

Documents [REDACTED] Lot [REDACTED] Fair Valley Road, Martinsburg, PA 16662 [REDACTED]

Deed restrictions:

Carl C & Donna L Albright Subdivision Fairvalley rd Martinsburg Pa 16662

1. Only one single family dwelling unit on each lot.
2. No other dwelling units of any type being permitted.
3. No subdividing of lots.
4. All homes must be at least 1500 sq ft of living space.
5. No farm animals cows, horses, goats, sheep, or poultry livestock on lots.
6. No single or double wide trailers.
7. All homes shall have a foundation.
8. All homes must not be over 2 and ½ stories high.

Authentisign
CCA

Authentisign
DLA

Fair Valley Road, Martinsburg, PA 16662



STATE ORIGINALLY IN THE MAINTENANCE COST OF THE ROAD.

10/27/2010

Authentisign CCA

Authentisign DLA

PROPOSED LOT #15 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.47 ACRES

PROPOSED LOT #16 FROM DEED OF DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

PROPOSED LOT #17 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

PROPOSED LOT #18 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

PREVIOUSLY APPROVED SIDE LOT ADDITION TO EXISTING LOT #15 TO EXISTING LOT #16 0.81 ACRES

PREVIOUSLY APPROVED SIDE LOT ADDITION TO EXISTING LOT #15 TO EXISTING LOT #16 0.81 ACRES

PREVIOUSLY APPROVED SIDE LOT ADDITION TO EXISTING LOT #15 TO EXISTING LOT #16 0.81 ACRES

EXISTING LOT #15 FROM DEED OF DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.47 ACRES

EXISTING LOT #16 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #17 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #18 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #19 FROM DEED OF DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #20 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #21 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #22 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #23 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #24 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #25 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #26 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #27 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #28 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #29 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

EXISTING LOT #30 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 909, PAGE 36 TAX MAP 17-2-2J 1.28 ACRES

Copy of Full plan Drawing (Larger copies attached on 4 pgs. (enough to verify info))

