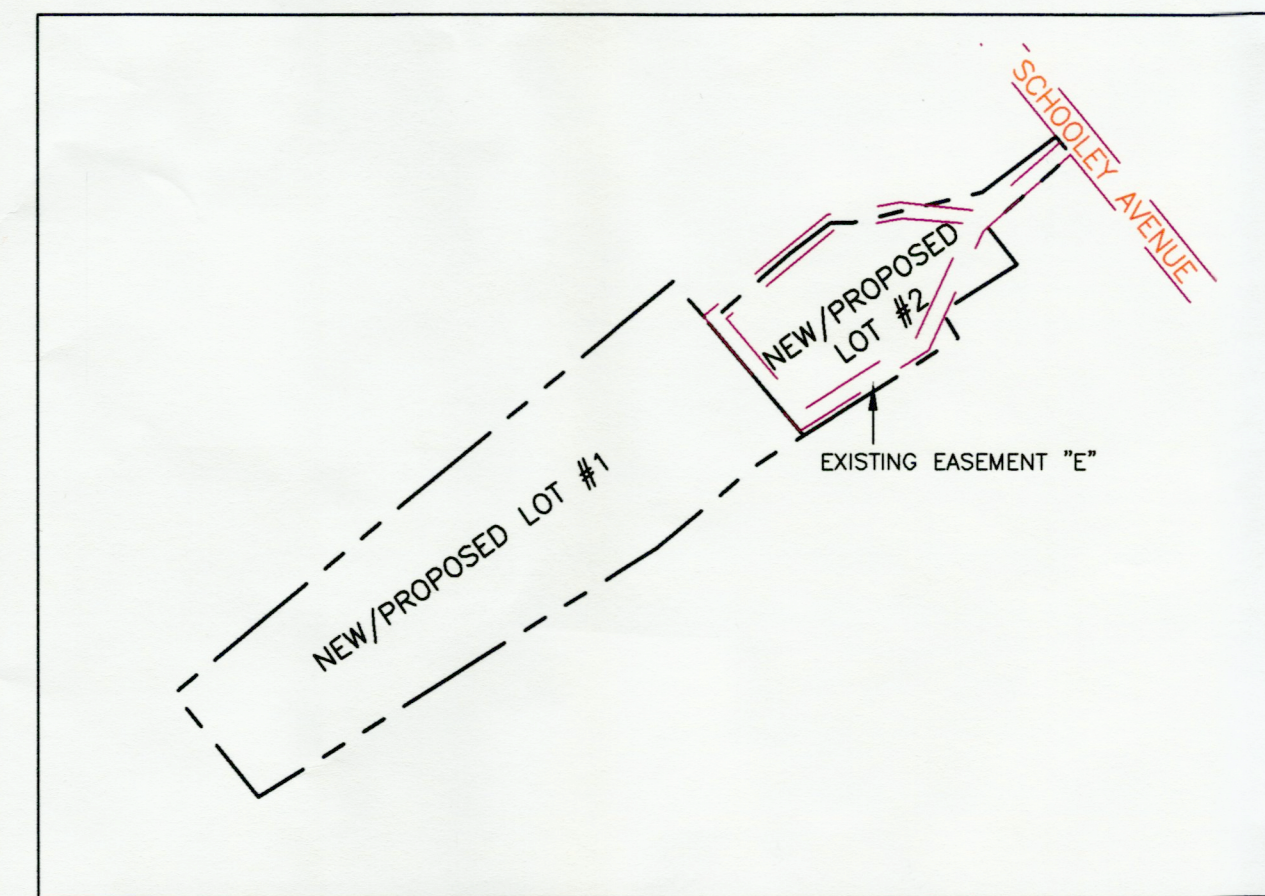


PRIOR TO SUBDIVISION (N.T.S.)

