

FINAL LAND SUBDIVISION PLAN
FOR
1121 LETORT ROAD
MANOR TOWNSHIP, LANCASTER COUNTY, PA

AND CORRECT TO THE ACCURACY REQUIRED BY THE MAJOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MAJOR TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

MANOR TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING ON 20 THE MAJOR TOWNSHIP PLANNING COMMISSION
REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

SIGNATURE OF THE CHAIRMAN OR VICE CHAIRMAN OR THEIR RESPECTIVE

**MANOR TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN
APPROVAL CERTIFICATE**

SEPARATIONS OF THE CHAIRMAN AND VICE CHAIRMAN ON THEIR DESKTOPS

LANCASTER COUNTY PLANNING COMMISSION'S REVIEW
CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUESTED BY THE PENNSYLVANIA JUDICIAL ACTIVITIES PLANNING COM. ACT 247 OF 1988, AS AMENDED, REQUESTED THIS PLAN ON AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN LOGIC FILE NO. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THE PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL JURISDICTION, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

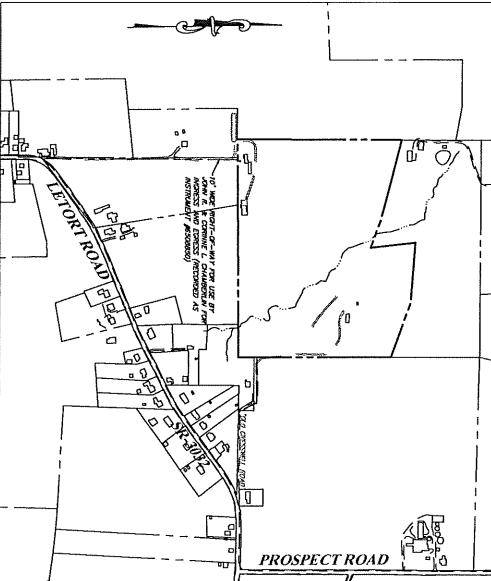
MANOR TOWNSHIP ENGINEER REVIEW CERTIFICATE

REVIEWED BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____

SIGNATURE OF TOWNSHIP ENGINEER _____

GENERAL NOTES:

- [illegible]



SCALE: 1"=400'

NON-BUILDING PLANNING WAIVER NOTE:

- [illegible]

SURVEY INFORMATION

BOOKS/CDT PROVIDED BY:

TRIUMPH SURVEYORS, LLC
220 S. SPRUCE STREET, UNIT 7, PA 17343
PHONE: 717-828-0028
EMAIL: OFFICE@TRIUMPHSURVEYORS.COM

*ADDITIONAL SITE FEATURES AND TOPOGRAPHY TAKEN FROM LAND
COUNT GIS DATA, LIDAR DATA, AND FIELD OBSERVATION.

AGRICULTURAL NOISANCE
DISTRICT MEMBER

[illegible]

VEGETATION SETBACK

ON ANY SEPARATE NON-FARM PARCEL, NO SHRUB OR TREE SHALL BE PLANTED WITHIN 20 FEET & 30 FEET RESPECTIVELY, OF AN LAND USED FOR AGRICULTURAL PURPOSES.

OWNER OF RECORD

SOURCE OF TITLE

JOHN W. & LOUISE L. CHABERKIN
1121 LEBERT ROAD, CHESTER, PA 17516

TAX ACCOUNT NO.: 410-72444-Q-0000
DEED: 5889-15

SOIL LEGEND

THE SOIL TYPES PRESENT ON THE SITE ARE FOR THE USDA WIND SOIL SURVEY FOR OF LANCASTER COUNTY, PA.

