Plat #612-B

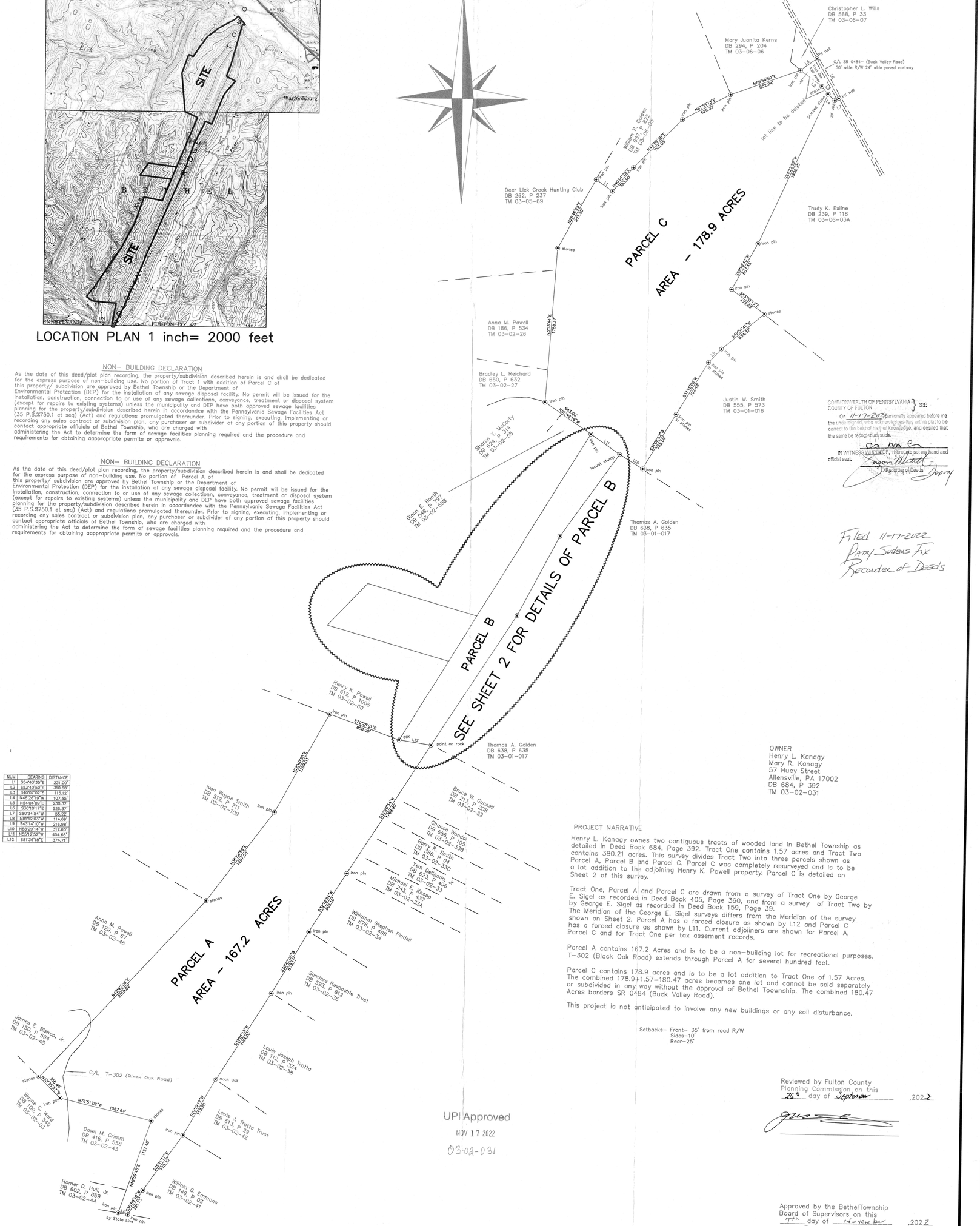
LOCATION PLAN 1 inch= 2000 feet

NON– BUILDING DECLARATION

As the date of this deed/plat plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of non–building use. No portion of Tract 1 with addition of Parcel C of this property/ subdivision are approved by Bethel Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collectionn, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordandce with the Pennsylvania Sewage Facilities Act (35 P.S.§750.1 et seq) (Act) 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 Bethel Township, who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining oappropriate permits or approvals.

