

## CONDITIONS OF SALE

The conditions of this public sale held **October 1, 2024** are as follows:

1. PROPERTY. The "Property" to be sold consists of approximately .76 acre tract with improvements thereon situate in Fulton Township, Lancaster County, PA with an address of **275 Black Barren Rd, Peach Bottom PA 17563**, (also known as 277 Black Barren Rd) identified as Tax Parcel 280-03154-0-0000 and described in the deed recorded in the Lancaster County Recorder of Deeds Office on 3/8/2007 at Instrument #5600985.

2. SELLER. This sale is on behalf of **John Z. and Anna H. King** ("Seller").

3. PURCHASE AND DOWN PAYMENT. The auctioneer, Beiler-Campbell Auction Services, shall take bids for the Property, and in the event that the Property is placed in the hands of the auctioneer for sale, the highest bidder shall be the "Purchaser" of the property being struck off to him and he shall immediately thereafter sign the **Purchaser Agreement** attached to these Conditions of Sale, and pay down **\$20,000.00** of the purchase money in legal tender as security for performance of this Agreement to the Seller or Seller's attorney. If any dispute arises among bidders, the property shall immediately be put up for renewal of bidding.

4. SETTLEMENT. The balance of the purchase money shall be paid in legal tender of the United States at settlement to be held at the office of Blakinger Thomas, PC, 28 Penn Square, Lancaster, Pennsylvania 17603, **on or before November 15, 2024**, upon which payment the Seller shall convey to the Purchaser, by deed prepared at the Purchaser's expense, good and marketable title, as is insurable by a reputable title insurance company at regular rates, to said property, free and clear of all liens and encumbrances, except as noted in these Conditions of Sale, and subject to any existing wall rights, easements visible upon the ground and those of record, building or use restrictions, zoning or land subdivision regulations, encroachments over property boundaries, or encroachments of any kind within the legal width of public highways, and leases as described herein. Formal tender of deed and purchase money are waived.

5. COSTS.

A. **ACKNOWLEDGEMENTS** to deed shall be paid by Seller.

B. **DISBURSEMENT** or any similar fees, tax certification fees, service fees, and any other fees attempted to be charged against the Seller by the attorney or title company holding settlement for the Purchaser, shall be paid by Purchaser.

C. **ALL REQUIRED STATE AND LOCAL REALTY TRANSFER TAXES** shall be paid by **Purchaser**.

D. **REAL ESTATE TAXES** shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

E. **WATER and SEWER RENT** (if any) shall be paid by Seller to date of

settlement. The Property has a private well and septic system and is not currently served by public water or sewer service. The property shares a septic system with the 276 Black Barren Road property.

F. POSSESSION shall be given to the Purchaser at settlement.

6. CONDITION OF PROPERTY. The Property is improved with a single-family home and multiple outbuildings. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances, electric, heating, plumbing, lighting, water, and any articles permanently affixed to the Property.

At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage which occurs after possession has been given to the Purchaser, or (c) any taking by eminent domain. There are no known eminent domain proceedings pending related to the Property. Purchaser accepts the Property "AS IS". Purchaser acknowledges that settlement is not contingent on any inspections, appraisals, or assessments of any kind.

7. TIMING. The date(s) specified herein for settlement, and all other dates, are considered to be "of the essence of the contract" and are binding.

8. ZONING. The Property is zoned Rural Residential in Fulton Township, Lancaster County. Purchaser is satisfied that the zoning of the Property is satisfactory for Purchaser's contemplated use. Seller makes no representations that Seller's present or prior uses of the Property comply with the applicable township zoning ordinances.

9. SELLER DEFAULT. If Seller is unable to give title as required herein, Purchaser may elect either (a) to take such title as Seller can give, or (b) to require Seller to return to Purchaser all payments including any deposits made to Seller on account of the purchase price, and to reimburse Purchaser for all costs of searching title, appraisals, inspections, and preparation of deed, mortgage and other settlement papers which Purchaser reasonably may have incurred, upon which return and payment all further obligation of this agreement on both Seller and Purchaser shall terminate.

10. PURCHASER DEFAULT. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the property is resold, or (b) to resell the property at public or private sale, with or without notice to the Purchaser and to retain any advance in price, or hold the Purchaser liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

11. NO WARRANTY. Seller makes no warranty as to the condition of the property as to environmental matters. Seller has not conducted any investigations and has no actual knowledge of any environmental hazards, including but not limited to radon, asbestos, or spills. Purchaser understands and acknowledges that the structures and improvements on the Property may need repair and replacement.

12. DISLCOSURES. Seller's Disclosure Form attached as **EXHIBIT A** and made a part hereof. The Seller's Disclosure Statement attached hereto notwithstanding, by execution of these Conditions of Sale the Purchaser acknowledges that he has had a full and complete opportunity to inspect the Property. The Purchaser also waives rights under the law to be provided with a pamphlet required by the cited regulations about the dangers of lead poisoning. ***The Property is being sold unto Purchaser "AS IS" with no representation, guarantee or warranty regarding the condition of the Property or any improvement or structure erected on the Property, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, underground tanks, or any portion thereof.*** All planted crops shall remain the property of farmer who planted them, and said farmer shall have the right to harvest all crops planted on the Property as of the date of settlement.

Purchaser acknowledges that the auctioneer has not made any specific representations regarding the Property, and that Purchaser has not relied upon any representations or statements of the auctioneer. Purchaser releases the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Property existing on the date of this sale.

13. RADON DISCLOSURE. Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Uranium and radium are widely distributed in trace amounts in the earth's crust. Descendants of Radon gas are called Radon daughters, or Radon progeny. Several Radon daughters emit alpha radiation, which has high energy but short range. Studies indicate the result of extended exposure to high levels of Radon gas/Radon daughters is an increased risk of lung cancer. Radon gas originates in soil and rocks, it diffuses, as does any gas, and flows along the path of least resistance to the surface of the ground, and then to the atmosphere. Being a gas, Radon can also move into any air space, such as basements, crawl spaces and permeate throughout the home. If a house has a Radon problem, it can usually be cured by increased ventilation and/or preventing Radon entry. The Environmental Protection Agency advises corrective action if the annual average exposure to Radon daughters exceeds 0.02 working levels. Further information can be secured from the Department of Environmental Resources Radon Project Office, Call 1-800-23RADON or (215) 369-3590, Purchaser acknowledges that Purchaser has the right to have the buildings inspected to determine if Radon gas and/or daughters are present, Purchaser waives this right and agrees to accept the Property AS IS, with no certification from Seller. Purchaser releases, quit-claims, and forever discharges Seller, its shareholders, directors and officers, their heirs and assigns, from any and all claims, losses, or demands, including personal injuries, and all of the consequences thereof, whether now known or not, which may arise from the presence of Radon in any building on the Property. Seller has no knowledge concerning the presence or absence of Radon.

14. RIGHT TO REJECT BIDS. The Seller reserves the right to reject any or all bids. Seller reserves the right to withdraw the Property from sale, and/or to adjourn the sale to a future date or dates.

15. ASSIGNMENT. Purchaser may not assign these Conditions of Sale, in whole or in part, without first obtaining the written approval of Seller.

