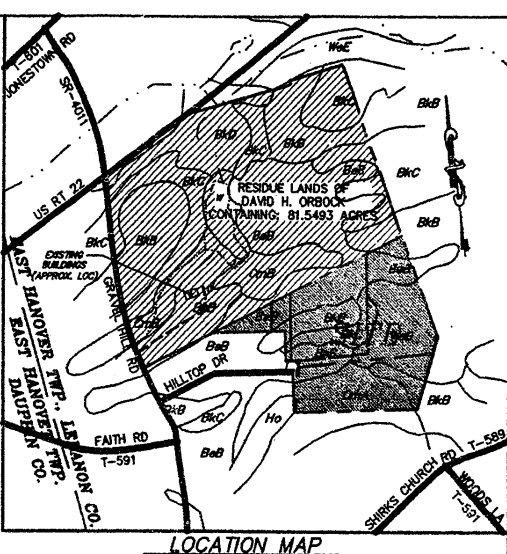


1. UTILITY TYPE AND LOCATION NOTES:  
ALL EXISTING UTILITIES ARE SHOWN AS FOUND IN THE FIELD AND/OR AS ILLUSTRATED ON VARIOUS USER DRAWINGS. TO THE BEST OF OUR KNOWLEDGE THE LOCATIONS AND TYPES ARE CORRECT AND ACCURATE. BUT MATTHEW & HOCKLEY ASSOCIATES, LTD. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OF QUANTITY OR INFORMATION PROVIDED AND REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE PURSUANT TO SECTION 5. CLAUSE (1) OF ACT 172 AND/OR ACT 287 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE LOCATION AND TYPE OF UTILITIES AT THE CONSTRUCTION SITE. OTHER THAN INSPECTION OF THE DESIGNER'S DRAWINGS OR IF THERE ARE NO SUCH DRAWINGS, THEN BY THE SAME MANNER AS THAT PRESCRIBED IN (1) AND (2) OF SECTION 5. CLAUSE (1) OF ACT 172 AND/OR ACT 287 PURSUANT TO SECTION 5. CLAUSE (2) IT WILL BE THE CONTRACTOR'S RESPONSIBILITY NOT LESS THAN THREE HOURS PRIOR TO THE START OF BEGINNING SUCH WORK TO NOTIFY EACH USER OF THE CONTRACTOR'S INTENT TO PERFORM SUCH WORK AT ITS SITE OR SITES AND REQUEST THE INFORMATION PRESCRIBED BY SUBCLAUSES (1) AND (2) OF CLAUSE (5) OF SECTION 2 FROM EACH USER'S OFFICE DESIGNATED ON THE DESIGNER'S DRAWINGS OR ON THE LIST OF USERS OBTAINED PURSUANT TO CLAUSE (1) OF SECTION 4.

NOTES:  
LOT ADDITION A, CONTAINING 79,430 SQ. FT., TO BE AN ADDITION TO OTHER LOTS OF JOHN J & JULIE ANN MILLER, DEED 290-845, AND IS NOT TO BE USED AS A SEPARATE BUILDING LOT.  
LOT ADDITION B, CONTAINING 29,712 SQ. FT., TO BE AN ADDITION TO OTHER LOTS OF JOHN J & JULIE ANN MILLER, DEED 290-845, AND IS NOT TO BE USED AS A SEPARATE BUILDING LOT.  
THE UNFINISHED CUL-DE-SAC MUST BE COMPLETED TO TOWNSHIP STANDARD. THE DEVELOPER IS REQUIRED TO BOND AND COMPLETE ALL CONSTRUCTION NECESSARY TO THE CUL-DE-SAC.  
LOT NUMBERING AS PER SUBDIVISION PLAN OF ORBOCK & ORBOCK RECORDED 09/24/1976.

