

GENERAL SITE NOTES

1. FLOOD PLAIN INFORMATION TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP, SNOW SHOES TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA, PANEL 25 OF 50. COMMUNITY-PANEL NUMBER 421198 0025 B, JUNE 19, 1989.
2. THERE ARE NO EXISTING ELECTRIC, WATER, TELEPHONE, OR SEWER LINES ON OR ADJACENT TO THE TRACT.
3. THERE ARE NO PROPOSED UTILITIES.
4. WOLF RUN IS DESIGNATED "R3UBH" ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP.
5. THE TOPOGRAPHY AND THE TOWNSHIP LINE ARE BASED UPON THE SNOW SHOES, PA, 7.5 MINUTE QUADRANGLE, PHOTINSPECTED, 1983.
6. CONTOUR INTERVAL IS 20 FEET.
7. THE EXISTING ACCESS ROAD HAS A 16' - 18' SANDSTONE CARTWAY. THE EXISTING INTERNAL ROADS HAVE A 16' - 18' SANDSTONE CARTWAY WITH THE EXCEPTION OF WOLF RUN SUPPLY ROAD WHICH HAS A 10' EARTHEN CARTWAY.
8. THERE WILL BE 5' PEDESTRIAN EASEMENTS (NORTHEASTERN PORTION OF SITE) UP TO WOLF RUN AND ALONG BOTH SIDES OF WOLF RUN.
9. ACCESS TO THE SITE WILL BE: FROM I-80, EXIT 22, S.R. 0144 EAST; S.R. 4003 NORTH; T-412 NORTH; T-405 NORTH; T-711 NORTH; T-710 EAST; THEN ACROSS PRIVATE LAND BY WAY OF EASEMENTS BETWEEN C & K COAL COMPANY & NANCY J. CARLIN, AND NANCY J. CARLIN AND WOLF RUN DEVELOPMENT, L.P.
10. THE PRIVATE RIGHT-OF-WAY AGREEMENTS FOR THE SITE ACCESS ROAD ARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CENTRE COUNTY, IN RECORD BOOK 815, AT PAGE 67. AND RECORD BOOK 715 AT PAGE 345.
11. THE GAS PIPELINE IS OWNED BY EASTERN STATES EXPLORATION COMPANY.
12. THERE IS A PROPOSED 30' RIGHT-OF-WAY FOR THE EXISTING ROADS, HOWEVER, LOT DIMENSIONS AND AREAS ARE TAKEN TO THE CENTERLINE OF THE ROADS.
13. SOILS EXTENTS WERE BASED UPON, "SOIL SURVEY OF CENTRE COUNTY, PENNSYLVANIA", UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, ISSUED AUGUST, 1981. THERE ARE NO PRIME FARMLAND SOILS.
14. THE ENTIRE SITE IS WOODED, WITH THE EXCEPTION OF THE EXISTING PRIVATE ROAD CARTWAYS.
15. THE TRACT RESIDUE IS NOT APPROVED AS A "LOT OF RECORD", THEREFORE, BEFORE ANY TRANSFER OF OWNERSHIP AND/OR ADDITIONAL SUBDIVISION OR LAND DEVELOPMENT ACTIVITY, A PLAN MUST BE SUBMITTED TO THE CENTRE COUNTY PLANNING COMMISSION FOR APPROVAL.
16. THE CENTRE COUNTY PLANNING COMMISSION REQUIREMENT FOR BUILDING SETBACK LINES IS 25 FEET FROM THE ESTABLISHED RIGHT-OF-WAY LINE. HOWEVER, WOLF RUN DEVELOPMENT L.P., AS PART OF ITS PROPOSED COVENANTS AND RESTRICTIONS, PLANS TO ADOPT BUILDING SETBACK REQUIREMENTS WHICH ARE: 150 FEET FROM ROAD CENTER LINE AND 100 FEET FROM ANY OTHER EXTERIOR LOT LINE.