FINAL SUBDIVISION PLAN
CARL C. & DONNA L. ALBRIGHT

DETAIL OF PROPOSED SUBDIVISION
GEORGE METZ ORIGINAL PARCEL #2

NOTARY STATEMENT

PLANNING COMMISSION REVIEW

TOWNSHIP APPROVAL

REQUEST FOR VARIANCES TO THE NORTH WOODBURY TWP. ORDINANCE

GENERAL NOTES

DETAIL OF GEORGE P. METZ ESTATE
 FROM PLAN OF STEPHEN MORAWY & ASSOCIATES, INC.
 DATED 8-1-1998

TABULATION OF LOTS

LOT NO.	OWNER	ACRES
1	ALBRIGHT, CARL C.	0.10
2	ALBRIGHT, DONNA L.	0.10
3	ALBRIGHT, CARL C.	0.10
4	ALBRIGHT, DONNA L.	0.10
5	ALBRIGHT, CARL C.	0.10
6	ALBRIGHT, DONNA L.	0.10
7	ALBRIGHT, CARL C.	0.10
8	ALBRIGHT, DONNA L.	0.10
9	ALBRIGHT, CARL C.	0.10
10	ALBRIGHT, DONNA L.	0.10
11	ALBRIGHT, CARL C.	0.10
12	ALBRIGHT, DONNA L.	0.10
13	ALBRIGHT, CARL C.	0.10
14	ALBRIGHT, DONNA L.	0.10
15	ALBRIGHT, CARL C.	0.10
16	ALBRIGHT, DONNA L.	0.10
17	ALBRIGHT, CARL C.	0.10
18	ALBRIGHT, DONNA L.	0.10
19	ALBRIGHT, CARL C.	0.10
20	ALBRIGHT, DONNA L.	0.10
21	ALBRIGHT, CARL C.	0.10
22	ALBRIGHT, DONNA L.	0.10
23	ALBRIGHT, CARL C.	0.10
24	ALBRIGHT, DONNA L.	0.10
25	ALBRIGHT, CARL C.	0.10
26	ALBRIGHT, DONNA L.	0.10
27	ALBRIGHT, CARL C.	0.10
28	ALBRIGHT, DONNA L.	0.10
29	ALBRIGHT, CARL C.	0.10
30	ALBRIGHT, DONNA L.	0.10
31	ALBRIGHT, CARL C.	0.10
32	ALBRIGHT, DONNA L.	0.10
33	ALBRIGHT, CARL C.	0.10
34	ALBRIGHT, DONNA L.	0.10
35	ALBRIGHT, CARL C.	0.10
36	ALBRIGHT, DONNA L.	0.10
37	ALBRIGHT, CARL C.	0.10
38	ALBRIGHT, DONNA L.	0.10
39	ALBRIGHT, CARL C.	0.10
40	ALBRIGHT, DONNA L.	0.10
41	ALBRIGHT, CARL C.	0.10
42	ALBRIGHT, DONNA L.	0.10
43	ALBRIGHT, CARL C.	0.10
44	ALBRIGHT, DONNA L.	0.10
45	ALBRIGHT, CARL C.	0.10
46	ALBRIGHT, DONNA L.	0.10
47	ALBRIGHT, CARL C.	0.10
48	ALBRIGHT, DONNA L.	0.10
49	ALBRIGHT, CARL C.	0.10
50	ALBRIGHT, DONNA L.	0.10
51	ALBRIGHT, CARL C.	0.10
52	ALBRIGHT, DONNA L.	0.10
53	ALBRIGHT, CARL C.	0.10
54	ALBRIGHT, DONNA L.	0.10
55	ALBRIGHT, CARL C.	0.10
56	ALBRIGHT, DONNA L.	0.10
57	ALBRIGHT, CARL C.	0.10
58	ALBRIGHT, DONNA L.	0.10
59	ALBRIGHT, CARL C.	0.10
60	ALBRIGHT, DONNA L.	0.10
61	ALBRIGHT, CARL C.	0.10
62	ALBRIGHT, DONNA L.	0.10
63	ALBRIGHT, CARL C.	0.10
64	ALBRIGHT, DONNA L.	0.10
65	ALBRIGHT, CARL C.	0.10
66	ALBRIGHT, DONNA L.	0.10
67	ALBRIGHT, CARL C.	0.10
68	ALBRIGHT, DONNA L.	0.10
69	ALBRIGHT, CARL C.	0.10
70	ALBRIGHT, DONNA L.	0.10
71	ALBRIGHT, CARL C.	0.10
72	ALBRIGHT, DONNA L.	0.10
73	ALBRIGHT, CARL C.	0.10
74	ALBRIGHT, DONNA L.	0.10
75	ALBRIGHT, CARL C.	0.10
76	ALBRIGHT, DONNA L.	0.10
77	ALBRIGHT, CARL C.	0.10
78	ALBRIGHT, DONNA L.	0.10
79	ALBRIGHT, CARL C.	0.10
80	ALBRIGHT, DONNA L.	0.10
81	ALBRIGHT, CARL C.	0.10
82	ALBRIGHT, DONNA L.	0.10
83	ALBRIGHT, CARL C.	0.10
84	ALBRIGHT, DONNA L.	0.10
85	ALBRIGHT, CARL C.	0.10
86	ALBRIGHT, DONNA L.	0.10
87	ALBRIGHT, CARL C.	0.10
88	ALBRIGHT, DONNA L.	0.10
89	ALBRIGHT, CARL C.	0.10
90	ALBRIGHT, DONNA L.	0.10
91	ALBRIGHT, CARL C.	0.10
92	ALBRIGHT, DONNA L.	0.10
93	ALBRIGHT, CARL C.	0.10
94	ALBRIGHT, DONNA L.	0.10
95	ALBRIGHT, CARL C.	0.10
96	ALBRIGHT, DONNA L.	0.10
97	ALBRIGHT, CARL C.	0.10
98	ALBRIGHT, DONNA L.	0.10
99	ALBRIGHT, CARL C.	0.10
100	ALBRIGHT, DONNA L.	0.10

