FINAL SUBDIVISION PLAN

PREPARED FOR

GEORGE G. WRIGHT JR.

BROADTOP TOWNSHIP
BEDFORD COUNTY
PENNSYLVANIA
DATE: 4-11-2018
SCALE: 1" = 300'

0' 300' 600' 900'

SURVEY BY: RICK STEELE P.L.S.
11547 RAYSTOWN ROAD, SAXTON, PA.
PHONE: 814-635-4020

GENERAL NOTES

PROPERTY IS OWNED BY
GEORGE G. WRIGHT, JR.
49447 DRUMCLIFF ROAD
HOLLYWOOD, MD 20636
(443) 758 - 8094

DEED IS RECORDED IN THE BEDFORD COUNTY OFFICE OF THE RECORDER OF DEEDS IN RECORD BOOK 725, PAGE 78, AND INDEXED AS TAX MAP I-5, PARCEL 144.

THERE IS NO WETLAND IN THE AREA OF THE PROPOSED SUBDIVISION. THERE IS A SMALL AMOUNT OF FLOOD ZONE A, AS SHOWN.

REMAINING LOT #8, PROPOSED LOT #12, AND PROPOSED LOT #13 WILL FRONT ON KAY FARM ROAD. THERE WILL BE A 40' RIGHT-OF-WAY THROUGH PROPOSED LOT #12, TO ACCESS THE TOP OF THE HILL ON PROPOSED LOT #13.

THE REMAINING 225.90 ACRE LOT #8 WILL BE USED FOR SILVICULTURAL USE.

FOR A MORE DETAILED DESCRIPTION OF LOT #11, SEE SURVEY BY TIMOTHY ZDROSKY IN R.B. 1485, PAGE 39.

SURVEY IS BASED ON SURVEY ENTITLED "SUBDIVISION SURVEY MAP OF LAND PREPARED FOR WOODLAND, INC" DATED 11/11/1996, PREPARED BY PACKER ASSOCIATES, INC.

PLAN NARRATIVE

THE PURPOSE OF THIS PLAN IS TO SEPARATE THE LAND SOUTHEAST OF KAY FARM ROAD, INTO A 18.49 ACRE LOT AND A 51.38 ACRE LOT.

SOIL TESTING WAS COMPLETED ON PROPOSED LOT #12 AND #13, AND HAVE SITES SUITABLE FOR SEWAGE DISPOSAL, HOWEVER GEORGE WRIGHT DESIRES TO SELL THE LOTS AS NON-BUILDING LOTS.

BOTH LOTS WILL REMAIN FOR SILVICULTURAL USE.

NO DEVELOPMENT IS PROPOSED.

PLANNING COMMISSION REVIEW

REVIEWED BY THEBEDFORD COUNTY PLANNING COMMISSION THIS_____DAY OF _____, IN THE YEAR OF ____.

AUTHORIZED SIGNATURES

_____
_____
_____
_____
_____

TOWNSHIP APPROVAL

APPROVED BY THE BROAD TOP TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, ____

_____
_____
_____

NOTARY STATEMENT

ON THIS THE _____DAY OF _____, ____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH.

_____
SIGNATURE OF OWNER OR APPLICANT

_____
SIGNATURE OF OWNER OR APPLICANT

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____

SITE LOCATION MAP

NON-BUILDING WAIVER

AS OF THE DATE OF THIS PLOT PLAN RECORDING, LOT #12 AND LOT #13 HEREIN ARE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURAL USE. NO PORTION OF THIS SUBDIVISION IS APPROVED BY BROAD TOP TWP, OR THE DEPT. OF ENVIRONMENTAL PROTECTION FOR INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE PLANNING FOR THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNA. 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 BROAD TOP TWP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

RESIDUAL TRACT WAIVER

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION, LOT #8, IS DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUB DIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY 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 (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE 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 RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPRIPRIATE PERMITS OR APPROVALS.

