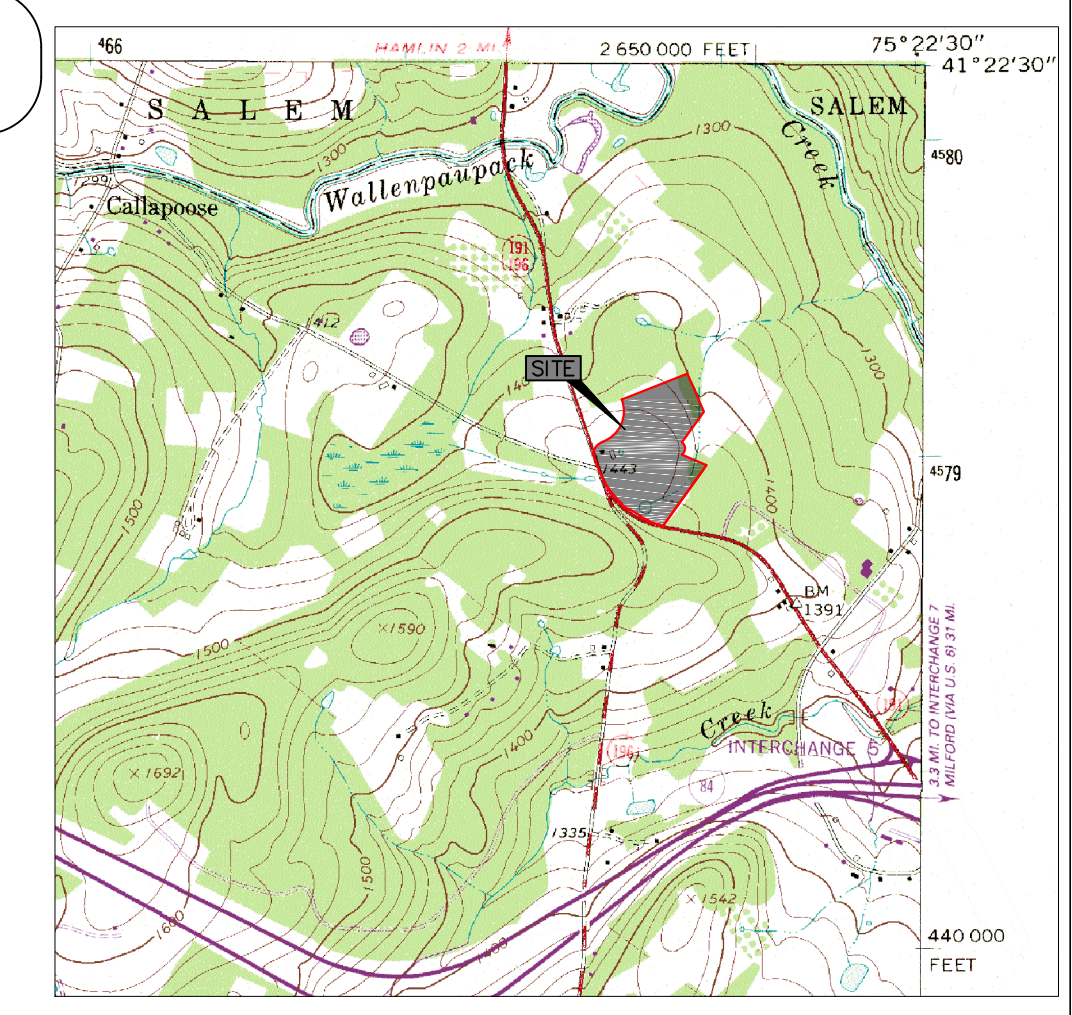


NOTE: WITHIN NINETY (90) DAYS AFTER THE DATE OF FINAL APPROVAL, OR NINETY (90) DAYS AFTER THE DATE OF APPROVAL OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH AN APPROVAL, WHICHEVER IS LATER, THIS MINOR SUBDIVISION PLAN SHALL BE RECORDED IN THE OFFICE OF THE WAYNE COUNTY RECORDER OF DEEDS.



