified on the Preliminary/Final Subdivision Plan, Mary A. Hildebrandt & Gladys E. Flohr, recorded in Plan Book 68, Page 54 in the Recorder of Deeds office of the Cumberland County Courthouse. On said plan, Lot No. 1's lot frontage was shown being on the legal right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "B" has been set in the center of Yates Street, Pennsylvania Route 34.
5) Parcel "D" shown herein was formerly Lot No. 2 as identified on the Final Subdivision Plan for Glenn E. Flohr & Mary E. Hildebrandt recorded in Plan Book 38, Page 107 in the Recorder of Deeds office of the Cumberland County Courthouse. On said plan, Lot No. 2's lot frontage was shown being on the legal right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "D" has been set in the center of Yates Street, Pennsylvania Route 34.
6) Parcel "C" shown herein was formerly Lot No. 2 as identified on the Final Subdivision Plan for Glenn E. Flohr & Mary E. Hildebrandt recorded in Plan Book 38, Page 107 in the Recorder of Deeds office of the Cumberland County Courthouse. On said plan, Lot No. 2's lot frontage was shown being on the legal right-of-way line of Yates Street, Pennsylvania Route 34. The proposed lot frontage of Parcel "C" has been set in the center of Yates Street, Pennsylvania Route 34.
7) Note: Tracts "D", Lot 1A, Lot 1B, created tract of Lot 2, Lot 2A and Lot 2B are adjacent lot additions to ended tracts and sub-subdivision lot addition which can be properly conveyed in this without conversion subdivision and land development approval by the borough of Mount Holly Springs, South Middleton Township and Flohr equitable jurisdiction/approval prior subdivision.
8) Portions of the Flohr properties are located within the "R-1" Low Density Residential Zoning District of the Borough of Mount Holly Springs which is developed lands as "R-1". Portions of South Middleton Township within the conservation District designated – Conservation.
10) Daniel M. Flohr's property identified herein as Parcel Identification Number 23-35-2316-053, is located at 131 Yates Street.
11) Land of Daniel M. Flohr noted as the 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-053 and as Parcel "C" has an existing one-story residential structure located thereon which is facilitated by a well and public sanitary mains. The residential structure located thereon which is facilitated by a well and public sanitary mains. There are no proposed for other buildings located on Parcel "B", Parcel "C", Parcel "D", Lot 1, Lot 1A, Lot 1B, Lot 2, Lot 2A or Lot 2B.
12) There are no existing sanitary sewer facilities nor are any sanitary sewer facility improvements proposed for Parcel "B", Parcel "C", Parcel "D", Lot 1, Lot 1A, Lot 1B, Lot 2, Lot 2A or Lot 2B. Parcel "C", Lot 1A and Lot 2B will be incorporated into land of Daniel M. Flohr along 131 Yates Street property further identified herein by Parcel Identification Number 23-35-2316-053 and as Parcel "C". Parcel "D", Lot 1, Lot 1B, Lot 2A and the "Residual Tract Remaining Flohr & Sons Holding Incorporated" are being sited for Lot 1, Parcel "B", Lot 1B, Lot 2A and for Lot 2, Parcel "C".
13) Rubber Properties Inc. conducted a hydrogeologic study over Flohr properties identified herein as Parcel Identification Numbers 23-35-2316-003, 40-13-0121-045 and 40-13-2316-001 to serve as independent water well Tract Extension to Mylnes Old Rail & storage tank on the land of Pennsylvania Route 34 which is distributed Mylnes of the Borough of Mount Holly Springs and South Middleton Township. The study was submitted to the Borough of Mount Holly Springs and South Middleton Township. A proposed 40' ingress/egress easement has been placed encircling the developed "Mylnes of the Commonwealth" regarding the property owned jointly by Daniel M. Flohr and Christopher A. Flohr identified herein as Parcel Identification Number 23-35-2316-125, the owner letters that the Borough of Mount Holly Springs and South Middleton Township's approval of this subdivision plan/property conditional approval.