16. INTENT. This Agreement represents the whole Agreement between the parties, and any representations concerning the Property, or otherwise, made prior to the execution of the Purchaser Agreement, are hereby superseded by this Agreement.

17. AMENDMENT. No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and the Purchaser's Agreement attached hereto.

18. EFFECT OF WAIVER OR CONSENT. A consent or waiver by Seller, express or implied, to or of any breach or default by Purchaser in the performance of these Conditions of Sale is not a consent or waiver to or of any other breach or default. Failure on the part of Seller to complain of any act of Purchaser or to declare Purchaser in default of these Conditions of Sale, irrespective of how long that failure continues, does not constitute a waiver by Seller of Seller's rights with respect to that default until the applicable statute-of-limitations period has run.

19. SEVERABILITY. If any provision of these Conditions of Sale or the application thereof to any person, entity or circumstance is held invalid or unenforceable to any extent, the remainder of these Conditions of Sale and the application of that provision to other persons, entities or circumstances are not affected thereby. In such event, the invalid or unenforceable provision will be enforced to the greatest extent permitted by law.

20. 1031 EXCHANGE. In the event that Seller desires to effectuate a 1031 Tax Deferred Exchange with the proceeds of the sale of the Property, Purchaser shall cooperate in good faith to execute documents necessary to complete the same at no cost to Purchaser.

21. LEASES. Leases shall disclose existing leases to be assigned to Purchaser at Settlement. Seller shall make no modifications or changes to the existing leases between the date the Purchaser's Agreement is executed and Settlement.

22. TITLE TO MOBILE HOMES. Seller has possession of the titles to the mobile homes on the Property. Seller shall act promptly and in good faith to sign over the titles to Purchaser within three (3) days of Settlement. Purchaser shall pay all costs associated with the transfer of the mobile home titles. This provision shall survive Settlement.

23. EASEMENT FOR SEWER. Seller reserves the right to clarify the rights to the shares septic, sewer and/or water systems servicing the Property, and may record an easement prior to Settlement establishing the same.

SELLER

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John Z. King

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Anna H. King



**PURCHASER AGREEMENT**

275 Black Barren Rd  
Tax Parcel 280-03154-0-0000

*The undersigned, as "Purchaser", intending to be legally bound hereby, acknowledges that Purchaser has examined the Conditions of Sale attached hereto available for inspection prior to sale of the Property, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions of Sale was read prior to commencement of bidding for the Property.*

The Purchaser agrees to purchase the Property described in the foregoing Conditions of Sale under the terms and conditions as therein set forth, for the sum of \_\_\_\_\_ US Dollars (\$\_\_\_\_\_).

In the event that Purchaser fails to make settlement as required in the foregoing Conditions of Sale, Seller shall retain the security deposit and Purchaser hereby irrevocably authorizes any attorney of any court to appear for Purchaser, or any of them, and to confess judgment against Purchaser, jointly or severally, for all sums due hereunder, including any loss resulting from resale of the Property by Seller, whether by private or public sale, with or without notice to Purchaser, upon filing of an Affidavit of Default under the terms hereof, together with interest at the rate of Ten (10%) Percent per annum, and together with a collection fee equal to Ten (10%) Percent of the amount then due, but in no event less than Two Hundred Fifty and 00/100 (\$250.00) Dollars, all costs of suit, release of heirs, and waiver of appeals, and without stay of execution. This warranty shall include a waiver of all appraisal, stay, and exemption laws of any state, now in force or hereafter enacted. This Power of Attorney shall not be affected by the disability of the principal or principals.

IN WITNESS WHEREOF, the Purchaser has executed this Agreement on October 1, 2024 intending to be legally bound hereby.

\_\_\_\_\_ Address:

\_\_\_\_\_ Phone Number:

**RECEIPT**

Received by Seller / Blakinger Thomas, PC (on behalf of Seller) on 10/01/2024, as an earnest money deposit on account of the above purchase price, the amount of \$20,000.00.

By: \_\_\_\_\_

**EXHIBIT A**  
Seller's Disclosure Statement

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

**INSPECTIONS ADDENDUM TO THE AGREEMENT OF SALE**

DATE: \_\_\_\_\_

RE: PROPERTY: \_\_\_\_\_

SELLER: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

DATE OF AGREEMENT: \_\_\_\_\_ SETTLEMENT DATE: \_\_\_\_\_, SALE PRICE: \$ \_\_\_\_\_

**Lead Warning Statement**

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**Seller's Disclosure (Please initial)**

\_\_\_\_\_ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or lead-based paint hazards are possibly present in the housing (explain):

\_\_\_\_\_  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list docs below):

\_\_\_\_\_  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Please initial)**

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above.

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) Purchaser has (check one below):

Received a \_\_\_ day opportunity to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Certification of Accuracy**

*The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.*

Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_



## CONDITIONS OF SALE

The conditions of this public sale held **October 1, 2024** are as follows:

1. PROPERTY. The "Property" to be sold consists of approximately 1 acre tract with improvements thereon situate in Fulton Township, Lancaster County, PA with an address of **276 Black Barren Rd, Peach Bottom PA 17563**, (also known as 274 and 278 Black Barren Rd) identified as Tax Parcel 280-06184-0-0000 and described in the deed recorded in the Lancaster County Recorder of Deeds Office on 9/22/2016 at Instrument #6289392.

2. SELLER. This sale is on behalf of **John Z. and Anna H. King** ("Seller").

3. PURCHASE AND DOWN PAYMENT. The auctioneer, Beiler-Campbell Auction Services, shall take bids for the Property, and in the event that the Property is placed in the hands of the auctioneer for sale, the highest bidder shall be the "Purchaser" of the property being struck off to him and he shall immediately thereafter sign the **Purchaser Agreement** attached to these Conditions of Sale, and pay down **\$20,000.00** of the purchase money in legal tender as security for performance of this Agreement to the Seller or Seller's attorney. If any dispute arises among bidders, the property shall immediately be put up for renewal of bidding.

4. SETTLEMENT. The balance of the purchase money shall be paid in legal tender of the United States at settlement to be held at the office of Blakinger Thomas, PC, 28 Penn Square, Lancaster, Pennsylvania 17603, **on or before November 15, 2024**, upon which payment the Seller shall convey to the Purchaser, by deed prepared at the Purchaser's expense, good and marketable title, as is insurable by a reputable title insurance company at regular rates, to said property, free and clear of all liens and encumbrances, except as noted in these Conditions of Sale, and subject to any existing wall rights, easements visible upon the ground and those of record, building or use restrictions, zoning or land subdivision regulations, encroachments over property boundaries, or encroachments of any kind within the legal width of public highways, and leases as described herein. Formal tender of deed and purchase money are waived.

5. COSTS.

A. ACKNOWLEDGEMENTS to deed shall be paid by Seller.

B. DISBURSEMENT or any similar fees, tax certification fees, service fees, and any other fees attempted to be charged against the Seller by the attorney or title company holding settlement for the Purchaser, shall be paid by Purchaser.

C. ALL REQUIRED STATE AND LOCAL REALTY TRANSFER TAXES shall be paid by **Purchaser**.

D. REAL ESTATE TAXES shall be apportioned to date of settlement or prior delivery of possession on a fiscal year basis.

E. WATER and SEWER RENT (if any) shall be paid by Seller to date of settlement. The Property has a private well and septic system and is not currently served by public water or sewer service. The property shares a septic system with the 275 Black Barren Road property.

