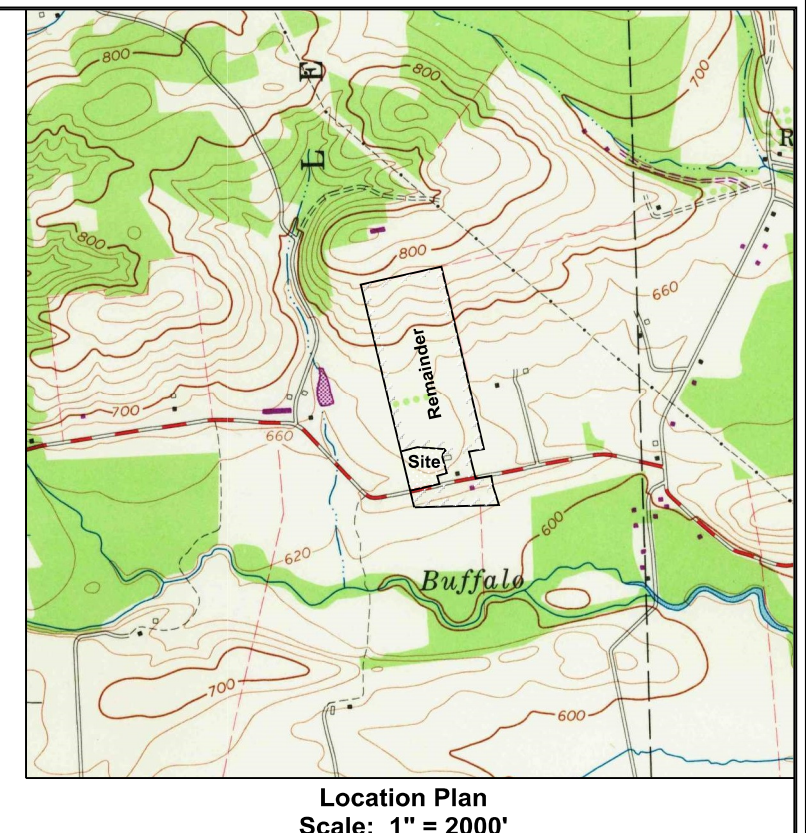
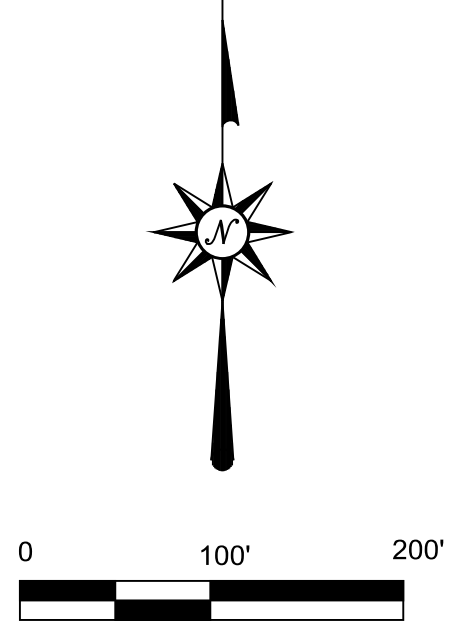


