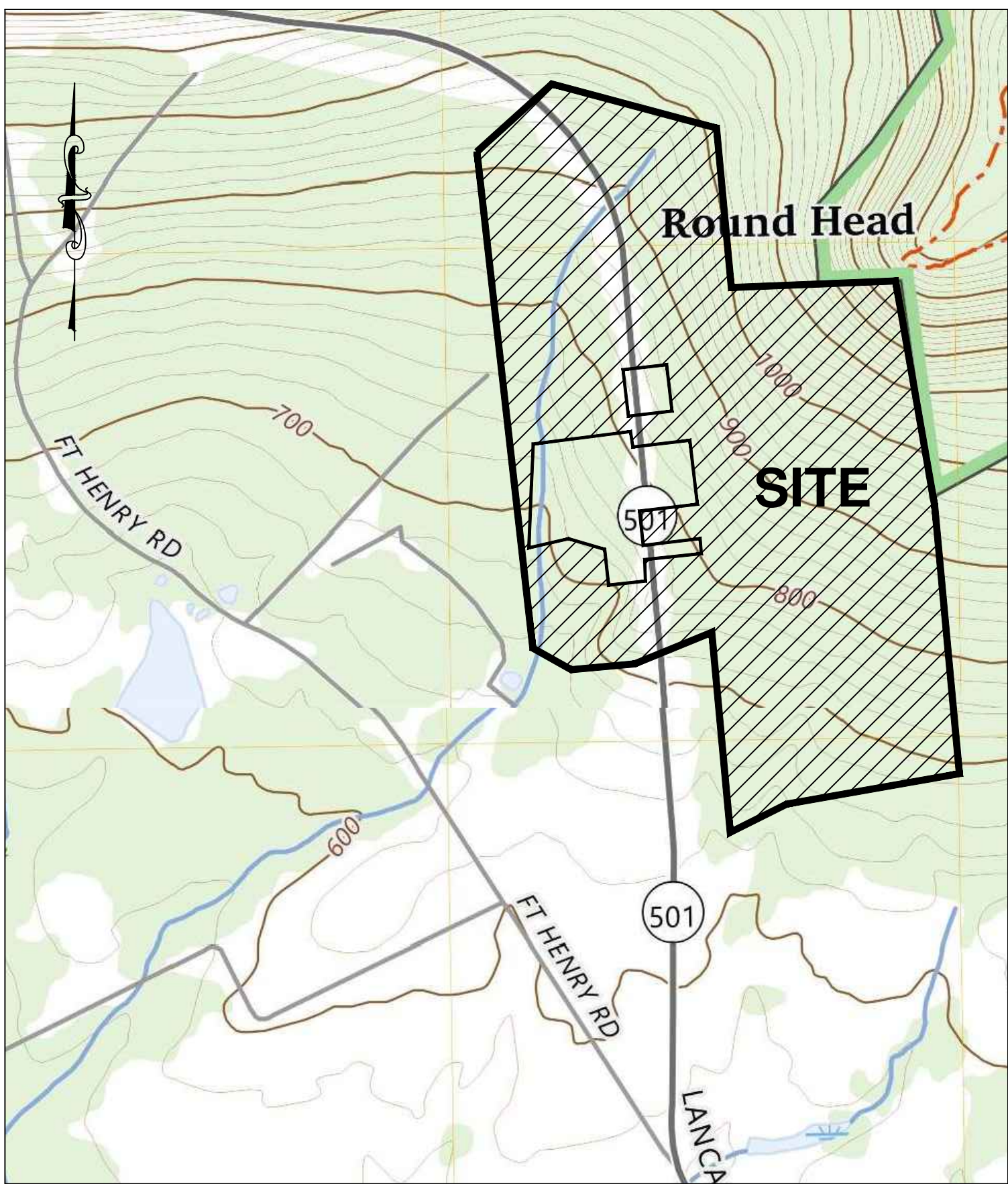


"ZIMMERMAN ANNEXATION"

