

CRAWFORD COUNTY PLANNING COMMISSION  
 Reviewed by the Crawford County Planning Commission on \_\_\_\_\_, 20\_\_\_\_.  
 The signature hereon does not establish approval or disapproval of this subdivision, but indicates the Commission has made review comments which have been provided to the local municipality and the subdivider and which are part of the public record.

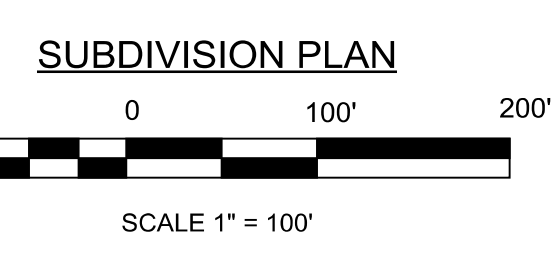
\_\_\_\_\_  
 (signature of authorized official)

TOWNSHIP PLANNING COMMISSION  
 THIS PLAT WAS REVIEWED BY THE VERNON TOWNSHIP PLANNING COMMISSION AND COMMENTS WERE RESOLVED ON \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 (signature of authorized official)

BOARD OF TOWNSHIP SUPERVISORS  
 THIS PLAT WAS GIVEN FINAL APPROVAL BY THE VERNON TOWNSHIP SUPERVISORS ON \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 (signature of authorized official)



LEGEND	
○ IPF	IRON PIN FOUND
⊙ IPPF	IRON PIPE FOUND
● IP	IRON PIN SET
+	SURVEY POINT
• GV	GAS VALVE
⊖	UTILITY POLE
⊕	FIRE HYDRANT
○ MH	SANITARY SEWER MANHOLE
○	FENCE POST
————	SUBJECT PROPERTY
-----	RIGHT OF WAY
-----	CENTERLINE
-----	EASEMENT
—SS—SS—SS—	SANITARY SEWER MAIN
—[W]—[W]—[W]—[W]—[W]—	WATER MAIN
-----	BUILDING SETBACK LINE
-----	ZONING DISTRICT BOUNDARY LINE
-----	N/O OR FORMERLY
—OHP—OHP—	OVERHEAD POWER LINE
—○—○—○—○—○—○—	CHAINLINK FENCE

- NOTES:
- LOT NO. 2 HAS AN EASEMENT TO ACCESS THE PUBLIC STREET OVER THE PRIVATE ROAD, RECORD BOOK 965 PAGE 535.
  - LOT NO. 2 AND THE RESIDUAL LOT WILL BE PROVIDED WITH SANITARY SEWAGE FROM THE ADJACENT SANITARY SEWER SYSTEM.
  - LOT NO. 2 WILL BE ALLOWED ACCESS TO POTABLE WATER THROUGH THE PRIVATE DRIVE TO THE WATER SYSTEM.

**OWNERS DEDICATION**  
 We (1) hereby certify that we (1) own the property plotted hereon and that this plat is made for the purpose of subdividing the property. Building setback line are established on this plat between which lines and the property lines of the road(s) there shall be no building erected.

\_\_\_\_\_  
 (date) \_\_\_\_\_  
 (signature)

\_\_\_\_\_  
 (signature)

\_\_\_\_\_  
 (signature)

State of Pennsylvania } ss:  
 Crawford County

Before me, the undersigned Notary Public, in and for the County and State, personally appeared \_\_\_\_\_

\_\_\_\_\_ and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purpose therein expressed.

Witness my Hand and Seal this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public

I, Ronald D. Baker, hereby certify that I am a professional land surveyor currently registered in the State of Pennsylvania, that this plat correctly represents a survey completed by me, that all monuments shown hereon actually exist and that their location and material are accurately shown.

\_\_\_\_\_  
 date \_\_\_\_\_  
 \_\_\_\_\_  
 signature

**OWNER/SUBDIVIDER**  
 VERNON ACRES, LLC  
 ASSESSMENT PARCEL NO. 6506-161  
 RECORD BOOK 513 PAGE 170  
 ZONED - (CC) CONNEAUT CORRIDOR DISTRICT

PROPERTY SUBDIVISION PRELIMINARY/FINAL		
VERNON ACRES, LLC PARCEL NO. 6506-161		
RONALD D. BAKER SURVEYORS - SUBDIVISIONS - PLANNERS		
14651 DICKSON STREET DUNES HILLS, PA. 16827	PHONE 814-337-4244 FAX 814-337-4244	
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: RDBaker
DATE: 03 / 09 / 17		REVISED:
VERNON TOWNSHIP, CRAWFORD COUNTY, PA.		
ASSESSMENT PARCEL NUMBER: 6506-161		DRAWING NUMBER: C - 106

No.	Date	Revisions	By