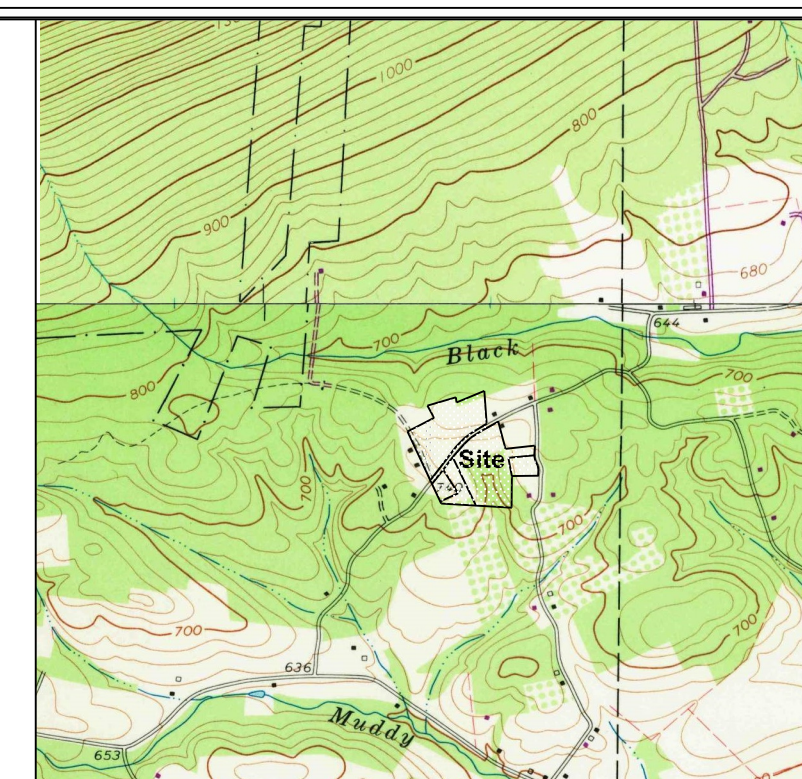


Commonwealth of Pennsylvania  
County of Union

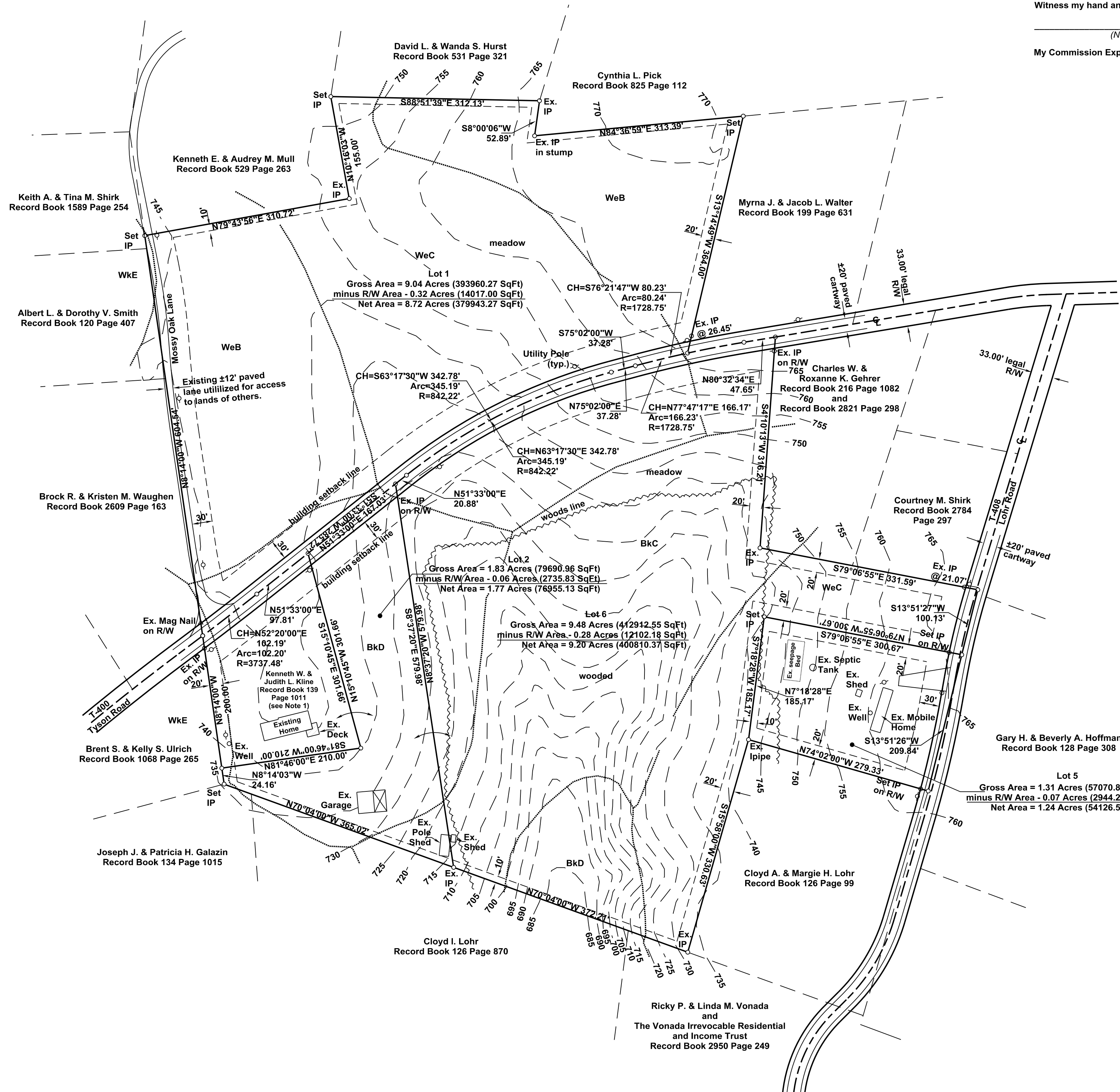
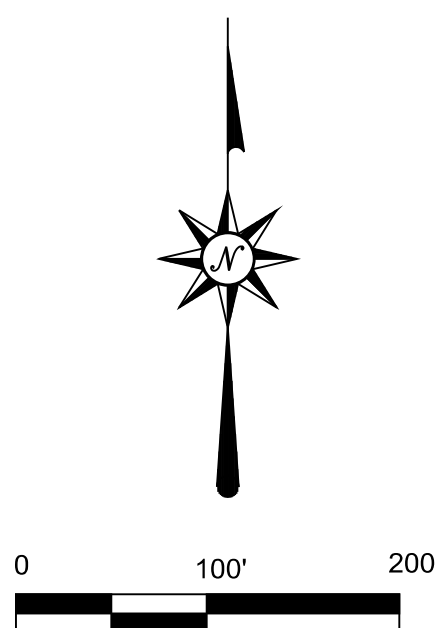
On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Cindy L. Erdley, Executrix of the Estate of Kenneth W. Kline who being duly sworn according to law, deposes and says they are the owner and/or equitable owner of the property shown on this plan, that they acknowledge the same to be their act and plan, and desire the same to be recorded as such according to law.

Witness my hand and seal on this day and date written above.

My Commission Expires \_\_\_\_\_, 20\_\_\_\_.



Location Plan  
Scale: 1" = 2000'