2. SITE IMPROVEMENT AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL DETAILS CONTAINED WITHIN THIS PLAN AND AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. ALL DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A GRASSES OR OTHERWISE IMPROVED CONDITION IN ACCORDANCE WITH THE GRASSES AND DESIGNS SHOWN ON THE APPROVED PRELIMINARY PLANS AND SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, TEMPORARY OR PERMANENT STRUCTURES, AND PLANTS OTHER THAN GRASS. MAINTENANCE OF SUCH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
4. DRAINAGE EASEMENTS SHALL ALLOW PASSAGE OF STORM WATER IN UNDERGROUND STORM SEWER PIPING AND ASSOCIATED STRUCTURES, AND/OR ALLOW PASSAGE OF STORM WATER OVER THE SURFACE OF THE GROUND AND SHALL ALLOW ACCESS ACROSS THE AREA FOR PURPOSES OF MAINTENANCE OF THE STORM CONVEYANCE SYSTEMS. SUCH ACCESS SHALL NOT BE OBSTRUCTED BY DRIVEWAYS, FILL, OR STRUCTURES.
5. SHEETS 2 & 3 AND THE STORM WATER MANAGEMENT REPORT DATED JANUARY 3, 2006, ARE HEREBY DECLARED A PART OF THIS LAND SUBDIVISION PLAN AND ARE ENFORCEABLE AS IF THEY APPEARED IN TOTAL HEREIN.
6. ALL STORM SEWER PIPING SHALL BE CONSTRUCTED UTILIZING A LASER TO ENSURE PROPER SLOPE.
7. EACH LOT WILL BE REQUIRED TO PROVIDE A MINIMUM OF 2 OFF-STREET PARKING SPACES 10'x20'.
8. ALL APPLICABLE LOT CORNER MARKERS SHALL BE SET UPON APPROVAL OF THIS SUBDIVISION PLAN.
9. ALL LOT GRADING SHALL BE DONE TO ALLOW FOR SURFACE DRAINAGE TO BE DIRECTED AWAY FROM ALL SIDES OF THE MAIN STRUCTURE.
10. ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY.
11. SEWAGE DISPOSAL FOR THE LOTS IS TO BE PROVIDED BY INDIVIDUAL, SUBSURFACE SEWAGE DISPOSAL SYSTEMS. PLAN APPROVAL DOES NOT GUARANTEE ISSUANCE OF SEWAGE DISPOSAL PERMITS FOR ANY LOTS.
12. WATER SUPPLY FOR THE LOTS IS TO BE PROVIDED BY INDIVIDUAL WELLS. THE LOTS HAVE NOT BEEN TESTED FOR THE AVAILABILITY OF WATER OF ADEQUATE QUALITY OR QUANTITY AND NO GUARANTEE OF WATER AVAILABILITY IS PROVIDED.

PUBLIC UTILITY FILING: ACT 287  
EAST HANOVER TOWNSHIP  
LEBANON COUNTY, PENNSYLVANIA  
VERDON NORTH  
100 Executive Drive  
P.O. Box 287  
Markon, OH 43302  
(688) 483-4810  
VERDON PENNSYLVANIA INC.  
Shirley Ann  
11th Floor  
Harrisburg, PA 17101  
(717) 777-4288  
COMCAST CABLE COMMUNICATIONS, INC.  
COMCAST CABLE SERVICES  
1500 Sully St.  
Lebanon, PA 17046  
(717) 273-8511  
FIRST ENERGY CORP.  
401 East Lawrence St., Suite 202  
Carlisle, PA 17013  
(610) 698-1885  
BUCKEYE PIPE LINE CO.  
CORAGUS DRIVE  
P.O. Box 308  
Ephrata, PA 18049  
484-232-4000  
TEXAS EASTERN TRANSMISSION CORP.  
560 Potlatch Way  
P.O. Box 420  
Lebanon, PA 17040  
(610) 458-1710  
PPL GAS UTILITIES CORP.  
300 S. Centre St.  
Pottsville, PA 17104  
(610) 242-1776



EROSION AND SEDIMENTATION POLLUTION CONTROL GUIDELINES  
PENNSYLVANIA LAW REQUIRES AN EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN (ESPC) TO BE DEVELOPED AND IMPLEMENTED FOR ALL EARTHMOVING ACTIVITIES. THE FOLLOWING GUIDELINES ARE TO BE INCORPORATED INTO AN ESPC AND INTO PROJECTS THAT HAVE AN EXISTING PLAN. THE GUIDELINES ALONE DO NOT CONSTITUTE A COMPLETE PLAN. THE ESPC PLAN MUST BE APPROVED BY THE LEBANON COUNTY ENGINEER IN CONFORMANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 102 RULES AND REGULATIONS. ADDITIONAL INFORMATION REGARDING ESPC PLAN DEVELOPMENT AND CHAPTER 102 REGULATIONS MAY BE OBTAINED FROM THE COUNTY CONSERVATION DISTRICT.

