

LOTS FOR SALE

64 NITTANY VALLEY DR.

HUBLERSBURG RD.

LOT 6
29.851 Ac

LOT 1
16.422 Ac

LOT 3
11.110
Ac

LOT 5
1.758 Ac

LOT 4
10.588
Ac

LOT 2
41.019 Ac

LITTLE FISHING CREEK

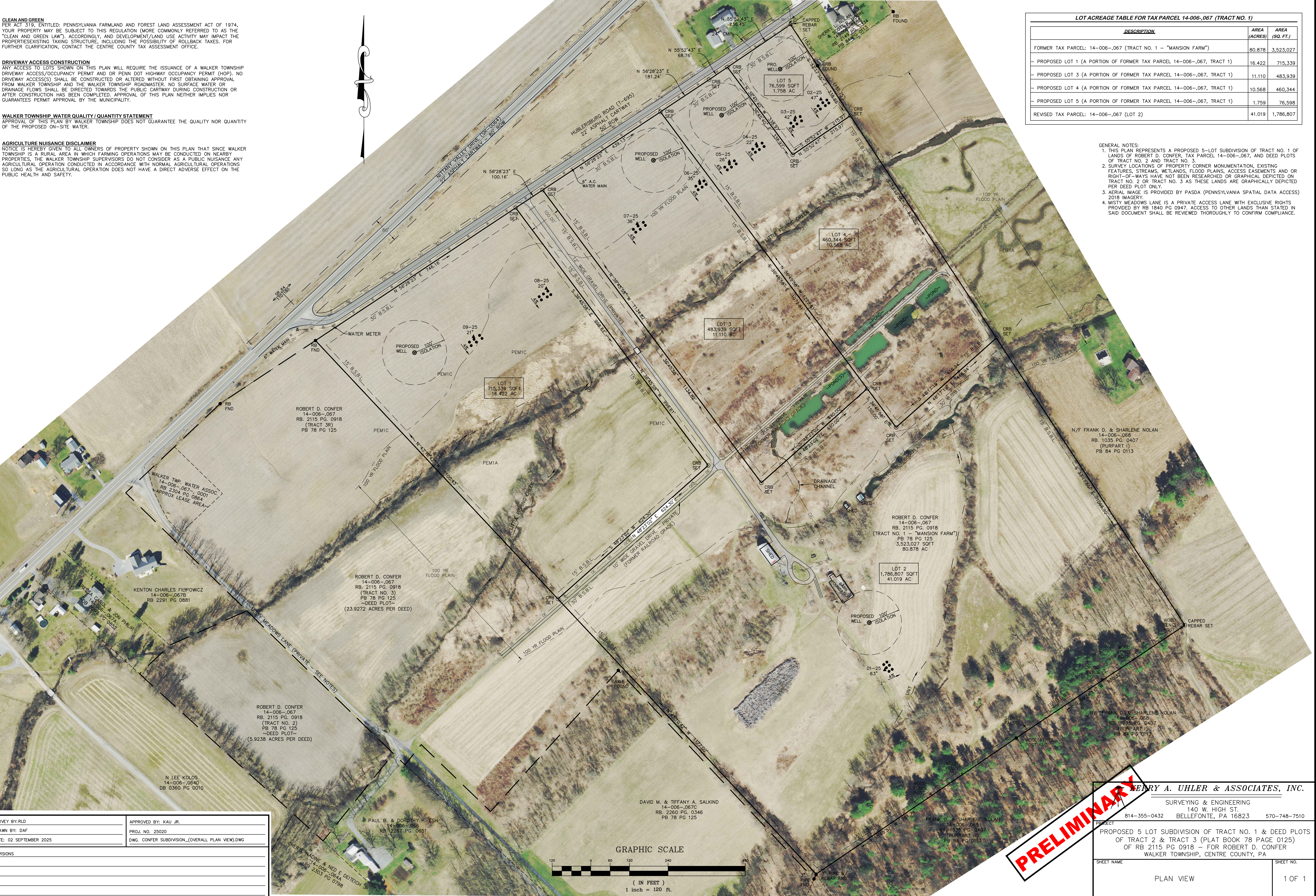
LOT LINES ARE APPROXIMATE & DO NOT REPRESENT A SURVEY

CLEAN AND GREEN
PER ACT 319, ENTITLED: PENNSYLVANIA FARMLAND AND FOREST LAND ASSESSMENT ACT OF 1974, YOUR PROPERTY MAY BE SUBJECT TO THIS REGULATION (MORE COMMONLY REFERRED TO AS THE "CLEAN AND GREEN LAW"). ACCORDINGLY, ANY DEVELOPMENT/LAND USE ACTIVITY MAY IMPACT THE PROPERTIES EXISTING TAXING STRUCTURE, INCLUDING THE POSSIBILITY OF ROLLBACK TAXES. FOR FURTHER CLARIFICATION, CONTACT THE CENTRE COUNTY TAX ASSESSMENT OFFICE.

DRIVEWAY ACCESS CONSTRUCTION
ANY ACCESS TO LOTS SHOWN ON THIS PLAN WILL REQUIRE THE ISSUANCE OF A WALKER TOWNSHIP DRIVEWAY ACCESS/OCCUPANCY PERMIT AND OR PENN DOT HIGHWAY OCCUPANCY PERMIT (HOP). NO DRIVEWAY ACCESS(S) SHALL BE CONSTRUCTED OR ALTERED WITHOUT FIRST OBTAINING APPROVAL FROM WALKER TOWNSHIP AND THE WALKER TOWNSHIP ROADMASTER. NO SURFACE WATER OR DRAINAGE FLOWS SHALL BE DIRECTED TOWARDS THE PUBLIC CARTWAY DURING CONSTRUCTION OR AFTER CONSTRUCTION HAS BEEN COMPLETED. APPROVAL OF THIS PLAN NEITHER IMPLIES NOR GUARANTEES PERMIT APPROVAL BY THE MUNICIPALITY.

