

Magnetic North
September 2004

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°03'06" W	40.83'
L2	N 39°54'55" W	122.56'
L3	N 34°04'21" W	108.07'
L4	N 21°11'57" W	107.53'
L5	N 18°12'52" W	83.79'
L6	N 25°08'52" W	27.04'
L7	N 64°06'00" W	36.24'
L8	N 75°21'08" W	35.32'
L9	N 65°32'33" W	25.85'
L10	N 54°23'47" W	45.18'
L11	N 51°25'30" W	99.04'
L12	N 64°19'07" W	59.35'
L13	N 73°30'28" W	137.13'
L14	N 72°33'48" W	152.01'
L15	N 73°49'42" W	157.94'
L16	N 69°45'17" W	130.53'
L17	N 47°58'21" W	181.21'
L18	N 48°41'31" W	98.17'
L19	N 51°40'38" W	68.09'
L20	N 53°39'13" W	48.81'
L21	N 50°10'51" W	68.98'
L22	N 41°36'51" W	80.04'
L23	N 37°15'17" W	122.98'
L24	N 30°51'22" W	81.37'
L25	N 11°15'57" W	52.81'
L26	N 53°39'13" W	63.82'
L27	N 17°49'20" E	60.50'
L28	N 19°36'16" E	91.61'
L29	N 22°59'52" E	110.20'
L30	N 28°17'56" E	84.28'
L31	N 38°38'00" E	73.28'
L32	N 46°44'25" E	44.59'
L33	N 49°42'49" E	107.54'
L34	N 47°38'34" E	103.07'
L35	N 46°31'33" E	72.35'
L36	N 49°18'40" E	89.46'
L37	N 50°28'48" E	110.45'
L38	N 47°20'45" E	113.11'
L39	N 45°53'21" E	96.92'
L40	N 42°04'38" E	107.65'
L41	N 26°05'45" E	52.60'
L42	N 03°10'14" E	30.38'
L43	N 19°37'04" W	40.30'
L44	N 64°05'51" E	116.02'
L45	N 18°21'38" E	170.67'
L46	N 20°19'01" E	68.65'
L47	N 19°54'10" E	71.36'
L48	N 13°33'08" E	78.91'
L49	N 12°48'01" E	71.53'
L50	N 09°02'57" E	103.15'
L51	N 05°36'48" E	44.08'
L52	S 70°55'42" W	102.17'
L53	N 72°12'16" E	66.87'
L54	N 63°38'00" E	100.08'
L55	N 61°11'16" E	91.72'
L56	N 57°08'50" E	77.93'
L57	N 53°28'03" E	162.71'
L58	N 51°16'38" E	170.78'
L59	N 48°20'56" E	99.49'
L60	N 51°47'13" E	132.48'
L61	N 55°51'53" E	69.18'
L62	N 55°51'53" E	61.77'
L63	N 54°49'59" E	117.39'
L64	N 47°47'26" E	83.15'
L65	N 42°14'19" E	121.21'
L66	N 39°45'43" E	157.04'
L67	N 39°45'43" E	74.66'
L68	S 36°28'08" E	56.79'
L69	N 28°31'45" E	136.71'
L70	N 28°31'45" E	63.29'
L71	N 38°53'34" E	107.57'
L72	N 31°27'51" E	100.04'
L73	N 25°17'21" E	115.13'
L74	N 23°16'25" E	140.78'
L75	N 68°19'57" W	70.38'
L76	N 71°01'06" W	93.76'
L77	N 73°01'24" W	195.35'

LOT AREAS

Lot	Sq. Ft.	Acres
1	2781699.9	63.86
2	10454332.9	240.00
12	450184.7	10.33
13	457255.3	10.04
14	1473811.8	33.83
15	1293295.8	29.69
16	651770.2	14.96
17	1462617.7	33.58
18	87120.0	2.00
19	87120.0	2.00
20	441313.8	10.13
21	435600.0	10.00
22	87120.0	2.00
23	462732.3	10.62
24	445888.0	10.24
25	646896.7	14.85
26	2076930.6	47.68
Total		545.81

