**RESOLUTION NO. 2022-08**

**A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL PLAN REPLOT OF LANDS OF DEBORAH M. ROUB AND REPLOT OF LANDS OF BRUCE E. COX**

**WHEREAS**, a subdivision plan entitled: *Preliminary/Final Plan Replot of Lands of Deborah M. Roub and Replot of Lands of Bruce E. Cox* (hereinafter, the "Plan"), consisting of 3 sheet, dated February 21, 2022, prepared by Mease Associates, Inc., Fred M. Henry, PLS, last revised June 14, 2022, has been submitted to Warriors Mark Township (hereinafter the "Township") by Deborah M. Roub, owner of three parcels of land (the "Roub Parcels") of the following sizes: 1) 9.39 acres (Tax Parcel 52-05-26.12), 2) 19.18 acres (Tax Parcel 52-05-02.1), and 3) 19.85 acres (Tax Parcel 52-05-26.8) and Bruce E. Cox, owner of two parcels of land (the "Cox Parcels") of the following sizes: 1) 3.38 acres (Tax Parcel 52-05-26.9), and 1.80 acres (Tax Parcel 52-05-26.18), (hereinafter collectively "Developer"); and

**WHEREAS**, pursuant to the Plan, Developer desires to subdivide a portion of the Roub Parcels and combine them along with the two Cox Parcels into a single parcel, identified as Replotted Tax Parcel 52-05-26.9, with said parcel being 10.18 acres; and

**WHEREAS,** one of the Roub Parcels, 52-05-02.1, currently consists of two tracts of land that will be consolidated into a single parcel of land, resulting in three parcels of the following sizes: 1) 8.26 acres (Tax Parcel 52-05-26.12), 2) 16.27 acres (Tax Parcel 52-05-02.1), and 3) 18.89 acres (Tax Parcel 52-05-26.8); and

**WHEREAS,** the Roub Parcels, which are unimproved, are accessed via Spring Mount Drive with a private street onto Ridge Road and the Cox Parcels, developed as a residential use, are accessed via a shared driveway onto Ridge Road; and

**WHEREAS,** pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, KCI Technologies ("KCI") has reviewed the Plan, with the most recent KCI review letter being dated June 28, 2022, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "KCI Letter") wherein KCI recommends that the Township approves the Plan subject to certain conditions; and

**WHEREAS**, the Developer has provided a copy of a review letter from the Huntingdon County Planning Commission dated June 22, 2022; and

**WHEREAS**, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan conditioned upon the Developer satisfying all of the outstanding comments from the June 28, 2022 review letter; and

**WHEREAS,** the Board wishes to grant approval to the Plan subject to the hereinafter set forth conditions.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the Township of Warriors Mark, Huntingdon County, Pennsylvania, that the said Plan, as filed by the Developer, is hereby approved subject to the following conditions:

1. Acceptance by the Developer of the conditions of approval imposed by any other governing body which may have jurisdiction over the Plan.

2. Agreement by the Developer to obtain all required federal, state, and local permits upon final approval of the Plan by the Township, if and as applicable, prior to issuance of any building permits including, but not limited to, those relating to sewage treatment and water supply.

3. Payment by the Developer of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Developer of all professional review fees, including but not limited to attorney fees, consulting fees, and engineering fees, incurred by the Township. Said payment shall be made by Developer within thirty days of receipt by Developer of a bill for the same.

4. Complete execution of the Plan by Developer.

5. The Developer shall have thirty (30) days to either accept or reject these conditions and so notify the Township in writing. If the Developer fails to act within this time period, the Plan approval shall be rescinded automatically.

6. All comments (if any) contained in the KCI Letter being satisfactorily addressed, as determined solely by KCI.

7. The Developer shall request a Planning Waiver & Non-building Declaration for approval by the Township SEO and Board of Supervisors.

**RESOLVED** by the Board of Supervisors of the Township of Warriors Mark this 5th day of July, 2022.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Julie Brenneman, Secretary

KCI TECHNOLOGIES

ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

5001 Louise Drive, Suite 201 • Mechanicsburg, PA 17055 • Phone 717-691-1340 • Fax 717-691-3470

June 28, 2022

Warriors Mark Township Board of Supervisors
P.O. Box 114
Warriors Mark, PA 16877

**TRANSMITTED VIA EMAIL ONLY**

**Re: PRELIMINARY/FINAL PLAN REPLOT OF LANDS OF DEBORAH M. ROUB AND REPLOT OF LANDS OF BRUCE E. COX**
**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2**

Board of Supervisors:

Per your request we have completed an initial review of the above referenced plan. Plans were prepared by Mease Associates, Inc., Fred M. Henry, PLS, and the following information was provided for our review on 6/14/22 and 6/22/22:

- Subdivision Plans (3 sheets), dated 2/21/2022 and last revised 6/14/2022
- Response to SALDO Review #1, dated 6/14/2022
- Copy of Huntingdon County Planning Commission Review Letter, dated 6/17/2022