14) The Federal Contingency Management Agency (FEMA), National Flood Insurance Program, FIRM, Flood Insurance Rate Map, Panels 400, 402 and 403 of 450, Map Number 42041C0400C, effective date March 18, 2008 shows a flood plain for Mountain Creek lying to the north of the Flohr properties. Base elevation lines indicate that the flood plain elevation is below the contour line of the Mountain Creek flood plain. However, any items contribution on the Flohr properties abutting the Mountain Creek flood plain may require a detailed flood plain investigation be done as performed for this subdivision plan.
15) Pennsylvania Route 34 has varying widths as dimensioned on the Pennsylvania Department of Transportation Straight Line Diagram, Sheet 1 of 1, Page No. 41, The Sign-of-Way Of Road March 25, 1960.
16) Based on review of the Pennsylvania Natural Heritage Program indicated that two species of concern, the Pennsylvania Fish Commission and Department of Conservation and Natural Resources were identified as being in the project area. Based on the species identified, review within the area of the project. Due to the low amount, habitat disturbance as anticipated for this project, with no development proposed, no additional research was conducted regarding the aforementioned.
17) Cumberland County Township Zoning Ordinance No. 3 of 2002, Article XVI, Section 1450.55 Steep Slopes Conservation District contains restrictions requirements for limiting the construction of impervious surfaces, including agricultural uses, on slopes greater than twenty (20) percent but less or equal to twenty-five (25) percent and prohibits the construction on slopes greater than twenty-five (25) percent slope gradient, respectively. Steep slopes are not shown, however, on this subdivision plan and land development plan.
18) Pennsylvania Route 34 is classified as "Arterial Street" on the South Middleton Township Official Map.
19) On the Pennsylvania Department of Transport Construction Plan, Straight Line Diagram, Sheet 1 of 1, Page 41, Sign-of-Way Of Road March 25, 1960, Pennsylvania Route 34 is proposed to have a minimum of 33 feet of right-of-way.
20) No new driveway access from those owned by Daniel M. Flohr or Daniel M. Flohr and Sandy L. Flohr onto Pennsylvania Route 34 is proposed in this subdivision within both Middleton Township, South Middleton Township regulated accessed into Pennsylvania State Highway Pennsylvania Department of Transportation Chapter 441 Access to and Occupancy of Highways by Permit, Article VI, Section 7.02 Road Access Control. An driveway access study was performed for vehicular access and safety purposes. The study was submitted.
21) The developer is required to submit a resolution for approval for the adoption of this Preliminary/Final Subdivision Plan. The developer agrees to pay back fees in lieu of the dedication of land for recreational purposes.
22) A portion of the 131 Yates Street property's existing macadam driveway will be upon completion of the proposed 40' ingress/egress easement to be placed between Daniel M. Flohr, owner of the 131 Yates Street property and land of Daniel M. Flohr, owner of the land to which Parcel "B" is to be incorporated by Chris and Christopher A. Flohr, owners of the land to which Parcel "B" is to be incorporated. The driveway is to be placed on the portion of the macadam driveway for access purposes. The effects access easement that overlap the existing macadam driveway from the centerline of Pennsylvania Route 34 to the normal terminus of said driveway as displayed on Parcel "B", herein and the width of said easement shall be a minimum dimension of 30 feet. A private access Easement Agreement will be prepared for the adjacent property owners and the Borough of Mount Holly Springs has requested that a copy of the agreement be submitted thereof prior to the recording of this subdivision plan.
23) See Parcel "C"/Parcel "D" Sanitary Sewer Lateral Agreement Plan located on Sheet No. 1 of 7.

