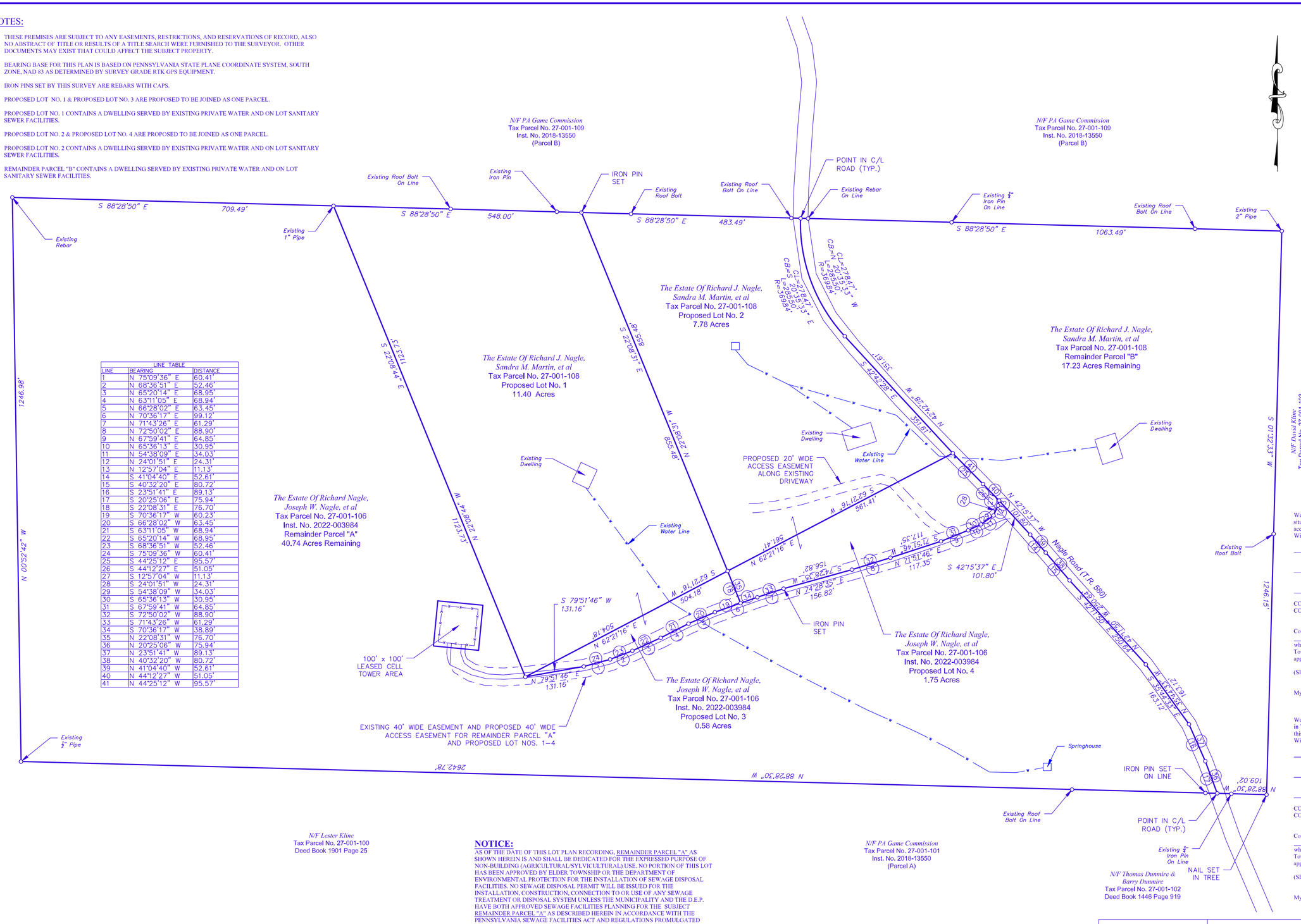
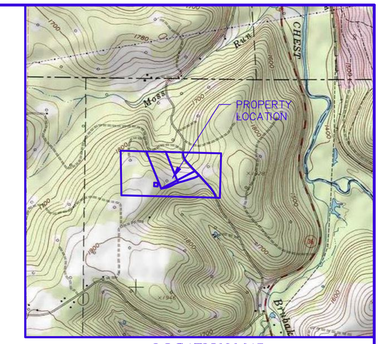
NOTES:

1. THESE PREMISES ARE SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, ALSO NO ABSTRACT OF TITLE OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS MAY EXIST THAT COULD AFFECT THE SUBJECT PROPERTY.
2. BEARING BASE FOR THIS PLAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 AS DETERMINED BY SURVEY GRADE RTK GPS EQUIPMENT.
3. IRON PINS SET BY THIS SURVEY ARE REBARS WITH CAPS.
4. PROPOSED LOT NO. 1 & PROPOSED LOT NO. 3 ARE PROPOSED TO BE JOINED AS ONE PARCEL.
5. PROPOSED LOT NO. 1 CONTAINS A DWELLING SERVED BY EXISTING PRIVATE WATER AND ON LOT SANITARY SEWER FACILITIES.
6. PROPOSED LOT NO. 2 & PROPOSED LOT NO. 4 ARE PROPOSED TO BE JOINED AS ONE PARCEL.
7. PROPOSED LOT NO. 2 CONTAINS A DWELLING SERVED BY EXISTING PRIVATE WATER AND ON LOT SANITARY SEWER FACILITIES.
8. REMAINDER PARCEL "B" CONTAINS A DWELLING SERVED BY EXISTING PRIVATE WATER AND ON LOT SANITARY SEWER FACILITIES.



