

RECORDERS BLOCK
 Recorder within C P 00082-0005 Mar 13, 2009
 ISHLER, JOHN V POTTER TOWNSHIP
 001-33-008 14:58:01
 PLAN 2 PGS RECORDER OF DEEDS
 The Original plan is the property of Lockard Surveying & Mapping and is to be returned to said office after recording.

PLAN NOTES & REFERENCES

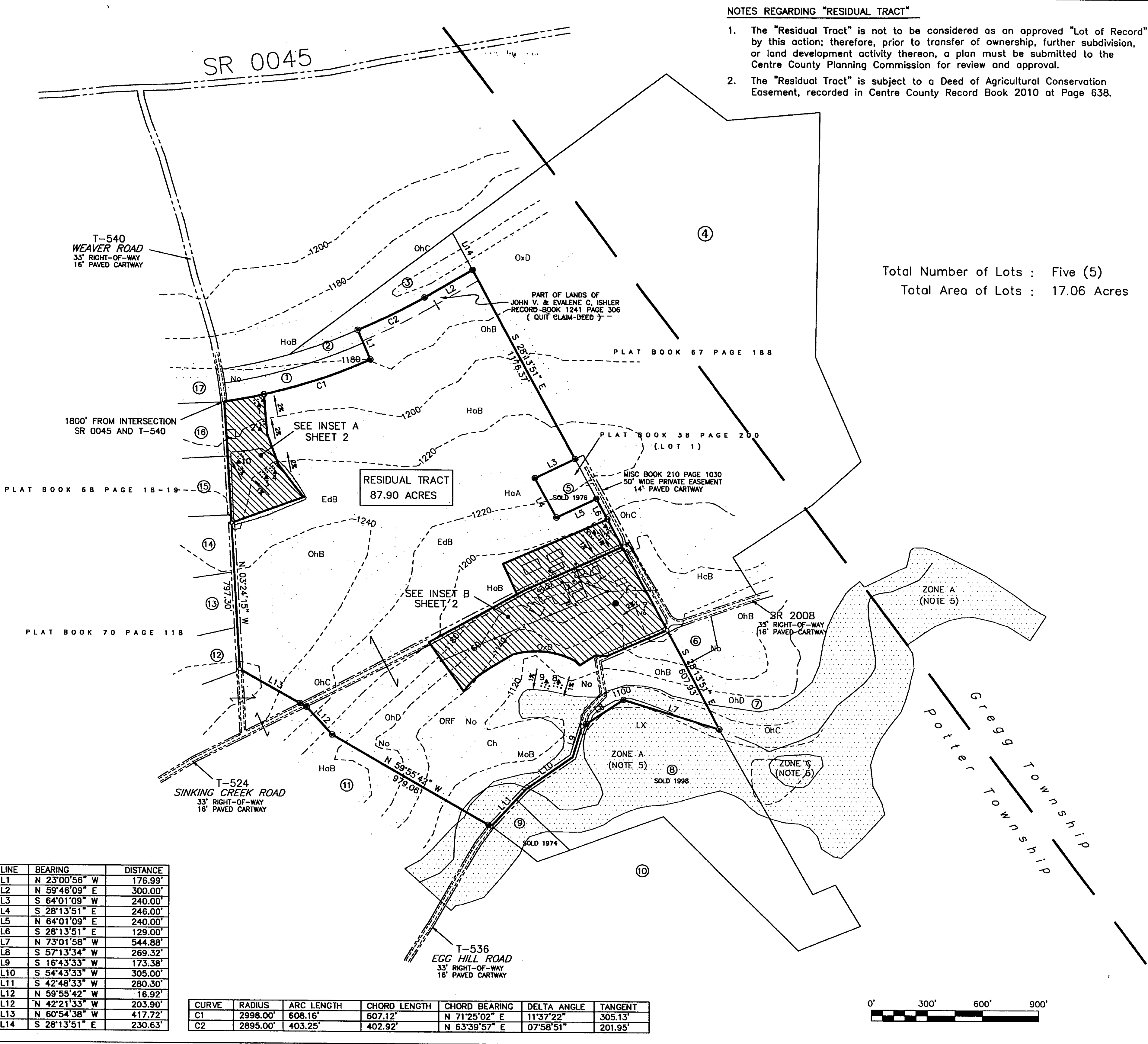
- This plot represents a subdivision of Tax Parcel 20-4-27, lands of John V. & Evalene C. Ishler, as described in Centre County Deed Book 360 Page 74 (Tract 1).
 The results of this survey are based on the information contained in the aforementioned deed, information contained in other title documents of record, and existing physical evidence of title boundaries. All of the documents and physical evidence that form the basis for the findings of this survey are referenced on this plat.
- Bearings on this plat are based on the Pennsylvania Coordinate System, North Zone, as established by GPS observation. Magnetic declination (2008) is 10 degrees 52 minutes West.
- Topographic information, including contours, is based on U.S.G.S. Mapping, Centre Hall Quad.
- Building Set-Backs:
 Front: 65 feet (from road C/L)
 Rear: 50 feet
 Side: 35 feet
- Flood prone areas on the project site are plotted according to FEMA Mapping, Community-Panel Number 421467 0010 B (Potter Township) and Community-Panel Number 421194 0025 B (Gregg Township).
- No wetlands exist on the project site according to National Wetlands Inventory Mapping.
- Minimum lot size = 1 acre.
- No more than 2 dwelling units may be constructed on the land which is the subject of this subdivision plan unless additional land is dedicated to the Township of Potter for park land and open spaces and/or the Board of Supervisors accepts an additional fee-in-lieu of dedication of park land and open spaces; said decision to be at the discretion of the Board of Supervisors.

