



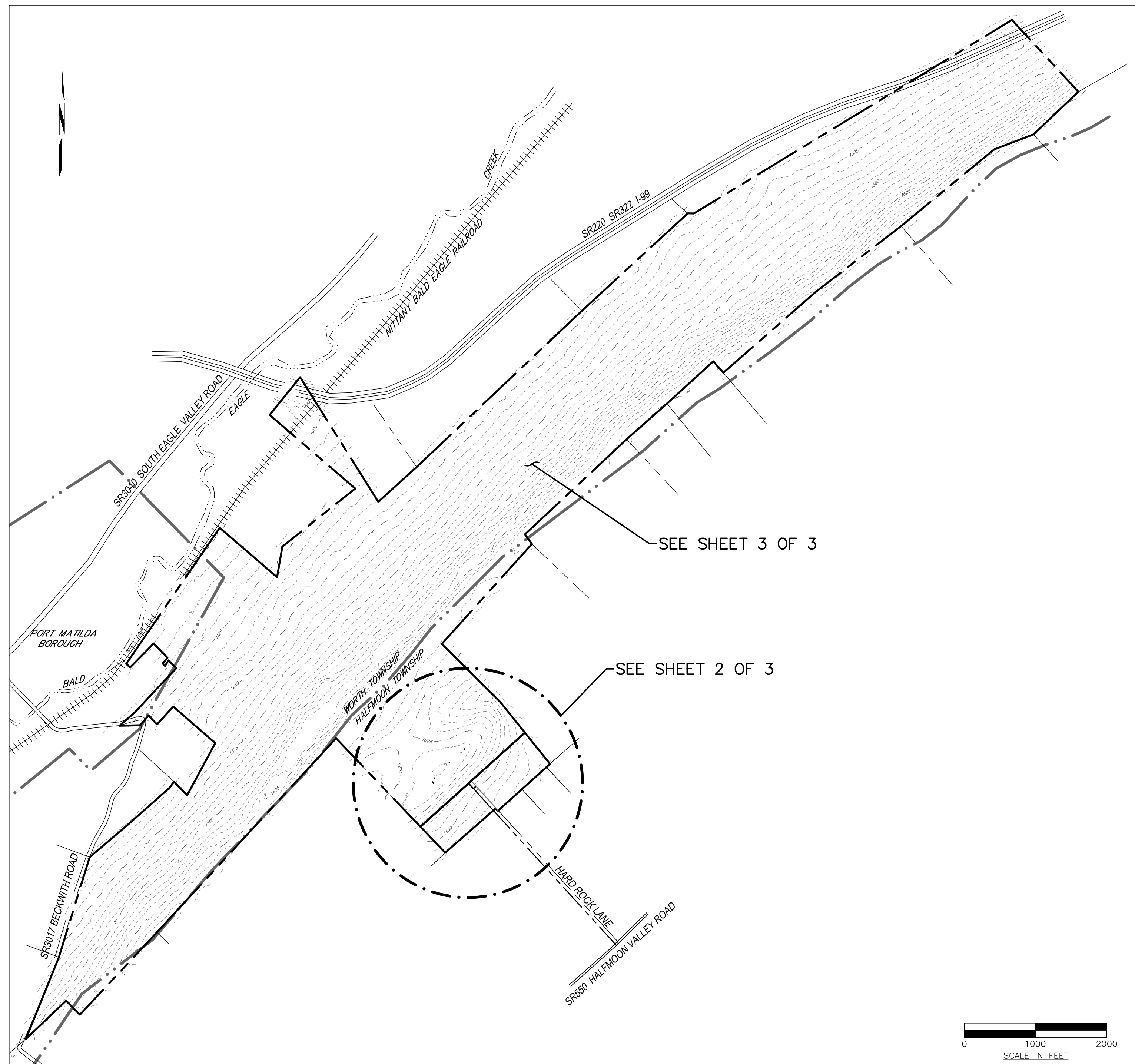
NOTES:

1. GENERAL SITE INFORMATION FOR TAX PARCEL 17-1-25A
 - A. OWNER OF RECORD: GLENN O. HAWBAKER, INC.
1952 WADDLE ROAD
STATE COLLEGE, PA 16803
 - B. DEED INFORMATION: RECORD BOOK 1114, PAGE 654
 - C. SITE SIZE: 932.690 AC = 40,627,997 SF (PARENT TRACT)
 - D. SITE LOCATION: SR550 HALFMOON VALLEY ROAD
 - E. EXISTING SITE USE: FOREST
- GENERAL SITE INFORMATION FOR TAX PARCEL 17-1-25A
 - A. OWNER OF RECORD: PATRICK G. & JENNIFER L. HAWBAKER
324 HARD ROCK LANE
PORT MATILDA, PA 16870
 - B. DEED INFORMATION: RECORD BOOK 1405, PAGE 342
 - C. SITE SIZE: 12.88 AC = 555,169 SF (PARENT TRACT)
 - D. SITE LOCATION: 324 HARD ROCK LANE
 - E. EXISTING SITE USE: RESIDENTIAL
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A 11.201 ACRE LOT OFF OF TAX PARCEL 17-001-025A TO ADD A LOT ADDITION TO TAX PARCEL 17-001-025A.
3. SOIL LIMITS AND DESCRIPTIONS HAVE BEEN TAKEN FROM THE SOIL SURVEY OF CENTRE COUNTY DATED AUGUST, 1983.
4. ZONING: A-1, AGRICULTURAL
5. SETBACKS: FRONT = 50'
SIDE = 25'
REAR = 25'
6. SOIL COVER ON THE SITE CONSISTS OF:
 - AN# = ANDOVER CHANNERY SILT LOAM, 0%-8% SLOPES
 - MAJOR COMPONENTS HYDRIC
 - Bu#C = BUCHANAN CHANNERY LOAM, 8%-15% SLOPES
 - FARMLAND OF STATEWIDE IMPORTANCE
 - INCLUSIONS OF HYDRIC COMPONENTS
 - Bx#B = BUCHANAN EXTREMELY STONY LOAM, 0%-8% SLOPES
 - INCLUSIONS OF HYDRIC COMPONENTS
 - HSD = HAZELTON EXTREMELY STONY SANDY LOAM, MOD. STEEP
 - HFD = HAZELTON-DEKALB ASSOCIATION, VERY STEEP
 - Ld#D = LADIG CHANNERY LOAM, 15%-25% SLOPES
 - Ld#F = LADIG EXTREMELY STONY LOAM, STEEP
 - Wh#C = WHARTON SILT LOAM, 8%-15% SLOPES
 - FARMLAND OF STATEWIDE IMPORTANCE
7. CONTOUR LINES TAKEN FROM PASDA LIDAR.
8. THERE ARE NO WETLANDS ON THE SITE PER THE US FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY.
9. BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP FOR CENTRE COUNTY, PENNSYLVANIA MAP NUMBER 42027C0591F WITH AN EFFECTIVE DATE OF MAY 4, 2009 AND MAP NUMBER 42027C0595F WITH AN EFFECTIVE DATE OF MAY 4, 2009, THERE ARE NO MAPPED FLOODPLAIN OR FLOODPLAIN AREAS EXISTING WITHIN THE PARCEL BOUNDARIES.
10. ANY FUTURE DWELLINGS WILL HAVE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARDS.
11. THERE WILL BE APPROXIMATELY 93 ACRES OF THE PARENT TRACTS RESIDUE WITHIN HALFMOON TOWNSHIP. TAX PARCEL 17-001-025A WAS SUBDIVIDED FROM THE PARENT TRACT ON MAY 23, 2002. THE PARENT TRACT HAS 3 MORE EXCEPTIONS TO THE RURAL PRESERVATION DESIGN STANDARDS.

<u>ACT 287 INFORMATION</u>	
A. ELECTRIC	WEST PENN POWER 800 CABIN HILL DRIVE GREENSBURG, PA 15601 (800) 255-3443
B. TELEPHONE	WINDSTREAM 441 SCIENCE PARK ROAD STATE COLLEGE, PA 16803 (888) 340-5544
C. CABLE TELEVISION	COMCAST 1153 BENNER PIKE STATE COLLEGE, PA 16801 (800) 266-2278
E. SEWAGE DISPOSAL	PROPERTIES SERVED BY INDIVIDUAL ON-LOT SEWAGE SYSTEMS
F. WATER	PROPERTIES SERVED BY INDIVIDUAL ON-LOT WATER WELLS

**FINAL MINOR SUBDIVISION AND
LOT ADDITION FROM
GLENN O. HAWBAKER, INC.,
TAX PARCEL 17-001-025, TO LANDS OF
PATRICK G. & JENNIFER L. HAWBAKER,
TAX PARCEL 17-001-025A**

HALFMOON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA



CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS DATE _____ DAY OF _____, 2020, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED: GLENN O. HAWBAKER, INC. WHO IS
THE PARTY OF FIRST PART, WHO BEING DULY SWORN, ACCORDING TO LAW, DEPOSED AND
SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN
ON THE PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN
AND DESIRES THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW.