NON– BUILDING DECLARATION

As the date of this deed/plat plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of non–building use. No portion of Parcel A of this property/ subdivision are approved by Bethel Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collectionn, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordandce with the Pennsylvania Sewage Facilities Act (35 P.S.§750.1 et seq) (Act) 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 Bethel Township, who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining oappropriate permits or approvals.



NUM	BEARING	DISTANCE
L1	S54°43'35"E	231.00'
L2	S53°40'50"E	310.68'
L3	S40°07'02"E	115.12'
L4	N46°26'19"W	107.50'
L5	N54°04'09"E	230.30'
L6	S30°10'17"E	525.37'
L7	S80°36'54"W	55.22'
L8	N81°12'03"W	114.69'
L9	S43°14'10"W	218.98'
L10	N59°29'14"W	312.60'
L11	N55°12'52"W	404.66'
L12	S81°36'18"E	374.71'

OWNER
Henry L. Kanagy
Mary R. Kanagy
57 Huey Street
Allensville, PA 17002
DB 684, P 392
TM 03–02–031

PROJECT NARRATIVE

Henry L. Kanagy owns two contiguous tracts of wooded land in Bethel Township as detailed in Deed Book 684, Page 392. Tract One contains 1.57 acres and Tract Two contains 380.21 acres. This survey divides Tract Two into three parcels shown as Parcel A, Parcel B and Parcel C. Parcel C was completely resurveyed and is to be a lot addition to the adjoining Henry K. Powell property. Parcel C is detailed on Sheet 2 of this survey.

Tract One, Parcel A and Parcel C are drawn from a survey of Tract One by George E. Sigel as recorded in Deed Book 405, Page 360, and from a survey of Tract Two by by George E. Sigel as recorded in Deed Book 159, Page 39.
The Meridian of the George E. Sigel surveys differs from the Meridian of the survey shown on Sheet 2. Parcel A has a forced closure as shown by L12 and Parcel C has a forced closure as shown by L11. Current adjoiinerrs are shown for Parcel A, Parcel C and for Tract One per tax assement records.

Parcel A contains 167.2 Acres and is to be a non–building lot for recreational purposes. T–302 (Black Oak Road) extends through Parcel A for several hundred feet.

Parcel C contains 178.9 acres and is to be a lot addition to Tract One of 1.57 Acres. The combined 178.9+1.57=180.47 acres becames one lot and cannot be sold separately or subdivided in any way without the approval of Bethel Toownship. The combined 180.47 Acres borders SR 0484 (Buck Valley Road).

This project is not anticipated to involve any new buildings or any soil disturbance.

Setbacks– Front– 35' from road R/W
Sides–10'
Rear–25'

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF FULTON }
On 11-17-2022 personally appeared before me the undersigned, who acknowledged the within plat to be correct to the best of his/her knowledge, and desired that the same be recorded as such.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Recorder of Deeds

FILED 11-17-2022
Barry Sutton Fix
Recorder of Deeds

UPI Approved
NOV 17 2022
03-02-031

Reviewed by Fulton County Planning Commission on this 26th day of September ,2022

Approved by the Bethel Township Board of Supervisors on this 7th day of November ,2022
Ray E. Powell
Mack B. Rinehart

RECORD IN 90 DAYS WITH FUL. CO. PROTHONOTARY Attest: Lurlene Kirkwood

OWNER'S CERTIFICATION

STATE OF PENNSYLVANIA
COUNTY OF Franklin

On this 12th day of September, 2022, before me a Notary Public in and for said County and State, personally appeared,known to me (or satisfactorily proven) to be the persons whose names are subscribed to within this instrument.

