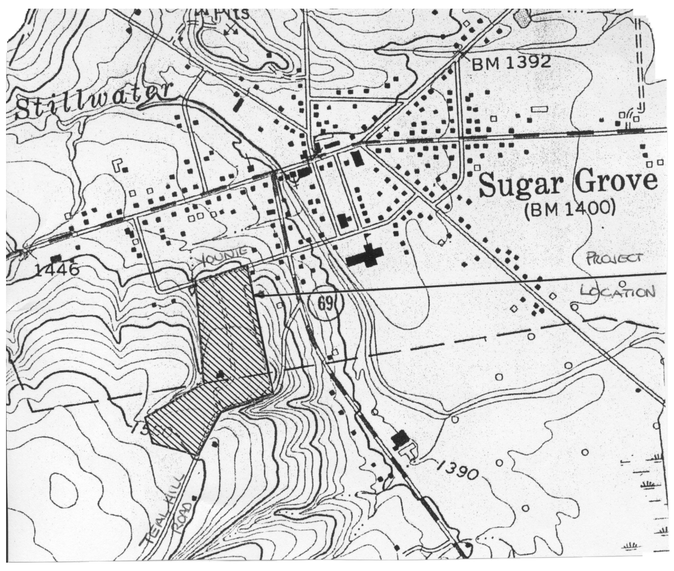
60' 0 60' 120'

NOTE: this development will be serviced by municipal sanitary sewer and individual, private water wells. For utility and site development plans, see development plans by Tolman Engineering, 213 West Third Avenue, Warren, Pa. 16365
The property is zoned R-1, which requires a 35' front building setback, 30' rear setback and 10' side yard building setback.

Location Map



LEGEND

- Found Iron Stake
- 3/4" Rebar with cap to be set
- Existing "gear" spike
- Monument
- Sanitary Manhole
- X

NOTE: the front (road side) setback line, as required by the county, for all lots, is 35 feet.

NOTE: Zoning in the Borough of Sugar Grove is R1.

Tax parcel YV-238-42
Reputed owner
Jean N. Landin
RB 394, page 12, Parcel 2
Rec. 1/13/1992

Land being reserved by Peter D. & Elaine Landin, RB 1153, page 334, rec. 5/16/2002, known as tax parcels YV-238-49 & 62

2.33 Acres

Younie Street

Pond Lot
28484 SqFt
0.65 Acres

Lot 1
19612 SqFt
0.45 Acres

Lot 2
20101 SqFt
0.46 Acres

Lot 3
17059 SqFt
0.39 Acres

Lot 4
18012 SqFt
0.41 Acres

Lot 5
16439 SqFt
0.38 Acres

Lot 6
16966 SqFt
0.39 Acres

Lot 7
16439 SqFt
0.38 Acres

Lot 8
16345 SqFt
0.38 Acres

Lot 9
16439 SqFt
0.38 Acres

Lot 10
21173 SqFt
0.49 Acres

Lot 11
16439 SqFt
0.38 Acres

Lot 12
25317 SqFt
0.58 Acres

Lot 13
16439 SqFt
0.38 Acres

Lot 14
29784 SqFt
0.68 Acres

Lot 15
16439 SqFt
0.38 Acres

Lot 16
24952 SqFt
0.57 Acres

Lot 17
20127 SqFt
0.46 Acres

Lot 18
25863 SqFt
0.59 Acres

Lot 19
21480 SqFt
0.49 Acres

Lot 20
15842 SqFt
0.36 Acres

Lot 21
14833 SqFt
0.34 Acres

Lot 22
19196 SqFt
0.44 Acres

Lot 23
36581 SqFt
0.84 Acres

Lot 24
17966 SqFt
0.41 Acres

Lot 25
21216 SqFt
0.49 Acres

Lot 26
18979 SqFt
0.44 Acres

Lot 27
19976 SqFt
0.46 Acres

Lot 28
18701 SqFt
0.43 Acres

Lot 29
16570 SqFt
0.38 Acres

Lot 30
40504 SqFt
0.93 Acres

MAPLE STREET

CHERRY STREET

Teal Hill Road

2 STORY W.F. HOUSE # 211

Tax parcel YV-238-3676
Reputed owners
Harold F. & Delores M. Spink
RB 771, page 307
Rec. 10/15/1997