F. POSSESSION shall be given to the Purchaser at settlement.

6. CONDITION OF PROPERTY. The Property is improved with a single-family home and multiple outbuildings. Included in the sale are all buildings, improvements, rights, privileges, and appurtenances, electric, heating, plumbing, lighting, water, and any articles permanently affixed to the Property.

At settlement, the Property and all of its appurtenances and fixtures shall be in substantially the same condition as at present, except for (a) ordinary reasonable wear and tear, (b) damage which occurs after possession has been given to the Purchaser, or (c) any taking by eminent domain. There are no known eminent domain proceedings pending related to the Property. Purchaser accepts the Property "AS IS". Purchaser acknowledges that settlement is not contingent on any inspections, appraisals, or assessments of any kind.

7. TIMING. The date(s) specified herein for settlement, and all other dates, are considered to be "of the essence of the contract" and are binding.

8. ZONING. The Property is zoned Rural Residential in Fulton Township, Lancaster County. Purchaser is satisfied that the zoning of the Property is satisfactory for Purchaser's contemplated use. Seller makes no representations that Seller's present or prior uses of the Property comply with the applicable township zoning ordinances.

9. SELLER DEFAULT. If Seller is unable to give title as required herein, Purchaser may elect either (a) to take such title as Seller can give, or (b) to require Seller to return to Purchaser all payments including any deposits made to Seller on account of the purchase price, and to reimburse Purchaser for all costs of searching title, appraisals, inspections, and preparation of deed, mortgage and other settlement papers which Purchaser reasonably may have incurred, upon which return and payment all further obligation of this agreement on both Seller and Purchaser shall terminate.

10. PURCHASER DEFAULT. In case of non-compliance by the Purchaser with these Conditions, the Seller, in addition to all other remedies provided by law, shall have the option either (a) to retain the Purchaser's down money as liquidated damages regardless of whether or not, or on what terms, the property is resold, or (b) to resell the property at public or private sale, with or without notice to the Purchaser and to retain any advance in price, or hold the Purchaser liable for any loss, resulting from such resale, meanwhile holding the down money paid hereunder as security for or toward payment of any such loss.

11. NO WARRANTY. Seller makes no warranty as to the condition of the property as to environmental matters. Seller has not conducted any investigations and has no actual knowledge of any environmental hazards, including but not limited to radon, asbestos, or spills. Purchaser understands and acknowledges that the structures and

improvements on the Property may need repair and replacement.

12. DISLCOSURES. Seller's Disclosure Form attached as **EXHIBIT A** and made a part hereof. The Seller's Disclosure Statement attached hereto notwithstanding, by execution of these Conditions of Sale the Purchaser acknowledges that he has had a full and complete opportunity to inspect the Property. The Purchaser also waives rights under the law to be provided with a pamphlet required by the cited regulations about the dangers of lead poisoning. ***The Property is being sold unto Purchaser "AS IS" with no representation, guarantee or warranty regarding the condition of the Property or any improvement or structure erected on the Property, including, but not limited to, its structural integrity, roof, appliances, electrical system, heating system, plumbing, water system, sewage disposal system, underground tanks, or any portion thereof.*** All planted crops shall remain the property of farmer who planted them, and said farmer shall have the right to harvest all crops planted on the Property as of the date of settlement.

Purchaser acknowledges that the auctioneer has not made any specific representations regarding the Property, and that Purchaser has not relied upon any representations or statements of the auctioneer. Purchaser releases the auctioneer from any claims, actions or causes of action arising from or due to any defect in the Property existing on the date of this sale.

13. RADON DISCLOSURE. Radon is a radioactive gas produced naturally in the ground by the normal decay of uranium and radium. Uranium and radium are widely distributed in trace amounts in the earth's crust. Descendants of Radon gas are called Radon daughters, or Radon progeny. Several Radon daughters emit alpha radiation, which has high energy but short range. Studies indicate the result of extended exposure to high levels of Radon gas/Radon daughters is an increased risk of lung cancer. Radon gas originates in soil and rocks, it diffuses, as does any gas, and flows along the path of least resistance to the surface of the ground, and then to the atmosphere. Being a gas, Radon can also move into any air space, such as basements, crawl spaces and permeate throughout the home. If a house has a Radon problem, it can usually be cured by increased ventilation and/or preventing Radon entry. The Environmental Protection Agency advises corrective action if the annual average exposure to Radon daughters exceeds 0.02 working levels. Further information can be secured from the Department of Environmental Resources Radon Project Office, Call 1-800-23RADON or (215) 369-3590, Purchaser acknowledges that Purchaser has the right to have the buildings inspected to determine if Radon gas and/or daughters are present, Purchaser waives this right and agrees to accept the Property AS IS, with no certification from Seller. Purchaser releases, quit-claims, and forever discharges Seller, its shareholders, directors and officers, their heirs and assigns, from any and all claims, losses, or demands, including personal injuries, and all of the consequences thereof, whether now known or not, which may arise from the presence of Radon in any building on the Property. Seller has no knowledge concerning the presence or absence of Radon.

14. RIGHT TO REJECT BIDS. The Seller reserves the right to reject any or all bids. Seller reserves the right to withdraw the Property from sale, and/or to adjourn the sale to a future date or dates.

15. ASSIGNMENT. Purchaser may not assign these Conditions of Sale, in whole or in part, without first obtaining the written approval of Seller.

16. INTENT. This Agreement represents the whole Agreement between the parties, and any representations concerning the Property, or otherwise, made prior to the execution of the Purchaser Agreement, are hereby superseded by this Agreement.

17. AMENDMENT. No modification of these Conditions of Sale shall be valid unless made in writing, executed with the same degree of formality as these Conditions of Sale and the Purchaser's Agreement attached hereto.

18. EFFECT OF WAIVER OR CONSENT. A consent or waiver by Seller, express or implied, to or of any breach or default by Purchaser in the performance of these Conditions of Sale is not a consent or waiver to or of any other breach or default. Failure on the part of Seller to complain of any act of Purchaser or to declare Purchaser in default of these Conditions of Sale, irrespective of how long that failure continues, does not constitute a waiver by Seller of Seller's rights with respect to that default until the applicable statute-of-limitations period has run.

19. SEVERABILITY. If any provision of these Conditions of Sale or the application thereof to any person, entity or circumstance is held invalid or unenforceable to any extent, the remainder of these Conditions of Sale and the application of that provision to other persons, entities or circumstances are not affected thereby. In such event, the invalid or unenforceable provision will be enforced to the greatest extent permitted by law.

20. 1031 EXCHANGE. In the event that Seller desires to effectuate a 1031 Tax Deferred Exchange with the proceeds of the sale of the Property, Purchaser shall cooperate in good faith to execute documents necessary to complete the same at no cost to Purchaser.

21. LEASES. Leases shall disclose existing leases to be assigned to Purchaser at Settlement. Seller shall make no modifications or changes to the existing leases between the date the Purchaser's Agreement is executed and Settlement.

22. TITLE TO MOBILE HOMES. Seller has possession of the titles to the mobile homes on the Property. Seller shall act promptly and in good faith to sign over the titles to Purchaser within three (3) days of Settlement. Purchaser shall pay all costs associated with the transfer of the mobile home titles. This provision shall survive Settlement.

