

**INSET MAP**  
SCALE: 1 INCH = 800'

**INSET MAP TABULATION**

1. ALBERT & JUNE S. GRAY, TMP 17-09-11; DB. 152 PG. 146
2. MICHAEL J. WEHLER, TMP 17-09-40; DB. 176 PG. 1086
3. ENOS L. & GERTRUDE H. KANAGY, TMP 17-09-09; DB. 285 PG. 501
4. LEVI S. & NAOMI M. KANAGY, TMP 17-09-57; INST. #201151504
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8. JOEL R. & VICKI L. CUNNINGHAM, TMP 17-09-13; INST. #202104244
9. LYDIA D. & EUNICE R. JONES, TMP 17-09-22; INST. #201202041
10. MICHAEL D. WAGNER ET AL, TMP 17-09-54; INST. #202000505
11. MARVIN R. & LYDIA E. TROYER, TMP 17-09-46; INST. #201903189
12. ALVIN M. & MARY R. KANAGY, TMP 17-09-12; INST. #201900817
13. MOSES R. & EVA B. KANAGY, TMP 17-09-63; INST. #201703132
14. BRAD C. & CYNTHIA M. PRICE, TMP 17-09-33; DB. 394 PG. 971
15. R. KEITH & GWENDOLYN A. NIPPLE, TMP 17-09-16; DB. 323 PG. 434

**SOILS LEGEND:**

1. BrB - BRINKERTON SILT LOAM, 3-8% SLOPES
2. Edb - EDM SILTY CLAY LOAM, 3-8% SLOPES
3. EdC - EDM SILTY CLAY LOAM, 8-15% SLOPES
4. Efb - EDM-WEIKERT COMPLEX, 3-8% SLOPES
5. Efc - EDM-WEIKERT COMPLEX, 8-15% SLOPES
6. Eid - EDM-WEIKERT COMPLEX, 15-25% SLOPES
7. Eic - ELLIBER VERY CHERTY LOAM, 8-15% SLOPES
8. Eid - ELLIBER VERY CHERTY LOAM, 15-25% SLOPES
9. Kib - KLINESVILLE SHALY SILT LOAM, 3-8% SLOPES
10. Kic - KLINESVILLE SHALY SILT LOAM, 8-15% SLOPES
11. Kid - KLINESVILLE SHALY SILT LOAM, 15-25% SLOPES
12. Kif - KLINESVILLE SHALY SILT LOAM, 25-50% SLOPES
13. Ma - MELVIN SILT LOAM
14. MeB - MERTZ CHERTY SILT LOAM, 3-8% SLOPES\*
15. MeC - MERTZ CHERTY SILT LOAM, 8-15% SLOPES\*\*
16. Ne - NEWARK SILT LOAM
17. ORF - OPEQUON-HAGERSTOWN COMPLEX, STEEP SLOPES
18. WeC - WEIKERT CHANNERY SILT LOAM, 8-15% SLOPES
19. WeD - WEIKERT CHANNERY SILT LOAM, 15-25% SLOPES

