



MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

Application for Consideration of a Subdivision and/or Land Development Plan

For Mount Joy Township Use Only:

M.J.T.P.C. File No.:		Date of Receipt/Filing:	
School District:	Donegal		Elizabethtown

The undersigned hereby applies for approval under Chapter 119, Subdivision and Land Development, of the Code of the Township of Mount Joy for the Plan submitted herewith and described below:

Plan & Project Information

Plan Name:	Lot Line Change Plan for Montana Thompson		
Plan No.:	CG-4074	Plan Date:	May 1, 2026
Location:	181 Hereford Road, Elizabethtown, PA 17022		
Property Owner:	Montana Thompson	Mahlon K. & Rachel K. Lapp	
Owner Address:	181 Hereford Rd, Elizabethtown, PA 17022	161 Hereford Rd, Elizabethtown, PA 17022	
Telephone No.:	717-823-2151	Deed Ref.-6743273	
E-mail:		Tax Parcel No.-460-13881-0-0000	
Deed Reference:	6771100	Tax Parcel No.:	460-49657-0-0000
Plan Type:	☒ Sketch	☐ Preliminary	☐ Final
	☒ Lot Line Change	☐ Minor Agricultural or Land Development	
Description:	Eliminate encroachments between Lot 1 and Lot 2 by transferring 0.497 acres of land between lots. (Land Swap)		
Zoning District:	AG-AGRICULTURAL		
Is a zoning change necessary?	☒ No	If yes, please specify:	
Is/was a zoning variance, special exception, or conditional use approval necessary?	☒ No	If yes, attach ZHB decision.	
Total Acreage:	27.83 acres		
Name of applicant (if other than owner):	owner		
Address:			
Telephone No.:			
E-mail:			
Firm which prepared plan:	DC Gohn Associates, Inc		
Address:	32 Mount Joy Street, Po Box 128, Mount Joy, PA 17552		
Phone No.:	717-653-5308		
Person responsible for plan:	Todd Smeigh		
E-mail:	tsmeigh@dcgoohn.com		

Proposed Lots and Units

	# of Lots	# of Units		# of Lots	# of Units
Total #			Mixed Use		
Agricultural			Single Family Detached	2	2
Commercial			Multifamily (attached-sale)		
Industrial			Multifamily (attached-rental)		
Institutional			Other:		
Total Square Feet of Ground Floor Area (building footprint):			Lot 1=11,071 s.f., Lot 2=2219 s.f.		
Total Square Feet of Existing Structures (all floors):			N/A		
Total Square Feet of Proposed Structures (all floors):			N/A		
Total Square Feet (or Acres) of Proposed Parkland/Other Public Use:			N/A		
Linear feet of new street:			N/A		
Identify all street(s) not proposed for dedication:			N/A		

Type of water supply proposed:

Public (Live)		Community
Public (Capped)		Individual Lot 1 Ex Well - Lot 2 Ex Well

Type of sanitary sewage disposal proposed:

Public (Live)		Community
Public (Capped)		Individual Lot 1 - Ex Septic System

Lot 2 - Ex Septic System

The undersigned hereby represents that, to the best of his knowledge and belief, all information listed above is true, correct and complete.

Signature of Landowner of Applicant

Date



Surveyors - Engineers - Landscape Architects

June 25, 2026

Mr. Justin Evans
Township Manager/Zoning Officer
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

SUBJECT: Montana Thompson
Lot Line Change Plan
DCG Project Number **5144-20**

Dear Mr. Evans:

On behalf of our client, Montana Thompson, we are submitting the following modification request for his Lot Line Change Plan.

Subdivision and Land Development Ordinance

Section 119-52.J(3)a – Improvement of Existing Streets

We respectfully request a modification from the requirement to provide frontage improvements along Hereford Road (T-324).

The subject properties, owned by Montana Thompson (Lot 1) and Mahlon and Rachel Lapp (Lot 2), are located within a rural, primarily agricultural area outside of the Township's designated growth area. The existing roadway network has adequately served the surrounding properties and local residents for many years. Hereford Road currently consists of an approximately 17-foot-wide cartway within an existing 41.5-foot right-of-way. The right-of-way adjacent to the subject properties was previously dedicated and expanded to 25 feet by subdivision plan J-174-78.

The purpose of the proposed Lot Line Change Plan is solely to resolve existing encroachment issues between the adjoining properties. No new lots are being created, and no land development, building construction, earth disturbance, or other site improvements are proposed. In addition, the proposed boundary adjustment will not result in an increase in traffic generation or intensity of use. As such, the required frontage improvements would not provide a meaningful public benefit proportional to the limited scope and impact of the application. Additionally, widening only a limited section of roadway frontage along the subject properties could create inconsistent roadway widths that may lead to confusion for motorists traveling along Hereford Road.

Furthermore, requiring roadway improvements in conjunction with a minor boundary adjustment would impose an unnecessary hardship and construction cost unrelated to any impacts associated with the proposed plan. The existing roadway and cartway conditions are adequate to continue serving the properties in their current manner.

Granting the requested modification will allow resolution of the existing property line encroachments while maintaining consistency with the rural and agricultural character of the surrounding area.