23. EASEMENT FOR SEWER. Seller reserves the right to clarify the rights to the shares septic, sewer and/or water systems servicing the Property, and may record an easement prior to Settlement establishing the same.

SELLER

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John Z. King

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Anna H. King

**PURCHASER AGREEMENT**

276 Black Barren Rd  
Tax Parcel 280-06184-0-0000

*The undersigned, as "Purchaser", intending to be legally bound hereby, acknowledges that Purchaser has examined the Conditions of Sale attached hereto available for inspection prior to sale of the Property, and agrees to be bound by the full terms thereof, further acknowledging that only a summary of the Conditions of Sale was read prior to commencement of bidding for the Property.*

The Purchaser agrees to purchase the Property described in the foregoing Conditions of Sale under the terms and conditions as therein set forth, for the sum of \_\_\_\_\_ US Dollars (\$\_\_\_\_\_).

In the event that Purchaser fails to make settlement as required in the foregoing Conditions of Sale, Seller shall retain the security deposit and Purchaser hereby irrevocably authorizes any attorney of any court to appear for Purchaser, or any of them, and to confess judgment against Purchaser, jointly or severally, for all sums due hereunder, including any loss resulting from resale of the Property by Seller, whether by private or public sale, with or without notice to Purchaser, upon filing of an Affidavit of Default under the terms hereof, together with interest at the rate of Ten (10%) Percent per annum, and together with a collection fee equal to Ten (10%) Percent of the amount then due, but in no event less than Two Hundred Fifty and 00/100 (\$250.00) Dollars, all costs of suit, release of heirs, and waiver of appeals, and without stay of execution. This warranty shall include a waiver of all appraisal, stay, and exemption laws of any state, now in force or hereafter enacted. This Power of Attorney shall not be affected by the disability of the principal or principals.

IN WITNESS WHEREOF, the Purchaser has executed this Agreement on October 1, 2024 intending to be legally bound hereby.

\_\_\_\_\_ Address:

\_\_\_\_\_ Phone Number:

**RECEIPT**

Received by Seller / Blakinger Thomas, PC (on behalf of Seller) on 10/01/2024, as an earnest money deposit on account of the above purchase price, the amount of \$20,000.00.

By: \_\_\_\_\_

**EXHIBIT A**  
Seller's Disclosure Statement

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

**INSPECTIONS ADDENDUM TO THE AGREEMENT OF SALE**

DATE: \_\_\_\_\_

RE: PROPERTY: \_\_\_\_\_

SELLER: \_\_\_\_\_

PURCHASER: \_\_\_\_\_

DATE OF AGREEMENT: \_\_\_\_\_ SETTLEMENT DATE: \_\_\_\_\_, SALE PRICE: \$ \_\_\_\_\_

**Lead Warning Statement**

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

**Seller's Disclosure (Please initial)**

\_\_\_\_\_ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or lead-based paint hazards are possibly present in the housing (explain):

\_\_\_\_\_  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

\_\_\_\_\_ (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list docs below):

\_\_\_\_\_  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Please initial)**

\_\_\_\_\_ (c) Purchaser has received copies of all information listed above.

\_\_\_\_\_ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) Purchaser has (check one below):

Received a \_\_\_ day opportunity to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Certification of Accuracy**

*The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.*

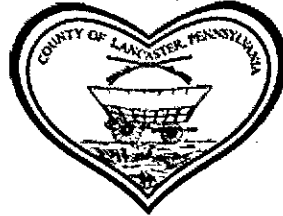
Seller \_\_\_\_\_ Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_ Purchaser \_\_\_\_\_ Date \_\_\_\_\_



**Lancaster County**

Bonnie L. Bowman  
 Recorder of Deeds  
 150 N. Queen St.  
 Suite 315  
 Lancaster, PA 17603  
 Phone: 717-299-8238  
 Fax: 717-299-8393



INSTRUMENT # : 2016-0095-J  
 RECORDED DATE: 04/07/2016 02:05:43 PM



3785324-0006V

**LANCASTER COUNTY ROD**

**OFFICIAL RECORDING COVER PAGE**

Page 1 of 4

**Document Type:** SUBDIVISION PLANS & OTHER PLANS

**Transaction #:** 3678233 - 1 Doc(s)

**Transaction Reference:**

**Document Page Count:** 3

**Document Reference:**

**Operator Id:** sharpej

**RETURN TO: ( )**

\*\*PLEASE NOTE: Recorded documents with completed Cover Pages are returned via email to the email address(es) identified above.

**SUBMITTED BY: ( )**

REGESTER ASSOCIATES, INC.

REGESTER ASSOCIATES, INC.

LANCASTER COUNTY ROD BONNIE L. BOWMAN

SUBDIVISION PLANS & OTHER PLANS

2016-0095-J 04/07/2016 02:05:43 PM

RCD Fees: \$19.00 Taxes: \$0.00 Page 1 of 4

**\* PROPERTY DATA:**

Parcel ID #:



Municipality:

School District:

**\* ASSOCIATED DOCUMENT(S):**

**FEES / TAXES:**

RECORDING FEE: SUBDIVISION PLANS & OTHER PLANS	\$9.50
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
EXTRA PAGE FEE	\$4.00
<b>Total:</b>	<b>\$19.00</b>

INSTRUMENT # : 2016-0095-J  
 RECORDED DATE: 04/07/2016 02:05:43 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Lancaster County, Pennsylvania.



*Bonnie L. Bowman*

Bonnie L. Bowman  
 Recorder of Deeds

**PLEASE DO NOT DETACH**

**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.

\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION

7/

**Prepared by:** Lancaster County Planning Commission

**Return to:** REGESTER ASSOCIATES, INC.  
330 WEST STATE STREET  
QUARRYVILLE PA 17566

**District #:** 280

CERTIFIED ON 4/7/16

LANCASTER COUNTY ROD BONNIE L. BOWMAN  
SUBDIVISION PLANS & OTHER PLANS  
2016-0095-J 04/07/2016 02:05:43 PM  
RCD Fees: \$19.00 Taxes: \$0.00 Page 2 of 4



**Re:** LCPC File #: 78-233-4

A request to review the plan identified below was received by the Lancaster County Planning Commission on **December 22, 2015** and was reviewed at the Commission meeting on **February 8, 2016**.