LEGEND

- SUBJECT TRACT PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- ● PROPERTY CORNER FOUND/SET
- ○ UNMARKED PROPERTY CORNER
- ■ MONUMENT ON LINE
- (POND) ACID MINE DRAINAGE TREATMENT POND

SHORT LINE TABLE

Line	Bearing	Distance
1	N 11°02'59"E	165.13'
2	S 73°48'01"E	170.90'
3	N 11°25'29"E	77.43'
4	N 58°43'44"E	233.69'
5	S 31°16'16"E	150.00'
6	N 31°16'16"W	150.00'
7	S 58°43'44"W	150.00'
8	S 59°36'59"W	230.34'
9	N 72°41'14"E	66.81'
10	N 79°44'59"E	99.10'
11	S 81°19'16"E	99.04'
12	S 3°44'44"W	55.93'
13	S 57°05'31"E	53.63'
14	S 57°05'31"E	26.65'
15	S 65°06'31"E	113.08'
16	N 70°27'14"E	97.05'
17	N 62°27'59"E	222.17'
18	N 49°19'29"E	97.08'
19	N 37°47'29"E	100.05'
20	N 45°32'14"E	100.05'
21	N 39°17'14"E	100.05'
22	N 37°17'29"E	100.05'
23	N 27°40'59"E	100.31'
24	N 20°42'14"E	100.32'
25	N 9°44'14"E	100.33'
26	N 8°32'29"E	99.11'
27	N 39°04'14"E	99.21'
28	N 16°07'44"E	99.11'
29	N 35°32'44"E	99.19'
30	N 73°47'14"E	49.80'
31	S 84°24'46"E	99.91'
32	N 55°41'29"E	99.37'
33	N 14°06'29"E	99.11'