No alternative standard is proposed.

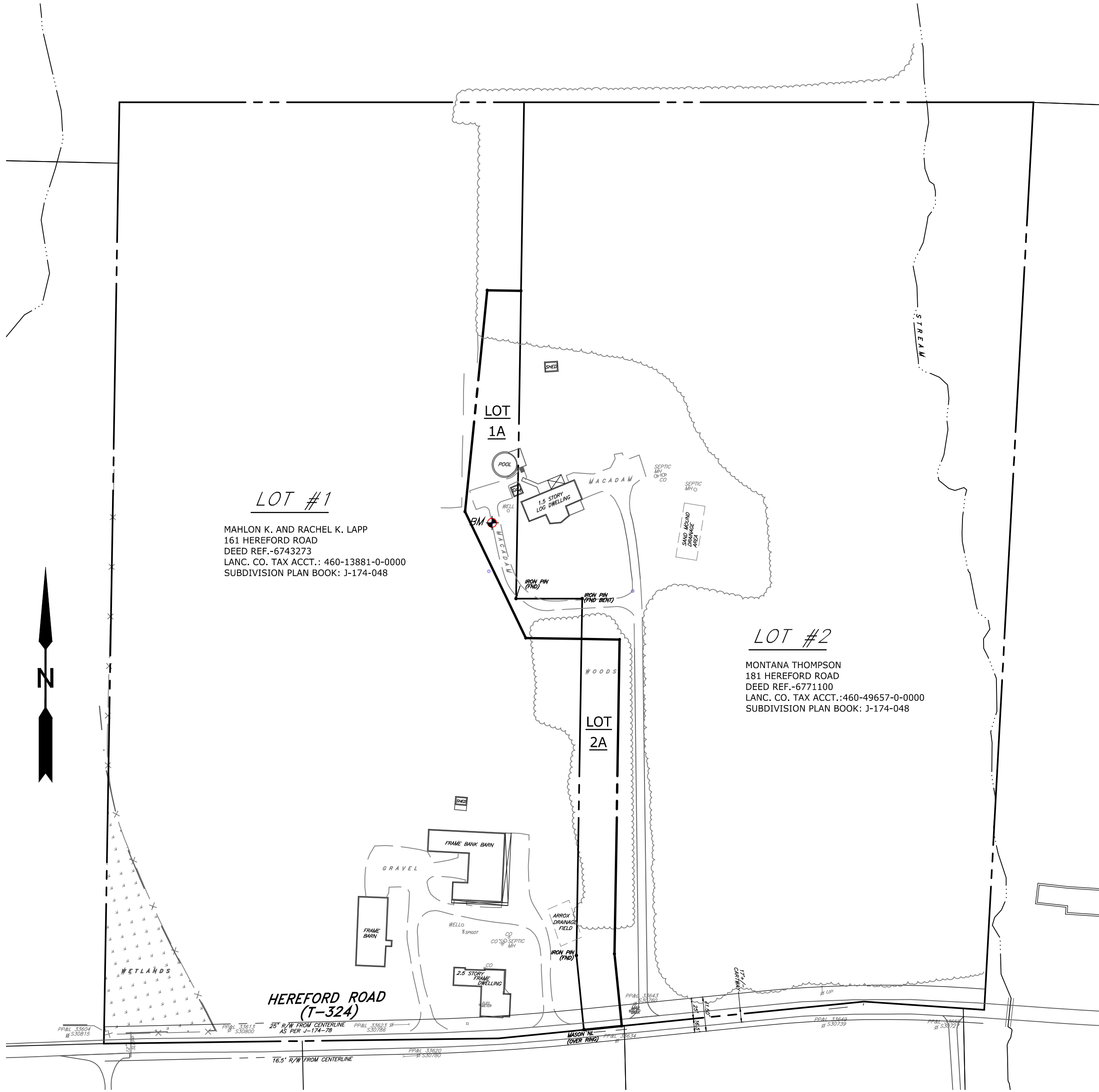
D. C. GOHN ASSOCIATES, INC.



G. Rodney Nell
CADD Technician

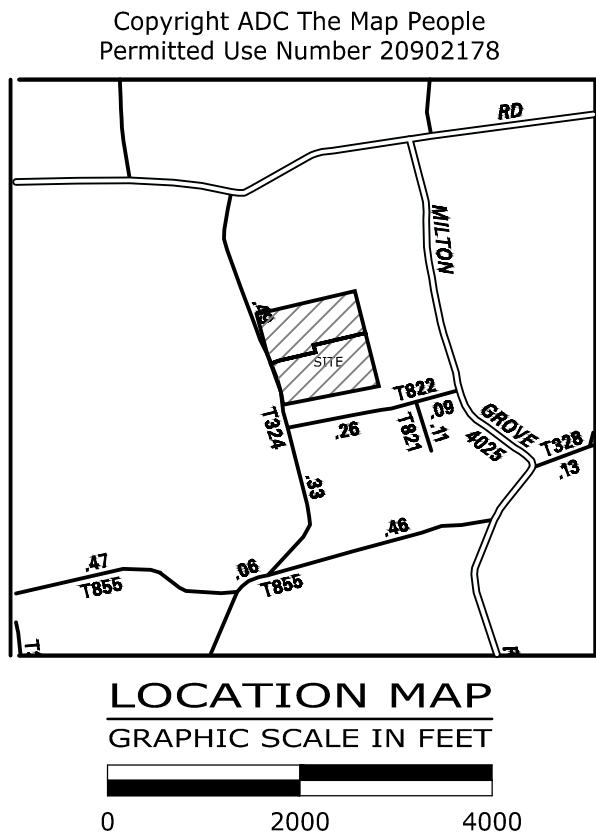
Cc: Benjamin S. Craddock, P.E., President, Lancaster Civil (via email)
Patricia Bailey, Township Secretary
Josele Cleary, Esquire, Township Solicitor (via email)
Montana Thompson
file