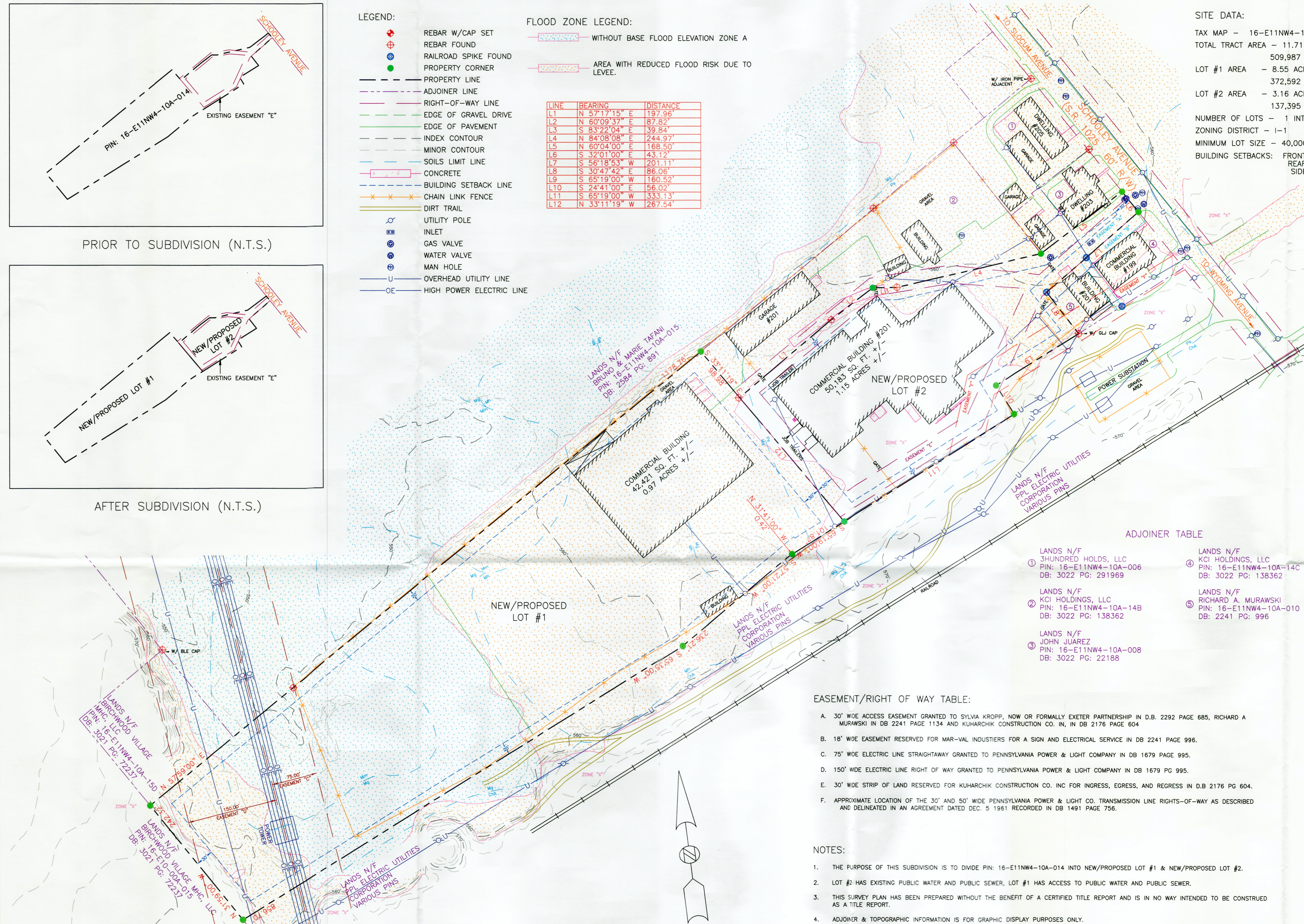


AFTER SUBDIVISION (N.T.S.)

- LEGEND:**
- REBAR W/CAP SET
  - REBAR FOUND
  - RAILROAD SPIKE FOUND
  - PROPERTY CORNER
  - PROPERTY LINE
  - ADJOINER LINE
  - RIGHT-OF-WAY LINE
  - EDGE OF GRAVEL DRIVE
  - EDGE OF PAVEMENT
  - INDEX CONTOUR
  - MINOR CONTOUR
  - SOILS LIMIT LINE
  - CONCRETE
  - BUILDING SETBACK LINE
  - CHAIN LINK FENCE
  - DIRT TRAIL
  - UTILITY POLE
  - INLET
  - GAS VALVE
  - WATER VALVE
  - MAN HOLE
  - OVERHEAD UTILITY LINE
  - HIGH POWER ELECTRIC LINE

- FLOOD ZONE LEGEND:**
- WITHOUT BASE FLOOD ELEVATION ZONE A
  - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

LINE	BEARING	DISTANCE
L1	N 57°17'15" E	197.96'
L2	N 60°09'37" E	87.82'
L3	S 83°22'04" E	39.84'
L4	N 84°08'08" E	244.97'
L5	N 60°04'00" E	168.50'
L6	S 32°01'00" E	43.12'
L7	S 56°18'53" W	201.11'
L8	S 30°47'42" E	86.06'
L9	S 65°19'00" W	180.52'
L10	S 24°41'00" E	56.02'
L11	S 65°19'00" W	333.13'
L12	N 33°11'19" W	267.54'