**INTRODUCTION**

Deborah M. Roub owns three parcels of land which are adjacent to two parcels of land owned by Bruce E. Cox located along Ridge Road (SR 4025) and Spring Mount Drive (Private Road). The Roub parcels are identified as Huntingdon County Tax Parcels 52-05-26.12, 52-05-02.1, and 52-05-26.8 and the parcels are 9.39 acres, 19.18 acres, and 19.85 acres, respectively. The Cox parcels are identified as Huntingdon County Tax Parcels 52-05-26.9 and 52-05-26.9 and the parcels are 3.38 acres and 1.80 acres, respectively. A portion the Roub parcels will be subdivided and combined along with the two Cox parcels into a single parcel. In addition, one of the Roub parcels, 52-05-02.1, currently consists of two tracts of land (within a single deed and common tax parcel) that will be consolidated into a single parcel of land. After the subdivision and consolidation of the parcels, the Roub parcels will be 8.26 acres (52-05-26.12), 16.27 acres (52-05-02.1), and 18.89 acres (52-05-26.8) and the Cox parcel will be 10.18 acres. The Roub parcels are accessed via Spring Mount Drive which a private street onto Ridge Road and the Cox property is accessed via a shared driveway onto Ridge Road. The Roub parcels are unimproved and the Cox parcel 52-05-26.9 is developed with a residential structure and parcel 52-05-26.18 is unimproved. Two of the Roub parcels (52-05-26.8 and 52-05-02.1) are within the Agriculture and Resource Protection (A) zoning district and the remained of the parcels are within the Residential (R) zoning district.

Our review was conducted in accordance with the following Warriors Mark Township Ordinances:

- Subdivision and Land Development Ordinance and amendments thereof (May 5, 1998 & November 1, 2005)

Our comments are as follows (text shown in ***bold italic*** print is the Developer's response; **bold** print is our response to the Developer:

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

**ARTICLE IV PLAN REQUIREMENTS**

1. §402: The plan shall be drawn at a scale of 1" = 100' or less. A written waiver request of this section of the ordinance was submitted due to the size of the property. The waiver request is to allow the plan to be drawn at a scale of 1" = 150'. The scale identified on Sheet 2 (1"=100') appears to be incorrect, please verify and revise as necessary.
   ***6/14/22: Plan scale on Sheet 2 has been corrected.*** **OPEN COMMENT PENDING BOARD ACTION OF WAIVER REQUEST.**
2. §402.k: Requires Class I & II agricultural soils to be shown on the plans. A written waiver request of this section of the ordinance was submitted. Per the Prime Agricultural Soils Map of Warriors Mark Township, prepared by the Huntingdon County Planning and Development Department, dated July 7, 2004, there are no Class I or II soils. Therefore, this section of the ordinance is not appliable and a waiver is not required.
   ***6/14/22: No Class I or II soils are on the site. Requested Waiver is not required.*** **COMMENT RESOLVED.**
3. §402.l: Requires existing and proposed topography contours at intervals of 2 or 5 feet. A written waiver request of this section of the ordinance was submitted. The waiver request is to allow the existing contours to be provided at a 10' interval.
   ***6/14/22: A waiver has been requested.*** **OPEN COMMENT PENDING BOARD ACTION OF WAIVER REQUEST.**

**GENERAL**

1. Please revise the Planning Commission portion of the Township Approval box from "Approved by" to "Recommended."
   ***6/14/22: Planning Commission Review Block has been amended to indicate "Recommended".*** **COMMENT RESOLVED.**
2. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   ***6/14/22: Zoning Officer comments are attached.*** **COMMENT RESOLVED.**
3. Provide a copy of the Huntingdon County Planning Commission review letter.
   ***6/14/22: Huntingdon County comment have not been received. Will forward once received. A COPY OF THE HUNTINGDON COUNTY PLANNING COMMISSION REVIEW LETTER WAS PROVIDED ON 6/22/22.*** **COMMENT RESOLVED.**
4. Plan Certifications – ultimately all plan certifications must be executed.
   ***6/14/22: Plan Certifications will be executed prior to Township signatures.*** **OPEN COMMENT.**

This plan was reviewed for general conformance with the Township ordinances. We do not accept any liability for any potential design errors or omissions made by the design engineer and/or surveyor.

