

EXHIBIT 3



DATE	NO.	REVISIONS	BY

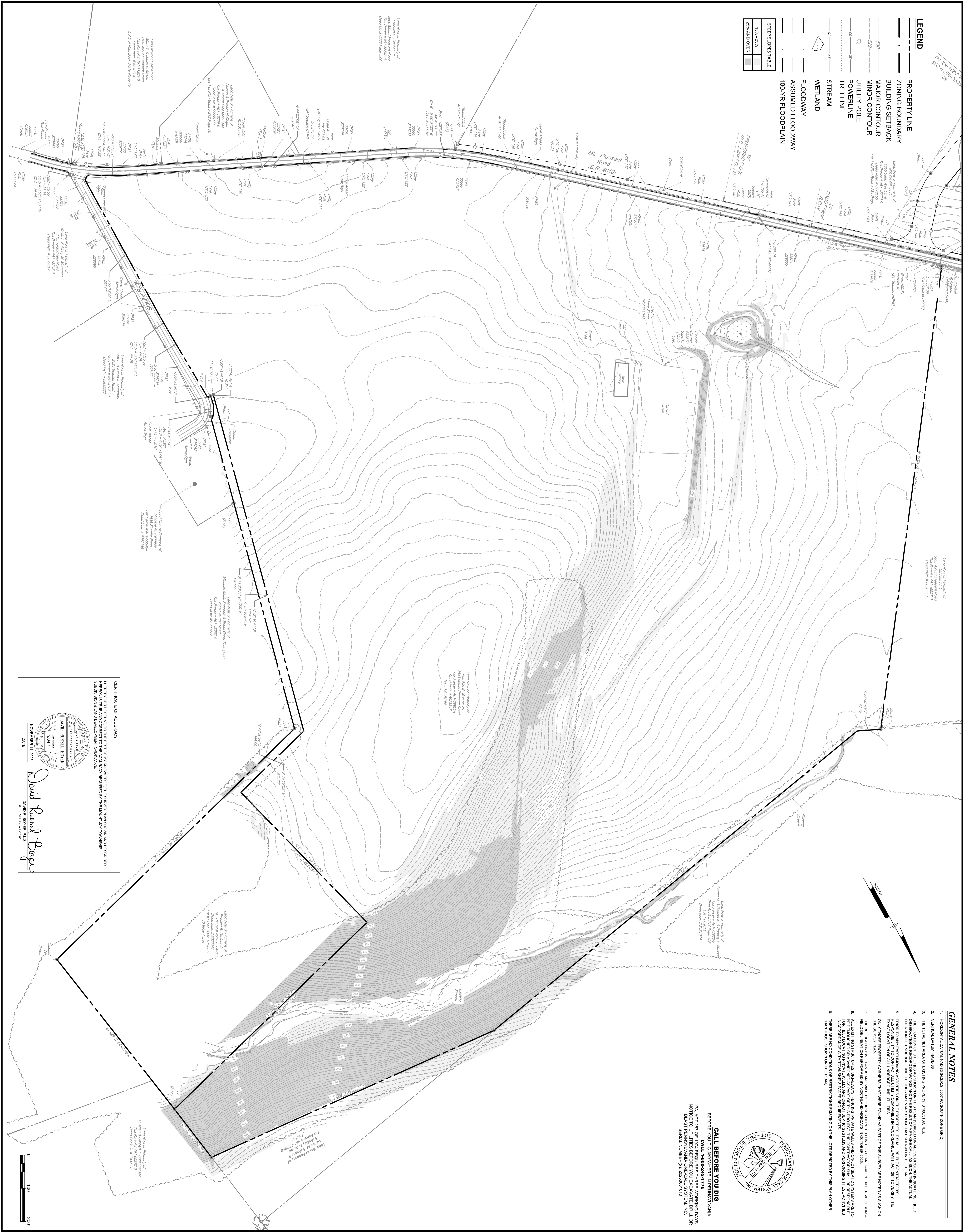
GREINER DEVELOPMENT PROJECT
 2843 MOUNT PLEASANT ROAD
 MOUNT JOY, PENNSYLVANIA
AERIAL PROPERTY PLAN

FRANKLIN B. GREINER, JR.
 2843 MOUNT PLEASANT ROAD
 MOUNT JOY, PENNSYLVANIA 17552

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

Pennon

PENNONI ASSOCIATES INC.
 5072 Ritter Road, Suite 102
 Mechanicsburg, PA 17055
 T 717.975.6481 F 717.975.6480