LOT LINE CHANGE PLAN
FOR
MONTANA THOMPSON
181 HEREFORD ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA



LOT #1
MAHLON K. AND RACHEL K. LAPP
161 HEREFORD ROAD
DEED REF-6743273
LANC. CO. TAX ACCT.: 460-13881-0-0000
SUBDIVISION PLAN BOOK: J-174-048

LOT #2
MONTANA THOMPSON
181 HEREFORD ROAD
DEED REF.-6771100
LANC. CO. TAX ACCT.:460-49657-0-0000
SUBDIVISION PLAN BOOK: J-174-048



TOTAL SITE AREA
1,212,075.72 SQ.FT. OR 27.83 ACRES
(INCLUDES ALL RIGHTS-OF-WAY AND EASEMENTS)

ZONING DATA - AG-AGRICULTURAL	
1. DISTRICT	AG-AGRICULTURAL
2. MIN. LOT AREA	1 ACRE
3. MIN. LOT WIDTH	100' @ BUILDING SETBACK LINE
4. MIN. LOT DEPTH	150'
5. MIN. FRONT YARD	35' FROM ULTIMATE R/W (50' FOR ALL OTHER BUILDINGS) 50' FROM ULTIMATE R/W FOR ACCESSORY BUILDINGS
6. MIN. SIDE YARD	20'
7. MIN. REAR YARD	50'
8. MAX. LOT COVERAGE	20% MAX. BUILDING COVERAGE 25% MAX TOTAL IMPERVIOUS COVERAGE
9. MAX. NORMAL HEIGHT	20' *EXCEPT FARM BUILDINGS AND SILOS

SITE DATA - EXISTING LOT 1	
1. MIN. LOT AREA	597,793.68 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	13.723
4. DENSITY	0.0728 LOTS/ACRES
5. ZONING	AG-AGRICULTURAL
6. EXISTING LAND USE	AG/RESIDENTIAL
7. UNITS OF OCCUPANCY	1 SINGLE FAMILY DETACHED DWELLING
8. LOT COVERAGE.....	0.4% (2,598.71 SQ.FT.) BUILDING 4.6% (27,337.72 SQ.FT.) IMPERVIOUS

SITE DATA - EXISTING LOT 2	
1. MIN. LOT AREA	614,282.04 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	14.102
4. DENSITY	0.0709 LOTS/ACRES
5. ZONING	AG-AGRICULTURAL
6. EXISTING LAND USE	AG/RESIDENTIAL
7. UNITS OF OCCUPANCY	1 SINGLE FAMILY DETACHED DWELLING
8. LOT COVERAGE.....	0.4% (2,426.33 SQ.FT.) BUILDING 2.0% (12,102.69 SQ.FT.) IMPERVIOUS

SITE DATA - RESULTANT LOT 1	
1. MIN. LOT AREA	597,788.92 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	13.723
4. DENSITY	0.0728 LOTS/ACRES
5. ZONING	AG-AGRICULTURAL
6. EXISTING LAND USE	AG/RESIDENTIAL
7. UNITS OF OCCUPANCY	1 SINGLE FAMILY DETACHED DWELLING
8. LOT COVERAGE.....	0.4% (2,598.71 SQ.FT.) BUILDING 4.6% (27,337.72 SQ.FT.) IMPERVIOUS

SITE DATA - EXISTING LOT 2	
1. MIN. LOT AREA	614,282.04 SQ.FT.
2. NUMBER OF LOTS	1
3. NUMBER OF ACRES	14.102
4. DENSITY	0.0709 LOTS/ACRES
5. ZONING	AG-AGRICULTURAL
6. EXISTING LAND USE	AG/RESIDENTIAL
7. UNITS OF OCCUPANCY	1 SINGLE FAMILY DETACHED DWELLING
8. LOT COVERAGE.....	0.4% (2,426.33 SQ.FT.) BUILDING 2.0% (12,102.69 SQ.FT.) IMPERVIOUS