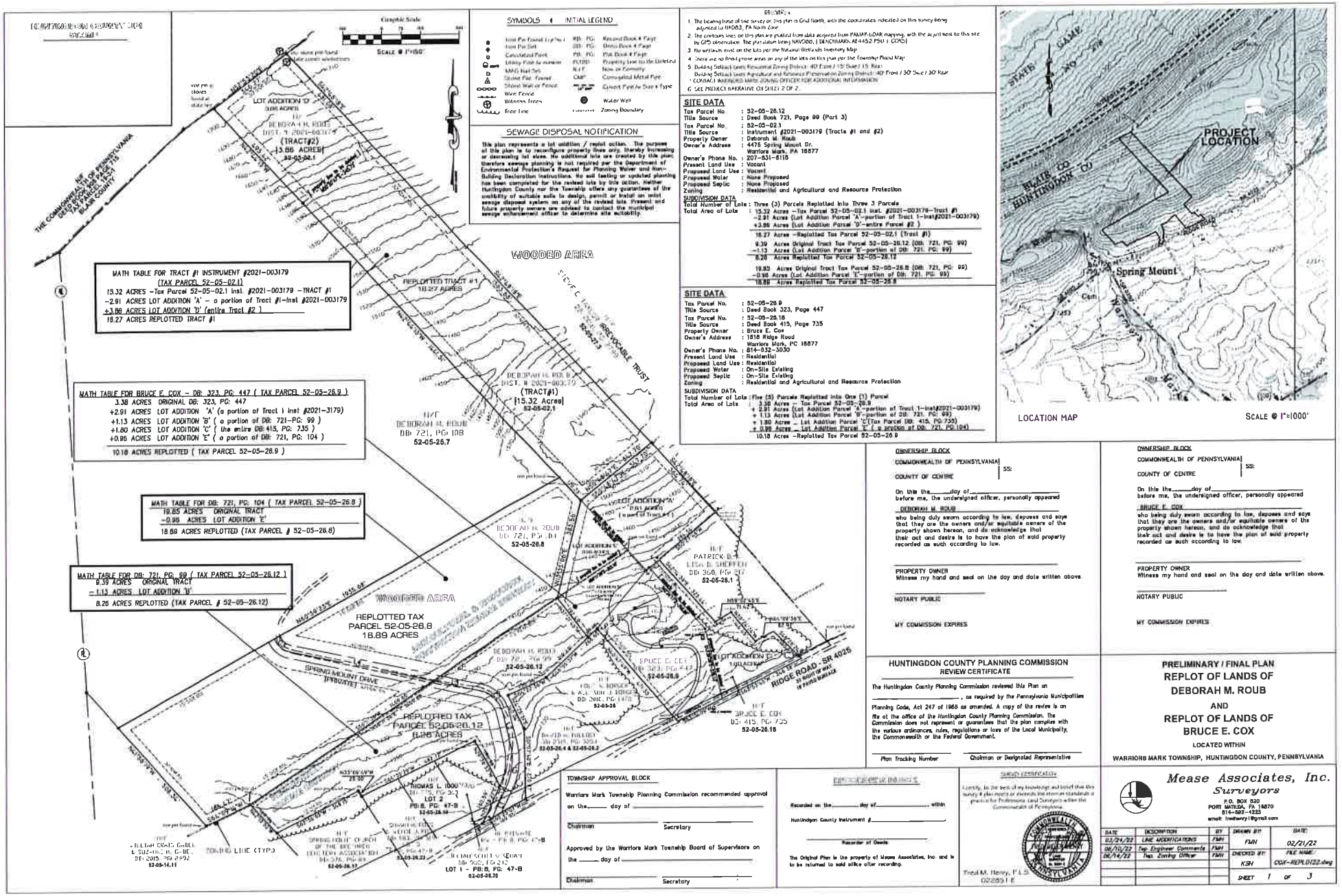
By copy of this letter to the Developer we hereby advise the Developer, to the extent that the Plan(s) fail to comply with the Township's Ordinances, the Township reserves the right to require that the Plan(s) comply with its Ordinances.