WALKER TOWNSHIP WATER QUALITY / QUANTITY STATEMENT
APPROVAL OF THIS PLAN BY WALKER TOWNSHIP DOES NOT GUARANTEE THE QUALITY NOR QUANTITY OF THE PROPOSED ON-SITE WATER.

AGRICULTURE NUISANCE DISCLAIMER
NOTICE IS HEREBY GIVEN TO ALL OWNERS OF PROPERTY SHOWN ON THIS PLAN THAT SINCE WALKER TOWNSHIP IS A RURAL AREA IN WHICH FARMING OPERATIONS MAY BE CONDUCTED ON NEARBY PROPERTIES, THE WALKER TOWNSHIP SUPERVISORS DO NOT CONSIDER AS A PUBLIC NUISANCE ANY AGRICULTURAL OPERATION CONDUCTED IN ACCORDANCE WITH NORMAL AGRICULTURAL OPERATIONS SO LONG AS THE AGRICULTURAL OPERATION DOES NOT HAVE A DIRECT ADVERSE EFFECT ON THE PUBLIC HEALTH AND SAFETY.



SURVEY BY: RLD	APPROVED BY: KAU JR.
DRAWN BY: DAF	PROJ. NO. 25020
DATE: 02 SEPTEMBER 2025	DWG. CONFER SUBDIVISION (OVERALL PLAN VIEW).DWG
REVISIONS	

KERRY A. UHLER & ASSOCIATES, INC.	
SURVEYING & ENGINEERING	
140 W. HIGH ST.	
BELLEFONTE, PA 16823	
814-355-0432 570-748-7510	
PROPOSED 5 LOT SUBDIVISION OF TRACT NO. 1 & DEED PLOTS OF TRACT 2 & TRACT 3 (PLAT BOOK 78 PAGE 0125) OF RB 2115 PG 0918 - FOR ROBERT D. CONFER WALKER TOWNSHIP, CENTRE COUNTY, PA	
SHEET NAME	SHEET NO.
PLAN VIEW	1 OF 1