SOILS - NATURE (1:20,000)

14B - Laurel silt loam, 3 to 8% slopes	0
14C - Mayor silt loam, 3 to 8% slopes	0
14D - Mayor silt loam, 8 to 15% slopes	0
14E - Mayor silt loam, 15 to 25% slopes	0
14F - Mayor very stony silt loam, 25 to 60% slopes	0

PERCENT FAVORABLE SOIL

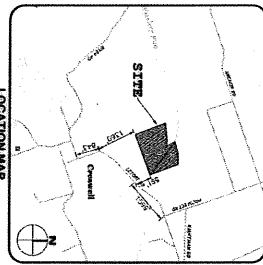
0	0
0	0
0	0
0	0
0	0

PORTIONS OF THE TOPOGRAPHIC AND PLANIMETRIC RE-

[illegible]

ONE • CALL SYSTEM

Peninsula Aet 302 (1974)
 By the Court (1974)
 requires 3 years notice
 from associates who are equal to
 D.D. Blat, Ayer, Born, Good,
 French or German owners in
 California 2nd Price a One-Cal
 (1-800-342-1776) Prior to
 Construction.

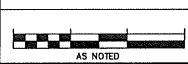
[illegible]

OWNER
JOHN R. CHAMBERLIN
1121 LETORT ROAD
CONESTOGA, PA 17516

PROJECT TITLE
FINAL
LAND SUBDIVISION PLAN
FOR

1121 LETORT ROAD

SHEET TITLE
COVER
SHEET



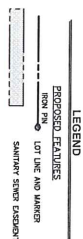
PRODUCT NO.:
20935-001

SHEET: 1 of 3



HARDOR ENGINEERING, INC.
41 SOUTH MAIN STREET
BAYVIEW 02026-1754
PHONE (717) 665-0030
FAX (717) 665-3000

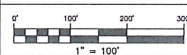
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE



SERVER	CASINOID	LINE DATA
SSC-1	\$31.26 26°W	316.81
SSC-2	\$15.24 21°E	28.00
SSC-3	\$7.43 39°W	96.00
SSC-4	\$15.24 21°W	28.00
SSC-5	\$7.43 39°E	96.00
SSC-6	\$4.22 35°E	392.31
SSC-7	\$10.19 35°E	29.00
SSC-8	\$7.94 40°29°E	80.00
SSC-9	\$10.19 35°W	29.00
SSC-10	\$7.94 40°25°W	80.00

SEAN

**SUBDIVISION
PLAN**



PROJECT TITLE
FINAL
LAND SUBDIVISION PLAN
FOR
1121 LETORT ROAD

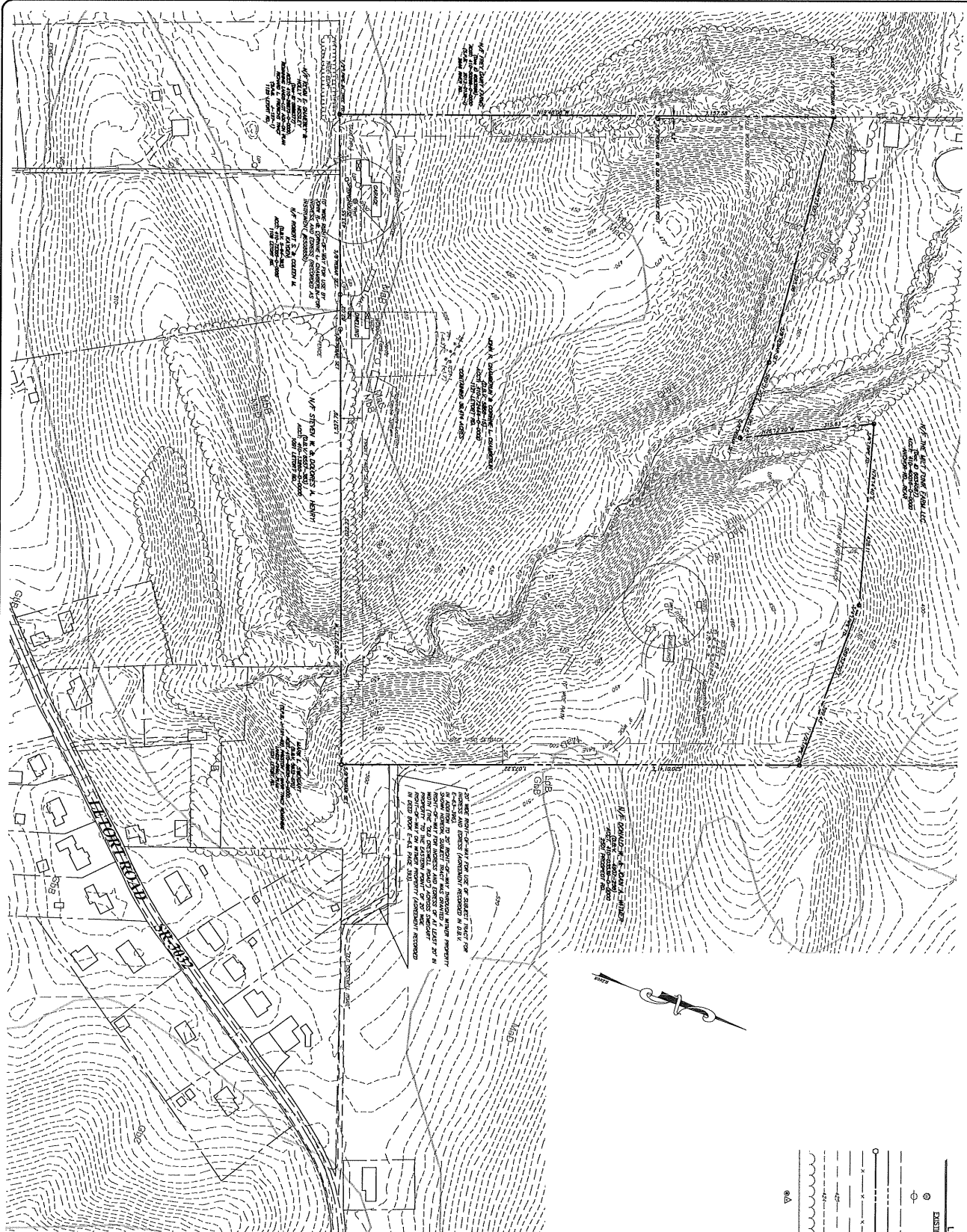
HANDR TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