- \* PRIME FARMLND SOILS
- \*\* FARMLAND OF STATEWIDE IMPORTANCE SOILS

LINE	BEARING	DISTANCE	BEARING
L1	N 25°51'44" E	94.84	S 25°51'44" W
L2	N 64°46'20" E	113.51	S 64°46'20" W
L3	N 46°32'35" E	93.36	S 46°32'35" W
L4	N 69°21'45" E	92.41	S 69°21'45" W
L5	S 71°24'17" E	114.68	N 71°24'17" W
L6	N 74°03'17" E	58.23	S 74°03'17" W
L7	N 34°10'53" E	136.85	S 34°10'53" W
L8	N 57°37'10" E	73.04	S 57°37'10" W
L9	S 74°58'54" E	63.96	N 74°58'54" W
L10	S 79°07'06" E	59.52	N 79°07'06" W
L11	S 79°07'06" E	124.91	N 79°07'06" W
L12	N 76°12'22" E	169.78	S 76°12'22" W
L13	N 50°08'44" E	147.91	S 50°08'44" W
L14	N 37°35'21" E	205.92	S 37°35'21" W
L15	N 02°45'33" E	207.08	S 02°45'33" W
L16	N 28°33'40" W	50.90	S 28°33'40" E
L17	N 23°26'19" W	132.44	S 23°26'19" E
L18	N 24°20'03" W	93.68	S 24°20'03" E
L19	N 30°50'18" W	71.44	S 30°50'18" E
L20	N 33°33'37" W	345.53	S 33°33'37" E
L21	N 44°06'19" W	221.90	S 44°06'19" E
L22	N 37°30'57" W	470.68	S 37°30'57" E
L23	N 43°49'11" W	120.09	S 43°49'11" E
L24	N 59°37'31" W	155.20	S 59°37'31" E
L25	N 70°49'35" W	141.87	S 70°49'35" E
L26	N 77°32'33" W	74.12	S 77°32'33" E
L27	N 79°27'33" W	17.65	S 79°27'33" E
L28	N 84°06'19" W	49.25	S 84°06'19" E
L29	N 86°30'00" W	94.32	S 86°30'00" E
L30	N 89°32'01" W	89.42	S 89°32'01" E
L31	N 89°52'44" W	181.65	S 89°52'44" E
L32	S 85°39'39" W	93.30	N 85°39'39" E
L33	S 82°31'05" W	99.67	N 82°31'05" E
L34	S 85°54'12" W	36.78	N 85°54'12" E
L35	S 22°39'33" E	91.25	N 22°39'33" W
L36	N 23°48'52" W	59.49	S 23°48'52" E
L37	N 23°09'42" W	47.52	S 23°09'42" E
L38	N 04°46'40" W	38.57	S 04°46'40" E
L39	N 29°20'12" W	52.43	S 29°20'12" E
L40	N 30°38'50" W	61.89	S 30°38'50" E
L41	N 29°56'40" W	90.53	S 29°56'40" E
L42	N 29°10'35" W	197.53	S 29°10'35" E

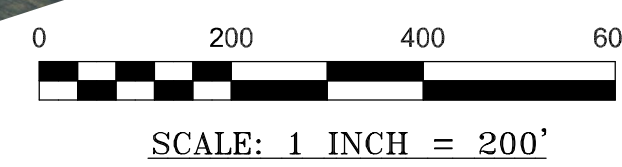
**EARTH DISTURBANCE AND ENVIRONMENTAL IMPACTS NOTES FOR FUTURE DEVELOPMENT.**

1. ACCORDING TO CHAPTER 102.5 OF THE PENNSYLVANIA CODE, ANY EARTH DISTURBANCE OVER 5,000 SQUARE FEET REQUIRES AN EROSION AND SEDIMENT CONTROL PLAN TO PREVENT SEDIMENT POLLUTION ON SITE (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.4(b)(2)(i) AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW).
2. ACCORDING TO CHAPTER 102.5, UNDER TITLE 25, OF THE PA CODE, ANY EARTH DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE IS REQUIRED TO OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.5(a), AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW).
3. CHAPTER 102.42 STATES THAT "A MUNICIPALITY OR COUNTY WHICH ISSUES BUILDING OR OTHER PERMITS SHALL NOTIFY THE DEPARTMENT (DEP) OR CONSERVATION DISTRICT WITHIN 5 DAYS OF RECEIPT OF AN APPLICATION FOR PERMIT INVOLVING EARTH DISTURBANCE ACTIVITY CONSISTING OF 1 ACRE OR MORE." (PENNSYLVANIA CODE, TITLE 25, CHAPTER 102.42, AND SECTIONS 5 AND 402 OF THE CLEAN STREAMS LAW).
4. UNDER CHAPTER 105, UNDER TITLE 25, OF THE PENNSYLVANIA CODE, ANY WATER OBSTRUCTION AND/OR ENCROACHMENT TO REGULATED WATERS OF THE COMMONWEALTH MAY NOT BE CONSTRUCTED WITHOUT FIRST OBTAINING A WRITTEN PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, SOUTH CENTRAL REGIONAL OFFICE (PENNSYLVANIA CODE, TITLE 25, CHAPTER 105 (a), AND THE CLEAN STREAMS LAW).
5. ACCORDING TO CHAPTER 106.1 OF THE PENNSYLVANIA CODE, FOR ANY CHANNEL OF A WATERCOURSE IN AN AREA WHERE NO FEMA MAPS NOR STUDIES HAVE DEFINED THE BOUNDARY OF THE FLOODWAY, IT IS ASSUMED, ABSENT EVIDENCE TO THE CONTRARY, THAT THE FLOODWAY EXTENDS FROM THE STREAM TO 50 FEET LANDWARDS FROM THE TOP OF THE BANK OF THE STREAM (PENNSYLVANIA CODE, TITLE 25, CHAPTER 106.1). PRIOR TO DEVELOPMENT WITHIN THIS AREA IT IS THE RESPONSIBILITY OF THE LOT OWNER(S) TO CONTACT THE CONSERVATION DISTRICT TO DETERMINE IF A DEP PERMIT IS REQUIRED.

