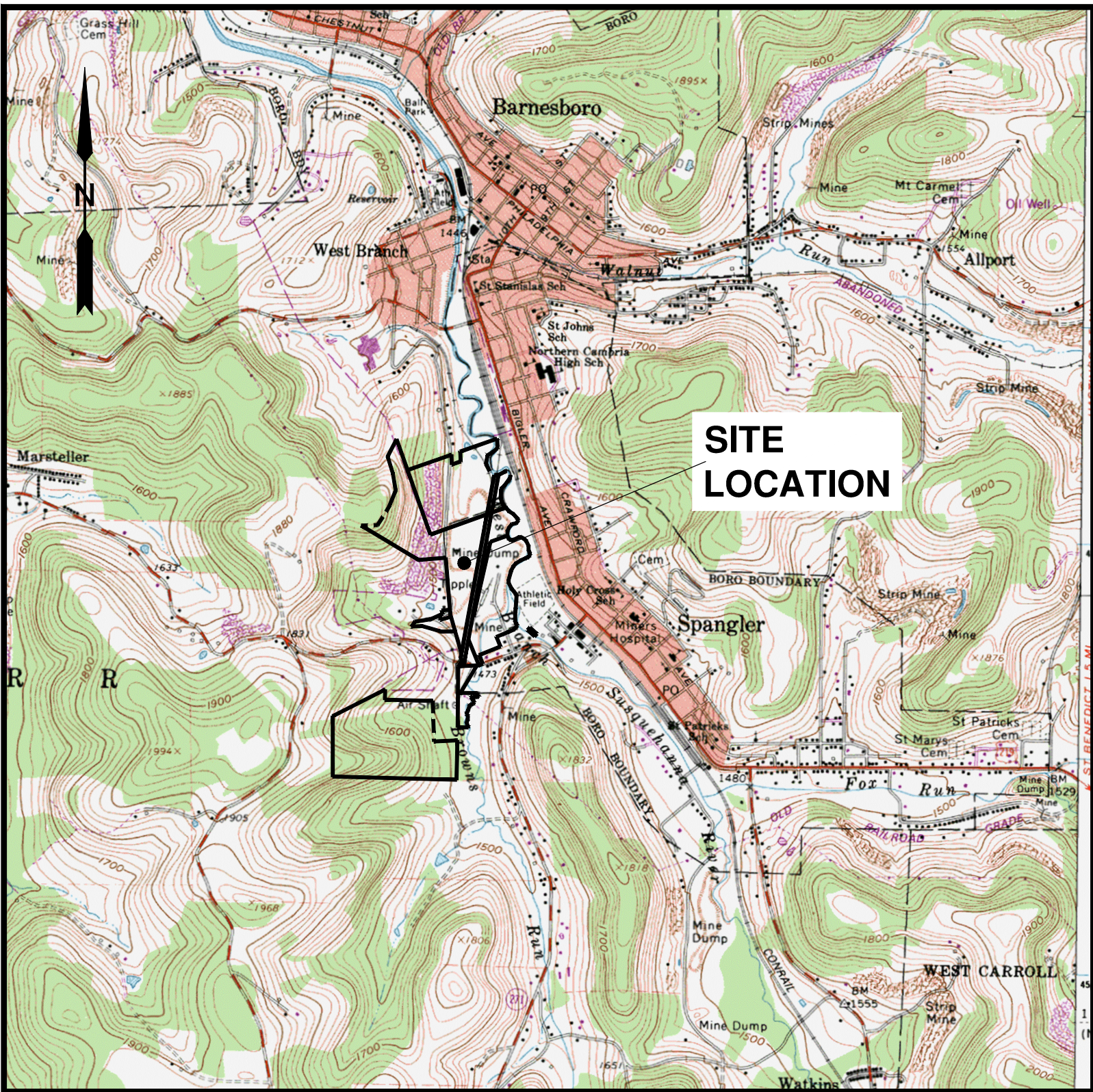




LOCATION MAP 1" = 2000'

LEGEND

These standard symbols will be found in the drawing.

●	PROPERTY CORNER (NO MONUMENT)	⊕	LIGHT STANDARD
○	MONUMENT (AS DESCRIBED ON PLAN)	⊕	UTILITY POLE
⊕	DOWN SPOUT	⊕	GUY WIRE
⊕	BOLLARD	⊕	ELEC. BOX/METER
⊕	MAIL BOX	⊕	A.C. UNIT
⊕	GAS VALVE	⊕	ROAD SIGN
⊕	GAS METER	⊕	DECIDUOUS TREE
⊕	WATER METER	⊕	CONIFEROUS TREE
⊕	WATER VALVE	⊕	BUSH
⊕	WATER WELL	⊕	CONCRETE AREA
⊕	FIRE HYDRANT	⊕	
⊕	VENT	⊕	
⊕	MANHOLE	⊕	
⊕	STORM INLET	⊕	
---	PROPERTY LINE	---	PROPERTY LINE
---	RIGHT-OF-WAY	---	RIGHT-OF-WAY
---	EASEMENT LINE	---	EASEMENT LINE
---	ADJOINER PROPERTY LINE	---	ADJOINER PROPERTY LINE
---	SETBACK LINE	---	SETBACK LINE
---	STORM SEWER LINE	---	STORM SEWER LINE
---	SANITARY SEWER LINE	---	SANITARY SEWER LINE
---	GAS LINE	---	GAS LINE
---	OVERHEAD TELECOM	---	OVERHEAD TELECOM
---	UNDERGROUND ELEC. LINES	---	UNDERGROUND ELEC. LINES
---	WATER LINE	---	WATER LINE
---	EDGE OF PAVING	---	EDGE OF PAVING
---	EDGE OF GRAVEL	---	EDGE OF GRAVEL
---	EDGE OF WATER	---	EDGE OF WATER
---	EDGE OF WETLANDS	---	EDGE OF WETLANDS
---	EDGE OF WOODS	---	EDGE OF WOODS
---	GUIDE RAIL	---	GUIDE RAIL
---	RAILROAD TRACKS	---	RAILROAD TRACKS
---	FENCE	---	FENCE
---	PAPER STREETS (SEE NOTE #7)	---	PAPER STREETS (SEE NOTE #7)