LEGEND

SHORT LINE TABLE

DETAIL OF GEORGE P. METZ ESTATE

DETAIL OF PROPOSED SUBDIVISION

RECORDED IN THE BLAIR COUNTY OFFICE FOR RECORDING OF DEEDS IN BOOK PAGE DATE

SCALE: 1" = 400'

0 400 800 1200

(Copied from larger plan drawing) Pg. 2 of 7

PLANNING FOR APPROVED
AND SECTION REMAINS
THE PROPOSED DEVELOPMENT CONTAINS
MUD, STONE, AGRICULTURAL SOIL, TYPE
CLAY, SAND, SILT, OR LOESS PREVIOUSLY USED
ON THIS LAND OR ANY PART OF THIS LAND
THERE IS NO WETLAND OR
FLOOD PLAIN IN THE AREA OF
THE PROPOSED DEVELOPMENT
THERE WILL BE A PROPOSED 50'
RIGHT-OF-WAY AS SHOWN THROUGH
LOT #25 TO ACCESS LOT #19 & 20'
R/W OVER LOT #39 FOR LOT #37

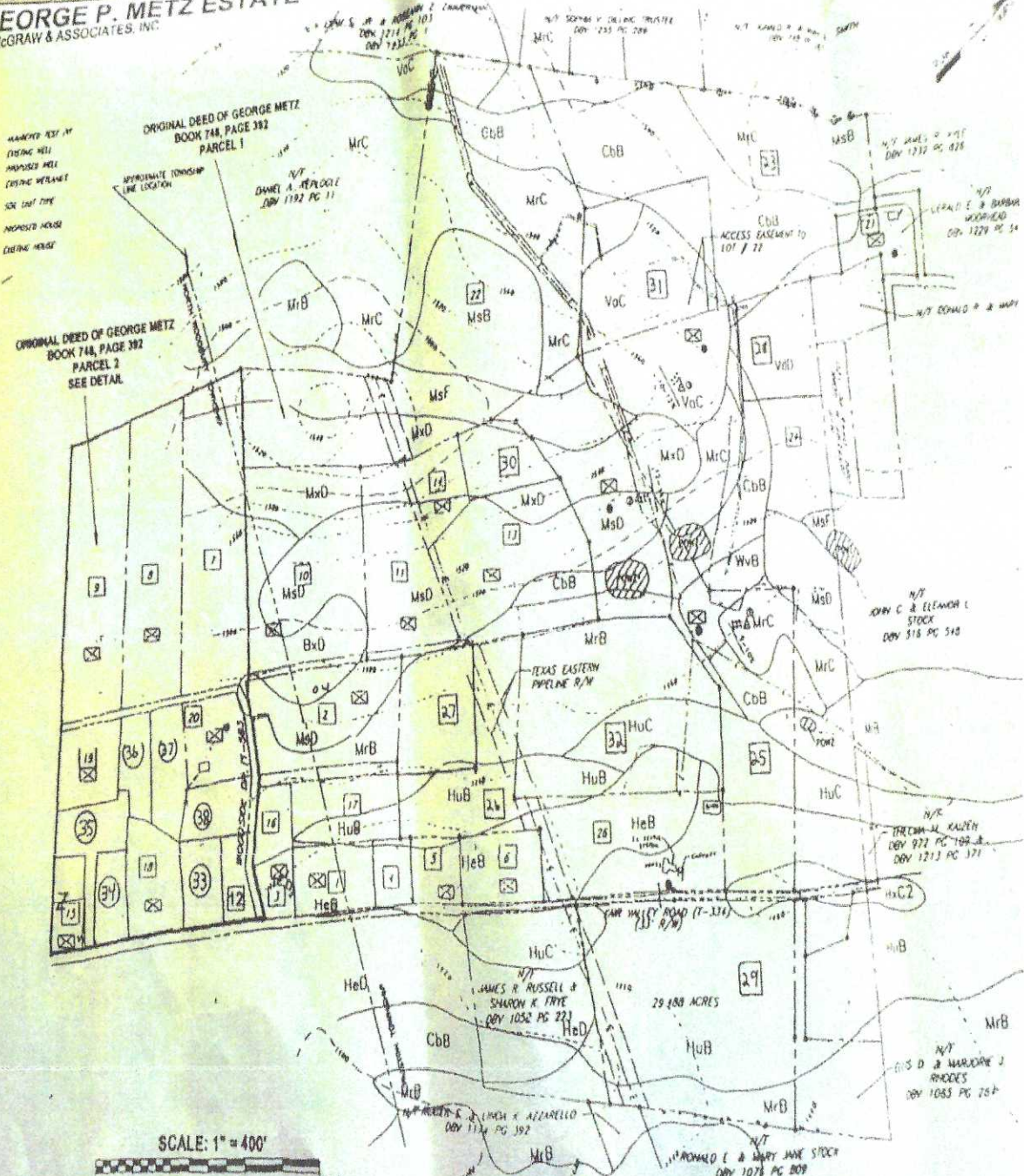
THE ORIGINAL RIGHT-OF-WAY
OF THE 24' RIGHT-OF-WAY
ON 1976 SHAW SURVEY, ALBERT
ON THE SOUTH SIDE OF THE 24' R/W AND 1976
1987 SURVEY BY ELLIS EDWARDS 24' R/W ADJACENT
NOT SHOWN AS BEING OWNED BY ANY ADJACENT
NOT A TWP. ROAD IT WAS LEFT TO BE USED AS A DRIVEWAY FOR
ADJACENT PROPERTIES
DEVELOPERS OF LOTS 34, 35, 36, 37, 43B MUST
500' STORAGE WATER DRAINAGE, 510' LOT GRADE
CONTROL OF THE TOWNSHIP ORDINANCE

