

**CERTIFICATION OF SURVEY**

I, DANIEL A. VASSALLO, P.L.S., DO HEREBY CERTIFY, TO THE BEST OF MY ABILITY, THAT THE SURVEY PERFORMED HEREON, IS CORRECT AND IN ACCORDANCE WITH STANDARD SURVEYING PROCEDURES, AND THAT ALL CORNERS SHOWN HAVE BEEN SET AT THE TIME OF THIS SURVEY.

SIGNED: *Daniel A. Vassallo*  
 DANIEL A. VASSALLO, P.L.S. DATE: 02/09/2026

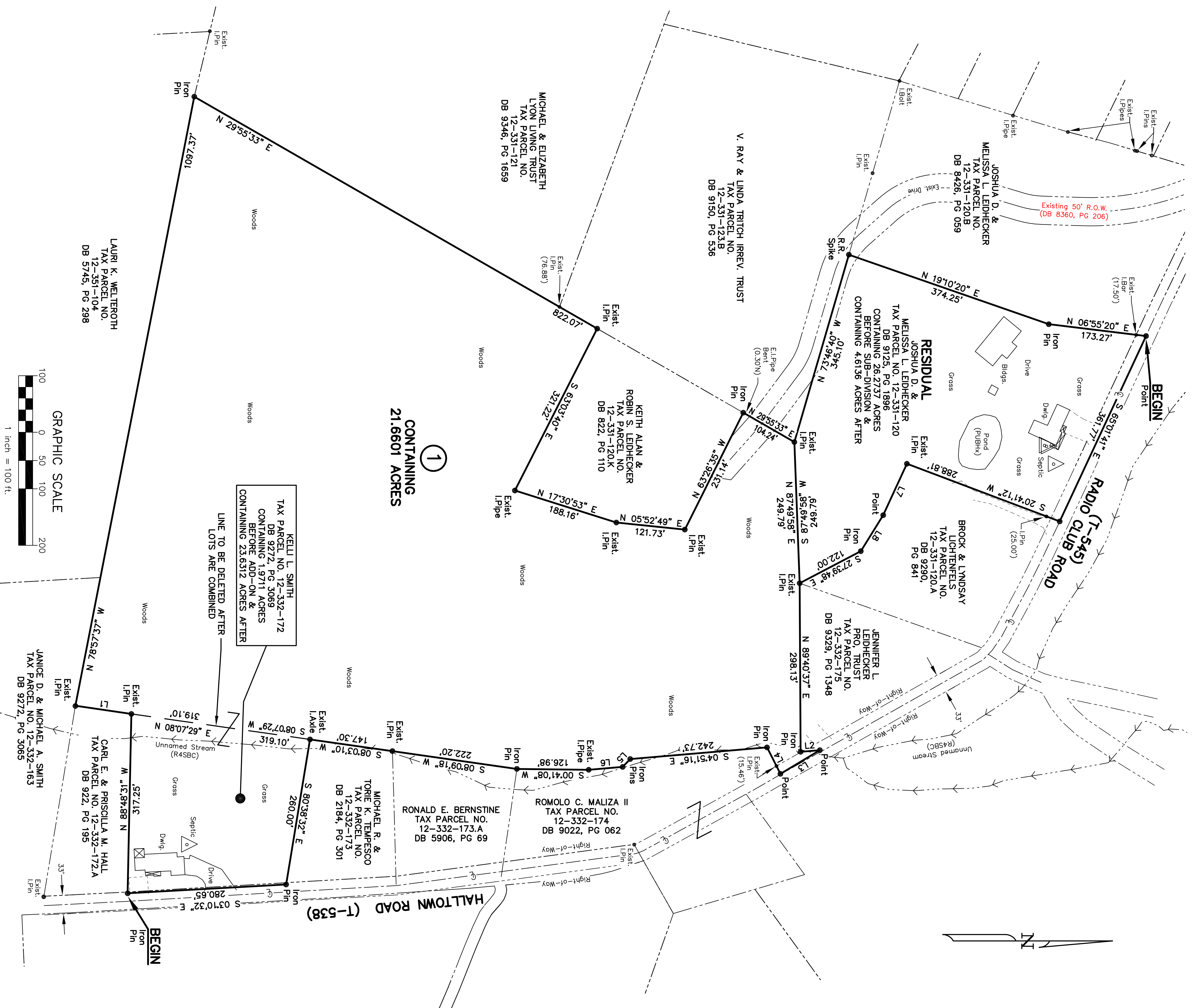
**CERTIFICATION OF OWNERSHIP**

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, I/WE, JOSHUA D. & MELISSA L. LEIDHECKER, BEING THE OWNERS OF THIS PROPERTY, PLEDGE ACCORDING TO THE LAW, DEPOSE THAT I/WE DO OWN THE PROPERTY SHOWN ON THIS MAP AND THAT THIS IS MY/OUR INTENTION TO SUBDIVIDE IT AS SHOWN HEREON.

