

OWNERS STATEMENT OF INTENT

It is hereby certified that The Kathryn M. Fleming Family Irrevocable Trust has legal or equitable title to the land shown hereon.

Owner _____

Owner _____

Who being duly sworn according to law, depose and say that they are the owners of the property shown on this plan, and that they acknowledge the act and deed, and desire the same to be recorded as such, according to the law.

Witness my hand and Notarial Seal, the day of _____, 2025 the above signed.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF HUNTINGDON

HUNTINGDON CO. PLANNING COMM. REVIEW CERTIFICATE

THE HUNTINGDON COUNTY PLANNING COMMISSION REVIEWED THIS PLAN ON 01/20/2025, AS REQUIRED BY THE PA. MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED. A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE HUNTINGDON COUNTY PLANNING COMMISSION. THE COMMISSION DOES NOT REPRESENT OR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

PLAN TRACKING NUMBER _____ CHAIR or DESIGNATED REP _____

APPROVAL OF BRADY TOWNSHIP SUPERVISORS

This day _____ of _____, 2025.

Chairman _____

Secretary _____

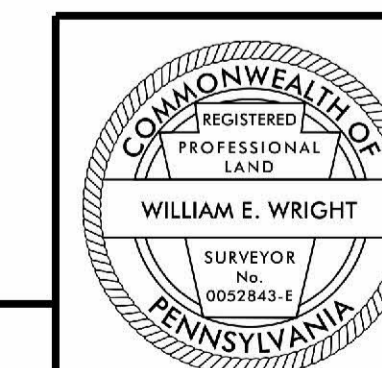
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR HUNTINGDON COUNTY.

This day _____ of _____, 2025.

Instrument # _____

NARRATIVE: This plan proposes to create Lots 2, 3, and 4 each for a single-family residence to be served by on-lot sewage disposal and private well. This plan also proposes to create Lot Addition A to be added onto Lot A. Lot A has an existing residence served by on-lot sewage disposal and a private well. The residual tract, Lot 1, has two existing residences with no new development proposed.

Owner:
The Kathryn M. Fleming Family Irrevocable Trust
c/o Marilyn L. McCarl Trustee
43 Huey Street
Allensville, PA 17002
(717) 483-6419

