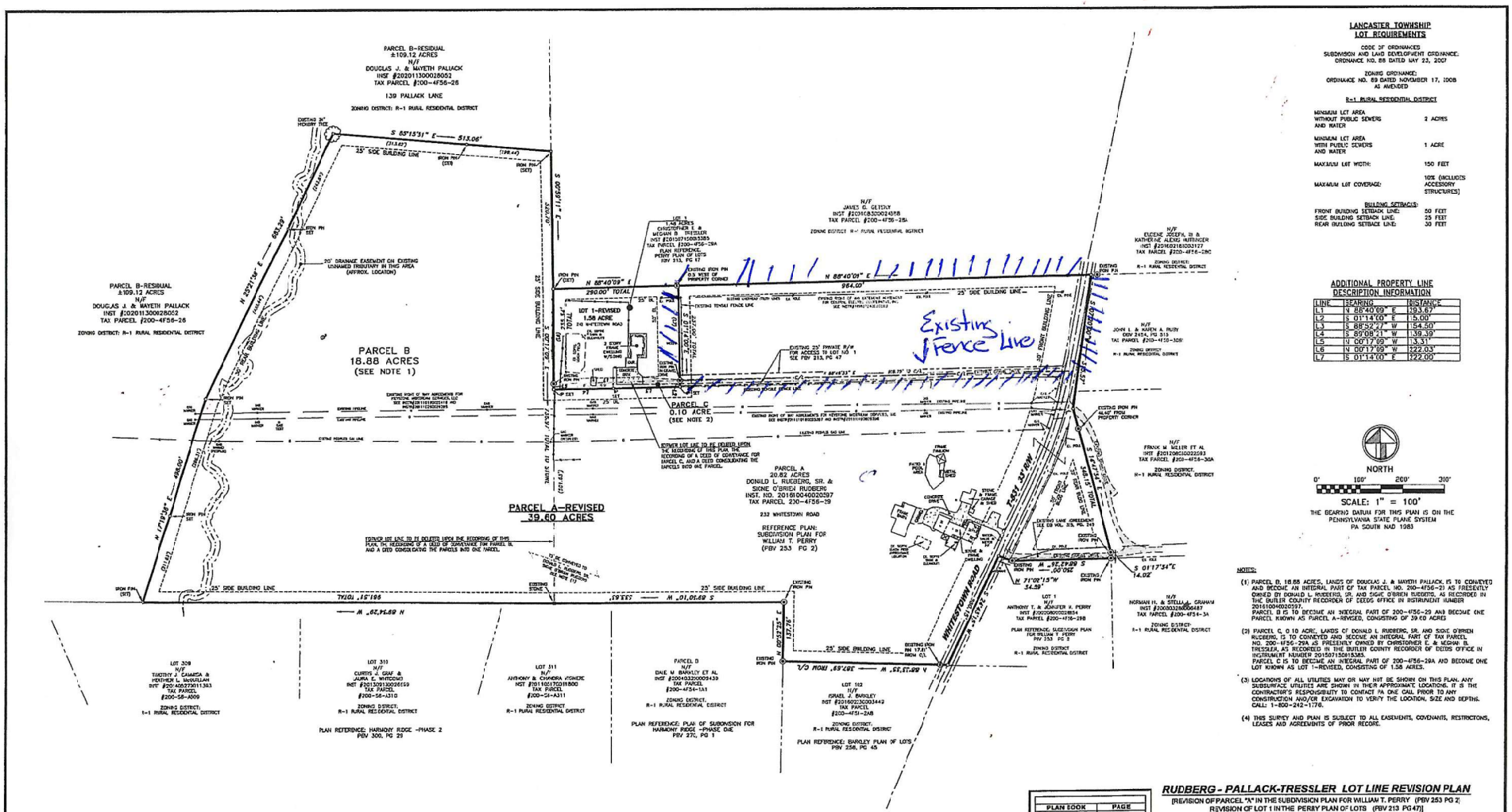

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
ORDINANCE NO. 88 DATED MAY 23, 2007

ZONING ORDINANCE:
ORDINANCE NO. 89 DATED NOVEMBER 17, 1008
AS AMENDED

R-1 RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	2 ACRES
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1 ACRE
MAXIMUM LOT WIDTH:	150 FEET
MAXIMUM LOT COVERAGE:	10% (INCLUDES ACCESSORY STRUCTURES)
BUILDING SETBACKS:	
FRONT BUILDING SETBACK LINE:	50 FEET
SIDE BUILDING SETBACK LINE:	25 FEET
REAR BUILDING SETBACK LINE:	30 FEET

