

# W. Edwin Miller

realtor<sup>®</sup>



*Presents...*

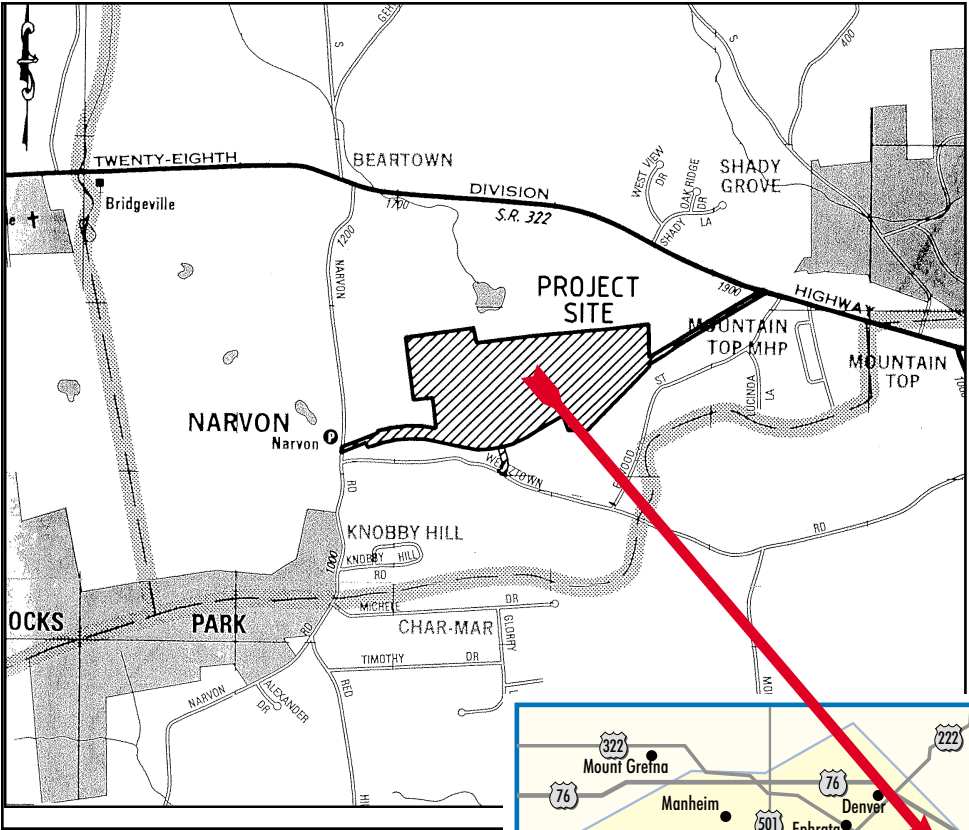


## Narvon Station Subdivision Caernarvon Township

### SITE DATA

Total Tract Area: 53.801 acres  
Proposed Sanitary Sewer Disposal: Private—On-Site  
Proposed Water Supply: Private—On-Site  
Minimum Lot Area: 65,000 Sq. Ft.  
Maximum Lot Coverage: 25 Percent  
Caernarvon Township, Lancaster County,  
Pennsylvania R-1 Residential District Zoning.  
Record Owner/Developer: Char Mar Properties  
Equitable Owners: Kenneth J. Kuipers  
Samuel S. Stoltzfus  
Tax Parcel #: 050-2466228-286260,  
050-2467439-286245 and  
050-2467134-2885907

# Location Map



## Notes:

1. Proposed driveways and house locations shown hereon are for demonstration purposes only. The final location must be approved by the Caernarvon Township at the time of construction on the individual lots.

2. The proposed roadway system has been designed for local street classification and is intended to be dedicated to the home owners association.

3. All driveways shall be designed and constructed to the standards of the Caernarvon Township and Lancaster County.

4. Stackhouse Bensinger Inc. makes no claims as to the completeness, accuracy or content of the data contained hereon.

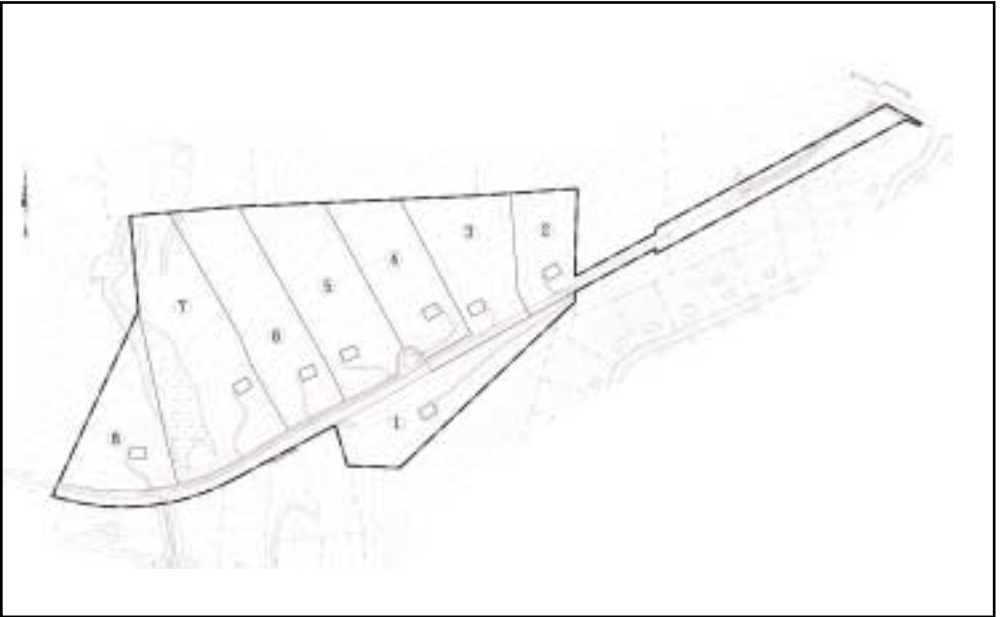
## Easements on all or some lots:

1. There is a perpetual pipeline easement with "GRANGER ENERGY OF HONEY BROOK, L.L.C., a Michigan limited liability company." The easement consists of a temporary 40-foot-wide strip until the installation of the pipe and then a permanent 20-foot-wide strip after installation. The pipe line extends approximately along the alignment of the proposed private road and along the existing drive in lots 2 and 3.

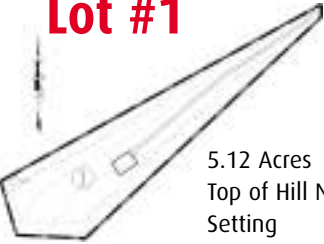
2. There is a 50-foot-wide easement for access to Wertztown Road. Easement agreement 5249-0071 and as shown as 50-foot-wide strip to be reserved for future access as shown on final plan of Narvon Station, 7 lot subdivision prepared by Ranck & Lake, dated Feb. 12, 1988 and recorded in PBV J-161-51.

3. There is an access and utility easement per easement agreement dated December 29, 2000 between Carl Z. Martin and Rose M. Martin, husband and

# Site Plan & Lot Layout



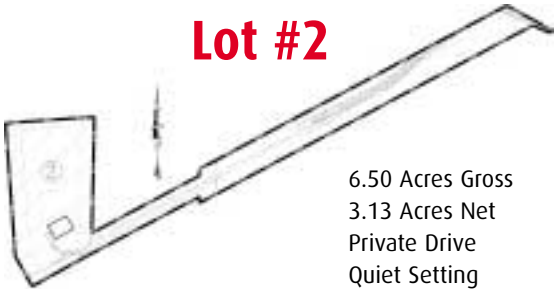
**Lot #1**



5.12 Acres  
Top of Hill Natural  
Setting  
Good Views  
**\$225,000**

A diagram of Lot #1, which is a long, narrow, triangular-shaped lot. It features a small square structure at the base and a north arrow pointing upwards.

**Lot #2**



6.50 Acres Gross  
3.13 Acres Net  
Private Drive  
Quiet Setting  
**\$210,000**

A diagram of Lot #2, which is a long, narrow lot with a small rectangular structure at the top left. A private drive runs along the right side of the lot. A north arrow is positioned near the top center.

**Lot #3**

5.13 Acres  
Flat Lot  
Off Private Road  
Wooded  
**\$225,000**

A diagram of Lot #3, which is a roughly rectangular lot with a small square structure at the bottom right. A north arrow is located to the left of the lot.

**Lot #4**

5.00 Acres  
Off Private Road  
Natural Setting  
Good Views  
**\$225,000**

A diagram of Lot #4, which is a roughly rectangular lot with a small square structure at the bottom right. A north arrow is located to the left of the lot.


wife, and Charles R. Martin, Gloria A. Martin and Timothy L. Martin, t/d/b/a/ Char-Mar Properties. DBV 6901 Page 312. The easement provides access for the house between lot and Rte. 322.

4. There needs to be an easement for emergency access from the cul-de-sac to Rte. 322. It will go through lots 3 and 2. (This will be prepared as part of the development plans).

5. There is no easement with the adjoining property owners concerning the horse riding area.


6. The owners documents will be prepared as part of the development for ownership and maintenance responsibilities for the private drive and related improvements.

**Lot #5**




6.86 Acres  
 Wooded Lot  
 Good Views  
 Quiet Setting  
**\$295,000**

**Lot #6**




6.76 Acres  
 Natural Setting  
 Good Views  
**\$295,000**

**Lot #7**



10.05 Acres  
 Environmental Areas  
 Artesian Well  
 Stream  
 Wooded  
**\$425,000**

**Lot #8**



5.00 Acres  
 Environmental Areas  
 Natural Stream Setting  
 Good Views  
**\$225,000**

## Approximate distance and time Narvon Station to...

New Holland	6 miles	10 minutes
Garden Spot High School	5 miles	6 minutes
Honeybrook/Rt 10	5 miles	6 minutes
Morgantown/PA Turnpike	10 miles	16 minutes
Ephrata/Rt. 322 & 222 intersection	6.5 miles	8 minutes
Lancaster Rt. 30 bypass	16.5 miles	26 minutes

For more information contact Edwin Miller. Re/Max Associates of Lancaster.  
 Office: 717-569-2222, **Direct Cell: 717-468-8811**. Fax: 717-293-8950  
[wedwinmiller@yahoo.com](mailto:wedwinmiller@yahoo.com)