**Plan Name:** Samuel F. Zook and John Z. & Anna H. King

**Application Classification:** Final

**Municipality:** Fulton Township

**Project Location:** West side of Robert Fulton Highway, Rt 222, north side of Black Barren Road

**Proposed Use:** Residential/Commercial

**Number of Lots/Units:** 2/0

**Total Acreage:** 6.344

**Property Owner(s):** Samuel F. Zook  
1550 River Road Drumore, PA 17518

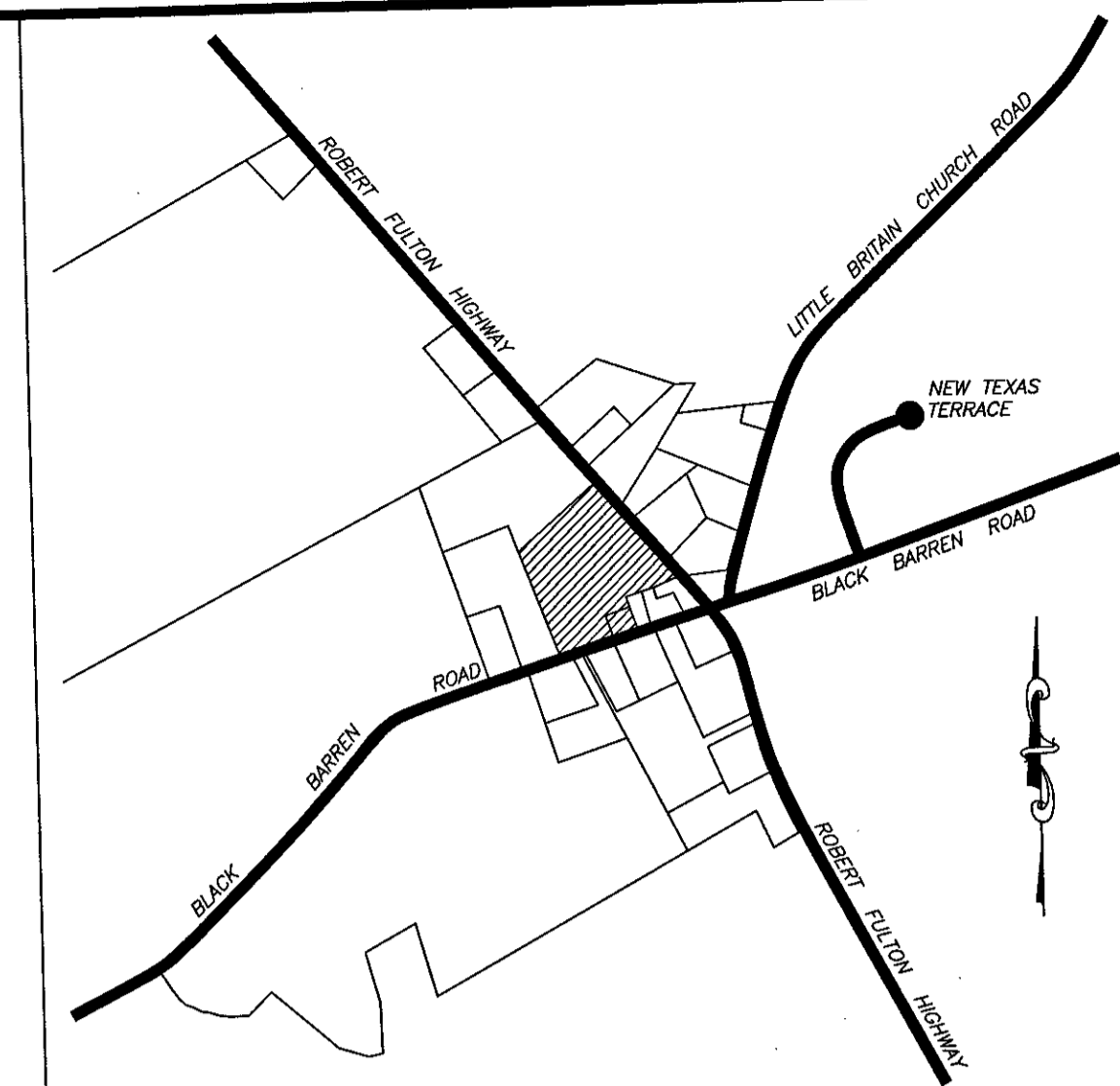
John Z. & Anna H. Stoltzfus  
27 Esh Road New Providence, PA 17560

**Certified for Recording by:** *Bonnie L. Bowman*  
Senior Community Planner

JRCADSS\fe

# LOT ADD-ON PLAN for SAMUEL F. ZOOK & JOHN Z. & ANNA H. KING

SITUATE IN FULTON TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA



**GENERAL NOTES**

- LANDOWNERS/APPLICANTS: TAX ACCOUNT NUMBER 2803937000000 (LOT 1) SAMUEL F. ZOOK 1550 RIVER ROAD DRUMORE, PA 17518
- TAX ACCOUNT NUMBER 2800618400000 (LOT 2) JOHN Z. & ANNA H. KING 27 ESH ROAD NEW PROVIDENCE, PA 17560
- TAX ACCOUNT NUMBERS: 2803937000000 AND 2800618400000
- SOURCE OF TITLE: DEED NUMBERS 6191884 (SUBPLAN: J-233-080) AND 5969772
- TOTAL CONTENTS: 6.081 ACRES AND 0.263 ACRES
- SITE ADDRESSES: 2474 ROBERT FULTON HIGHWAY AND 276 BLACK BARREN ROAD
- PERIMETER SHOWN PER FIELD SURVEY PERFORMED BY REGISTER ASSOCIATES, INC. DATED FEBRUARY 17, 2015. DATUM = NAD83. THE PLAN DOES NOT IDENTIFY AND/OR LOCATE ANY POSSIBLE CLAIMS AGAINST THE TITLE THAT MAY BE DISCLOSED BY A TITLE SEARCH/REPORT.
- PARCEL A SHALL BE COMBINED AND ADDED TO LOT 2 AND MADE A PART THEREOF. PARCEL A SHALL NOT BE CONSIDERED AS AN INDIVIDUAL BUILDING LOT.
- NO IMPROVEMENTS AND NO AREAS OF LAND ARE BEING OFFERED FOR DEDICATION AS A PART OF THIS PROJECT.
- FULTON TOWNSHIP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY FACILITY NOT ACCEPTED FOR PUBLIC USE.
- NO LAND SHALL BE CONVEYED, TRANSFERRED, OR AGREED TO BE SOLD, NOR SHALL THE CONSTRUCTION OF ANY IMPROVEMENTS BE INITIATED UNTIL THE FINAL PLANS ARE RECORDED IN THE OFFICE OF THE LANCASTER COUNTY RECORDER OF DEEDS.
- ANY REVISIONS TO THIS PLAN, AFTER THE DATE OF PLAN PREPARATION OR THE LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF REGISTER ASSOCIATES, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRE PRIOR WRITTEN APPROVAL OF REGISTER ASSOCIATES, INC. AND/OR FULTON TOWNSHIP.
- A HIGHWAY OCCUPANCY PERMIT SHALL BE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE ANY NEW OR MODIFIED DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT AND THE TOWNSHIP'S APPROVAL OF THE PLAN IN NO WAY IMPLIES THAT SUCH A PERMIT MAY BE ACQUIRED. NO NEW ACCESS IS PROPOSED AS A PART OF THIS PROJECT.