**GENERAL NOTES:**

1. ALL UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS BASED ON UTILITY PLANS, MARKINGS, AND ABOVE GROUND FEATURES. NO EASEMENTS WERE FOUND FOR THE EXISTING UTILITIES.
2. NORTH ROTATION IS BASED ON GRID NORTH.
3. KNOWN COVENANT(S) EXIST PRIOR TO THIS SUBDIVISION PLAN. SEE TITLE DOCUMENTS.
4. SOILS INFORMATION IS BASED ON U.S.D.A. SOILS MAPPING.
5. BY GRAPHIC PLOTTING ONLY, PORTIONS OF TAX MAP PARCEL 17-09-11 ARE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
6. THE EXISTING DWELLING ON TAX PARCEL NUMBER 17-09-11 UTILIZES ON-LOT SEWER AND SEWERAGE FACILITIES PLANNING WILL BE CONDUCTED DURING THIS SUBDIVISION PROCESS. A COPY OF THE APPROVAL WILL BE PROVIDED TO THE MUNICIPALITY PRIOR TO RECORDING.
7. PLANS REFERENCED: PB 21 PG 167; PB 25 PG 234; INST. #201150909; INST. #201904320; INST. #201702821; DRAFT OF SURVEY FOR EZRA PEACHY DB 120 PG 138
8. WETLANDS ARE PRESENT BASED ON THE NATIONAL WETLANDS INVENTORY MAPPINGS FOR THE SUBJECT PROPERTY. THE DOE RUN STREAM CORRIDOR IS CLASSIFIED AS A R5UBH WETLAND.

**FINAL SUBDIVISION PLAN**



**LEGEND:**

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- PROPOSED PROPERTY LINE
- EXISTING WOODS LINE
- x --- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING CONTOUR
- EXISTING SOIL LINE
- ⊙ EXISTING TREE
- ⊙ WELL

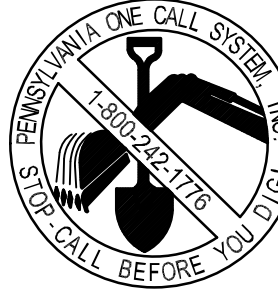
SLANT TEXT = EXISTING CONDITIONS  
VERTICAL TEXT = PROPOSED CONDITIONS

**GENERAL SITE NOTES:**

1. NEW RESIDENTIAL DRIVEWAYS ARE PROPOSED BY THIS PLAN. DRIVEWAY PERMITS MUST BE OBTAINED FROM THE MUNICIPALITY AND/OR PENNDOT.
2. NO DEVELOPMENT IS PROPOSED BY THIS PLAN.
3. THE SUBJECT PROPERTIES MAY BE SUBJECT TO ANY APPLICABLE EASEMENTS OF RECORD AND THEIR ASSOCIATED BENEFITS AND RESTRICTIONS, WHETHER PLOTTABLE OR UNPLOTTABLE. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF REVIEWING A TITLE REPORT.
4. ALL ADJOINING PROPERTY LINES ARE APPROXIMATE AND BASED ON AVAILABLE TAX MAPPINGS OR DEED PLOTS.
5. FIELD SURVEYS WERE CONDUCTED BY AXIS PROFESSIONAL SURVEYING, LLC IN THE MONTHS OF FEBRUARY AND MARCH 2023.
6. A PPL ELECTRIC UTILITIES RIGHT OF WAY ENCROACHMENT APPLICATION MUST BE COMPLETED AND APPROVED FOR ANY CONSTRUCTION (DRIVEWAY/UTILITIES) CROSSING A PPL RIGHT OF WAY.
7. TRACT 2 OF DEED BOOK 152 PAGE 146 AND A COMMUNICATIONS SYSTEMS RIGHT-OF-WAY AND EASEMENT (SEE DEED BOOK 291 PG 797) ARE CONTAINED ON LOT 5 NEAR THE SOUTHEAST CORNER AT THE INTERSECTIONS OF CENTER ROAD AND RED ROCK ROAD.