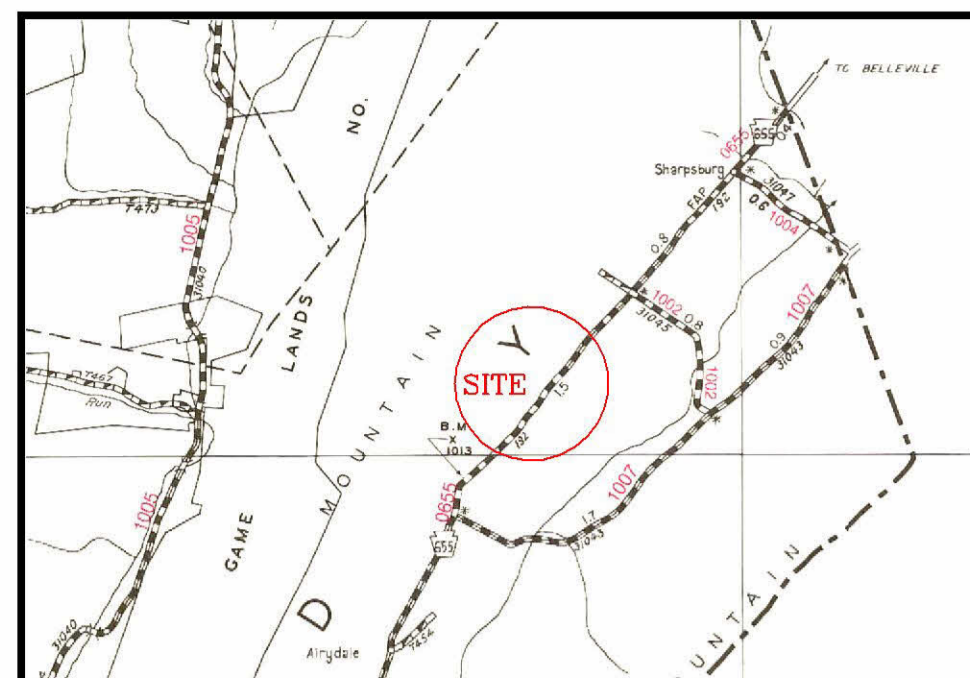


Subdivision Plan for

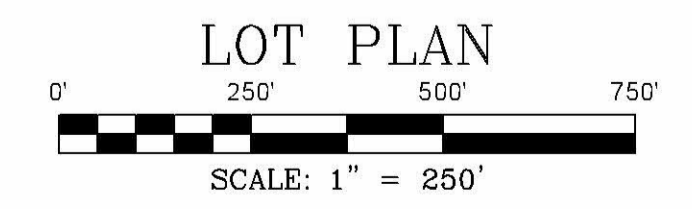
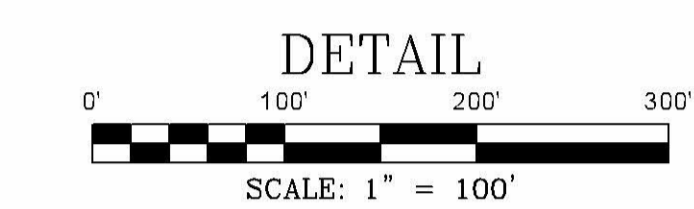
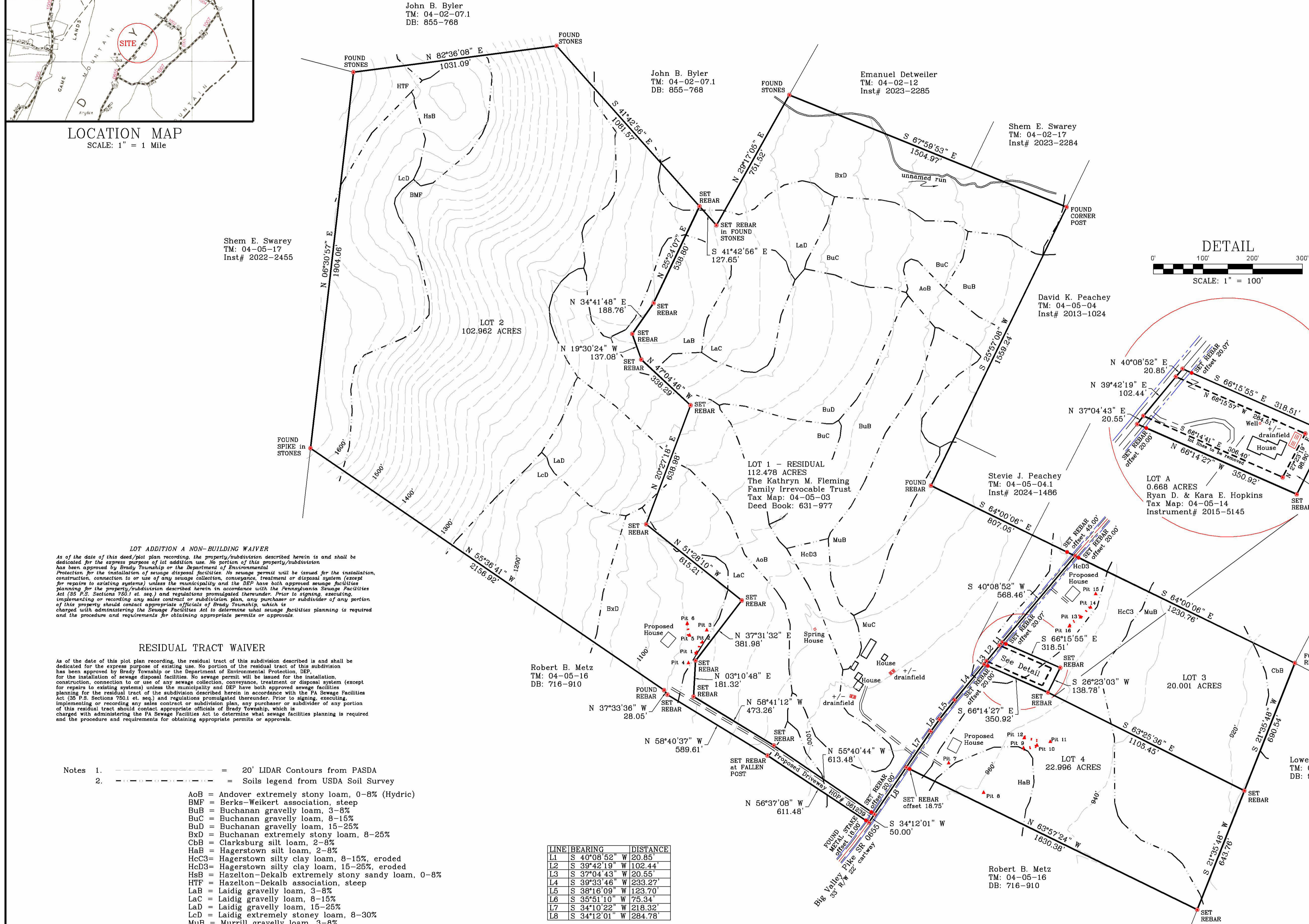
The Kathryn M. Fleming Family Irrevocable Trust

