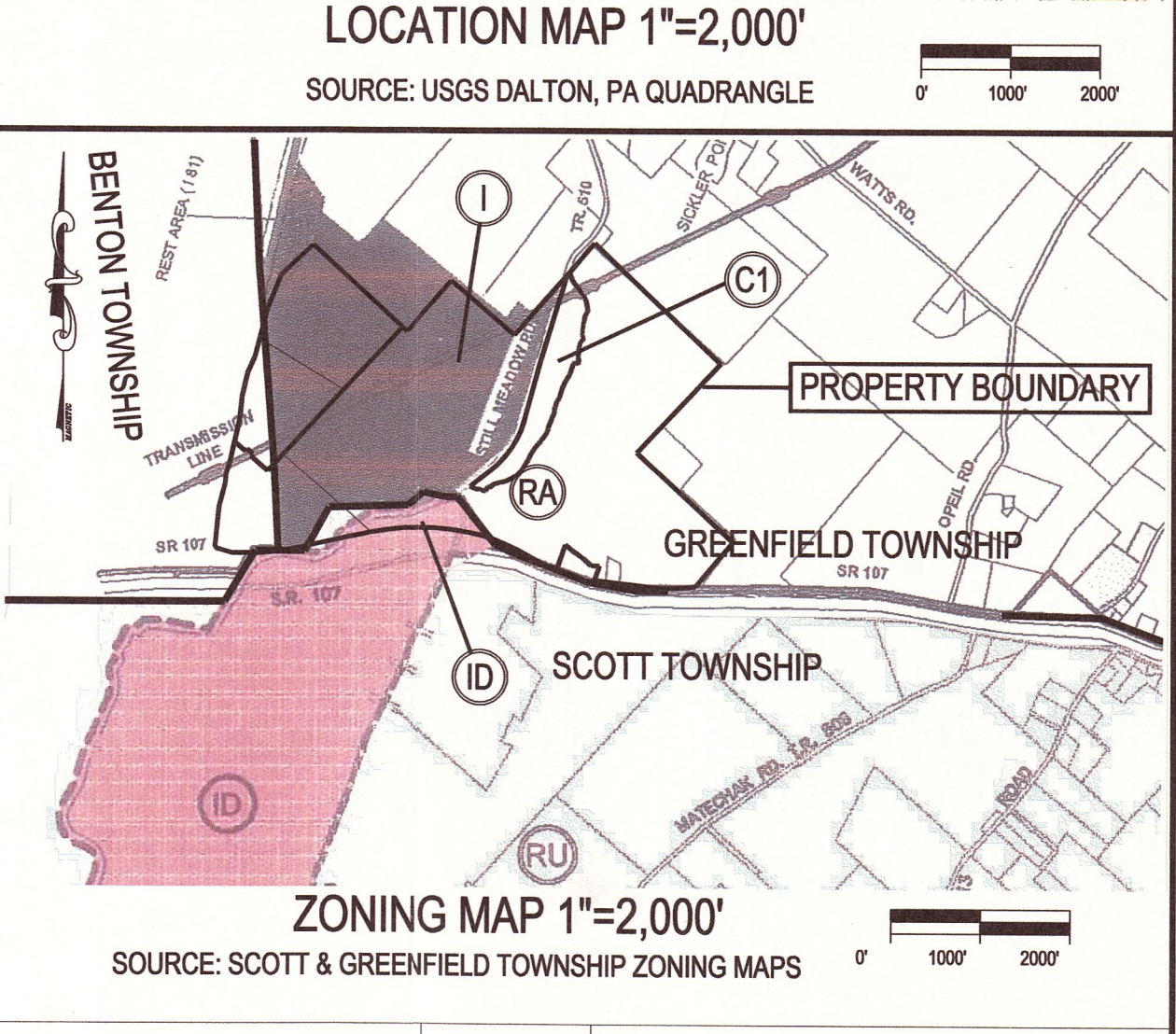