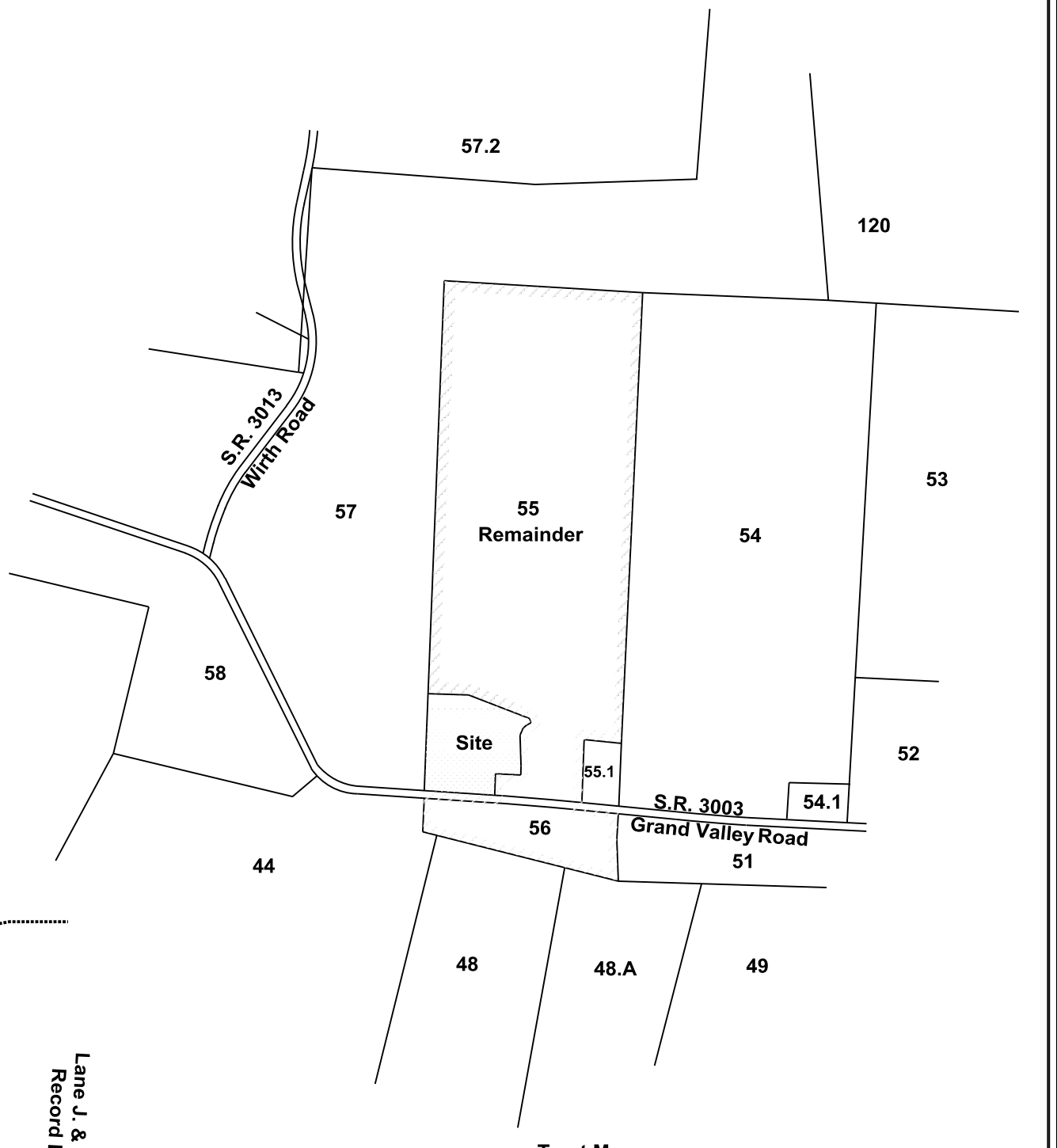
Thomas Z. Martin, Jr. and Anna Mary Martin  
Record Book 2162 Page 230



Location Plan  
Scale: 1" = 2000'



