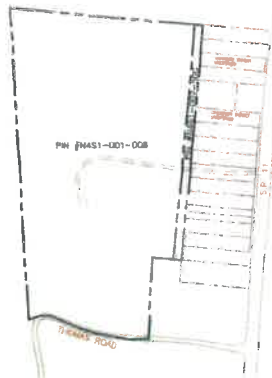


LEGEND:

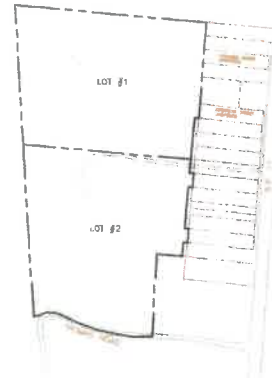
- REBAR W/CON SET
- REBAR FOUND
- IRON PIPE FOUND
- PROPERTY CORNER
- PROPERTY LINE
- ADJACENT LINE
- RIGHT-OF-WAY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVE
- SOILS LIMIT LINE
- CONCRETE
- CONTOUR LINE
- BUILDING SETBACK LINE
- WIRE FENCE
- TREE
- UTILITY POLE
- OVERHEAD UTILITY LINES
- LOT NUMBERS - NORMAN SMITH PLOT OF LOTS
- P.L.N. NUMBERS - AS ASSIGNED BY THE G.L.S. DEPT.

NOTES:

- THE PURPOSE OF THIS SUBDIVISION IS TO RECONFIGURE THESE TWO TRACTS. NO NEW OR ADDITIONAL LOTS WILL BE CREATED.
- LOT #2 HAS AN EXISTING DWELLING, ON LOT WATER, AND ON LOT SEWER.
- THERE IS NO DEVELOPMENT PLANNED, FOR THE FORESEEABLE FUTURE, FOR LOT #1.
- CONTOURS EXTERPOLATED FROM THE BERRICK QUAD.
- SOILS INFORMATION TAKEN FROM THE LUZERNE COUNTY SOILS SURVEY MAP.
- A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED PURSUANT TO THIS SECTION 400 OF THE ACT OF JUNE 1, 1945 (P.L. 1294, R.S. 428) IF THIS TRACT ADJUTS A STATE HIGHWAY, COUNTY OR TOWNSHIP ROAD.
- THIS PLAN REPRESENTS A FIELD SURVEY DONE BY ME AND ALL MARKERS SHOWN NOW EXIST.
- NO WETLAND DELINEATION HAS BEEN PERFORMED ON THESE LOTS. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA ON THESE LANDS THAT ARE DEEMED WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED.
- AS PER THE NATIONAL WETLANDS INVENTORY MAP, NO WETLANDS ARE LOCATED ON THESE LOTS.
- THESE TRACTS ARE IN ZONE "C" AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LUZERNE COUNTY, PENNSYLVANIA, 420780045A, EFFECTIVE DATE NOVEMBER 2, 2012 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- OTHERS MAY HAVE RIGHTS TO THOSE AREAS PREVIOUSLY NOTED AS UNIMPROVED STREETS OR ALLEYS.
- ACCESS TO LOT #1 IS THAT FIFTY FOOT WIDE STRIP OF GROUND NOTED AS CHESTNUT STREET, AS OWNED BY DONALD & JOHANN BOWER.
- THIS SURVEY PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT.
- THE APPROVAL OF THIS PROPOSED SUBDIVISION SHALL NOT CONSTITUTE A REPRESENTATION, GUARANTEE, OR WARRANTY OF ANY KIND BY THE TOWNSHIP AND OFFICIAL, ANY EMPLOYEE, OR AGENT THEREOF, OF THE PRACTICABILITY OR SAFETY OF THE USE OF SUCH LAND OR DEVELOPMENT AND SHALL CREATE NO LIABILITY UPON TOWNSHIP ITS OFFICIALS, EMPLOYEES, OR AGENTS.
- IT IS THE OWNERS INTENT TO REMOVE ALL OF THE INTERIOR LOT LINES SHOWN ON THE SOUTH WINDSOR SUBDIVISION AS RECORDED IN LUZERNE COUNTY MAP BOOK 2, PAGES 288-289 THAT ARE CONTAINED WITHIN THE SUBJECT PROPERTY.
- AS PER THE REQUEST OF THE G.L.S. DEPARTMENT OF LUZERNE COUNTY, THAT THIRTY (30) FOOT UN-PAVED STREET, AS TRANSFERRED TO DONALD BOWER, BY THAT DEED RECORDED IN USED BOOK 3014 AT PAGE 57472, HAS BEEN REVISED TO SHOW THEIR INTERPRETATION OF THE RESULTS OF THE COURT ACTION NO. 11-CV-353.