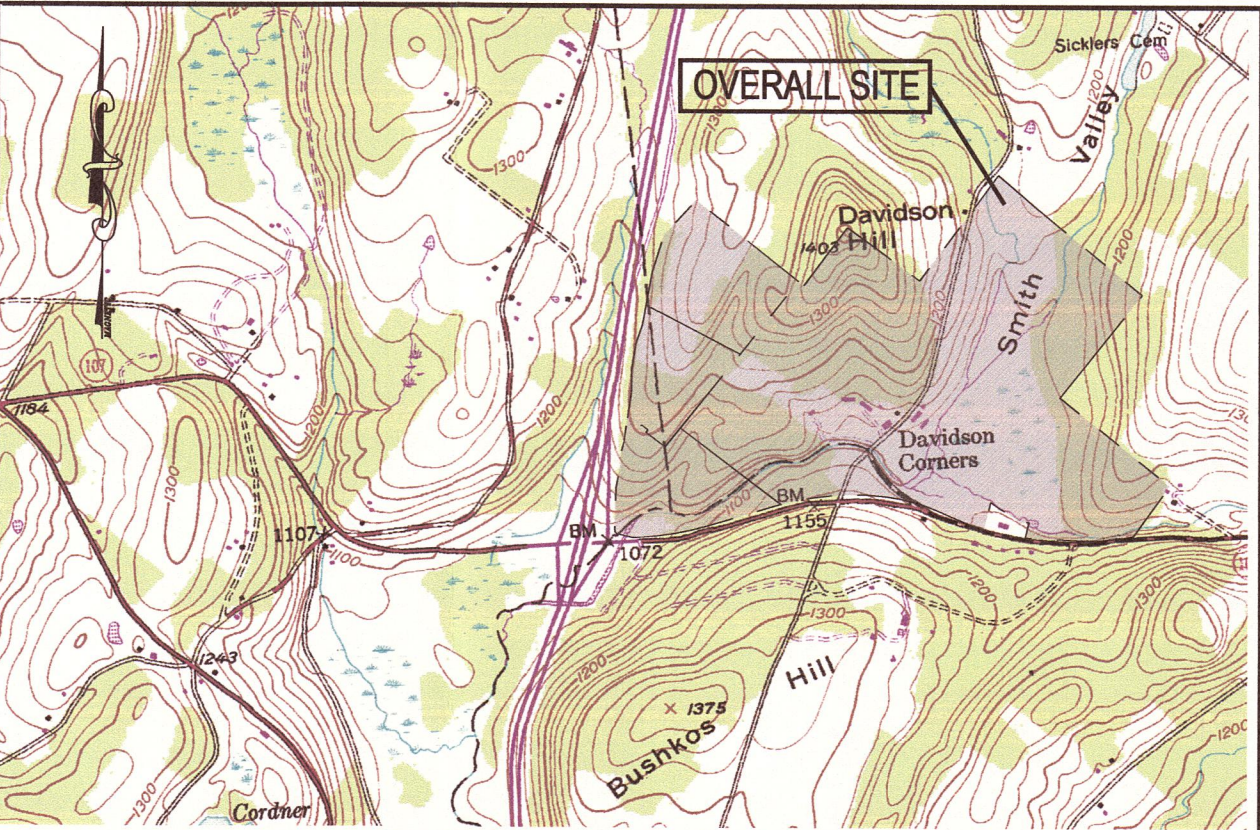