1. A LOCAL CONSTRUCTION SEQUENCE SHALL BE DEVELOPED THAT INCLUDES THE INSTALLATION OF EAPC FACILITIES, AND BEST MANAGEMENT PRACTICES (BMP), BEFORE EARTH MOVING MAY COMMENCE.
2. EAPC FACILITIES AND BMP'S SHALL BE CORRECTLY INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND CONSTRUCTION DETAILS MAY BE OBTAINED FROM THE COUNTY CONSERVATION DISTRICT.
3. EARTH DISTURBANCE SHALL TAKE PLACE WITHIN A DEFINED LIMIT OF DISTURBANCE AND IMMEDIATELY PRIOR TO CONSTRUCTION.
4. DEVELOPMENT PLANS SHALL PRESERVE SALIENT NATURAL FEATURES, MINIMIZE LOT CUTS AND FILLS, AND CONFORM TO THE GENERAL TOPOGRAPHY. PLANS SHALL BE DESIGNED TO PROTECT AND MAINTAIN THE LEAST POTENTIAL FOR EROSION AND TO ADEQUATELY CONTAIN THE VOLUME AND REDUCE THE VELOCITY OF SURFACE WATER RUNOFF.
5. NATURAL VEGETATION SHALL BE RETAINED, PROTECTED, AND SUPPLEMENTED PRIOR TO AND DURING CONSTRUCTION.
6. TOPSOIL SHALL BE REMOVED FROM CONSTRUCTION AREAS AND STOCKPILED FOR FINAL GRADING AND SEEDING PREPARATION. DOWN SLOPE AREAS OF ANY STOCKPILES, CONSTRUCTION OR BROWNS AREAS SHALL BE PROTECTED WITH CORRECTLY INSTALLED AND MAINTAINED SILT FENCE, STRAW BALES, OR SEDIMENT TRAPS PRIOR TO ANY EARTH DISTURBANCE AND CONSTRUCTION TO MINIMIZE SEDIMENT LOAD RUNOFF.
7. ALL CUTS AND FILLS SHALL BE BROUGHT TO FINAL GRADE EARLY IN THE CONSTRUCTION SEQUENCE AND STABILIZED IMMEDIATELY WITH SEED AND MULCH.
8. ONLY DRIVEWAY EXCAVATION THAT CAN BE STABILIZED WITH A CRUSHED STONE BASE THE SAME DAY SHALL BE COMPLETED.
9. CURRENT REGULATIONS STATE: (A) UPON COMPLETION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY, THE SITE SHALL BE IMMEDIATELY SEED, MULCH OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION. (B) EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED. (C) FOR EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED WITH ONE OF THE FOLLOWING: (1) A MINIMUM UNIFORM 10% PERENNIAL VEGETATIVE COVER WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION. (2) AN ACCEPTABLE BMP WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.
10. THE PENN STATE EROSION CONTROL & CONSERVATION PLANTINGS OR NONCROPLAND GUIDE OR AGRONOMY GUIDE SHALL BE CONSULTED FOR PERMANENT AND TEMPORARY SEEDING MIXTURES TYPES AND RATES. (STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST 3 TONS PER ACRE OR 5 SALES PER ACRE OR SEEDING MIXTURE SHALL BE APPLIED AT A RATE OF AT LEAST 1 TON PER ACRE CORRECTLY LINED WITH APPROPRIATE TURF REINFORCEMENT MATING). OTHER HELPFUL PUBLICATIONS INCLUDE: TURFGRASS ESTABLISHMENT (SPECIAL CIRCULAR 150), TURFGRASS AND SEED MIXTURES (EXTENSION CIRCULAR 300), AND PHOTOPHOS OF TURFGRASS IRRIGATION (SPECIAL CIRCULAR 150). THE PUBLICATIONS REFERENCED ARE AVAILABLE FROM THE PENN STATE EXTENSION OFFICE.
11. ALL RECYCLING AND DISPOSAL OF CONSTRUCTION WASTE SHALL BE IN ACCORDANCE WITH LOCAL AND STATE RULES AND REGULATIONS FOR WASTE MANAGEMENT. CONSTRUCTION WASTE INCLUDES BUT IS NOT LIMITED TO EXCESS SOIL, ROCK, BUILDING MATERIALS, CONCRETE AND CONCRETE BRUSH WATER, SANITARY WASTE AND ANY OTHER MATERIALS THAT ADVERSELY IMPACT SURFACE OR GROUND WATER QUALITY.

