

PAINT THE SKY

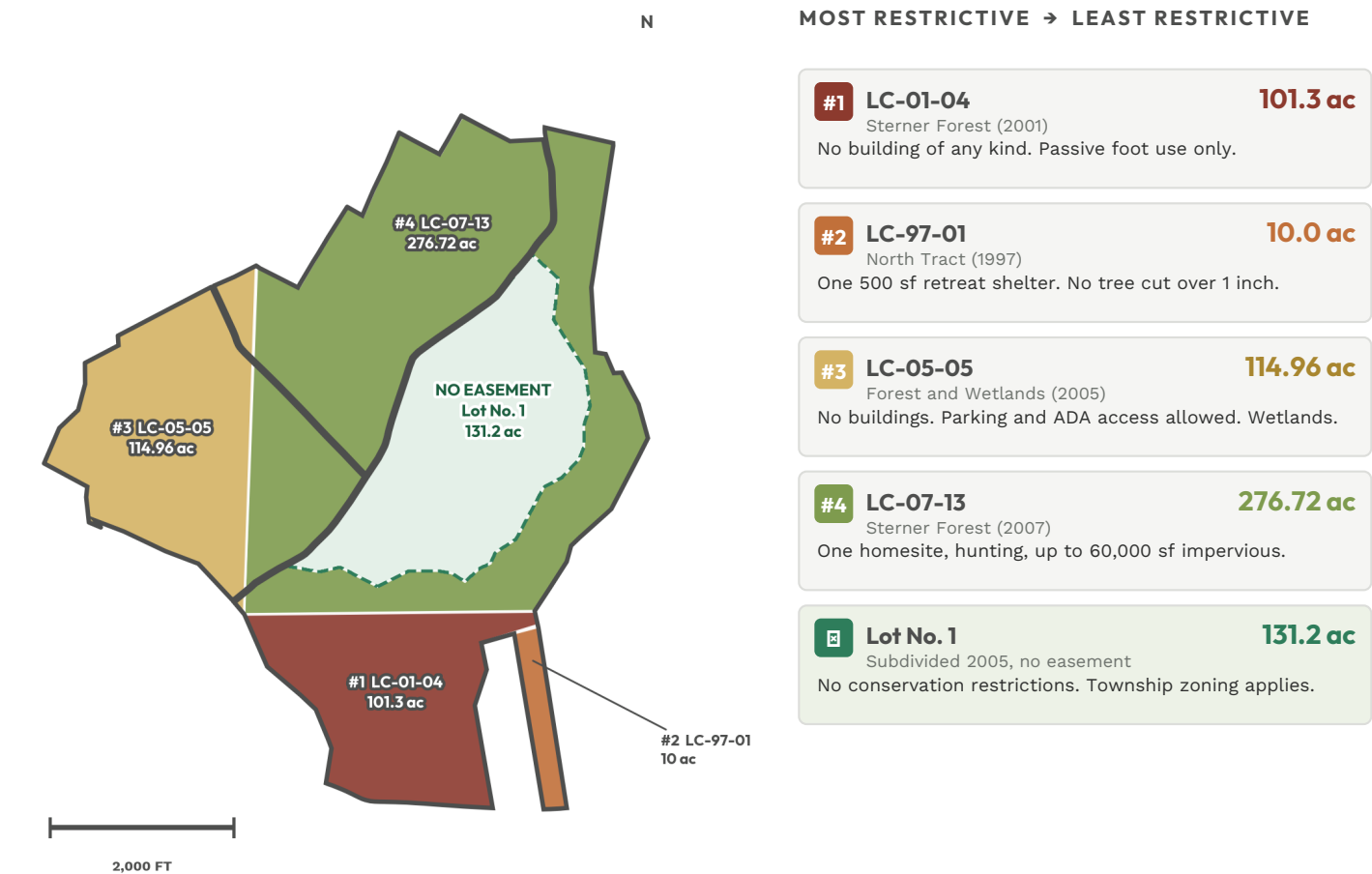
634.18 AC.± | ADAMS CO, PA

Conservation easement summary · 1207 Flohrs Church Road, Biglerville, Franklin Township

4 RECORDED EASEMENTS

502.98 ac protected
131.202 ac unencumbered

634.18 ac TOTAL DEEDED ACREAGE	502.98 ac UNDER EASEMENT, 4 TRACTS	131.202 ac UNENCUMBERED: LOT NO. 1	PERPETUAL ALL FOUR RUN WITH THE LAND
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Drawn from the property KML, labeled with deeded acreage. Shaded most restrictive (dark red) to least (green).

THE RIGHT TO BUILD THE ONE HOME MAY NOT TRANSFER.

On LC-07-13 the reserved residence right is exercisable only by the original grantor, Gary W. Sterner, and is extinguished at his death unless extended to his estate. A buyer should not assume it conveys. Confirm with easement and title counsel and with LCAC. The 131.202-acre unencumbered Lot No. 1 is the more reliable home site.