LEGEND

- PROPERTY LINE
- ZONING BOUNDARY
- BUILDING SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- UTILITY POLE
- POWERLINE
- TREELINE
- STREAM
- WETLAND
- FLOODWAY
- ASSUMED FLOODWAY
- 100-YR FLOODPLAIN

STEER SLOPES TABLE

15% - 25%
25% AND OVER

- GENERAL NOTES**
- HORIZONTAL DATUM: NAD 83 (N.A.S. 83) SOUTH ZONE GRID.
 - VERTICAL DATUM: NAVD 83.
 - THE TOTAL NET AREA OF EXISTING PROPERTY IS 184.31 ACRES.
 - THE LOCATION OF UTILITIES AS SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND INDICATIONS, FIELD SURVEY, AND RECORD DRAWINGS. THE LOCATION OF UTILITIES SHOWN ON THIS PLAN IS THE ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM THAT SHOWN ON THE PLAN.
 - RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 287 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
 - ONE OF THESE PROPERTY CORNERS THAT WERE FOUND AS PART OF THIS SURVEY WERE NOTED AS SUCH ON THE PLAN.
 - THE REGULATION, METERS AND INTERSECTIONS SHOWN ON THE PLAN HAVE BEEN DERIVED FROM A FIELD DEMONSTRATION PERFORMED BY PENNONI ASSOCIATES INC. IN OCTOBER 2023.
 - ALL EXISTING STRUCTURES, DRIVEWAYS, FENCING, PRIVATE WELLS AND ON-LOT SEPTIC SYSTEMS ARE TO BE DEMOLISHED OR ABANDONED AS PART OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS FOR THESE ACTIVITIES IN ACCORDANCE WITH TOWNSHIP & STATE REQUIREMENTS.
 - THERE ARE NO CONDITIONS OR RESTRICTIONS EXISTING ON THE LOTS DERIVED BY THIS PLAN OTHER THAN THOSE SHOWN ON THE PLAN.



CALL BEFORE YOU DIG
 BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
 CALL 1-800-242-1776
 PA ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BURY (SERIAL NUMBERS) 2025081910

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY DATA SHOWN AND DESCRIBED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MOUNT JOY TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.

DAVID RUSSELL BOYER
 LICENSED SURVEYOR
 PENNSYLVANIA
 NO. 58111
 DATE: NOVEMBER 14, 2023

David Russell Boyer
 DAVID R. BOYER, P.E.
 REG. NO. 58111

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 2843 MOUNT PLEASANT ROAD
 MOUNT JOY, PENNSYLVANIA
EXISTING CONDITIONS SURVEY PLAN