SOIL TYPES

- BMF BERKS & WEIKERT SOILS, STEEP CHAGRIN SOILS
 - Ch CLARKSBURG SILT LOAM, 0-8% SLOPES
 - CkA EDM SILT LOAM, 2-8% SLOPES
 - EdB HAGERSTOWN SILT LOAM, 0-3% SLOPES
 - HoA HAGERSTOWN SILT LOAM, 3-8% SLOPES
 - HoB HAGERSTOWN SILTY CLAY LOAM, 3-8% SLOPES
 - HcB HAGERSTOWN SILTY CLAY LOAM, 3-8% SLOPES
 - Lx LINDSIDE SOILS
 - Mm MELVIN SILT LOAM
 - MoB MONONGAHELA SILT LOAM, 2-8% SLOPES
 - No NOLIN SILT LOAM, LOCAL ALLUVIUM, 0-5% SLOPES
 - ORF OPEQUON-HAGERSTOWN COMPLEX, STEEP
 - OhC OPEQUON-HAGERSTOWN COMPLEX, 3-8% SLOPES
 - OhD OPEQUON-HAGERSTOWN COMPLEX, 8-15% SLOPES
 - OhE OPEQUON-HAGERSTOWN COMPLEX, 15-25% SLOPES
 - OxD OPEQUON-ROCK OUTCROP COMPLEX, 8-25% SLOPES
- * PRIME FARMLAND
 + HYDRIC SOIL

OWNERSHIP BLOCK

COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF CENTRE }
 On this the 11th day of March, 2009 before me, the undersigned officer, personally appeared John V. Ishler & Evalene C. Ishler, who being duly sworn according to law, depose and say that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.
John V. Ishler, Evalene C. Ishler
 PROPERTY OWNER
 Witness my hand and seal on the day and date written above.
Charles S. Rickett
 NOTARY PUBLIC
 My Commission Expires Feb. 28, 2010
 MY COMMISSION EXPIRES



LINE	BEARING	DISTANCE
L1	N 23°00'56" W	176.99'
L2	N 59°46'09" E	300.00'
L3	S 64°01'09" W	240.00'
L4	S 28°13'51" E	246.00'
L5	N 64°01'09" E	240.00'
L6	S 28°13'51" E	129.00'
L7	N 73°01'58" W	544.88'
L8	S 57°13'34" W	269.32'
L9	S 16°43'33" W	173.38'
L10	S 54°43'33" W	305.00'
L11	S 42°48'33" W	280.30'
L12	N 59°55'42" W	16.92'
L12	N 42°21'33" W	203.90'
L13	N 60°54'38" W	417.72'
L14	S 28°13'51" E	230.63'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2998.00'	608.16'	607.12'	N 71°25'02" E	11°37'22"	305.13'
C2	2895.00'	403.25'	402.92'	N 63°39'57" E	07°58'51"	201.95'