Symbol Key:

Access Gal Easement Identification – AG
Aerial Utility Distribution Line – ———————
Anchor
Bollard Identification – A
Block Size 36" – BS36
Cleanoutn – CO
Concrete Monument Set – CMS
Curve Identification Number – C1
Deciduous Tree 12" – DT12
Dedicated Right-of-Way Line – DRWL
Dedicated Right-of-Way Line – ———————
Dedicated Right-of-Way Marker & Bounds Identification – DRW-1 B
Entrance – EL
Edge Of Macadam – EM
Existing Hub Hand To Angle Iron – EH/AI
Existing Iron Pin – EIPF
Existing Iron Pin – EIPF
Existing Stone Pile – ESP
Iron Rebar Set – IRS
Legal Right-of-Way Line – LRWL
Legal Right-of-Way Line – ———————
Lot 1A – (1A)
Lot 1B – (1B)
Lot 2 – (2)
Lot 2A – (2A)
Lot 2B – (2B)
Macadam – M
Metropolitan Edison Company – MET-ED Co.
Metes & Bounds Identification – MB1
Minimum Building Setback Line – MBSL
Minimum Building Setback Line – MBL
Municipal Boundary Line – ———————
Pipe – PIP
Parcel "A" – (A)
Parcel "B" – (B)
Parcel "C" – (C)
Parcel "D" – (D)
Pole – Ø
Proposed Dedicated Right-of-Way Line – PDRWL
Proposed Dedicated Right-of-Way Line – ———————
Property Line – PL
Property Line – ———————
Proposed Subdivision Line – PSL
Proposed Subdivision Line – ———————
Railroad Track – RRT
R-1 Low Density Residential Zoning District – (R1)
Right-of-Way – R/W
Sanitary Sewer Cleanout – SCO
Sanitary Sewer Line – ———————
Sanitary Sewer Manhole Identification – SMH631
Sanitary Sewer Manhole Symbol (Small)
Storm Water Drainage Easement Line – SWL
Utility Easement Line – UEL
Utility Easement Line – ———————
Waters Of The Commonwealth Flag Identification – A1
Waters Of The Commonwealth Flag – ———————
Woodland Demarcation Zone Symbol – (W)

Project No. 2416007
CAD File: 2416007W
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Tract Perimeter Survey Note:
The tract perimeter shown hereon was surveyed by the firm of John K. Bixler III, Professional Land Surveying Services, P.C. under the responsible charge of John K. Bixler II, PLS.

Dedicated Right-Of-Way Calls:

DRW-1
N 53°07'11"E
73.23'

DRW-2
N 59°52'18"W
4.00'

DRW-3
N 29°07'11"E
200.00'

DRW-4
S 59°52'49"E
4.00'

DRW-5
N 30°07'11"E
0.71'

DRW-6
Radius – 2634.53'
Length – 88.23'
Tangent – 44.12'
Central Angle – 1°55'03"
Chord Bearing – N 32°09'18"E
Chord – 87.78'

DRW-7
Radius – 2634.53'
Length – 123.37'
Tangent – 61.69'
Central Angle – 2°41'01"
Chord Bearing – N 34°31'31"E
Chord – 121.78'

DRW-7
N 13°42'41"E
104.18'

DRW-8
N 13°42'41"E
80.00'

DRW-9
N 13°42'41"E
118.31'

DRW-10
N 13°42'41"E
335.18'

DRW-11
Radius – 2594.97'
Length – 83.13'
Tangent – 41.56'
Central Angle – 01°46'09"
Chord Bearing – N 14°21'19"E
Chord – 83.12'

DRW-12
Radius – 2594.97'
Length – 125.23'
Tangent – 77.83'
Central Angle – 02°46'18"
Chord Bearing – N 16°05'48"E
Chord – 125.19'

DRW-13
Radius – 2594.97'
Length – 42.87'
Tangent – 127.41'
Central Angle – 00°57'11"
Chord Bearing – N 21°21'33"E
Chord – 200.23'

Curve Information:

Curve No. 1
C1
Radius – 2594.23'
Length – 125.23'
Tangent – 125.23'
Central Angle – 02°46'18"
Chord Bearing – S 27°22'40"W
Chord – 127.47'

Curve No. 2
C2
Radius – 1142.11'
Length – 101.04'
Tangent – 101.04'
Central Angle – 10°08'00"
Chord Bearing – N 20°13'20"E
Chord – 101.01'

Curve No. 4
C4
Radius – 6187.39'
Length – 74.50'
Tangent – 74.50'
Central Angle – 00°17'18"
Chord Bearing – N 19°41'00"E
Chord – 74.50'

Curve No. 7
C7
Radius – 2634.53'
Length – 123.37'
Tangent – 123.37'
Central Angle – 02°41'01"
Chord Bearing – N 21°22'09"E
Chord – 123.36'

Curve No. 8
C8
Radius – 2634.53'
Length – 88.23'
Tangent – 88.23'
Central Angle – 01°55'03"
Chord Bearing – N 29°07'07"E
Chord – 121.13'

Curve No. 9
C9
Radius – 2634.53'
Length – 93.22'
Tangent – 46.61'
Central Angle – 02°00'44"
Chord Bearing – N 15°03'02"E
Chord – 93.21'

Metes & Bounds Calls:

MB-30
N 13°42'41"E
233.63'

MB-31
N 13°42'41"E
160.53'