**ZONING REQUIREMENTS**  
**ZONED "A" AGRICULTURAL DISTRICTS**  
**ON-LOT WATER & SEWER LOT REQUIREMENTS**  
MINIMUM LOT AREA = 1 ACRE  
MINIMUM LOT AREA = 2 ACRES (SECTION 6.04C3)  
MINIMUM LOT WIDTH = 125'  
MINIMUM LOT COVER = 20%  
**MINIMUM YARD REQUIREMENTS**  
FRONT = 50'  
REAR = 30'  
EACH SIDE = 20'  
**GENERAL REQUIREMENTS**  
MAXIMUM BUILDING HEIGHT = 35'  
MINIMUM OFF-STREET PARKING = 2 SPACES/DRIVEWAY  
ANY AND ALL OTHER REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE OF EAST HANOVER TOWNSHIP

OVERALL TRACT: 114.296 ACRES  
3 LOTS & 2 LOT ADDITIONS:  
32.7467 ACRES  
REMAINING: 81.5493 ACRES

MATTHEW & HOCKLEY ASSOCIATES, LTD.  
LEBANON, PENNSYLVANIA 17042  
PHONE: (717) 272-3028  
FAX: (717) 272-3028

**LAND SUBDIVISION PLAN**  
DAVID H. ORBOCK (7/12 int)  
MONA D. GRIEST (1/12 int)  
EDWARD J.C. ORBOCK (1/12 int)  
EVELYN A. COOKE (1/12 int)  
RICHARD H. ORBOCK (1/12 int)  
JACOB A. ORBOCK (1/12 int)

SITUATED IN  
EAST HANOVER TOWNSHIP  
LEBANON COUNTY, PA.  
SCALE: 1"=60'  
DATE: DECEMBER 15, 2005

DAVID ORBOCK  
15 CEDAR AVENUE  
TOWNSHIP, MD 21286  
REV: FEBRUARY 15, 2006

TAX MAP # 05  
SOURCE OF TITLE 05  
TAX LOT # 420  
RECORDING CERTIFICATE # 345  
DEED BOOK 345  
PAGE 448

DRAWN BY: T. HILLMIG  
SHEET 1 OF 3  
DRAWING: DOEHA1

STORM WATER NOTES  
1. ALL STORM WATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THIS PLAN. DESIGN AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LAND OWNER, HIS SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED OTHERWISE.  
2. STORM WATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION IN A MANNER ACCEPTABLE TO THE COUNTY, AS REQUIRED BY THE LEBANON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF DAMAGED FACILITIES, VEGETATION OR STORM WATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN AND IN ACCORDANCE WITH THE LEBANON COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.  
3. ANY DRAINAGE AND UTILITY EASEMENTS SHOWN ON THE PLAN SHALL BE CONSTRUCTED, OWNED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN AND SHALL BE REFERENCED WITHIN THE PROPERTY DEED.  
4. RUNOFF FROM THE LOT IMPROVEMENTS SHALL BE DIRECTED TO THE STORM WATER MANAGEMENT FACILITIES. STORM WATER RUNOFF FROM EXISTING OR OTHER EXISTING DRAINAGE CONVEYORS SHALL NOT BE DIRECTED TOWARDS OR INTERCEPTED BY THE STORM WATER MANAGEMENT FACILITIES.  
5. MUNICIPAL AND COUNTY OFFICIALS AND THEIR AGENTS OR EMPLOYEES HAVE THE RIGHT OF ACCESS FOR INSPECTION AND, IN CASES OF CONSTRUCTION DELAY, CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITIES.  
6. AFTER STORM WATER MANAGEMENT FACILITIES INSTALLATION IS COMPLETED, CONTACT THE LEBANON COUNTY PLANNING DEPARTMENT (274-2901 EXT. 2325) FOR INSPECTION BY THE COUNTY ENGINEER. NO OCCUPANCY IS PERMITTED UNTIL STORM WATER MANAGEMENT FACILITIES HAVE BEEN INSTALLED AND APPROVED THROUGH INSPECTION BY THE COUNTY ENGINEER.