Henry L Kanagy Henry L Kanagy
Mary R Kanagy Mary R Kanagy

And acknowledge the foregoing plat to be their act and deed and desire the same to be recorded as such.
Witness my hand and official Seal the day and year aforesaid.
My commision expires 9/11/2023

Commonwealth of Pennsylvania - Notary Seal
Bradley O. Yoder, Notary Public
Mifflin County
My commission expires September 12, 2023
Member, Pennsylvania Association of Notaries
Notary Public

OWNER'S CERTIFICATION

STATE OF ~~PENNSYLVANIA~~ Virginia
COUNTY OF Winchester

On this 11th day of November, 2022, before me a Notary Public in and for said County and State, personally appeared,known to me (or satisfactorily proven) to be the persons whose names are subscribed to within this instrument.

HENRY K Powell Henry K Powell

And acknowledge the foregoing plat to be their act and deed and desire the same to be recorded as such.
Witness my hand and official Seal the day and year aforesaid.
My commision expires 08/31/25

Notary Public

DELANEY DEAVERS ROBINSON
Notary Public
Commonwealth of Virginia
Registration No. 7932924
My Commission Expires May 31, 2025

Prepared by
Charles Maynard Colony, PLS, PE
1207 Alleghany Street
Hollidaysburg,PA 16648
814–695–1724
fvh1207ecs@yahoo.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CHARLES MAYNARD COLONY
LAND SURVEYOR
047764
REGISTERED

-500 0 1000 2000

Sh 1 of 2

SUBDIVISION and SIDELOT ADDITION PLAN FINAL
HENRY L. and MARY R. KANAGY and
HENRY K. POWELL PROPERTIES
BETHEL TOWNSHIP–FULTON COUNTY–PENNA.
Scale 1 inch = 500 feet SEPTEMBER 06, 2022 cme
c:/JOBS2022/High Rocks.dwg

SEE SHEET 1 FOR DETAILS OF PARCEL C

Road Centerline		
L1	N41°31'32"E	68.33'
L2	N31°14'33"E	255.89'
L3	N 9°14'47"E	137.80'
L4	N25°31'13"E	125.03'
L5	N15°13'33"E	43.09'
L6	N 4°14'05"E	4.18

Parcel C
Henry L. Kanagy
Mary R. Kanagy
DB 684, P 392
TM 03-02-031

3/4" pipe S64°20'27"E 402.21' 1" pipe

Glenn E. Booth
DB 549, P 797
TM 03-02-055B

Thomas A. Golden
DB 638, P 635
TM 03-01-017

NON- BUILDING DECLARATION

As the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of non-building use. No portion of Lot Number 1 with addition of Parcel B of this property/ subdivision are approved by Bethel Township or the Department of Environmental Protection (DEP) for the 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 facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 et seq) (Act) 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 Bethel Township, who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

PROJECT NARRATIVE

The plan on this sheet details a full blown survey of the Henry K. Powell property. For title to his property see Deed Book 240, Page 608. The Powell property contains 19.17 acres and is shown as Lot 1. The Meridian for this survey is based on the bearing of the eastern side of the Powell property- N 22°29'15"E. See the Harriet Powell Estate Subdivision recorded in File 281-A on June 29, 2004. It was found that the bearings and distances of the lines from the eastern side of the Powell property to the western side did not match the original plan (File 281-A) very well. A concerted effort was made to match monuments found on the ground with the calls found on the Powell subdivision as well as the calls of the South Hills subdivision [Plat Book 1, Page 31(a)(b)(c)] which lies further to the west. It is recommended that a boundary line agreement be executed between Henry K. Powell and the adjoiners to the north and to the south of his property.

The plan on this sheet also details a full blown survey of a portion of the Henry L. and Mary R. Kanagy property. For title to this property see Deed Book 684, Page 392. The portion of the Kanagy property is shown as Parcel B and contains 34.18 Acres.