BETHEL TOWNSHIP, BERKS COUNTY, PA

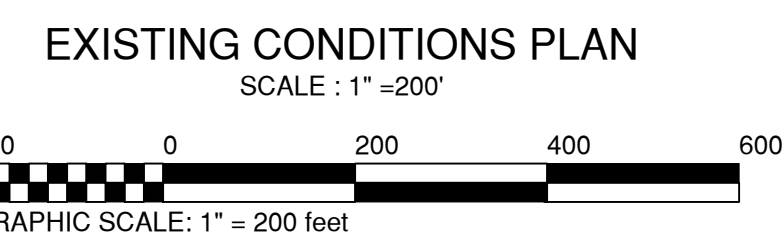


- ### GENERAL NOTES
- AREA SUMMARY (Tract 1):**
 - Existing Lot Area: 37.994 acres (gross)
 - Less Lot Addition "A": 14.819 acres (gross)
 - Resultant Lot Area (Lot 2): 23.175 acres (gross)
 - AREA SUMMARY (Tract 2):**
 - Existing Lot Area: 144.835 acres (gross)
 - Less Lot west of Rt. 501 to be consolidated with Lot Addition "A": 25.398 acres (gross)
 - Less Lot Addition "B": 0.455 acres (gross)
 - Less Lot Addition "C": 2.000 acres (gross)
 - Resultant Lot Area (Lot 3): 116.982 acres (gross)
 - AREA SUMMARY (A8):**
 - Existing Lot Area: 0.201 acres (gross)
 - Plus Lot Addition "C": 2.000 acres (gross)
 - Resultant Lot Area (A8): 2.201 acres (gross)
 - AREA SUMMARY (A19):**
 - Existing Lot Area: 0.910 acres (gross)
 - Plus Lot Addition "B": 0.455 acres (gross)
 - Resultant Lot Area (A19): 1.365 acres (gross)
 - AREA SUMMARY (Consolidated Lot 1):**
 - Lot Addition "A": 14.819 acres (gross)
 - Plus Lot west of Rt. 501: 25.398 acres (gross)
 - Resultant Lot Area: 40.217 acres (gross)

- TITLE:** The title to the area within the bounds of this survey is subject to easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search would disclose.
- DATUM:** HORIZONTAL / VERTICAL DATUM PA State Plane Grid NAD 1983 / NAVD 1988 (GEOID 18):
 - Based on Static GPS Observations made on March 14, 2024 and corrected using the JAVAD Post-Processing Service (DPOS).
 - Published distances are grid.
 - 3.3. Combined Grid to Ground Scale Factor: 1.00006806074122
- SITE IMPROVEMENTS:** are based on satellite imagery field-verified as of the survey date of March 14, 2024.
- UNDERGROUND UTILITIES:** DeVon R. Henne, P.L.S. Does not guarantee the accuracy of the locations, existence, or non-existence of subsurface utility structures shown on the plan nor is it guaranteed that all sub-surface structures are shown. Contractors shall verify the location and elevation of all underground utilities and structures prior to the start of work.
- TOPOGRAPHY:** 2-foot contour intervals based upon PAMAP LIDAR MAPPING (2008). A site-specific topographic survey is recommended prior to any construction related planning.
- SEWER & WATER:** Existing on-lot septic systems and wells.
- LOT ACCESS:** Direct road frontage with existing driveways.
- CLEAN & GREEN:** The parent tracts are subject to Clean and Green covenants since 1998 (Tract 1) and 1994 (Tract 2). Subdivision, development, and use of this property inconsistent with the provisions of Act 319 may incur rollback taxes, interest, and/or penalties. Owners shall contact the Berks County Assessment Office with questions concerning subdivision, development, and / or changes in use prior to recording any deeds relating to this subdivision: Berks County Assessment Office, Berks County Services Center 3rd Floor, 633 Court Street Reading, PA 19601. Phone: 610-478-6262
- SEQUENCE OF CONVEYANCE:** It is the intent of this plan that the recording of the deeds conveying Lot Addition "B" and Lot Addition "C" occur during separate calendar years in accordance with the "split-off" provisions of Act 319 (See Note 10 Clean & Green).