PREVIOUSLY APPROVED LOT	PROPOSED LOT	PROPOSED LOT	PROPOSED LOT	PROPOSED LOT	PROPOSED LOT
31	35	36	37	38	38
115	167	131	185	127	
	CARL C & DONNA L. ALBRECHT	CARL C & DONNA L. ALBRECHT	CARL C & DONNA L. ALBRECHT	CARL C & DONNA L. ALBRECHT	

DETAIL OF GEORGE P. METZ ESTATE

FROM PLAN OF STIFFLER, MCGRAW & ASSOCIATES, INC.
DATED 8-1-1998

- LEGEND**
- SET BACK FROM R/W
 - FOUND FROM PLANNING
 - EXIST. FENCE POST
 - FOUND IN SURVEY
 - TREE W/ W/COULDED
 - UTILITY POLE
 - PLACED FROM HOLD
 - EXISTING MARKED LOT
 - PROPOSED MARKED LOT
 - MARKED SET BY
 - EXISTING WELL
 - PROPOSED WELL
 - EXISTING WETLAND
 - SOIL DATA TYPE
 - PROPOSED HOUSE
 - EXISTING HOUSE



RECORDED IN THE BLAIR COUNTY
OFFICE FOR RECORDING OF DEEDS
IN BOOK PAGE
DATE:

RECORDER

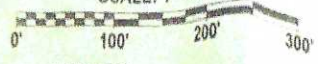


pg 3 of 4
(Copied from larger plan drawing)

AN
RIGHT

DETAIL OF PROPOSED SUBDIVISION GEORGE METZ ORIGINAL PARCEL #2

SCALE: 1" = 100'



LEGEND

- SUBJECT TRACT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - RIGHT OF WAY LINE
- · · · · CONTOUR LINE
- · · · · SOILS LINE
- · · · · UTILITY LINE
- TOWNSHIP LINE
- · · · · PROPERTY CORNER
- · · · · FOUND/SET
- · · · · PROPERTY CORNER
- · · · · NOT SET
- ▲ TEST PIT
- PERC. HOLE
- EXISTING SEPTIC
- WELL
- PROPOSED HOUSE
- EXISTING HOUSE
- - - PROP. LINE TO BE REMOVED
- - - 15' DRAINAGE & UTIL. EASEMENT