Brady Township, Huntingdon County, PA Jan. 9, 2025

Wright Land Surveying P.O. Box 1028 Lewistown, PA 17044 (717) 248-2517



LOCATION MAP
SCALE: 1" = 1 Mile



LINE	BEARING	DISTANCE
L1	S 40°08'52" W	20.85
L2	S 39°42'19" W	102.44
L3	S 37°04'43" W	20.55
L4	S 39°33'46" W	233.27
L5	S 38°16'09" W	123.70
L6	S 35°51'10" W	75.34
L7	S 34°10'22" W	218.32
L8	S 34°12'01" W	284.78

LOT ADDITION A NON-BUILDING WAIVER
As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of lot addition use. No portion of this property/subdivision has been approved by Brady Township or the Department of Environmental Protection, DEP, for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 7501 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Brady Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

RESIDUAL TRACT WAIVER
As of the date of this plot plan recording, the residual tract of this subdivision described is and shall be dedicated for the express purpose of existing use. No portion of this residual tract of this subdivision has been approved by Brady Township or the Department of Environmental Protection, DEP, for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 7501 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this residual tract should contact appropriate officials of Brady Township, which is charged with administering the PA Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

- Notes
1. - - - - - = 20' LIDAR Contours from PASDA
 2. - - - - - = Soils legend from USDA Soil Survey
- AoB = Andover extremely stony loam, 0-8% (Hydric)
 - BMP = Berks-Weikert association, steep
 - BuB = Buchanan gravelly loam, 3-8%
 - BuC = Buchanan gravelly loam, 8-15%
 - BuD = Buchanan gravelly loam, 15-25%
 - BxD = Buchanan extremely stony loam, 8-25%
 - CbB = Clarksburg silt loam, 2-5%
 - HsB = Hagerstown silty clay loam, 8-15%, eroded
 - HcC3 = Hagerstown silty clay loam, 15-25%, eroded
 - HsB = Hazelton-Dekalb extremely stony sandy loam, 0-8%
 - HTF = Hazelton-Dekalb association, steep
 - LaB = Laidig gravelly loam, 3-8%
 - LaC = Laidig gravelly loam, 8-15%
 - LaD = Laidig gravelly loam, 15-25%
 - LeD = Laidig extremely stony loam, 8-30%
 - MuB = Murrill gravelly loam, 3-8%
 - MuC = Murrill gravelly loam, 8-15%
3. - - - - - = Building Setback Line
 - Front = 30'
 - Side = 15'
 - Rear = 15'
 4. No wetlands or 100 year floodplains are mapped on this property.
 5. This property is enrolled in Clean & Green.



