

NOTES:

- The intent of this plat is to add lands from Hepler & Spurway containing 5,352 square feet to lands of Tracy Realty L.L.C. to form a new single lot of record containing 0.56 acres. Also, to add lands from Conigliaro containing 3,445 square feet to lands of Tracy Realty L.L.C. to form a new single lot of record containing 0.25 acres.
- Building Setbacks:
Front: 10'
Side: 0'
Rear: 20'
- Any original development easements, right-of-ways, setbacks and restrictions that were in existence prior to this lot addition shall not be altered by this lot addition.
- All acreage inclusive of that area occupied by public and private roads, utility easements and right-of-ways.
- A Highway Occupancy Permit (H.O.P.) is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law", before driveway access to a State Highway is permitted.
- Only unaltered copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to valid true copies.
- Certifications indicated hereon shall run only to the person or entities for whom the survey was completed. Said certifications are not transferable to additional entities or owners.
- In the case where wetlands are present, the developer and/or the lot purchaser assumes full responsibility for obtaining local, state, and federal permits and/or approvals, relating to wetlands. This approval by the Borough of New Milford shall not in any manner be an approval of compliance with statutes or regulations relating to wetlands. The Borough of New Milford shall have no liability or responsibility for same to the developer or purchaser.
- Wells and sewage disposal systems shall be constructed in accord with the current standards of the Pennsylvania Department of Environmental Protection and New Milford Borough.
- Individual owners of lots must apply to New Milford Borough for a sewage permit prior to the construction of any on-lot sewage disposal systems.
- In granting this approval the Planning Commission has not certified or guaranteed the feasibility of the installation of any type of well or sewage disposal system on any individual lot shown on this plat.
- The improvement and maintenance of any private access drive shall be the sole responsibility of those persons benefiting from the use thereof.
- Pursuant to FEMA Panel 42115C0276C mapping, the property is not in Zone A: Special flood hazard area subject to inundation by the 1% annual chance flood.
- All lots shown on this plan are subject to the rules and regulations contained in the New Milford Borough ordinance.
- The lots on this plan have not been approved for any type of sewage disposal, based upon the representation by the developer that the lots will be used for the purposes other than a dwelling, commercial establishment, or any other use which generates wastewater. The development of the lots for any such purpose shall require a sewage permit and zoning approval by New Milford Borough.
- Zoned: C-1 Commercial

17. Addresses:
BRADLEY A. HEPLER and CATHERINE E. SPURWAY
n/b/m CATHERINE E. HEPLER,
127 S. Walnut St., West Chester PA 19382

Anthony Conigliaro
PO Box 121
New Milford, PA 18834

Tracy Realty, L.L.C.
464 Main Street
New Milford, PA 18834

CERTIFICATION
I, JAMES B. RUTHERFORD, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, AND THAT THIS SURVEY WAS MADE BY ME AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTATION, FOUND AND SET, ARE OF THE CHARACTER AND OCCUPY THE POSITIONS SHOWN HEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James B. Rutherford 6/13/2017
JAMES B. RUTHERFORD,
P.L.S. PA. LIC. NO. SU-054251-E



CURVE TABLE: HEPLER & SPURWAY ROW SR 11 & SR 848 (MAIN ST.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	42.35'	1146.27'	2°07'00"	N 27°06'18" E	42.34'
C3	115.06'	955.35'	6°54'01"	N 22°35'29" E	114.99'

LINE TABLE: HEPLER & SPURWAY ROW SR 11 & SR 848 (MAIN ST.)

LINE	BEARING	DISTANCE
L1	S 85°20'15" E	7.51'
L2	S 02°05'15" W	136.95'
L3	S 04°24'49" W	19.21'
L7	N 78°48'12" W	65.73'

CIRCULAR HATCH AREA: 5,352 SF DESIGNATING LANDS OF HEPLER & SPURWAY FROM THE CL OF SR 11 EASTERLY TO CL OF OLD MAIN ST.

