



FANY NEW ACCESS OR DRIVEWAY VIA A STATE ROUTE TO THE SURVEYED LOT OF THIS LOT
PLAN WILL REQUIRE APPROVAL OF A PENNDOT HIGHWAY OCCUPANCY PERMIT PRIOR TO
THE ISSUANCE OF A PENNDOT HIGHWAY OCCUPANCY PERMIT PRIOR TO
LAND DEVELOPMENT ACTIVITY THEREON. APPROVAL OF THIS PLAN DOES NOT GUARANTEE
PENNDOT APPROVAL FROM PENNDOT. A HIGHWAY OCCUPANCY PERMIT MUST BE OBTAINED
FROM PENNDOT SECTION 470 OF THE ACT OF JUNE 1, 1945 (PL 1242 NO. 428) KNOWN AS THE
PENNDOT HIGHWAY LAW PRIOR TO CONSTRUCTING ANY NEW ACCESS ON STATE HIGHWAYS.

ROLAND D. WALKER

INSTRUMENT NUMBER 201504356

TAX MAP NO. 1060-008-000-0004

SURVEYED BY LEX W. CURRY

OCTOBER 19, 1972

File Number 3238

John West Warrant

438 Acres 52 Perches

Survey C-15-100

Surveyor John Conan D.S.

Map Dated October 9, 1792

Warrant date July 27, 1792

BRANDON J. LAUDER

INSTRUMENT NUMBER 20150552

TAX MAP NO. 1160-P08-000-0001

DONALD W. STONE

INSTRUMENT NUMBER 20020023

TAX MAP NO. 1160-P08-000-00051

Matthew J. Forey
And
Michelle R. Forey

DONALD R. Smeal

INSTRUMENT NUMBER 200115478

TAX MAP NO. 1060-008-000-00042

EDGAR L. ENGLISH

INST. NO. 20102571

Wayne E. Cherry

Revoable Living Trust

Tax Map Number 1060-008-000-00039

Instrument Number 200318647

Wayne E. Cherry

Revoable Living Trust

Instrument Number 200318647

LOT 1

Tina M. Schultz

Inst. No. 201025252

TAX MAP NO. 1060-008-000-00052

5.971 Acres

Parcel 1

Wayne E. Cherry

Revoable Living Trust

Tax Map Number 1060-008-000-00039

Instrument Number 200318647

13.583 Acres on the Northeast side

of Interstate 80 for this parcel

Not including the area of the 2

6 acres parcels

Wayne E. Cherry

Revoable Living Trust

Instrument Number 200318647

TAX MAP NO. 116-P08-42

6.028 Acres

Description of this area is being

described in Deed Book 533 page 144

The Third Theroft

DAVID YESSER

AND

STEPHEN SPEERS

AND

JOSEPH DEEGAN

DEED BOOK 1276 PAGE 381

TAX MAP NO. 116-P08-000-00063

Robert G. Urban Jr.

And

Shirley Jean Urban

Instrument Number 201508212

TAX MAP NO. 116-P08-10

WAYNE E. CHERRY TRUSTEE

INSTRUMENT NUMBER 200318649

TAX MAP NO. 116-P08-76

LOT NUMBER 30

WAYNE E. CHERRY TRUSTEE

INSTRUMENT NUMBER 200318649

TAX MAP NO. 116-P08-76

LOT NUMBER 29

ROBERT H. BRANDT

AND

DEBORA A. BRANDT

DEED BOOK 1602 PAGE 449

TAX MAP NO. 116-P08-64

LOT NUMBER 28

STANLEY A. WILLS

AND

TERESA THOMPSON

INSTRUMENT NO. 20111082

TAX MAP NO. 116-P08-82

LOT NUMBER 27

JOSEPH I. SAMPLE, JR.

AND

RODNEY A. SAMPLE

AND

BRIAN K. SAMPLE

AND

MICHAEL LANNEN

LOT NUMBER 25

KEVIN A. WALLACE

INSTRUMENT NO. 20210671

TAX MAP NO. 1160-P08-000-00046

LOT NUMBER 24

JAMES R. ORTMAN, JR.

INSTRUMENT NUMBER 200409266

TAX MAP NO. 1160-P08-000-00066

LOT NUMBER 24

RICHARD A. SHOEMAKER

LOT NUMBER 23

INSTRUMENT NO. 20000722

TAX MAP NO. 1160-P08-000-00032

EDWARD P. WALLACE

LOT NUMBER 22

DEED BOOK 825 PAGE 9

TAX MAP NO. 1160-P08-000-00034

Wesley Moyer Warrant

444 Acres 28 Perches

Survey C-141-107

Surveyor John Conan D.S.