OWNER
JOHN R. CHAMBERLIN
1121 LETORT ROAD
CONESTOGA, PA 17516
(717) 629-0749

NO	BY	DATE	REVISION



HVSOR ENGINEERING, INC.
41 SOUTH MAIN STREET
HUNTERDON, NJ 07036
PHONE (717) 665-9174
FAX (717) 665-9175
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE



LEGEND

EXISTING FEATURES

- CHURCH WELL
- UTILITY POLE
- EDGE OF PAVEMENT/PAVEMENT
- RIGHT-OF-WAY LINE
- BOUNDARY & CORNER
- TRAIL
- UNPAVED DRIVEWAY SETBACK LINE
- MAJOR DRAINAGE
- MINOR DRAINAGE
- EDGE OF TRAILLINE
- SOIL BOUNDARY
- SOIL TESTING LOCATIONS

SHEET 2 of 3		DATE SEPTEMBER 11, 2012		PROJECT NO. 20935-001	
DRAWN BY SFC		CHECKED BY SFC		DATE SEPTEMBER 11, 2012	
PROJECT NO. 20935-001		PROJECT NO. 20935-001		PROJECT NO. 20935-001	

SHEET TITLE

EXISTING CONDITIONS PLAN

0 100 200 300

1" = 100'

PROJECT TITLE

FINAL LAND SUBDIVISION PLAN FOR

1121 LETORT ROAD

MAJOR TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

OWNER

JOHN R. CHAMBERLIN

1121 LETORT ROAD

CONESTOGA, PA 17516

(717) 829-8749

NO

BY

DATE

REVISION

HARBOR ENGINEERING

HARBOR ENGINEERING, INC.

1121 LETORT ROAD

CONESTOGA, PA 17516

(717) 829-8749

WWW.HARBOR-ENGINEERING.COM

CHAMBERLIN JOHN R. & DORRINE L.

1121 Letort Rd
Manor Township
GIS Acres:30
Acct: p/o 4107244400000

Orthophotographic

Date: 11/18/2020



Imagery captured by Pictometry International, Lancaster County GIS performed quality control reviews.

