

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EPHRATA BOROUGH AND EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JANUARY 29, 2026

CERTIFICATION OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EPHRATA BOROUGH AND EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

JANUARY 29, 2026



# FINAL LOT ADD-ON PLAN FOR 33 RIDGE AVENUE

OWNERS OF RECORD

BRADLEY J. & SABRINA L. MARTIN  
33 RIDGE AVENUE  
EPHRATA, PA 17522

WENDELL D. & ALLISON L. HURST  
150 FRAELICH ROAD  
DENVER, PA 17517

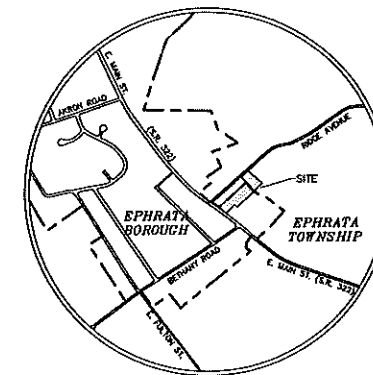
SOURCES OF TITLE

BRADLEY J. & SABRINA L. MARTIN  
ACCT. NO.: 270-25716-0-0000  
DEED REF.: 6518998

WENDELL D. & ALLISON L. HURST  
ACCT. NO.: 280-09119-0-0000  
DEED REF.: 6170016

LANCASTER COUNTY CODE

DISTRICT 270 & 280



GENERAL PLAN NOTES

1. BASIS OF BEARING IS GRID NORTH.
2. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE PARCEL A WITH EXISTING LOT 1.
3. UPON RECORDATION OF THE FINAL PLAN, PERMANENT LOT MARKERS "O" SHALL BE SET AT THE LOCATIONS SHOWN ON THIS FINAL PLAN. LOT MARKERS SHALL BE A MINIMUM OF 30 INCHES IN LENGTH, AND 5/8" DIAMETER.
4. REVERSED DEEDS FOR THE SUBJECT PROPERTIES SHALL BE PREPARED AND RECORDED FOR THE NEW LOT CONFIGURATIONS.
5. LOT 1 AND LOT 2 ARE SERVED BY PUBLIC SEWER & PUBLIC WATER.
6. NO DEMOLITION OR NEW CONSTRUCTION IS BEING PROPOSED AS PART OF THIS PLAN.
7. A STORMWATER MANAGEMENT PLAN MAY BE REQUIRED, AND CALCULATIONS MEETING THE REQUIREMENTS OF THE EPHRATA BOROUGH OR EPHRATA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AS APPLICABLE, SHOULD ANY NEW CONSTRUCTION BE PROPOSED IN THE FUTURE.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,  
AND OFFER OF DEDICATION  
(DUAL OWNERS)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRADLEY J. MARTIN & SABRINA L. MARTIN WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNERS 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, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

BRADLEY J. MARTIN                      SABRINA L. MARTIN

NOTARY PUBLIC                      MY COMMISSION EXPIRES \_\_\_\_\_ 20\_\_\_\_

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,  
AND OFFER OF DEDICATION  
(DUAL OWNERS)

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF LANCASTER

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WENDELL D. HURST & ALLISON L. HURST WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THEY ARE THE OWNERS 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, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

WENDELL D. HURST                      ALLISON L. HURST

NOTARY PUBLIC                      MY COMMISSION EXPIRES \_\_\_\_\_ 20\_\_\_\_

EPHRATA TOWNSHIP PLANNING COMMISSION  
REVIEW CERTIFICATE

AT A MEETING HELD ON \_\_\_\_\_, 2026, THE EPHRATA TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

SIGNATURES OF THE CHAIRMAN AND SECRETARY OR THEIR DESIGNEES.

EPHRATA TOWNSHIP BOARD OF SUPERVISORS  
APPROVAL CERTIFICATE FOR A LOT ADD-ON PLAN

THIS LOT ADD-ON PLAN, BEARING EPHRATA TOWNSHIP FILE No. \_\_\_\_\_, APPROVED BY THE EPHRATA TOWNSHIP BOARD OF SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

EPHRATA BOROUGH RESIDENTIAL - MEDIUM DISTRICT (RMD)

REQUIRED	RESULTANT LOT 1	REMAINING LANDS LOT 2
LOT AREA	5,000 SF	1,460 ACRES (GROSS)
LOT WIDTH	80' MIN.	0.659 ACRES (GROSS)
LOT COVERAGE	80% MAX	118'
		27%

FRONT YARD 20'  
SIDE YARD 8'  
REAR YARD 20'

\*REMAINING LANDS LOT 2 IS PRE-EXISTING NON-CONFORMING WITH RESPECT TO FRONT YARD SETBACKS

EPHRATA TOWNSHIP RESIDENTIAL - LOW DISTRICT (RLD)

REQUIRED	RESULTANT LOT 1	REMAINING LANDS LOT 2
LOT AREA	10,000 SF	1,460 ACRES (GROSS)
LOT WIDTH	70' MIN.	118'
LOT COVERAGE	30% MAX	8%

FRONT YARD 25'  
SIDE YARD 10'  
REAR YARD 25'

