

- LEGEND
- 5/8" Rebar  
Unless Otherwise Noted
- All Points in Pavement (Set Mag-Nails)
- Existing
- Proposed
- Utility Pole
- Overhead line

### OWNER'S CERTIFICATE

WE, VERNON E. ANDERSON, FAY R. ANDERSON, KEVIN V. ANDERSON, JOHN W. HARBOLD AND EMILY K. HARBOLD BEING DULY SWORN, ACCORDING TO LAW, DEPOSE WE ARE THE TRUE OWNER'S OF THE RECORD OF THE LANDS SHOWN HEREON BEING CONSIDERED FOR SUBDIVISION APPROVAL AND HEREBY OFFER FOR DEDICATION, THE PROPOSED RIGHTS OF WAY AND EASEMENTS WITH THE APPLICATION AND PLAT. THIS IS OUR ACT AND OUR WISH TO RECORD AFTER APPROVAL.

VERNON E. ANDERSON

JOHN W. HARBOLD

FAY R. ANDERSON

EMILY K. HARBOLD

KEVIN V. ANDERSON

AFFIDAVIT:  
COMMONWEALTH OF PENNSYLVANIA: }  
COUNTY OF }  
SWORN AND SUBSCRIBED TO ME THIS DAY, 2023.

NOTARY PUBLIC

### MEDIUM-DENSITY RESIDENTIAL (R-2) DISTRICT

FROM FRONT YARD PROPERTY LINES.....25'  
FROM SIDE YARD PROPERTY LINES.....10'  
FROM REAR YARD PROPERTY LINES.....15'  
MINIMUM LOT SIZE.....10,000 Sq. Ft.  
MINIMUM LOT FRONTAGE.....75'

### "FORM B" NON-BUILDING WAIVER FOR ALL LOTS AND RESIDUES

"AS OF THE DATE OF THIS PLAT PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF NON-BUILDING PURPOSES. NO PORTION OF THIS SUBDIVISION HAS BEEN APPROVED BY UPPER ALLEN TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF UPPER ALLEN TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

#### NOTES

1. THE PROPOSED USE OF THIS PLAN IS FOR SUBDIVISION PURPOSES ONLY. THE OWNERS WISH TO SUBDIVIDE DEED BOOK 32Y, PAGE 605 INTO TO LOTS AND ALSO EXCHANGE LANDS WITH INSTRUMENT# 202311893 TO RESOLVE ENCROACHMENT ISSUES. IF CONSTRUCTION IS PLANNED ALL TOWNSHIP, COUNTY AND STATE APPROVALS MUST BE OBTAINED. THEREFORE NO BENCHMARK IS REQUIRED. ZONING DISTRICT IS (R-2) MEDIUM DENSITY RESIDENTIAL. PROPOSED LAND USE IS (RESIDENTIAL).
2. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THERE IS NO ENVIRONMENTALLY SENSITIVE AREAS PRESENT.
3. NO FLOODPLAIN AREAS ARE PRESENT PER MAP 42041C0267F, EFF. 09/07/2023.
4. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE PACKET.



403 LWE SUITE 100  
McConnellsburg, PA 17233

PH 717-809-3025  
www.atozlandconsultingservices.com

DATE	NO.	REVISION

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY ASHCORBE PRODUCTS COMPANY, FORMERLY ASHCORBE FARM DAIRY, INC., TO VERNON E. ANDERSON AND FAYE R. ANDERSON, HIS WIFE, AND KEVIN V. ANDERSON, BY DEED DATED SEPTEMBER 22, 1987, AND RECORDED IN DEED BOOK Y32 AND PAGE 605 ALSO THE LANDS CONVEYED BY JENNIFER L. MYERS, MARRIED PERSON, TO JOHN W. HARBOLD AND EMILY K. HARBOLD, HUSBAND AND WIFE, BY DEED DATED JUNE 28, 2023, AND RECORDED IN INSTRUMENT# 202311893, AMONG THE RECORDS IN THE REGISTER AND RECORDER'S OFFICE OF CUMBERLAND COUNTY, PENNSYLVANIA.