**HIGHWAY OCCUPANCY PERMIT NOTE:**  
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED. BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.

**STREET NAMES AND 911 ADDRESSING NOTE:**  
IF MULTIPLE PARTIES ARE TO USE A PRIVATE DRIVE, THE ROADWAY WILL NEED TO BE NAMED. STREET NAMES ARE TO BE COORDINATED WITH THE JUNIATA COUNTY EMERGENCY SERVICES DEPARTMENT. ANY NEW DEVELOPMENT THAT REQUIRES A "NEW ADDRESS" SHALL ALSO BE COORDINATED WITH THE JUNIATA COUNTY EMERGENCY SERVICES DEPARTMENT. CONTACT GIS/ASSESSMENT DEPARTMENT @ (717)-436-7740 FOR STREET NAMING AND NEW ADDRESSING PROCEDURES.



LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON ANY FIELD EVIDENCE AND/OR INFORMATION PROVIDED BY AVAILABLE RECORDS. PRIOR TO ANY DEMOLITION OR EXCAVATION, THE CONTRACTOR SHALL CONTACT PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UTILITY LOCATIONS.

**WAIVER REQUESTS (WALKER TOWNSHIP SLD):**

1. PROVIDE CONTOURS AT FIVE FOOT (5') VERTICAL INTERVALS (802.G)	ACTION/OCTOBER 2023
2. SHOW BUILDING SETBACK LINES (803.3.K)	GRANTED / DENIED



4887 WILLIAM PENN HIGHWAY  
MIFFLINTOWN, PA 17059  
PHONE: 717-436-0283  
FAX: 717-436-0284

PREPARED FOR:  
JUNE S. GRAY  
1358 WAGNER RD  
MIFFLINTOWN, PA 17059  
PHONE#: 717-513-7045

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS,  
IN AND FOR JUNIATA COUNTY, PENNSYLVANIA,  
IN INSTRUMENT NO. \_\_\_\_\_ THIS  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

TITLE SOURCE	DB. 152 PG. 146	DATE: FEBRUARY 1, 2023
TAX INFORMATION	MUNC. 17 MAP 09 PARCEL 11	DRAWN BY: BEM
ZONING: RURAL AG.	FRONT 30 REAR 50 SIDES 30	CHECKED BY: CAS
MIN. LOT SIZE. 40,000 SF	MAX. BLDG. HT.: 35'	PROJECT #: 23112
		DRAWING NO: SHEET #1 OF 1
		REVISION DATE(S):
		3/8/23 - JCPD COMMENTS

**PROJECT NARRATIVE:**  
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TMP 17-09-11 TO CREATE 8 NEW RESIDENTIAL BUILDING LOTS AND ONE RESIDUAL EXISTING RESIDENTIAL LOT.

COMMONWEALTH OF PA. COUNTY OF \_\_\_\_\_  
ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY  
APPEARED \_\_\_\_\_  
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND  
SAYS THAT THEY ARE THE \_\_\_\_\_ OF THE  
PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN  
THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY  
ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN,  
AND THAT THEY DESIRE THE SAME TO BE RECORDED.

JUNE S. GRAY \_\_\_\_\_  
NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_.

**JUNIATA COUNTY PLANNING COMMISSION REVIEW CERTIFICATE.**  
THE JUNIATA COUNTY PLANNING COMMISSION REVIEWING THE PLAN ON \_\_\_\_\_, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, A COPY OF THE REVIEW IS ON FILE AT THE JUNIATA COUNTY PLANNING OFFICE AND COMMENTS HAVE BEEN FORWARDED TO THE INVOLVED TOWNSHIP(S) / BOROUGH(S). THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CHAIRMAN \_\_\_\_\_  
SECRETARY OR DIRECTOR \_\_\_\_\_

**STATEMENT OF ACCURACY:**  
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT. THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

