

WETLANDS WARNING:
PLEASE BE ADVISED THIS SUBDIVISION DOES CONTAIN WETLANDS WHICH ARE DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS. THESE WETLANDS ARE LOCATED IN THE SOUTHERLY PORTION OF THE PARCELS AND ARE SUBJECT TO FEDERAL AND STATE REGULATIONS. ANY DEVELOPMENT OF THESE WETLANDS MUST BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL AND STATE REGULATIONS. ANY DEVELOPMENT OF THESE WETLANDS MUST BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL AND STATE REGULATIONS.

LAND DEVELOPMENT NOTE:
THIS SUBDIVISION IS APPROVED CONDITIONED, HOWEVER, ON SELLER AND BUYER UNDERSTANDING THAT THIS CONVEYANCE HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF RICHMOND TOWNSHIP, TIOGA COUNTY, PENNSYLVANIA, ONLY WITH REGARD TO SUBDIVISION. ANY PROPOSED LAND DEVELOPMENT BY A PURCHASER SHALL BE SUBJECT TO THE LAND DEVELOPMENT PROVISIONS OF THE APPLICABLE RICHMOND TOWNSHIP ORDINANCE. ALL SUCH LAND DEVELOPMENT MUST HAVE APPROVALS IN ACCORDANCE WITH THAT ORDINANCE.

LANDS OF:
JOHN R. BERCUSON, ET UX
RECORD BOOK 703 AT PAGE 428

- LEGEND**
- COMMONLY USED SYMBOLS**
- ▲ NO. 5 IRON ROD SET
 - NAIL SET
 - ⊕ RAILROAD SPIKE SET
 - ANGLE POINT
 - ⊗ IRON ROD SET ON LINE
 - PROPERTY LINE
 - X-X- FENCE LINE
 - - - EXTENSION LINE
 - CL. CENTER LINE
 - N/F NOW OR FORMERLY
 - ⊕ SOIL TEST LOCATION
 - ⊖ FAILED SOIL TEST SITE
 - ⊗ IRON ROD FOUND
 - ⊖ IRON PIPE FOUND
 - ⊖ DEED
 - S-S- SEWER LINE
 - W-W- WATER LINE

NO FLOODWAY LIMITS PER TOWNSHIP REQUIREMENTS WERE SHOWN DUE TO THE FACT THAT THE ACTUAL 100-YEAR FLOOD ELEVATIONS ARE SHOWN HEREON.

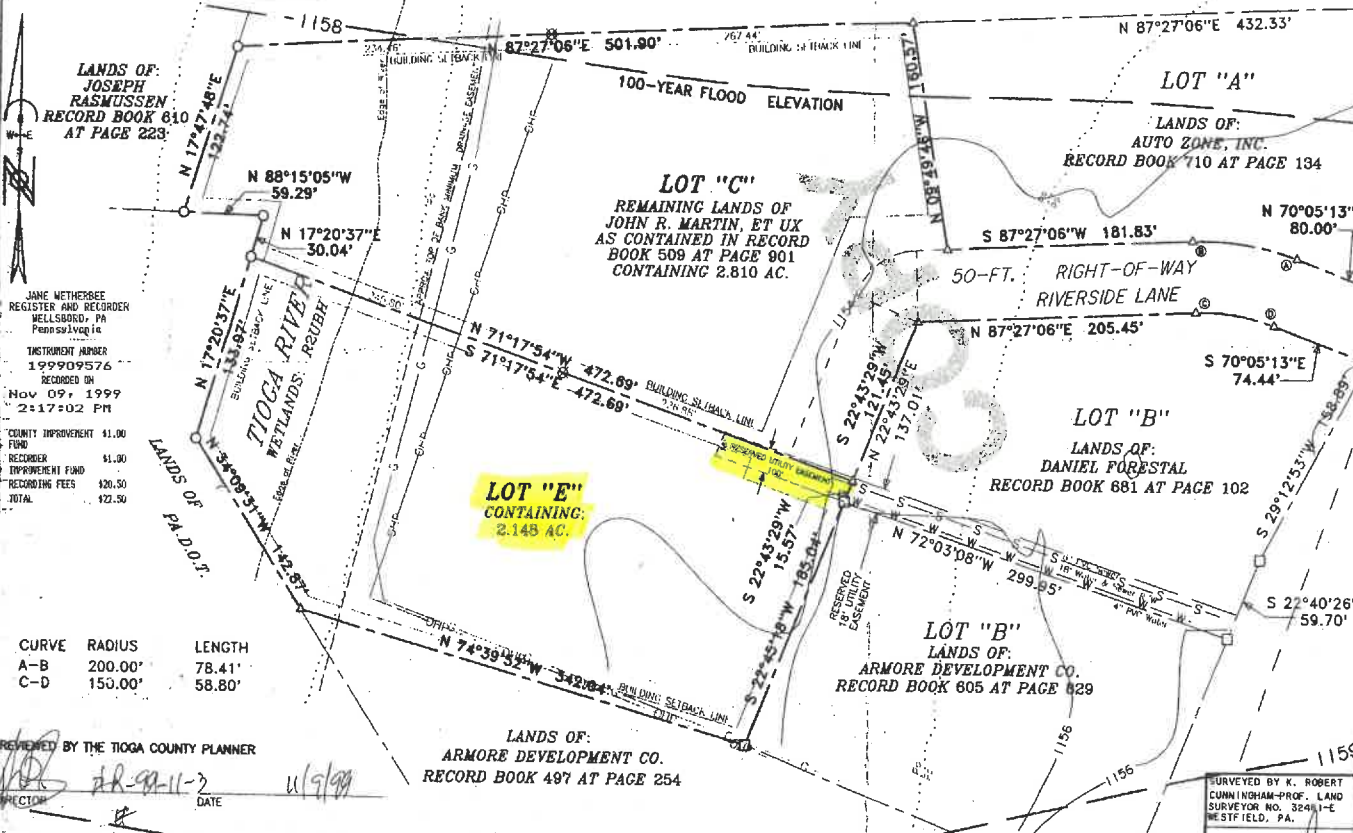
RECORDED
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THE 100-YEAR ELEVATIONS AS SHOWN HEREON WERE SCALED FROM EXISTING FEMA FLOODPLAIN MAPPING.