DATE

RORY L. CHAPMAN, P.L.S.  
PENNSYLVANIA REG. NO. S061142

### SUBDIVISION PLAT LANDS OF

Vernon E. Anderson, Faye R. Anderson,  
Kevin V. Anderson  
&  
John W. Harbold & Emily K. Harbold

SITUATED AT 900, 906 AND 908 GETTYSBURG PIKE, MECHANICSBURG PA 17025  
IN UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

Tax Map	42
Parcel No.	352
Drawn By:	TMK
Checked By:	RLC
Date:	10-3-2023
Scale:	1"=20'
Job No.	21-087
SHEET 1 OF 1	

FINAL

### LOCATION MAP

SCALE: 1" = 3,000' ±

WETLAND CERTIFICATION  
THIS SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN.

RORY L. CHAPMAN, P.L.S.

DATE

REVIEWED BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT  
THIS DAY OF , 2023.

DIRECTOR OF PLANNING

RECOMMENDED FOR APPROVAL BY THE UPPER ALLEN TOWNSHIP  
PLANNING COMMISSION THIS DAY OF , 2023.

CHAIRMAN

SECRETARY

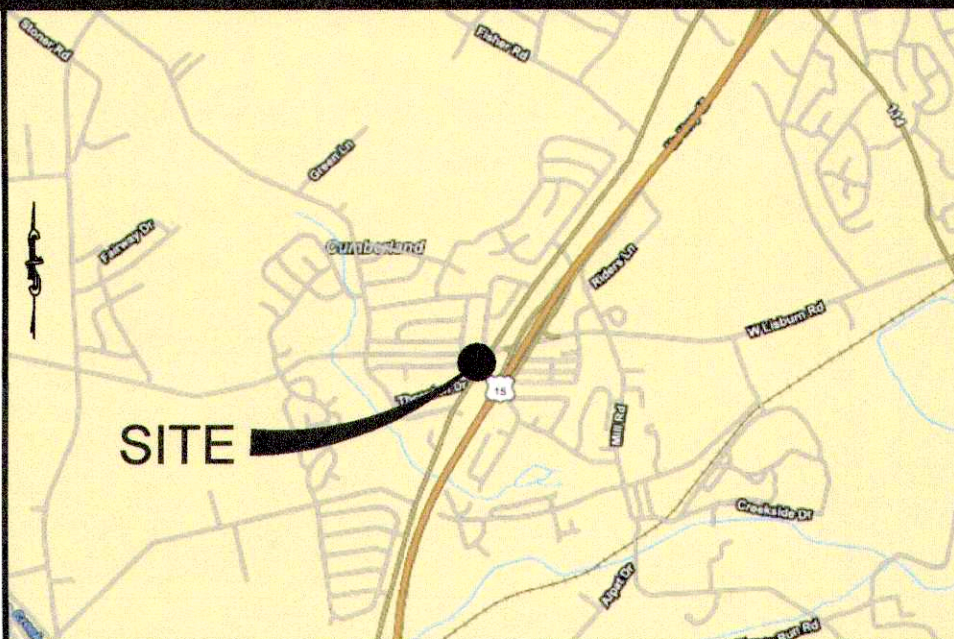
APPROVED BY THE UPPER ALLEN TOWNSHIP BOARD OF COMMISSIONERS  
AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL  
WERE COMPLETED ON THIS DAY OF , 2023.

