



Prepared by and Return to:  
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P.O. Box 515  
West Chester, PA 19381-0515

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✓  
U.P.I. Nos. <sup>p/o</sup> 49-1-9.1 & <sup>p/o</sup> 49-1-12

-----[Space Above This Line For Recording Data]-----

### **PERMANENT SANITARY SEWER EASEMENT AGREEMENT**

THIS PERMANENT SANITARY SEWER EASEMENT AGREEMENT is made this 31<sup>ST</sup> day of May, 2025 by Karin Farrow, Executrix of the Estate of Scott R. Nyman, deceased (hereinafter referred to as "GRANTOR") and Karin Farrow, Executrix of the Estate of Scott R. Nyman, deceased (hereinafter referred to as "GRANTEE").

### **BACKGROUND**

GRANTOR is the fee owner of Tax Parcel #49-1-12 situate in Newlin Township, Chester County, Pennsylvania more fully described on **Exhibit "A"** attached hereto. A sewage drain field is to be constructed on a part of Tax Parcel #49-1-12 which will be used to serve an existing structure which is located on Tax Parcel #49-1-9.1 owned by GRANTEE. GRANTOR wishes to grant and establish a Permanent Sanitary Sewer Easement within a part of Tax Parcel #49-1-12, hereinafter defined as the Easement Area, for the benefit of GRANTEE and Tax Parcel 49-1-9.1 for such purposes.

Accordingly, with the foregoing background in mind and in consideration of one dollar (\$1.00) and other consideration, receipt of which is acknowledged, GRANTOR, intending to be legally bound hereby, agrees as follows:

### **TERMS OF SANITARY SEWER EASEMENT**

1. GRANTOR hereby establishes a permanent sewage drain field easement on Tax Parcel #49-1-12 to serve a sanitary sewer system to be constructed on and for the benefit of Tax Parcel #49-1-9.1 within those portions of Tax Parcel #49-1-12 as shown on the plans attached to and made a part of the Application for Sewage Permit No. Z144367 ("Permit") and attached as Exhibit "B" (the "Easement Area"), for the construction and installation and maintenance of sewer drain field and associated pipes and other improvements to be located within the Easement

Area on Tax Parcel #49-1-12 pursuant to the Permit and leading to the adjacent boundary of Tax parcel # 49-1-9.1.

2. The GRANTEE, owner of Tax parcel # 49-1-9.1 shall have the right to enter upon Tax Parcel #49-1-12 for the purpose of installing, maintaining, cleansing and repairing piping to be placed within the Easement Area as well as to construct and maintain and repair the sewage drain field itself. The right to construct and install such drain field and associated improvements shall apply to the design and location of such system as approved by Sewage Permit No. Z144367 issued or to be issued by the Chester County Health Department unless otherwise approved by Grantor, and no expansion or material alteration of the placement thereof shall be permitted without the prior written consent of Grantor.

3. The GRANTOR, owner of Tax Parcel #49-1-12 shall not be obligated to ensure or guarantee the continued flow of sewage from Tax Parcel #49-1-9.1 to, nor shall Grantor be required to participate in maintaining or repairing, the sewer drain field or any piping within the Easement Area.

4. The GRANTEE, owner of Tax Parcel #49-1-9.1, agrees to indemnify and hold the GRANTOR, owner of Tax Parcel #49-1-12, harmless from any damages that may be incurred in the installation, maintenance and/or repair of the sewer drain field as well as the piping within the Easement Area, and shall indemnify and hold harmless Grantor from all claims for liens and other liability associated with the construction, maintenance, repair, or replacement of such drain field, piping or other facilities.

5. Installation, maintenance, and repair of the sewage disposal systems shall be conducted in full conformance with the Pennsylvania Sewage Facilities Act, Act 537; Pennsylvania Code Title 25. Chapters 71-73: and Chester County Health Department's Chapter 500 & 502 and Chapter 500 & 503. The provisions adopted by Chester County Health Department are in accordance with the duties imposed upon the Department under the Pennsylvania Sewage Facilities Act, 35 P.S. Section 750.1 et seq., the Local Health Administration Law, 16 P.S. Section 12001 et. seq.

6. The rights and obligations set forth herein shall be binding upon the GRANTOR and GRANTEE, as well as their heirs and assigns, and this easement shall run with the land. Any reference herein to Grantor shall mean and include the owner at the relevant time of Parcel #49-1-12 and any reference herein to the Grantee shall mean and include the owner at the relevant time of Parcel #49-1-9.1.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed the date and year first above written.