34	N 1°52'29"E	87.27'
35	S 9°00'21"W	46.06'
36	S 11°26'59"W	183.32'
37	S 7°44'23"W	80.25'
38	S 4°01'44"W	25.90'
39	N 79°08'45"W	229.87'
40	S 4°48'58"W	210.33'
41	S 39°38'31"E	123.31'
42	S 42°56'14"W	3.27'
43	S 33°52'33"W	63.00'
44	S 24°48'44"W	31.26'
45	S 18°17'27"W	55.22'
46	S 37°41'07"W	72.02'
47	S 52°06'25"W	130.64'
48	S 49°35'07"W	135.22'
49	S 39°42'32"W	83.58'
50	S 51°03'36"W	128.21'
51	S 52°38'42"W	118.63'
52	S 45°11'53"W	144.03'
53	S 42°13'57"W	87.49'
54	S 35°24'07"W	128.94'
55	S 27°37'29"W	121.53'
56	S 18°35'52"W	118.60'
57	S 13°09'00"W	58.45'
58	S 3°13'30"W	116.73'
59	S 8°24'28"W	74.04'
60	S 26°51'17"W	151.21'
61	S 38°27'18"W	129.75'
62	S 38°06'11"W	114.02'
63	S 43°06'19"W	137.43'
64	S 46°07'33"W	126.00'
65	S 50°27'53"W	139.84'
66	S 60°29'52"W	145.55'
67	S 66°11'18"W	141.11'
68	S 83°46'23"W	92.78'
69	N 67°20'36"W	127.42'
70	N 73°19'30"W	140.95'
71	N 85°47'47"W	203.78'
72	N 75°58'59"W	114.14'
73	S 87°50'16"W	55.45'
74	S 57°19'03"W	40.57'
75	S 53°08'50"W	43.10'
76	S 50°28'15"W	44.26'
77	S 43°52'55"W	21.87'