MB-32
N 13°42'41"E
60.00'

MB-33
S 79°13'39"E
165.00'

MB-34
S 79°13'39"E
133.54'

MB-35
S 79°13'39"E
30.54'

MB-36
N 10°46'20"E
42.00'

MB-37
N 10°46'20"E
42.38'

MB-38
N 10°43'41"E
1.01'

Individual Acreage Of The Parcels/Lots:

Parcel "A", (1 Existing Single Family Dwelling)
Land Of Daniel M. Flohr's 131 Yates Street Property
Total Acreage – 2.337 Acres
Less Dedicated Right-of-Way Acreage – 0.117 Acre
Less Dedicated Right-of-Way Acreage – ———
Net Acreage – 2.268 Acres

Parcel "B", (No Dwelling/Structure Proposed)
Total Acreage – 0.828 Acre
Less Dedicated Right-of-Way Acreage – 0.082 Acre
Net Acreage – 0.746 Acre

Parcel "C", (No Dwelling/Structure Proposed)
Total Acreage – 3.742 Acres
Less Dedicated Right-of-Way Acreage – 0.422 Acre
Net Acreage – 3.320 Acres

Parcel "D", (No Dwelling/Structure Proposed)
Total Acreage – 0.694 Acre
Less Dedicated Right-of-Way Acreage – 0.222 Acre
Net Acreage – 0.471 Acre

Lot Number 1A, (No Dwelling/Structure Proposed)
Total Acreage – 1.05 Acres
Less Dedicated Right-of-Way Acreage – 0.020 Acre
Net Acreage – 1.030 Acres

Lot Number 1B, (No Dwelling/Structure Proposed)
Total Acreage – 3.105 Acres
Less Dedicated Right-of-Way Acreage – 0.020 Acre
Net Acreage – 3.105 Acres

Lot Number 2, (No Dwelling/Structure Proposed)
Total Acreage – 10.300 Acres
Less Lot Frontage Ex – 2.347 Acre
Less Lot Number 2B – 3.371 Acres
Lot Remainder – 3.582 Acres
Less Dedicated Right-of-Way Acreage – 1.132 Acres
Net Acreage – 2.450 Acres

Lot Number 2A, (No Dwelling/Structure Proposed)
Total Acreage – 2.347 Acres
Less Dedicated Right-of-Way Acreage – 0.232 Acre
Net Acreage – 2.115 Acres

Lot Number 2B, (No Dwelling/Structure Proposed)
Total Acreage – 3.371 Acres
Less Dedicated Right-of-Way Acreage – 0.595 Acre
Net Acreage – 3.276 Acres

Combined Acreage Of The Parcels/Lots:

Land Of Daniel M. Flohr's 131 Yates Street, Parcel "A"Acreage – 1.682 Acres
Land Of Daniel M. Flohr, Parcel "B" Acreage – 0.746 Acre
Addition Of The Residual Land Of Lot Number 1A's Acreage – 0.378 Acre
Addition Of Lot Number 2B's Acreage – 3.371 Acres
Total Combined Acreage – 6.133 Acres

Land Of Daniel M. Flohr & Christopher A. Flohr, Lot No. 1 Acreage – 13.210 Acres
Addition Of Parcel "D" Acreage – 0.606 Acre
Addition Of Lot 1B Acreage – 3.105 Acres
Addition Of Lot 2A's Acreage – 2.347 Acres
Total Combined Acreage – 19.267 Acres
Total Combined Acreage – 17.272 Acres

Land Of Daniel M. Flohr, Parcel "C" Acreage – 3.742 Acres
Addition Of Lot No. 2's Acreage – 10.300 Acres
Total Combined Acreage – 18.102 Acres

Adjoining Property Owners Land Records Information:

No. 46
Parcel Identification Number 23-35-2316-045
Effie A. Dunbar
Richmond Number 201307069
Plan Book 7, Page 84

No. 50
Parcel Identification Number 23-22-2316-053
Billy W. Kim & Kathleen S. Dorothy
Deed Book 1336, Page 1532
Plan Book 65, Page 54

NO CONSTRUCTION NOTICE: No Construction Is Proposed By This Plan Nor Will It Be Permitted By South Middleton Township Nor The Borough Of Mount Holly Springs Unless Compliance With All Applicable Municipal Ordinances, Codes, Federal/State/County Statutes Is Met. This May Include But Not Limited To Steep Slope Regulations, Storm Water Management, Sewage Disposal Permitting, On-Lot Water Source Installation, Unit Of Earth Disturbance Regulations, Erosion And Sedimentation Controls, National Pollution Discharge Elimination System Permitting; Subdivision/Zoning Regulations And Special Overlay Districts, including South Middleton Township's Steep Slope Conservation District.

