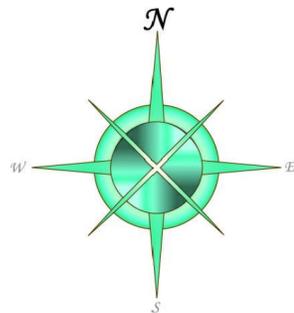


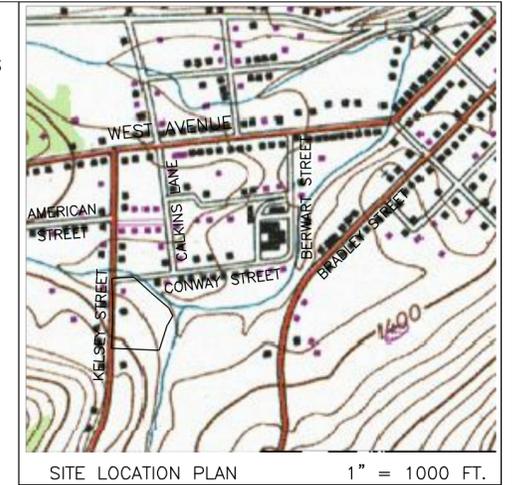
-LEGEND-

Commonly Used Symbols

- △ - No. 5 Iron Rod Set
- ⊕ - Nail Set
- ⊙ - Railroad Spike
- ⊙ - Angle Point
- ⊗ - Iron Rod Set 30.0' On Line (unless noted)
- ⊗ - Iron Rod Found
- ⊗ - Iron Pipe Found
- ⊗ - Iron Rod Previously Set
- — — — — Property Line
- CL. — Centerline
- N/F — Now or Formerly
- ▲ — Soil Test Location
- ⊕ — Failed Soil Test Location
- (D) — Deed
- ⊙ — Power Pole
- × — Fence Line
- GAS — Gas Line
- E — E Electric Line
- OHP — Overhead Power Line
- ⊙ — POLE LIGHT
- FLOODPLAIN
- WETLANDS
- Proposed Intermediate Contours
- Proposed Intermediate Contours
- Existing Intermediate Contours
- Existing Main Contours



ZONING NOTE:
THIS LAND DEVELOPMENT IS
LOCATED IN AN AREA WHICH IS
ZONED AS TOWN RESIDENTIAL.



SITE LOCATION PLAN 1" = 1000 FT.

LANDS OF:
DANETTE A. KERESTES
RECORD BOOK 754
AT PAGE 8582

LANDS OF:
ERNEST R. KENNEDY, ET AL
RECORD BOOK 707 AT PAGE 350

PRELIMINARY APPROVAL NOTE:

THE BOROUGH OF WELLSBORO GRANTED PRELIMINARY APPROVAL FOR THE FIRST THREE UNITS OF THIS DEVELOPMENT IN OCTOBER, 2006.

STORMWATER MANAGEMENT CALCULATIONS AND EROSION AND SEDIMENTATION PLANNING FOR THIS PROJECT COMPLETED BY THOMAS L. RICE, REGISTERED PROFESSIONAL GEOLOGIST, PA NO. 002535-G.

OWNER'S STATEMENT

It is hereby certified that the undersigned has legal or equitable title to the land shown. All roads or streets shown hereon, if not previously dedicated, are hereby offered for public use.

