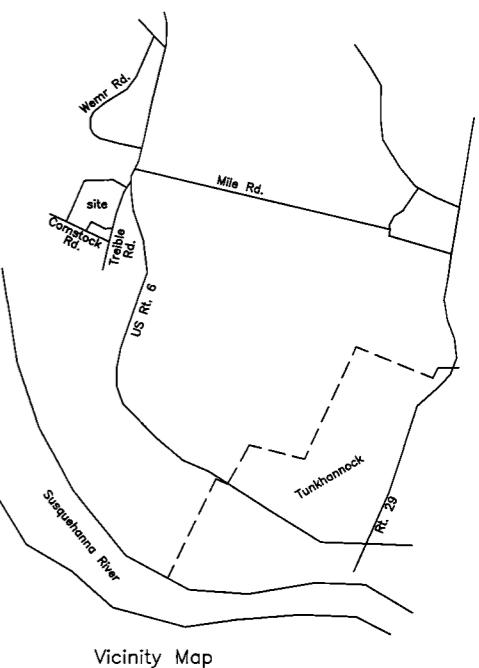


L1	S 27°00'45" W	231.54'
L2	S 23°17'45" W	115.81'
L3	S 20°39'45" W	69.45'
L4	S 17°32'30" W	77.72'
L5	S 12°52'00" W	95.74'
L6	S 11°13'15" W	123.69'
L7	S 10°10'45" W	150.42'
L8	S 09°00'00" W	98.20'
L9	S 08°28'15" W	56.02'
L10	N 65°38'29" W	28.43'

## LEGEND

These standard symbols may be found in the drawing.	
○	PDINT PROPERTY LINE
—	DU OVERHEAD UTILITY LINES
—	— EXISTING DRAINAGE DITCH
—	— BUILDING SETBACK LINES
—	W1 WETLANDS BOUNDARY (SEE NOTE 18)
—	SB SOILS CLASSIFICATION
★	LIGHT STANDARD
●	SANITARY MANHOLE
W	WELL
■	INLET

0' 100' 200' 300'



## PLAN ACKNOWLEDGMENTS:

WE, MARTIN P. MARIANO AND BEVERLY A. MARIANO, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON. WE FURTHER CERTIFY THAT THIS PLAN REPRESENTS OUR INTENTIONS TO SUBDIVIDE OUR LAND AS DEPICTED HEREON, AND THAT WE HAVE READ AND UNDERSTAND THE VARIOUS NOTES AND CONDITIONS STATED HEREON, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

*Martin P. Mariano*  
MARTIN P. MARIANO, OWNER

*Beverly A. Mariano*  
BEVERLY A. MARIANO, OWNER

## ACKNOWLEDGMENT OF THE OWNER'S STATEMENT OF INTENT:

## COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Columbia

ON THIS 21<sup>st</sup> DAY OF MARCH, 2022, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MARTIN P. MARIANO AND BEVERLY A. MARIANO, KNOWN TO ME (OR) SATISFACTORILY PROVEN TO ME) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THIS INSTRUMENT FOR THE PURPOSES STATED HEREON.

*Andrew M. Burke, Sr.* 3/21/22  
NOTARY PUBLIC DATE

## MY COMMISSION EXPIRES

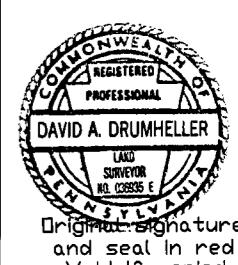
11/19/22

Commonwealth of Pennsylvania - Notary Seal  
AMANDA A NUNGESEER - Notary Public  
Commission Expires Nov 19, 2022  
Commission Number 1259188

APPROVED BY THE WYOMING COUNTY PLANNING COMMISSION THIS 4  
DAY OF May, 2022.

Drumheller  
Surveying

David A. Drumheller, PLS  
48 Surveyors Lane  
Catawissa, PA 17820  
Phone: (570) 356-2636



1

## NOTES:

- The parcel subdivided designated as Lot # 2 on the subdivision map recorded in the Wyoming County Recorder of Deeds Office at Map Book 16, Page 1033. Tax Parcel Identification Number (PIN) is 206-02-00-00.
- The parcel being subdivided is owned by Martin P. and Beverly A. Mariano as per a deed recorded in the Wyoming County Recorder of Deeds Office at Book 526, Page 563.
- The bearings shown on this survey are based on the meridian line of S77°39'00"E of the recorded subdivision map.
- The right-of-way widths for Treble Road and Comstock Road were taken from the recorded subdivision plan.
- No Municipal Zoning Ordinance is in effect in Tunkhannock township. The building setback lines and dimensions shown hereon were taken from the approved subdivision plan. As per that plan, the building setback distances are: road frontage, 30 feet (measured from road right-of-way); side lines, 15 feet; rear lines, 30 feet.
- The street address for the parcel surveyed is 10 Treble Road, Tunkhannock, PA.
- A 15 foot by 15 foot perpetual easement was granted to Philip A. Hoff by Deed Book 435, Page 316 as shown on the subdivision plan recorded at the Wyoming County Recorder of Deeds Office at Map Book 16, Page 670. This right-of-way is to be used in common with Lot # 2. The maintenance of this right-of-way is detailed in the aforementioned Deed Book 435, Page 321. This right-of-way is to be granted to the Future Release Parcel (Parcel 2B) for access.
- A 15 foot by 15 foot perpetual easement was granted to Philip A. Hoff by Deed Book 435, Page 316. This easement is to be used for the installation, relocation and/or maintenance of signage.
- The water rights to Lot #1 as shown on the subdivision plan recorded at the Wyoming County Recorder of Deeds Office at Map Book 16, Page 1033 were extinguished as per an agreement recorded at Deed Book 526, Page 569.
- The water line and well easement to Lot #1 as shown on the subdivision plan recorded at the Wyoming County Recorder of Deeds Office at Map Book 16, Page 1033 were extinguished as per agreement recorded at Deed Book 526, Page 569.

SITE DATA:  
Record Owner:  
Martin P. and Beverly A. Mariano  
72 Edwards Drive  
Bloomsburg, PA 17815  
(570)387-0713  
Total Acreage of Parcel : 30.483 Acres  
Total Number of Propose Lots: 2  
Average Lot Size: 15.241 Acres  
(Lot 2B is comprised of 15.155 acres from D.B. 557, Pg. 635 and 2.537 acres from I.N. 2009-5936)

SURVEYOR'S CERTIFICATION  
This map and the survey upon which it was based was performed in accordance with generally accepted surveying standards. The field work from which this map was based was completed on March 16, 2022.

3/18/22  
David A. Drumheller, PLS  
Reg. No. SU036935E

Municipality	County
Tunkhannock Township	Wyoming
Scale	Date
1 In. = 100 Ft.	March 8, 2022
File Name	File Number
MM/Tunkhannock2022.dwg	1-T - 7B
Deed Reference	Revision
As Noted	
Revision	

Plan Title:  
Minor Subdivision Plan  
for lands of  
Martin P. & Beverly A. Mariano