PLAN NOTES

- THE PURPOSE OF THIS PLAN IS TO ELIMINATE ENCROACHMENTS BETWEEN LOT 1 AND LOT 2 BY TRANSFERRING 0.497 ACRES OF LAND (LOT 1A) FROM TAX PARCEL #460-13881-0-000, LOT 1, OWNED BY MAHLON K. LAPP AND RACHEL J. LAPP, TO LOT 2, OWNED BY MONTANA THOMPSON. THIS PLAN ALSO TRANSFERS 0.497 ACRES OF LAND (LOT 2A) FROM LOT 2, OWNED BY MONTANA THOMPSON, TO LOT 1, OWNED BY MAHLON K. LAPP AND RACHEL J. LAPP. THE TRANSFER OF EQUAL AREAS OF LAND BETWEEN THE PROPERTIES RESULTS IN A FINAL LOT SIZE OF 13.72 ACRES FOR LOT 1 AND 14.10 ACRES FOR LOT 2.
- NO CONSTRUCTION, EARTH DISTURBANCE, OR OTHER IMPROVEMENTS ARE PROPOSED AS PART OF THIS LOT LINE CHANGE PLAN.
- NO NEW OR ADDITIONAL DWELLING UNITS ARE PROPOSED BY THIS PLAN.
- NOTHING SHALL BE PLACED, PLANTED, SET, OR PUT WITHIN AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT. THIS NOTATION IS THE BE INCLUDED IN THE DEED FOR EACH LOT UPON RECORDING OF THIS PLAN.
- NO STRUCTURES, LANDSCAPING OR GRADING MAY BE CONSTRUCTED INSTALLED OR PERFORMED WITHIN THE AREA OF THE CLEAR SIGHT TRIANGLE WHICH WOULD OBSCURE THE VISION OF MOTORISTS.
- LOT 1 AND LOT 2 ARE CURRENTLY SERVED BY EXISTING PRIVATE ON LOT WATER AND SEWER SERVICES.
- "WARNING: THE RESIDENTIAL USES OR LOTS PROPOSED BY THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN ARE IN THE AGRICULTURAL ZONING DISTRICT. THE PRIMARY USE OF SUCH DISTRICT IS AGRICULTURAL, AND RESIDENTS MUST EXPECT OCCURRENCES SUCH AS THE SMELL OF FARM ANIMALS AND THE ANIMAL WASTE THEY PRODUCE, INSECTS, TOXIC CHEMICAL SPRAYING, SLOW-MOVING AGRICULTURAL MACHINERY ON LOCAL ROADS AND OTHER BY-PRODUCTS OF AGRICULTURAL BUSINESS AND ACTIVITY."
- THIS PROPERTY IS NOT IMPACTED BY A MAPPED FEMA FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 42071C0166F, PANEL 116 OF 780 DATED APRIL 5, 2016.
- ALL PROPERTY CORNERS WILL BE SET PRIOR TO PLAN RECORDING.
- A WETLANDS INVESTIGATION WAS PERFORMED BY VORTEX ENVIRONMENTAL ON JANUARY 31, 2025. THE FINDINGS OF THE INVESTIGATION ARE DEPICTED ON THE PLAN.

SEWAGE PLANNING WAIVER NOTE

"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF USE. NO PORTION LOTS 1 OR 2 OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY MOUNT JOY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) 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 MOUNT JOY TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS THE ____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME)
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

OWNER

WITNESS MY HAND AND SEAL THE
DAY AND DATE ABOVE WRITTEN

NOTARY SIGNATURE

NOTARY SEAL

REQUESTED WAIVERS

AT A MEETING ON _____, 202_, THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING MODIFICATIONS.

SECTION 119-52.J.(3)(A) - ROADWAY IMPROVEMENTS

PLANNING COMMISSION FINAL PLAN REVIEW
CERTIFICATE

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

* _____ *
* SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES

LANCASTER COUNTY PLANNING COMMISSION
REVIEW CERTIFICATE

THE LANCASTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____, 20____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN L.C.P.C. FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE LANCASTER COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

SIGNATURE _____ DATE _____

CERTIFICATION:

TO THE BEST OF MY ABILITY I HAVE REVIEWED THE RECORDS OF THE LANCASTER CO. RECORDER OF DEEDS AND RECORDS OF D. C. GOHN ASSOCIATES, INC. AND FIND THE FOLLOWING RECORDED PLANS:

LOT LINE CHANGE PLAN FOR KINSEYS ARCHERY PRODUCTS INC.
RECORDED JULY 16, 1991 IN PLAN BOOK J-174, PG 78

LOT LINE CHANGE PLAN FOR HILL-NODALE EGG FARM INC.
RECORDED JULY 15, 1996 IN PLAN BOOK J-195, PG 117

REVISED FINAL PLAN OF LOTS FOR CAR-WIL PARTNERSHIP
RECORDED NOVEMBER 13, 1978 IN PLAN BOOK J-111, PG 47

JAMES D. HILLARD, PLS

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS THE ____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