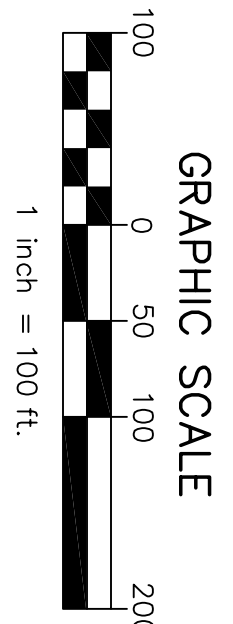
SIGNED: JOSHUA D. LEIDHECKER DATE: \_\_\_\_\_  
 MEISSA L. LEIDHECKER DATE: \_\_\_\_\_

LINE	COURSE	LENGTH
L1	S 08°22'18" W	100.00'
L2	N 04°51'25" W	34.06'
L3	S 31°00'11" E	81.32'
L4	S 63°05'30" W	52.42'
L5	S 48°09'16" E	19.32'
L6	S 04°51'16" E	60.28'
L7	S 65°17'15" E	100.11'
L8	S 58°05'48" E	75.00'

- NOTES:**
- Tox Parcel No. 12-331-120 (DB 9125, PG 1896) containing 26.2737 Acres
  - Zoning Dist. TP-12-3333
  - Residential Agriculture (RA)
  - Lot Size: min. Width - 200' with on-lot sewer/water
  - Building Setbacks: Front Yard - 25' but not less than 50' from road centerline Side Yard - 10' each side Rear Yard - 10'
  - The National Wetlands Inventory Maps do reveal Wetlands on this Property. A Pond is classified as PUBHX (Freshwater Pond). An Unrained Stream is classified as F4S9C (Riverine Habitat).
  - Flood Zone: X1, per FEMA Mapping for Fairfield Township, Map Panel 42081C 0364-F.
  - Parcel No. 12-331-120 containing 21.6601 Acres, is a Lot Add-on, to be made an integral part of the Parcel to the East, known as Tox Parcel Number 12-332-172, now owned by Kelli L. Smith. These Two (2) Parcels shall be considered as one, for any future Sub-Division, Land Development, Tax Parcel Number, and Sewage purposes. Combined Total Area = 23.6312 Acres.
  - Corporth Widths of Radio Club Road and Halltown Road are 20'.
  - As of the date of this Plat Plan recording, the Residual Parcel of this subdivision is dedicated for the express purpose of Lot Residential use only. No portion of this Parcel of this subdivision has been approved by the municipality or the D.E.P. for the installation of sewage disposal facilities. No sewage permit will be collected, construction of on-lot, on-lot, or on-lot sewer/water system, or any other existing systems unless the municipality and D.E.P. have both approved the facilities planning for these Parcels of this subdivision described herein in accordance with the Pa. Sewage Facilities Act (35 P.S. Sections 750.1 et seq) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits.
  - Waiver requests for topographic contours and soils information where no public water sewer systems exist and no new systems or being proposed.
  - Existing Right-of-Way Use and Maintenance Agreement, DB 5360, PG 206.



CONTAINING 21.6601 ACRES



Job No. 25-337  
 Date: 02/09/2026  
 Drawn By: HROSS  
 Checked By: D.A.V.  
 Approved By: D.A.V.  
 Revisions

**DANIEL A. VASSALLO**  
 PROFESSIONAL SURVEYOR  
 28923-E  
 P.E., P.L.S.  
 PA LICENSE NO. SU-028925-E

**VES VASSALLO ENGINEERING SURVEYING**

1918 WEST THIRD STREET  
 WILLIAMSPORT, PENNSYLVANIA 17701  
 PHONE: (570) 322-6266

PRELIMINARY/FINAL SUB-DIVISION/LOT ADD-ON FROM LAND OF  
**JOSHUA D. & MELISSA L. LEIDHECKER**  
 TAX PARCEL NO. 12-331-120 (DB 9125, PG 1896)  
 1348 RADIO CLUB ROAD (T-545)  
 TO BE MADE PART OF LAND OF  
 KELLI L. SMITH  
 TAX PARCEL NO. 12-332-172 (DB 9272, PG 3069)  
 505 HALLTOWN ROAD (T-538)  
 FAIRFIELD TOWNSHIP, LYCOMING COUNTY, PA  
 SCALE: 1" = 100'

**SUB-1**  
 SHEET 1 OF 1