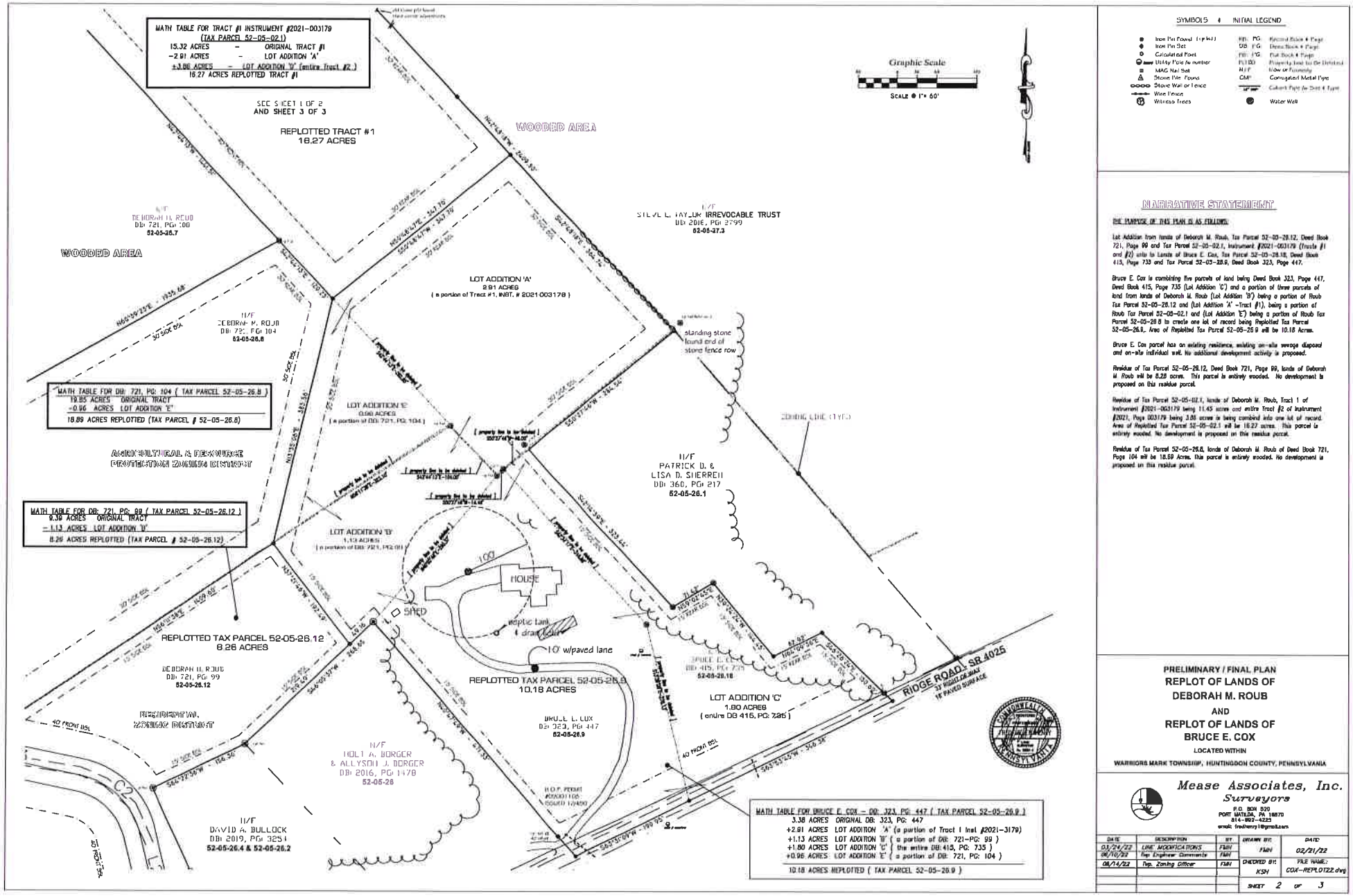
Please contact me at 717.516.7591 or via email at mark.haefner@kci.com should you have any questions or require additional information.

Sincerely,

Mark J. Haefner, P.E.
KCI Technologies Inc.

XC: Fred Henry, PLS (fredhenry1@gmail.com)
Bruce Cox (becgc@aol.com)
Dan Stants (via email)
Dan Durbin (via email)


