

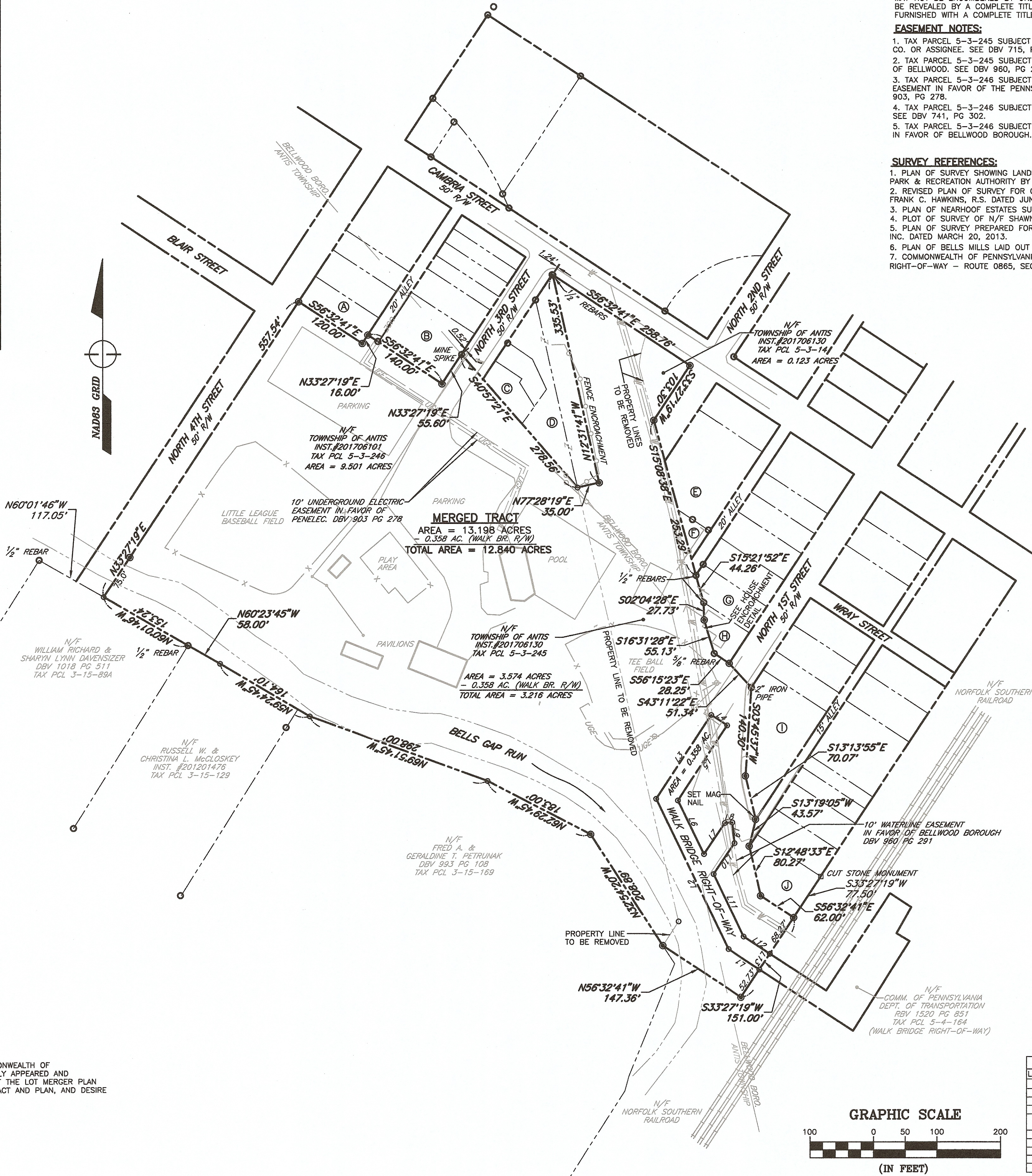
PROJECT LOCATION
1" = 2000'

BLAIR COUNTY PLANNING COMMISSION
REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION ON THIS
THE _____ DAY OF _____, 2017.

NOTARY SEAL
IN WITNESS WHEREOF, I HERETO SET MY
HAND AND OFFICIAL SEAL

AFFIDAVIT
ON THIS THE _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC IN THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED, REPRESENTATIVES FROM THE TOWNSHIP OF ANTIS PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN, THAT THE LOT MERGER PLAN THEREOF WERE MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH.