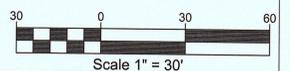
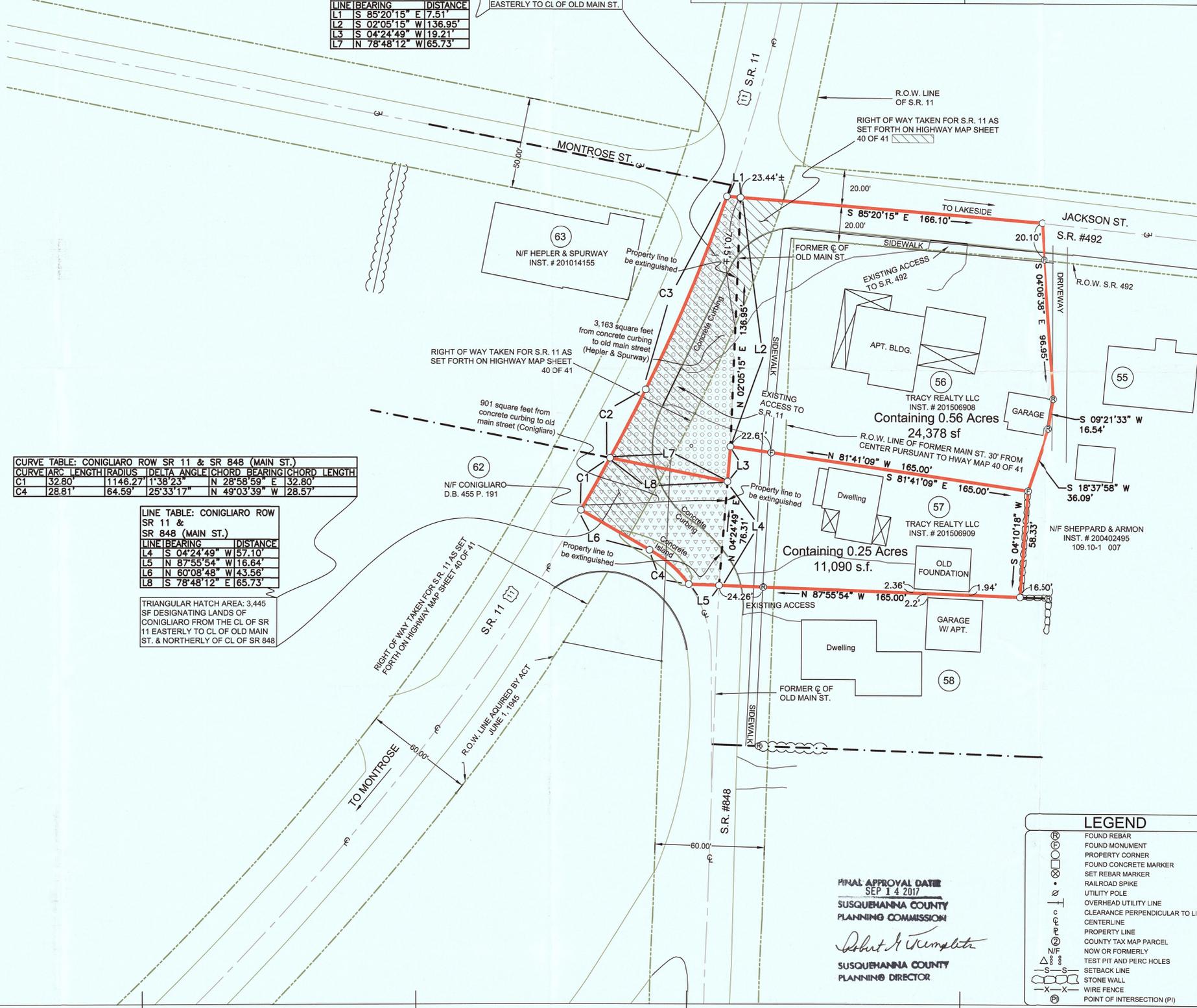
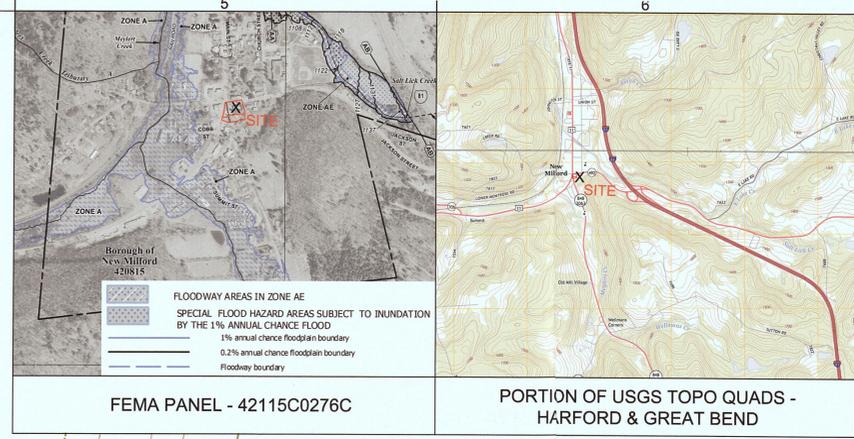
CURVE TABLE: CONIGLIARO ROW SR 11 & SR 848 (MAIN ST.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.80'	1146.27'	1°38'23"	N 28°58'59" E	32.80'
C4	28.81'	64.59'	25°33'17"	N 49°03'39" W	28.57'