**ADJOINER TABLE**

- LANDS N/F 3HUNDRED HOLDS, LLC  
PIN: 16-E11NW4-10A-006  
DB: 3022 PG: 291969
- LANDS N/F KCI HOLDINGS, LLC  
PIN: 16-E11NW4-10A-14B  
DB: 3022 PG: 138362
- LANDS N/F JOHN JUAREZ  
PIN: 16-E11NW4-10A-008  
DB: 3022 PG: 22188
- LANDS N/F PPL ELECTRIC UTILITIES  
VARIOUS PINS
- LANDS N/F RICHARD A. MURAWSKI  
PIN: 16-E11NW4-10A-010  
DB: 2241 PG: 996

**EASEMENT/RIGHT OF WAY TABLE:**

- A. 30' WIDE ACCESS EASEMENT GRANTED TO SYLVIA KROPP, NOW OR FORMALLY EXETER PARTNERSHIP IN D.B. 2292 PAGE 685, RICHARD A MURAWSKI IN DB 2241 PAGE 1134 AND KUHARCHIK CONSTRUCTION CO. IN, IN DB 2176 PAGE 604
- B. 18' WIDE EASEMENT RESERVED FOR MAR-VAL INDUSTRIES FOR A SIGN AND ELECTRICAL SERVICE IN DB 2241 PAGE 996.
- C. 75' WIDE ELECTRIC LINE STRAIGHTAWAY GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY IN DB 1679 PAGE 995.
- D. 150' WIDE ELECTRIC LINE RIGHT OF WAY GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY IN DB 1679 PG 995.
- E. 30' WIDE STRIP OF LAND RESERVED FOR KUHARCHIK CONSTRUCTION CO. INC FOR INGRESS, EGRESS, AND REGRESS IN D.B 2176 PG 604.
- F. APPROXIMATE LOCATION OF THE 30' AND 50' WIDE PENNSYLVANIA POWER & LIGHT CO. TRANSMISSION LINE RIGHTS-OF-WAY AS DESCRIBED AND DELINEATED IN AN AGREEMENT DATED DEC. 5 1961 RECORDED IN DB 1491 PAGE 756.

**NOTES:**

1. THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE PIN: 16-E11NW4-10A-014 INTO NEW/PROPOSED LOT #1 & NEW/PROPOSED LOT #2.
2. LOT #2 HAS EXISTING PUBLIC WATER AND PUBLIC SEWER, LOT #1 HAS ACCESS TO PUBLIC WATER AND PUBLIC SEWER.
3. THIS SURVEY PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CERTIFIED TITLE REPORT AND IS IN NO WAY INTENDED TO BE CONSTRUED AS A TITLE REPORT.
4. ADJOINER & TOPOGRAPHIC INFORMATION IS FOR GRAPHIC DISPLAY PURPOSES ONLY.
5. ADDRESS INFORMATION IS A COMPLEMENT OF INFORMATION PROVIDED BY THE LUZERNE COUNTY G.I.S. DEPARTMENT.
6. SOILS INFORMATION TAKEN FROM USDA & NCRS WEB SOIL SURVEY.
7. CONTOUR DATA SHOWN IS AS PER DCONR LIDAR ELEVATION DATA PERFORMED BETWEEN THE YEARS OF 2006 AND 2008 AND CAN BE PUBLICLY ACCESSED ON THE PENNSYLVANIA SPATIAL DATA ACCESS SITE.
8. A HIGHWAY OCCUPANCY PERMIT WILL BE REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.: 1242 NO. 428) IF THIS TRACT ABUTS A STATE HIGHWAY, COUNTY, OR TOWNSHIP ROAD.
9. THIS PLAT REPRESENTS A FIELD SURVEY DONE BY ME AND ALL MARKERS SHOWN NOW EXIST.
10. NO WETLAND DELINEATION HAS BEEN PERFORMED ON THESE LOTS. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA OF THESE LANDS THAT ARE DEEMED WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED.
11. SEE FLOOD ZONE LEGEND; ZONES ARE SHOWN AS PER THE FLOOD INSURANCE RATE MAP NUMBER 42079C0229E DATED 11/2/2012 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
12. ALL LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE EXETER BOROUGH ORDINANCE.
13. NO ZONING/BUILDING PERMITS WILL BE ISSUED FOR EITHER OF THE LOTS UNTIL ALL REQUIRED TESTING IS COMPLETED AND ALL REQUIRED PERMITS ARE OBTAINED.
14. CALL BEFORE YOU DIG PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL "PA1 CALL SYSTEMS, INC." 1-800-242-1776.

- SOILS TYPES:**
- ChA - CHENANGO GRAVELLY LOAM, 0 TO 3% SLOPES
  - Mg - MINE DUMP
  - Mh - MINE DUMP, BURNED
  - Mm - MINE WASH
  - Ps - POPE SOILS

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 EXETER BOROUGH ARE IN COMPLIANCE. THE ERROR OF CLOSURE FOR THIS SURVEY DOES NOT EXCEED ONE FOOT (1') IN TEN THOUSAND FEET (10,000').

