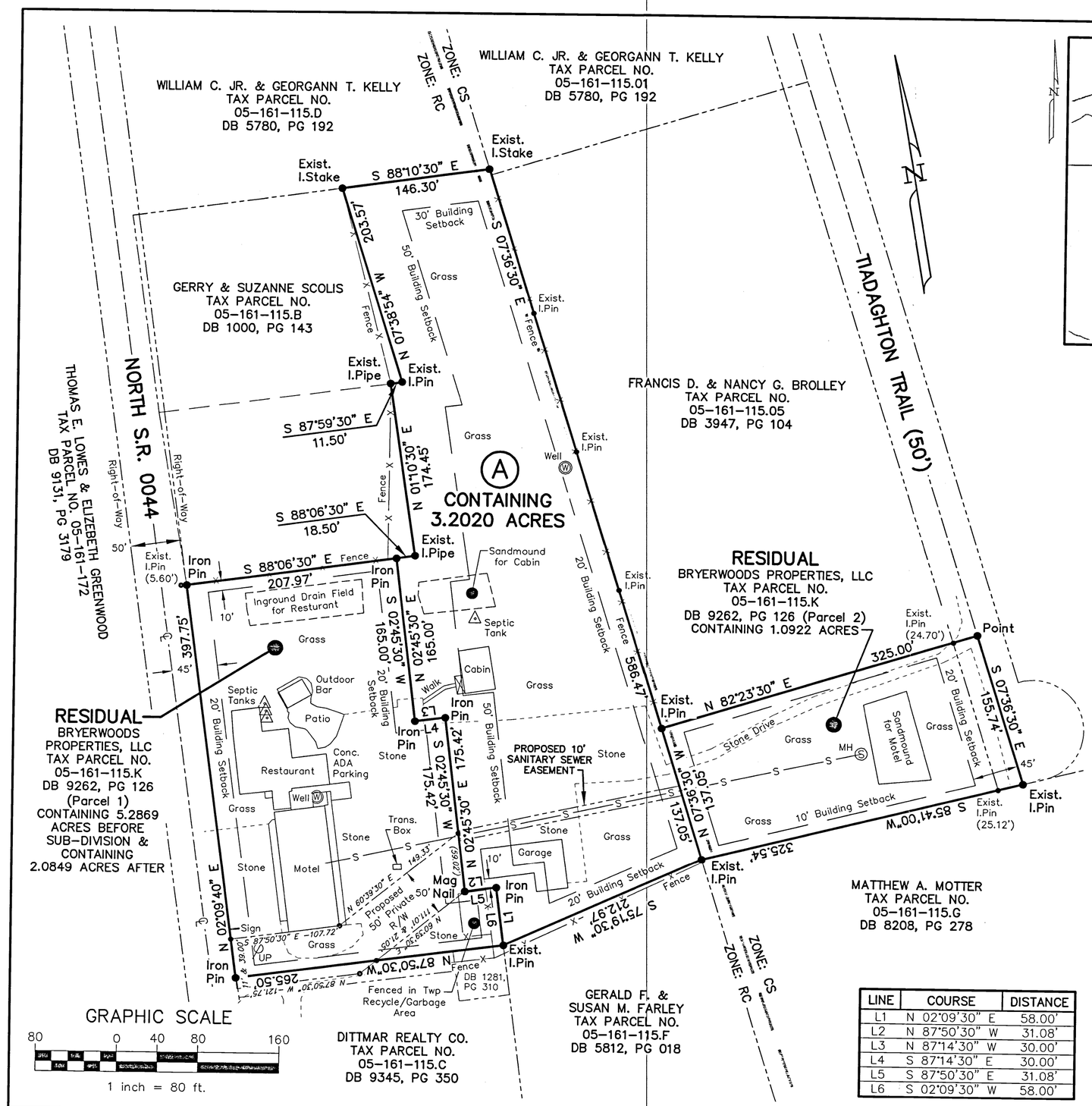

LINE	COURSE	DISTANCE
L1	N 02°09'30" E	58.00'
L2	N 87°50'30" W	31.08'
L3	N 87°14'30" W	30.00'
L4	S 87°14'30" E	30.00'
L5	S 87°50'30" E	31.08'
L6	S 02°09'30" W	58.00'