Graphic Scale
SCALE @ 1"=100'
SYMBOLS & INITIAL LEGEND
SEWAGE DISPOSAL NOTIFICATION
This plan represents a lot addition / replot action. The purpose of this plan is to reconfigure property lines only, thereby increasing or decreasing lot sizes. No additional lots are created by this plan; therefore sewage planning is not required per the Department of Environmental Protection's Request for Planning Waiver and Non-Building Declaration instructions. No soil testing or updated planning has been completed for the revised lots by this action. Neither Huntingdon County nor the Township offers any guarantees of the availability of suitable soils to design, permit or install an onlot sewage disposal system on any of the revised lots. Present and future property owners are advised to contact the municipal sewage enforcement officer to determine site suitability.
REMARKS
1. The bearing base of the survey on this plan is Grid North, with the coordinates indicated on this survey being adjusted to NAD83, PA North Zone.
2. The contours lines on this plan are created from data acquired from PAMAP-LIDAR mapping, with the aerial tests to this site by GPS observation. The plan datum being NAVD88. ( BENCHMARK: AE 4452 PSU 1 CORS)
3. No wetlands exist on the lots per the National Wetlands Inventory Map
4. There are no flood prone areas on any of the lots on this plan per the Township Flood Map
5. Building Setback Lines Residential Zoning District: 40' Front / 15' Side / 15' Rear
Building Setback Lines Agricultural and Resource Preservation Zoning District: 40' Front / 30' Side / 30' Rear
* CONTACT WARRIORS MARK ZONING OFFICER FOR ADDITIONAL INFORMATION
6. SEE PROJECT NARRATIVE ON SHEET 2 OF 2.
SITE DATA
Tax Parcel No. : 52-05-26.12
Title Source : Deed Book 721, Page 99 (Part 3)
Tax Parcel No. : 52-05-02.1
Title Source : Instrument #2021-003179 (Tracts #1 and #2)
Property Owner : Deborah M. Roub
Owner's Address : 4476 Spring Mount Dr.
Warriors Mark, PA 16877
Owner's Phone No. : 207-831-8118
Present Land Use : Vacant
Proposed Land Use : Vacant
Proposed Water : None Proposed
Proposed Septic : None Proposed
Zoning : Residential and Agricultural and Resource Protection
SUBDIVISION DATA
Total Number of Lots : Three (3) Parcels Replotted Into Three 3 Parcels
Total Area of Lots : 15.32 Acres – Tax Parcel 52-05-02.1 Inst. #2021-003179– Tract #1
+2.91 Acres (Lot Addition Parcel 'A'–portion of Tract 1–Inst#2021-003179)
+3.86 Acres (Lot Addition Parcel 'D'–entire Parcel #2 )
18.27 Acres –Replotted Tax Parcel 52-05-02.1 (Tract #1)
9.39 Acres Original Tract Tax Parcel 52-05-26.12 (DB: 721, PG: 99)
–1.13 Acres (Lot Addition Parcel 'B'–portion of DB: 721, PG: 99)
8.26 Acres Replotted Tax Parcel 52-05-26.12
18.85 Acres Original Tract Tax Parcel 52-05-26.8 (DB: 721, PG: 99)
–0.96 Acres (Lot Addition Parcel 'E'–portion of DB: 721, PG: 99)
18.89 Acres Replotted Tax Parcel 52-05-26.8
SITE DATA
Tax Parcel No. : 52-05-26.9
Title Source : Deed Book 323, Page 447
Tax Parcel No. : 52-05-26.18
Title Source : Deed Book 415, Page 735
Property Owner : Bruce E. Cox
Owner's Address : 1818 Ridge Road
Warriors Mark, PC 16877
Owner's Phone No. : 814-832-3030
Present Land Use : Residential
Proposed Land Use : Residential
Proposed Water : On-Site Existing
Proposed Septic : On-Site Existing
Zoning : Residential and Agricultural and Resource Protection
SUBDIVISION DATA
Total Number of Lots : Five (5) Parcels Replotted Into One (1) Parcel
Total Area of Lots : 3.38 Acres – Tax Parcel 52-05-26.9
+ 2.91 Acres (Lot Addition Parcel 'A'–portion of Tract 1–Inst#2021-003179)
+ 1.13 Acres (Lot Addition Parcel 'B'–portion of DB: 721, PG: 99)
+ 1.80 Acres – Lot Addition Parcel 'C'(Tax Parcel DB: 415, PG: 735)
+ 0.96 Acres – Lot Addition Parcel 'E' ( a protion of DB: 721, PG: 104)
10.18 Acres –Replotted Tax Parcel 52-05-26.9
LOCATION MAP
SCALE @ 1"=1000'
PROJECT LOCATION
Spring Mount
BLAIR CO
HUNTINGDON CO
MATH TABLE FOR TRACT #1 INSTRUMENT #2021-003179
(TAX PARCEL 52-05-02.1)
15.32 ACRES –Tax Parcel 52-05-02.1 Inst. #2021-003179 –TRACT #1
–2.91 ACRES LOT ADDITION 'A' – a portion of Tract #1–Inst #2021-003179
+3.86 ACRES LOT ADDITION 'D' (entire Tract #2 )
18.27 ACRES REPLOTTED TRACT #1
MATH TABLE FOR BRUCE E. COX – DB: 323, PG: 447 ( TAX PARCEL 52-05-26.9 )
3.38 ACRES ORIGINAL DB: 323, PG: 447
+2.91 ACRES LOT ADDITION 'A' (a portion of Tract 1 Inst #2021-3179)
+1.13 ACRES LOT ADDITION 'B' ( a portion of DB: 721–PG: 99 )
+1.80 ACRES LOT ADDITION 'C' ( the entire DB:415, PG: 735 )
+0.96 ACRES LOT ADDITION 'E' ( a portion of DB: 721, PG: 104 )
10.18 ACRES REPLOTTED ( TAX PARCEL 52-05-26.9 )
MATH TABLE FOR DB: 721, PG: 104 ( TAX PARCEL 52-05-26.8 )
18.85 ACRES ORIGINAL TRACT
–0.96 ACRES LOT ADDITION 'E'
18.89 ACRES REPLOTTED (TAX PARCEL # 52-05-26.8)
MATH TABLE FOR DB: 721, PG: 99 ( TAX PARCEL 52-05-26.12 )
9.39 ACRES ORIGINAL TRACT
– 1.13 ACRES LOT ADDITION 'B'
8.26 ACRES REPLOTTED (TAX PARCEL # 52-05-26.12)
WOODED AREA
REPLOTTED TRACT #1
18.27 ACRES
REPLOTTED TAX
PARCEL 52-05-26.8
18.89 ACRES
REPLOTTED TAX
PARCEL 52-05-26.12
8.26 ACRES
DEBORAH M. ROUB
DB: 721, PG: 108
52-05-26.7
DEBORAH M. ROUB
INST. # 2021-003179
(TRACT #1)
15.32 Acres
52-05-02.1
DEBORAH M. ROUB
DB: 721, PG: 99
52-05-26.12
DEBORAH M. ROUB
DB: 721, PG: 104
52-05-26.8
PATRICK B. & LISA D. SHEFFER
DB: 360, PG: 217
52-05-26.1
BRUCE E. COX
DB: 323, PG: 447
52-05-26.9
BRUCE E. COX
DB: 415, PG: 735
52-05-26.18
LOT ADDITION 'A'
LOT ADDITION 'B'
LOT ADDITION 'C'
LOT ADDITION 'D'
LOT ADDITION 'E'
RIDGE ROAD - SR 4025
SPRING MOUNT DRIVE (PRIVATE)
THOMAS L. ROUB
DB: 775, PG: 367
LOT 2
PB: 8, PG: 47-B
52-05-26.19
LOT 1 - PB: 8, PG: 47-B
52-05-26.20
BUILDING LINE (TYP.)
OWNERSHIP BLOCK
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF CENTRE
On this the ____ day of ____
before me, the undersigned officer, personally appeared
DEBORAH M. ROUB
who being duly sworn according to law, deposes and says that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.
PROPERTY OWNER
Witness my hand and seal on the day and date written above.
NOTARY PUBLIC
MY COMMISSION EXPIRES
OWNERSHIP BLOCK
COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF CENTRE
On this the ____ day of ____
before me, the undersigned officer, personally appeared
BRUCE E. COX
who being duly sworn according to law, deposes and says that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.
PROPERTY OWNER
Witness my hand and seal on the day and date written above.
NOTARY PUBLIC
MY COMMISSION EXPIRES
HUNTINGDON COUNTY PLANNING COMMISSION
REVIEW CERTIFICATE
The Huntingdon County Planning Commission reviewed this Plan on ____, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended. A copy of this review is on file at the office of the Huntingdon County Planning Commission. The Commission does not represent or guarantees that the plan complies with the various ordinances, rules, regulations or laws of the Local Municipality, the Commonwealth or the Federal Government.
Plan Tracking Number
Chairman or Designated Representative
PRELIMINARY / FINAL PLAN
REPLOT OF LANDS OF
DEBORAH M. ROUB
AND
REPLOT OF LANDS OF
BRUCE E. COX
LOCATED WITHIN
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNBYLVANIA
TOWNSHIP APPROVAL BLOCK
Warriors Mark Township Planning Commission recommended approval on the ____ day of ____
Chairman
Secretary
Approved by the Warriors Mark Township Board of Supervisors on the ____ day of ____
Chairman
Secretary
Recorded on the ____ day of ____, within Huntingdon County Instrument #____
Recorder of Deeds
The Original Plan is the property of Mease Associates, Inc. and is to be returned to said office after recording.
SURVEY CERTIFICATION
I certify, to the best of my knowledge and belief that this survey & plan meets or exceeds the minimum standards of practice for Professional Land Surveyors within the Commonwealth of Pennsylvania.
Fred M. Henry, P.L.S.
022551-E
Mease Associates, Inc.
Surveyors
P.O. BOX 520
PORT MATILDA, PA 16870
814-692-4225
email: fredhenry1@gmail.com
DATE | DESCRIPTION | BY
03/24/22 | LINE MODIFICATIONS | FMH
06/10/22 | Twp Engineer Comments | FMH
08/14/22 | Twp. Zoning Officer | FMH
DRAWN BY: FMH
DATE: 02/21/22
CHECKED BY: KSH
FILE NAME: COX-REPLOT22.dwg
SHEET 1 OF 3