GLENN L. JOHNSON, P.L.S.

LUZERNE COUNTY PLANNING COMMISSION

EXETER BOROUGH PLANNING COMMISSION APPROVAL

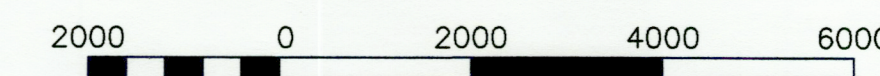
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DATA:**

- TAX MAP - 16-E11NW4-10A-014
- TOTAL TRACT AREA - 11.71 ACRES +/-
- 509,987 SQ.FT. +/-
- LOT #1 AREA - 8.55 ACRES +/-
- 372,592 SQ.FT. +/-
- LOT #2 AREA - 3.16 ACRES +/-
- 137,395 SQ.FT. +/-
- NUMBER OF LOTS - 1 INTO 2
- ZONING DISTRICT - I-1
- MINIMUM LOT SIZE - 40,000 SQ. FT.
- BUILDING SETBACKS: FRONT = 30'
- REAR = 30'
- SIDE = 20'



LOCATION MAP



SCALE: 1" = 2000'

PIN CERT. STAMP AREA

OWNERS:  
VALENTI REALTY, LLC  
993 SUNRISE DRIVE  
PITTSBURGH, PA 15236

SOURCE OF TITLE:  
DB 3002 PG 159309

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

AGENT FOR VALENTI REALTY, LLC \_\_\_\_\_ DATE \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LUZERNE

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2024, BEFORE ME \_\_\_\_\_ 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 PURPOSE THEREIN CONTAINED.

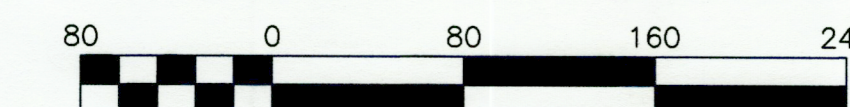
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY SEAL

**REFERENCE:**

1. "MAR-VAL INDUSTRIES, INC." SURVEY BY MICHAEL PASONICK, P.L.S. RECORDED IN LUZERNE COUNTY MAP BOOK 45 AT PAGE 25.
2. "ANTHONY JOHN OLIVERI SUBDIVISION" SURVEY BY RONALD B. MATTHEWS, P.L.S. RECORDED IN LUZERNE COUNTY MAP BOOK 62 AT PAGE 63.
3. "ST. CECILIA'S CEMETERY" SURVEY BY CHRISTOPHER S. VINCELLI, P.L.S. RECORDED IN LUZERNE COUNTY MAP BOOK 283 AT PAGE 73.
4. "MINOR SUBDIVISION FOR MAR-VAL INDUSTRIES, INC." SURVEY BY RUSSEL L. BILBY, P.L.S. RECORDED IN LUZERNE COUNTY MAP BOOK 145 AT PAGE 28.
5. "LANDS TO BE CONVEYED BY MAR-VAL INDUSTRIES TO RICHARD A. MURAWSKI" SURVEY BY MICHAEL PASONICK, P.L.S. ATTACHED TO THAT DEED RECORDED IN LUZERNE COUNTY DEED BOOK 2241 AT PAGE 996.
6. "MAR-VAL INDUSTRIES, INC." SURVEY BY STANLEY M. SOWA, JR., P.L.S. DATED DECEMBER 1998. UNRECORDED.
7. VARIOUS OTHER SURVEYS PERFORMED BY GLENN L. JOHNSON, P.L.S. AS WELL AS OTHER PROFESSIONALS.

SCALE: 1" = 80'



NO.	DESCRIPTION OF REVISION	DRAWN	DATE	CHECKED
<b>MINOR SUBDIVISION - FINAL PLAN</b> <b>VALENTI REALTY, LLC SUBDIVISION</b> EXETER BOROUGH LUZERNE COUNTY PENNSYLVANIA				
<b>GLENN JOHNSON &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS		1226 MEEKER ROAD DALLAS, PENNSYLVANIA 18612 (570) 477-2368 PHONE gjassoc1@gmail.com		
GLENN L. JOHNSON, P.L.S. PROFESSIONAL LAND SURVEYOR PA LIC. SU-026141-E		SCALE: 1"=80' DRAWN BY: DZ-LW SHEET 1 OF 1	DATE: 2-14-2024 P.L.N. 16-E11NW4-10A-014 DWG. NO. 24-16-03	
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