ADJOINING PROPERTY OWNERS

PARCEL	UPI	OWNER OF RECORD	TITLE SOURCE
1	20-04-21U	CHARLES D. WEAVER	DEED BOOK 175 PAGE 205
2	20-04-32C	GERTRUDE W. WHEELAND	RECORD BOOK 1241 PAGE 318
3	20-04-32B	GERTRUDE W. WHEELAND	RECORD BOOK 1241 PAGE 314
4	20-04-28D	JOHN V. & EVALENE C. ISHLER	RECORD BOOK 1486 PAGE 1003
5	20-04-27C	TODD E. & VIRGINIA ISHLER	DEED BOOK 465 PG 664
6	20-04-28C	CHARLES WELLS	DEED BOOK 324 PAGE 48
7	20-04-28	ARTHUR E. III & ANNE N. PRINGLE	RECORD BOOK 1147 PAGE 1037
8	20-04-27A	WILLIAM E. & CAROL R. SHARPE	RECORD BOOK 463 PAGE 632
9	20-04-27B	WILLIAM E. & CAROL R. SHARPE	RECORD BOOK 1159 PAGE 285
10	20-06-07	DAVID C. & HOLLY V. STERNER	RECORD BOOK 1698 PAGE 586
11	20-04-26A	JAMES L. & ELIZABETH R. HODGSON	DEED BOOK 379 PAGE 964
12	20-04-26B	MICHAEL BONETTI	RECORD BOOK 841 PAGE 434
13	20-04-26	JONATHAN P. FISHER	RECORD BOOK 1800 PAGE 515
14	20-04-26B	MICHAEL K. & CAROL A. FRAZIER	RECORD BOOK 1558 PAGE 818
15	20-04-26D	JOHN H. PICKERING	RECORD BOOK 1735 PAGE 684
16	20-04-26E	JEFFREY C. & WENDY L. HAAS	RECORD BOOK 1697 PAGE 861
17	20-04-21A	CHARLES D. WEAVER	DEED BOOK 147 PAGE 624

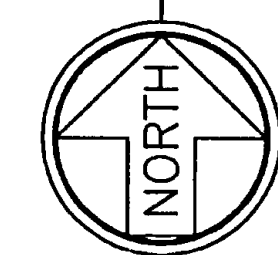
SEWAGE DISPOSAL REVIEW BLOCK

Based on the results of soil log profiles performed on this property in compliance with the Pennsylvania Sewage Facilities Act, no. 537, as amended by Act 208, Chapter 73, the areas around test pit number 1 THRU 10 are generally suitable for on-lot sewage disposal; and/or the areas around test pit number 2 are generally unsuitable for any type of on-lot subsurface sewage disposal.
 This is not a guarantee that a permit will or will not be issued for any lot or parcel. The Municipal Sewage Enforcement Officer (S.E.O.) must be contacted to conduct further testing, as necessary, to determine permit issuance.
Charles S. Rickett 1-9-09
 S.E.O. DATE

NOTES REGARDING "RESIDUAL TRACT"

- The "Residual Tract" is not to be considered as an approved "Lot of Record" by this action; therefore, prior to transfer of ownership, further subdivision, or land development activity thereon, a plan must be submitted to the Centre County Planning Commission for review and approval.
- The "Residual Tract" is subject to a Deed of Agricultural Conservation Easement, recorded in Centre County Record Book 2010 at Page 638.