## NARRATIVE STATEMENT

THE PURPOSE OF THIS PLAN IS AS FOLLOWS:

Lot Addition from lands of Deborah M. Roub, Tax Parcel 52-05-28.12, Deed Book 721, Page 99 and Tax Parcel 52-05-02.1, Instrument #2021-003179 (Tracts #1 and #2) units to Lands of Bruce E. Cox, Tax Parcel 52-05-28.18, Deed Book 415, Page 735 and Tax Parcel 52-05-28.9, Deed Book 323, Page 447.

Bruce E. Cox is combining five parcels of land being Deed Book 323, Page 447, Deed Book 415, Page 735 (Lot Addition 'C') and a portion of three parcels of land from lands of Deborah M. Roub (Lot Addition 'B') being a portion of Roub Tax Parcel 52-05-28.12 and (Lot Addition 'A' -Tract #1), being a portion of Roub Tax Parcel 52-05-02.1 and (Lot Addition 'E') being a portion of Roub tax Parcel 52-05-28.8 to create one lot of record being Replotted Tax Parcel 52-05-26.9. Area of Replotted Tax Parcel 52-05-26.9 will be 10.18 Acres.

Bruce E. Cox parcel has an existing residence, existing on-site sewage disposal and on-site individual well. No additional development activity is proposed.

Residue of Tax Parcel 52-05-28.12, Deed Book 721, Page 99, lands of Deborah M. Roub will be 8.28 acres. This parcel is entirely wooded. No development is proposed on this residue parcel.