78	S 75°28'49"E	91.36'
79	N 75°28'49"W	91.36'
80	N 43°52'55"E	21.87'
81	N 50°28'15"E	44.26'
82	N 53°08'50"E	43.10'
83	N 57°19'03"E	40.57'
84	N 87°50'16"E	55.45'
85	S 75°58'59"E	114.14'
86	S 85°47'47"E	203.78'
87	S 73°19'30"E	140.95'
88	S 67°20'36"E	127.42'
89	N 83°46'23"E	92.78'
90	N 66°11'18"E	141.11'
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99	N 3°13'30"E	116.73'
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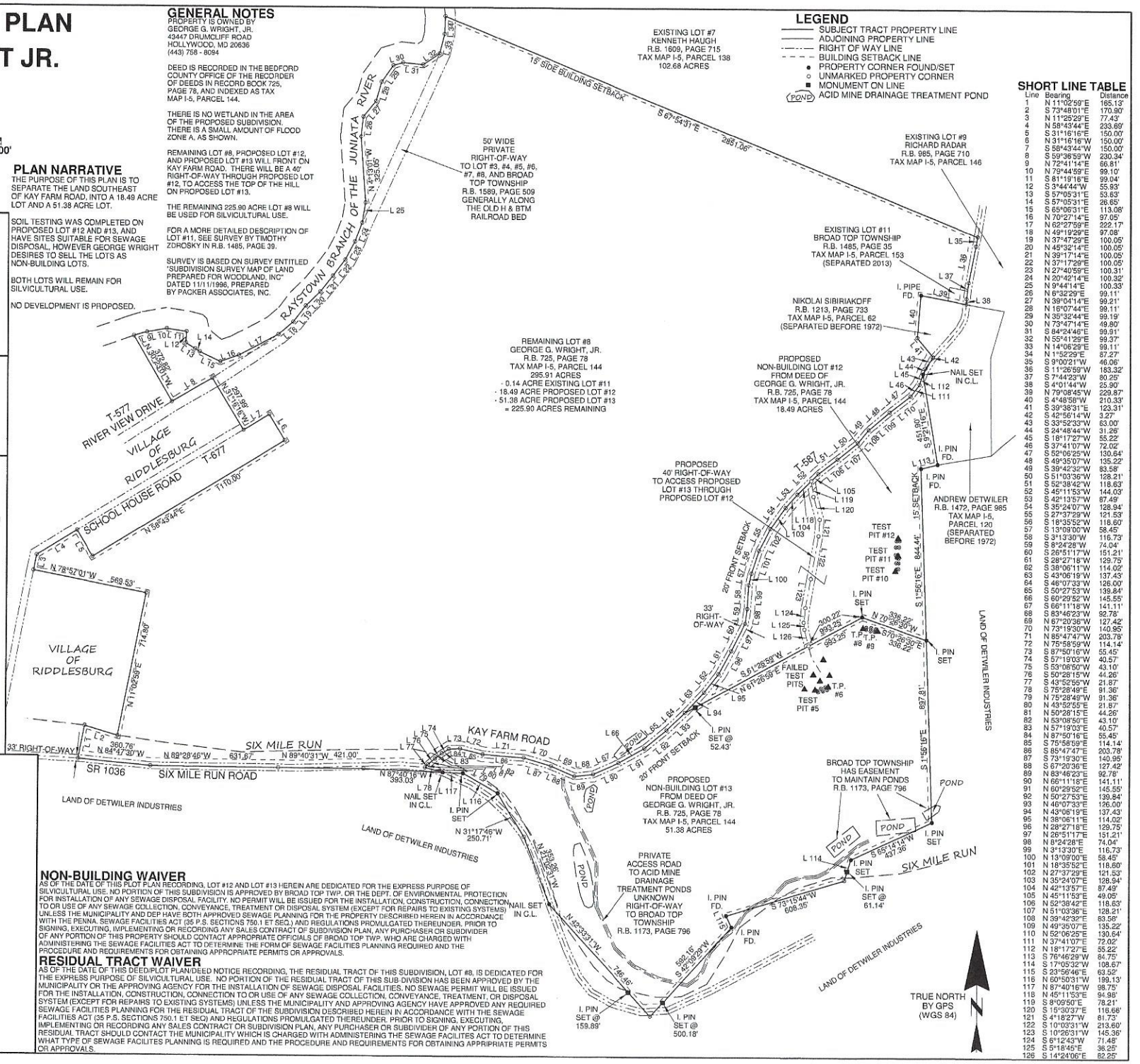
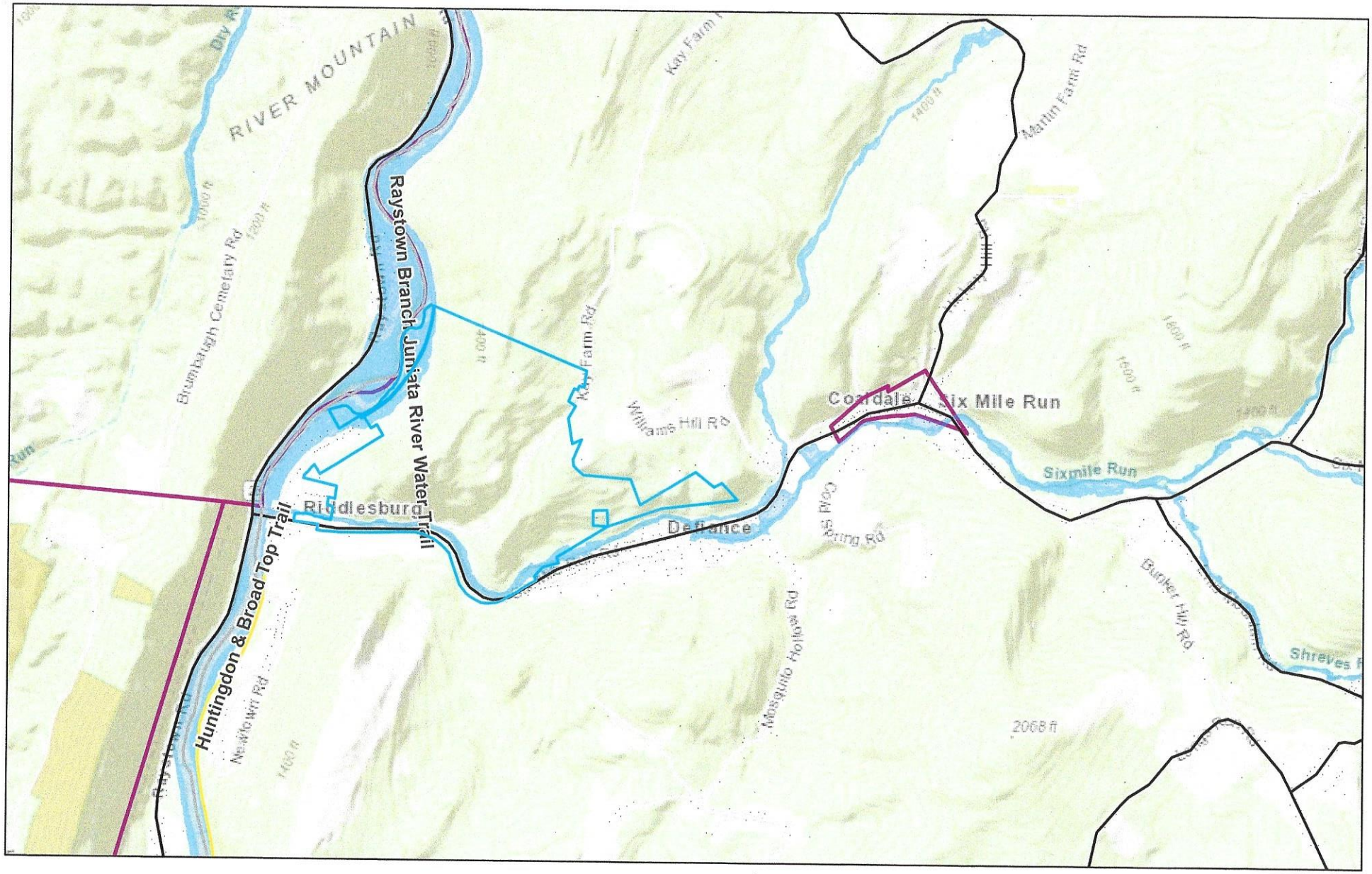
107	N 51°03'36"E	128.21'
108	N 39°42'32"E	69.56'
109	N 49°35'07"E	135.22'
110	N 52°06'25"E	130.64'
111	N 37°41'07"E	72.02'
112	N 18°17'27"E	55.22'
113	S 76°46'29"W	64.75'
114	S 17°05'32"W	108.67'
115	S 23°56'46"E	63.52'
116	N 60°50'31"W	199.13'
117	N 87°40'16"W	98.75'
118	N 45°11'53"E	94.98'
119	S 8°09'50"E	78.21'
120	S 15°30'37"E	116.66'
121	S 4°18'27"W	61.73'
122	S 10°03'31"W	213.60'
123	S 10°26'31"W	145.36'
124	S 6°12'43"W	71.48'
125	S 5°18'46"E	38.25'
126	S 14°24'06"E	62.25'