LOCATION MAP
SCALE 1" = 2000'
TAKEN FROM A PORTION OF USGS
STERLING QUADRANGLE

GENERAL NOTES:

- RECORD OWNERS/DEVELOPERS - WAYNE ECONOMIC DEVELOPMENT CORPORATION (WEDCO)
303 COMMERCIAL STREET, SUITE 109
HONESDALE PA 18431
RECORD BOOK 2504-PAGE 186
MAP BOOK 116 PAGE 42
MAP BOOK 129 PAGE 93
- PARCEL INFORMATION - ZONING DISTRICT: PLANNED BUSINESS PARK
LOT 11
TAX PARCEL#: 26-0-0035-0011
LOT AREA: ±8.80 ACRES
PORTION OF TAX PARCEL#: 26-0-0035-0025
LOT AREA: ±9.18 ACRES (PLANNED)
LOT 13
TAX PARCEL#: 26-0-0035-0013
LOT AREA: ±6.47 ACRES
PROPOSED LOT 11R
LOT AREA: ±25.94 ACRES
- UTILITY INFORMATION -
WATER - CENTRAL
SEWER - CENTRAL
ELECTRIC - EXISTING OVERHEAD
TELEPHONE - EXISTING OVERHEAD
- THE SCALED LOCATION OF WETLANDS ON THE SUBJECT PROPERTY SHOWN IN WAYNE COUNTY MAP BOOK 129 PAGE 93 HAS BEEN SHOWN ON THE PLAN. THIS SURVEY IS NOT A WETLANDS SURVEY. NO CONSTRUCTION OR EARTH DISTURBANCE SHALL OCCUR ON ANY AREA OF THE LOT, WHICH ARE WETLANDS UNLESS ALL NECESSARY AND APPLICABLE PERMITS ARE OBTAINED FROM ALL FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- THE DEVELOPER AND/OR THE LOT PURCHASER(S) ASSUMES FULL RESPONSIBILITY FOR OBTAINING ANY LOCAL, STATE, AND FEDERAL PERMITS AND/OR APPROVALS, RELATING TO WETLANDS. THIS APPROVAL BY THE TOWNSHIP SUPERVISORS SHALL NOT IN ANY MANNER BE CONSTRUED TO BE AN APPROVAL OF COMPLIANCE WITH STATUTES OR REGULATIONS RELATING TO WETLANDS. THE TOWNSHIP SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR SAME TO THE DEVELOPER OR PURCHASER(S)
- HIGHWAY OCCUPANCY PERMITS ARE REQUIRED FOR ACCESS TO ROADS UNDER THE JURISDICTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO THE STATE HIGHWAY LAW (P.L. 1242, NO. 428, SECTION 420) AND FOR ACCESS TO ROADS UNDER THE JURISDICTION OF STERLING TOWNSHIP PURSUANT TO ANY STERLING TOWNSHIP ROAD ENCROACHMENT ORDINANCE.
- THE SCALED LOCATION OF THE PROPERTY ON FLOOD INSURANCE MAP NUMBER 42127C0432D OF WAYNE COUNTY, PENNSYLVANIA (EFFECTIVE DATE MAY 16, 2013) INDICATES NO PORTION OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA.
- CONTOURS SHOWN HAVE BEEN TAKEN FROM THE PAMAP PROGRAM AND ARE SHOWN AT A 10 FOOT INTERVAL.
- RIGHT OF WAY WIDTHS TAKEN FROM THE PLANS FOUND IN WAYNE COUNTY MAP BOOK 129 PAGE 93 & MAP BOOK 116 PAGE 42 AND HAVE NOT BEEN VERIFIED AT THIS TIME.
- LOT 12 AND LOT 13 SHALL BE JOINED TO AND BECOME AN INSEPARABLE PART OF LOT 11 AS SHOWN IN WAYNE COUNTY MAP BOOK 116 PAGE 42 AND CANNOT BE SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL. THE NEW LOT IS TO BE KNOWN AS LOT 11R.
- THE APPROVAL OF THIS PLAN BY THE BOARD OF SUPERVISORS OF STERLING TOWNSHIP DOES NOT HAVE THE EFFECT OF ALTERING, REDEFINING OR EXTINGUISHING ANY EASEMENTS OF RECORD EXISTING ON OR OVER THE PROPERTY.