Total Number of Lots : Five (5)
 Total Area of Lots : 17.06 Acres



LOCATION MAP 1" = 2000'

SITE DATA
 Tax Parcel No. : 20-04-27
 Title Source : DEED BOOK 360 PAGE 74 TRACT 1
 Property Owner : JOHN V. & EVALENE C. ISHLER
 Owner's Address : 518 SINKING CREEK ROAD SPRING MILLS, PA 16875
 Owner's Phone No. : 814-422-8776
 Present Land Use : RESIDENTIAL/AGRICULTURAL
 Proposed Land Use : RESIDENTIAL
 Water Supply : LOT 2, LOT 3 & LOT 6: On-Site (Existing)
 LOT 4 & LOT 5: On-Site (Proposed)
 Sewage Disposal : LOT 2, LOT 3 & LOT 6: On-Site (Existing)
 LOT 4 & LOT 5: On-Site (Proposed)
 Zoning : AGRICULTURAL

- SYMBOLS ON PLAN**
- ⊙ Existing Monument (as specified)
 - ⊕ Monument Set - This Survey (as specified)
 - Point Only (no physical monument)
 - Subject Property Lines
 - - - Adjoining Property Lines
 - Road Centerline
 - - - Right-of-Way or Easement
 - - - Contour Line
 - ~ Tree Masses
 - - - Building Setback Lines
 - Soil Type Boundary
 - ⋯ Perc Test Area
 - ▲ Soil Pit
 - Electric Lines
 - ⊕ Utility Pole /w number

Approval Block
 Approved by the Centre County Planning Office,
 on: MARCH 11, 2009
Paul B. Ansel
 Executive Director (CCPC)

POTTER TOWNSHIP ZONING
 This plan meets or exceeds all Potter Township Zoning Requirements at the date of signing.
Paul B. Ansel 1-13-09
 Zoning Officer Date

FINAL PLAN
ISHLER SUBDIVISION
 5 LOT SUBDIVISION
 OF LANDS OF
JOHN V. & EVALENE C. ISHLER
 (LOTS 2, 3, 4, 5 AND 6)
 SITUATE
 POTTER TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

LOCKARD SURVEYING & MAPPING
 PO BOX 342
 BOALSBURG, PA 16827
 (814) 466-7880 OFFICE / FAX
 (814) 404-8021 CELL PHONE
 locsurvmap@gmail.com

REVISIONS:
 11/13/08
 12/09/08

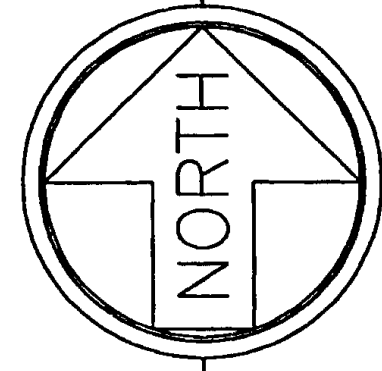
DRAWING NUMBER
 CENT-ISHLER-20-4-27-SUB
 DATE: SEPTEMBER 12, 2008