PRESIDENT

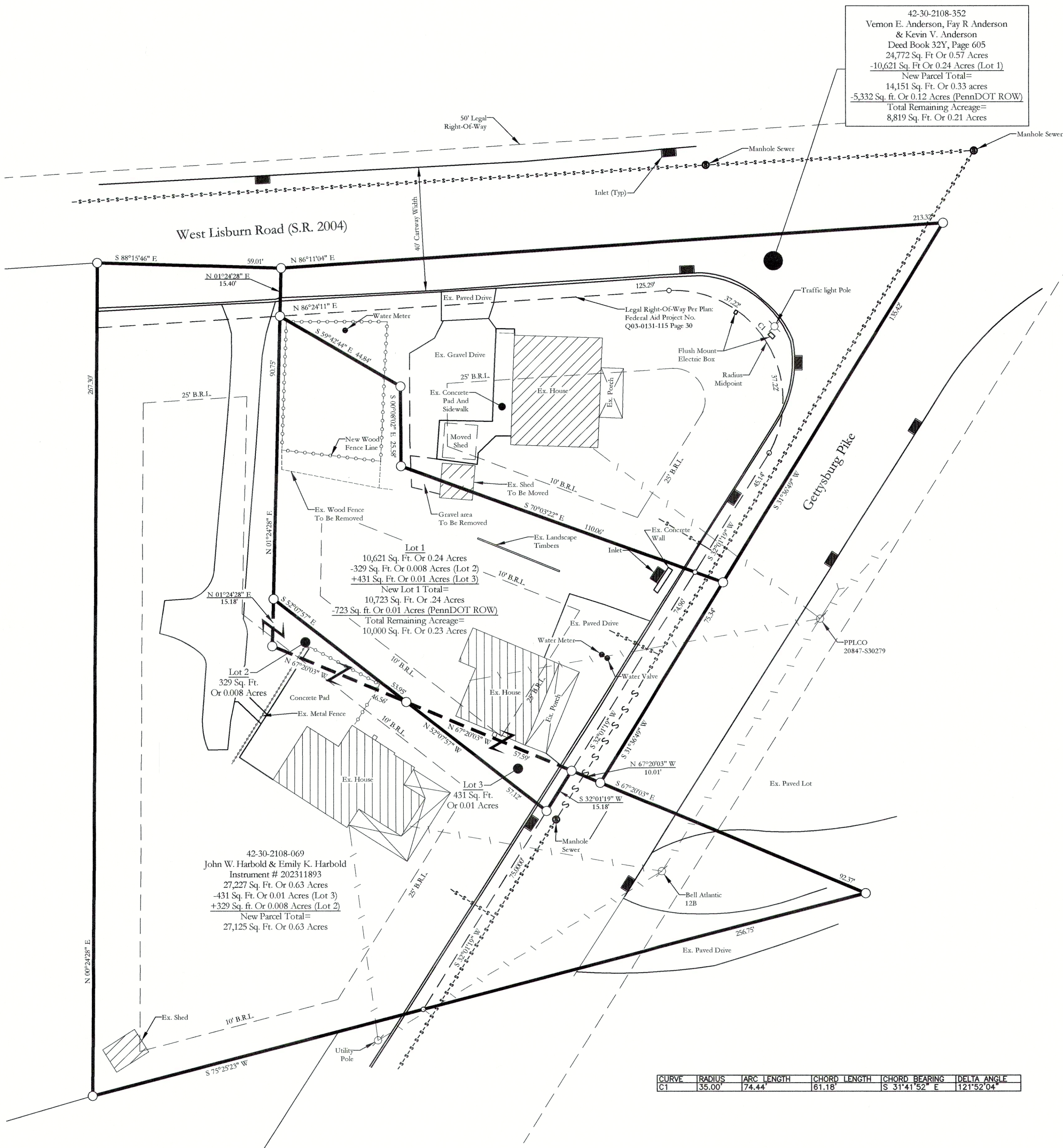
SECRETARY

REVIEWED THIS DAY OF , 2023.

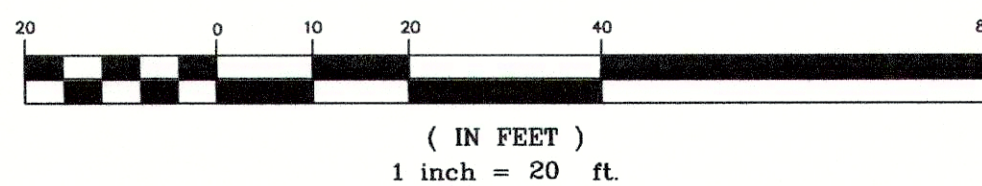
DIRECTOR OF PUBLIC WORKS



SITE



### GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

### OWNER/SUBDIVIDER

John W. Harbold &  
Emily K. Harbold  
908 Gettysburg Pike  
Mechanicsburg, Pa 17025

### OWNER/SUBDIVIDER

Vernon E. Anderson, Fay R. Anderson &  
Kevin V. Anderson  
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(717)439-7715