OWNER/DEVELOPERS INTENT:

- THE INTENT OF THIS PLAN IS TO CONSOLIDATE THREE LOTS (11, 12, & 13) AND A PROPOSED ACCESS ROAD KNOWN AS IMAGINATION TRAIL ROAD INTO ONE LOT TO BE KNOWN AS LOT 11R.
- LOT 12 IS A PORTION OF LAND SHOWN ON MAP BOOK 116 PAGE 42 AS "OTHER LANDS OF WEDCO NOT INCLUDED IN THIS PLAT". LOT 12 WAS INTENDED TO BE CREATED AS PART OF PHASE III (MAP BOOK 129 PAGE 93) AND APPEARS TO HAVE BEEN MISSED BASED ON PLANNING MAPS PROVIDED BY WEDCO.
- NO NEW CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.

PROTECTIVE AND/OR RESTRICTIVE COVENANTS:

- THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE RULES AND REGULATIONS CONTAINED IN THE STERLING TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS WELL AS THE STERLING TOWNSHIP ZONING ORDINANCE.
- MINIMUM BUILDING SETBACKS FOR PLANNED BUSINESS PARK DISTRICT:
FRONT: 40 FEET (50 FEET LISTED IN RECORDED PLAN NOTES AND SHOWN HEREON)
SIDE: 50 FEET
REAR: 25 FEET
ALONG RESIDENTIAL USE: 100 FEET
WETLAND BUFFER: 50 FEET
MINIMUM LOT AREA: 3 ACRES
MAXIMUM BUILDING HEIGHT: 45 FEET
MAXIMUM LOT COVERAGE: 75%
MINIMUM LOT DEPTH: 200 FEET
MINIMUM LOT WIDTH: 200 FEET
SETBACK LINES ARE SUBJECT TO CHANGE WITH ORDINANCES AND REVISIONS. IT IS THE OWNERS RESPONSIBILITY TO CHECK WITH THE TOWNSHIP, BOROUGH, AND/OR THE COMMUNITY ASSOCIATION PRIOR TO ANY CONSTRUCTION.
- THE SUBJECT PROPERTY IS UNDER AND SUBJECT TO ANY COVENANTS, EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS THAT MAY BE FOUND IN THE NOTES OF THE PLAN SHOWN IN WAYNE COUNTY MAP BOOK 129 PAGE 93.
- SUBJECT TO THE FINDINGS OF A TITLE SEARCH.

OWNERS' STATEMENT:

OFFICER(S) OF WEDCO DEPOSE AND SAY THAT THEY ARE LAND OWNER OF THE PROPERTY AS SHOWN ON THE PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND THEY DESIRE THE PLAN TO BE RECORDED AS SUCH ACCORDING TO LAW.