Thomas Z. Martin, Jr. and Anna Mary Martin  
Record Book 2162 Page 230



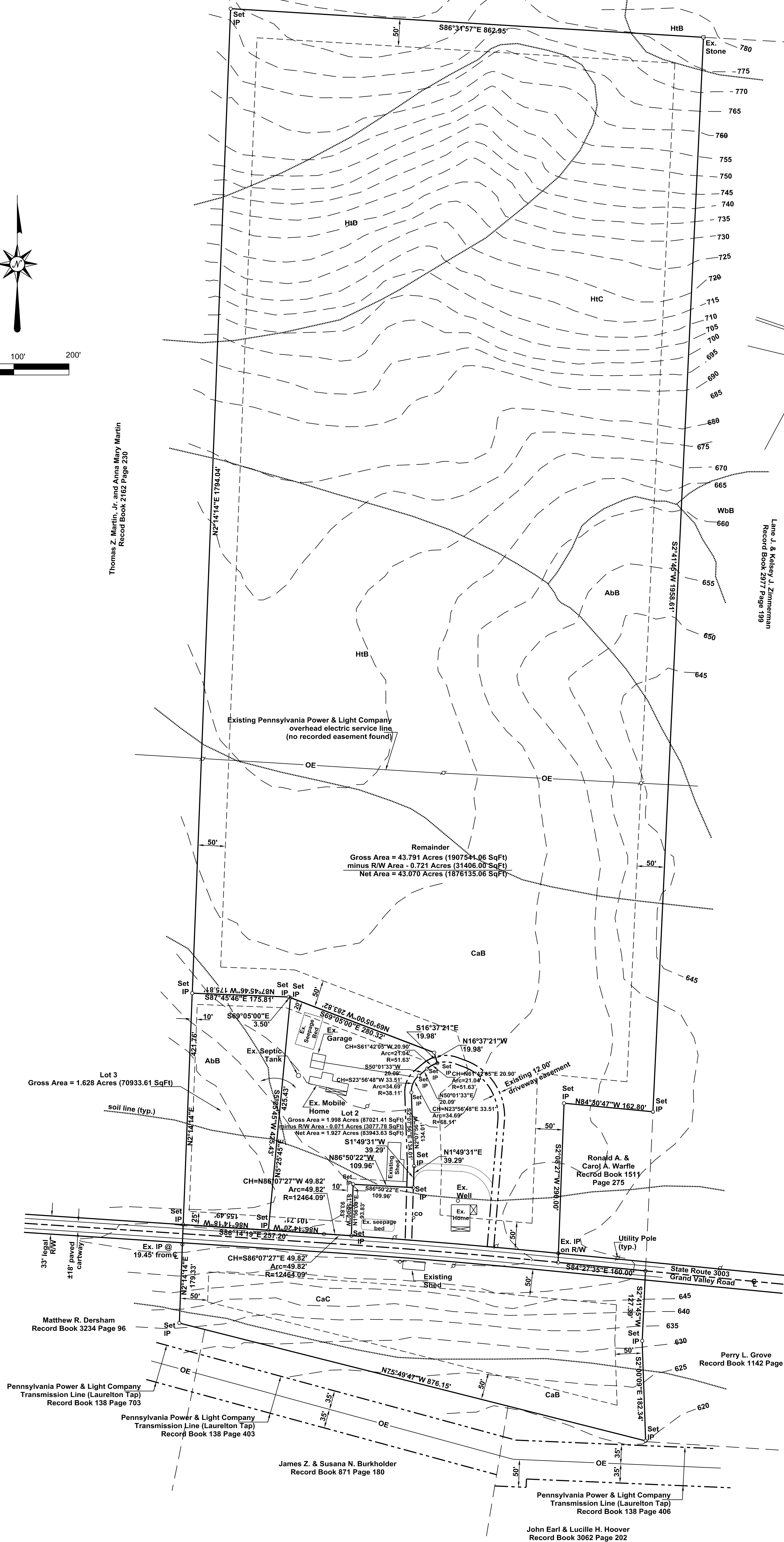
Tract Map  
Tax Assessment Sheet 101  
Scale: 1" = 660' (approx.)

**Soils Information**  
AbB - Albright silt loam, 3 to 8 percent slopes.  
CaB - Calvin-Klinesville shaly silt loams, 3 to 8 percent slopes.  
CaC - Calvin-Klinesville shaly silt loams, 8 to 15 percent slopes.  
HB - Hartleton channery silt loam, 3 to 8 percent slopes.  
HC - Hartleton channery silt loam, 8 to 15 percent slopes.  
HD - Hartleton channery silt loam, 15 to 25 percent slopes.  
WbB - Watson silt loam, 3 to 8 percent slopes.

