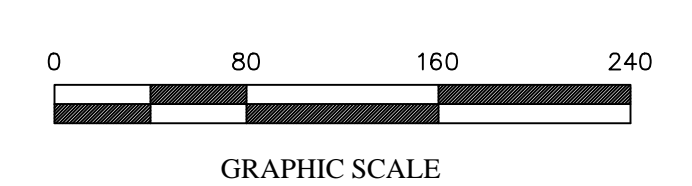


SOILS LEGEND:
 NxA - NORWICH & CHIPPEWA CHANNERY SILT LOAMS, 0-3% SLOPES, RUBBLY
 VxB - VOLUSIA CHANNERY SILT LOAM, 3-8% SLOPES
 VxB - VOLUSIA CHANNERY SILT LOAM, 0-8% SLOPES, RUBBLY

LINE BEARING	DISTANCE	CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1 S 69°50'35" W	10.00'	C1	202.16'	146.256'	7°55'10" N	161'11"50" W
L2 S 68°26'29" W	115.00'	C2	156.02'	147.256'	11°24'05" N	20°51'28" W
L3 S 21°33'31" E	384.21'	C3*	158.42'	2809.93'	1°13'49" N	20°04'54" W
L4 S 18°28'00" E	36.70'	C4*	62.65'	40.00'	89°44'22" N	26°24'11" E
L5 S 71°18'23" W	172.25'	C5	120.93'	523.00'	1°31'45" N	77°53'49" E
L6 S 05°28'44" E	10.00'	C6	233.09'	533.00'	25°03'23" S	82°57'03" E
L7 N 70°25'21" W	277.58'	C7	74.96'	1960.00'	2°11'28" S	69°19'57" E
L8 N 68°13'53" W	91.15'	C8	166.67'	1233.50'	7°44'30" S	64°21'38" E
L9 S 21°46'07" W	23.50'					
L10 N 68°13'53" W	129.56'					
L11 N 69°29'23" W	67.08'					

(* DENOTES CURVE FOUND TO BE NON-TANGENT ON RECORDED PLAN)



- PROPERTY BOUNDARY
- X- 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

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.

- OWNER/DEVELOPERS INTENT:**
- THE INTENT OF THIS PLAN IS TO CONSOLIDATE THREE EXISTING LOTS (14, 15, & 16) AND A PROPOSED ACCESS ROAD KNOWN AS TECHNOLOGY CIRCLE INTO ONE LOT TO BE KNOWN AS LOT 14R.
 - NO NEW CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN.