LOCATION MAP

SCALE: None

Parcel #: 05-161-115.K / PARCEL No. 1

Dwelling Units Available: 3

Dwelling Units Assigned To:

Lot #1: 3

Lot #2:

Lot #3:

Lot #4:

Residual:

Owner Acknowledgement

CERTIFICATION OF SURVEY

I, DANIEL A. VASSALLO, P.L.S., DO HEREBY CERTIFY, TO THE BEST OF MY ABILITY, THAT THE SURVEY PERFORMED HEREON, IS CORRECT AND IN ACCORDANCE WITH STANDARD SURVEYING PROCEDURES, AND THAT ALL CORNERS SHOWN HAVE BEEN SET AT THE TIME OF THIS SURVEY.

SIGNED _____ 02/27/2025

DANIEL A. VASSALLO, P.L.S. DATE

CERTIFICATION OF OWNERSHIP

ON THIS, THE 16 DAY OF MAY, 2025, I, JUSTIN BRYERTON, BEING A REPRESENTATIVE OF BRYERWOODS PROPERTIES, LLC, PLEDGE ACCORDING TO THE LAW, DEPOSE THAT I DO OWN THE PROPERTY SHOWN ON THE ABOVE PLAN, AND THAT IT IS MY INTENTION TO SUBDIVIDE IT AS SHOWN HEREON.

SIGNED _____ 5/16/25

REPRESENTATIVE: JUSTIN BRYERTON DATE

FINAL SUBDIVISION PLAN APPROVAL
FOR LOTS #

Chairman 5/22/25 Date

LYCOMING COUNTY PLANNING COMMISSION

Executive Director 5-21-25 Date

NOTES:

1. Tax Parcel Nos. 05-161-115.K (DB 9262, PG 128)
2. Zoning District: Rural Center (RC)
3. Total No. Lots = 1, Total Area = 3.2020 Acres
4. Lot Requirements (Single Family Residence on Rural Major Collector Road)
   Lot Size: minimum Width – 200'
   Area – 1 Acre

Building Setbacks:	Principal	Accessory (Garage)
Front Yard –	75'/50' if > 100' private drive	20'
Side Yard –	20' min. per side/50' total	10'
Rear Yard –	20'	20'

5. Lot Requirements (Commercial Use in RC District)
   Building Setbacks:
   Front Yard – 35' from road centerline or 20' from Right-of-way line whichever is greater
   Side Yard – 10'
   Rear Yard – 20'
   Impervious Surface Percentage: 45%
   Floor Area Percentage: 20%
6. Cartpath Width of N. S.R. 0044 is 23'.
7. Tiadaghton Trail is a 50' Private Right-of-way/Maintenance Agreement DB 1609, PG 028.
8. Parcel No. 2 of Tax Parcel No. 05-161-115.K (DB 9262, PG 126) is from a survey by Vassallo Engineering & Surveying, Inc., dated 02/27/1990 and recorded in MB 49, PG 392 for Tiadaghton Timbers at Black Forest.
9. Parcel No. 1 of Tax Parcel No. 05-161-115.K (DB 9262, PG 126) has a 16.5' Communications Right-of-way per DB 1314, PG 11, location is unknown per deed.

Job No.	2024-202
Date:	02/27/2025
Drawn By:	HROSS
Checked By:	D.A.V.
Approved By:	D.A.V.

No.	Date	Revisions

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DANIEL A. VASSALLO
SURVEYOR
28925-E

DANIEL A. VASSALLO, P.E., P.L.S.
PA LICENSE NO. SU-028925-E

VASSALLO ENGINEERING SURVEYING
1918 WEST THIRD STREET
WILLIAMSPORT, PENNSYLVANIA 17701
PHONE: (570) 322-6266

PRELIMINARY/FINAL SUB-DIVISION PLAN ON LAND OF

BRYERWOODS PROPERTIES, LLC

TAX PARCEL NO. 05-161-115.K
32600 N. STATE ROUTE 0044 HIGHWAY
BROWN TOWNSHIP, LYCOMING COUNTY, PA
SCALE: 1"= 80'

SUB-1
SHEET 1 OF 1

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