ADJOINER TABLE

A1	Kevin L. Boltz	Instr.# 2014-002141
A2	Lebanon Valley Motorcycle Club	Instr.# 2018-012492
A3	Michelle M. Sholl	Instr.# 2022-042192
A4	Crystal Miller & Matthew Miller	Instr.# 2021-027413 PBV 83-3
A5	Bert H. Nae	Instr.# 2021-029155 PBV 83-3
A6	Daniel Oberholtzer	Instr.# 2020-025556
A7	Evon A. Sholl & Michelle M. Sholl	RBV 2979, PG. 556 PBV 229-25
A8	John E. LeFever	Instr.# 2011-012043
A9	Robert W. Keller, III & Sara B. Keller	RBV 3066, PG. 84
A10	Stephen P. Glass	Instr.# 2023-024871
A11	Thomas L. Klonis & Cindy M. Klonis	RBV 5174, PG. 102
A12	Thomas L. Klonis	RBV 5023, PG. 13
A13	Theodore J. Major	Instr.# 2017-025894
A14	Jan L. Keeney & Keith H. Keeney	RBV 2861, PG. 1090
A15	Commonwealth of Pennsylvania State Game Commission	DGV 1710, PG. 317
A16	Nathan D. Belfnyder	Instr.# 2017-046284
A17	Kevin L. Boltz	Instr.# 2011-043298
A18	Richard C. Blott & Marlene E. Blott	DGV 1804, PG. 278 PBV 300-308
A19	Rick D. Weidman & Michele R. Weidman	RBV 2111, PG. 1624
A20	Blue Mountain Eagle Climbing Club & Wilderness Park Association	Instr.# 2016-015507
A21	Dale L. Gahman	RBV 3249, PG. 1638
A22	David J. Eisenstat & Ann L. Rucius	RBV 3280, PG. 258
A23	Donald C. Mehter & Elaine Mehter	DGV 1863, PG. 65
A24	Lester H. Felick & Kathy Felick	RBV 3540, PG. 542



PLAN ACKNOWLEDGMENT AND OFFER OF DEDICATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

On this, the _____ day of _____, 20____, before me, a Notary Public, the undersigned officer, personally appeared _____ who, being duly sworn according to law depose and say that he is the responsible party for the owners of the property shown on the attached plan, that the subdivision thereof was made of his direction, and that he acknowledges the same to be his act and plan and desires the same to be recorded as such according to law, and that all streets not heretofore dedicated are hereby dedicated to public use (except those areas labeled not offered for dedication).

John E. LeFever

NOTARY PUBLIC

PLAN ACKNOWLEDGMENT AND OFFER OF DEDICATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

On this, the _____ day of _____, 20____, before me, a Notary Public, the undersigned officer, personally appeared Michele R. Weidman, who, being duly sworn according to law depose and say that she is the responsible party for the owners of the property shown on the attached plan, that the subdivision thereof was made of her direction, and that she acknowledges the same to be her act and plan and desires the same to be recorded as such according to law, and that all streets not heretofore dedicated are hereby dedicated to public use (except those areas labeled not offered for dedication).

Michele R. Weidman

NOTARY PUBLIC

PLAN ACKNOWLEDGMENT AND OFFER OF DEDICATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS

On this, the _____ day of _____, 20____, before me, a Notary Public, the undersigned officer, personally appeared Lester S. Zimmerman, Dennis Zimmerman, Jay Zimmerman and LaVern Zimmerman, who, being duly sworn according to law depose and say that they are the responsible parties for the owners of the property shown on the attached plan, that the subdivision thereof was made of their direction, and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law, and that all streets not heretofore dedicated are hereby dedicated to public use (except those areas labeled not offered for dedication).