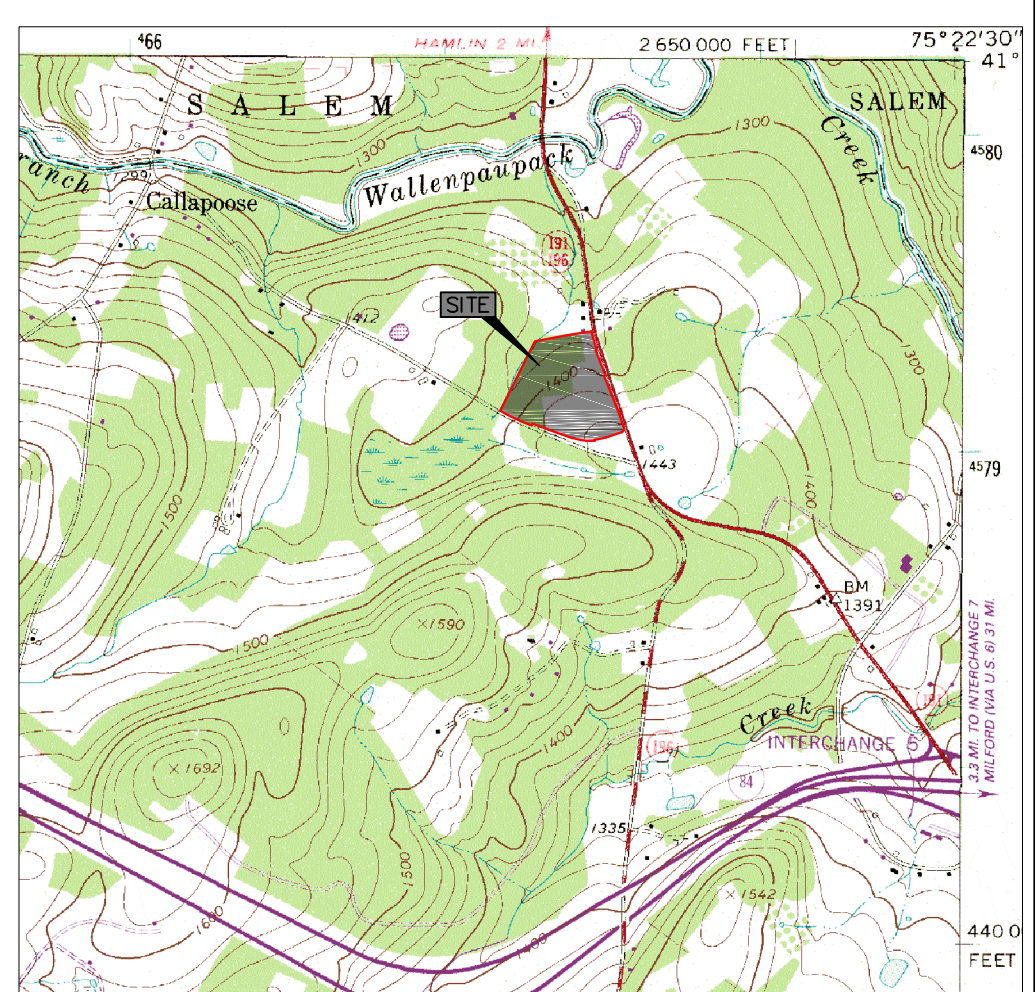
- GENERAL NOTES:**
- RECORD OWNERS/DEVELOPERS - WAYNE ECONOMIC DEVELOPMENT CORPORATION (WEDCO)
 303 COMMERCIAL STREET, SUITE 109
 HONESTDALE PA 18431
 RECORD BOOK 2504 PAGE 186
 MAP BOOK 129 PAGE 93
 - PARCEL INFORMATION - ZONING DISTRICT: PLANNED BUSINESS PARK
 LOT 14
 TAX PARCEL#: 26-0-0035-0014
 LOT AREA: ±4.51 ACRES
 LOT 15
 TAX PARCEL#: 26-0-0035-0015
 LOT AREA: ±6.05 ACRES
 LOT 16
 TAX PARCEL#: 26-0-0035-0016
 LOT AREA: ±10.53 ACRES
 PROPOSED LOT 14R
 LOT AREA: ±21.97 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 15 AND LOT 16 SHALL BE JOINED TO AND BECOME AN INSEPARABLE PART OF LOT 14 AS SHOWN IN WAYNE COUNTY MAP BOOK 129 PAGE 93 AND CANNOT BE SUBDIVIDED, CONVEYED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR TOWNSHIP APPROVAL. THE NEW LOT IS TO BE KNOWN AS LOT 14R.
 - 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.

- 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 HENNINGS
 PROFESSIONAL LAND SURVEYOR
 PA LICENSE SU-075396



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

WAYNE COUNTY DEPARTMENT OF PLANNING
 REVIEW ACKNOWLEDGEMENT

STERLING TOWNSHIP PLANNING COMMISSION
 RECOMMENDATION FOR APPROVAL

STERLING TOWNSHIP BOARD OF SUPERVISORS
 LOT CONSOLIDATION PLAN APPROVAL

REV. 1, 3/31/25, AS PER W.C.D.P. COMMENT LETTER DATED 3/25/25

LOT CONSOLIDATION PLAN
LOT 14, 15, AND 16
"STERLING BUSINESS PARK"
 LANDS OF WAYNE ECONOMIC DEVELOPMENT CORP.
 TAX MAP# 26-0-0035-0014, 0015, & 0016
 STERLING TOWNSHIP - WAYNE COUNTY - PENNSYLVANIA

J.M.HENNINGS 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: jmh1207