GRANTOR  
ESTATE OF SCOTT R. NYMAN

By: Karin Farrow  
Name: Karin Farrow  
Title: Executrix

GRANTEE  
ESTATE OF SCOTT R. NYMAN

By: Karin Farrow  
Name: Karin Farrow  
Title: Executrix

COMMONWEALTH OF MASSACHUSETTS :

COUNTY OF WORCESTER :

On the 31<sup>st</sup> day of MAY, 2025, before me the undersigned, a notary public for the Commonwealth of Massachusetts, personally appeared Karin Farrow, who acknowledged himself/herself to be the Executrix of the ESTATE OF SCOTT R. NYMAN, and that he/she being the sole Executrix, and being authorized to do so, executed the foregoing instrument as both GRANTOR AND GRANTEE for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Bichan.  
Notary Public

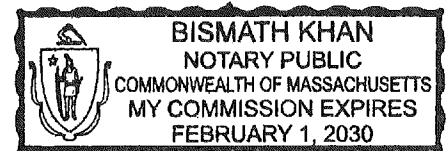


EXHIBIT "A"  
LEGAL DESCRIPTION OF TAX PARCEL/UPI# 49-1-12

**ALL THAT CERTAIN** parcel of land **SITUATE** in Newlin Township, Chester County, Pennsylvania, being shown as Lot 1 on Subdivision & Land Development Plan prepared for Richard Rasmussen and Scott and Lynda Nyman dated February 19, 1996 and last revised January 21, 1997 by Regester Associates, Inc., Kennett Square, Pennsylvania, and being more fully described as follows:

**BEGINNING** at the southwesterly corner in common of Lot 1 and Lot 2 on the title line in Laurel Road – T-373; thence from the point of beginning, along said title line, North 53 degrees 45 minutes 53 seconds West 172.00 feet to a corner of lands now or late of Richard A. Rasmussen Jr.; thence leaving said title line, along said lands of Rasmussen, North 28 degrees 43 minutes 00 seconds West 163.80 feet to a point on the south line of a 20 feet wide unopened alley; thence along the same, North 70 degrees 45 minutes 00 seconds East 184.62 feet to a corner of lands now or late of the Estate of Isaiah T. Jordan; thence along said lands of the Estate of Isaiah T. Jordan, the following three (3) courses and distances: (1) leaving the south line of said alley, South 19 degrees 15 minutes 00 seconds East 27.73 feet; (2) North 70 degrees 45 minutes 00 seconds East 44.00 feet; (3) North 19 degrees 15 minutes 00 seconds West 27.73 feet to a point on the south line of the aforesaid 20 feet wide unopened alley; thence along the same, North 70 degrees 45 minutes 00 seconds East 102.85 feet to an iron pin (set), a corner of Lot 2; thence along Lot 2, the following two (2) courses and distances: (1) South 19 degrees 15 minutes 00 seconds East 122.74 feet to an iron pin (set); (2) passing over an iron pin (set) 26.85 feet from the southwesterly terminus of this course, South 29 degrees 39 minutes 48 seconds West 274.73 feet to the point of beginning; and **CONTAINING** 1.5546 acres of

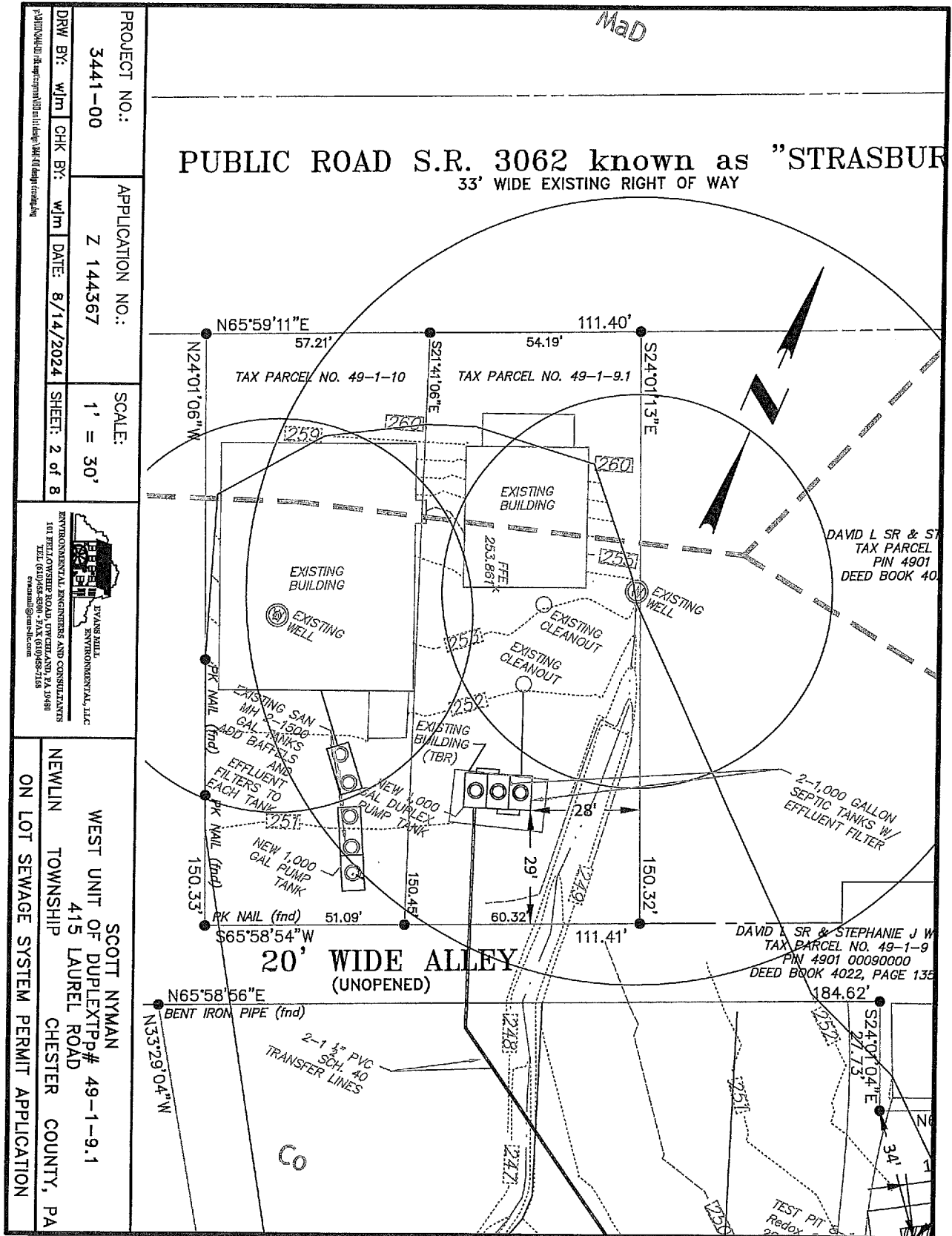
land, be the same, more or less; and **BEING** Uniform Parcel  
Identifier no. 49-1-12.