Lester S. Zimmerman Dennis Zimmerman Jay Zimmerman LaVern Zimmerman

NOTARY PUBLIC

BETHEL TOWNSHIP PLANNING COMMISSION
THE PLANNING COMMISSION OF
BETHEL TOWNSHIP, BERKS COUNTY, PENNSYLVANIA RECOMMENDED FOR APPROVAL
THE SUBDIVISION PLAN OF THE PROPERTY AS SHOWN HEREON.

BETHEL TOWNSHIP BOARD OF SUPERVISORS
AT A MEETING HELD ON _____ THE BOARD OF SUPERVISORS
OF BETHEL TOWNSHIP, BERKS COUNTY, PENNSYLVANIA APPROVED THE
SUBDIVISION PLAN OF THE PROPERTY AS SHOWN HEREON.

MUNICIPAL SEAL

CERTIFICATION OF ACCURACY
I hereby certify that the plan shown and described herein, as well as all bearings, bearings, and distances shown thereon, were measured and verified by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Pennsylvania and that I am duly sworn and qualified to perform the duties of a Professional Land Surveyor.

DeVon R. Henne, P.L.S. Date _____

COUNTY PLANNING RECORDER OF DEEDS

ZONING DISTRICT: EP (ENVIRONMENTAL PROTECTION DISTRICT)

MINIMUM REGULATIONS:

LOT AREA:	5 ACRES
LOT WIDTH (@ STREET LINE):	250 FEET
LOT WIDTH (@ BLDG. SETBACK LINE):	250 FEET
BUILDING SETBACK:	50 FEET
ONE SIDE YARD:	40 FEET
TOTAL SIDE YARD:	80 FEET
REAR YARD:	60 FEET

MAXIMUM REGULATIONS:

LOT COVERAGE:	10%
BUILDING HEIGHT:	35 FEET

CLEARED AREA:

Lot Area (Acres)	Maximum Amount
<= 5	20% of Lot Area
>5 - <=10	1 acre + 10% of Lot Area over 5 acres
>10 - <=50	1.5 acres + 5% of Lot Area over 10 acres
>50	3.5 acres + 1% of Lot Area over 50 acres

- ### LEGEND
- SYMBOLS & ABBREVIATIONS THAT MAY APPEAR ON THIS DRAWING**
- CONCRETE MONUMENT
 - PROPERTY CORNER (as labeled)
 - UTILITY POLE
 - GUY ANCHOR
 - MISC. POINT (as labeled)
 - BENCHMARK
 - EXISTING WELL
 - IRON PIN SET (5/8" Dia.Rebar w/cap)
 - ADJOINER DESIGNATION
- PROPERTY LINE**
R/W - ADJOINER BNDRY.
EDGE OF PAVING
EDGE OF GRAVEL
OVERHEAD UTILITY LINE
STORM SEWER
EDGE OF GRASS
FENCE
STREAM
FLOOD ZONE BOUNDARY
- UNDERGROUND UTILITIES**
G - GAS LINE
T - TELECOMMUNICATION LINE
W - WATER LINE
SS - SANITARY SEWER
E - ELECTRIC LINE

- ### ABBREVIATIONS
- Bdry = BOUNDARY
Con = CONCRETE
EM = EDGE OF MACADAM
EOG = EDGE OF GRAVEL
FV = FURNACE
G/L = ON-LINE
SF = SQUARE FEET
W.L.# = METLAND REFERENCE POINT
D.H. = DRILL HOLE
FF = IRON PIN FOUND
FND = FOUND
IPF = IRON PIN FOUND
IPS = IRON PIN SET (5/8" Dia.Rebar w/cap)
CMP = CONCRETE MONUMENT FOUND
CSP = CONCRETE FOUND
Spk = SPIKE
TBS = TO BE SET
MN = METALLIC NAIL
- DBV = DEED BOOK VOLUME
PBV = PLANNING BOOK VOLUME
INSTR.# = DEED INSTRUMENT NUMBER
PG. = PAGE
H/W = HUSBAND & WIFE
- GROSS = AREA INCLUDING R/W
NET = AREA EXCLUDING R/W
R/W = RIGHT OF WAY

TITLE SOURCE A19:

TAX PARCEL I.D. NO.: 30-0000-00-00-0193
BEING THE SAME PREMISES which Charles Pflueger and Margaret R. Pflueger, by deed dated December 15, 1989 and recorded in the Office for Recording Deeds in and for Berks County at Record Book Volume 2111, page 1624 granted and conveyed unto Rick D. Weidman and Michele R. Weidman, in fee.