LINE TABLE		
LINE	BEARING	DISTANCE
1	N 75°09'36" E	60.41'
2	N 68°36'51" E	52.46'
3	N 65°20'14" E	68.95'
4	N 63°11'05" E	68.94'
5	N 66°28'02" E	63.45'
6	N 70°36'17" E	99.12'
7	N 71°43'26" E	61.29'
8	N 72°50'02" E	88.90'
9	N 67°59'41" E	64.85'
10	N 65°36'13" E	30.95'
11	N 54°38'09" E	34.03'
12	N 24°01'51" E	24.31'
13	N 12°57'04" E	11.13'
14	S 41°04'40" E	52.61'
15	S 40°32'20" E	80.72'
16	S 23°51'41" E	89.13'
17	S 20°25'06" E	75.94'
18	S 22°08'31" E	76.70'
19	S 70°36'17" W	60.23'
20	S 66°28'02" W	63.45'
21	S 63°11'05" W	68.94'
22	S 65°20'14" W	68.95'
23	S 68°36'51" W	52.46'
24	S 75°09'36" W	60.41'
25	S 44°25'12" E	95.57'
26	S 44°12'27" E	51.05'
27	S 12°57'04" W	11.13'
28	S 24°01'51" W	24.31'
29	S 54°38'09" W	34.03'
30	S 65°36'13" W	30.95'
31	S 67°59'41" W	64.85'
32	S 72°50'02" W	88.90'
33	S 71°43'26" W	61.29'
34	S 70°36'17" W	38.89'
35	N 22°08'31" W	76.70'
36	N 20°25'06" W	75.94'
37	N 23°51'41" W	89.13'
38	N 40°32'20" W	80.72'
39	N 41°04'40" W	52.61'
40	N 44°12'27" W	51.05'
41	N 44°25'12" W	95.57'



LOCATION MAP
SCALE: 1" = 2000'

REVIEWED BY ELDER TOWNSHIP, COUNTY OF CAMBRIA, COMMONWEALTH OF PENNSYLVANIA ON THE _____ DAY OF _____20__.

_____
CHAIRMAN/SECRETARY

FINAL APPROVAL GRANTED BY CAMBRIA COUNTY OFFICE OF PLANNING AND DEVELOPMENT

THIS THE _____ DAY OF _____20__.

_____
STAFF, OFFICE OF PLANNING AND DEVELOPMENT

RECORDED THIS_____DAY OF _____, 20____, IN THE REGISTER AND RECORDER OF DEEDS OFFICE IN PLAT BOOK VOLUME_____ PAGE_____
WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE WRITTEN ABOVE.

_____
RECORDER OF DEEDS

We, agent(s) for the Estate of Richard Nagle, Joseph W. Nagle, et al, et al have designed for our land situated in Township of Elder, County of Cambria , Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)

On the _____day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared
_____,
who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Elder, County of Cambria, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL) _____

My Commission expires _____.

We, agent(s) for the Estate of Richard J. Nagle, Sandra M. Martin, et al have designed for our land situated in Township of Elder, County of Cambria , Commonwealth of Pennsylvania, lots and streets according to this plan which is intended to be recorded.
Witness my/our hand and seal.

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF _____)

On the _____day of _____, 20____, before me, the subscriber, a Notary Public of Commonwealth of Pennsylvania, personally appeared
_____,
who acknowledge this plan to be the official plan of lots and streets, for his/her/their property located in the Township of Elder, County of Cambria, Commonwealth of Pennsylvania, and desire that this plan be approved and recorded according to law.

(SEAL) _____

My Commission expires _____.

N/F Lester Kline
Tax Parcel No. 27-001-100
Deed Book 1901 Page 25

NOTICE:
AS OF THE DATE OF THIS LOT PLAN RECORDING, REMAINDER PARCEL "A" AS SHOWN HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESSED PURPOSE OF NON-BUILDING (AGRICULTURAL/SYLVICULTURAL) USE. NO PORTION OF THIS LOT HAS BEEN APPROVED BY ELDER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE DISPOSAL PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND THE D.E.P. HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBJECT REMAINDER PARCEL "A" AS DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE MUNICIPALITY, WHICH IS CHARGED WITH ADMINISTERING THE ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURES FOR OBTAINING APPROPRIATE PERMITS.

N/F PA Game Commission
Tax Parcel No. 27-001-101
Inst. No. 2018-13550
(Parcel A)

N/F Thomas Dunmire & Barry Dunmire
Tax Parcel No. 27-001-102
Deed Book 1446 Page 919

I, Carson Grant Houser, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

_____ SEAL _____
Date Signature of Surveyor

0' 100' 200' 300'
GRAPHIC SCALE
1" = 100'

NO.	DATE	DESCRIPTION
		REVISIONS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
CARSON GRANT HOUSER
LAND SURVEYOR
SU075544

SEAL

PROPOSED MINOR SUBDIVISION
prepared for
THE ESTATE OF RICHARD NAGLE
situated in:
ELDER TOWNSHIP, CAMBRIA COUNTY, PA

ISSUED: 4/10/2025	JOB: 25093	SCALE: 1" = 100'
FILE: NAGLE	DRAWN BY: J.N.S.	CHECKED BY:C.G.H.

YOUNG & ASSOCIATES
ENGINEERS • SURVEYORS
2039 South 6th Street
Indiana, PA 15701-6012
Phone: (724) 463-7090
Fax: (724) 463-7092
Email: chouser@yyaengineers.com

SHEET NO: 1