PRIOR TO SUBDIVISION



AFTER SUBDIVISION

P.L.N. FOR ADJOINERS

- AS PER G.L.S. DEPT.
- N451-002-00F
- MARY BETH & TARA MARIE POSTERS
- N451-002-00E
- JULIUS & LAMIN SHWARD
- N451-002-00D
- GEORGE W. MCDOWN ESTATE
- N451-002-00C
- STEVEN ST. CLAR

SITE DATA:

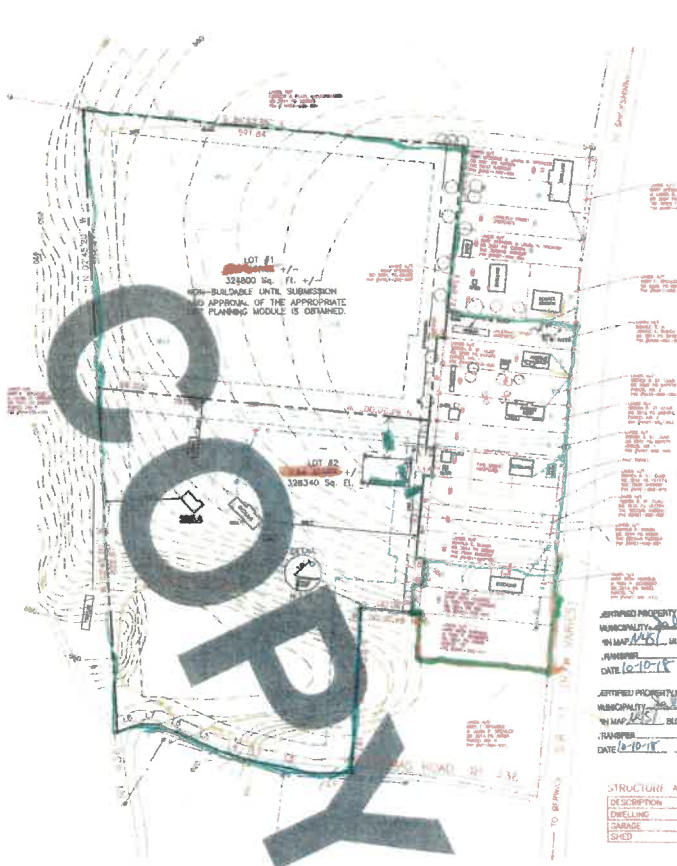
TAX MAP - N451-001-00B & N451-002-00E
 TOTAL TRACT AREA - 15.13 ACRES +/- - 658080 Sq. Ft. +/-
 LOT #1 AREA - 7.51 ACRES +/- - 327130 Sq. Ft. +/-
 LOT #2 AREA - 7.62 ACRES +/- - 331330 Sq. Ft. +/-
 NUMBER OF LOTS PRIOR - 2
 NUMBER OF LOTS AFTER - 2
 ZONING DISTRICT - B-3
 BUILDING SETBACKS: FRONT - 50'
 REAR - 50'
 SIDES - 25' NON RESIDENTIAL
 35' RESIDENTIAL

SOILS TYPES:

- CND - CHENANGO GRAVELLY LOAM, 3 TO 8% SLOPES
- Wf - WYOMING GRAVELLY LOAM, 25 TO 60% SLOPES
- WY - WYOMING GRAVELLY LOAM, 15 TO 25% SLOPES

I, GLENN L. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS SURVEYED BY ME FOR THE OWNERS AND THAT ALL APPLICABLE REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF SALEM TOWNSHIP HAVE BEEN COMPLIED WITH AND THE ACCURACY OF THIS PLAN FOR AN ERROR OF CLOSURE DOES NOT EXCEED ONE FOOT IN FIVE THOUSAND FEET.