HOW THE ACREAGE RECONCILES

■ LC-07-13 Sternor Forest (2007)	276.719	The four easements plus Lot No. 1 sum to 634.18 ac, the deeded total. The 2007 Exhibit A confirms it in reverse: the 619.7214-ac parent less 110.5, 101.3 and 131.202 leaves exactly 276.719 ac.	Mapping agrees. The KML computes to 636.0 ac total and 132.9 ac for the core, within 0.3% and 1.3% of deeded. The recorded figures govern; mapped acreage is not a survey.
■ LC-05-05 Forest and Wetlands (2005)	114.96		
■ LC-01-04 Sternor Forest (2001)	101.3		
■ LC-97-01 North Tract (1997)	10.0001		
■ Lot No. 1 no easement	131.202	Lot No. 1 is a recorded subdivided lot, not an unmapped gap: Boyer plan E-849, June 4, 2005, Plat Book 88 page 91. It sits at the center, where the improvements are.	Still to confirm: township zoning and setbacks, septic and well feasibility, and clear title. Confirm any plan with LCAC in writing.
TOTAL DEEDED	634.18		

Acreages from the recorded easements and subdivision plan. Summary only, not an exhaustive recital and not legal advice.

#1 LC-01-04 • Sterner Forest (2001)

101.3 deeded ac • Boyer A-80 • Bk 2507 Pg 340

PERMITTED

- Hiking, birdwatching, fishing, nature study
- Pedestrian trails, benches, boardwalks, small signs
- Native plantings; invasive removal
- Cut only for disease, safety, or fallen trees

PROHIBITED

- Any home, building, or structure
- Subdivision of any kind
- Cut healthy trees over 6 in
- ATVs and motor vehicles; campsites; shooting ranges
- Mining, soil or sod removal; parking areas

#2 LC-97-01 • North Tract (1997)

10.0001 deeded ac • Bk 1478 Pg 117

PERMITTED

- One non-residential shelter up to 500 sf
- Outbuildings up to 100 sf; access lane and parking
- Total site coverage up to 2,500 sf
- Passive recreation, education, native plantings

PROHIBITED

- Any residence; commercial or industrial use
- Subdivision
- Cut ANY live tree over 1 in (strictest on the property)
- Off-road vehicles; mineral or soil extraction
- Signs over 15 sf; advertising; regrading

#3 LC-05-05 • Forest and Wetlands (2005)

114.96 deeded ac (110.5 + 4.46) • Boyer B-306 • Bk 4236 Pg 313

PERMITTED

- Passive recreation and education
- Trails, boardwalks, bridges, ADA-minimal access
- Two six-vehicle parking areas
- Timber cut for disease, safety, or rare-species habitat

PROHIBITED

- Any home, building, structure, or dam
- Subdivision; residential or commercial use
- Cut healthy trees over 6 in; telecom towers
- ATVs, horses, domestic animals; campsites; ranges
- Altering wetlands or topography; trails in rare habitat

#4 LC-07-13 • Sterner Forest (2007)

276.719 deeded ac • Bk 5018 Pg 72

PERMITTED

- One single-family residence on a lot up to 10.5 ac †
- Hunting, fishing, hiking, birdwatching, education
- Up to 60,000 sf total impervious coverage
- Two six-vehicle parking areas; trails and bridges
- Replace existing utilities; on-property utility easements

PROHIBITED

- Subdivision beyond that single 10.5 ac homesite
- Commercial, institutional, or industrial use
- Exceeding 60,000 sf impervious
- ATVs and off-road vehicles; campsites; shooting ranges
- Telecom towers; surface mining or topsoil removal

Lot No. 1 • unencumbered, no conservation easement

131.202 ac • Lot No. 1, Boyer E-849 • Plat Bk 88 Pg 91

PERMITTED

- The most flexible ground on the property
- Appears to hold the existing improvements
- Best candidate for a residence and infrastructure
- Governed by Franklin Township zoning, not by an easement

CONFIRM BEFORE RELYING ON IT

- Nothing prohibited by an LCAC easement
- Still subject to zoning, setbacks, septic and well rules
- Confirm acreage, boundaries, and legal access
- Confirm clear title and absence of other encumbrances

† The LC-07-13 residence right is personal to Gary W. Sterner and may not transfer; see page 1. All four easements are perpetual, run with the land, bind every future owner, and grant no public access. LCAC retains inspection and monitoring rights. Amendment requires LCAC agreement.

DUSTIN PRIEVO • LAND SPECIALIST, REALTOR • WHITETAIL PROPERTIES REAL ESTATE

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Summarized from the recorded easements; not an exhaustive recital and not legal advice. Acreages are approximate and are not a survey.