And Rick D. Weidman departed this life on January 8, 2021.

- ### INTENT OF PLAN:
- LOT ADDITION "A": Extinguish the existing boundary line between Tract 1 and Tract 2 lying west of Lancaster Avenue to create Lot 1 through consolidation of Lot Addition "A" with the portion of Tract 2 lying west of Lancaster Avenue. Lot Addition "A" shall not be considered an independent lot.
 - LOT 2: The residue portion of Tract 1 on the eastern side of Lancaster Avenue will remain as an independent undeveloped lot for future resale as vacant land.
 - LOT 3: The residue portion of Tract 2 on the eastern side of Lancaster Avenue will remain as an independent undeveloped lot for future resale as vacant land.
 - LOT ADDITION "B": Consolidate Lot Addition "B" with land of Michele R. Weidman for lot enhancement and to resolve improvement encroachments. Lot Addition "B" shall not be considered an independent lot.
 - LOT ADDITION "C": Consolidate Lot Addition "C" with land of John E. LeFever for lot enhancement and to resolve improvement encroachments. Lot Addition "C" shall not be considered an independent lot.

DeVon R. Henne, PLS
PROFESSIONAL LAND SURVEYOR
Land Surveying and Title Research
133 Lakeside Road
Bermudez, Pa. 19606
PH: 610-488-9385

FINAL
MINOR SUBDIVISION
Lester S. Zimmerman, Dennis Zimmerman, Jay & LaVern Zimmerman
c/o LaVern Zimmerman
134 Michlers Road
Newmanstown, PA 17073
PH: (717)-272-7110

