

Washington County Industrial District  
DB 632, Pg. 150  
TM 170-018-02-03  
Gross Area = 98.1493 Acres  
Less Penn DOT Fee Simple Right-of-Way  
Net Area = 97.9270 Acres

**S.R. 4049 - R.O.W. DETAIL**  
GRAPHIC SCALE  
60' 30' 0' 60'  
SCALE: 1" = 60'

GRAPHIC SCALE  
100' 50' 0' 100'  
SCALE: 1" = 100'

- SURVEY NOTES:**
- SUBJECT PROPERTY LINES ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH FIELD SURVEY BY HERBERT, RONLAND AND GRUBIC, INC. ON MARCH 2011 AND IS PARTIALLY BASED ON THE FOLLOWING PLANS:  
WASHINGTON COUNTY INSTITUTIONAL DISTRICT, PARCEL NO. 170-018-02 WEST OF ARDEN ROAD (T-586), AS SHOWN ON THIS PLAN.  
SUBDIVISION MAP FOR WASHINGTON COUNTY, PREPARED BY MOUNTS ENGINEERING, DATED AUGUST 21, 1998, RECORDED IN PLAN BOOK 32 PAGE 20.
  - ONLY THE PORTION OF TAX MAP PARCEL NO. 60-04-00-07 WEST OF NORTH MAIN STREET EXTENDED (S.R. 4049) WAS SURVEYED, AS SHOWN ON THIS PLAN.
  - THIS SURVEY HORIZONTALLY REFERENCES PENNSYLVANIA STATE PLANE COORDINATES, ROAD RIGHT-OF-WAYS(S) HAVE BEEN ESTABLISHED FROM THE FOLLOWING PLAN(S) OF RECORD:  
PROJECT NO. 120208 - STATE ROUTE 4049, SECTION C11 P/11 SHEET 6 OF 12 (SEE SIMPLE)
  - THE HISTORIC RIGHT-OF-WAY ON T-586 (ARDEN ROAD) IS THIRTY-THREE (33) FEET IN ACCORDANCE WITH ACT OF MAY 1, 1933, P.L. 103. (EASEMENT)
  - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE USED FOR INFORMATIONAL PURPOSES ONLY. HERBERT, RONLAND AND GRUBIC, INC. AND THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIONS, COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.

- LEGEND**
- Monument
  - Mag Nail
  - Rebar
  - Stone Monument
  - Property Line
  - Legal Right-of-Way Line
  - Fence
  - Fence Post
  - Electric Pole
  - Monitoring Well

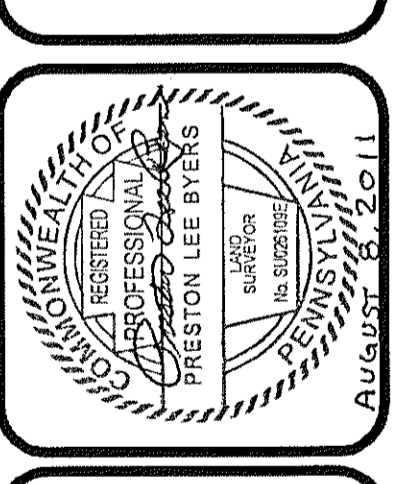
DRAWING NO. **1**  
SHEET NO. **1** OF **1**  
PROJECT 2071.0013

DESIGN- THK  
CADD- JSA  
CHECKED-PB  
SCALE- 1" = 100'  
DATE- 05-08-11

**BOUNDARY SURVEY OF LANDS  
UTILIZED BY  
WASHINGTON COUNTY FAIRGROUNDS**  
WASHINGTON COUNTY  
CHARTIERS TOWNSHIP

**WASHINGTON COUNTY PLANNING COMMISSION  
COURTHOUSE SQUARE 100 WEST BEAU STREET  
SUITE 701  
WASHINGTON, PA 15301  
(724) 228-6811**

**HRG**  
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(724) 779-4777  
hr@hr-g.com  
www.hr-g.com



NO.	REVISION	DATE	BY