

GORDON L. BROWN & ASSOCIATES

Mount Joy Township
8853 Elizabethtown Road,
Elizabethtown, PA 17022
Attn: Members of the Planning Commission

January 22, 2026

Subject: Lot Add-On Plan for Jacob B. Huyard
Modification Request

Dear Members of the Planning Commission:

On behalf of our client, Jacob B. Huyard, we hereby request the following waiver for a portion of Lot No. 1 and 2 in the Agricultural Zone of the Mount Joy Township Subdivision and Land Development Ordinance:

Section 119-57.D – Survey monuments and markers

The project consists of a lot add-on between Arthur S. Auker, Jr. (Lot No. 1) and Jacob B. Huyard (Lot No. 2). Lot No. 2 is receiving a 0.880 acre parcel from Lot No. 1. No improvements are taking place.

According to the SALDO (Section 119-57.B), three (3) concrete monuments must be placed on the property with precise bearings and distances. This requirement has been met. However, Section 119-57.D states, “markers shall be set at all points where lot lines intersect curves, at all angles in the property lines, at the intersection of all other property lines, and at the street right-of-way.” This section cannot be fully met and is the purpose of this modification request.

The justification for this request is as follows: There are two (2) points located on the plan that were not set because one point falls directly in the existing driveway, and our surveyors made the judgment that there are enough other corners set on this right-of-way to be able to easily reestablish that point again in the future. As for the other rebars that couldn't be set, those points fall directly within the banks of rocky and steep slopes. Hence why they set an offset monument 32.01' from the actual point. There are seven other markers on this right-of-way that a surveyor will be able to tie into.

The second marker is a point that intersects with a line that will no longer be there. We are removing that property line to combine the parcel and the lot. This information comes directly from GLBA's surveying department.

Marking all the intersection points and corner markers was a good idea prior to the technology that surveyors are using now. From robots to GPS systems, the two points shown on the plan can easily be relocated should the property need surveyed again, or the road should need improvements.

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Thank you for your time and attention to this matter and please feel free to contact me in the event you have any questions.

Respectfully,

Timothy S. Trostle

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Project Manager