SURVEYING ENGINEERING CONSTRUCTION  
 P.O. Box 28  
 TAYLOR, PA 18517  
 (570) 909-9290  
 WWW.SSG-PA.COM

No.	Date	Revision
1	10/16	UPDATE ZONING MAP PER KIDDER TOWNSHIP COMMENT.



ZONING DISTRICT	SCOTT TOWNSHIP		GREENFIELD TOWNSHIP	
	ID	INDUSTRIAL	RA / C1	COMMERCIAL DISTRICT
MINIMUM LOT AREA (ACRES):	1	1	2	1
MINIMUM AVG LOT WIDTH (FT.):	150	150	150	150
MINIMUM AVG LOT DEPTH (FT.):	150	150	150	150
MINIMUM FRONT YARD (FT.):	50	50	50	50
MINIMUM REAR YARD (FT.):	25	40	50	40
MINIMUM SIDE YARD (FT.):	25	30	30	30
MAXIMUM BUILDING HEIGHT (FT.):	35	35	35	35
MAXIMUM LOT COVERAGE (%):	50	30	15	30

- NOTES**
- THE PURPOSE OF THIS SUBDIVISION IS TO RECONFIGURE 4 EXISTING ADJOINING PARCELS INTO 3 NEW LOTS. LOT 1 WILL CONSIST OF ALL LANDS LYING WEST OF STILL MEADOW ROAD AND CONTAIN 188.476 ACRES LOCATED ENTIRELY WITHIN AN INDUSTRIAL ZONING DISTRICT. LOT 2 & 3 WILL CONSIST OF ALL LANDS LYING EAST OF STILL MEADOW ROAD, EACH CONTAINING 74.85 ACRES LOCATED WITHIN A RURAL AGRICULTURE AND COMMERCIAL ZONING DISTRICT.
  - THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BETWEEN MAY 2016 AND SEPTEMBER, 2016.
  - HORIZONTAL DATUM IS BASED ON THE PA STATE PLANE COORDINATE SYSTEM.
  - ELEVATIONS & CONTOURS ARE BASED ON PASDA DATA WHICH HAS BEEN SPOT CHECKED IN THE FIELD AND IS ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - THE FLOOD PLAIN AREA FOR THIS PARCEL HAS BEEN DEPICTED ON THE PLAN. COMMUNITY PANEL NO: 422456 0005 B EFFECTIVE DATE: JULY 16, 1990 COMMUNITY PANEL NO: 421757 0005 A EFFECTIVE DATE: MAY 7, 1990
  - THE SITE IS NOT LOCATED WITHIN AN ACT 167 STORMWATER MANAGEMENT AREA.
  - THE SITE HAS NOT BEEN REVIEWED FOR WETLANDS. A WETLANDS REVIEW WILL BE REQUIRED PRIOR TO ANY LOT DEVELOPMENT.
  - ALL LOTS SHALL BE SERVED BY ON-LOT WELLS.
  - ALL LOTS SHALL BE SERVED BY ON-LOT SEPTIC SYSTEMS. INDIVIDUAL OWNERS OF LOTS MUST APPLY TO THE TOWNSHIP(S) FOR A SEWAGE PERMIT PRIOR TO THE CONSTRUCTION OF ANY ON-LOT SEWAGE DISPOSAL SYSTEM.
  - IN GRANTING THIS APPROVAL THE TOWNSHIP(S) HAVE NOT CERTIFIED OR GUARANTEED THE FEASIBILITY OF THE INSTALLATION OF ANY TYPE OF WELL OR SEWAGE DISPOSAL SYSTEM ON ANY INDIVIDUAL LOT SHOWN ON THIS PLAN.
  - NO IMPROVEMENTS ARE BEING PROPOSED WITH THIS SUBDIVISION. THE OWNER ACKNOWLEDGES THAT APPROVAL OF THIS SUBDIVISION PLAN BY GREENFIELD TOWNSHIP, SCOTT TOWNSHIP OR BENTON TOWNSHIP DOES NOT RELIEVE THE OWNER OF ITS OBLIGATION TO SUBMIT LAND DEVELOPMENT PLANS TO THE APPROPRIATE TOWNSHIP(S) FOR REVIEW AND APPROVAL PRIOR TO DEVELOPMENT.
  - HEART LAKE ROAD (SR 0107) IS A STATE HIGHWAY (FREE ACCESS) WITH A 60'-FT WIDE RIGHT-OF-WAY.
  - STILL MEADOW ROAD (T-510) IS A TOWNSHIP ROAD (FREE ACCESS) WITH A 33'-FT WIDE RIGHT-OF-WAY.
  - ALL EXISTING EASEMENTS ARE SHOWN. UNDERGROUND UTILITY LOCATIONS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. HOWEVER THE ACCURACY OF THE LOCATIONS CANNOT BE GUARANTEED.
  - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS, EITHER PROPOSED OR EXISTING TO A STATE, COUNTY, OR LOCAL ROAD PRIOR TO USAGE.
  - THIS SUBDIVISION REQUESTS A WAIVER FROM ARTICLE IV SECTION 404.1 PART A STATING THE SCALE MAXIMUM TO BE 1"=200', TO ADEQUATELY SHOW ENTIRE SUBDIVISION 1"=300' SCALE IS REQUIRED.
  - LOT 1 CONTAINS AN EXISTING CEMETERY EASEMENT, WHICH SHALL BE KEPT PROPERLY MAINTAINED.

