

NOTICE:

AS OF THE DATE OF THIS LOT PLAN RECORDING, LOTS 1 AND 4 AS SHOWN HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING USE. NO PORTION OF THESE LOTS HAS BEEN APPROVED BY MONTGOMERY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR EITHER LOT 1 OR LOT 4 AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF INDIANA COUNTY MUNICIPAL SERVICES AUTHORITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

Tax Parcel No. 32-010-158
n/f ICMSA
DBV. 863 PG. 397



Tax Parcel No. 32-010-113
TRIBRO VENTURES LTD.
INST. NO. 2012-237797
DBV. 995 PG. 740

LOT 1
(REMNANT-NOT SURVEYED)

±137.240 ACRES ORIGINAL
- 5.246 ACRES LOT 4
±131.994 ACRES REMAINING

Tax Parcel No. 32-010-113.01
n/f RONALD E. WAUGAMAN
DBV. 1506 PG. 613

Tax Parcel No. 32-010-146
n/f RONALD E. WAUGAMAN
INST. NO. 2014-257823

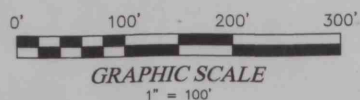
Tax Parcel No. 32-005-132
n/f JACK R. HENRY
INST. NO. 2007-177822

Tax Parcel No. 32-010-144
n/f KEVIN E. FLYNN
DBV. 1174 PG. 727

Tax Parcel No. 32-010-144.01
n/f RAYMOND C. STAMBAUGH
DBV. 729 PG. 783

LOT 4A
11,651.0 SQ. FT.
0.267 ACRES
PROPOSED SIDE
LOT ADDITION

LINE	BEARING	DISTANCE
1	S 68°33'44" W	109.61'
2	N 69°12'42" E	122.34'
3	N 71°01'44" E	93.69'
4	S 73°54'57" W	72.68'
5	S 79°18'16" W	66.22'
6	N 68°33'44" E	25.82'



NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A NEW LOT (LOT 4), AND A SIDE LOT ADDITION (LOT 4A) FROM TAX PARCEL 32-010-113. LOTS 1 AND 4 ARE CURRENTLY NOT SERVED WITH ON-LOT SEWAGE DISPOSAL SYSTEMS. LOT 4 WILL BE TESTED PRIOR TO ANY SEWAGE DISPOSAL SYSTEM BEING BUILT. LOT 1 IS THE REMNANT PARCEL. LOT 4A WILL BE COMBINED WITH THE EXISTING TAX PARCEL 32-010-144.01 BEING LANDS OF RAYMOND C. STAMBAUGH
- THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.

1	LOT 4A ADDED	4-16-15
NO.	DESCRIPTION	DATE
1		

DRAWN BY: W.F.S.
CHKD BY: R.S.B.
JOB NO.
SCALE: 1" = 100'
DATE: APRIL 1, 2015
DWG NO. 32-010-113
SHEET NO. 1

PROPOSED MINOR SUBDIVISION PLAN

FOR

PRISCILLA KEENER

SITUATE IN

MONTGOMERY TOWNSHIP, INDIANA COUNTY

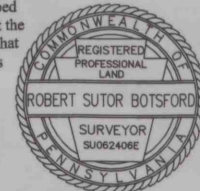


LOCATION MAP

SCALE 1"=2000'

I, Robert S. Botsford, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land streets and highways as surveyed and plotted by me for the owners or agents.

DATE: 4/16/2015
ROBERT S. BOTSFORD P.L.S.
SU062406E



I/We, Tribro Ventures, Ltd., a Pennsylvania Limited Liability Company, have designed for my/our land situated in Township of Montgomery, County of Indiana, Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded. Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)

On the _____ day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared _____

who acknowledge this plan to be the official plan of lots and streets, for his/her/thier property located in the Township of Montgomery, County of Indiana, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL)

My Commission expires _____

REVIEWED BY MONTGOMERY TOWNSHIP, COUNTY OF INDIANA, COMMONWEALTH OF PENNSYLVANIA ON THE _____ DAY OF _____, 20____.

SUPERVISOR / SECRETARY

FINAL APPROVAL GRANTED BY INDIANA COUNTY OFFICE OF PLANNING AND DEVELOPMENT

THIS THE _____ DAY OF _____, 20____.

STAFF, OFFICE OF PLANNING AND DEVELOPMENT

RECORDED THIS _____ DAY OF _____, 20____, IN THE REGISTER AND RECORDER OF DEEDS OFFICE IN PLAT BOOK VOLUME _____ PAGE _____ WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

RECORDER OF DEEDS



301 HIGH STREET
P.O. BOX 198
MARION CENTER, PA 15759
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FAX: 724-397-8886