OWNER/OFFICER(S) OF WEDCO _____

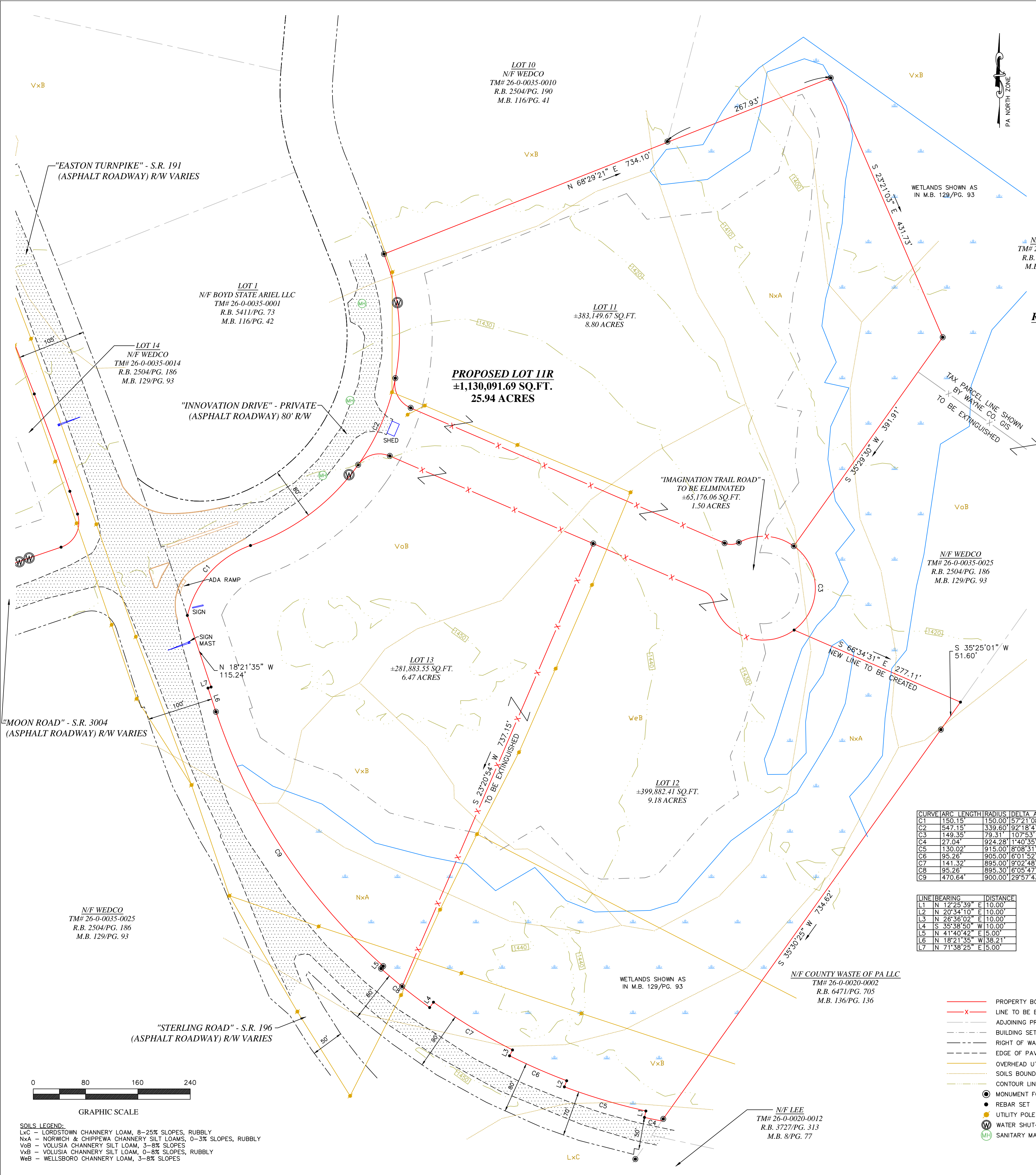
THIS PLAN IS CERTIFIED ONLY IF IT BEARS THE EMBOSSED SEAL OF
JUSTIN MICHAEL HENNINGES
PROFESSIONAL LAND SURVEYOR
PA LICENSE SU-075396

REV. 1.4/4/25; AS PER W.C.D.P. COMMENT LETTER DATED 3/28/25
LOT IMPROVEMENT & CONSOLIDATION PLAN

LOT 11, 12, AND 13
"STERLING BUSINESS PARK"
LANDS OF WAYNE ECONOMIC DEVELOPMENT CORP.
TAX MAP# 26-0-0035-0011, 0013, & A PORTION OF 0025
STERLING TOWNSHIP - WAYNE COUNTY - PENNSYLVANIA

J.M.HENNINGES LAND SURVEYING, LLC.
PROFESSIONAL LAND SURVEYING SERVICES
611 BIDWELL HILL ROAD
LAKE ARIEL, PA 18436
PH: 570.510.3978 EMAIL: jmh536@gmail.com

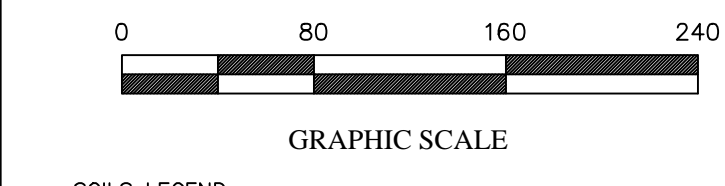
SCALE: 1" = 80' DATE: 2/8/2025 PROJECT NUMBER: jmh1210