R/W
GRADING

ALL PROPERTY CORNERS SET
ARE 1/2" DIAMETER RE-BARS

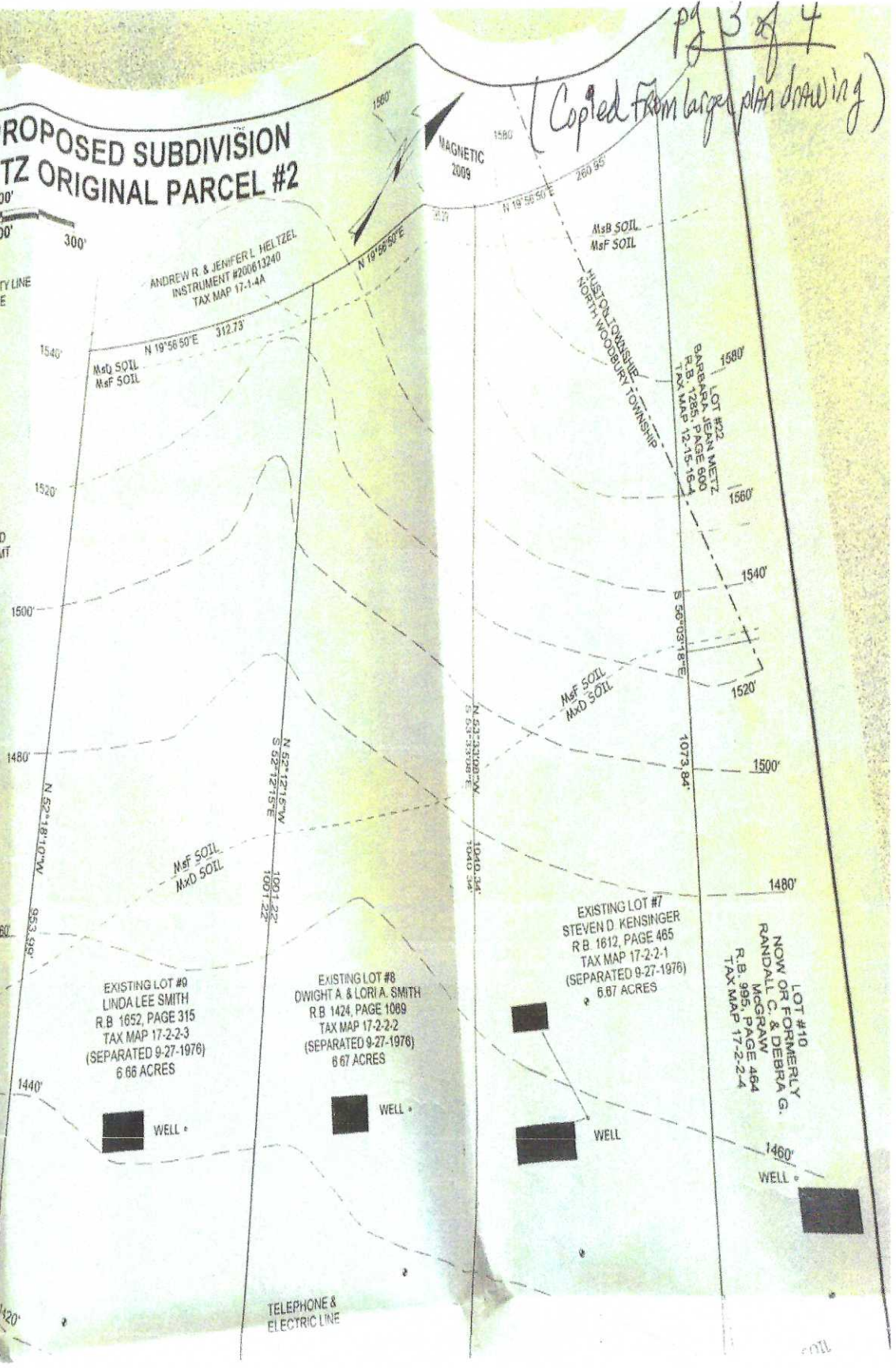
SHORT LINE TABLE

Line	Bearing	Distance
1	S 49°26'10"E	20.46'
2	S 28°41'50"W	14.00'
3	S 56°52'39"E	173.36'
4	N 52°18'10"W	175.00'
5	S 28°41'50"W	50.32'
6	N 52°08'30"W	33.23'
7	N 45°19'56"E	68.39'
8	S 56°08'56"E	83.14'
9	S 49°36'11"W	6.74'
10	N 56°08'56"W	83.14'
11	S 45°19'56"W	56.39'
12	N 54°16'10"W	0.63'
13	N 56°15'51"W	50.32'
14	N 36°38'48"W	77.82'
15	N 44°54'21"W	21.33'
16	N 28°28'10"E	52.18'
17	S 44°54'21"E	39.87'
18	S 36°38'48"E	58.89'
19	S 56°15'51"E	69.89'
20	S 56°20'50"W	50.00'

- DATE OF ORIGINAL DIVISION
- 7/3/72
- 8/25/72
- 10/12/73
- 10/19/73
- 11/29/73
- 9/11/74
- 9/27/76
- 3/27/78
- 4/27/78
- 3/8/77
- 2/4/77
- 2/4/77
- 2/5/79
- 2/5/79
- 4/83
- 2/2/10
- 2/2/10
- 8/84
- 8/84
- 3/87
- 2/88
- 1/89
- 1/93
- 1/96
- 7/96
- 9/96
- 9/96
- 3/96
- 8
- 18
- 9
- 2
- 10
- 10
- 0
- 0

NOTE: TOWNSHIP APPROVAL OF THIS PLAN IS NOT A GUARANTEE THAT A SEWAGE PERMIT WILL OR WILL NOT BE ISSUED FOR ANY LOT OR PARCEL. THE MUNICIPAL SEWAGE ENFORCEMENT OFFICER (SEO) MUST BE CONTACTED TO CONDUCT ANY FURTHER TESTS, AS NECESSARY, TO DETERMINE IF A PERMIT MAY BE ISSUED.

* NOTE: A 20' R/W WILL BE GRANTED TO LOT #37 OVER THE 20' WIDE EASTERN PORTION OF LOT #36 FROM T-583 TO THE COMMON BOUNDARY DIVIDING LOT #36 & #37. LOT OWNERS WILL EQUALLY SHARE THE COST OF ROAD MAINTENANCE