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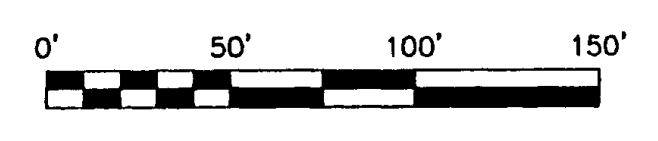
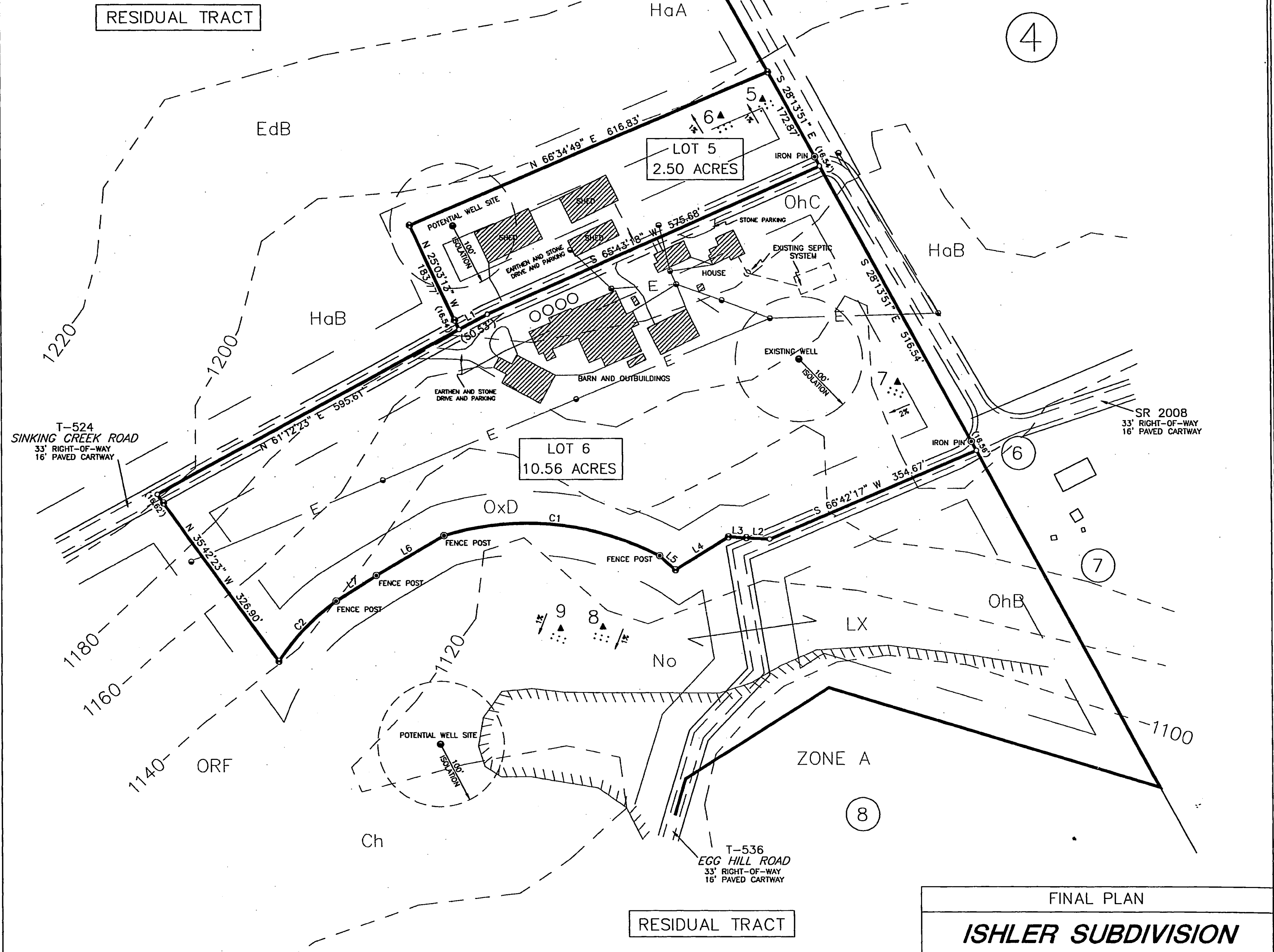
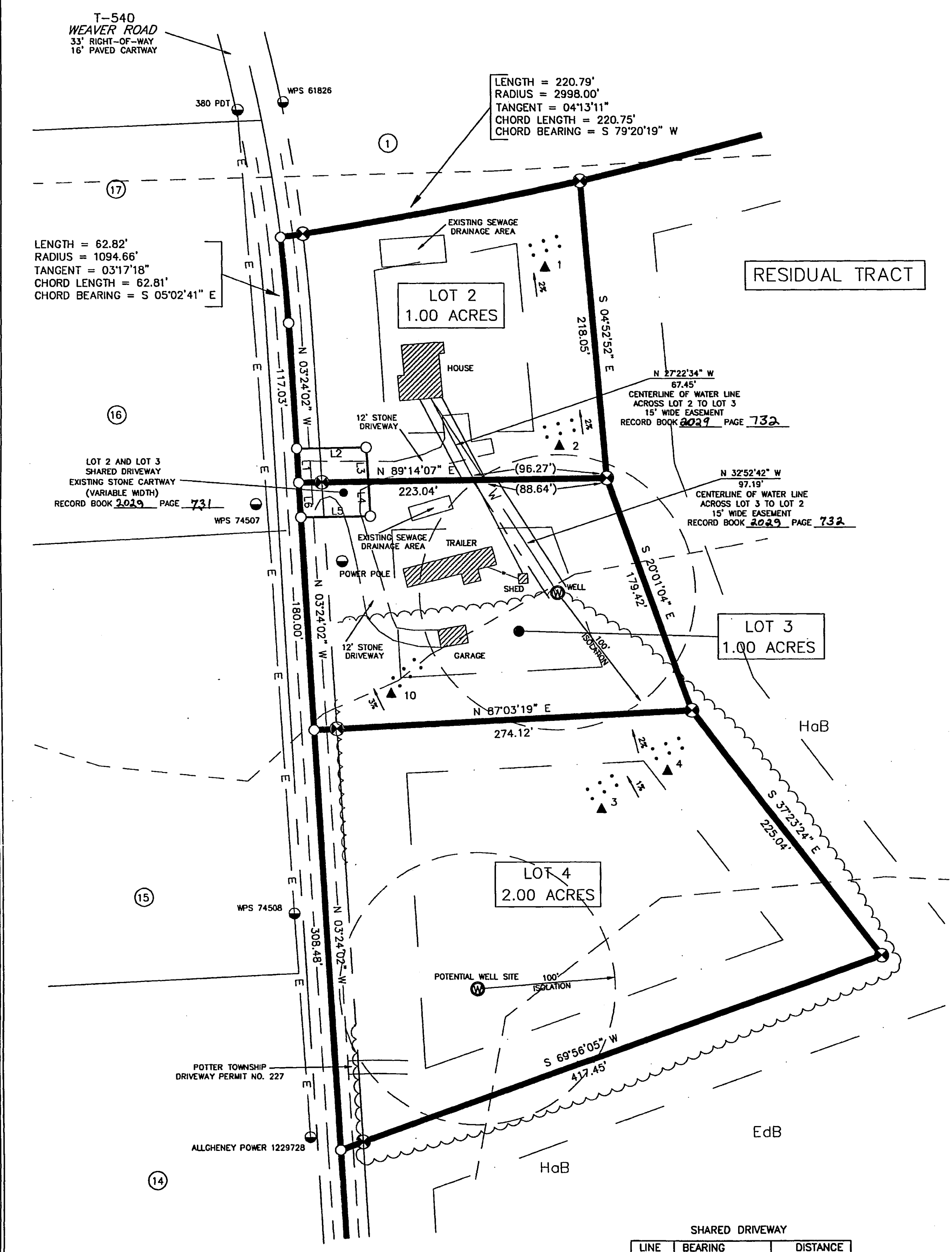
PLAT BOOK 82 PAGE 5 1 OF 2

