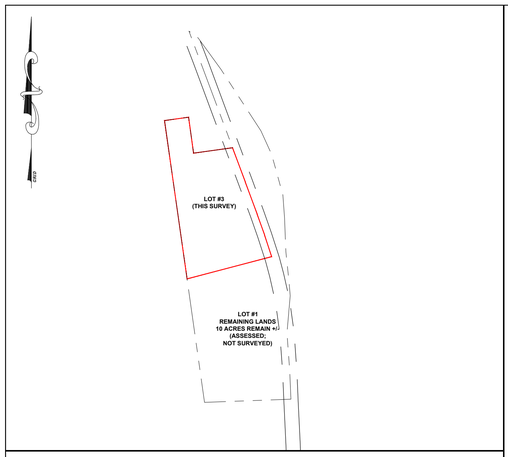
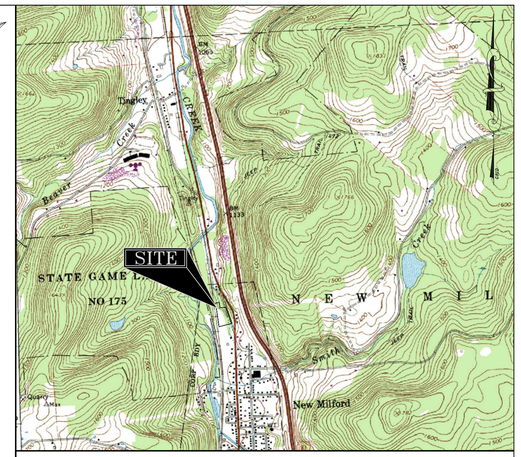


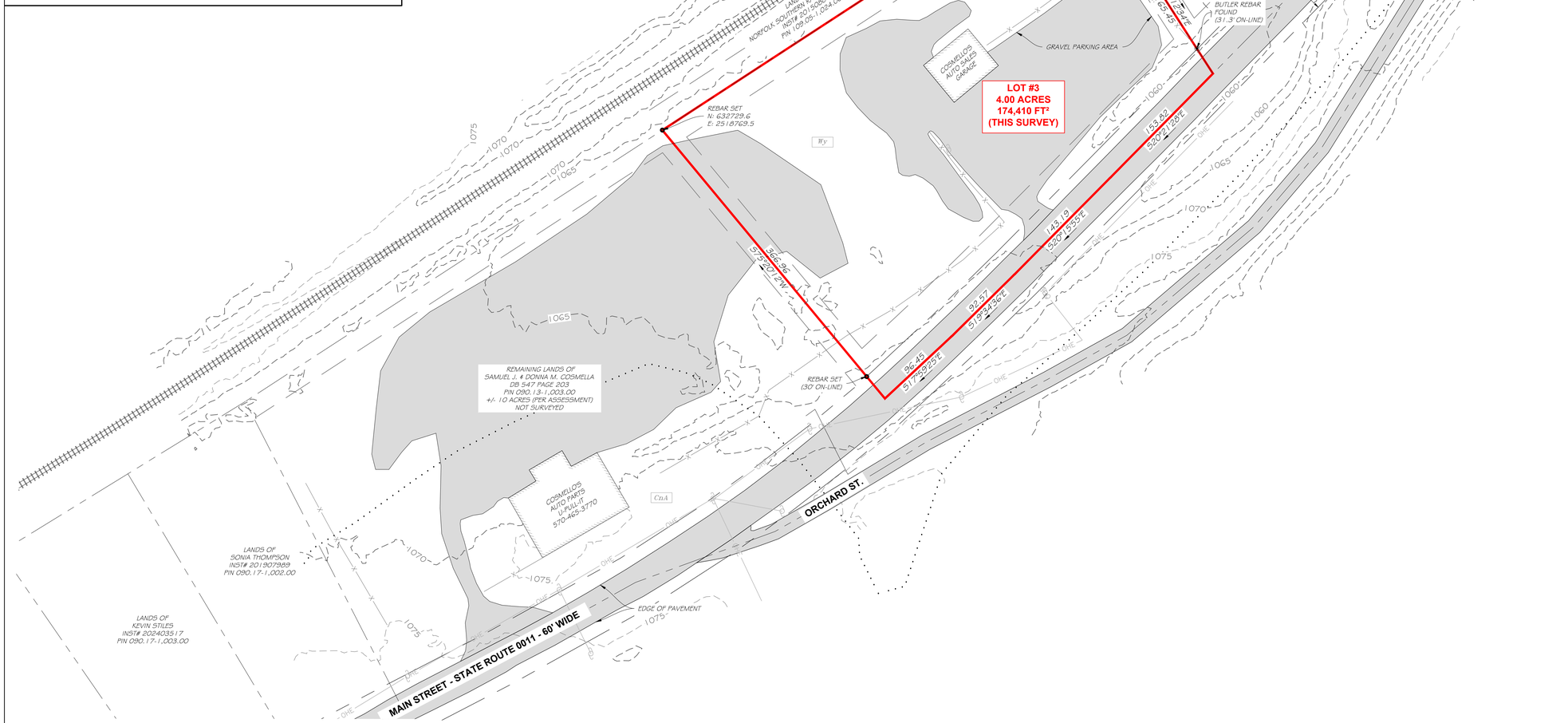
PARENT TRACT MAP

SCALE 1" = 300'