Contour Note:
The contour lines shown hereon were generated from mapping provided by the Pennsylvania Spatial Data Access (PASDA) website. The data provided by PASDA (Data Delivery Detection and Mapping) as managed by the United States Geological Survey (USGS) center. The contours displayed where shown are illustration for the purpose of complying with a subdivision approval requirement. Said contours are not intended to be used for design purposes. The firm of John K. Bixler II, Professional Land Surveying Services, P.C. disclaims no liability arising from the use of these contours for purposes other than illustration. The contour lines are the North American Vertical Datum of 1988.

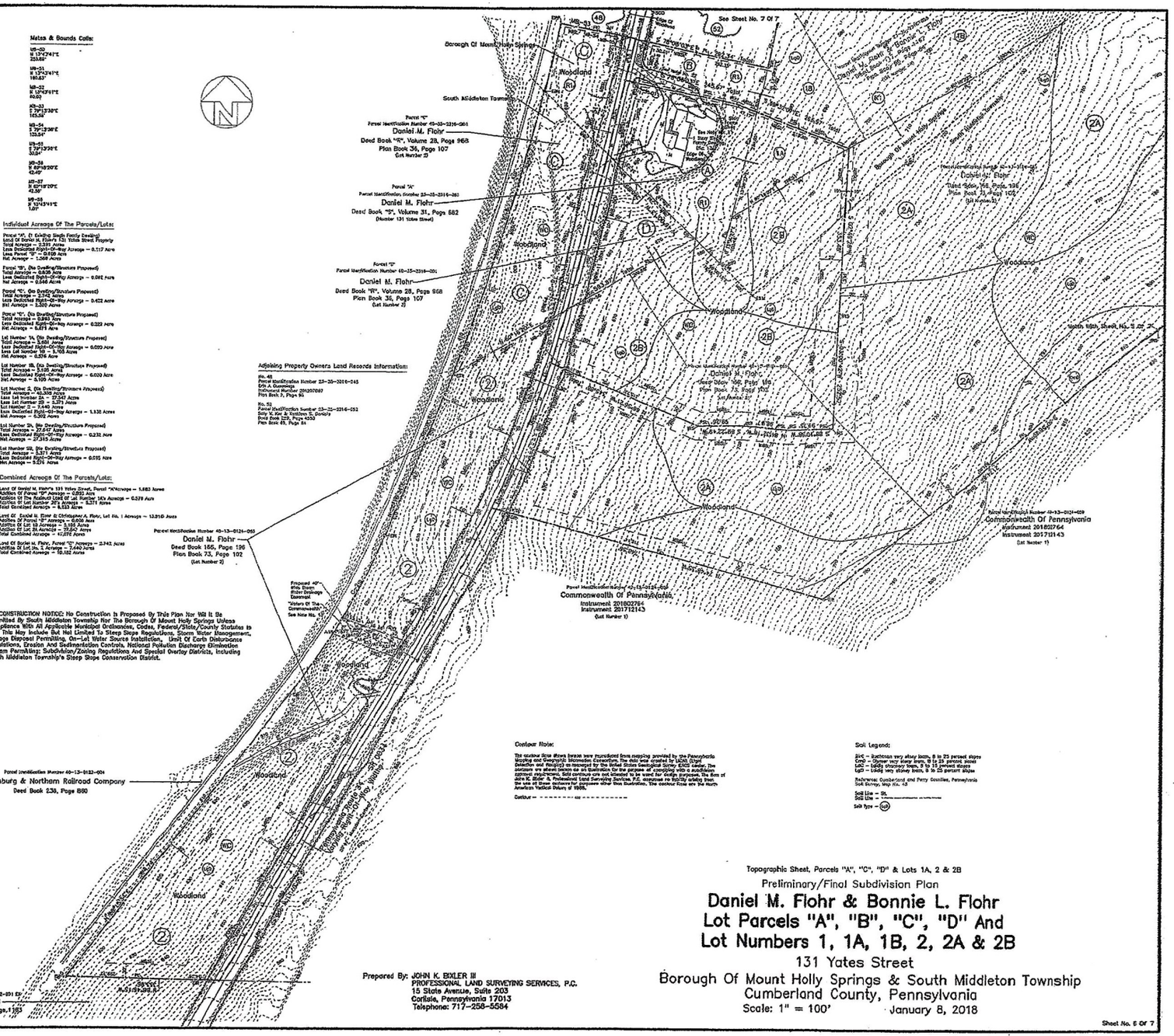
Contour – ———————— – 100

Soil Legend:

BnC – Buchanan very stony loam, 8 to 25 percent slopes
LnD – Lehigh very stony loam, 8 to 25 percent slopes
LgD – Laidig very stony loam, 8 to 25 percent slopes
LgD2 – Laidig very stony loam, 8 to 25 percent slopes

Reference: Cumberland and Perry Counties, Pennsylvania Soil Survey, Map No. 43

Soil Line – SL
Soil Line – ———————
Soil Type – (LgD)



GRAPHIC SCALE – FEET
100 0 100 200 300

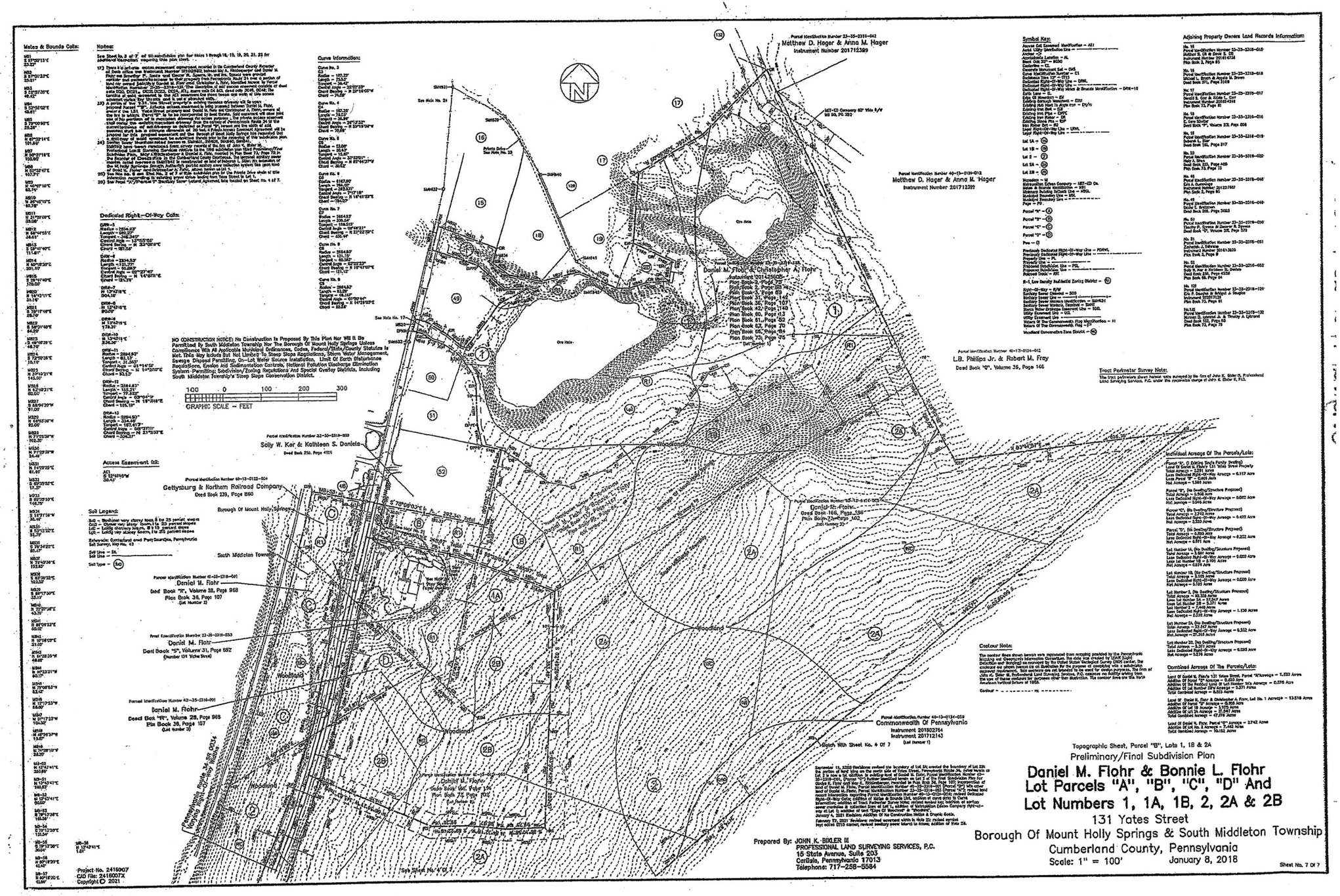
Prepared By: JOHN K. BIXLER III
PROFESSIONAL LAND SURVEYING SERVICES, P.C.
15 State Avenue, Suite 203
Carlisle, Pennsylvania 17013
Telephone: 717-258-5584