\_\_\_\_\_, 2023. CHAD A. SMITH PLS

**WALKER TOWNSHIP PLANNING COMMISSION**  
REVIEWED AND RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_, 2023.

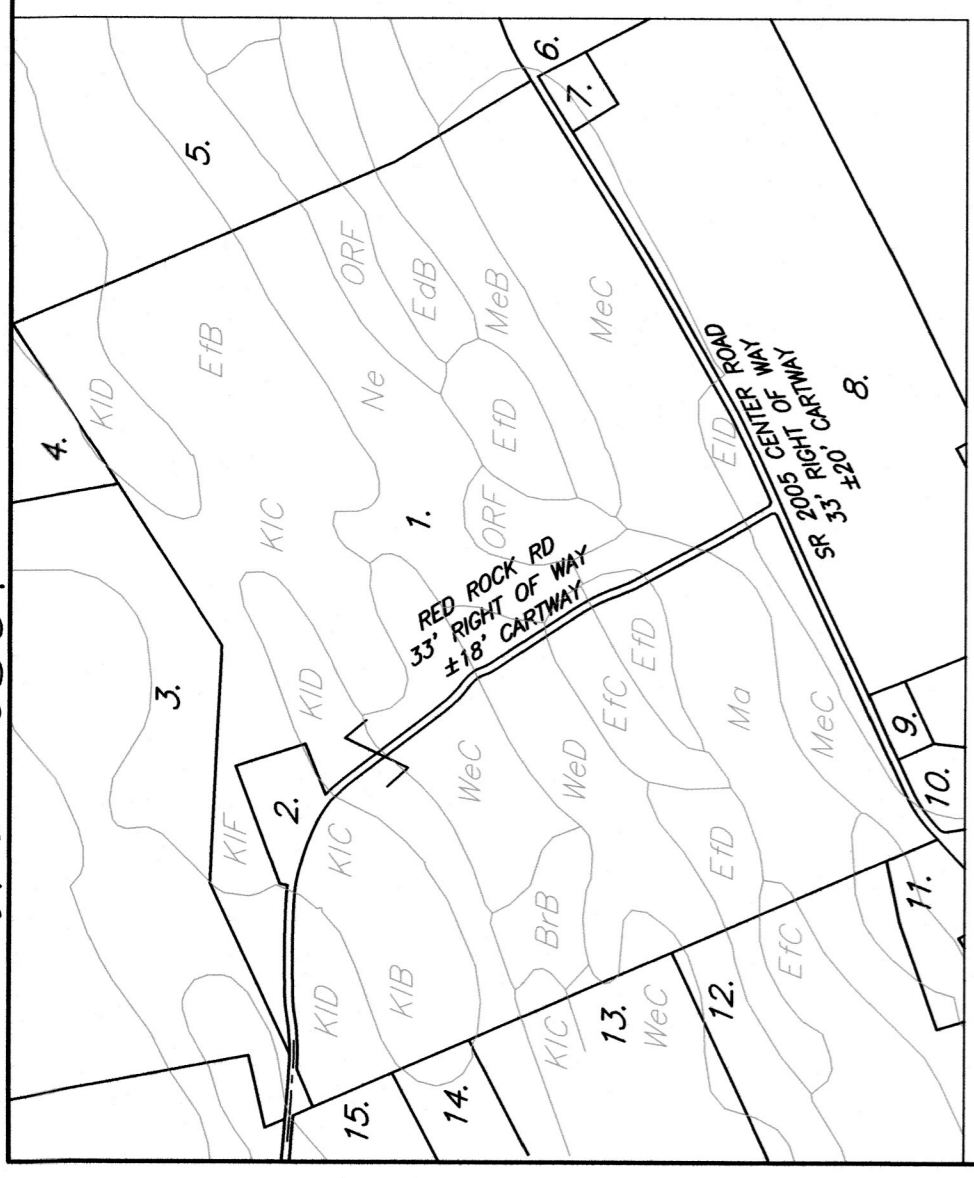
CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

**WALKER TOWNSHIP BOARD OF SUPERVISORS**  
APPROVED BY THE BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED/COMPLETED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PRESIDENT/CHAIRMAN \_\_\_\_\_  
SECRETARY \_\_\_\_\_