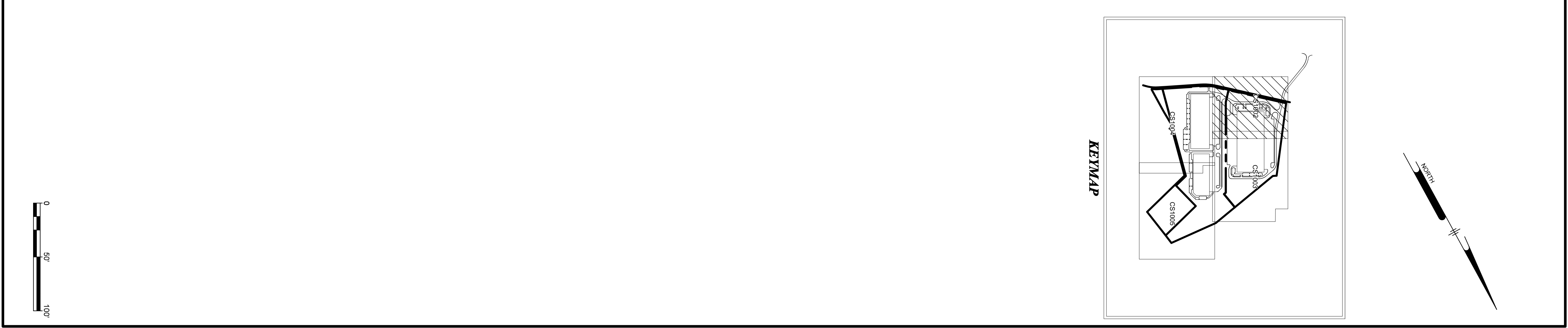
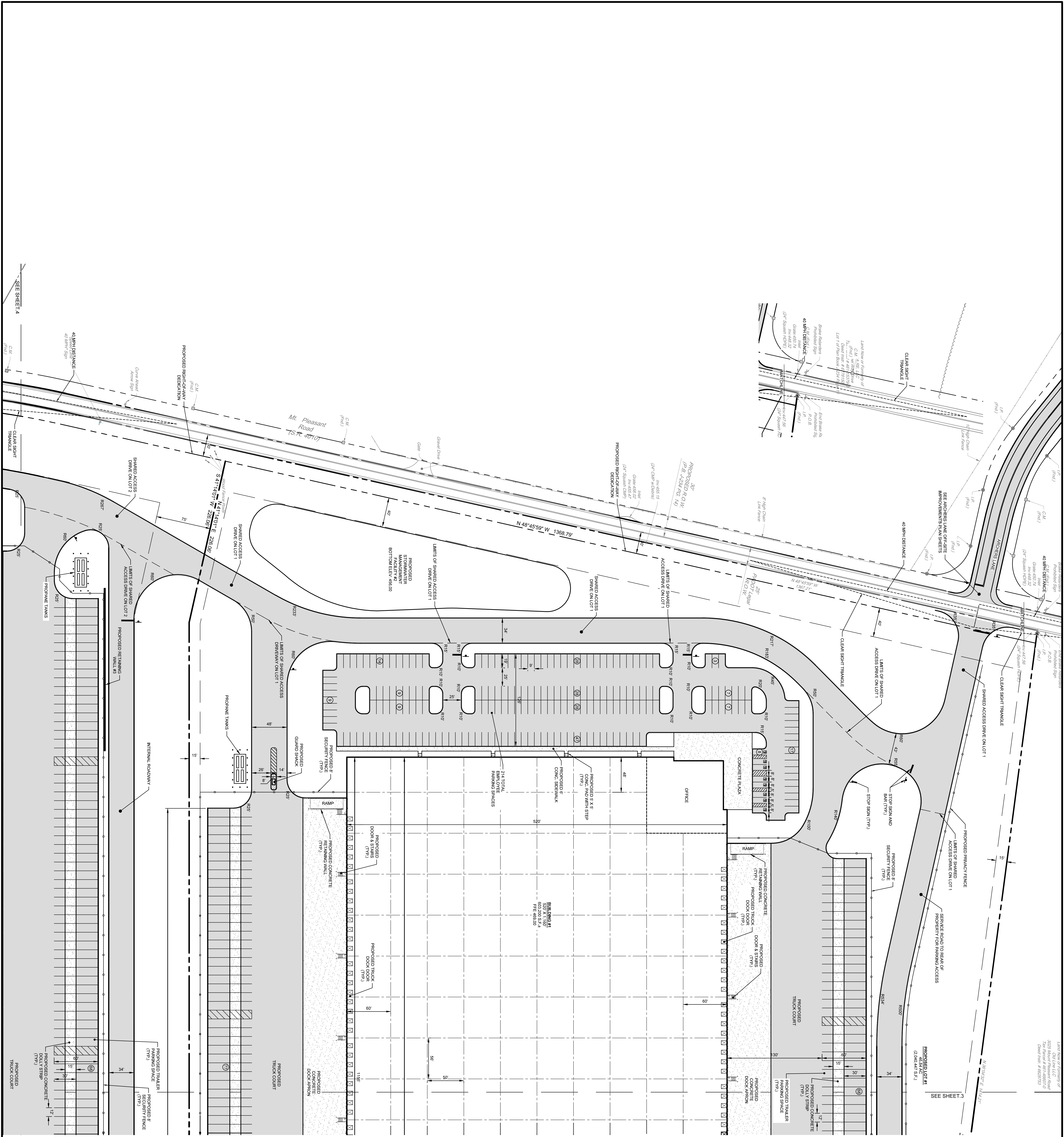