Zoning Requirements Agricultural Preservation District	
Agriculture Operations, Corrective/Penal Facility, Breeding Kennel, Surface Mining or Waste Storage or Processing Facility	
Minimum Building Coverage:	10%
Maximum Impervious Coverage:	15%
Maximum Building Height:	45'
Minimum Lot Area:	50 Acres
Minimum Lot Width:	200'
Minimum Yards:	Front = 50' Side = 50' Rear = 50'
All Other Uses	
Minimum Building Coverage:	10%
Maximum Impervious Coverage:	15%
Maximum Building Height:	45'
Minimum Lot Area:	1 Acre
Minimum Lot Width:	150'
Minimum Yards:	Front = 25' Side = 10' Rear = 20' (principal structure) 8' (accessory structure)

Non-agricultural Development Table	
Core farm tract area as of July 1, 2003 = 47.417 acres	
Number of non-agricultural development acres permitted =	5.000 acres
Number of acres this plan =	3.626 acres
Number of non-agricultural development acres remaining =	1.374 acres

- Note: 1) This tract of land is identified in Record Book 1044 Page 279 and is further identified as Parcel Identification Number (PIN) 007-101-055.00000 and 007-101-056.00000 and contains 47.417 acres (2065496.01 SqFt).  
2) This tract of land is Zoned - Agricultural Preservation (A-P).  
3) Contours are determined from lidar provided by the Union County GIS Office.  
4) Lot 2 consists of mowed lawn and existing improvements. Lot 3 consists of cultivated fields. The tract remainder is cultivated fields and existing improvements.  
5) These tracts of land may be underlain with carbonate geology in accordance with information obtained from the Union County GIS Office.  
6) All improvements on this plan are existing. No improvements are proposed.  
7) These tracts of land are located within Zone X, areas determined to be outside the 0.2% annual chance floodplain, in accordance with Flood Insurance Rate Map (FIRM) No. 42190C0190D, dated September 28, 2007, for Lewis Township, Union County, Pennsylvania.  
8) This Final Plan depicts Lot 3 as an addition to Lot 2. Both parcels are to be considered as one for future subdivision, land transfer, land development and/or building purposes.  
9) A permit for sewage disposal has been neither requested nor granted for Lot 3. The Grantee, his heirs, successors, and assigns accept the responsibility for obtaining a permit for sewage disposal facilities if, and at the time, same are necessary.  
10) The Parcel Identification Number (PIN) for Lot 2 and Lot 3 combined will be 007-101-055.20000.  
11) The address for Lot 2 and Lot 3 combined is currently 3030 Grand Valley Road, Mifflinburg, Pennsylvania 17844.



Union County Planning Commission Final Plan Certification

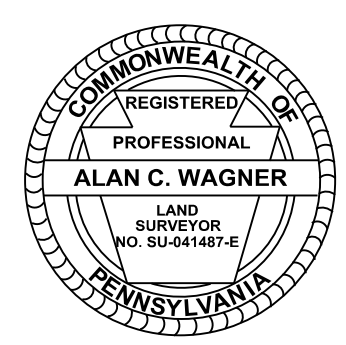
Final Plan approval granted by the Union County Planning Commission on \_\_\_\_\_, 20\_\_\_\_. The Final Plan includes the complete set of plans and information that was filed as part of the application.

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

Commonwealth of Pennsylvania  
County of Union  
On this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ 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\_\_\_\_.

Survey Certification  
I hereby certify that, to the best of my knowledge, the survey and plan shown and described herein 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.



Owner/Developer: Wanda L. Zechman, a.k.a. Wanda L. Bottiger  
3030 Grand Valley Road  
Mifflinburg, Pennsylvania 17844

**Wagner's Surveying, LLC**  
Alan C. Wagner R.S.S.  
362 Farm Hollow Lane  
Mifflinburg, Pennsylvania 17844  
(570) 966-3232

Final Plan - Minor Subdivision  
for  
Wanda L. Zechman, a.k.a. Wanda L. Bottiger  
Lewis Township, Union County, Pennsylvania

Scale: 1" = 100' Date: November 12, 2021  
Drawn by: Alan C. Wagner  
Drawing No. 2199-8W-2