- Note:
- 1) The tract of land identified in Record Book 139 Page 1011 is a separate tract of land and contains 1.12 acres but is currently shown as part of Parcel Identification Number (PIN) 013-096-097.20000.
  - 2) Lot 1 and Lot 2 together are identified in Record Book 139 Page 1014, being identified as Parcel Identification Number (PIN) 013-096-097.20000 and Record Book 216 Page 1085 being identified as Parcel Identification Number (PIN) 013-096-097.700000 and all together contain 10.87 acres.
  - 3) Lot 5 and Lot 6 together are identified as Parcel A in Record Book 1162 Page 155 and is further identified as Parcel Identification Number (PIN) 013-096-097.00000 and contains 10.79 acres.
  - 4) The tracts of land shown on this plan are Zoned - Rural Residential (R-R).
  - 5) The tracts of land shown on this plan are not underlain with carbonate geology in accordance with information obtained from the Union County GIS Office.
  - 6) These tracts of land are located within Zone X, areas determined to be outside the 0.2% annual chance flood, in accordance with Flood Insurance Rate Map (FIRM) No. 42119C0185D, dated September 28, 2007, for West Buffalo Township, Union County, Pennsylvania.
  - 7) The contours shown on this plan have been determined from lidar obtained from the Union County GIS Office.
  - 8) No new improvements are proposed with this plan.
  - 9) This Final Plan depicts Lot 2 and Lot 6 as lot additions to the existing land(s) of record of the Grantee as recorded in Record Book 139 Page 1011. The three parcels are to be considered as one for future subdivision, land transfer, land development and/or building purposes.
  - 10) Lot 5 has an existing home, well and septic system thereon as shown on this plan. The improvements on Lot 5 were previously approved in accordance with a Land Development Plan for Eleanor M. Miller as recorded in Map Book 24 Page 15.
  - 11) A permit for sewage disposal has been neither requested nor granted for Lot 1, Lot 2, and Lot 6. The Grantee, his heirs, successors, and assigns accept the responsibility for obtaining a permit for sewage disposal if, and at the time, same are necessary.
  - 12) The Parcel Identification Number (PIN) for Lot 1 will be 013-096-097.20000. This lot is currently a vacant field. The Union County GIS Office shall be contacted if, in the future, a structure requiring an address is constructed.
  - 13) The Parcel Identification Number (PIN) for Lot 5 will be 013-096-097.70000. The address for Lot 5 is currently 761 Lohr Road, Mifflinburg, Pennsylvania.
  - 14) The Parcel Identification Number (PIN) for Lot 6, Lot 2 and Record Book 139 Page 1011 together will be 013-096-097.00000. The current address is 516 Tyson Road, Mifflinburg, Pennsylvania.
  - 15) The area of Record Book 139 Page 1011 is: Gross Area = 1.12 Acres (48701.43 SqFt) minus R/W Area - 0.08 Acres (3318.76 SqFt) Net Area = 1.04 Acres (45382.67 SqFt)

**Soils Information**

BKC - Berks shaly silt loam, 8 to 15 percent slopes.  
 BKD - Berks shaly silt loam, 15 to 25 percent slopes.  
 WE - Weikert shaly silt loam, 3 to 8 percent slopes.  
 WE-C - Weikert shaly silt loam, 8 to 15 percent slopes.  
 WKE - Weikert and Klinesville shaly silt loams, 25 to 75 percent slopes.

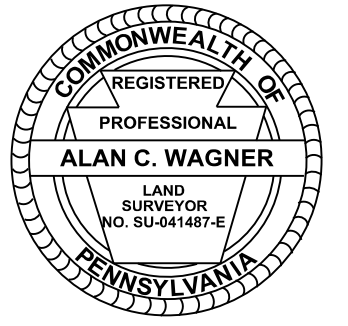
Zoning Regulations Rural Residential District	
Maximum Building Coverage:	10%
Maximum Impervious Coverage:	15%
Maximum Building Height:	35'
Minimum Lot Area:	1 Acres
Minimum Lot Width:	150'
Minimum Yard Dimensions:	Front = 30' Side = 20' Rear = 10'

Union County Planning Commission Final Plan Certification  
 Final Plan approval granted by the Union County Planning Commission on \_\_\_\_\_, 20\_\_\_\_. The Final Plan includes the complete set of plans and information that was filed as part of the application.