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.15	150.00	57°21'08"	N 42°05'12" E	143.96
C2	547.15	339.60	92°18'47"	N 24°36'23" E	489.86
C3	149.35	79.31	110°53'19"	S 00°15'01" E	128.24
C4	27.04	924.28	1°40'55"	N 78°18'57" W	27.04
C5	130.02	915.00	8°08'31"	N 73°30'05" W	129.91
C6	95.26	905.00	6°01'52"	N 66°24'54" W	95.22
C7	141.32	895.00	9°02'48"	N 58°52'34" W	141.17
C8	95.26	895.30	6°05'47"	N 51°20'14" W	95.22
C9	470.84	900.00	29°57'43"	N 33°20'26" W	465.30

LINE BEARING	DISTANCE
L1	N 12°25'39" E 10.00'
L2	N 20°34'10" E 10.00'
L3	N 26°36'02" E 10.00'
L4	S 35°38'50" W 10.00'
L5	N 41°40'42" E 15.00'
L6	N 18°21'35" W 38.21'
L7	N 71°38'25" E 15.00'

- PROPERTY BOUNDARY
- LINE TO BE EXTINGUISHED
- ADJOINING PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- RIGHT OF WAY
- EDGE OF PAVEMENT
- OVERHEAD UTILITY WIRE(S)
- SOILS BOUNDARY
- CONTOUR LINE
- MONUMENT FOUND
- REBAR SET
- UTILITY POLE
- WATER SHUT-OFF
- SANITARY MANHOLE



SOILS LEGEND:
LxC - LORDSTOWN CHANNERY LOAM, 8-25% SLOPES, RUBBLY
NxA - NORWICH & CHIPPWA CHANNERY SILT LOAMS, 0-3% SLOPES, RUBBLY
VoB - VOLUSIA CHANNERY SILT LOAM, 3-8% SLOPES
Wb - WELLSBORO CHANNERY LOAM, 0-8% SLOPES, RUBBLY

N/F WEDCO
TM# 26-0-0035-0025
R.B. 2504/P.G. 186
M.B. 129/P.G. 93

"EASTON TURNPIKE" - S.R. 191
(ASPHALT ROADWAY) R/W VARIES

LOT 1
N/F BOYD STATE ARIEL LLC
TM# 26-0-0035-0001
R.B. 5411/P.G. 73
M.B. 116/P.G. 42

"INNOVATION DRIVE" - PRIVATE
(ASPHALT ROADWAY) 80' R/W

"MOON ROAD" - S.R. 3004
(ASPHALT ROADWAY) R/W VARIES

"STERLING ROAD" - S.R. 196
(ASPHALT ROADWAY) R/W VARIES

LOT 10
N/F WEDCO
TM# 26-0-0035-0010
R.B. 2504/P.G. 190
M.B. 116/P.G. 41

LOT 11
±883,149.67 SQ.FT.
8.80 ACRES

PROPOSED LOT 11R
±1,130,091.69 SQ.FT.
25.94 ACRES

LOT 13
±281,883.53 SQ.FT.
6.47 ACRES

LOT 12
±399,882.41 SQ.FT.
9.18 ACRES

N/F COUNTY WASTE OF PALLC
TM# 26-0-0020-0002
R.B. 6471/P.G. 705
M.B. 136/P.G. 136

N/F LEE
TM# 26-0-0020-0012
R.B. 3727/P.G. 313
M.B. 8/P.G. 77

PROPOSED
REMAINING LANDS
48.49 ACRES
(ASSESSED)

WETLANDS SHOWN AS
IN M.B. 128/P.G. 93

N/F WEDCO
TM# 26-0-0035-0024
R.B. 2504/P.G. 190
M.B. 128/P.G. 54

N/F WEDCO
TM# 26-0-0035-0025
R.B. 2504/P.G. 186
M.B. 129/P.G. 93