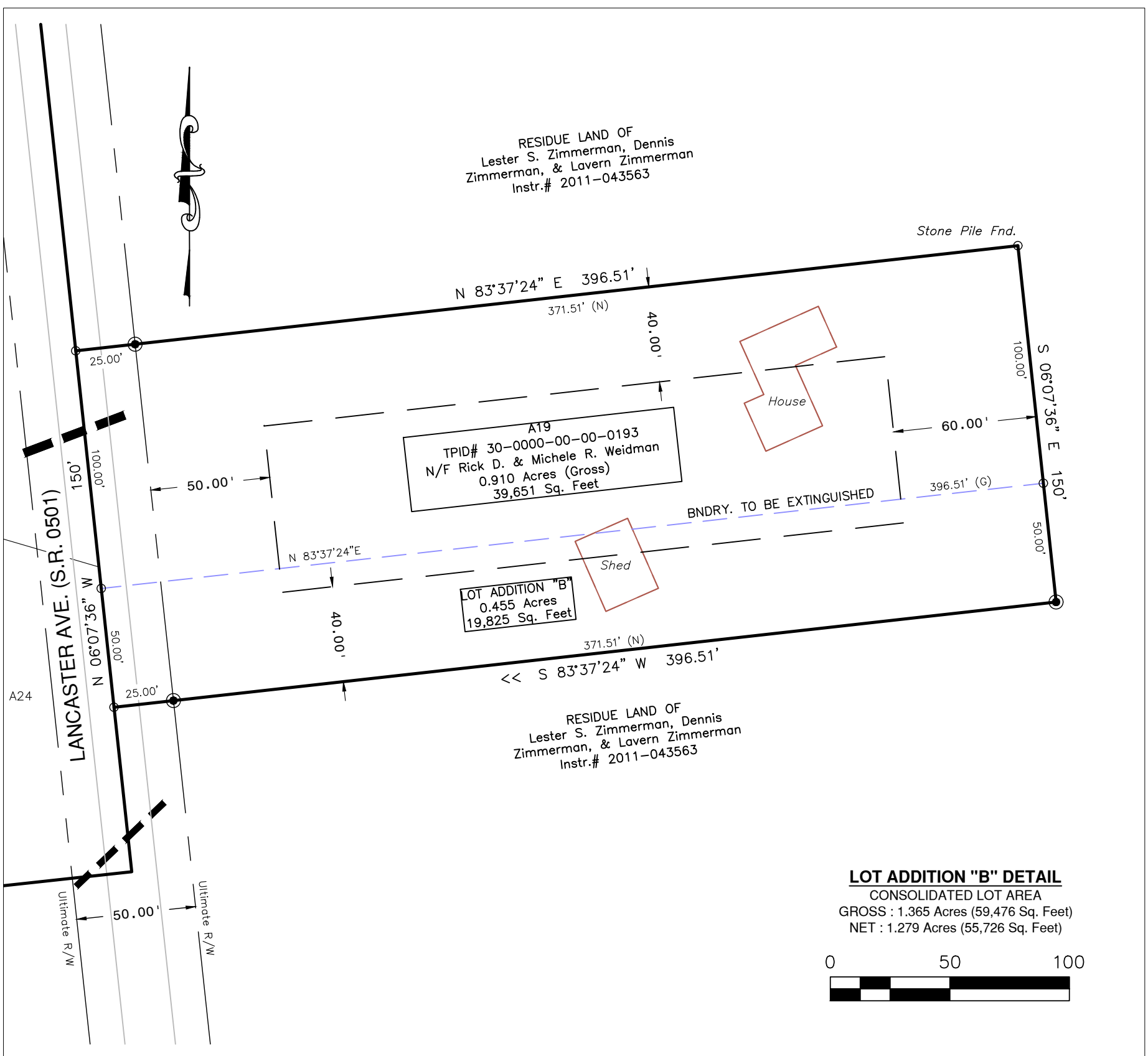
DATE	REVISION	BY	DATE

"ZIMMERMAN ANNEXATION"
SITUATION
BETHEL TOWNSHIP
BERKS COUNTY, PA

DATE: 2/28/2024
SCALE: AS NOTED
COMPUTER FILE: 11171.DWG
PROJECT NO.: 11171
SHEET TITLE: TITLE SHEET
SHEET NO.: 1 OF 3



LANCASTER AVE. ULTIMATE R/W (50' WIDE)		
Course	Bearing	Distance
L1	N 06°07'36" W	513.73
L2	N 06°07'36" W	50.00
L3	N 06°07'36" W	100.00
L4	N 06°07'36" W	183.23
L5	N 06°07'36" W	450.25
L6	N 06°07'36" W	198.87
L7	N 06°07'36" W	390.00
L8	N 06°07'36" W	464.79
L9	N 06°07'36" W	175.21
L10	Rd: 1504.90'	A: 842.25'
	Rd: 632.47'	CA: 50'x14'01"
	Chd: N 22°09'36" E	831.36'
L11	Rd: 1480.00'	A: 330.51'
	Tan: 145.71'	CA: 10'x55'93"
	Chd: N 43°22'03" E	330.06'
L12	S 80°50'00" W	52.25'
L13	Rd: 1780.00'	A: 326.19'
	Tan: 182.55'	CA: 10'x29'56"
	Chd: S 43°26'38" E	325.73'
L14	Rd: 1434.00'	A: 374.22'
	Tan: 418.11'	CA: 32'x41'01"
	Chd: S 22°09'36" E	803.68'
L15	S 06°07'36" E	1019.85'
L16	S 06°07'36" E	931.64'
L17	S 06°07'36" E	485.37'



LEGEND

CONCRETE MONUMENT
 PROPERTY CORNER (as labeled)
 UTILITY POLE
 GUY ANCHOR
 MISC. POINT (as labeled)
 BENCHMARK
 EXISTING WELL
 IRON PIN SET (5/8" Dia.Rebar w/cap)
 ADJONER DESIGNATION