EXHIBIT "B"

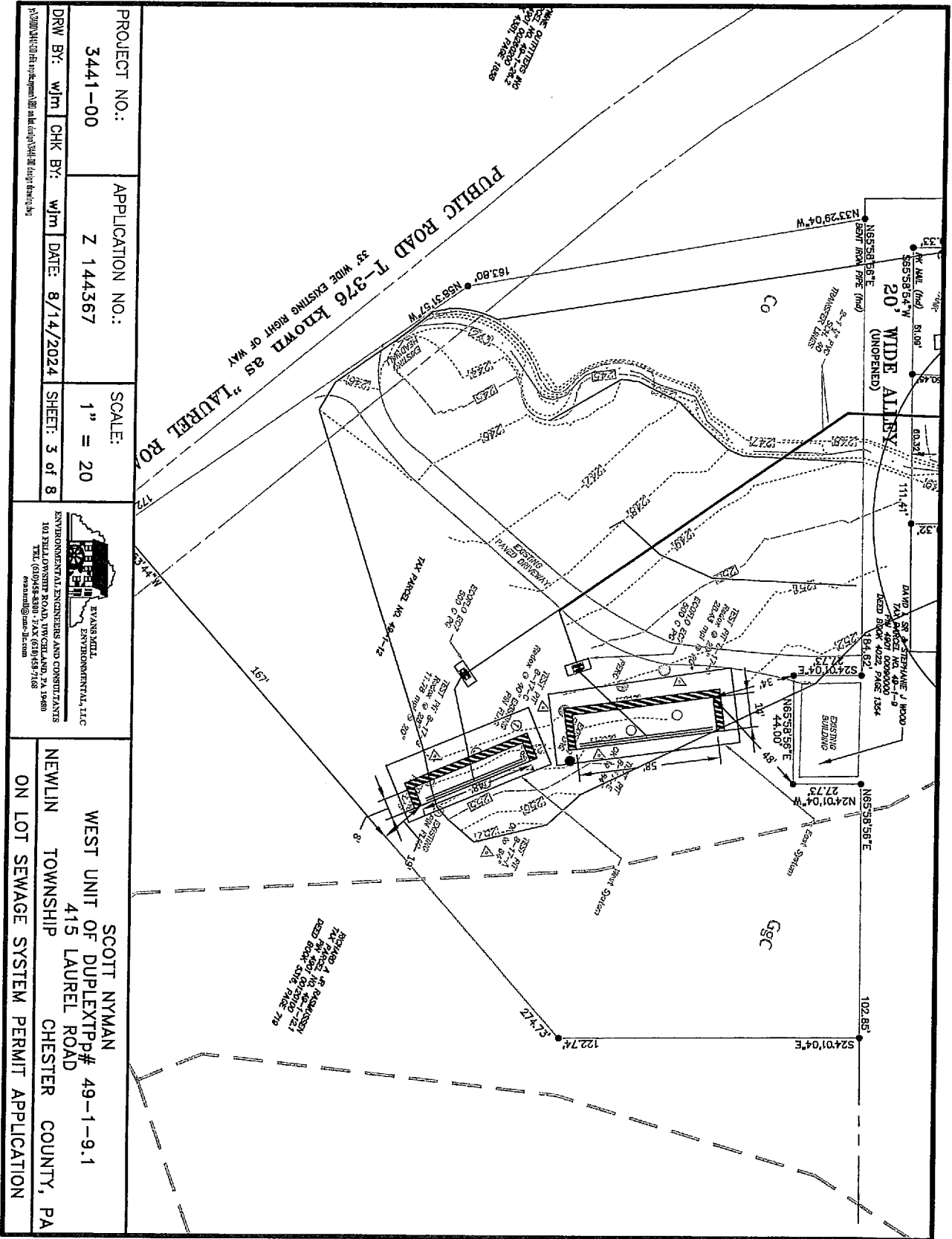
SEWAGE PERMIT PLANS

[SEE ATTACHED]



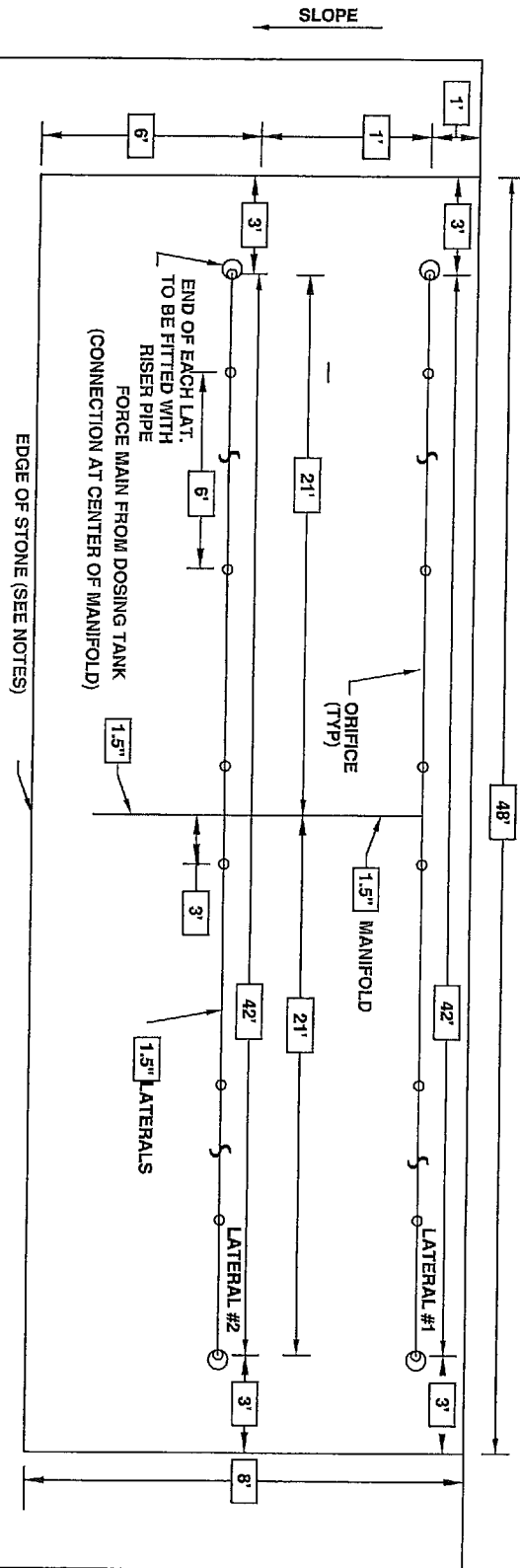
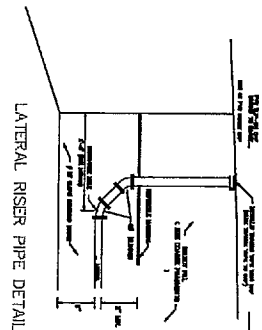






# PLAN VIEW BED

LATERAL NUMBER	HOLES PER LATERAL PR.	HOLE DIAMETER
1	8	1/4"
2	8	1/4"



EDGE OF EARTH BERM (SEE NOTES)

EDGE OF STONE (SEE NOTES)

