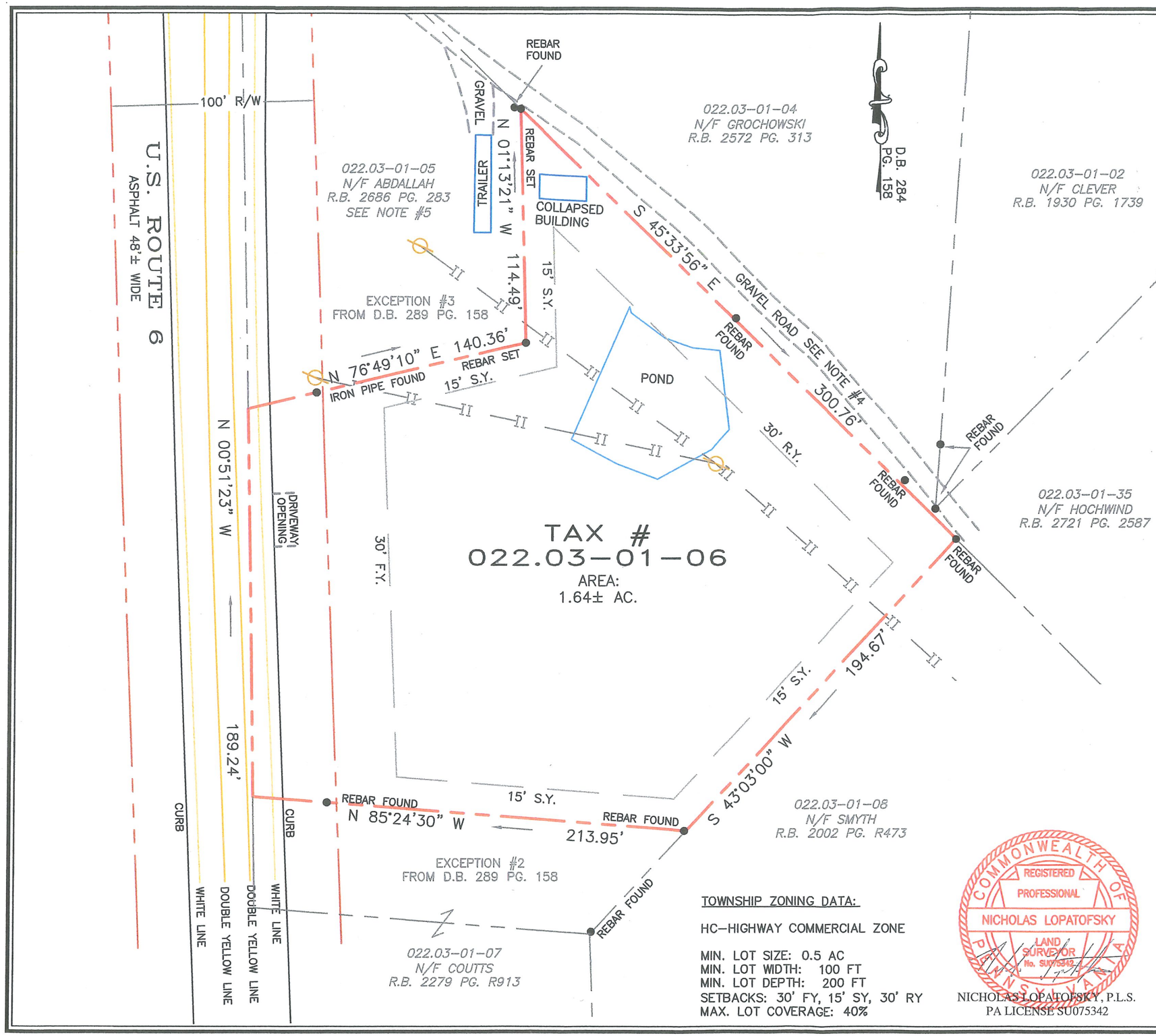

LEGEND

- PROPERTY LINE
- ADJOINER LINE
- RIGHT-OF-WAY LINE
- GRAVEL DRIVE
- PAVEMENT EDGE
- BUILDING SETBACKS
- UTILITY POLES
- SURVEY MARKERS

GENERAL NOTES:

1– THIS SURVEY PLAN DEPICTS THE RESULTS OF A FIELD SURVEY PERFORMED DURING THE WEEK OF 09–07–2023, AND BOUNDARY INFORMATION IS AS RECORDED IN DEED BK. 284, PG. 158. NO ABSTRACT OF TITLE WAS PERFORMED. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS OR PRIVILEGES AS MAY BE FOUND IN THE CHAIN OF TITLE. OWNERS OF RECORD AS OF DATE OF SURVEY ARE ANNE BOMBA KREITER & JON P. KREITER.

2– BUILDING SETBACKS SHOWN ARE AS INTERPRETED BY THE SURVEYOR. VERIFICATION OF SETBACKS AND INFORMATION REGARDING ANY REQUIRED PERMITS SHOULD BE OBTAINED FROM PALMYRA TOWNSHIP BEFORE ANY CONSTRUCTION IS BEGUN.

3– ONLY COPIES OF THIS PLAN BEARING THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR ARE TO BE CONSIDERED VALID.

4–UNDER AND SUBJECT, NEVERTHELESS, TO SUCH RIGHTS AS JOSEPH SHOOK MAY HAVE TO USE THE PRIVATE ROAD ON THE ABOVE DESCRIBED PREMISES LEADING FROM LEGISLATIVE ROUTE #7 TO THE JOSEPH SHOOK PROPERTY.

5– AS PER DEED BOOK 270 AT PAGE 176 (C.K. BOMBA & ANNA BOMBA TO VIOLA BOMBA); TOGETHER WITH A RIGHT, GRANTEE HER HEIRS AND ASSIGNS, IN COMMON WITH GRANTORS THEIR HEIRS AND ASSIGNS, THE RIGHT TO INGRESS AND REGRESS TO A CERTAIN DRAIN FIELD LAYING TO THE EAST ON SAID DESCRIBED PREMISES, FOR THE PURPOSE OF DRAINAGE.

EXCEPTING AND RESERVING TO THE GRANTOR, HIS HEIRS AND ASSIGNS, THE RIGHT–OF–WAY FOR INGRESS, REGRESS AND EGRESS OVER A "DIRT LANE" PASSING ALONG THE NORTHERLY SIDE OF THE PREMISES HEREIN CONVEYED FROM U.S. ROUTE #6 TO LAND RETAINED BY GRANTORS HEREIN.

TOWNSHIP ZONING DATA:

HC–HIGHWAY COMMERCIAL ZONE

MIN. LOT SIZE: 0.5 AC
MIN. LOT WIDTH: 100 FT
MIN. LOT DEPTH: 200 FT
SETBACKS: 30' FY, 15' SY, 30' RY
MAX. LOT COVERAGE: 40%

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
NICHOLAS LOPATOFSKY
LAND SURVEYOR
No. SU075342

NICHOLAS LOPATOFSKY, P.L.S.
PA LICENSE SU075342

BOUNDARY RESURVEY & PLOT PLAN

LANDS OF KREITER

ROUTE 6

PALMYRA TOWNSHIP - PIKE COUNTY - PENNSYLVANIA

SCALE:	1" = 50'
DATE:	11–07–2023
PROJ#:	S–23–1159
TAX#:	022.03–01–06
DB/PG:	284/158
CLIENT:	KREITER
DRAWN BY:	NBL
REV#: .	DATE: .

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