**LANDOWNER:**  
SAMUEL F. ZOOK  
1550 RIVER ROAD  
DRUMORE, PA 17518

**TAX ACCOUNT NUMBER:**  
2803937000000

**SOURCE OF TITLE:**  
DEED NO. 6191884  
SUBPLAN NO. J-233-080

**LANDOWNER/APPLICANT:**  
JOHN Z. & ANNA H. KING  
27 ESH ROAD  
NEW PROVIDENCE, PA 17560

**TAX ACCOUNT NUMBER:**  
2800618400000

**SOURCE OF TITLE:**  
DEED NO. 5969772

SHEET 1 TITLE SHEET  
SHEET 2 LOT ADD-ON PLAN  
SHEET 3 EXISTING CONDITIONS PLAN

SITE DATA	
NUMBER OF LOTS	2
NUMBER OF DWELLING UNITS	3 EXISTING
DENSITY	0.47 DU/ACRE
ZONING DISTRICT	(RR) RURAL RESIDENTIAL
EXISTING LAND USE	RESIDENTIAL & COMMERCIAL
PROPOSED LAND USE	
LOT 1	COMMERCIAL
LOT 2	RESIDENTIAL
TOTAL CONTENTS	6.344 ACRES

ZONING REQUIREMENTS (RR) RURAL RESIDENTIAL ZONE	
MINIMUM LOT AREA	1 ACRE*
MINIMUM LOT WIDTH @ BUILDING SETBACK LINE	100 FEET
MINIMUM LOT WIDTH @ STREET R.O.W. LINE	100 FEET
MAXIMUM LOT COVERAGE	20%
MINIMUM SETBACK REQUIREMENTS	
PRINCIPAL USE	
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	40 FEET
ACCESSORY USE	
MINIMUM FRONT YARD SETBACK	NOT PERMITTED
MINIMUM SIDE YARD SETBACK	10 FEET
MINIMUM REAR YARD SETBACK	10 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
PRINCIPAL STRUCTURES	
ACCESSORY STRUCTURES	20 FEET

\*THE MINIMUM LOT SIZE MAY BE REQUIRED TO BE INCREASED TO ACCOMMODATE ON-LOT SEWAGE DISPOSAL SITE AS DETERMINED BY THE PA DER AS WELL AS AN ALTERNATE SITE AS REQUIRED BY SECTION 317 OF THE FULTON TOWNSHIP ZONING ORDINANCE.

ON ANY SEPARATE NONFARM PARCEL, NO TREE SHALL BE PLANTED WITHIN THIRTY (30) FEET OF ANY LAND WITHIN THE AGRICULTURAL ZONE.

**EXISTING CONDITIONS NOTES**

- TOPOGRAPHIC INFORMATION SHOWN PER LANCASTER COUNTY G.I.S. DATA WITH A CONTOUR INTERVAL OF 5 FEET.
- DATUM = NAVD83.
- SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO WETLAND AREAS LOCATED ON THIS SITE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR LANCASTER COUNTY, PENNSYLVANIA, MAP NUMBER 42071C0760E, EFFECTIVE APRIL 19, 2005, THERE ARE NO FLOODPLAINS LOCATED ON THIS SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING HISTORICALLY SIGNIFICANT SITES LOCATED ON THIS PROPERTY.
- ALL SIGNIFICANT ENVIRONMENTAL FEATURES, TOPOGRAPHICAL FEATURES, EXISTING RIGHTS OF WAY AND CARTWAYS FOR STREETS, ACCESS DRIVES AND SERVICE STREETS WITHIN 200 FEET OF THE SUBJECT TRACT HAVE BEEN DELINEATED AS SHOWN HEREON.
- ACCORDING TO LANCASTER COUNTY G.I.S. DATA, THE UNDERLYING GEOLOGIC FORMATION FOR THIS ENTIRE SITE IS PETERS CREEK SCHIST (Kps). THIS FORMATION IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 75 GPM AT A MEDIAN WELL DEPTH OF 150-300 FEET; IS MODERATELY EASY TO EXCAVATE; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
- THE EXISTING VEGETATION FOR THIS SITE INCLUDES LAWN AREAS, BRUSH LANDS AND WOODS.

**UTILITY NOTES**

- COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR FACILITIES CANNOT BE GUARANTEED. A CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- THE EXISTING BUILDING LOCATED ON LOT 1 AND THE EXISTING DWELLINGS ON LOT 2 ARE SERVICED BY EXISTING ON-SITE WATER SUPPLIES AND EXISTING ON-SITE SEWAGE DISPOSAL SYSTEMS.

**AGRICULTURAL DISCLAIMER NOTE**

WARNING: THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN AN AREA WHERE LAND IS USED FOR AGRICULTURAL PRODUCTION. OWNERS, RESIDENTS AND OTHER USERS OF THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCE, DISCOMFORT AND THE POSSIBILITY OF INJURY TO PROPERTY AND HEALTH ARISING FROM NORMAL AND ACCEPTED AGRICULTURAL PRACTICES AND OPERATIONS INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION OF FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. OWNERS, OCCUPANTS AND USERS OF THIS PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, DISCOMFORT AND POSSIBILITY OF INJURY FROM NORMAL AGRICULTURAL OPERATIONS AND ARE HEREBY PUT ON OFFICIAL NOTICE THAT SECTION 4 OF THE PENNSYLVANIA ACT 58 OF 1998 "THE RIGHT TO FARM LAW" MAY BAR THEM FROM OBTAINING A LEGAL JUDGMENT AGAINST SUCH NORMAL OPERATIONS.

**LOT AREA CALCULATIONS:**

LOT 1  
EXISTING LOT AREA 6.081 ACRES  
LESS PARCEL A 0.737 ACRES  
PROPOSED LOT AREA 5.344 ACRES

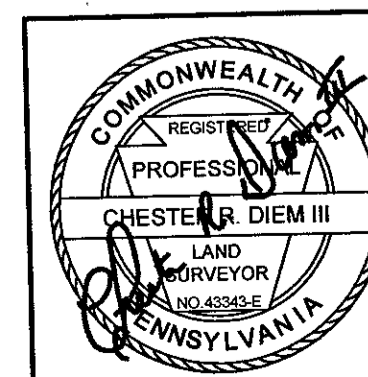
LOT 2  
EXISTING LOT AREA 0.263 ACRES  
PLUS PARCEL A 0.737 ACRES  
PROPOSED LOT AREA 1.000 ACRES



PENNSYLVANIA ONE CALL SYSTEM  
PA ACT 172 OF 1986 REQUIRES  
THREE WORKING DAYS NOTICE

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 FULTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

12-04-15 DATE  
[Signature] SIGNATURE



**REGESTER ASSOCIATES, INC.**

REGISTERED LAND SURVEYORS  
AND  
PROFESSIONAL ENGINEERS  
P.O. Box 406 330 WEST STATE STREET  
KENNETT SQUARE, PA. 19348 QUARRYVILLE, PA. 17566  
(610) 444-5554 (717) 786-8741

No.	Date	Description
2	12-04-15	Revised Per Township Supervisor's Review & Comments
1	12-01-15	Revised Per Township Engineer's Review Letter Dated November 30, 2015

Title Sheet	Plan Prepared For	John Z. & Anna H. King	Drawn By: DAM	Sheet
	Checked By:	CRDIII	Scale:	1
	Job Number:	152009	Date:	11-11-15
	Situate In	Fulton Township, Lancaster County, Pennsylvania		of 3

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE 18<sup>th</sup> DAY OF March, 2016, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SAMUEL F. ZOOK WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF PART OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARIAL SEAL  
DALE W. PEIFER, Notary Public  
West Fallowfield Twp., Chester County  
My Commission Expires December 28, 2018