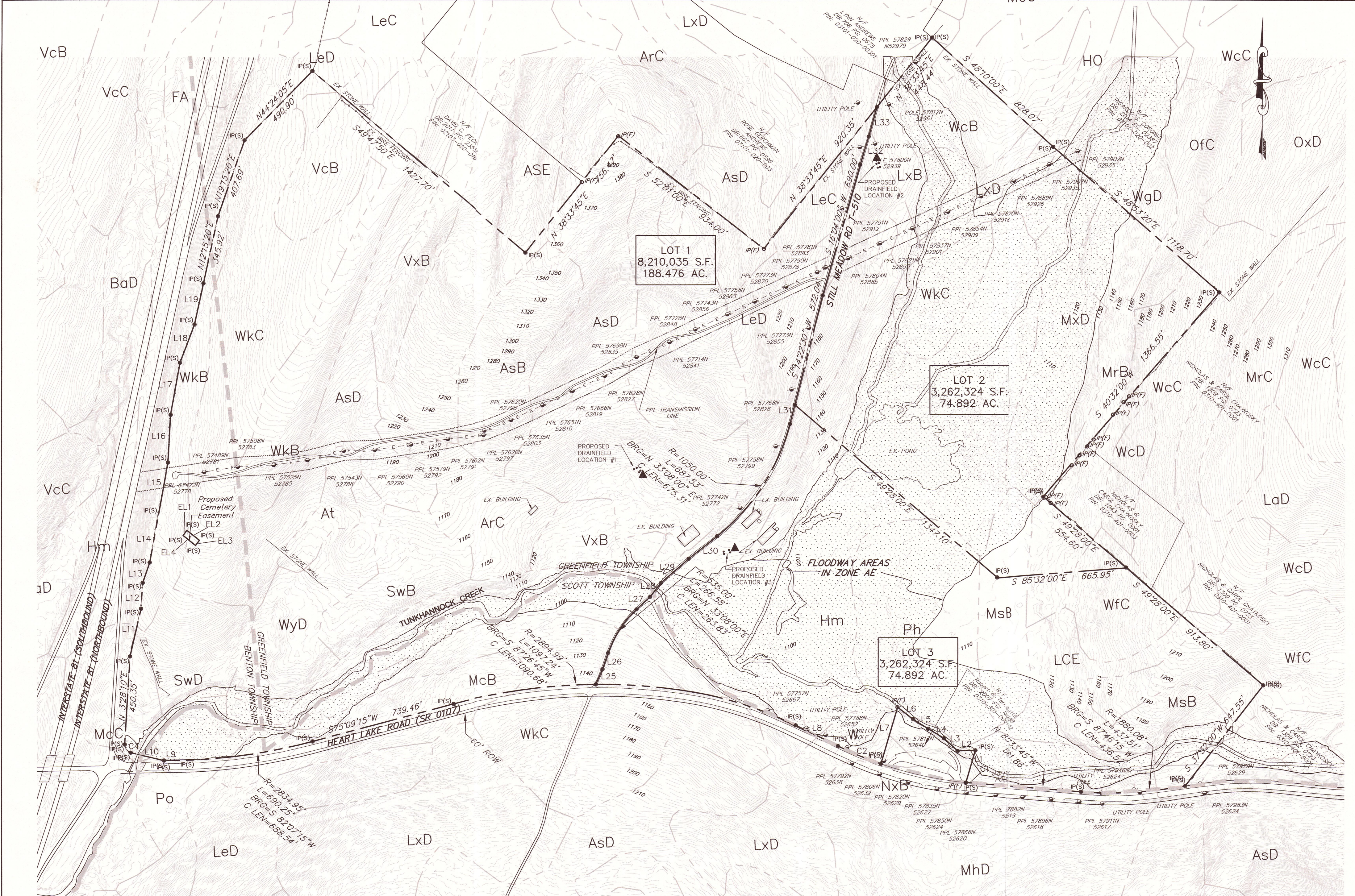
276495 201703521  
 Bk 6AM Page 8998 03/08/2017 11:08:49 AM  
 4 Pages 2 MAP  
 Evie Ratafko McNulty, Recorder Clerk: EN



Owner: **SCIENTIFIC LIVING INC. / WILHEIM REALTY CORP.**  
 Location: **EAST OF INTERSTATE 81 HEART LAKE & STILL MEADOW ROADS, GREENFIELD TOWNSHIP, SCOTT TOWNSHIP AND BENTON TOWNSHIP LACKAWANNA COUNTY, PENNSYLVANIA**