PROPERTY LINE
 R/W - ADJONER BNDY.
 EDGE OF PAVING
 SOIL BOUNDARY
 OVERHEAD UTILITY LINE
 STORM SEWER
 EDGE OF GRAVEL
 FENCE
 STREAM
 FLOOD ZONE BOUNDARY

UNDERGROUND UTILITIES
 GAS LINE
 TELECOMMUNICATION LINE
 WATER LINE
 SANITARY SEWER
 ELECTRIC LINE

ABBREVIATIONS
 Bndry = BOUNDARY
 Con = CONCRETE
 Edm = EDGE OF MACADAM
 Edc = EDGE OF GRAVEL
 Inv = POWER
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 IRP = IRON PIN FOUND
 IRP# = IRON PIN SET (#" Dia.Rebar w/cap)
 MCF = METEORIC FOUND
 CMP = CONCRETE MONUMENT FOUND
 CMS = CONCRETE MONUMENT SET
 Sps = SPIKE
 St = STONE
 TBS = TO BE SET
 MN = MAGNETIC NAIL

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 Land Surveying and Title Research
 133 Lakeside Road
 Berwyn, Pa. 19606
 Ph: 610-485-5785

FINAL MINOR SUBDIVISION
 Lester S. Dennis, Jay & LaVern Zimmerman
 c/o LaVern Zimmerman
 134 Michlers Road
 Newmans town, PA 17073
 PH: (717)-872-7110

DATE	REVISION	DESCRIPTION

"ZIMMERMAN ANNEXATION"
 SITUATION
 BETHEL TOWNSHIP
 BERKS COUNTY, PA

DATE: 2/28/2024
 SCALE: AS NOTED
 COMPUTER FILE: 11171.DWG
 PROJECT NO.: 11171
 SHEET TITLE: SUBDIVISION PLAN
 SHEET NO.: 2 OF 3



LANCASTER AVE. ULTIMATE R/W (50' WIDE)

Course	Bearing	Distance
L1	N 00°07'36" W	513.73'
L2	N 00°07'36" W	50.00'
L3	N 00°07'36" W	100.00'
L4	N 00°07'36" W	100.00'
L5	N 00°07'36" W	400.54'
L6	N 00°07'36" W	198.83'
L7	N 00°07'36" W	300.00'
L8	N 00°07'36" W	494.73'
L9	N 00°07'36" W	175.21'
L10	Reb: 1504.90'	At: 842.38'
	Tan: 432.47'	CA: 32°04'01"
L11	Reb: 1800.00'	At: 891.36'
	Tan: 169.71'	CA: 10°20'53"
L12	Reb: 1800.00'	At: 330.96'
	Tan: 169.71'	CA: 10°20'53"
L13	Reb: 1800.00'	At: 330.96'
	Tan: 169.71'	CA: 10°20'53"
L14	Reb: 1800.00'	At: 330.96'
	Tan: 169.71'	CA: 10°20'53"
L15	N 00°07'36" E	1019.45'
L16	S 00°07'36" E	931.64'
L17	S 00°07'36" E	465.32'

LEGEND

- CONCRETE MONUMENT
- PROPERTY CORNER (as labeled)
- UTILITY POLE
- WOOD ANCHOR
- MISC. POINT (as labeled)
- BENCHMARK
- EXISTING WELL
- IRON PIN SET (5/8" Dia.Rebar w/ Cop)
- ADJOINER DESIGNATION

PROPERTY LINE
R/W - ADJOINER BNDRY.
EDGE OF PAVING
STOL BOUNDARY
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ABBREVIATIONS
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BETHEL TOWNSHIP
BERKS COUNTY, PA

DATE 2/28/2024
SCALE AS NOTED
COMPUTER FILE 11171.DWG
PROJECT NO. 11171
SHEET TITLE SUBDIVISION PLAN
SHEET NO. 3 OF 3