**FINAL SUBDIVISION PLAN**  
FOR  
ALBERT & JUNE S. GRAY  
COUNTY: JUNIATA

202303531



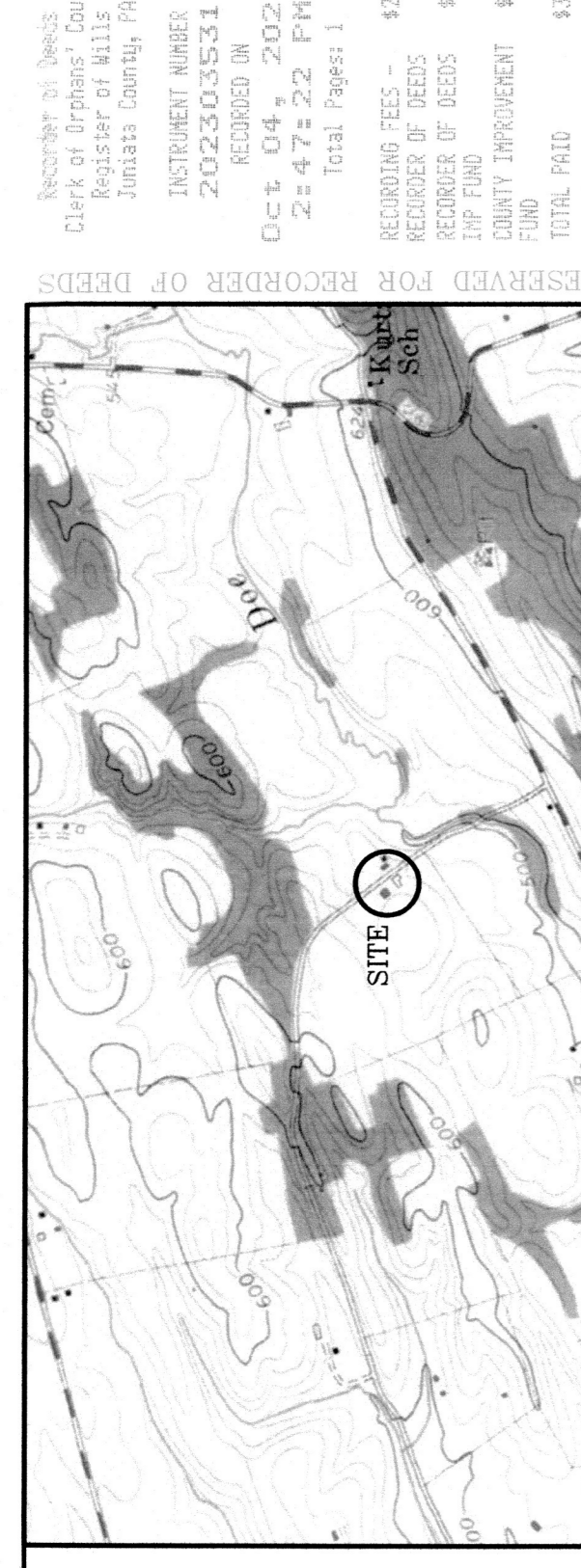
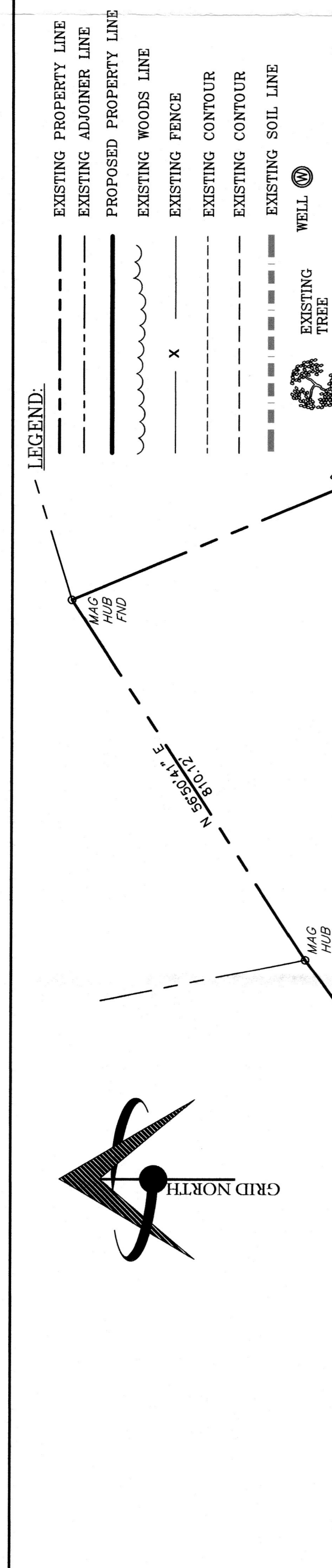
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- KaE - KINGSVILLE SHALY SILT LOAM, 25-50% SLOPES
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- Nc - NEWARK SILT LOAM
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L5	S 71°24'17" E	114.68'	N 71°24'17" W	114.68'
L6	N 74°03'17" E	58.23'	S 74°03'17" W	58.23'
L7	N 34°10'53" E	136.85'	S 34°10'53" W	136.85'
L8	N 57°37'10" E	73.04'	S 57°37'10" W	73.04'
L9	S 74°58'54" E	63.86'	N 74°58'54" W	63.86'
L10	S 79°07'06" E	59.52'	N 79°07'06" W	59.52'
L11	S 79°07'06" E	124.91'	N 79°07'06" W	124.91'
L12	N 76°12'22" E	169.78'	S 76°12'22" W	169.78'
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L33	S 82°31'05" W	99.87'	N 82°31'05" E	99.87'
L34	S 85°54'12" W	36.28'	N 85°54'12" E	36.28'
L35	S 22°39'33" E	98.26'	N 22°39'33" W	98.26'
L36	N 23°48'52" W	59.42'	S 23°48'52" E	59.42'
L37	N 23°08'42" W	42.57'	S 23°08'42" E	42.57'
L38	N 04°46'40" E	72.27'	S 04°46'40" W	72.27'
L39	N 29°20'17" W	52.27'	S 29°20'17" E	52.27'
L40	N 59°58'50" W	61.89'	S 59°58'50" E	61.89'
L41	N 29°58'00" W	90.33'	S 29°58'00" E	90.33'
L42	N 29°10'35" W	197.53'	S 29°10'35" E	197.53'