Topographic Sheet, Parcels "A", "C", "D" & Lots 1A, 2 & 2B

Preliminary/Final Subdivision Plan

Daniel M. Flohr & Bonnie L. Flohr
Lot Parcels "A", "B", "C", "D" And
Lot Numbers 1, 1A, 1B, 2, 2A & 2B

131 Yates Street
Borough Of Mount Holly Springs & South Middleton Township
Cumberland County, Pennsylvania
Scale: 1" = 100' January 8, 2018


Matrix Of Bearings & Distances
Notes:
Curve Information:
Dedicated Right-Of-Way Calls:
Access Easement Calls:
Soil Legend:
Symbol Key:
Adjoining Property Owners Land Records Information:
Individual Acreage Of The Parcels/Lots:
Combined Acreage Of The Parcels/Lots:
Tract Perimeter Survey Note:
Colour Note:
NO CONSTRUCTION NOTICE: No Construction Is Proposed By This Plan Nor Will It Be Permitted By South Middleton Township Nor The Borough Of Mount Holly Springs Unless Compliance With All Applicable Municipal Ordinances, Codes, Federal/State/County Statutes Is Met. This May Include But Not Limited To Steep Slope Regulations, Storm Water Management, Sewage Disposal Permitting, On-Lot Water Source Installation, Limit Of Earth Disturbance Regulations, Erosion And Sedimentation Controls, National Pollution Discharge Elimination System Permitting; Subdivision/Zoning Regulations And Special Overlay Districts, Including South Middleton Township's Steep Slope Conservation District.
GRAPHIC SCALE – FEET
Matthew D. Hager & Anna M. Hager
Instrument Number 201712389
Matthew D. Hager & Anna M. Hager
Instrument Number 201712399
Daniel M. Flohr & Christopher A. Flohr
L.B. Phillips Jr. & Robert M. Fray
Deed Book "O", Volume 35, Page 146
Solly W. Kor & Kathleen S. Daniele
Gettysburg & Northern Railroad Company
Borough Of Mount Holly Springs
South Middleton Township
Daniel M. Flohr
Deed Book "R", Volume 33, Page 968
Plan Book 38, Page 107
(Lot Number 2)
Daniel M. Flohr
Deed Book "S", Volume 31, Page 582
(Number 131 Yates Street)
Daniel M. Flohr
Deed Book "R", Volume 28, Page 968
Plan Book 38, Page 107
(Lot Number 3)
Woodland
Commonwealth Of Pennsylvania
Instrument 201802764
Instrument 201712143
(Lot Number 1)
Match With Sheet No. 4 Of 7
Topographic Sheet, Parcel "B", Lots 1, 1B & 2A
Preliminary/Final Subdivision Plan
Daniel M. Flohr & Bonnie L. Flohr
Lot Parcels "A", "B", "C", "D" And
Lot Numbers 1, 1A, 1B, 2, 2A & 2B
131 Yates Street
Borough Of Mount Holly Springs & South Middleton Township
Cumberland County, Pennsylvania
Scale: 1" = 100'
January 8, 2018
Sheet No. 7 Of 7
Prepared By: JOHN K. BIXLER III
PROFESSIONAL LAND SURVEYING SERVICES, P.C.
16 State Avenue, Suite 203
Carlisle, Pennsylvania 17013
Telephone: 717-258-5584
Project No. 2416007
CAD File: 2416007X
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