(NAME)
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

OWNER

WITNESS MY HAND AND SEAL THE
DAY AND DATE ABOVE WRITTEN

NOTARY SIGNATURE

NOTARY SEAL

LIST OF DRAWINGS

COVER SHEET.....	1
EXISTING CONDITIONS PLANS	2
PROPOSED LAYOUT	3
RESULTANT CONFIGURATION	4

-ALL PLANS TO BE RECORDED-

L.C.P.C. #: ____-____-____

OWNER	DATE
MONTANA THOMPSON	
181 HEREFORD ROAD	
161 HEREFORD ROAD	
TELEPHONE: 717-523-2151	
SOURCE OF TITLE: DEED REF-6771100	
LANC. CO. TAX ACCT.: 460-49657-0-0000	
SUBDIVISION PLAN BOOK: J-174-078	
OWNER - MAHLON K. AND RACHEL K. LAPP	
ADDRESS: 161 HEREFORD ROAD	
SOURCE OF TITLE: DEED REF-6743273	
LANC. CO. TAX ACCT.: 460-13881-0-0000	
SUBDIVISION PLAN BOOK: J-174-078	

OWNER - MONTANA THOMPSON	
ADDRESS: 181 HEREFORD ROAD	
TELEPHONE: 717-523-2151	
SOURCE OF TITLE: DEED REF-6771100	
LANC. CO. TAX ACCT.: 460-49657-0-0000	
SUBDIVISION PLAN BOOK: J-174-078	
OWNER - MAHLON K. AND RACHEL K. LAPP	
ADDRESS: 161 HEREFORD ROAD	
SOURCE OF TITLE: DEED REF-6743273	
LANC. CO. TAX ACCT.: 460-13881-0-0000	
SUBDIVISION PLAN BOOK: J-174-078	

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

dc gohn Associates, Inc.
Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5144-20
DATE: MAY 1, 2026
DRAWN BY: GRN
CHECKED BY: TES
SCALE: 1"=100'
100 0 50 100 SCALE IN FEET

LOT LINE CHANGE PLAN
FOR
MONTANA THOMPSON
181 HEREFORD ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4074

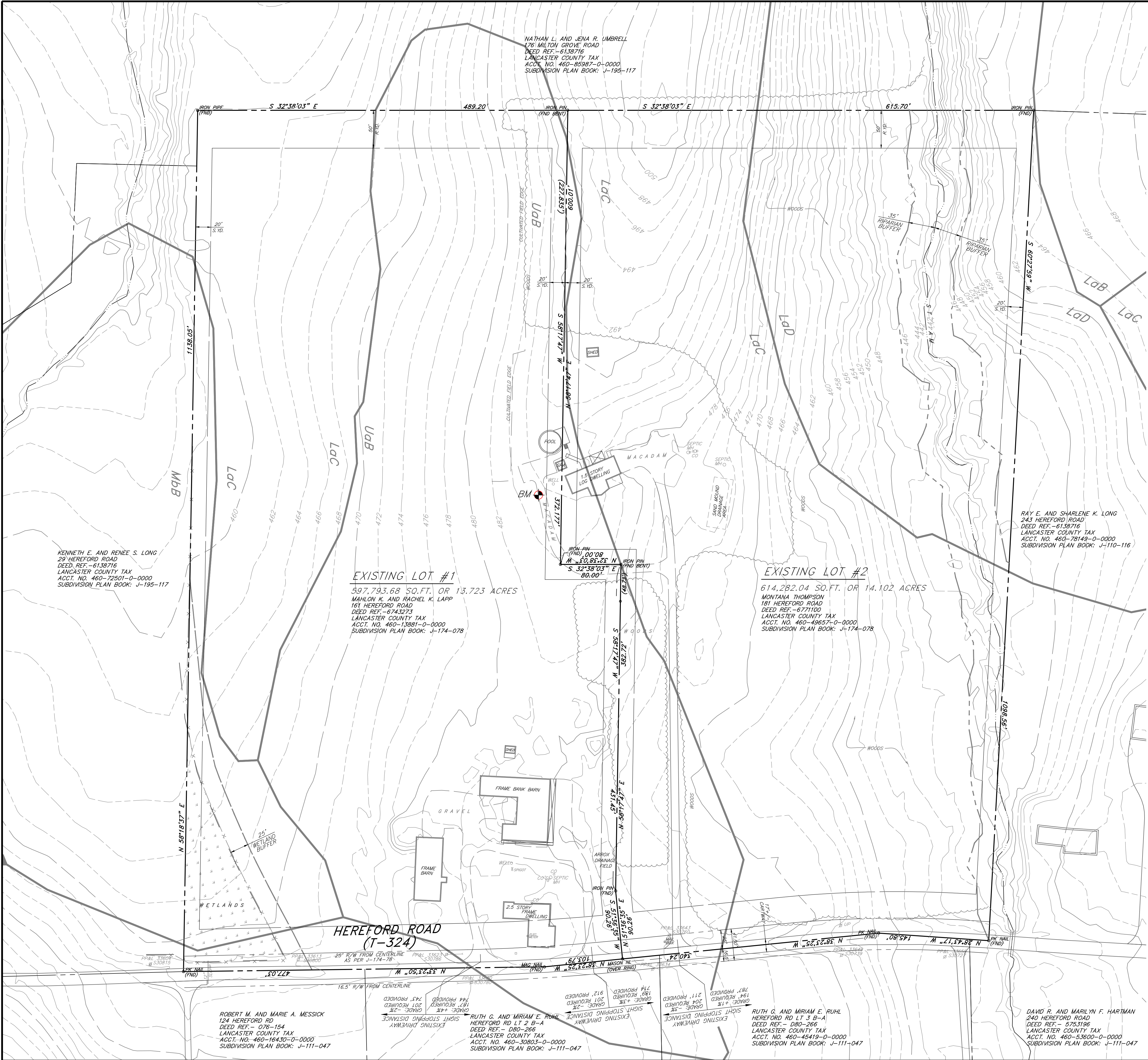
SHEET #: 1 OF 4

PLOTTED: June 25, 2026 @ 10:19AM

IMAGES: P:\3540\Gish.tif;