17. NANCY J. CARLIN IS THE OWNER OF RECORD OF THE TRACT TO BE DEVELOPED AND THE TRACT RESIDUE PER RECORD BOOK 701, PAGE 584. THERE IS A BOUNDARY LINE AGREEMENT BETWEEN NANCY J. CARLIN AND THE COMMONWEALTH OF PENNSYLVANIA RECORDED IN RECORD BOOK 785, PAGE 802. THIS AGREEMENT PERTAINS TO THE NORTHERN AND EASTERN BOUNDARIES.
18. NANCY J. CARLIN IS A LIMITED PARTNER OF WOLF RUN DEVELOPMENT, L.P., THEREFORE, SHE CAN BE CONSIDERED "EQUITABLE" OWNER AS WELL AS "FEE SIMPLE" OWNER OF THE TRACT TO BE DEVELOPED.
19. THE GAS WELLS ARE OWNED BY EASTERN STATES EXPLORATION COMPANY. THEY HAVE LIMITED ACCESS RIGHTS TO WOLF RUN RIDGE ROAD IN ORDER TO SERVICE TWO GAS WELLS, LOCATED AT THE NORTH CENTRAL PORTION OF THE SITE AND EAST OF THE EASTERN PROPERTY LINE, PER THE LEASE AGREEMENT BETWEEN EASTERN STATES EXPLORATION COMPANY AND RAY AND NANCY CARLIN, RECORD BOOK 478, PAGE 384. NOTE THAT THE ORIGINAL LEASE AGREEMENT WAS BETWEEN FELMONT OIL CORPORATION AND RAY AND NANCY CARLIN.
20. THE GAS LINES HAVE A 25 FOOT IMPLIED EASEMENT.
21. THE ROAD RIGHT-OF-WAY IS PRIVATE.
22. BASED ON THE LAND USE DESIGNATION AND PROPOSED DEVELOPMENT AND USE THEREOF (PER CENTRE COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, NO. 1, ARTICLE IX), THE SUBDIVISION IS APPROVED FOR SEASONAL/RECREATION USE, ONLY. THE LOTS ARE NOT TO BE USED AS A "PRIMARY RESIDENCE" AND FOR USE OF NOT MORE THAN 180 DAYS PER CALENDAR YEAR, AS DEFINED IN THE PROPERTY OWNERS ASSOCIATION AGREEMENT AND CORRESPONDING DEED RESTRICTIONS AND PROTECTIVE COVENANTS. THESE DOCUMENTS ARE RECORDED IN THE CENTRE COUNTY RECORDER OF DEEDS OFFICE IN RECORD BOOK 645, PAGE 522.
23. PEDESTRIAN ACCESS EASEMENT: "THESE EASEMENTS EXIST FOR SEVERAL LOTS TO PA FOREST LAND PROVIDED BY A 20 FOOT WIDE PEDESTRIAN ACCESS EASEMENT ON THE PROPERTY LINES OR ALONG WOLF RUN. LOTS 27-31 ON SUBDIVISION #1 HAVE TWO (2) EASEMENTS RUNNING PARALLEL TO THE STREAM. THERE EXISTS A FIVE (5) FOOT WIDE PEDESTRIAN EASEMENT CENTERED ON THE HIKING TRAIL ABOVE WOLF RUN AND AN EASEMENT TEN (10) FEET ON EACH SIDE OF THE STREAM BANKS TO ALLOW FOR FISHING OR HIKING THROUGH THESE TRACTS. CAMPING, HUNTING OR OTHER ACTIVITIES ARE NOT ALLOWED EXCEPT BY THE PROPERTY OWNERS, THEIR GUEST AND ASSIGNS." (TAKEN FROM THE COVENANTS AND RESTRICTIONS OF WOLF RUN CAMPS.)
24. ALTHOUGH NO EASEMENTS ARE RECORDED OR IMPLIED, ACTION ON THIS PLAN IS NOT MEANT TO NEGATE OR ALTER ANY RIGHTS OR RESPONSIBILITIES THAT ANY ADJONER OR ANY OTHER PARTY MAY HAVE ACQUIRED CONCERNING THE EXISTING WOLF RUN SUPPLY ROAD SHOWN ON THIS PLAN.