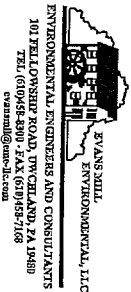
PROJECT NO.: 3441-00

APPLICATION NO.: Z 144367

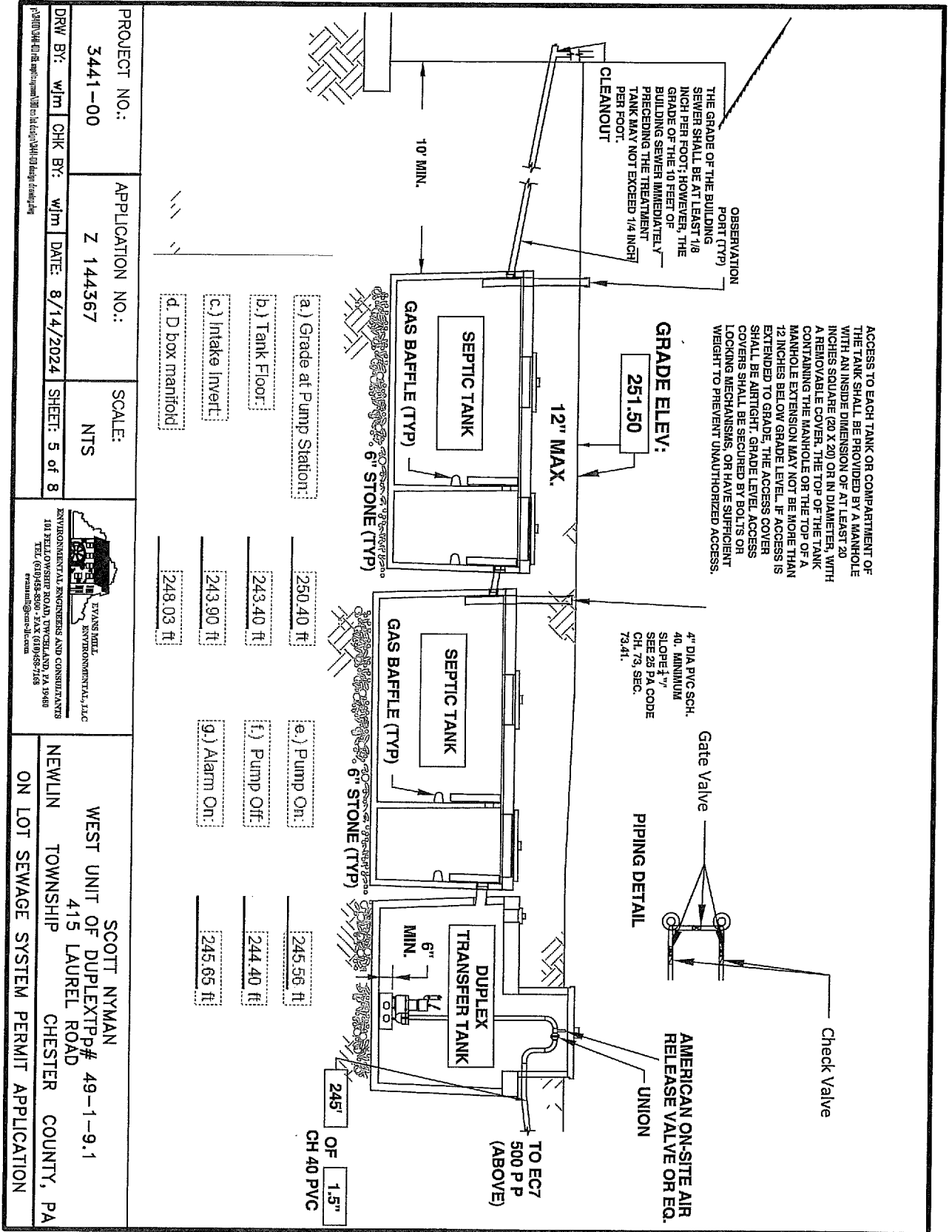
SCALE: NTS

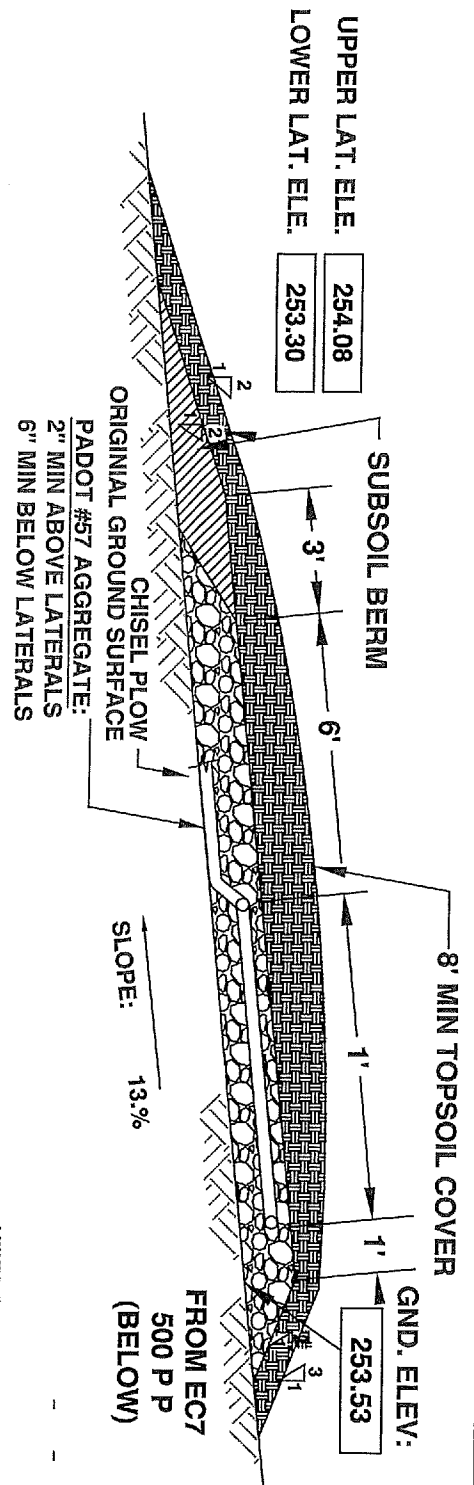
DRW BY: wjm CHK BY: wjm DATE: 8/14/2024 SHEET: 4 of 8