[Signature] SAMUEL F. ZOOK  
NOTARY PUBLIC OR OTHER OFFICER  
MY COMMISSION EXPIRES Dec 28, 2018

**CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION**

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE 18<sup>th</sup> DAY OF March, 2016, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN Z. & ANNA H. KING WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF PART OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARIAL SEAL  
DALE W. PEIFER, Notary Public  
West Fallowfield Twp., Chester County  
My Commission Expires December 28, 2018

[Signature] JOHN Z. KING  
[Signature] ANNA H. KING  
NOTARY PUBLIC OR OTHER OFFICER  
MY COMMISSION EXPIRES Dec 28, 2018

**CERTIFICATE FOR FINAL PLAN APPROVAL BY THE BOARD OF SUPERVISORS**

BY RESOLUTION ON THIS 7<sup>th</sup> DAY OF April, 2016, THE FULTON TOWNSHIP BOARD OF SUPERVISORS GRANTED FINAL PLAN APPROVAL OF THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION IN TOWNSHIP FILE NO. ET 2016-8

[Signature] M. D. M. Ch...  
CHAIRMAN  
[Signature] William H. Taylor  
VICE-CHAIRMAN

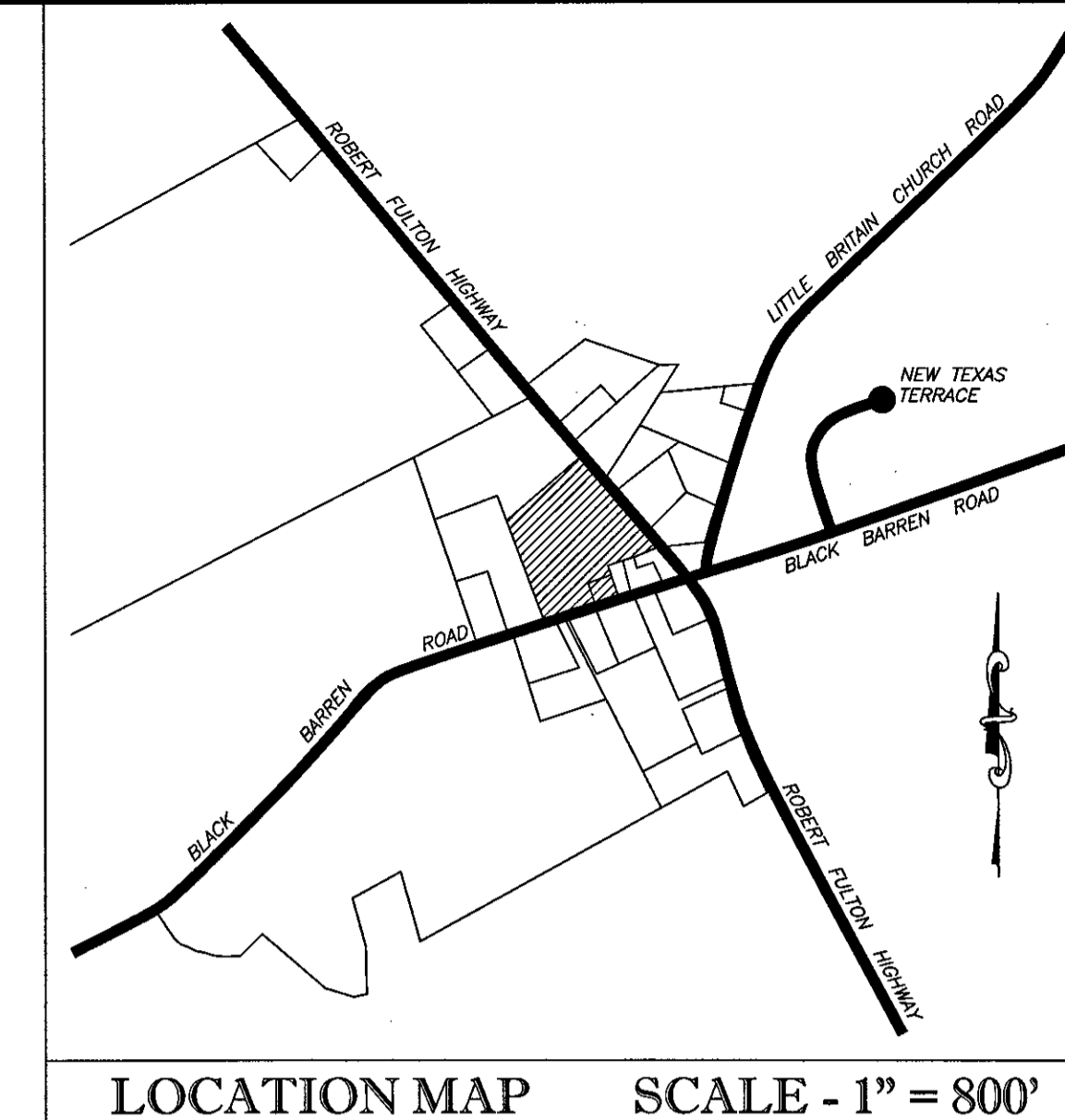
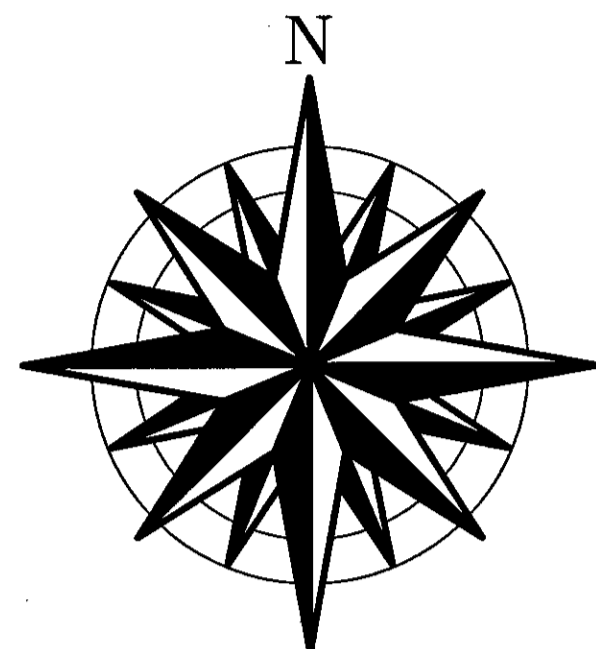
**LANCASTER COUNTY PLANNING COMMISSION'S REVIEW CERTIFICATE**

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, REVIEWED THIS PLAN ON February 8, 2016, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE LANCASTER COUNTY PLANNING COMMISSION IN LCPC FILE NO. 78-233-4. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH OF PENNSYLVANIA, OR THE FEDERAL GOVERNMENT.