XREFS:

FILENAME: P:\3540\Gish Thompson Lot Line Change Plandwg



EXISTING CONDITIONS LEGEND

DR.	DRIVEWAY	FFE.	FINISHED FLOOR ELEVATION
CONC.	CONCRETE	TG	TOP OF GRATE
FR.	FRAME	INV.	INVERT
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
INLET	INLET	△	SIGN
MH	MANHOLE	L/S	LIGHT STANDARD
WV	WATER VALVE	FH	FIRE HYDRANT
GV	GAS VALVE	Ø	UTILITY POLE
CO	CLEAN-OUT		
8" S	SANITARY SEWER		
ØE	OVERHEAD ELECTRIC LINE		
8" W	WATER LINE		
G	GAS LINE		
X X	FENCE		
—S—	STORM SEWER		
—UE—	UNDERGROUND ELECTRIC LINE		
—UT—	UNDERGROUND TELEPHONE LINE		
~~~~~	EXISTING TREELINE		
*****	WETLANDS AREA		

SOILS LEGEND

LaB - Lansdale loam, 3%-8% slopes*  
LaC - Lansdale loam 8%-15% slopes**  
LaD - Lansdale loam, 15%-25% slopes  
MaB - Mount Lucas silt loam, 3%-8% slopes*  
UaB - Ungers loam, 3%-8% slopes*  
UaC - Ungers loam, 8%-15% slopes**

*Prime Farmland  
**Farmland of Statewide Importance

SURVEYOR'S NOTES/REPORT:

- THE BEARINGS SHOWN HEREON, ARE RELATIVE TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SPCS), SOUTH ZONE (3702), NORTH AMERICAN DATUM OF 1983 (NAD 83, 2011) BASED ON NGS OPUS SOLUTION
- THE ELEVATIONS SHOWN HEREON ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 18 BASED ON SAID OPUS SOLUTION.
- SITE BENCHMARK: MAG NAIL ALONG THE NW EDGE OF PAVEMENT LOCATED 24.4 FT FROM AN EXISTING WELL, HAVING AN ELEVATION OF 485.73 FEET (NAVD88) GEOID18
- THE FIELD SURVEY WAS MADE BY DC GOHN ON THE GROUND MARCH 13, 2025 UTILIZING BASE/ROVER RTK GPS AND ROBATIC TOTAL STATION.
- THE SUBJECT TRACT IS SUBJECT TO EASEMENTS SET FORTH IN PRIOR RECORDED PLANS AND DOCUMENTS.