LINE TABLE

LINE	BEARING	DISTANCE
L11	N 33°40'04" E	97.00
L12	S 13°40'56" E	58.00
L13	S 79°35'48" E	15.50

LINE	BEARING	DISTANCE
L73	N 65°58'45" E	45.71
L74	S 08°10'08" E	71.42
L75	N 74°04'52" E	166.21

LINE	BEARING	DISTANCE
L76	S 74°04'52" W	166.21
L77	N 08°10'08" W	71.42
L78	N 65°58'45" E	45.71
L79	N 12°01'16" W	25.53
L80	N 84°51'56" E	123.19
L81	S 04°31'59" E	65.38
L82	S 15°55'05" E	44.46

LINE	BEARING	DISTANCE
L83	N 75°24'56" W	40.26

LINE	BEARING	DISTANCE
L84	S 75°24'56" E	40.26
L85	S 39°24'05" E	15.32
L86	S 75°24'56" E	28.89
L87	S 00°21'27" W	18.94
L88	S 50°10'09" W	23.89
L89	S 87°19'14" W	40.75
L90	N 70°07'41" W	32.07
L91	S 86°24'54" W	18.94
L92	S 21°55'04" W	9.81
L93	S 34°55'11" E	51.08
L94	S 72°51'15" E	34.10
L95	S 33°00'48" E	25.03
L96	S 72°51'23" W	25.79
L97	S 60°51'54" W	32.31
L98	S 30°46'14" W	13.98
L99	S 16°08'40" W	61.88
L100	S 25°25'09" W	46.68
L101	S 10°20'01" W	22.71
L102	S 38°28'56" E	32.83
L103	S 05°08'09" W	61.92
L104	S 24°52'25" W	35.83
L105	S 14°10'53" E	56.69
L106	S 38°07'26" E	71.23
L107	S 17°28'50" W	10.44

PARCEL TABLE

PARCEL 1	4.419 ACRES
PARCEL 2	1.159 ACRES
PARCEL 3A	21.481 ACRES
PARCEL 3B	0.163 ACRES
PARCEL 4	16.844 ACRES
PARCEL 5	28.389 ACRES
PARCEL 6	19.211 ACRES
PARCEL 7	2.123 ACRES
PARCEL 8	0.404 ACRES
PARCEL 9A	45.649 ACRES
PARCEL 9B	1.493 ACRES
PARCEL 10	2.263 ACRES

TOTAL ACREAGE = 143.598 ACRES

SURVEY NOTES

- SUBJECT PROPERTY LINES DEPICTED ON THIS PLAN HAVE BEEN ESTABLISHED BASED UPON EVIDENCE OBTAINED THROUGH THE PERFORMANCE OF A FIELD RUN SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. ON 5-30-2024, REFERRING THE FOLLOWING DOCUMENTS OF RECORD MAINTAINED BY CAMBRIA COUNTY:
 - CURRENT DEEDS OF RECORD
 - PLATBOOKS 1 PAGE 16, 5 PAGE 31, 9 PAGE 416, 10 PAGE 197, 10 PAGE 346, UNRECORDED SURVEY PLAN FOR LANDS OF RICHARD T. HOOVER, DATED JUNE 23, 1998, SURVEYED BY DENNIS E. SHEEHAN.
 - THIS SURVEY HORIZONTALLY REFERENCES THE North American Datum of 1983 (NAD83) PENNSYLVANIA STATE PLANE, (SOUTH ZONE) DERIVED USING KEYNET GPS GNSS VRS NETWORK.
 - A TITLE REPORT WAS PROVIDED TO HRG BY THE WESTERN PENNSYLVANIA CONSERVANCY.
 - THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS/SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
 - SHOWN ON THIS PLAN ARE (2) 50' WIDE RIGHT-OF-WAYS GRANTED TO THOMAS C. ANDERSON THEIR HEIRS AND ASSIGNS AND REFERENCED IN DEED BOOK 2369 PAGE 526 AND ALSO SHOWN IN PLOT BOOK 9 PAGE 416.
 - SHOWN ON THIS PLAN IS THE FORMER BEECH CREEK RAILROAD. TITLE TO PORTIONS OF THE FORMER BEECH CREEK RAILROAD ARE UNKNOWN.
 - SHOWN ON THIS PLAN ARE PAPER STREETS FROM THE OLD BOROUGH MAP OF SPANGLER, RECORDED AT THE COURTHOUSE IN PLOT BOOK 1 PAGE 16. THE SURVEYOR REACHED OUT TO THE NORTHERN CAMBRIA BOROUGH REGARDING THE STATUS OF THESE PAPER STREETS. THEY HAVE NO ROAD VACATIONS OR DEDICATIONS. THEREFORE THESE PAPER STREETS ARE GRAPHICALLY SHOWN ON THIS PLAN AND ARE APPROXIMATE IN THEIR LOCATIONS.