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  - R. KEITH & GRENDOULIN A. RIFFLE: TMP 17-09-16; DB 323 PG. 434



**PROJECT NARRATIVE:**  
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE TMP 17-09-11 TO CREATE 8 NEW RESIDENTIAL BUILDING LOTS AND ONE RESIDUAL EXISTING RESIDENTIAL LOT.

**COMMONWEALTH OF PA. COUNTY OF JUNIATA:**  
ON THIS, THE 30th DAY OF October 2023, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED JUNE S. GRAY, who being duly sworn according to law, DEPOSE AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND THAT THEY DESIRE THE SAME TO BE RECORDED.

JUNE S. GRAY  
*June S. Gray*

NOTARY PUBLIC: *Guaff*  
MY COMMISSION EXPIRES: May 03, 2025

**GENERAL SITE NOTES:**

- NEW RESIDENTIAL DRIVEWAYS ARE PROPOSED BY THIS PLAN.
- MUNICIPALITY AND/OR PENNDOT DRIVEWAY PERMITS MUST BE OBTAINED FROM THE MUNICIPALITY AND/OR PENNDOT.
- NO DEVELOPMENT IS PROPOSED BY THIS PLAN WITHIN ANY OF THE EXISTING WOODS AREAS.
- APPLICABLE EASEMENTS OF RECORD AND THEIR ASSOCIATED BENEFITS AND RESTRICTIONS, WHETHER PLOTTABLE OR UNPLOTTABLE, THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF REVIEWING A TITLE REPORT.
- ON AVAILABLE TAX MAPPINGS OR DEED PLOTS, FIELD SURVEYS WERE CONDUCTED BY AXIS PROFESSIONAL SURVEYING, LLC IN THE MONTHS OF FEBRUARY AND MARCH 2023.
- APPLICABLE UTILITIES RIGHT OF WAY ENCROACHMENT CONSTRUCTION (DRIVEWAY/UTILITIES) CROSSING A PPL RIGHT OF WAY.
- FROM TRANSMISSION SYSTEMS RECORDS, THE LOCATION OF ALL ELECTRICAL UTILITIES RIGHT OF WAY ENCROACHMENT CONSTRUCTION (DRIVEWAY/UTILITIES) CROSSING A PPL RIGHT OF WAY.
- DEED BOOK 281 PG 797 ARE CONTAINED ON LOT 5 NEAR THE SOUTHEAST CORNER AT THE INTERSECTIONS OF CENTER ROAD AND RED ROCK ROAD.