The purpose of the plan on this sheet is to add Parcel B to Lot 1. Both parcels are vacant woodland. Lot 1 is accessed by Coon Hollow Road. Parcel B of 34.18 acres is to be added to Lot 1 of 19.17 acres. The combined 34.18+19.17=53.35 acres becomes one lot and cannot be sold separately or subdivided in any way without the approval of Bethel Township.

This project is not anticipated to involve any new buildings or any soil disturbance.

Coon Hollow Road 24' wide T.R. 4148 Paved 22' wide

N22°29'15"E 1192.10'

1170.11'

S28°07'24"W

3/4" rebar w/ Golden cap

3/4" pipe

Michael John Powell
DB 591, P 038
TM 03-02-055A

N22°28'53"E 633.77'

1038.17'

N 9°50'45"E

1" pipe

N22°24'13"E 667.09'

PARCEL B Area 34.18 Acres

1/2" rebar

OWNER
Henry K. Powell

140 Edgehill Drive
Stephenson, VA 22656
DB 240, P 608
TM 03-02-058

OWNER
Henry K. Kanagy
Mary L. Kanagy
57 Huey Street
Allensville, PA 17002
DB 684, P 392
TM 03-02-031

25' from the centerline of the existing R/W of Coon Hollow Road is dedicated for future road use.

Setbacks— Front—35' from road R/W
sides—10'
rear—25'

Gerald D. Reed
DB 604, P 134
TM 03-02-057

Robert Wesley Scott
DB 503, P 550
TM 03-02-092

5/8" rebar in stos

N34°26'34"E 266.82'

1" pipe

S78°02'40"E 1292.30'

10' setback

N34°20'05"E 111.28'

1/2" pipe

set 1/2" rebar

LOT 1
HENRY K. POWELL
Deed Book 240, Page 608
TM 03-02-058
Area – 19.17 Acres

lot line to be deleted

516.89'

Galen G. Miller
DB 085, P 375
TM 03-02-093

N34°29'09"E 264.44'

25' setback

N22°33'50"E

30' setback

50' wide reserved R/W follows C/L existing carway

1" pipe

1/2" pipe

131.99'

M.A.M. Properties, LLC
DB 530, P 241
TM 03-02-095

N34°26'47"E 355.54'

S78°33'56"E 1437.04'

1300.00'

554.45'

S23°54'49"W 1500.11'

1" pipe

Mark William Powell
DB 85, P 453
TM 03-02-059

Holly L. McCumbee
DB 657, P 289
TM 03-02-095A

N34°21'47"E 266.00'

N22°16'44"E

1" pipe

1/2" pipe

N78°04'13"W 1565.15'

N33°51'34"E 340.02'

516.89'

N22°29'15"E

Henry K. Powell
DB 612 P 1005
TM 03-02-060

mark on large stone

S86°20'36"E 376.16'

Thomas A. Golden
DB 638, P 635
TM 03-01-017

Bruce W. Gunnell
DB 217, P 208
TM 03-01-032

pipe

S86°33'19"E 357.49'

2" plastic pipe

S34°17'36"E 171.10'

planted stone

set 1/2" rebar

Parcel A
Henry L. Kanagy
Mary R. Kanagy
DB 684, P 392
TM 03-02-031

SEE SHEET 1 FOR DETAILS OF PARCEL A

-200 0 400 800

Prepared by
Charles Maynard Colony, PLS, PE
1207 Allegheny Street
Hollidaysburg,PA 16648
814-695-1724
fvh1207ecs@yahoo.com

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHARLES MAYNARD COLONY LAND SURVEYOR SU-7914-A

Sh 2 of 2

SUBDIVISION and SIDELOT ADDITION PLAN FINAL
HENRY L. and MARY R. KANAGY and
HENRY K. POWELL PROPERTIES
BETHEL TOWNSHIP—FULTON COUNTY—PENNA.
Scale 1 inch = 200 feet SEPTEMBER 06, 2022

c:/JOBS2022/Henry.dwg