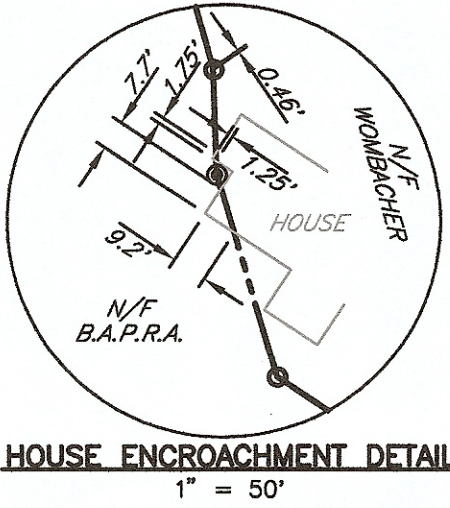
CHAIRMAN - ANTIS TOWNSHIP SUPERVISORS



GENERAL NOTES:
1. THE PURPOSE OF THIS DRAFT IS TO SHOW A LOT MERGER OF BLAIR COUNTY TAX PARCELS 5-3-14, 5-3-245 & 5-3-246 TO CREATE A SINGLE, CONTIGUOUS 12.840 ACRE TRACT.
2. BEARINGS ARE BASED ON PA-SOUTH ZONE - NAD83 STATE PLANE COORDINATES.
3. ADJOINING PROPERTY OWNERS ARE SHOWN WITH RESPECT TO TAX RECORDS AND RECORDED DEED INFORMATION.
4. THE SUBJECT PROPERTIES SHOWN HEREON (TAX PARCELS 5-3-14, 5-3-245 & 5-3-246) MAY OR MAY NOT BE ENCUMBERED BY ONE OR MORE ADVERSE, EASEMENTS, SERVITUDES OR LIENS THAT COULD BE REVEALED BY A COMPLETE TITLE REPORT. THE SURVEYOR RESPONSIBLE FOR THIS PLAN WAS NOT FURNISHED WITH A COMPLETE TITLE REPORT PRIOR TO COMPLETION OF THIS SURVEY.

EASEMENT NOTES:
1. TAX PARCEL 5-3-245 SUBJECT TO WATER PIPELINE OCCUPANCY RIGHTS OF BLAIR GAP WATER SUPPLY CO. OR ASSIGNEE. SEE DBV 715, PG 12.
2. TAX PARCEL 5-3-245 SUBJECT TO 10' WATER PIPELINE RIGHT-OF-WAY IN FAVOR OF THE BOROUGH OF BELLWOOD. SEE DBV 960, PG 291.
3. TAX PARCEL 5-3-246 SUBJECT TO 10' UNDERGROUND ELECTRIC EASEMENT IN FAVOR OF THE PENNSYLVANIA ELECTRIC COMPANY. SEE DBV 903, PG 278.
4. TAX PARCEL 5-3-246 SUBJECT TO 30' WATER PIPELINE RIGHT-OF-WAY. SEE DBV 741, PG 302.
5. TAX PARCEL 5-3-246 SUBJECT TO 25' WATER PIPELINE RIGHT-OF-WAY IN FAVOR OF BELLWOOD BOROUGH. SEE DBV 792, PG 630.

SURVEY REFERENCES:
1. PLAN OF SURVEY SHOWING LANDS TO BE CONVEYED FROM PENN CENTRAL RAILROAD TO BELLWOOD-ANTIS PARK & RECREATION AUTHORITY BY HILDEBRAND & PARKS DATED OCTOBER AND NOVEMBER, 1972.
2. REVISED PLAN OF SURVEY FOR CONVEYANCE OF 9.773 ACRES FROM BGWS CO. TO BORO OF BELLWOOD BY FRANK C. HAWKINS, R.S. DATED JUNE 24, 1981.
3. PLAN OF NEARHOOF ESTATES SUBDIVISION BY JOHN T. FUNK, JR., R.S. DATED AUGUST 12, 1970.
4. PLOT OF SURVEY OF N/F SHAWN RILING PROPERTY BY JOHN E. YOUNG, R.S. DATED AUGUST 30, 2004.
5. PLAN OF SURVEY PREPARED FOR RUSSELL & CHRISTINA MCCLOSKEY BY STIFFLER MCGRAW & ASSOCIATES, INC. DATED MARCH 20, 2013.
6. PLAN OF BELLS MILLS LAID OUT BY JAMES GWIN FOR B.F. BELL. PLOT BOOK 1 PAGE 3.
7. COMMONWEALTH OF PENNSYLVANIA - DEPARTMENT OF TRANSPORTATION - PLANS FOR ACQUISITION OF RIGHT-OF-WAY - ROUTE 0865, SECTION 004 R/W. (WALK BRIDGE RIGHT-OF-WAY)