Tax parcel YV-238-399
Reputed owners
W. Bruce Agens & Jean C. Agens
RB 737, page 199, rec. 4/25/1997

Tax parcel YV-2-38654
Reputed owners
Thomas Wayne Hughes
Karen Landin
RB 1308, page 235
Rec. 9/24/2003

Tax parcel YV-238-3883 Peter D. & Elaine Landin
RB 946, page 184, parcel 2, rec. 1/14/2000

Sugar Grove Borough
approximate location of township line
Sugar Grove Township

stream
STREAM
ex. wire fence
centerline
right of way to Hughes
15' sanitary sewer easement to lot 30
50' wide
20' drainage easement
Drainage easement

Geodetic North from L1 GPS Observations

NOTE: the front (road side) setback line, as required by the county, for all lots, is 35 feet.

NOTE: the front (road side) setback line, as required by the county, for all lots, is 35 feet.

NOTE: the front (road side) setback line, as required by the county, for all lots, is 35 feet.

Line Table

LINE	BEARING	HORIZ DIST
L1	S74°16'00.0"W	20.01665'
L2	N18°23'46.20"W	80.00000'
L3	S89°43'54.31"W	112.71219'
L4	S89°43'54.29"W	18.75109'
L5	N13°23'46.20"W	20.53672'
L6	N89°43'54.31"E	95.70422'
L7	S74°16'00.0"W	75.00438'
L8	N74°16'00.0"E	102.18967'
L9	N71°48'28.53"W	20.22111'
L10	S28°00'13.99"W	15.00000'
L11	N22°41'03.60"E	15.06488'

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA
C1	N13°23'46.20"W	9.51235'	150.00000'	9.51394'	3°38'02.60"
C2	N6°46'55.67"E	84.55567'	150.00000'	85.71722'	32°44'29.62"
C3	N28°40'59.25"E	30.02053'	150.00000'	30.07086'	11°29'10.41"
C4	N49°53'42.25"E	80.01423'	150.00000'	80.99460'	30°56'15.57"
C5	N69°35'55.78"E	22.15384'	150.00000'	22.17403'	8°28'11.47"
C6	N69°55'47.47"E	64.68025'	475.00000'	64.73033'	7°48'28.60"
C7	N62°49'08.81"E	53.14248'	475.00000'	53.17023'	6°24'48.72"
C8	N57°42'20.46"E	31.60780'	475.00000'	31.61364'	3°48'47.96"
C9	N48°08'48.3"E	188.84169'	475.00000'	190.10797'	22°55'52.81"
C10	N32°20'32.82"E	71.86734'	475.00000'	71.93606'	8°40'37.64"
C11	S29°34'30.26"W	28.78984'	525.00000'	28.79345'	3°08'32.53"
C12	S46°51'41.25"W	284.39870'	525.00000'	287.99617'	31°25'49.46"
C13	S66°06'14.68"W	64.60240'	525.00000'	64.64322'	7°03'17.37"
C14	S71°43'57.59"W	38.49733'	525.00000'	38.50596'	4°12'08.42"
C15	S30°13'07.62"W	137.96170'	100.00000'	152.24490'	87°13'47.64"

Total parcel development: 20.05 acres

Subdivision plan of

The Overlook at Sugar Grove
Peter D. & Elaine Landin, owners

Younie Street and Teal Hill Road
Borough of Sugar Grove
Township of Sugar Grove
County of Warren, State of Pennsylvania

Daniel L. Barry Land Surveyor LLC

Licensed in New York and Pennsylvania
1959 Big Tree Road
Lakewood, NY 14750-9759
Phone: 716-763-1254
Facsimile: 716-763-0915

Dated: August 23, 2006 Job No. 2550-06

Note: the date shown on this plat is the date of the completion of the field survey work.
This map is void if used with an affidavit of no change.
This survey was prepared without the benefit of an abstract of title.

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