N/F
AT MASTERPIECE HOMES AT BROAD SPRINGS LLC
1556-4081
640000400170000000

S 25°43'52" E
296.93'
296.93'
CM (To Be Set)
S 25°52'40" E
70.86'
I.P. Fnd
N 25°45'38" W
116.59'
N/F
JOSEPH J. JR. & DEBORAH A. ANDREWS
1684-8995
640000400180000000
AGRICULTURAL - RESIDENTIAL USE
N/F
AT MASTERPIECE HOMES AT BROAD SPRINGS LLC
1556-4081
640000400260000000
AGRICULTURAL - RESIDENTIAL USE
GLEN AVENUE
ZONED RESIDENTIAL SUBURBAN (R-1)
GLEN ROCK BOROUGH
SHREWSBURY TOWNSHIP
ZONED AGRICULTURE (A)
837.84'
973.67'
N/F
DONALD B SHUE
EXISTING 6" SEWER LATERAL
40' GRADING EASEMENT
30' SANITARY SEWER EASEMENT
EX. 60' MET-ED R/W
20' WATER EASEMENT
STORMWATER EASEMENT
N/F
KENDRA JONES & WILLIAM CHARLES MABON
640000400260000000
AGRICULTURAL - RESIDENTIAL USE
N 52°52'50" E
296.63'
N 51°20'18" E
202.04'
N 52°42'58" E
19.24'
VALLEY ROAD
(T-435)
N/F
TIMOTHY J. & LAURA A. GARRISON
1286-7000
640000400250000000
AGRICULTURAL - RESIDENTIAL USE
153.44'
157.33'
18.90'
N 52°53'44" E
150.00'
UPost Fnd
S 27°44'36" E
141.10'
160.00'
N/F
STEVEN W. MYERS
1381-4302
450000100260000000
AGRICULTURAL - RESIDENTIAL USE
N 26°13'06" W
159.46'
145.75'
N 49°32'05" E
177.53'
544.71'
S 18°38'43" E
528.78'
N 60°36'17" E
398.22'
S 28°34'13" E
693.60'
S 55°04'36" W
91.75'
S 22°49'43" E
291.62'
N/F
TOBY J. & JENNIFER L. BONITZ
1703-5397
450000100284000000
AGRICULTURAL - AGRICULTURAL USE
N/F
DAVID BRUCE & DEBRA L. AUBURGER
1059-1112
450000100260000000
AGRICULTURAL - RESIDENTIAL USE
N/F
TOM A. & TERESA J. BROWN
1880-7053
450000100268000000
AGRICULTURAL - RESIDENTIAL USE
N/F
FRANCIS J. & ANNA G. BUTT
541-503
450000100290000000
AGRICULTURAL
AGRICULTURAL USE
ZONED AGRICULTURE (A)
S 66°22'55" W
902.47'
N 03°30'55" W
150.79'
N 03°59'30" W
124.85'
N 03°59'30" W
242.62'
N 03°59'30" W
210.52'
N 03°59'30" W
176.45'
N 08°45'22" W
152.37'
N 22°30'11" W
152.44'
N 23°43'28" W
152.60'
N 23°43'28" W
133.40'
S 23°43'28" E
20' STORM WATER EASE.
25' STORM WATER EASE.
20' STORM WATER EASE.
S 03°59'30" E
126.81'
S 03°59'30" E
131.94'
S 03°59'30" E
139.06'
S 11°34'39" E
147.38'
S 23°43'28" E
131.87'
CM (To Be Set)
R40'
R50'
20'W x 50'L SNOW REMOVAL EASEMENT
20' WATER EASEMENT
S 18°38'43" E
N 60°36'17" E
S 28°34'13" E
S 55°04'36" W
S 22°49'43" E
N 28°24'13" W
N 38°54'13" W
N 23°43'28" W
N 11°34'39" W
N 03°59'30" W
N 23°43'28" W
N 03°59'30" W
N 03°59'30" W
N 08°45'22" W
N 22°30'11" W
N 23°43'28" W
N 03°30'55" W
S 66°22'55" W