LOT ADDITION (A)  
79,430 sq. ft.  
1.8235 acres

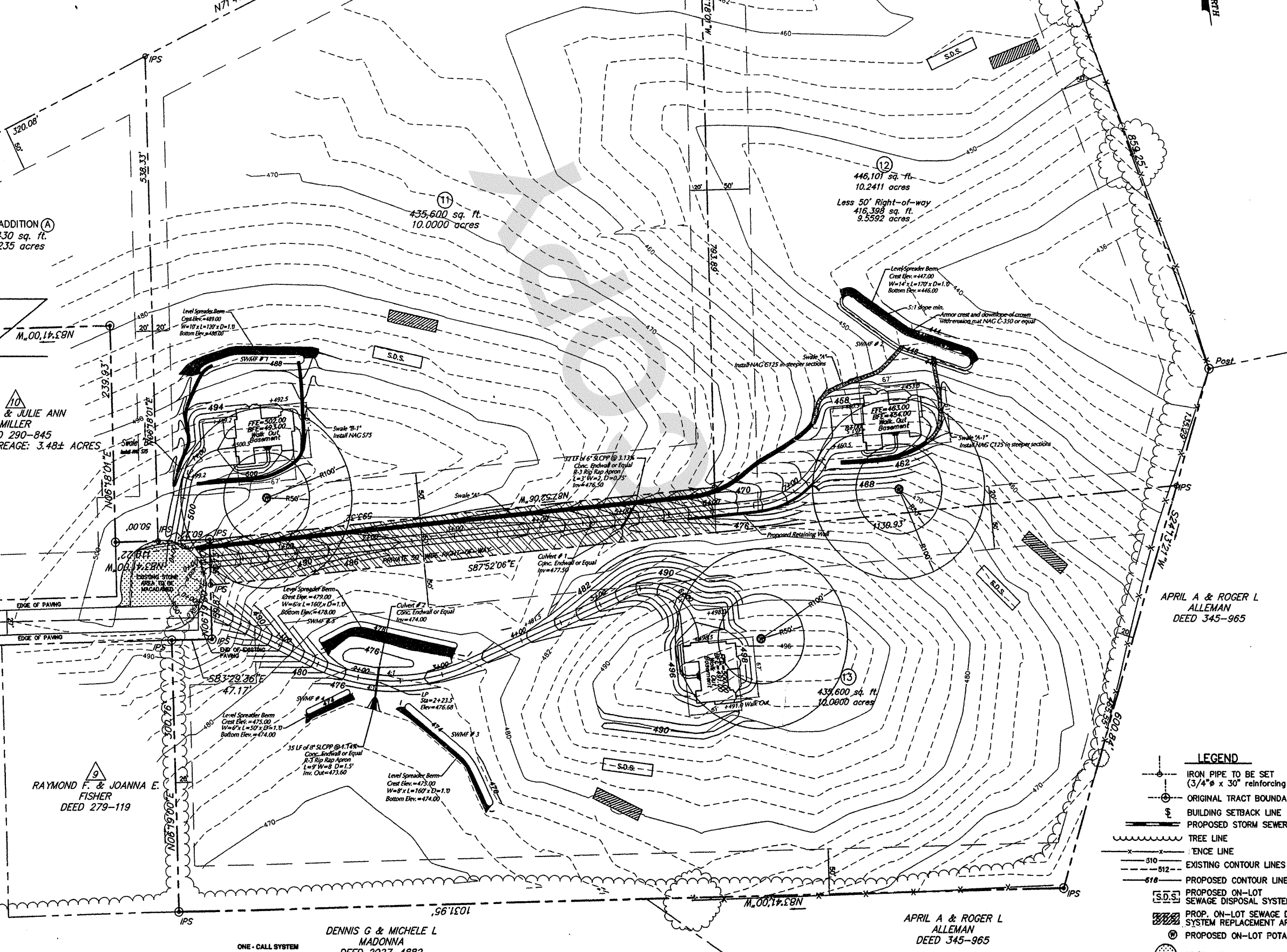
LOT ADDITION (B)  
29,712 sq. ft.  
0.6821 acres

