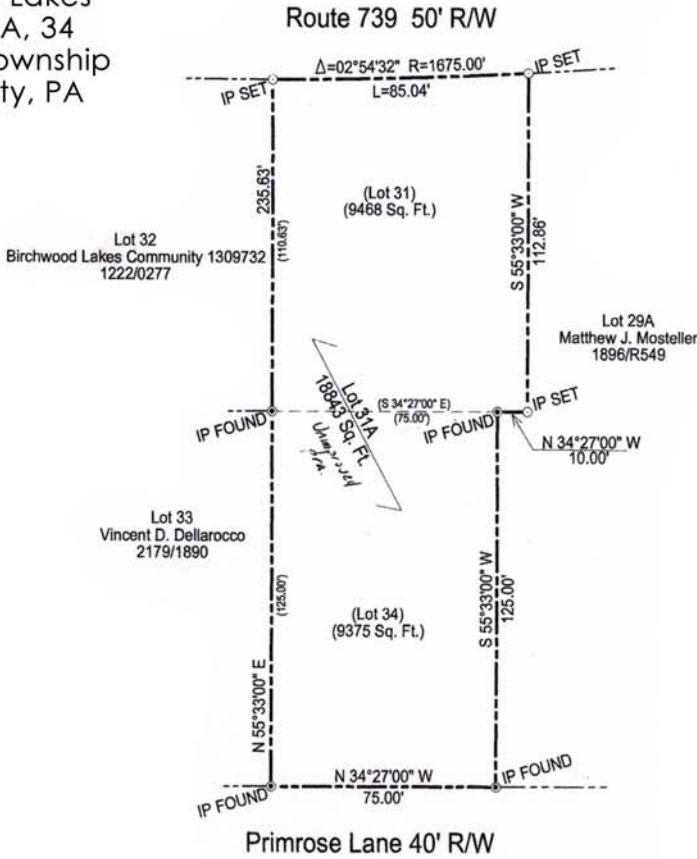
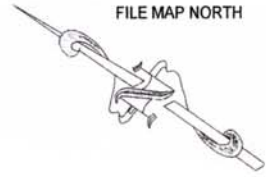


# LOT IMPROVEMENT SUB-DIVISION

Birchwood Lakes  
Lot 31, 31A, 34  
Delaware Township  
Pike County, PA

FILE MAP NORTH



Scale: 1"=40'  
DWG. NO:06-271

**Restrictions:**

1. Lots 31 & 34 of section 13, block 97, in the Birchwood Lakes subdivision in the Delaware Township is to become Lot 31A and cannot be further subdivided without twp. approval.
2. All parcels of land resulting from this lot improvement, including any remaining lands, must comply in all respects to the provisions of the subdivision and land development ordinances.
3. "These lots are to be restricted to one single family dwelling and cannot be further subdivided without township approval, and are hereby irrevocably combined and shall not be re-subdivided."



**Ed Nikles  
Custom Builder, Inc.**

**Nikles Realty  
Inc.**

104 Bennett Ave., Suite 1A, Milford, PA 18337  
Tel: 570-296-9200 • www.ednikles.com

**Total Area (each lot)**

- Lot 31 was 0.217 ac. +/-
- Lot 34 was 0.215 ac. +/-
- Lot 31A is now 0.432 ac. +/-

**Pike County Office of Community Planning**

This application was submitted to and reviewed by the official county planning agency, the Pike County Office of the Community Planning, as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1988, P.L. 805: 53 P.S. 10101, as amended. Approved by the Pike County Board of Commissioners as County Ordinance #14 on June 23<sup>rd</sup>, 2004.

Dated 12/12/04 Attest Alaina M. Costello

**Prepared By:**

**P.R. Addio, Inc.**  
Pasquale R. Addio L.S.  
502 West Harford Street  
Milford, PA. 18337  
(570)296-5030



Reference Data:  
Map Book: \_\_\_\_\_ Page \_\_\_\_\_