GLENN L. JOHNSON, P.L.S.



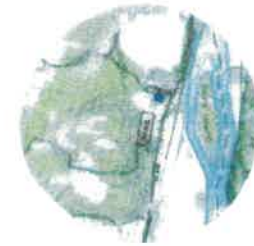
APPROVED PROPERTY IDENTIFICATION NUMBER
 MUNICIPALITY - SALEM TWP
 IN MAP - 2551 BLOCK - 2 LOT - 506
 JUDICIAL - DAKOTA
 DATE - 10-10-18 SURVEYOR - GLENN L. JOHNSON

APPROVED PROPERTY IDENTIFICATION NUMBER
 MUNICIPALITY - SALEM TWP
 IN MAP - 2551 BLOCK - 1 LOT - 6
 JUDICIAL - DAKOTA
 DATE - 10-10-18 SURVEYOR - GLENN L. JOHNSON

STRUCTURE	AREA	TABLE
DECK	1560 Sq. Ft.	
SHED	680 Sq. Ft.	

NUMBER	DIRECTION	DISTANCE
1.1	S. 89° 07' 00" W.	69.75'
1.2	N. 82° 00' 00" W.	87.44'
1.3	N. 77° 18' 45" W.	40.30'
1.4	N. 72° 04' 30" W.	53.89'
1.5	N. 62° 38' 00" W.	51.17'
1.6	N. 60° 00' 15" W.	58.24'
1.7	N. 82° 51' 10" W.	54.54'
1.8	S. 71° 53' 30" W.	44.57'
1.9	N. 64° 39' 00" W.	13.00'
1.10	S. 29° 40' 00" W.	152.30'
1.11	S. 25° 00' 00" W.	70.50'
1.12	S. 54° 20' 00" W.	10.00'
1.13	S. 29° 40' 00" W.	30.00'
1.14	N. 54° 00' 00" W.	118.00'
1.15	S. 29° 40' 00" W.	190.00'
1.16	S. 64° 30' 00" W.	15.00'
1.17	S. 29° 40' 00" W.	160.00'
1.18	N. 84° 20' 00" W.	15.00'
1.19	S. 29° 40' 00" W.	52.50'

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 PA1
 800-441-1111



LOCATION MAP



SCALE: 1" = 2000'

OWNERS:
 DONALD E. &
 JOHANN E. BOWER
 541 SALEM BLVD
 BERRICK, PA 18603

80' x 337' from 43

SOURCE OF TITLE:
 UN 3014 PG 57466 & 08 3014 PG 57472

WE ARE THE OWNERS OF THIS PROPERTY AND THERE ARE
 NO LIES PENDING TO THE BEST OF OUR KNOWLEDGE

Donald E. Bower 10/9/18
 DONALD E. BOWER DATE
JOHANN E. Bower 10/9/18
 JOHANN E. BOWER DATE

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF LUZERNE

ON THIS 10th DAY OF OCTOBER 2018, BEFORE ME, GLENN L. JOHNSON,
 THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
 KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE
 NAME SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT
 HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

Glenn L. Johnson



SCALE: 1" = 100'

SALEM TOWNSHIP PLANNING COMMISSION REVIEW		LUZERNE COUNTY PLANNING COMMISSION REVIEW		SALEM TOWNSHIP BOARD OF SUPERVISORS APPROVAL	
<u>Glenn L. Johnson</u> DATE <u>Donal E. Bower</u> DATE		REVIEWED BY THE LUZERNE COUNTY PLANNING COMMISSION DATE <u>10-21-2018</u>		<u>Glenn L. Johnson</u>	
SALEM TOWNSHIP GLENN L. JOHNSON & ASSOCIATES 1326 MEIKER ROAD SALEM, PENNSYLVANIA 18612 (570) 477-2368 PHONE (570) 477-2130 FAX gljohnson1@earthlink.net		SCALE 1"=100' DRAWN BY VCS CHECKED BY GLENN L. JOHNSON DATE 10-20-2018		DATE 10-20-2018	