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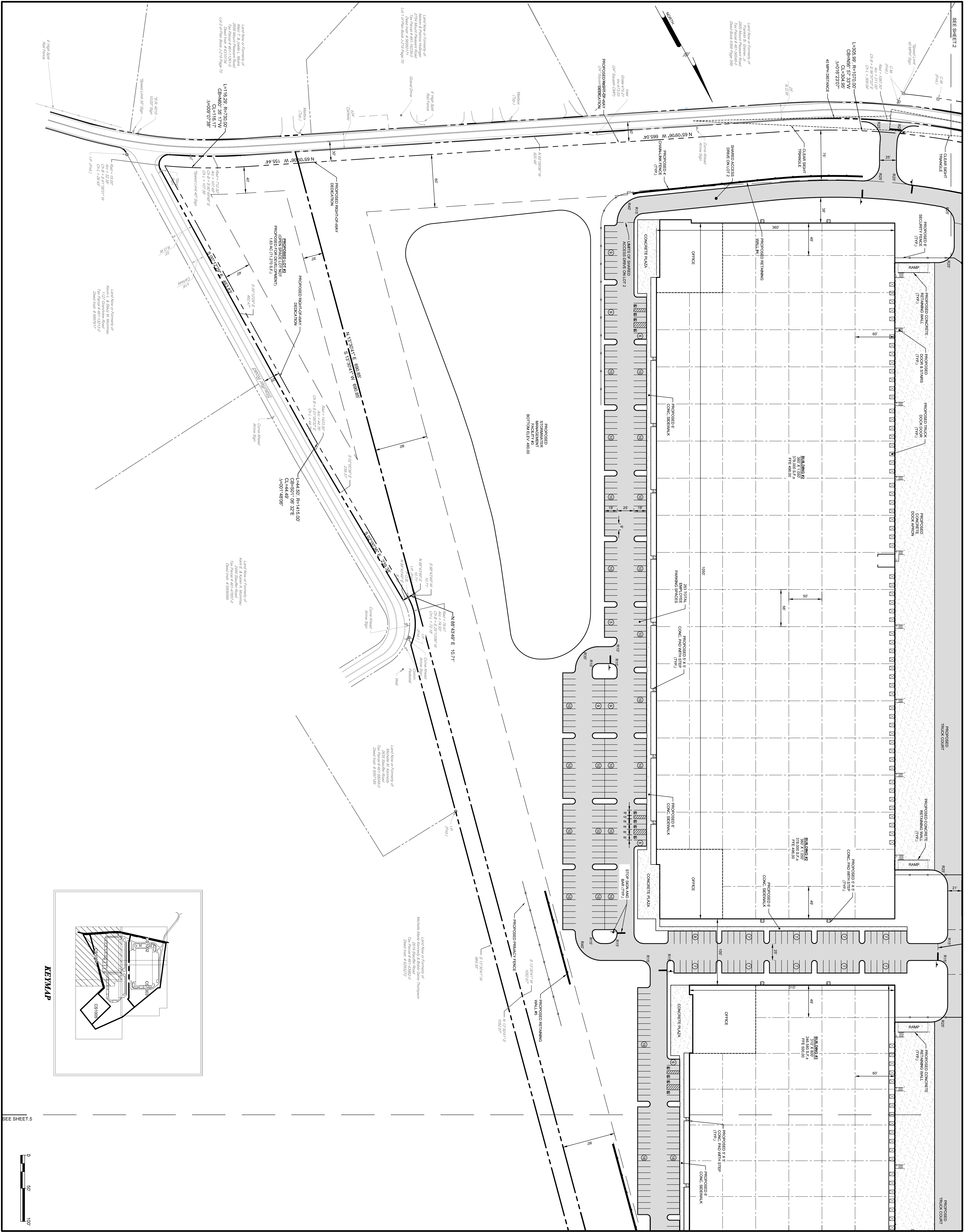