ADJOINING PARCELS

Tax ID No.	Name	Instrument (DB-PG)
SHEESHEQUIN TOWNSHIP		
38-61.00-37	Mayer	200110488
39	Shores	79-128
39-1	Becker	200319465
39-2	Balmer et al	200319462
38-74.00-160-1	Rought	200012245
WYSOX TOWNSHIP		
62-61.00-3	Rowe	561-431
62-74.00-47	Tuttle	149-523
73	Post	200001340
80	Towner	373-48
81	Cassellbury	200310436
83	Schmieg	667-678
83-1	Grippa	147-333
84	Ellinger	667-675
85	Snell	200318409
86	Hollenback	582-462
87	Fulmer	121-871
89	Hoffman	606-738
92	Veit	563-794
93	Smith	251-641
94	Aronson	198905639
97	Spencer	280-781

NOTES

- Copyright 2005, All Rights Reserved.
- References include various records obtained from the county Recorder's Office and documents contained in the survey report.
- Only boundary survey maps with the surveyor's embossed seal and signature are genuine true and correct copies of the surveyor's original work and opinion.
- An up-to-date Abstract of Title and/or Title Report were not provided to the surveyor at the time of this survey.
- This parcel(s) is subject to any and all Rights-of-way, Easements, and/or Agreements that may be over and across, or under the same, whether visible or invisible, or that may be in existence or of record for said premises.
- The location of underground improvements or encroachments are not always known and often must be estimated. Underground improvements or encroachments are not shown.
- To the best knowledge of the current owners, the structures as shown on Lot No. 12 & 21 were constructed prior to the enactment of the Bradford County Subdivision and Land Development regulations as enacted April 1981.
- Residential construction is restricted within the flood way.
- All lots will be serviced by on-lot water and sewer.
- Solid waste generated by this development will be collected by Northern Tier Solid Waste and disposed of in accordance with municipal regulations.
- Construction within the Wysox Creek Watershed must conform with the Act 167 Stormwater Management Plan and the Report on Hydrology and Stormwater Management by Hawk Engineering, PC, dated January 20, 2005.

Wysox Township Road Occupancy Permits

Lot No.	Permit No.
1	existing driveway
2	RO-04-04
12	existing driveway
13	RO-05-04
14	RO-06-04
15	RO-07-04
16	RO-08-04
17	RO-09-04
18	RO-10-04
19	RO-11-04
20	RO-12-04
21	RO-13-04
22	RO-14-04
23	RO-15-04
24	RO-16-04
25	RO-17-04
26	RO-18-04

ZONING

Wysox Township Zoning District - Agricultural/Residential
 Building Setbacks for future construction:
 Front(SR) 60' from road centerline
 Front(TR) 55' from road centerline
 Rear 40'
 Side 20'

Sheshequin Township Zoning District - No Zoning
 Building Setbacks for future construction:
 Front 1/2 width of Right-of-Way
 Rear 25'
 Side 10'

LEGEND

- Property Monumentation (1/2" rebar and cap set unless noted otherwise)
- o Property Corner
- u Utility pole
- pob Point of Beginning
- Wire Fence
- Stone Wall / Row
- Overhead wires
- R/W Right-of-Way
- Woods line
- Municipal Boundary (approximate)
- o Adjoining Parcel
- Building Setback Line
- Culvert



WINDSOCK HILL SUBDIVISION

Lands of Thomas J. O'Reilly
 Inst. # 200407769 & 200407770
 TM# 62-074.00-082 & 62-074.00-079

Wysox and Sheshequin Townships Bradford County Penna.

Scale 1" = 200' December 8, 2004
 Amended January 18, 2005

BUTLER LAND SURVEYING, LLC
 1008 Pennsylvania Avenue Little Meadows, PA
 File No. 3680 Map No. 2071