LOT 2
192.962 ACRES

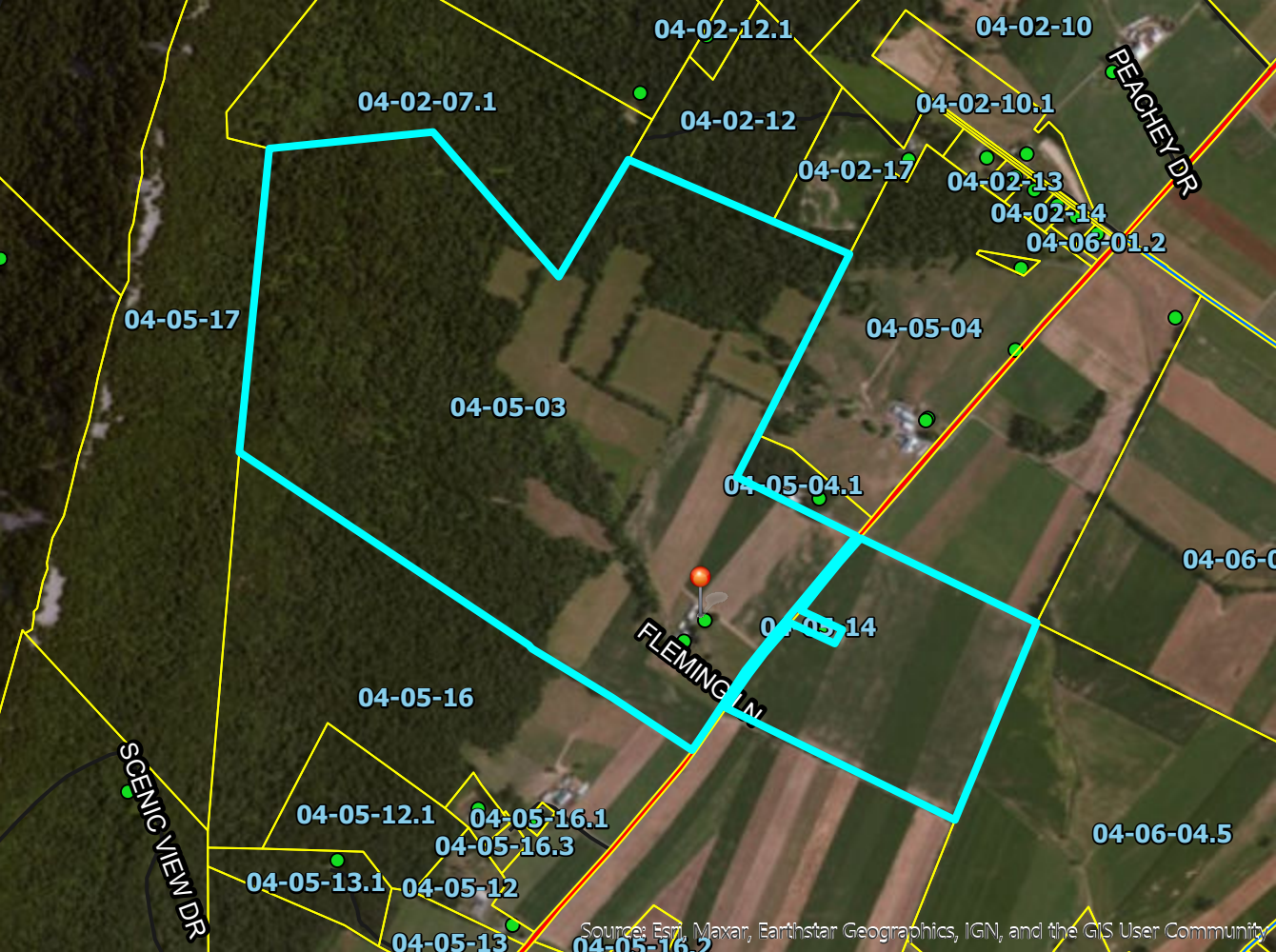
LOT 1 - RESIDUAL
122.478 ACRES
The Mathryn M. Fleming
Family Irrevocable Trust
Tax Map: 04-05-05
Deed Book: B31-077