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 5072 Ritter Road, Suite 102
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CS0201
 SHEET 1 OF 1



<p>0 50 100'</p>	<p>GREINER DEVELOPMENT PROJECT 2843 MOUNT PLEASANT ROAD MOUNT JOY, PENNSYLVANIA SITE PLAN</p> <p>FRANKLIN B. GREINER, JR. 2843 MOUNT PLEASANT ROAD MOUNT JOY, PENNSYLVANIA 17552</p>	<p>ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK</p>	<p>PENNONI ASSOCIATES INC. 5072 Ritter Road, Suite 102 Mechanicsburg, PA 17055 T 717.975.6481 F 717.975.6480</p>								
<p>CS1002 SHEET 2 OF 5</p>	<p>DATE: 2005-11-14 DRAWING SCALE: 1" = 50' DRAWN BY: TLR APPROVED BY: JKH</p>	<p>PROJECT: ETHDE25003</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	BY				
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 MOUNT JOY, PENNSYLVANIA

SITE PLAN

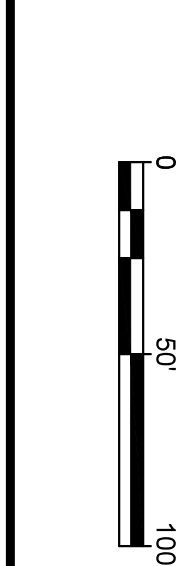
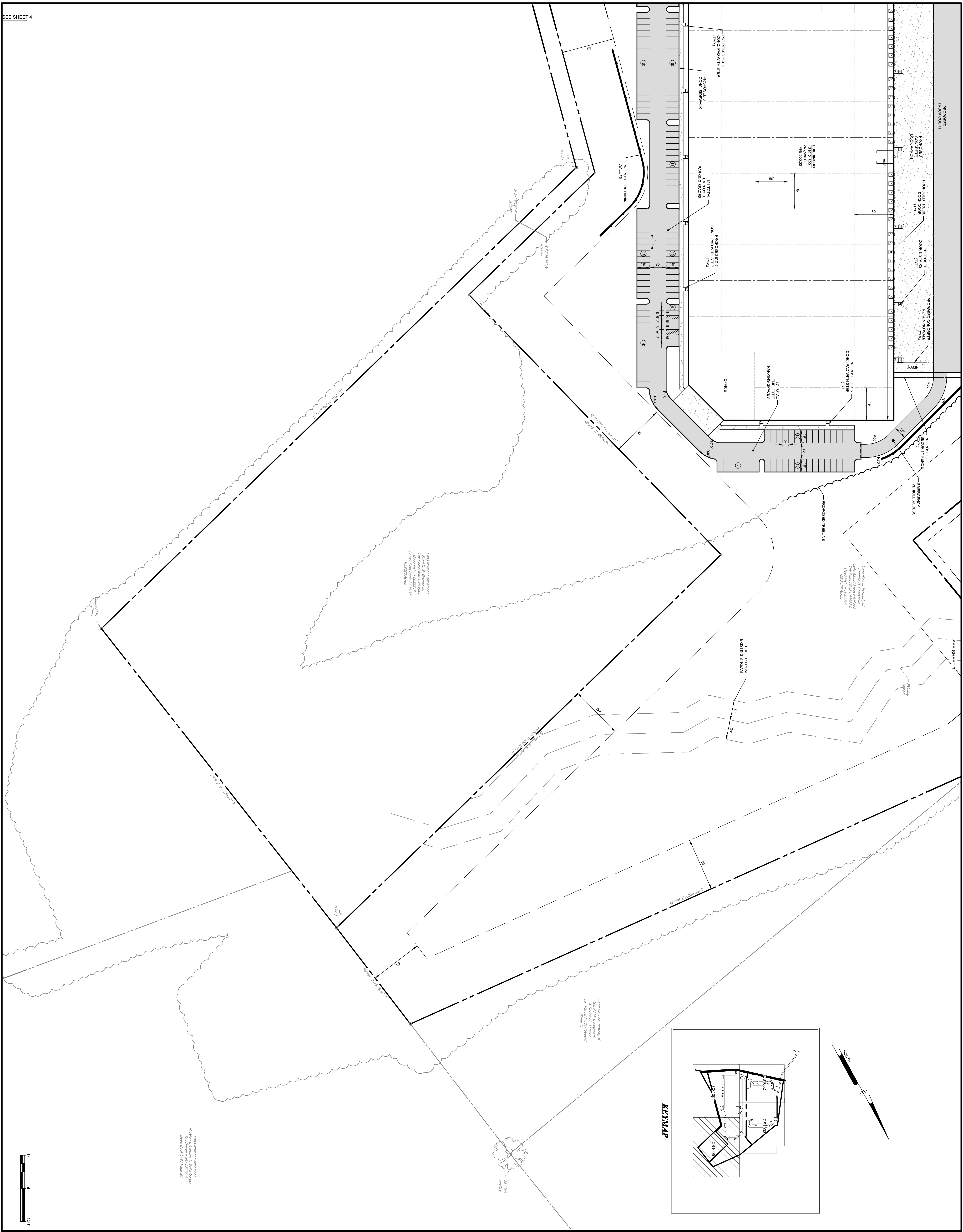
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SEE SHEET 4