Drawing Description: **PROPOSED SUBDIVISION PLAN**

Date: 9 SEPT. 2016 Sheet: **S-2 (2 OF 2)**  
 Drawn By: BKE



**PROPERTY BOUNDARY LINE BEARINGS & DISTANCES**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 16°17'10" W	170.00'	L15	N 10°16'40" E	270.98'
L2	N 88°14'10" E	89.85'	L16	N 03°06'55" E	239.36'
L3	S 47°13'55" E	94.02'	L17	N 10°14'00" E	268.49'
L4	S 58°50'55" E	94.07'	L18	N 20°55'15" E	206.35'
L5	S 58°08'55" E	89.22'	L19	N 12°15'20" E	215.80'
L6	S 52°30'55" E	100.77'	L20	N 23°50'00" E	84.69'
L7	N 16°17'10" E	300.22'	L21	N 18°52'00" E	89.10'
L8	N 63°41'50" W	239.12'	L22	N 47°25'00" E	93.91'
L9	S 89°05'15" W	71.95'	L23	N 37°58'00" E	90.00'
L10	N 76°17'10" W	172.45'	L24	N 48°54'00" E	185.00'
L11	N 13°00'50" E	248.18'	L25	N 51°53'30" E	185.00'
L12	N 03°43'10" E	130.10'	L26	N 14°22'30" E	100.00'
L13	N 18°58'10" E	108.32'	L27	N 16°57'00" E	150.00'
L14	N 10°16'40" E	243.32'	L28	N 15°26'00" E	155.00'

**PROPERTY BOUNDARY CURVE BEARINGS & DISTANCES**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1880.08'	39.29'	39.29'	N 84°57'55" W	
C2	1880.08'	236.21'	236.05'	N 67°17'45" W	
C3	2895.00'	72.41'	72.41'	S 75°52'20" W	
C4	40.00'	55.68'	51.29'	N 36°24'30" W	

**CEMETERY EASEMENT BEARINGS & DISTANCES**

LINE	BEARING	DISTANCE
EL1	N 35°59'35" E	33.00'
EL2	S 51°00'30" E	81.18'
EL3	S 35°59'35" E	33.00'
EL4	S 51°00'30" E	81.18'

**PROPOSED LOTS**

PARCEL	ACRES
1	188.476
2	74.892
3	74.892
<b>TOTAL</b>	<b>338.260</b>

LACKAWANNA COUNTY REGIONAL PLANNING COMMISSION REVIEW  
 RECOMMENDED BY: GREENFIELD TOWNSHIP PLANNING COMMISSION  
 APPROVED BY: GREENFIELD TOWNSHIP SUPERVISORS

As per section 513 of The Pennsylvania Municipalities Planning Code, Act 247 (as amended by Act 170) the LACKAWANNA COUNTY REGIONAL PLANNING COMMISSION has reviewed the plan bearing this stamp. This stamp does not constitute a recommendation for approval from the LCRCPC and is done in accordance with the provisions for recording of plans and deeds as contained in the Act.

1-12-17 3-8-17  
 Date Reviewed Date Signed LCRCPC Official

CHAIRMAN DATE  
 WITNESS DATE

**SURVEYORS CERTIFICATION**

THIS SUBDIVISION PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST OR WILL BE SET IN THE FIELD UPON APPROVAL OF THIS SUBDIVISION PLAN. ALL SURVEY REQUIREMENTS OF THE SCOTT TOWNSHIP SUBDIVISION ORDINANCE HAVE BEEN FULLY COMPLIED WITH UNLESS OTHERWISE NOTED.

SIGNATURE: *Vincent J. Stranch*  
 DATE: 6 Dec 2016

VINCENT J. STRANCH P.L.S.  
 License No. SU-041485-E

**OWNERS STATEMENT**

The undersigned being duly sworn according to law depose and say I am the owner of these properties, in peaceful possession of them, and that there are no suits pending affecting them.

OWNER: TRINITY BOLES  
 2145 HEART LAKE ROAD  
 SCOTT TOWNSHIP, PA 18433

NOTARIAL SEAL  
 BRUCE A. BANCARELLI NOTARY PUBLIC  
 CITY OF PECKVILLE, LACKAWANNA COUNTY  
 MY COMMISSION EXPIRES OCTOBER 27, 2020

STATE OF PENNSYLVANIA) SS  
 COUNTY OF LACKAWANNA

On this 9th day of December 2016 before me, Notary Public, the undersigned officer, personally appeared *Trinity Boles*, 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.