GLENN O. HAWBAKER, INC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20_____

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS DATE OF _____ DAY OF _____, 2020, BEFORE ME, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED: PATRICK G. & JENNIFER L. HAWBAKER,
WHO ARE THE CURRENT OWNERS WHO BEING DULY SWORN ACCORDING TO LAW,
DEPOSES AND SAYS THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF
THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO
BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH,
ACCORDING TO LAW.

PATRICK G. HAWBAKER

JENNIFER L. HAWBAKER

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20____

HALFMOON TOWNSHIP PLANNING COMMISSION

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

HALFMOON TOWNSHIP SUPERVISORS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

FIRE COMPANY APPROVAL BLOCK

THE PORT MATILDA FIRE COMPANY HAS REVIEWED THE PLAN FOR FIRE APPARATUS ACCESS AND PROXIMITY TO AVAILABLE WATER SOURCES.

FIRE CHIEF OR OTHER DESIGNATED FIRE COMPANY OFFICIAL	DATE
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PROFESSIONAL LAND SURVEYOR

I, BARRY K. BASTRESS, A PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS THE TRACT OF LAND SHOWN.

BARRY K. BASTRESS, PLS

DATE

SEWAGE DISPOSAL REVIEW

BASED ON THE RESULTS OF SOIL LOG PROFILES PERFORMED ON THIS PROPERTY IN COMPLIANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT NO. 537, AS AMENDED BY ACT 208, CHAPTER 73--THE AREAS AROUND TEST PIT NUMBERS: 1, 2, 3, 4, 20-1 & 20-2, ARE GENERALLY SUITABLE FOR ON-LOT SUBSURFACE SEWAGE DISPOSAL.

THIS IS NOT A GUARANTEE THAT A PERMIT WILL OR WILL NOT BE ISSUED FOR ANY LOT OR PARCEL. THE MUNICIPAL SEWAGE ENFORCEMENT OFFICER, (S.E.O.), MUST BE CONTACTED TO CONDUCT FURTHER TESTS, AS NECESSARY, TO DETERMINE PERMIT ISSUANCE.

CORY M. WARNER
CENTRE REGION CODE S.E.O.

RECORDER'S
STAMP HERE

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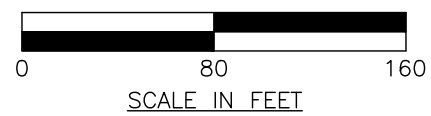
HAWBAKER
ENGINEERING

1952 Waddle Road, Suite 201 State College, Pa 16803
1-800-284-8590
hawbakereengineering.com

DATE: MARCH 1, 2021

JOB NUMBER: 2092

SHEET NUMBER: 1 OF 3



TAX PARCEL 17-001-025A - LOT 1 (PARENT TRACT)	12.882 AC
+ LOT ADDITION PARCEL "A"	11.201 AC
TAX PARCEL 17-001-025A - LOT 1R	24.083 AC

<u>EXISTING LINE TYPES</u>	
_____	PROPERTY BOUNDARY
_____	ADJOWNER PROPERTY
_____	RIGHT-OF-WAY LINE
- - - - - 14.75	CONTOUR LINE
_____	SOILS
_____	SETBACK LINE
●	CALCULATED POINT
⊙	FOUND IRON PIN
⊙	SET IRON PIN
-○-	EXISTING UTILITY POLE
⊞	EXISTING ELECTRIC METER
_____	EXISTING PAVEMENT

MINOR SUBDIVISION PLAN
FINAL MINOR SUBDIVISION AND LOT ADDITION
OF LANDS OF GLENN Q. HAWBAKER, INC.
TAX PARCEL 17-001-025 TO
PATRICK G. & JENNIFER L. HAWBAKER,
TAXPAYER 17-001-025A

DATE: MARCH 1, 2021

JOB NUMBER: 20928

SHEET NUMBER: 2 OF 3