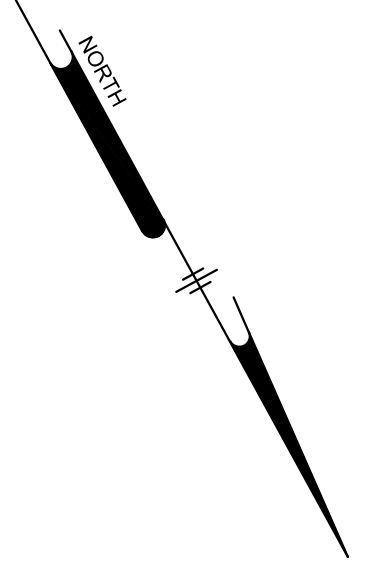
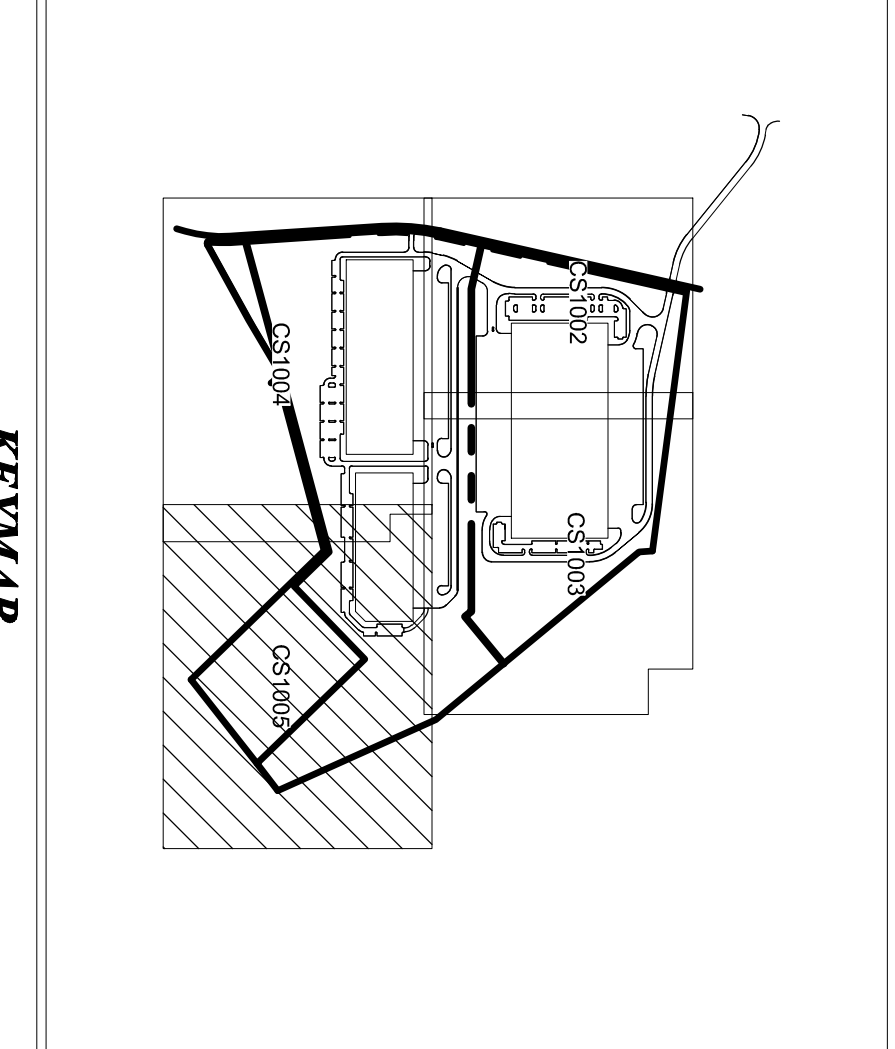


Land Title or Company of
P. Allen & Company, P.
The Project # 461-22584-4
L&P Plan Book # 158-37
12,800 Sq. Acres

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CS1005
 SHEET 5 OF 5

DATE: 2005-11-14
 DRAWING SCALE: 1" = 50'
 DRAWN BY: TLR
 APPROVED BY: JCH

PROJECT: ETHDE25003
 PROJECT NO.: 2005-11-14