ENVIRONMENTAL ENGINEERS AND CONSULTANTS



SCOTT NYMAN  
WEST UNIT OF DUPLEXTPP# 49-1-9.1  
415 LAUREL ROAD  
NEWLIN TOWNSHIP CHESTER COUNTY, PA  
ON LOT SEWAGE SYSTEM PERMIT APPLICATION






A WATERIGHT MANHOLE, AT LEAST 20 INCHES SQUARE OR 24 INCHES IN DIAMETER, EXTENDED TO GRADE, SHALL BE PROVIDED FOR ACCESS TO THE DOSING TANK. MANHOLE COVERS SHALL, THE ACCESS COVER SHALL, BE AIRTIGHT. GRADE LEVEL ACCESS COVERS SHALL BE SECURED BY BOLTS OR LOCKING MECHANISMS, OR HAVE SUFFICIENT WEIGHT TO PREVENT UNAUTHORIZED ACCESS.

60' OF 1.5" DIA. SCH 40 PVC TO DOSING TANK(ABOVE)

**ECOFLO EC 7-C-1200**

a.) Grade at Pump Station	<u>250.14 Ft.</u>	e.) Pump On:	<u>244.27 Ft.</u>
b.) Tank Floor	<u>243.62 Ft.</u>	f.) Pump Off:	<u>243.70 Ft.</u>
c.) Intake Invert (pump)	<u>243.79 Ft.</u>	g.) Alarm On:	<u>244.62 Ft.</u>
d.) Manifold @ Bottom lat.	<u>253.30 Ft.</u>		

PROJECT NO.: <b>3441-00</b>		APPLICATION NO.: <b>Z 144367</b>		SCALE: <b>NTS</b>	
DRW BY: <b>wjm</b>	CHK BY: <b>wjm</b>	DATE: <b>8/14/2024</b>	SHEET: <b>6 of 8</b>		
<p><small>THIS DOCUMENT IS THE PROPERTY OF THE DESIGNER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE DESIGNER.</small></p>					
<div><p><b>EVANS HILL, PENNSYLVANIA</b></p><p><b>EVANS HILL, ENVIRONMENTAL, LLC</b></p><p><b>ENVIRONMENTAL ENGINEERS AND CONSULTANTS</b> <b>101 PIERCEWATER ROAD, DUNCAN, PA 15488</b> <b>TEL: (412) 838-8100 FAX: (412) 838-7168</b> <b>evanshill@evanshill.com</b></p></div>					
<div><p><b>SCOTT NYMAN</b> <b>WEST UNIT OF DUPLEXTRP# 49-1-9.1</b> <b>415 LAUREL ROAD</b> <b>NEWLIN TOWNSHIP CHESTER COUNTY, PA</b></p><p><b>ON LOT SEWAGE SYSTEM PERMIT APPLICATION</b></p></div>					

## ABSORPTION AREA

PRESSURE Dosed AT GRADE ON GRADE BED

8" WIDE BY 48" LONG BY 0" SAND

384 S.F. PROVIDED 600 S.F. REQUIRED 36% REDUCTION TAKEN

## GENERAL NOTES

THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL SYSTEM COMPONENTS PRIOR TO INSTALLATION.

THE ABSORPTION AREA SHALL BE INSTALLED PARALLEL WITH EXISTING CONTOURS.

AS OF THE DATE OF THE DESIGN THERE ARE NO WELLS LOCATED WITHIN 100' OF THE PROPOSED ABSORPTION AREA ON OR OFF THE PROPERTY.

THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CHAPTER 73-PA STANDARDS FOR SEWAGE DISPOSAL, AND THE POLICIES AND PROCEDURES OF THE LOCAL AGENCY.