- THIS PROPERTY WAS SURVEYED USING THE CURRENT DEEDS OF RECORD AND WITHOUT THE BENEFIT OF A "TITLE SEARCH". THIS SURVEY DOES NOT GUARANTEE OR IMPLY THAT THE PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. WHICH MAY BE DISCOVERED BY A COMPLETE "TITLE SEARCH".
- THE AREA OUTSIDE OF THE SUBJECT BOUNDARY HAS BEEN SUPPLEMENTED WITH PLANIMETRICS FROM LANCASTER COUNTY GIS AND PENNSYLVANIA SPATIAL DATA ACCESS (PASDA).
- OWNERSHIP INFORMATION AND DEED REFERENCES SHOWN HEREON WERE COMPILED FROM THE LANCASTER COUNTY RECORDER OF DEEDS WEBSITE.

L.C.P.C. #: -- -- --

OWNER: 181 HEREFORD RD  
NAME: MONTANA THOMPSON  
ADDRESS: 181 HEREFORD ROAD  
STATESBURG, PA 17022  
TELEPHONE: 717-823-2151  
SOURCE OF TITLE: DEED REF-677100  
LANC CO. TAX ACCT.: 460-49657-0-0000  
SUBDIVISION PLAN BOOK: J-174-078  
OWNER: 161 HEREFORD RD  
NAME: MAHLON K. AND RACHEL K. LAPP  
ADDRESS: 161 HEREFORD ROAD  
STATESBURG, PA 17022  
SOURCE OF TITLE: DEED REF-6743273  
LANC CO. TAX ACCT.: 460-13881-0-0000  
SUBDIVISION PLAN BOOK: J-174-078

PROJECT NO.: 5144-20  
DATE: MAY 1, 2026  
DRAWN BY: GRN  
CHECKED BY: TES  
SCALE: 1"=100'  
100 0 50 100  
SCALE IN FEET

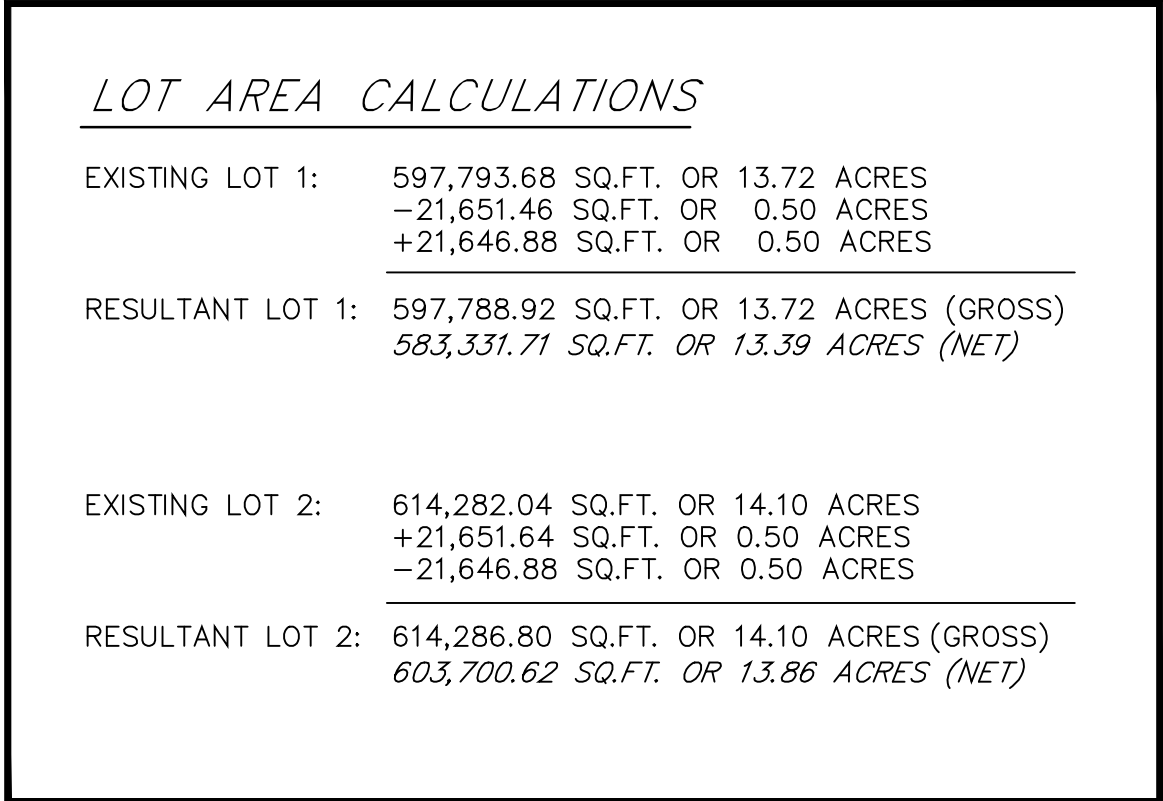
LOT LINE CHANGE PLAN  
PROPOSED CONDITIONS  
FOR  
MONTANA THOMPSON  
181 HEREFORD ROAD  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4074  
SHEET #: 2 OF 4

dc gohn  
Associates, Inc.  
Surveyors - Engineers - Landscape Architects  
32 Mount Joy Street  
Po Box 128  
Mount Joy, PA 17552  
Ph- (717) 653-5308  
www.dcgohn.com

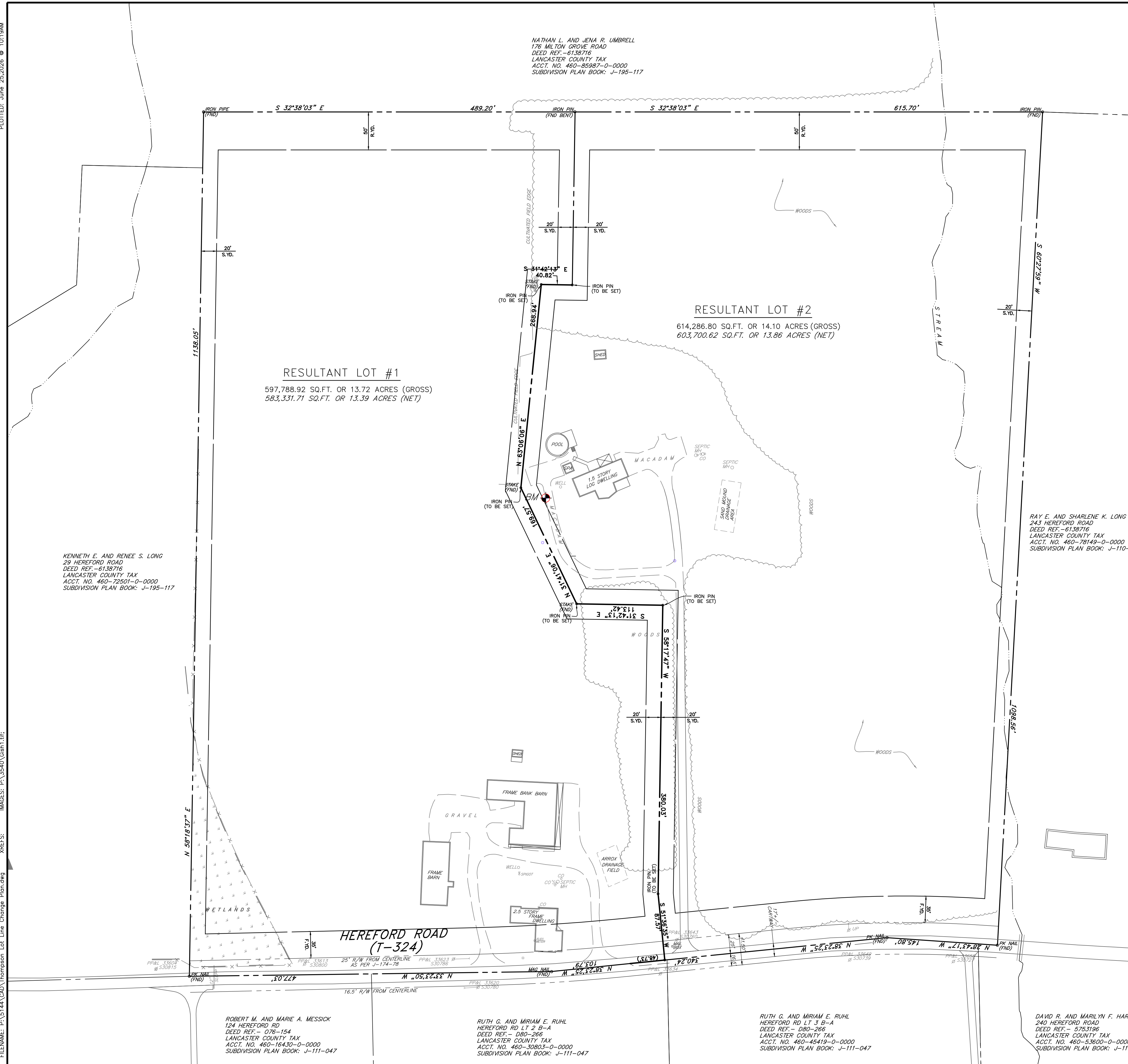