LINE TABLE: CONIGLIARO ROW SR 11 & SR 848 (MAIN ST.)

LINE	BEARING	DISTANCE
L4	S 04°24'49" W	57.10'
L5	N 87°55'54" W	16.64'
L6	N 60°08'48" W	43.56'
L8	S 78°48'12" E	65.73'

TRIANGULAR HATCH AREA: 3,445 SF DESIGNATING LANDS OF CONIGLIARO FROM THE CL OF SR 11 EASTERLY TO CL OF OLD MAIN ST. & NORTHERLY OF CL OF SR 848



LEGEND

- FOUND REBAR
- FOUND MONUMENT
- PROPERTY CORNER
- FOUND CONCRETE MARKER
- SET REBAR MARKER
- RAILROAD SPIKE
- UTILITY POLE
- OVERHEAD UTILITY LINE
- CLEARANCE PERPENDICULAR TO LINE
- CENTERLINE
- PROPERTY LINE
- COUNTY TAX MAP PARCEL
- NOW OR FORMERLY
- TEST PIT AND PERC HOLES
- SETBACK LINE
- STONE WALL
- WIRE FENCE
- POINT OF INTERSECTION (PI)

FINAL APPROVAL DATE
SEP 14 2017
SUSQUEHANNA COUNTY
PLANNING COMMISSION
Robert A. Ruppel
SUSQUEHANNA COUNTY
PLANNING DIRECTOR

PLAT ILLUSTRATING LOT IMPROVEMENT SURVEY FROM LANDS OF CONIGLIARO AND HEPLER AND SPURWAY TO LANDS IN THE TENURE OF TRACY REALTY, LLC IN THE BOROUGH OF NEW MILFORD INSTRUMENT NUMBERS 201506908 (56)201506909 (57)

BOROUGH: NEW MILFORD	COUNTY: SUSQUEHANNA	STATE: PA	SCALE: 1" = 30'
PARTY CHIEF: JAMES B. RUTHERFORD P.L.S.	DRAWN BY: P.M.	PLOT SIZE: ARCH D 24x36	
APPROVED BY: J.B.R.		DATE: 06/07/2017	

JAMES B. RUTHERFORD
REG. PRO. LAND SURVEYOR
PA. LIC. NO. SU 054251-E
705 COURT STREET
HONESDALE, PA. 18431
PHONE: (570) 253-4321

REFERENCE: 109.06-166 57
DRAWING: Tracysusqucounty_Subdivision.dwg