ALL GRAVITY PIPES ARE 4" DIAMETER PVC SCHEDULE 40, ALL PRESSURE PIPES ARE 1.4S NOTED PVC SCHEDULE 40. ALL PIPES CONNECTIONS ARE SOLVENT WELD. ALL GRAVITY PIPES TO HAVE A MINIMUM SLOPE OF 1/8" PER FOOT EXCEPT FOR THE 10 FT. OF THE BUILDING SEWER PRIOR TO THE SEPTIC TANK WHICH WILL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL TANK CONNECTIONS TO BE MADE WITH WATER TIGHT JOINTS. PORTLAND CEMENT IS PROHIBITED AS A JOINT COMPOUND. CLEANOUTS TO BE PROVIDED AT THE INTERSECTION OF THE BUILDING DRAIN AND BUILDING SEWER, AT EVERY CHANGE OF DIRECTION OF THE BUILDING SEWER AND EVERY 100' O.C. IN THE BUILDING SEWER AND AT THE END OF EACH LATERAL AS SHOWN.

NO GRADING WILL BE DONE IN THE PRIMARY SEWAGE ABSORPTION AREAS OR GRADING RESULTING IN SLOPES GREATER THAN 25% CLOSER THAN TEN FEET TO EITHER AREA. NO HEAVY EQUIPMENT (>5 PSI GROUND PRESSURE) TO BE USED TO CONSTRUCT OR OPERATED DOWNHILL OF DRAIN FIELD. DUE TO SUPPLY CHAIN ISSUES THE APPLICANT CAN CHOOSE TO INSTALL A ECT 500 PP PACK OR A 1250 GALLON SEPTIC TANK AND EITHER A POLY ECT 500 PP OR CONCRETE ECT 500C PP. AN EFFLUENT FILTER IS REQUIRED ON SEPTIC OUTLETS WHERE PACK UNITS ARE NOT INSTALLED.

ALL ELECTRICAL COMPONENTS TO BE INSTALLED IN COMPLIANCE WITH THE PA-UCC ELECTRICAL CODE. ALL ELECTRICAL CONNECTIONS TO BE MADE WITH WATER RESISTANT CONNECTIONS. ALL BOXES TO BE NEMA 4 APPROVED BOXES.

ALL COARSE AGGREGATE SHALL MEET THE FOLLOWING SPECIFICATIONS (REFERENCE: SECTION 73.51(A) OR PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PUBLICATION 408, SECTION 703.2(A) AND (B)): A) THE COARSE AGGREGATE SHALL NOT CONTAIN MORE THAN 15% BY WEIGHT TOTAL DELETERIOUS MATERIAL. DELETERIOUS MATERIAL IS ANY MATERIAL THAT WILL ADVERSELY AFFECT THE STRUCTURAL SOUNDNESS OR STORAGE CAPACITY OF THE COARSE AGGREGATE INCLUDING MATERIAL FINER THAN NO. 200 SIEVE, CLAY LUMPS, AND FRIABLE PARTICLES. B) THE COARSE AGGREGATE SHALL NOT CONTAIN MORE THAN 5% BY WEIGHT CLAY LUMPS AND FRIABLE PARTICLES. TESTING SHALL BE PERFORMED USING THE MOST RECENT REVISION OF ASTM C142. C) THE COARSE AGGREGATE COARSE AGGREGATE TESTING SHALL BE CONDUCTED WITHIN 1 YEAR PRIOR TO THE DELIVERY DATE. E) A MINIMUM OF 10 INCHES OF COARSE AGGREGATE MEETING THE REQUIREMENTS OF EITHER SECTION 73.51(A) OR THE COARSE AGGREGATES MEETING AASHTO NO. 3, 4, 5, OR 57 DESCRIBED IN THE ALTERNATE AGGREGATE LISTING MUST BE USED. SAND SUPPLIERS SHALL PROVIDE CERTIFICATION IN WRITING TO THE SEWAGE ENFORCEMENT OFFICER AND PERMITTEE, WITH THE FIRST DELIVERY TO THE JOB SITE, FROM EVERY SOURCE. THE SIEVE ANALYSIS SHALL BE CONDUCTED IN ACCORDANCE WITH PTM #616 AND #100.

THIS PLAN IS FOR SEWAGE PERMIT DESIGN USE ONLY! BASE PLAN PROVIDED FROM THE RECORDED SUBDIVISION PLAN AND PASDA. SOIL TESTING CONDUCTED BY AND THE SEO EME IS NOT RESPONSIBLE FOR THE ACCURACY THOSE DATA NOT CONDUCTED BY EME.

## CARE AND USE:


THE SEWAGE SYSTEM SHOULD BE FINAL GRADED AND SEEDED AS SOON AS POSSIBLE AFTER INSTALLATION.

NO HARSH CHEMICAL, GREASE, OR OTHER NON-BIODEGRADABLE MATERIALS SHOULD BE INTRODUCED INTO THE SYSTEM.

SEPTIC TANKS SHOULD BE CLEANED OUT (FROM MANHOLE COVER, NOT 4" INSPECTION PORT) NO LESS FREQUENTLY THAN EVERY THREE YEARS.


NO HEAVY EQUIPMENT SHOULD BE RUN OVER ANY COMPONENT OF THE DISPOSAL SYSTEM.