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	N 88°40'09" E	293.67'
L2	S 01°14'00" E	15.00'
L3	S 88°52'27" W	154.50'
L4	S 88°08'21" W	139.39'
L5	N 00°17'09" W	13.31'
L6	N 00°17'09" W	222.03'
L7	S 01°14'00" E	222.00'

NOTES:

(1) PARCEL B, 18.88 ACRES, LANDS OF DOUGLAS J. & MAYETH PALLACK, IS TO CONVEYED AND BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200-4F56-23 AS PRESENTLY OWNED BY DONALD L. RUDBERG, SR. AND SIGNE O'BRIEN RUDBERG, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201610040020597.
PARCEL B IS TO BECOME AN INTEGRAL PART OF 200-4F56-29 AND BECOME ONE PARCEL KNOWN AS PARCEL A-REVISED, CONSISTING OF 39.60 ACRES

(2) PARCEL C, 0.10 ACRE, LANDS OF DONALD L. RUDBERG, SR. AND SIGNE O'BRIEN RUDBERG, IS TO CONVEYED AND BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200-4F56-29A AS PRESENTLY OWNED BY CHRISTOPHER E. & MEGHAN B. TRESSLER, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 201507150015385.
PARCEL C IS TO BECOME AN INTEGRAL PART OF 200-4F56-29A AND BECOME ONE LOT KNOWN AS LOT 1-REVISED, CONSISTING OF 1.58 ACRES.

(3) LOCATIONS OF ALL UTILITIES MAY OR MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL 1-800-242-1776.

(4) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.

PLAN BOOK	PAGE
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RUDBERG - PALLACK-TRESSLER LOT LINE REVISION PLAN

[REVISION OF PARCEL "A" IN THE SUBDIVISION PLAN FOR WILLIAM T. PERRY (PBV 253 PG 2)
REVISION OF LOT 1 IN THE PERRY PLAN OF LOTS (PBV 213 PG 47)]

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 27, 2023 SCALE: 1" = 100'

REVISED LOT CALCULATIONS

	PARCEL A-REVISED TAX PARCEL NO. 200-4F56-29	PARCEL B-RESIDUAL TAX PARCEL NO. 200-4F56-26	LOT 1-REVISED TAX PARCEL NO. 200-4F56-29A
EXISTING AREA	20.82 ACRES (PARCEL A)	±123 ACRES	1.48 ACRES (LOT 1)
PARCEL B	+ 18.88 ACRES	- 18.88 ACRES	-
PARCEL C	- 0.10 ACRE	-	+ 0.10 ACRE
TOTAL REVISED LOT AREAS	39.60 ACRES (1,724,976 SQ FT)	±109.12 ACRES (4,753,287 SQ FT)	1.58 ACRES (68,825 SQ FT)

±150.3 ACRES = TOTAL ACREAGE

	R-1 RURAL RESIDENTIAL DISTRICT	R-1 RURAL RESIDENTIAL DISTRICT	R-1 RURAL RESIDENTIAL DISTRICT
PROPERTY ADDRESS:	232 WHITESTOWN ROAD HARMONY, PA 16037	139 PALACK LANE HARMONY, PA 16037	242 WHITESTOWN ROAD HARMONY, PA 16037
OWNERS:	DONALD L. RUDBERG, SR. SIGNE O'BRIEN RUDBERG 232 WHITESTOWN ROAD HARMONY, PA 16037	DOUGLAS J. & MAYETH PALLACK 139 PALACK LANE HARMONY, PA 16037	CHRISTOPHER E. & MEGHAN B. TRESSLER 242 WHITESTOWN ROAD HARMONY, PA 16037
DEED REFERENCE:	INST. NO. 201610040020597	INST. NO. 202011300028052	INST. NO. 201507150015385
TAX PARCEL NO.:	200-4F56-29	200-4F56-26	200-4F56-29A

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007

I, TAMARA L. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOCAL HIGHWAYS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME OR UNDER MY SUPERVISION.

TAMARA L. RANALLI P.L.S.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR TAMARA L. RANALLI REGISTRATION NO. SU051840E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO.
7-14-23: TWP ENG COMMENT ADD 20' DRAINAGE EASEMENT	SM/TR	T.R.	570-2021-SUB SHEET 2 OF 2

D:\Rudberg-5707-2023\Rudberg-5707-2023-Sheet-1.dwg - Jul 14, 2023 @ 12:21pm (DEDICATIONS) RUDBERG-PLANS.crd