LOT 3
20.001 ACRES

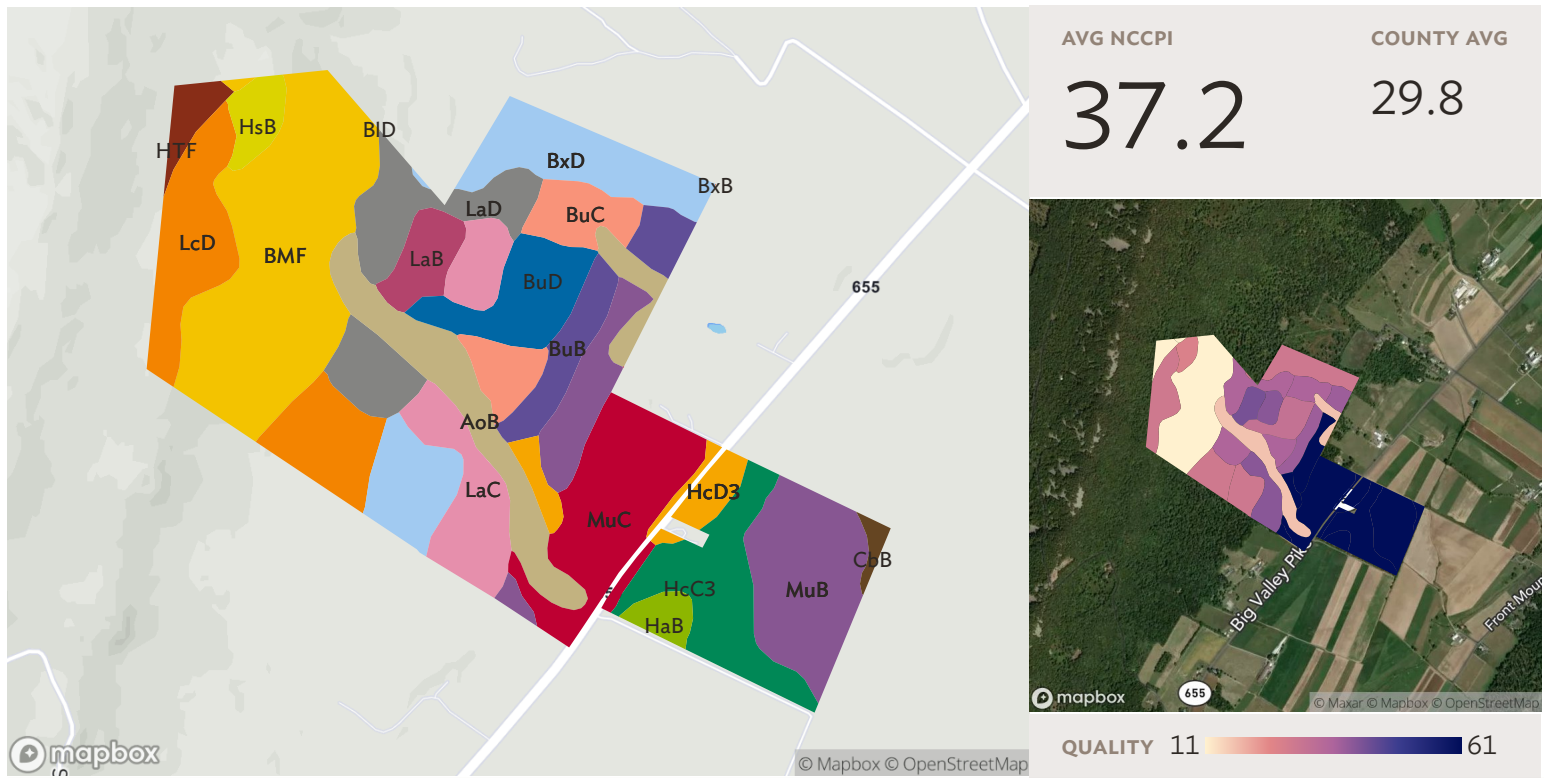
LOT 4
22.996 ACRES

0 250 500 750
SCALE: 1" = 250'

N
COURTESY



2 fields, 258 acres in Huntingdon County, PA



All fields

258 ac.