THE ELEVATIONS SHOWN HEREON ARE TIED TO ELEVATIONS SHOWN ON A PROPOSED JOHN MARTIN PLAZA SITE TOPOGRAPHIC MAP, PREPARED BY BOYER KANTZ, R.S./ DATED SEPTEMBER, 1989, JOB NO. A-74-89-397, AND WERE SHOWN TO BE FROM US&GS DATUM.

THIS SUBDIVISION IS SERVED BY MUNICIPAL WATER AND SEWER.

MINIMUM BUILDING SET-BACK REQUIREMENTS
FRONT FROM E.W. LINE 10 FT.
SIDE FROM E.W. LINE 5 FT.
REAR FROM E.W. LINE 10 FT.
WHICH EVER IS LESS (TYPICALLY 25')



JANE METHERSEE
REGISTER AND RECORDER
WELLSBORO, PA
Pennsylvania
INSTRUMENT NUMBER
199909576
RECORDED ON
Nov 09, 1999
2:17:02 PM

COUNTY IMPROVEMENT \$1.00
RECORDER IMPROVEMENT FUND \$1.00
RECORDING FEES \$20.50
TOTAL \$22.50

CURVE	RADIUS	LENGTH
A-B	200.00'	78.41'
C-D	150.00'	58.80'

REVIEWED BY THE TIOGA COUNTY PLANNER
DATE 11/9/99

LANDS OF:
ARMORE DEVELOPMENT CO.
RECORD BOOK 497 AT PAGE 254

OWNER'S STATEMENT

ON THIS 9th day of November, 1999, BEFORE ME, PERSONALLY APPEARED JOHN R. MARTIN, WHO SWEARS ACCORDING TO LAW, IN DEED THAT HE IS THE OWNER OF THE PROPERTY SHOWN HEREON AND DESIRES THAT THIS MAP BE RECORDED AS SUCH ACCORDING TO LAW. JOHN R. MARTIN ALSO FILLS BY HIS HANDS AS PROVIDED THE SO FT. RIGHT OF WAY AS SHOWN HEREON. THE RIGHT OF WAY WILL BE HELD IN TRUST FOR PUBLIC USE.

Notarial Seal
Stella M. Sargent, Notary Public
Richmond Twp., Tioga County
My Commission Expires Aug. 20, 2003

SURVEYED BY K. ROBERT CUNNINGHAM-PROF. LAND SURVEYOR NO. 32491-E WESTFIELD, PA.

DATE	REVISIONS
6/14/99	ADDED SEWER AND WATER EASEMENT ALONG SOUTHERLY LINE OF LOT "E". ADDED ROAD NAME, ADDED DRAINAGE EASEMENT FOR TIOGA RIVER, AND ADDED NOTE REGARDING FLOODWAY.

K. ROBERT CUNNINGHAM
PROFESSIONAL LAND SURVEYOR
WESTFIELD - PENNA. (814) 367-5916

SUBDIVISION OF LANDS BELONGING TO:
JOHN R. MARTIN AND
NORMA J. MARTIN
BEING A PORTION OF RECORD BOOK 509 AT PAGE 971

RICHMOND TOWNSHIP - TIOGA COUNTY - PENNSYLVANIA
SCALE: 1" = 60 FT.
DATE: 4/7/99
9668.CRD
9668C.PL

1999 MAP #227

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