ALL SURFACE WATER SHALL BE DIVERTED AWAY FROM THE SEWAGE DISPOSAL SYSTEM.

PROJECT NO.:	APPLICATION NO.:	SCALE:
3441-00	Z 144367	NTS
DRW BY: wjm	CHK BY: wjm	DATE: 8/14/2024
		SHEET: 7 of 8
 <p>EVANS MILL ENVIRONMENTAL ENGINEERS AND CONSULTANTS, LLC 101 FELLOWSHIP ROAD, LITZ, PA 19458 TEL: (610) 688-5800 • FAX: (610) 485-7168 evansmill@evansmill.com</p>		
SCOTT NYMAN WEST UNIT OF DUPLEXTIP# 49-1-9.1 415 LAUREL ROAD NEWLIN TOWNSHIP CHESTER COUNTY, PA ON LOT WELL PERMIT APPLICATION		

**§73.13: MINIMUM HORIZONTAL ISOLATION DISTANCES**

- (a) MINIMUM HORIZONTAL ISOLATION DISTANCES SHOWN IN SUBSECTIONS (b)-(e) SHALL BE MAINTAINED BETWEEN THE SEWAGE DISPOSAL SYSTEM AND THE FEATURES ITEMIZED EXCEPT AS PROVIDED BY §72.33 (RELATING TO WELL ISOLATION DISTANCE EXEMPTION).
- IF CONDITIONS WARRANT, GREATER ISOLATION DISTANCES MAY BE REQUIRED.
- (b) THE MINIMUM HORIZONTAL ISOLATION DISTANCES BETWEEN THE FEATURES NAMED AND TREATMENT TANKS, DOSING TANKS, LIFT PUMP TANKS, FILTER TANKS, AND CHLORINE CONTACT / STORAGE TANKS SHALL COMPLY WITH THE FOLLOWING
- (1) PROPERTY LINE, EASEMENT, OR RIGHT-OF-WAY: 10 FEET.
  - (2) OCCUPIED BLDG, SWIMMING POOL, OR DRIVEWAY: 10 FEET.
  - (3) INDIV. WATER SUPPLY OR SYSTEM SUCTION LINE: 50 FEET.
  - (4) WATER SUPPLY LINE UNDER PRESSURE: 10 FEET.
  - (5) STREAM, LAKE, OR OTHER SURFACE WATER: 25 FEET.
  - (6) CISTERN USED AS WATER SUPPLY: 25 FEET.
- (c) THE FOLLOWING MINIMUM HORIZONTAL ISOLATION DISTANCES SHALL BE MAINTAINED BETWEEN THE FEATURES NAMED AND THE PERIMETER OF THE AGGREGATE IN THE ABSORPTION AREA:
- (1) PROPERTY LINE, EASEMENT, OR RIGHT-OF-WAY: 10 FEET.
  - (2) OCCUPIED BUILDING, SWIMMING POOL, OR DRIVEWAY: 10 FEET.
  - (3) INDIV. WATER SUPPLY OR SYSTEM SUCTION LINE: 100 FEET.
  - (4) WATER SUPPLY LINE UNDER PRESSURE: 10 FEET.
  - (5) STREAM, WATER COURSE, LAKE, POND, OR OTHER SURFACE WATER: 50 FEET (FOR THE PURPOSES OF THIS CHAPTER, WETLANDS ARE NOT SURFACE WATERS).
  - (6) OTHER ACTIVE ON-LOT SYSTEMS: 5 FEET.
  - (7) SURFACE DRAINAGEWAYS: 10 FEET.
  - (8) MINE SUBSIDENCE AREAS, MINE BORE HOLES, OR SINK HOLES: 100 FEET.
  - (9) ROCK OUTCROP OR IDENTIFIED SHALLOW PINNACLE: 10 FEET.
  - (10) NATURAL OR MANMADE SLOPE GREATER THAN 25%: 10 FEET.
  - (11) CISTERN USED AS WATER SUPPLY: 25 FEET.
  - (12) DETENTION BASIN, RETENTION BASIN, OR STORMWATER SEEPAGE BED: 10 FEET.

PROJECT NO.: <b>3441-00</b>	APPLICATION NO.: <b>Z 144367</b>	SCALE: <b>1" = 20'</b>
DRW BY: <b>wjm</b>	CHK BY: <b>wjm</b>	DATE: <b>8/14/2024</b>
SHEET: <b>8 of 8</b>		
 EVANS MILL ENVIRONMENTAL, LLC ENVIRONMENTAL ENGINEERS AND CONSULTANTS 101 WILLOWBERRY ROAD, DWIGHT, PA 19406 TEL: (610)458-4000 • FAX: (610)458-7168 evansmill@evans-mill.com		
SCOTT NYMAN WEST UNIT OF DUPLEXTPP# 49-1-9.1 415 LAUREL ROAD NEWLIN TOWNSHIP CHESTER COUNTY, PA ON LOT WELL PERMIT APPLICATION		