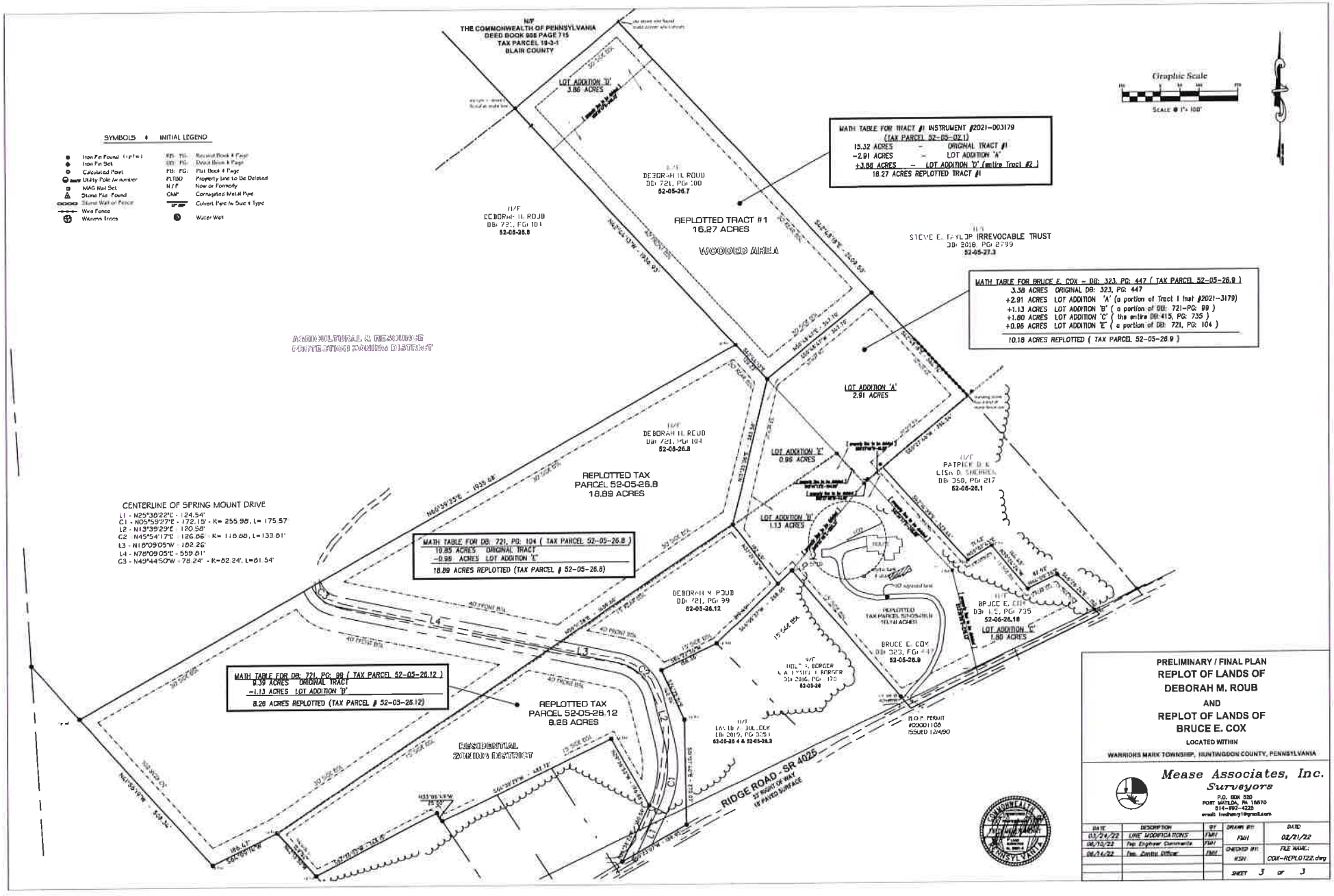
Residue of Tax Parcel 52-05-02.1, lands of Deborah M. Roub, Tract 1 of Instrument #2021-003179 being 11.45 acres and entire Tract #2 of Instrument #2021, Page 003179 being 3.86 acres is being combind into one lot of record. Area of Replotted Tax Parcel 52-05-02.1 will be 16.27 acres. This parcel is entirely wooded. No development is proposed on this residue parcel.

Residue of Tax Parcel 52-05-26.8, lands of Deborah M. Roub of Deed Book 721, Page 104 will be 18.89 Acres. This parcel is entirely wooded. No development is proposed on this residue parcel.

**PRELIMINARY / FINAL PLAN**
**REPLOT OF LANDS OF**
**DEBORAH M. ROUB**
**AND**
**REPLOT OF LANDS OF**
**BRUCE E. COX**
**LOCATED WITHIN**
**WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA**


*Mease Associates, Inc.*
*Surveyors*
P.O. BOX 520
PORT MATILDA, PA 16870
814-692-4225
email: freshenry1@gmail.com


| DATE | DESCRIPTION | BY | DRAWN BY: | DATE |
|---|---|---|---|---|
| 03/24/22 | LINE MODIFICATIONS | FMH | FMH | 02/21/22 |
| 06/10/22 | Twp Engineer Comments | FMH | | |
| 08/14/23 | Twp. Zoning Officer | FMH | CHECKED BY: KSH | FILE NAME: COX-REPLOT22.dwg |
| | | | SHEET 2 OF 3 | |