- Roads
- Contours (20 ft.)
- Farm Boundary
- Parcel Boundaries
- Municipal Boundaries

- Buildings
- Driveways
- Water Feature
- Water Feature

0 120 240 480 720 Feet



TRIMBLE SURVEYORS

250 S. Spruce Street Lititz, PA 17543 Phone: 717-626-0028
Email: office@trimblesurveyors.com

**SUBJECT: Legal Description – Lot 1 Resultant
To be conveyed to John R. Chamberlin & Corinne L. Chamberlin
Manor Township, Lancaster County, Pennsylvania**

ALL THAT CERTAIN tract of land, known as Lot 1, containing a dwelling and other improvements, as shown on a Final Land Subdivision Plan for 1121 Letort Road prepared by Harbor Engineering, Inc. (Project No. 20935-001), recorded in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania in Document ID _____. Said tract of land situated on the northwesterly side of Letort Road (SR-3032) located in the Township of Manor, County of Lancaster, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pipe in tree, said iron pipe in tree being the southwesterly most corner of the herein described tract, thence by lands of Frey Dairy Farms, North nineteen degrees forty-eight minutes eight seconds West (N19° 48' 08"W) one thousand one hundred fifty-seven and fifty-eight hundredths (1,157.58) feet to a rebar, thence by lands of The Milt Funk Farm LLC the three (3) following courses and distances: 1) North eighty-four degrees twenty-three minutes zero seconds East (N84° 23' 00"E) five hundred ninety-five and eighty-six hundredths (595.86) feet to a rebar, 2) South eighty-nine degrees thirty-one minutes twenty seconds East (S89° 31' 20"E) one hundred ninety and fifteen hundredths (190.15) feet to a rebar, 3) North twenty-six degrees twelve minutes twenty seconds West (N26° 12' 20"W) three hundred fifteen and sixty-three hundredths (315.63) feet to an iron pipe, thence by Lot 2 of the above referenced recorded plan the six (6) following courses and distances: 1) South fifty-four degrees thirty-five minutes thirty-one seconds East (S54° 35' 31"E) two hundred ten and eighty-two hundredths (210.82) feet to an iron pin, 2) South forty-seven degrees fifty-nine minutes fifty-two seconds East (S47° 59' 52"E) one hundred ninety-seven and twenty-four hundredths (197.24) feet to an iron pin, 3) South sixty degrees fifteen minutes twenty-two seconds East (S60° 15' 22"E) two hundred sixty and seventy-seven hundredths (260.77) feet to an iron pin, 4) South forty-eight degrees forty-four minutes thirty-seven seconds East (S48° 44' 37"E) two hundred fifty-two and ninety-five hundredths (252.95) feet to an iron pin, 5) South fifty-seven degrees thirty-six minutes two seconds East (S57° 36' 02"E) two hundred thirty-two and sixty-nine hundredths (232.69) feet to an iron pin, 6) South forty-eight degrees thirty-eight minutes forty-seven seconds East (S48° 38' 47"E) three hundred twenty-nine and eighty-two hundredths (329.82) feet to a rebar, thence by lands of Mark L. Sweigart, lands of Steven W. & Dolores A. Henry, lands of Robert S. & Coleen M. Kayden, and lands of Kevin E. Shaieby & Holly F. Nissley, respectively, South sixty-nine degrees twenty-seven minutes twenty-one seconds West (S69° 27' 21"W) one thousand five hundred twenty-seven and seventy-nine hundredths (1,527.79) feet (having crossed over a rebar setback a distance of one thousand twenty-two and twenty-two hundredths (1,022.22) feet from the previously mentioned corner and having crossed over a rebar setback a distance of one thousand one hundred four and twenty-four hundredths (1,104.24) feet from the previously mentioned corner) to the **POINT OF BEGINNING**.

CONTAINING 29.294 Acres

BEING a part of the John R. Chamberlin & Corinne L. Chamberlin deed recorded in Deed Book 5866 Page 15.

BEING a part of Lancaster County Tax Account No. 410-72444-0-0000.

UNDER AND SUBJECT to all notes, easements, conditions, rights-of-way and restrictions as shown on the above referenced recorded plan and as may exist of record. Specifically, subject to a Sanitary Sewer Easement; subject to a ten (10) foot wide right-of-way as recorded in instrument #6508850.