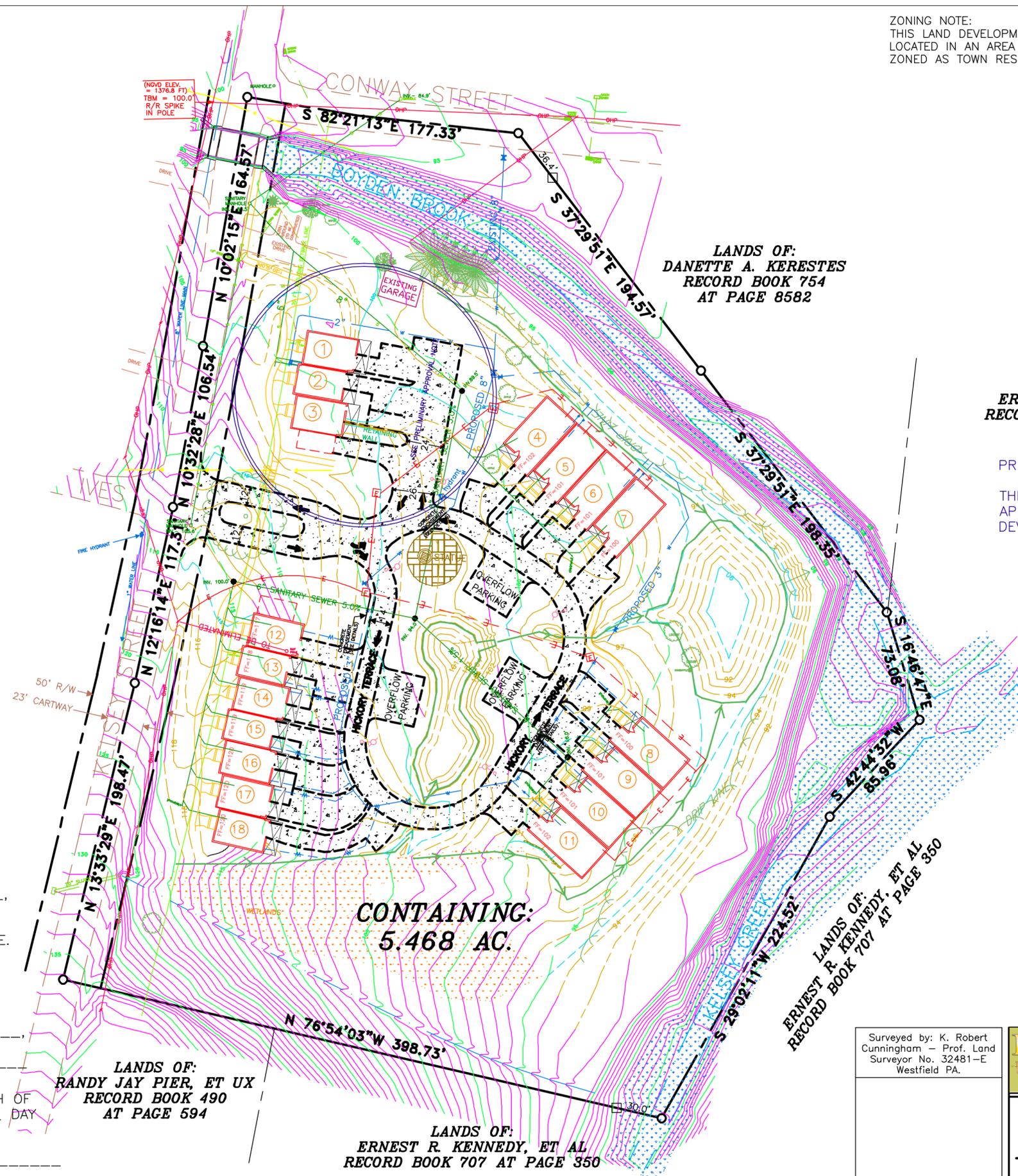
SHEET ONE OF FIVE

LAND SERVICES GROUP
CUNNINGHAM SURVEYORS
WELLSBORO, PA (670) 724-3395 LANDSG.COM

PRELIMINARY PLAN OF DEVELOPMENT FOR:
KELSEY CREEK POINTE

DEED REFERENCE: RECORD BOOK 766 AT PAGE 992

LOCATION: WELLSBORO BOROUGH - TIOGA COUNTY - PENNSYLVANIA		REV. #:
DRAWN BY:	FIELD BOOK:	JOB #:
CHECK BY:	PAGES:	2005077FINAL
SCALE: 1" = 50 FT.		DATE: 5/14/07



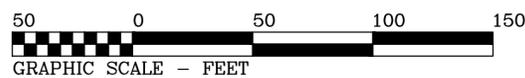
CONTAINING:
5.468 AC.

LANDS OF:
RANDY JAY PIER, ET UX
RECORD BOOK 490
AT PAGE 594

LANDS OF:
ERNEST R. KENNEDY, ET AL
RECORD BOOK 707 AT PAGE 350

Surveyed by: K. Robert
Cunningham - Prof. Land
Surveyor No. 32481-E
Westfield, PA.

LANDOWNERS:
KELSEY CREEK, LLC
2-B WALN STREET
WELLSBORO, PA 16901



REVIEWED THIS _____ DAY OF _____, 2007, AND FOUND TO MEET THE REQUIREMENTS FOR A FINAL PLAN AS STATED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BOROUGH OF WELLSBORO ENGINEER

REVIEWED BY THE TIOGA COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2007.

RECOMMENDED FOR APPROVAL BY THE BOROUGH OF WELLSBORO PLANNING COMMISSION THIS _____ DAY OF _____, 2007.

APPROVED BY THE WELLSBORO BOROUGH COUNCIL THIS _____ DAY OF _____, 2007.

CHAIRPERSON SECRETARY

COUNCILPERSON SECRETARY