JOHN J & JULIE ANN MILLER  
DEED 290-845  
RESULTING ACREAGE: 3.48± ACRES

PHILIP M & GAYE D LARSON  
DEED 313-209

JODY L COSEY  
DEED 2028-5216

HILLTOP DRIVE T-655



LEBANON COUNTY ENGINEER  
APPROVED: DATE: 2/16/06

LEBANON COUNTY PLANNING DEPARTMENT  
REVIEWED: DATE: 2/22/06  
APPROVED: EARL S. MEYER

EAST HANOVER TWP. PLANNING COMMISSION  
APPROVED: DATE: 2-10-06  
APPROVED: WILLIAM J. SWANSON

EAST HANOVER TOWNSHIP SUPERVISORS  
APPROVED: DATE: 2-22-06  
APPROVED: RAYMOND B. MILLER, J. THOMAS BURNETT

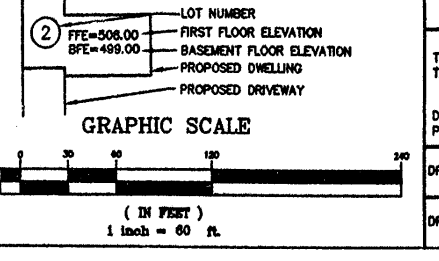
I HEREBY CERTIFY THE ABOVE PLAN TO BE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE.  
2/16/06

REGISTERED PROFESSIONAL LAND SURVEYOR  
ROBERT J. GEARHART  
NO. 34633-C

PERMITTED LOTS/USES  
114.296 ACRES  
100 TO LESS THAN 175 ACRES: (114.296 ACRES AS OF JANUARY 1984)  
7 LOTS PERMITTED (3 OF 10 OR MORE ACRES)  
4 LOTS CREATED:  
LOT 11, LOT 12, LOT 13 & RESIDUE LANDS  
3 LOTS/USES REMAIN

Pennsylvania Act 124 (2004) requires 3 wells, one within five feet, one within ten feet, one within twenty feet of the wellhead.  
August 2005, State, Penna. of Domestic Wells, Penna. Dept. of Environmental Protection, Construction, Design Series #030809

- LEGEND**
- IRON PIPE TO BE SET (3/4" x 30' reinforcing rod)
  - ORIGINAL TRACT BOUNDARY
  - BUILDING SETBACK LINE
  - PROPOSED STORM SEWER MAIN
  - TREE LINE
  - ENCE LINE
  - EXISTING CONTOUR LINES
  - PROPOSED CONTOUR LINES
  - PROPOSED ON-LOT SEWAGE DISPOSAL SYSTEM
  - PROPOSED ON-LOT SEWAGE DISPOSAL SYSTEM REPLACEMENT AREA
  - PROPOSED ON-LOT POTABLE WELL
  - PROPOSED MACADAM CUL-DE-SAC





COUNTY OF LEBANON  
RECORDER OF DEEDS  
Donna J. Lutz, Recorder  
400 South 8th Street Room 107  
Lebanon, Pennsylvania 17042-6794

Instrument Number - 200616058  
Recorded On 8/22/2006 At 10:10:25 AM  
\* Instrument Type - PLAN-SUBDIVISION  
Invoice Number - 107450  
\* Grantor - ORBOCK, DAVID H  
\*

Book - 64 Starting Page - 19  
\* Total Pages - 2

\* FEES

STATE WRIT TAX	\$0.50
RECORDING FEES -	\$34.50
RECORDER OF DEEDS	
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
TOTAL	\$40.00

This is a certification page

DO NOT DETACH

This page is now part  
of this legal document.

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

*Donna J. Lutz*  
Donna J. Lutz  
Recorder of Deeds



\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

Book: 64 Page: 20