LOCATION MAP

PORTION OF GREAT BEND USGS QUADRANGLE
SCALE 1" = 2000'



NOTES:

1. OWNERS:
SAMUEL J. COSMELLO
DONNA M. COSMELLO

2. COUNTY TAX ASSESSMENT NUMBER:
PIN 090.13-1.003.00 (BEFORE SUBDIVISION)

3. PROPERTY DEED REFERENCE:
DEED BOOK 547 PAGE 203

4. FIELD SURVEY WAS CONDUCTED BETWEEN 4/4/2025 AND 6/18/2025.

5. THE COORDINATE SYSTEM IS PA STATE PLANE NORTH ZONE (NAD 83) AS OBTAINED USING GPS. ALL DISTANCES SHOWN ARE MEASURED GRID DISTANCES UNLESS OTHERWISE NOTED.

6. LOT #1 IS THE REMAINING LANDS AND IS BEING USED FOR INDUSTRIAL PURPOSES (AUTO SALVAGE YARD). LOT #3 HAS A COMMERCIAL GARAGE. BOTH LOTS HAVE ACCESS TO PUBLIC WATER AND PUBLIC SEWER.

7. PROPERTY IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD.

8. THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE AND FEDERAL PERMITS AND/OR APPROVALS RELATING TO WETLANDS. THE APPROVAL BY THE PLANNING COMMISSION SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE PLANNING COMMISSION SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAME TO THE DEVELOPER OR PURCHASER(S).

9. HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, NO 428, §420)

9. SOIL BOUNDARIES ARE SCALED FROM A CUSTOM SOILS RESOURCE REPORT AS PREPARED ON "websoilsurvey.nrcs.usda.gov" - HOME OF OFFICIAL USDA SOIL INFORMATION.
WY WYALUSING SILT LOAM%82 Marsh channery silt loam, 3 to 8 percent slopes, eroded
CNA CHENANGO GRAVELLY SILT LOAM, 0 TO 3 PERCENT SLOPES

10. BUILDING SETBACK REQUIREMENTS (PER TABLE IV-8 NEW MILFORD ZONING ORDINANCE):
FRONT: 25 FEET FROM ROAD RIGHT-OF-WAY (ONE HALF OF THE STREET RIGHT-OF-WAY)
REAR: 20 FEET
SIDE: 15 FEET

11. CONTOURS ARE GENERATED FROM LIDAR DATA, DOWNLOADED FROM THE PA MAP PROGRAM

18. ALL OF THE SUBDIVIDED LOT #3 IS IN A FLOOD HAZARD AREA ACCORDING TO FEMA MAP NUMBER FLOOD PANEL #42111C0113C; EFFECTIVE 4/2/2013. AN ELEVATION CERTICATE IS NOT PART OF THIS SURVEY.

REFERENCES
SURVEY MAP FOR SAMUEL J. & DONNA M. COSMELLO, PART OF DB 547 PAGE 203. SURVEYED BY:JOHN BUTLER, PLS. RECORDED AS MAP#4969

0 60 120 Feet

Know what's at stake™ Call 811 BEFORE YOU DIG

SIGNATURE BOX

LEGEND

DESCRIPTION	SYMBOL
OVERHEAD WIRE	OHE
FLOOD ZONE AE (SCALED)	
CORNER SET	
PROPERTY CORNER FOUND	
BUILDING SETBACK LINE	
SURVEYED PROPERTY BOUNDARY	
UTILITY POLE	
SOIL TYPE	LsB
SOIL TYPE BOUNDARY	
CHAIN-LINK FENCE	X X X

SURVEYOR CERTIFICATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I WAS RESPONSIBLE FOR THIS FINAL PLAN, REPRESENTING A SURVEY MADE BY ME IN APRIL, 2025, AND THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST OR WILL BE PLACED UPON FINAL APPROVAL AT THAT LOCATION, SIZE, AND MATERIAL OF THE SAME ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL THE REQUIREMENTS OF THIS SUBDIVISION ORDINANCE HAVE BEEN MET.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK M. McCULLOUGH
LAND SURVEYOR
SU075186

NO.	DATE	REVISION	BY
3			
2			
1	09-29-2025	UPDATE NOTE #6-UTILITIES	BY

ARROW SURVEYING LLC.
110 SHORE DRIVE
TUNKHANNOCK, PA 18657
(570) 527-1168
info@arrow-surveying.com

COSMELLO MINOR SUBDIVISION 2025

NEW MILFORD BOROUGH -- SUSQUEHANNA COUNTY
COMMONWEALTH OF PENNSYLVANIA

DRAWN BY:	MMM	JOB #: 2025-125	DRAWING #:
CHECKED BY:		DATE: 6/1/2025	1/1
APPROVED BY:		SCALE: 1" = 60'	