OWNER: 181 HEREFORD RD  
NAME: MONTANA THOMPSON  
ADDRESS: 181 HEREFORD ROAD  
STATESBURG, PA 17022  
TELEPHONE: 717-823-2151  
SOURCE OF TITLE: DEED REF-677100  
LANC CO. TAX ACCT.: 460-49657-0-0000  
SUBDIVISION PLAN BOOK: J-174-078  
OWNER: 161 HEREFORD RD  
NAME: MAHLON K. AND RACHEL K. LAPP  
ADDRESS: 161 HEREFORD ROAD  
STATESBURG, PA 17022  
SOURCE OF TITLE: DEED REF-6743273  
LANC CO. TAX ACCT.: 460-13881-0-0000  
SUBDIVISION PLAN BOOK: J-174-078





LOT LINE CHANGE PLAN  <i>PROPOSED CONDITIONS</i>	FOR	MONTANA THOMPSON	181 HEREFORD ROAD	MOUNT JOY TOWNSHIP  LANCASTER COUNTY, PENNSYLVANIA
DRAWING #: CG-4074				
SHEET #: 3 OF 4				





L.C.P.C. #: ---

LOT LINE CHANGE PLAN  
*RESULTANT LAYOUT*  
FOR  
MONTANA THOMPSON  
181 HEREFORD ROAD  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4074

SHEET #: 4 OF 4

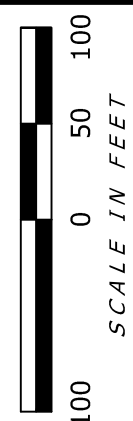
PROJECT NO.: 5144-20

DATE: MAY 1, 2026

DRAWN BY: GRN

CHECKED BY: TES

SCALE: 1"=100'



**dcgohn**  
Associates, Inc.

32 Mount Joy Street  
Po Box 128  
Mount Joy, PA 17552  
Ph- (717) 653-5308  
[www.dcgohn.com](http://www.dcgohn.com)

Surveyors - Engineers - Landscape Architects

OWNER - 181 HERFORD RD	MONTANA THOMPSON
NAME:	181 HERFORD ROAD
ADDRESS:	HERFORDTOWN, PA 17022
TELEPHONE:	717-823-2151
SOURCE OF TITLE:	DEED REF-6771100
LAMC. CO. TAX ACCT.:	460-49657-0-0000
SUBDIVISION PLAN BOOK:	1-174-078
OWNER - 161 HERFORD RD	MAYLON K. LA
NAME:	161 HERFORD ROAD
ADDRESS:	HERFORDTOWN, PA 17022
SOURCE OF TITLE:	DEED REF-6743273
LAMC. CO. TAX ACCT.:	460-13861-0-0000
SUBDIVISION PLAN BOOK:	1-174-078

REVISIONS