[Signature] BONNIE L. BOWMAN  
LANCASTER COUNTY ROD BONNIE L. BOWMAN  
SUBDIVISION PLANS & OTHER PLANS  
2016-0095-J 04/07/2016 02:05:43 PM  
RCD Fees: \$19.00 Taxes: \$0.00 Page 3 of 4

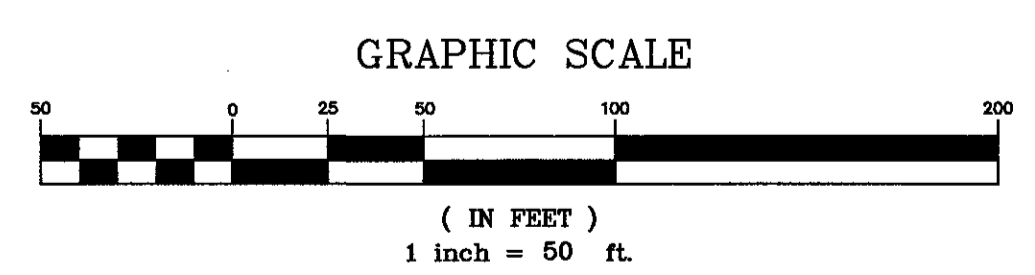
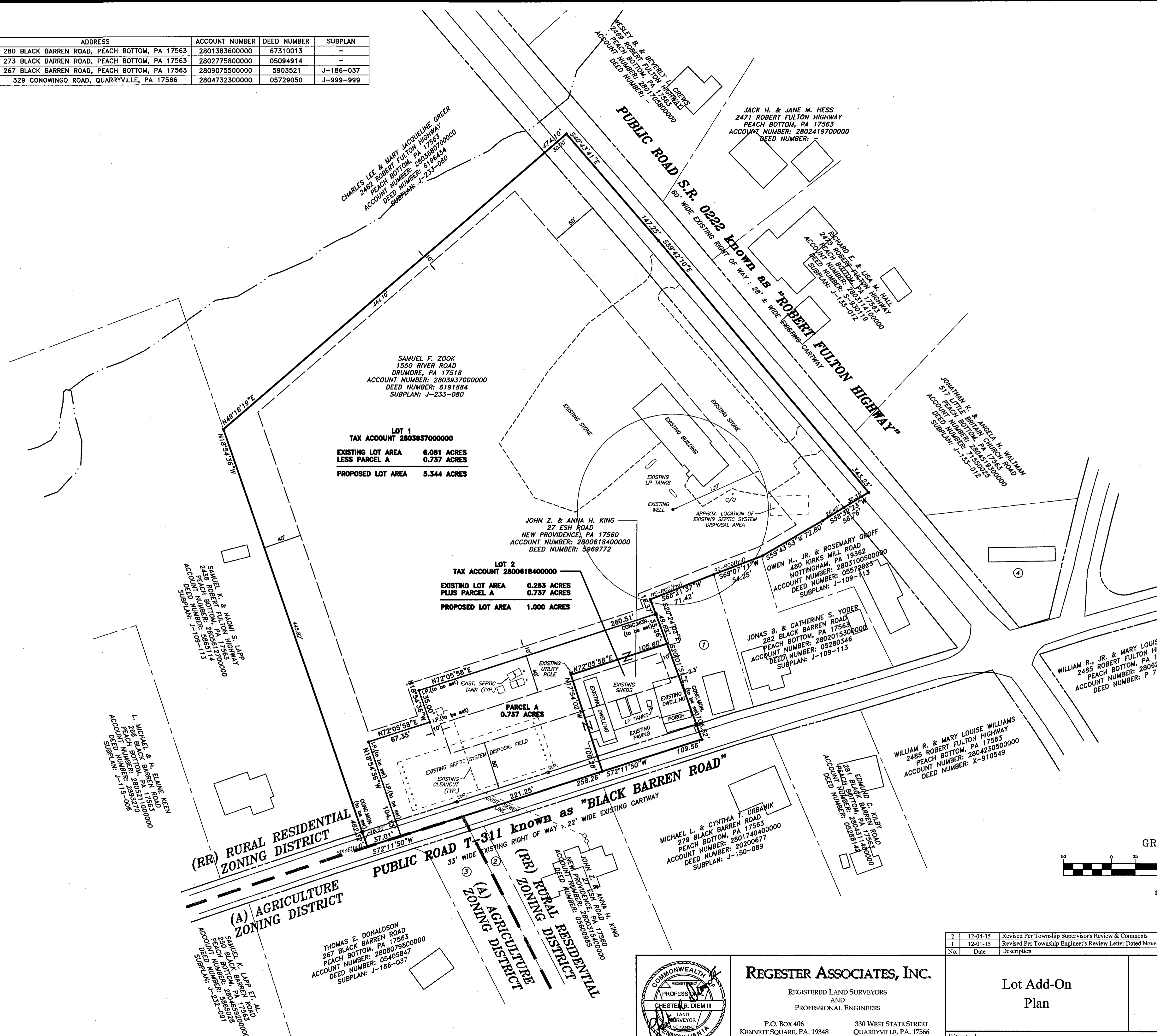


ADJOINER	OWNERS	ADDRESS	ACCOUNT NUMBER	DEED NUMBER	SUBPLAN
1	JERRY L. & CAROL L. BURGESS	280 BLACK BARREN ROAD, PEACH BOTTOM, PA 17563	2801383600000	67310013	-
2	JOSEPH M. & JACQUELIN O. FOULTZ	273 BLACK BARREN ROAD, PEACH BOTTOM, PA 17563	2802775800000	05094914	-
3	THOMAS E. & DARLENE E. DONALDSON	267 BLACK BARREN ROAD, PEACH BOTTOM, PA 17563	2808075500000	5903521	J-186-037
4	LISA M. SPOUT	329 CONOWINGO ROAD, QUARRYVILLE, PA 17566	2804732300000	05729050	J-999-999



**LEGEND**

	PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	ADJOINERS BOUNDARY LINE
	ZONING BOUNDARY
	EXISTING EDGE OF PAVING
	EXISTING EDGE OF STONE
	EXISTING WATERCOURSE
	PROPOSED BUILDING SETBACK LINE

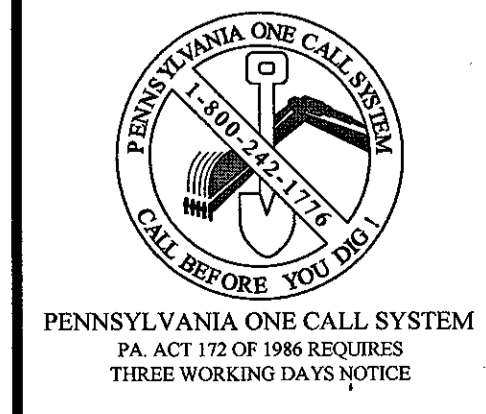


2 12-04-15 Revised Per Township Supervisor's Review & Comments		Plan Prepared For <b>John Z. &amp; Anna H. King</b>	Drawn By: DAM Checked By: CRDIII Scale: 1" = 50' Job Number: 152009 Date: 11-11-15	Sheet <b>2</b>
1 12-01-15 Revised Per Township Engineer's Review Letter Dated November 30, 2015				
No. Date Description		Lot Add-On Plan		
Situat In		Fulton Township, Lancaster County, Pennsylvania		

**REGISTER ASSOCIATES, INC.**  
REGISTERED LAND SURVEYORS  
AND  
PROFESSIONAL ENGINEERS

P.O. Box 406  
KENNETT SQUARE, PA. 19348  
(610) 444-5554

330 WEST STATE STREET  
QUARRYVILLE, PA. 17566  
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LANCASTER COUNTY ROD BONNIE L. BOWMAN  
SUBDIVISION PLANS & OTHER PLANS  
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RCD Fees \$19.00 Taxes \$0.00 Page 4 of 4

LCPC # 78-233-4

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