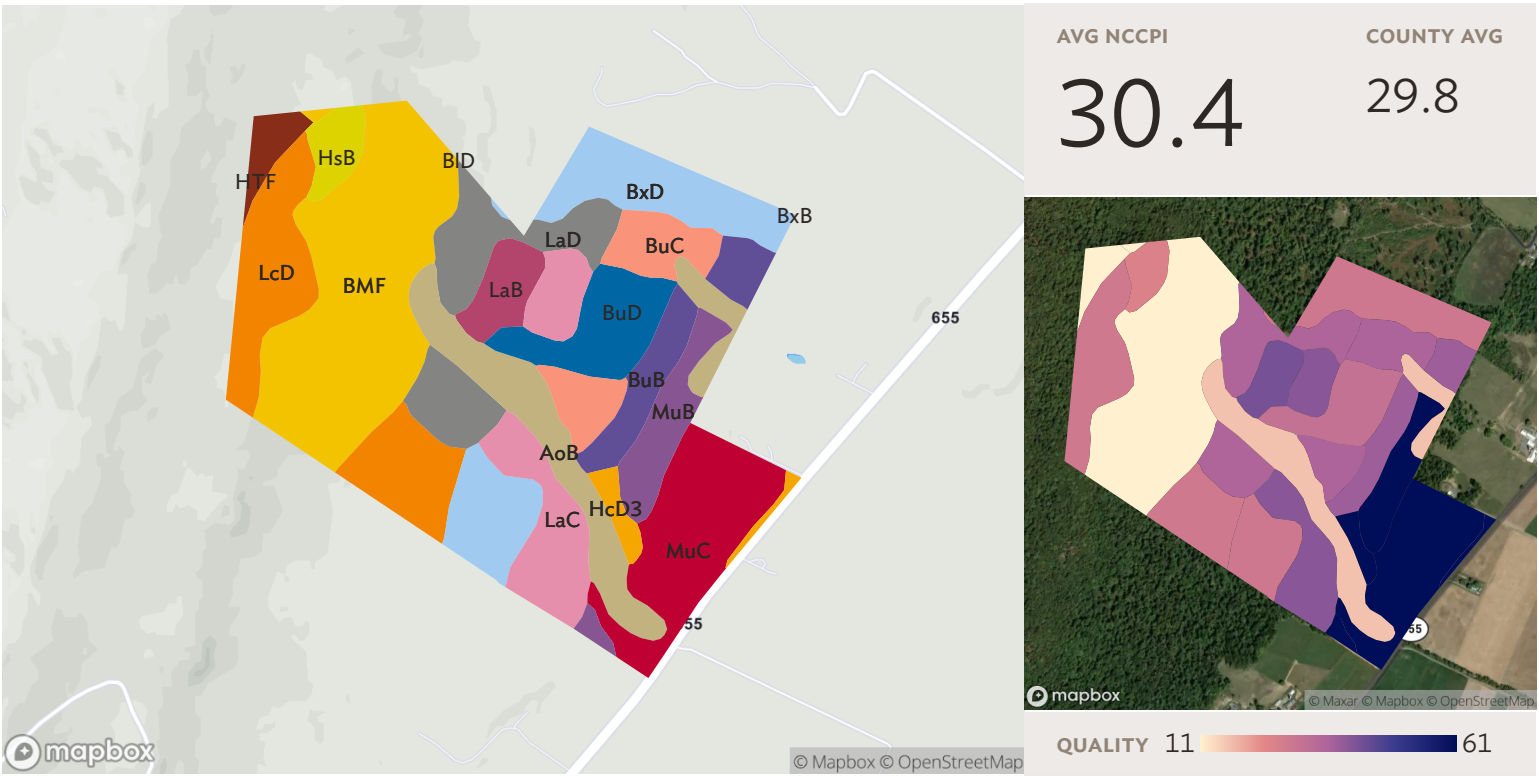
Source: NRCS Soil Survey

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BMF	Berks-Weikert association, steep	43.38	16.8%	7	7.2
MuB	Murrill gravelly loam, 3 to 8 percent slopes	27.63	10.7%	2	65.0
LcD	Laidig extremely stony loam, 8 to 30 percent slopes	23.33	9.0%	7	28.2
BxD	Buchanan channery loam, 8 to 25 percent slopes, rubbly	22.40	8.7%	7	28.3
MuC	Murrill gravelly loam, 8 to 15 percent slopes	21.28	8.3%	3	61.8
AoB	Andover extremely stony loam, 0 to 8 percent slopes	18.57	7.2%	7	16.4
LaD	Laidig gravelly loam, 15 to 25 percent slopes	16.59	6.4%	4	35.3
HcC3	Hagerstown silty clay loam, 8 to 15 percent slopes, eroded	15.86	6.2%	4	79.6
LaC	Laidig gravelly loam, 8 to 15 percent slopes	15.73	6.1%	3	39.9