Map Dated October 11, 1792

Warrant date July 27, 1792

WALTER F. RENAUD

AND

MELISSA A. NEFF

DEED BOOK 1640 PAGE 407

TAX MAP NO. 1060-009-000-00058

Alexander J. Dallas Warrant

438 Acres 52 Perches

Survey C-44-156

Surveyor John Conan D.S.

Map Dated October 9, 1792

Warrant date July 27, 1792

DENNIS L. MCCAHAN

DEED BOOK 1640 PAGE 407

TAX MAP NO. 1060-009-000-00058

Surveyed by Lawrence

Opalsky Map in Deed Book

318 page 327

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

Calculated Corner

COUNTY BUILDING SETBACKS
FRONT 10' FROM R/W
BACK 10' FROM PROPERTY LINE
SIDE 10' FROM SIDELINE

- LEGEND
- SURVEYED PROPERTY LINE
 - UNSURVEYED LINE
 - RIGHT OF WAY LINE
 - PROPERTY LINE OF THIS SURVEY
 - CENTER LINE
 - TREE LINES
 - ELECTRIC/TELEPHONE LINES
 - EDGE PAVED ROADS
 - EDGE UNPAVED ROADS
 - BUILDING SETBACK LINES
 - GAS LINE
 - SEWER LINE
 - POUGH LINE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR

WAYNE E. CHERRY, TRUSTEE

CO-OWNER

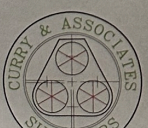
EDWARD STERNER

4670 PERU CENTER ROAD, MONROEVILLE, OH IO 44847

FINAL MAP OF RETRACEMENT SURVEY

BRADFORD AND GRAHAM TOWNSHIP

CLEARFIELD COUNTY



DATE: JANUARY 17, 2025

TAX MAP NUMBER:

1060-008-39 & 009-6

DRAWN BY: GJT

207 SOUTH THIRD STREET

CLEARFIELD, PENNSYLVANIA 16830

(814) 765-7226

curryassociates@verizon.net

GARY L. THORP, PLS

NO. SU-48530-E

FILE NUMBER: 12476

LEGEND

IPS

123/123

REBAR

RIGHT OF WAY

C/L

N

S

E

W

DEGREES

MINUTES OR FEET

3/4" REBAR SET

DEED REBAR

REINFORCEMENT BARS

RIGHT OF WAY

C/L

N

S

E

W

DEGREES

MINUTES OR FEET

SECONDS



Know what's below.

Call before you dig.

Bearing Base Note

PERSONAL DATA SHOWN HEREIN WAS OBTAINED BY STATE-OWNED INSTRUMENTATION

AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE

STATE OF PENNSYLVANIA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY

PERMITS AND FOR OBTAINING ANY NECESSARY INFORMATION FROM THE APPROPRIATE

AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY

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NOTES:

1. THE BEARING BASE IS BASED ON PA GRID NORTH.

2. THE SOURCE OF TITLE FOR THIS SUBDIVISION IS CLEARFIELD COUNTY INSTRUMENT NUMBER

20017565.

3. THE RIGHT-OF-WAYS FOR DAVIS ROAD, TOWNSHIP ROAD T-441, AND DOUGLAS ROAD, PA

SP-3007, ARE 33.00 FEET IN WIDTH.

4. THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE 5 LOTS FOR EACH OF MEARLE AND

PATRICIA BRESSLER'S CHILDREN FROM THE 57.60 ACRE PARENT TRACT.

5. THIS SUBDIVISION IS NOT UNDER CLEAN AND GREEN ACCORDING TO THE CLEARFIELD

COUNTY TAX ASSESSMENT RECORDS.

6. PIKE TOWNSHIP HAS NO ZONING ORDINANCE.

7. THIS SUBDIVISION MAY BE SUBJECT TO UTILITY EASEMENTS.

8. THERE ARE NO WETLANDS ON THIS SUBDIVISION ACCORDING TO THE NATIONAL WETLAND

INVENTORY MAPS. HOWEVER, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO

DETERMINE IF WETLANDS EXIST. WETLANDS ARE PROTECTED UNDER PENNSYLVANIA CODE

CHAPTER 105. CAUTION SHOULD BE EXERCISED TO ENSURE THAT ANY DEVELOPMENT

PROPOSED FOR SUBDIVISION DOES NOT DISTURB THE WETLANDS.

9. THIS SUBDIVISION IS NOT IN A FLOOD PLAIN OR FLOOD ZONE AREA.