(Copied from larger plan drawing) pg 4 of 4

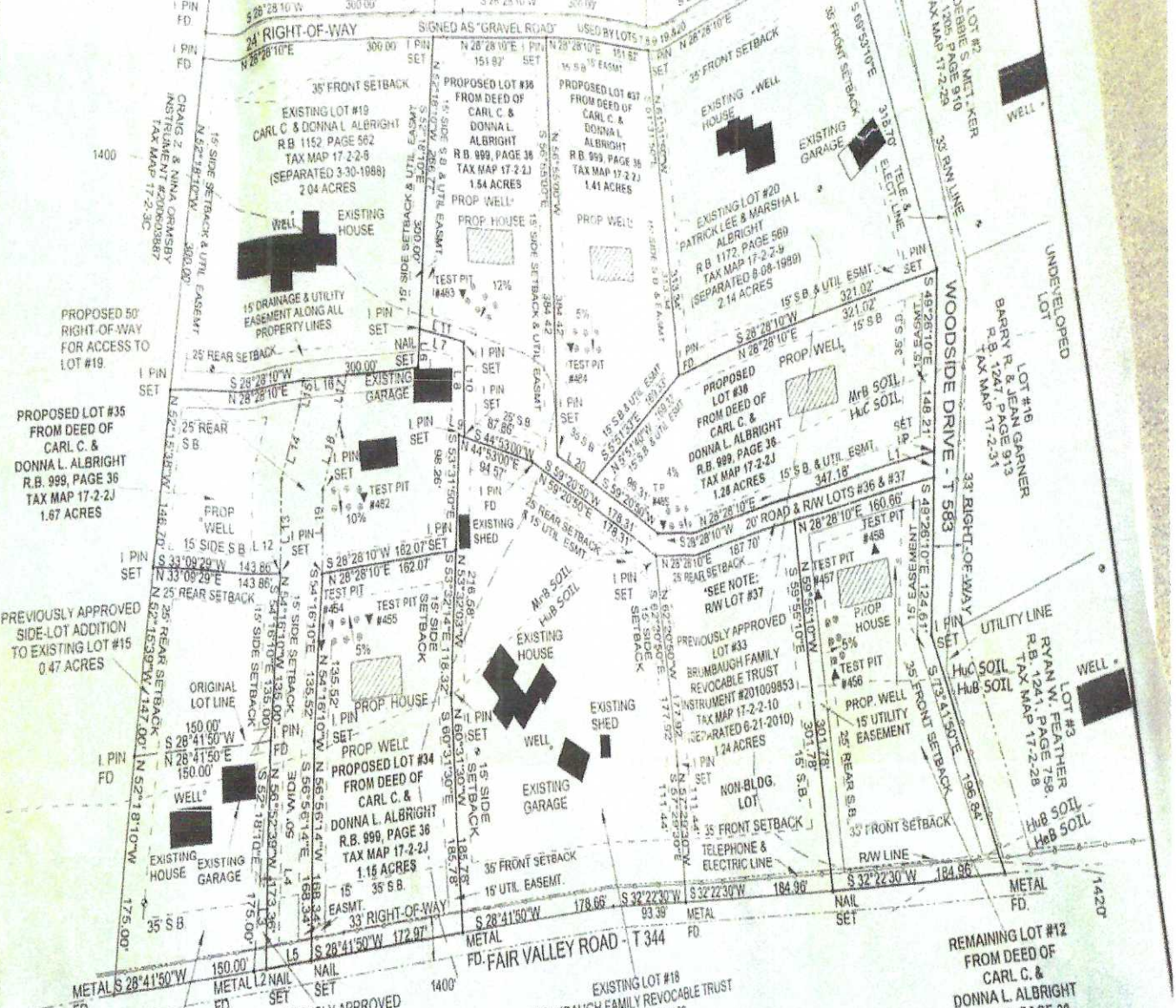
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10/05/2010

THE EAST PORTION OF LOT #37 OVER THE 20' WIDE EASTERN PORTION OF LOT #36 FROM T 583 TO THE COMMON BOUNDARY DIVIDING LOT #36 & #37 LOT OWNERS WILL EQUALLY SHARE THE COST OF ROAD MAINTENANCE

THE PORTIONS OF LOTS SHOWN WILL BE HELD RESPONSIBLE FOR THEIR PORTION OF THE SURVEY BILL THAT HAS ACCUMULATED IN THE MAKING OF THIS PLAN

VT & BARBARA R. WHEAT RD PC 544

MARY L. SAMPY



PROPOSED 50' RIGHT-OF-WAY FOR ACCESS TO LOT #19.

PROPOSED LOT #35 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 999, PAGE 36 TAX MAP 17-2-2J 1.67 ACRES

PREVIOUSLY APPROVED SIDE LOT ADDITION TO EXISTING LOT #15 0.47 ACRES

EXISTING LOT #15 DEAN S. & KIMBERLY S. SELLERS INSTRUMENT #201009852 TAX MAP 17-2-2-6 (SEPARATED 3-4-1983) 0.60 ACRES + 0.47 ACRE SIDE LOT ADDITION + 0.03 ACRE SIDE LOT ADDITION = 1.10 ACRES

EXISTING LOT #18 BRUMBAUGH FAMILY REVOCABLE TRUST R.B. 1296, PAGE 162 TAX MAP 17-2-2-7 (SEPARATED 4-13-1987) 2.18 ACRES

REMAINING LOT #12 FROM DEED OF CARL C. & DONNA L. ALBRIGHT R.B. 999, PAGE 36 TAX MAP 17-2-2J 1.10 ACRES

PREVIOUSLY APPROVED SIDE LOT ADDITION TO EXISTING LOT #15 0.03 ACRES