2 fields, 258 acres in Huntingdon County, PA

■	BuD	Buchanan channery loam, 15 to 25 percent slopes	10.86	4.2%	4	30.7
■	BuC	Buchanan channery loam, 8 to 15 percent slopes	10.34	4.0%	3	35.8
■	BuB	Buchanan gravelly loam, 3 to 8 percent slopes	9.78	3.8%	2	37.7
■	HcD3	Hagerstown silty clay loam, 15 to 25 percent slopes	6.04	2.3%	4	65.7
■	LaB	Laidig gravelly loam, 3 to 8 percent slopes	5.34	2.1%	2	41.9
■	HsB	Hazleton-Dekalb complex, 0 to 8 percent slopes, rubbly	3.98	1.5%	7	25.3
■	HTF	Hazleton-Dekalb association, steep	3.01	1.2%	7	6.3
■	HaB	Hagerstown silt loam, 3 to 8 percent slopes	2.65	1.0%	2	78.5
■	CbB	Clarksburg silt loam, 2 to 8 percent slopes	1.05	0.4%	2	64.7
■	BxB	Buchanan channery loam, 3 to 8 percent slopes, rubbly	0.00	0.0%	6	29.9
■	BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	0.00	0.0%	6	30.1
			257.84			37.2

2 fields, 258 acres in Huntingdon County, PA



AVG NCCPI

30.4

COUNTY AVG

29.8

Source: NRCS Soil Survey

Field 1

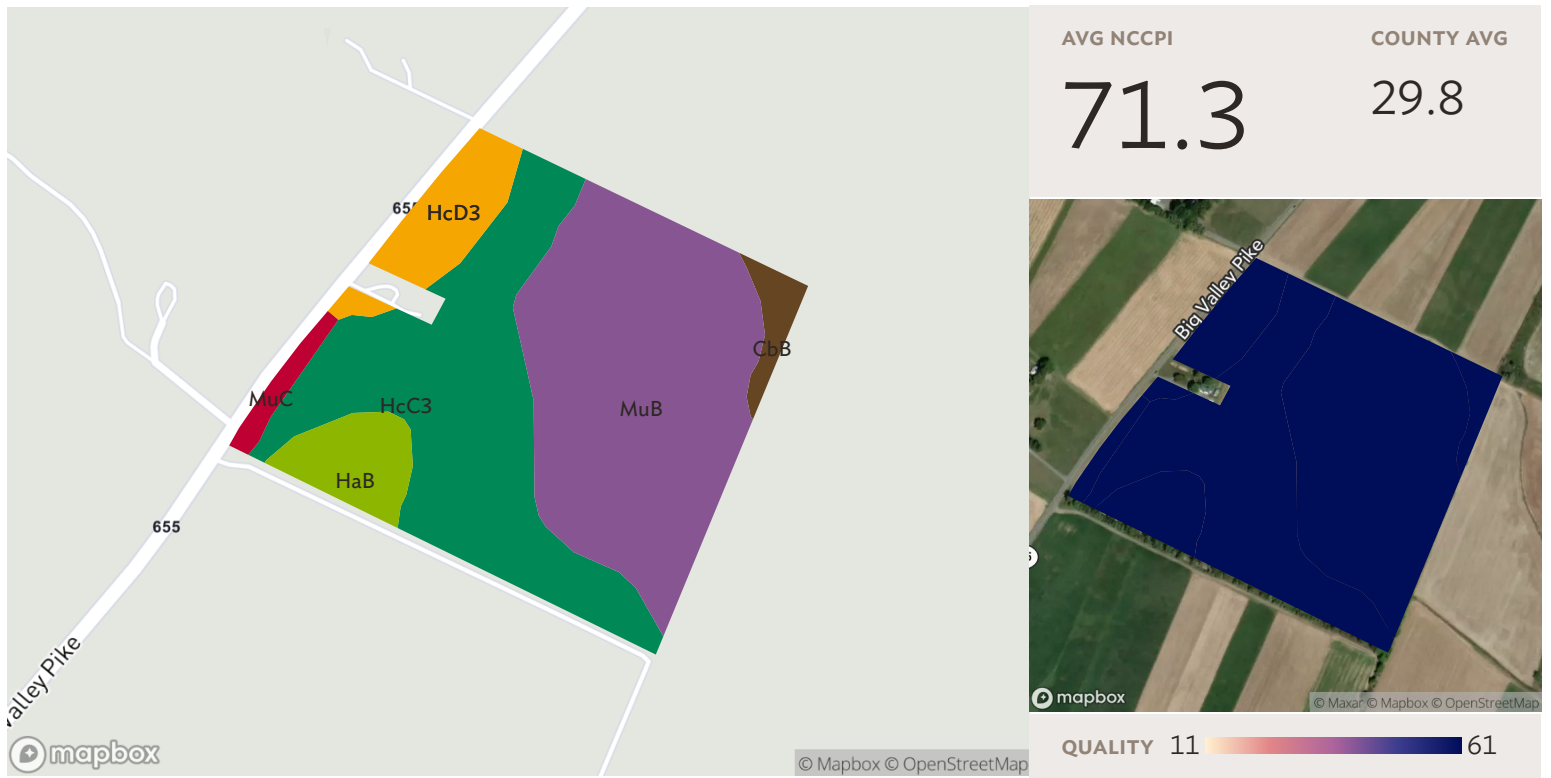
215 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
BMF	Berks-Weikert association, steep	43.38	20.2%	7	7.2
LcD	Laidig extremely stony loam, 8 to 30 percent slopes	23.33	10.8%	7	28.2
BxD	Buchanan channery loam, 8 to 25 percent slopes, rubbly	22.40	10.4%	7	28.3
MuC	Murrill gravelly loam, 8 to 15 percent slopes	20.47	9.5%	3	61.8
AoB	Andover extremely stony loam, 0 to 8 percent slopes	18.57	8.6%	7	16.4
LaD	Laidig gravelly loam, 15 to 25 percent slopes	16.59	7.7%	4	35.3
LaC	Laidig gravelly loam, 8 to 15 percent slopes	15.73	7.3%	3	39.9
BuD	Buchanan channery loam, 15 to 25 percent slopes	10.86	5.0%	4	30.7
BuC	Buchanan channery loam, 8 to 15 percent slopes	10.34	4.8%	3	35.8