Bedford County Online Parcel Viewer



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0 0.23 0.45 0.9 mi

0 0.38 0.75 1.5 km

Trails

Huntingdon & Broad Top Trail

Other

State Roads

FEMA Floodplain

Bedford County Municipalities

Bedford County

State Game Lands

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

Web AppBuilder for ArcGIS

West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA |

Bedford County Online Parcel Viewer

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1:36,112

Trails
- Huntingdon & Broad Top Trail
- Other

State Roads

FEMA Floodplain

Bedford County Municipalities

Bedford County

State Game Lands

0 0.23 0.45 0.9 mi

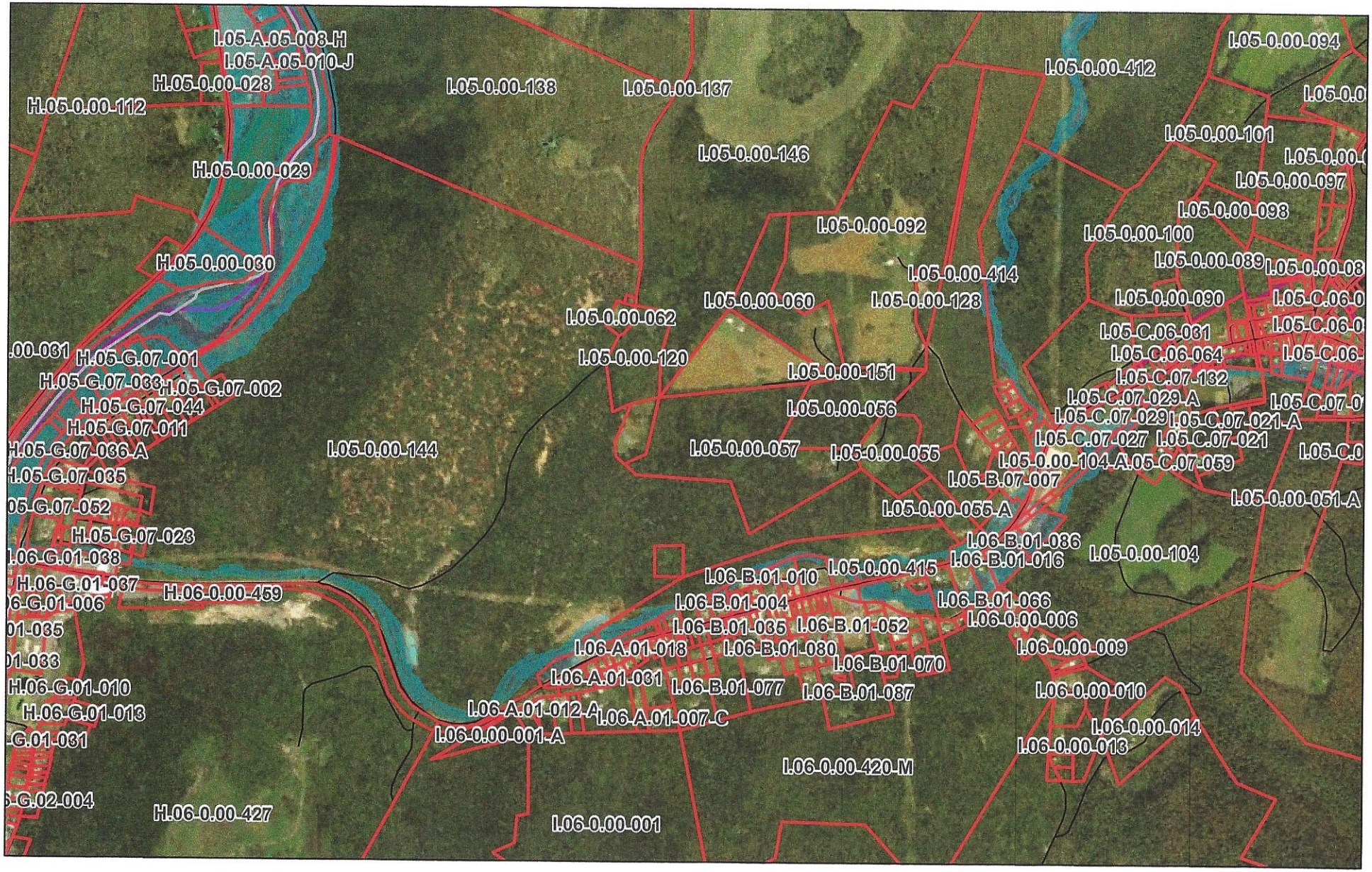
0 0.38 0.75 1.5 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS

USDA FSA |

Bedford County Online Parcel Viewer



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May 2019 Parcels
State Roads
Bedford County Municipalities
Trails
Local Roads
Bedford County
Other
FEMA Floodplain

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

Web AppBuilder for ArcGIS
USDA FSA |