RECORDERS BLOCK
 Recorded on the _____ day of _____,
 within Centre County Plat Book _____ at page _____,
 Recorder of Deeds
 The Original Plan is the property of Lockard Surveying & Mapping
 and is to be returned to said office after recording.

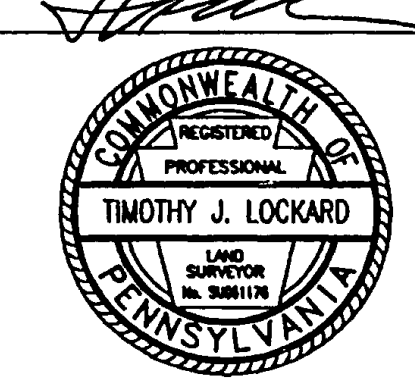
INSET A
 SCALE 1" = 50'



INSET B
 SCALE 1" = 100'



SURVEY CERTIFICATION
 I certify, to the best of my knowledge and belief that this plat meets or exceeds the minimum standards of practice for Professional Land Surveyors within the Commonwealth of Pennsylvania.



FINAL PLAN
ISHLER SUBDIVISION
 5 LOT SUBDIVISION
 OF LANDS OF
JOHN V. & EVALENE C. ISHLER
 (LOTS 2, 3, 4, 5 AND 6)
 SITUATE
 POTTER TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

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