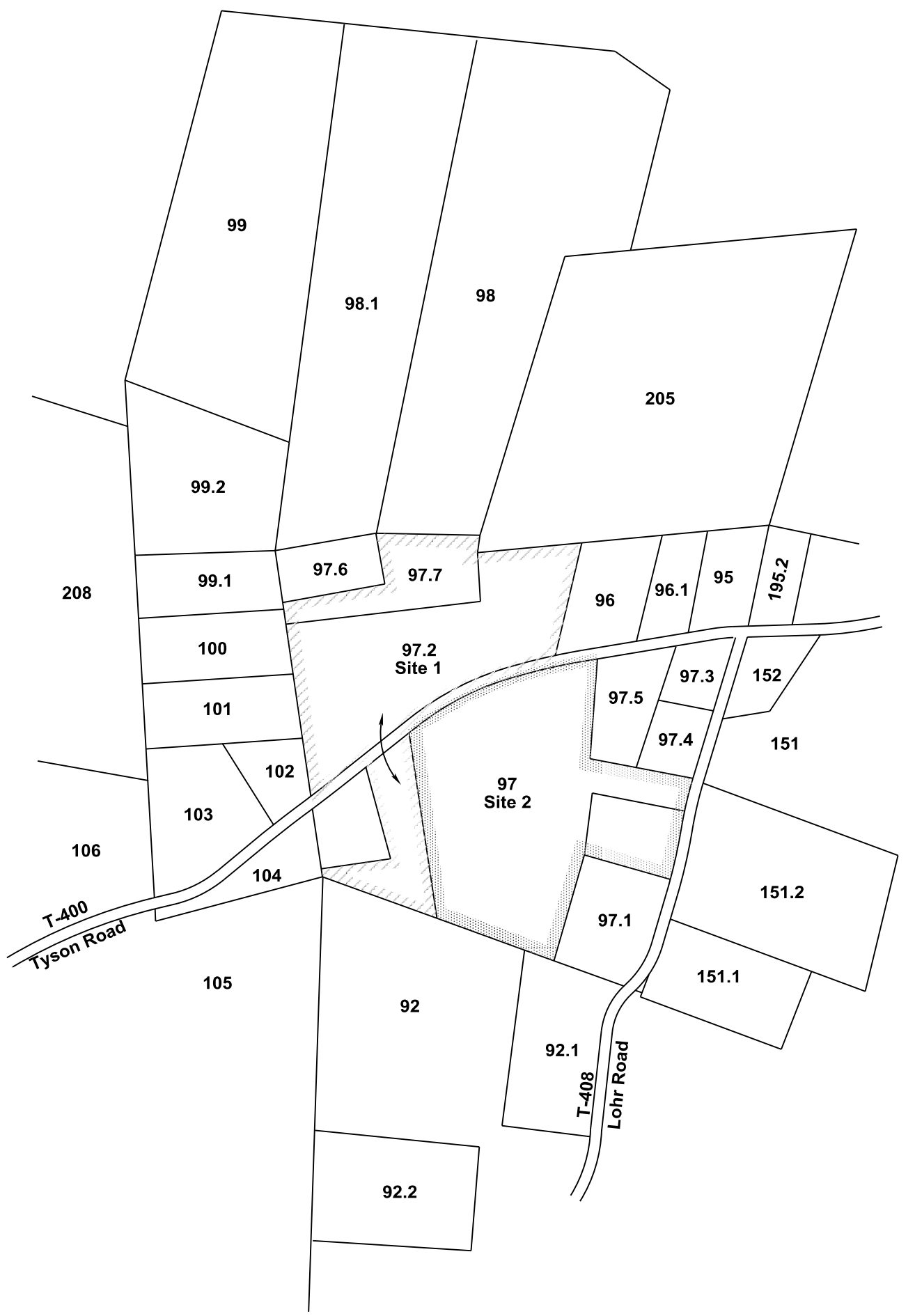
Planning Director \_\_\_\_\_

Owner/Developer: The Estate of Kenneth W. Kline  
 Cindy L. Erdley, Executrix  
 3235 Forest Hill Road  
 Mifflinburg, Pennsylvania 17844

<b>Wagner's Surveying, LLC</b>	
Alan C. Wagner RPS 362 Farm Hollow Lane Mifflinburg, Pennsylvania 17844 (570) 966-3232	
Final Plan - Minor Subdivision and Final Plan Lot Addition for The Estate of Kenneth W. Kline West Buffalo Township, Union County, Pennsylvania	
Scale:	1" = 100'
Date:	June 2, 2021
Drawn by:	Alan C. Wagner
Drawing No.:	1177-7W-3



Survey Certification  
 I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by the Union County Subdivision and Land Development Ordinance and in accordance with the laws of the Commonwealth of Pennsylvania.



Tract Map  
tax Assessment Sheet 96  
Scale: 1" = 400' (approx.)