N/F
THE COMMONWEALTH OF PENNSYLVANIA
DEED BOOK 905 PAGE 715
TAX PARCEL 18-3-1
BLAIR COUNTY
LOT ADDITION 'D'
3.86 ACRES
N/F
DEBORAH M. ROUB
DB: 721, PG: 100
52-05-26.7
N/F
DEBORAH M. ROUB
DB: 721, PG: 104
52-05-26.8
REPLOTTED TRACT #1
16.27 ACRES
WOODED AREA
N/F
STEVE E. TAYLOR IRREVOCABLE TRUST
DB: 3018, PG: 2799
52-05-27.3
Graphic Scale
SCALE @ 1"= 100'
SYMBOLS & INITIAL LEGEND
Iron Pin Found (type)
Iron Pin Set
Calculated Point
Utility Pole /w number
MAG Nail Set
Stone Pile Found
Stone Wall or Fence
Wire Fence
Witness Irons
RB: PG: Record Book & Page
DB: PG: Deed Book & Page
PB: PG: Plat Book & Page
PLTBD Property Line to Be Deleted
N/F Now or Formerly
CMP Corrugated Metal Pipe
Culvert Pipe /w Size & Type
Water Well
MATH TABLE FOR TRACT #1 INSTRUMENT #2021-003179
(TAX PARCEL 52-05-07.1)
15.32 ACRES – ORIGINAL TRACT #1
-2.91 ACRES – LOT ADDITION 'A'
+3.86 ACRES – LOT ADDITION 'D' (entire Tract #2)
18.27 ACRES REPLOTTED TRACT #1
MATH TABLE FOR BRUCE E. COX – DB: 323, PG: 447 ( TAX PARCEL 52-05-26.9 )
3.38 ACRES ORIGINAL DB: 323, PG: 447
+2.91 ACRES LOT ADDITION 'A' (a portion of Tract 1 that #2021-3179)
+1.13 ACRES LOT ADDITION 'B' ( a portion of DB: 721-PG: 99 )
+1.80 ACRES LOT ADDITION 'C' ( the entire DB:415, PG: 735 )
+0.96 ACRES LOT ADDITION 'E' ( a portion of DB: 721, PG: 104 )
10.18 ACRES REPLOTTED ( TAX PARCEL 52-05-26.9 )
AGRICULTURAL & RESOURCE PROTECTION ZONING DISTRICT
LOT ADDITION 'A'
2.91 ACRES
LOT ADDITION 'E'
0.96 ACRES
LOT ADDITION 'B'
1.13 ACRES
N/F
PATRICK D. K.
LISA D. SHERRILL
DB: 350, PG: 217
52-05-26.1
REPLOTTED TAX
PARCEL 52-05-26.8
18.89 ACRES
MATH TABLE FOR DB: 721, PG: 104 ( TAX PARCEL 52-05-26.8 )
18.85 ACRES ORIGINAL TRACT
-0.96 ACRES LOT ADDITION 'E'
18.89 ACRES REPLOTTED (TAX PARCEL # 52-05-26.8)
CENTERLINE OF SPRING MOUNT DRIVE
L1 - N25°38'22"E - 124.54'
C1 - N05°59'27"E - 172.15' - R= 255.98', L= 175.57
L2 - N13°39'29"E - 120.58'
C2 - N45°54'17"E - 126.86' - R= 116.88', L=133.81'
L3 - N18°09'05"W - 182.26'
L4 - N78°09'05"E - 559.81'
C3 - N49°44'50"W - 78.24' - R=82.24', L=81.54'
DEBORAH M. ROUB
DB: 721, PG: 99
52-05-26.12
REPLOTTED
TAX PARCEL 52-05-26.18
51,678 ACRES
BRUCE E. COX
DB: 415, PG: 735
52-05-26.18
LOT ADDITION 'C'
1.80 ACRES
BRUCE E. COX
DB: 323, PG: 447
52-05-26.9
MATH TABLE FOR DB: 721, PG: 99 ( TAX PARCEL 52-05-26.12 )
9.39 ACRES ORIGINAL TRACT
-1.13 ACRES LOT ADDITION 'B'
8.26 ACRES REPLOTTED (TAX PARCEL # 52-05-26.12)
REPLOTTED TAX
PARCEL 52-05-26.12
8.26 ACRES
RESIDENTIAL
ZONING DISTRICT
N/F
HOLLY S. BORGER
& TYSON T. BORGER
DB: 2016, PG: 170
52-05-26
N/F
LAND & BUILDOCK
DB: 2019, PG: 3251
52-05-26.4 & 52-05-26.3
P.O.P. PERMIT
#20001108
ISSUED 12/4/90
RIDGE ROAD - SR 4025
33' RIGHT OF WAY
18' PAVED SURFACE
PRELIMINARY / FINAL PLAN
REPLOT OF LANDS OF
DEBORAH M. ROUB
AND
REPLOT OF LANDS OF
BRUCE E. COX
LOCATED WITHIN
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA
Mease Associates, Inc.
Surveyors
P.O. BOX 520
PORT MATILDA, PA 16870
814-692-4223
email: freshcherry1@gmail.com
DATE DESCRIPTION BY
03/24/22 LINE MODIFICATIONS FMH
06/10/22 Twp. Engineer Comments FMH
06/24/22 Twp. Zoning Officer FMH
DRAWN BY: FMH DATE: 02/21/22
CHECKED BY: MSH FILE NAME: COX-REPLOT22.dwg
SHEET 3 OF 3