



SHADING LEGEND

- PREVIOUSLY APPROVED PLANS OF SUBDIVISION
- 10' UTILITY & GRADING EASEMENT PARALLEL TO PROPERTY LINES
- 20' SANITARY SEWER EASEMENT CENTERED ON SEWER LINE; SEE SHT. 6 OF 6
- CLEAR SIGHT TRIANGLE SEE NOTE #6

LEGEND

- SET 3/4" REBAR
- POINT (UNLESS NOTED)
- SET CONCRETE MONUMENT
- TREELINE
- CLEAR SIGHT TRIANGLE DIMENSIONS (TYPICAL)



NOTES

1. THE PLAN OF STREETS AND LOTS HAS BEEN PREPARED IN A MANNER CONSISTENT WITH THE GENERAL LAYOUT AS FOUND IN THE PRELIMINARY PLAN FOR BEAVER TALE DEVELOPMENT. FINAL PLAN PHASE 1 AS RECORDED IN THE SNYDER COUNTY COURTHOUSE, MAP FILE #2729 THROUGH #2729-D.
2. LOTS SHALL RESERVE A 10' WIDE EASEMENT PARALLEL TO ALL PROPERTY LINES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, AS SHOWN HEREON.
3. REFERENCE SHEET 6 FOR DETAILS AND DESCRIPTION OF THE SANITARY SEWER EASEMENT PROPOSED FOR CONVEYANCE AND DEDICATION TO THE BEAVERTOWN MUNICIPAL AUTHORITY.
4. AS NOTED HEREON, A 50' WIDE RIGHT-OF-WAY HAS BEEN RESERVED FOR FUTURE EXTENSION OF SOUTH BEAVER TALE ROAD TO THE EAST PROPERTY OWNER. SAID RIGHT-OF-WAY IS CENTERED ALONG THE COMMON PROPERTY LINE OF LOT 55 AND LANDS NOW OR FORMERLY OF THE KATHRYN L. NAREHOOD LIVING TRUST, FORMERLY DESIGNATED AS LOT 60 ON THE PREVIOUSLY RECORDED PLAN FOR BEAVER TALE DEVELOPMENT. PRIVATE RIGHTS FOR INGRESS AND EGRESS HAVE ALSO BEEN GRANTED ALONG AND THROUGH THE RIGHT-OF-WAY TO THE EAST ADJONER, THOSE LANDS NOW OR FORMERLY OF NORMAN G. & ELIZABETH M. HAHN, AND OTHERS.
5. REFERENCE SHEET 4 FOR TYPICAL STREET SECTION.
6. CLEAR SIGHT TRIANGLES AS SHOWN HEREON MUST REMAIN FREE OF SIGHT OBSTRUCTIONS SUCH AS BUILDINGS, SHRUBS, TREES AND TEMPORARY OR PERMANENT OBJECTS OF ANY KIND.

TABLE OF DESCRIPTIONS FOR PRIVATE RW & POSSIBLE STREET EXTENSION

Code	Bearing	Dist.
E-1	S 81°35'51" E	135.692
E-2	S 08°24'09" W	25.000
E-3	S 08°24'09" W	25.000
E-4	N 81°35'51" W	128.781

Code	Central Angle	Radius	Arc	Chord Bearing	Dist.
E-5	29°14'03"	50.00'	25.51'	N 16°14'27" E	25.24'
E-6	31°23'39"	50.00'	27.40'	N 14°04'23" W	27.06'

CURVE DATA

CODE	CENTRAL ANGLE	RADIUS	ARC	CHORD BRG.	DIST.
C-1	48°11'23"	25.00'	21.03'	S 32°29'50" W	20.41'
C-2	41°24'00"	50.00'	36.14'	S 35°53'12" W	35.36'
C-3	58°05'01"	50.00'	50.69'	S 13°51'38" E	48.54'
C-4	92°40'43"	50.00'	80.68'	S 89°14'35" E	72.25'
C-5	53°59'11"	25.00'	23.56'	N 71°24'33" E	22.69'
C-6	53°59'11"	25.00'	23.56'	N 54°36'15" W	22.69'
C-7	121°31'51"	50.00'	106.06'	S 88°22'36" E	87.26'
C-8	29°14'03"	50.00'	25.51'	N 16°14'27" E	25.24'
C-9	41°24'00"	50.00'	36.14'	N 19°04'54" W	35.36'
C-10	48°11'23"	25.00'	21.03'	N 15°41'32" W	20.41'
C-11	90°00'00"	25.00'	39.27'	S 53°24'09" W	35.36'
C-12	90°00'00"	25.00'	39.27'	N 36°35'51" W	35.36'

REVISIONS

- 12/28/2011 - SCPC COMMENTS
- 2/20/2012 - SCPC COMMENTS 1/27/12
- 4/19/2012 - MISC.
- 5/10/2012 - MISC.

**PLAN OF STREETS AND LOTS
BEAVER TALE SUBDIVISION and
LAND DEVELOPMENT
PHASE 2 - FINAL PLAN**

BEAVERTOWN BORO. & BEAVER TWP. SNYDER CO. PA.

Prepared By
KREAMER SURVEY ASSOCIATES, INC.
566 KREAMER AVENUE KREAMER, PA.
(570) 374-4532

SCALE: 1" = 50'	DRAWN BY: CAT & GAK
DATE: 11/03/2011	TAX MAP: BB-1-347
REVISIONS: SEE TABLE ABOVE	FILE: 0817 DWG: 0817FS2X SHEET 2 OF 6