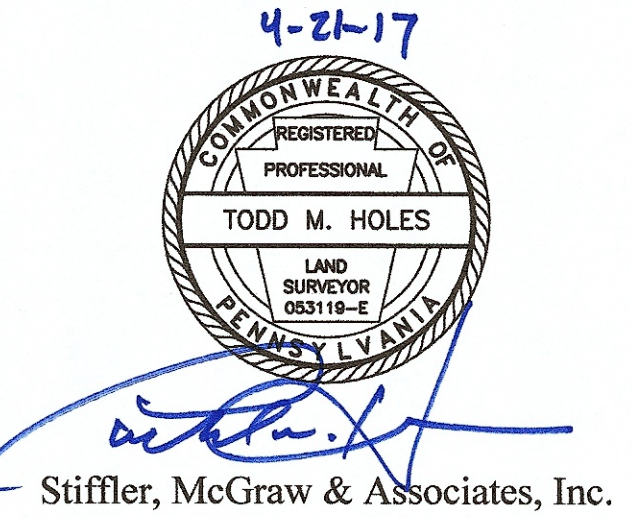
LEGEND
○ - POINT
● - SET REBAR W/ CAP (UNLESS NOTED OTHERWISE)
○ - FOUND PROPERTY CORNER (AS NOTED)
--- - PROPERTY LINE
--- - RIGHT-OF-WAY LINE
--- - EASEMENT LINE
--- - APPROXIMATE MUNICIPAL BOUNDARY

LINE TABLE		
LINE	BEARING	DIST.
L1	N56°38'34"W	57.96'
L2	N25°39'22"W	263.02'
L3	N33°17'05"E	158.05'
L4	S56°42'55"E	30.00'
L5	S33°17'05"W	141.46'
L6	S22°50'49"E	94.23'
L7	N33°32'24"E	59.17'
L8	N84°15'35"E	11.70'
L9	S06°07'10"E	32.88'
L10	S33°52'45"W	58.17'
L11	S25°44'56"E	108.84'
L12	S56°38'34"E	49.36'
L13	S33°22'19"W	30.00'

PROPERTY OWNER TABLE			
LOT	TAX PCL #	PROPERTY OWNER	DEED REF.
A	3-150-70A	N/F ROBERT W. JR. & BETH A. SITMAN	201104544
B	3-150-100	N/F KEVIN L. & TRACY L. LONG	1552/375
C	5-3-12	N/F CHRISTY O. JR. & DENISE M. BARRELL	201116231
D	5-3-10	N/F KENNETH D. & JANET M. PRADLER	1146/784
E	5-3-20	N/F RORY J. & NANCY A. FLETCHER	200810351
F	5-3-21	N/F PAUL W. KRASE JR.	1175/991
G	5-3-30	N/F PHILIP D. BARRONER	200816044
H	5-3-31	N/F LARRY E. WOMBACHER	1829/121
I	5-4-5	N/F LEE D. & BETTY P. MULWEE	1185/290
J	5-4-15	N/F VERDEN H. LATCHFORD, JR.	1901/974



1731 N. Juniata Street
Holidaysburg, PA 16648
Phone: 814.696.6280 Fax: 814.696.6240



Stiffler, McGraw & Associates, Inc.

Owner:
BELLWOOD-ANTIS PARK AND RECREATION AUTHORITY
909 NORTH 2ND STREET
BELLWOOD, PENNSYLVANIA 16617

Project Name:
BELLWOOD-ANTIS COMMUNITY PARK - LOT MERGER PLAN

PROJECT NO. 90-0018.566

ANTIS TOWNSHIP AND BELLWOOD BOROUGH
BLAIR COUNTY, PENNSYLVANIA

PRELIMINARY/FINAL

APRIL 12, 2017

Revisions:

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Sheet Title:

LOT MERGER PLAN

PROJECT NO. 90-0018.566

DRAWN BY: TMH

DESIGNED BY: N/A

CHECKED BY: TMH

SCALE: 1" = 100'

Drawing:

S1