**WALKER TOWNSHIP PLANNING COMMISSION**  
REVIEWED AND RECOMMENDED FOR APPROVAL ON THIS 2nd DAY OF October 2023

CHAIRMAN: *Paul Eiden*  
SECRETARY: *Chad A. Smith*

WALKER TOWNSHIP BOARD OF SUPERVISORS  
APPROVED BY THE BOARD OF SUPERVISORS AND ALL CONDITIONS IMPROVED ON SUCH APPROVAL HAVE BEEN SATISFIED/COMPLETED ON THIS 30th DAY OF October 2023.

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS, IN AND FOR JUNIATA COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 202303531, THIS 4th DAY OF October, 2023. By: *Tammy J. Cooney, Deputy*

**FINAL SUBDIVISION PLAN**  
SCALE: 1 INCH = 200'

RECORDED IN THE OFFICE FOR RECORDER OF DEEDS, IN AND FOR JUNIATA COUNTY, PENNSYLVANIA, IN INSTRUMENT NO. 202303531, THIS 4th DAY OF October, 2023. By: *Tammy J. Cooney, Deputy*

**STATEMENT OF ACCURACY:**  
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT, THE ERROR OF CLOSURE IS NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

CHAD A. SMITH, PLS  
OCT 30, 2023

**STATEMENT OF ACCURACY:**  
A HIGHWAY OCCUPANCY PERMIT NOTE: THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR A STREET, DRIVEWAY, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.

STREET NAMES AND BILL ADDRESSING NOTE: IF MULTIPLE PARTIES ARE TO USE A PRIVATE DRIVE, THE ROADWAY WILL NEED TO BE DESIGNATED AS A PRIVATE DRIVE. THE JUNIATA COUNTY EMERGENCY SERVICES DEPARTMENT REQUIRES A 'NEW ADDRESS' SHALL ALSO BE COORDINATED WITH THE JUNIATA COUNTY EMERGENCY SERVICES DEPARTMENT CONTACT GIS/ASSESSMENT DEPARTMENT @ (717)-436-7740 FOR STREET NAMING AND NEW ADDRESSING PROCEDURES.

LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON ANY AVAILABLE RECORDS, PRIOR TO ANY DEMOLITION OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING THE UTILITY LOCATIONS.

**GENERAL NOTES:**

- ALL UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS BASED ON UTILITY PLANS, MARKINGS AND FIELD SURVEY. NORTH ROTATION IS BASED ON GRID NORTH.
- KNOWN COVENANT(S) EXIST PRIOR TO THIS SUBDIVISION PLAN. SEE TITLE DOCUMENTS.
- BY GRAPHIC PLOTTING ONLY, PORTIONS OF TAX MAP PARCEL 17-09-11 ARE LOCATED IN A SPECIAL SEWAGE FACILITIES PLANNING WILL BE CONDUCTED DURING THIS SUBDIVISION PROCESS. A COPY OF THE PLANS REFERENCED: PB 21 PG 167, PB 25 PG 234, INST. #201506099, INST. #201904320, INST. #201904320, INST. #201904320.
- WETLANDS ARE PRESENT BASED ON THE NATIONAL WETLANDS INVENTORY MAPPINGS FOR THE SUBJECT PROPERTY. THE DOE RUN STREAM CORRIDOR IS CLASSIFIED AS A R5UBH WETLAND.

**FINAL SUBDIVISION PLAN**  
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**JUNIATA COUNTY PLANNING COMMISSION CERTIFICATE:**  
THE JUNIATA COUNTY PLANNING COMMISSION, REVIEWING THE PLAN ON OCTOBER 18, 2023, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE ACT 247 OF 1966 AS AMENDED, A COPY OF THE REVIEW IS ON FILE AT THE JUNIATA COUNTY PLANNING OFFICE AND COMMENTS HAVE BEEN FORWARDED TO THE INVOLVED TOWNSHIP(S) OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CHAIRMAN: *Christopher S. Epler*  
SECRETARY OR DIRECTOR: *Stanley W. Leubke*

PLAN TRACKING# 2023-07-007

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