\*RESULTANT LOT 1 IS PRE-EXISTING NON-CONFORMING WITH RESPECT TO FRONT YARD SETBACKS

SITE / ZONING DATA

TOTAL SITE ACREAGE	2.119 ACRES
EXISTING NO OF LOTS	2
PROPOSED NO. LOTS	2
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	RESIDENTIAL
SEWER	PUBLIC
WATER	PUBLIC
EXISTING NUMBER OF DWELLING UNITS	2
PROPOSED NUMBER OF DWELLING UNITS	2
ZONING:	EPHRATA BOROUGH - (RMD) RESIDENTIAL - MEDIUM DENSITY EPHRATA TOWNSHIP - (RLD) RESIDENTIAL - LOW DENSITY

EPHRATA BOROUGH PLAN REVIEW DEFERRAL

AT A MEETING HELD ON \_\_\_\_\_, 2026 THE EPHRATA BOROUGH COUNCIL, LANCASTER COUNTY DEFERRED THE PLAN REVIEW FOR THIS SUBDIVISION PLAN TO EPHRATA TOWNSHIP, LANCASTER COUNTY.

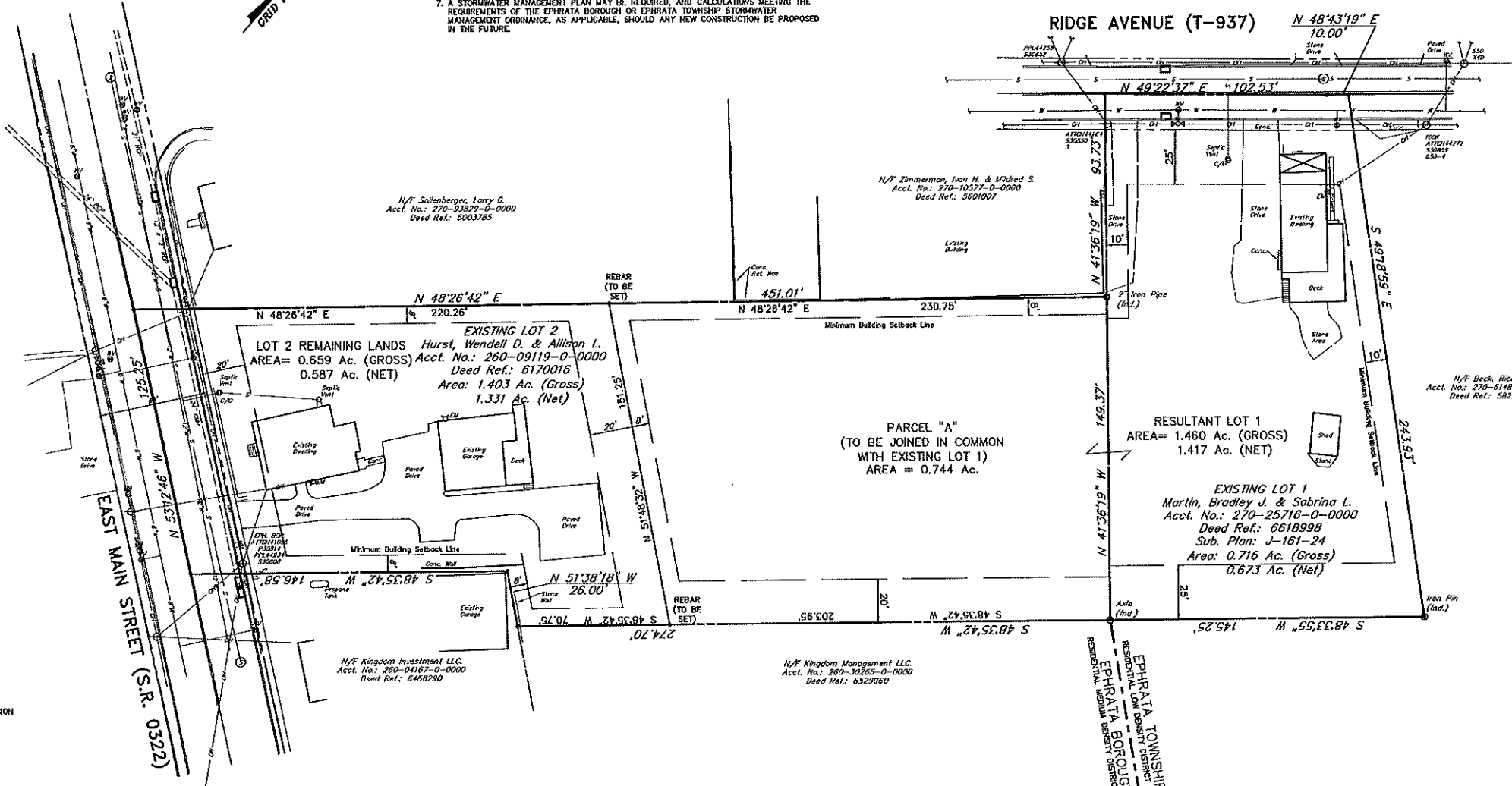
SIGNATURES OF THE CHAIRMAN OR VICE-CHAIRMAN OR THEIR DESIGNEES.

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. \_\_\_\_\_, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON \_\_\_\_\_ AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE 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.

SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

LCPC FILE No. \_\_\_\_\_



FINAL LOT ADD-ON PLAN  
FOR  
**33 RIDGE AVENUE**  
SITUATE IN  
EPHRATA BOROUGH & EPHRATA TOWNSHIP, LANCASTER COUNTY, PA.

SHEET NO. 1 OF 1  
DWG. NO. 252389-01