2 fields, 258 acres in Huntingdon County, PA

■	BuB	Buchanan gravelly loam, 3 to 8 percent slopes	9.78	4.5%	2	37.7
■	MuB	Murrill gravelly loam, 3 to 8 percent slopes	8.60	4.0%	2	65.0
■	LaB	Laidig gravelly loam, 3 to 8 percent slopes	5.34	2.5%	2	41.9
■	HsB	Hazleton-Dekalb complex, 0 to 8 percent slopes, rubbly	3.98	1.8%	7	25.3
■	HTF	Hazleton-Dekalb association, steep	3.01	1.4%	7	6.3
■	HcD3	Hagerstown silty clay loam, 15 to 25 percent slopes	2.78	1.3%	4	65.7
■	BxB	Buchanan channery loam, 3 to 8 percent slopes, rubbly	0.00	0.0%	6	29.9
■	BID	Berks-Weikert channery silt loams, 15 to 25 percent slopes	0.00	0.0%	6	30.1
215.16						30.4

2 fields, 258 acres in Huntingdon County, PA



Field 2

Source: NRCS Soil Survey

43 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI	
MuB	Murrill gravelly loam, 3 to 8 percent slopes	19.03	44.6%	2	65.0	
HcC3	Hagerstown silty clay loam, 8 to 15 percent slopes, eroded	15.86	37.2%	4	79.6	
HcD3	Hagerstown silty clay loam, 15 to 25 percent slopes	3.26	7.6%	4	65.7	
HaB	Hagerstown silt loam, 3 to 8 percent slopes	2.65	6.2%	2	78.5	
CbB	Clarksburg silt loam, 2 to 8 percent slopes	1.05	2.5%	2	64.7	
MuC	Murrill gravelly loam, 8 to 15 percent slopes	0.81	1.9%	3	61.8	
					42.68	71.3