1 18,602.57 SF (G) 0.43 AC (G) 15,662.36 SF (N) 0.36 AC (N)
2 25,722.14 SF (G) 0.59 AC (G) 23,472.14 SF (N) 0.54 AC (N)
3 22,641.11 SF (G) 0.52 AC (G) 20,391.11 SF (N) 0.47 AC (N)
4 20,384.43 SF (G) 0.47 AC (G) 18,124.76 SF (N) 0.42 AC (N)
5 21,334.88 SF (G) 0.49 AC (G) 19,051.37 SF (N) 0.44 AC (N)
6 16,073.64 SF (G) 0.37 AC (G) 13,848.47 SF (N) 0.32 AC (N)
7 15,976.69 SF (G) 0.37 AC (G) 13,726.69 SF (N) 0.32 AC (N)
8 768,606.02 SF (G) 17.64 AC (G) 753,026.34 SF (N) 17.29 AC (N)
9 17,441.60 SF (G) 0.40 AC (G) 14,675.45 SF (N) 0.34 AC (N)
10 17,863.73 SF (G) 0.41 AC (G) 14,797.48 SF (N) 0.34 AC (N)
11 17,886.65 SF (G) 0.41 AC (G) 14,970.27 SF (N) 0.34 AC (N)
12 16,642.65 SF (G) 0.38 AC (G) 14,017.65 SF (N) 0.32 AC (N)
13 16,314.36 SF (G) 0.37 AC (G) 13,689.36 SF (N) 0.31 AC (N)
14 18,937.76 SF (G) 0.43 AC (G) 16,439.74 SF (N) 0.38 AC (N)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	BEARING	DISTANCE
C1	325.00	10.01	N 85°07'34" E	10.01
C2	325.00	94.99	N 75°52'14" E	94.66
C3	325.00	6.93	N 66°53'10" E	6.93
C4	24.00	20.33	N 89°27'25" W	19.73
C5	50.00	241.79	N 23°43'28" W	66.22
C6	24.00	20.33	N 42°00'29" E	19.73
C7	275.00	58.30	N 72°20'56" E	58.19
C8	275.00	36.41	N 82°12'56" E	36.38
C9	1475.00	43.96	N 86°51'44" E	43.96
C10	325.00	111.93	N 76°08'31" E	111.38
C11	275.00	94.71	N 76°08'31" E	94.24
C12	300.00	9.24	N 85°07'34" E	9.24
C13	300.00	87.69	N 75°52'14" E	87.37
C14	300.00	6.40	N 66°53'10" E	6.40
C15	300.00	63.60	N 72°20'56" E	63.48
C16	300.00	39.72	N 82°12'56" E	39.69
C17	50.00	92.51	S 70°44'36" W	79.87
C18	300.00	39.72	N 82°12'56" E	39.69
C19	50.00	92.51	S 70°44'36" W	79.87
C20	50.00	20.14	N 44°43'01" W	20.00
C21	50.00	28.83	N 16°39'47" W	28.43
CL12	1500.00	33.81	N 86°39'15" E	33.81
CL13	300.00	103.32	N 76°08'31" E	102.81

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 50 ft.

NORTH

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PRELIMINARY SUBDIVISION PLAN
FOR
E SQUARED PROPERTIES, LLC
PROPERTY LINE PLAN
SHREWSBURY TOWNSHIP
YORK CO., PA

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/15/08	REVISED PER STAFF REVIEW	JMB
2	8/21/08	REVISED PER NEW LOT LAYOUT	JMB
3	5/22/08	REVISED PER STAFF REVIEW MINUTES	JMB
4	6/18/08	REVISED PER STAFF REVIEW MINUTES	JMB
5	7/7/08	REVISED PER STAFF REVIEW	JMB

DATE: 12/12/06
SCALE: AS SHOWN
DRAWN BY: ZTF
DESIGNED/CK'D BY: BAM
PROJECT NO. 060207
SHEET NO. 4

File: \060207 PERSONETTE\Data\GIS\Prelim\060207PL4.dwg