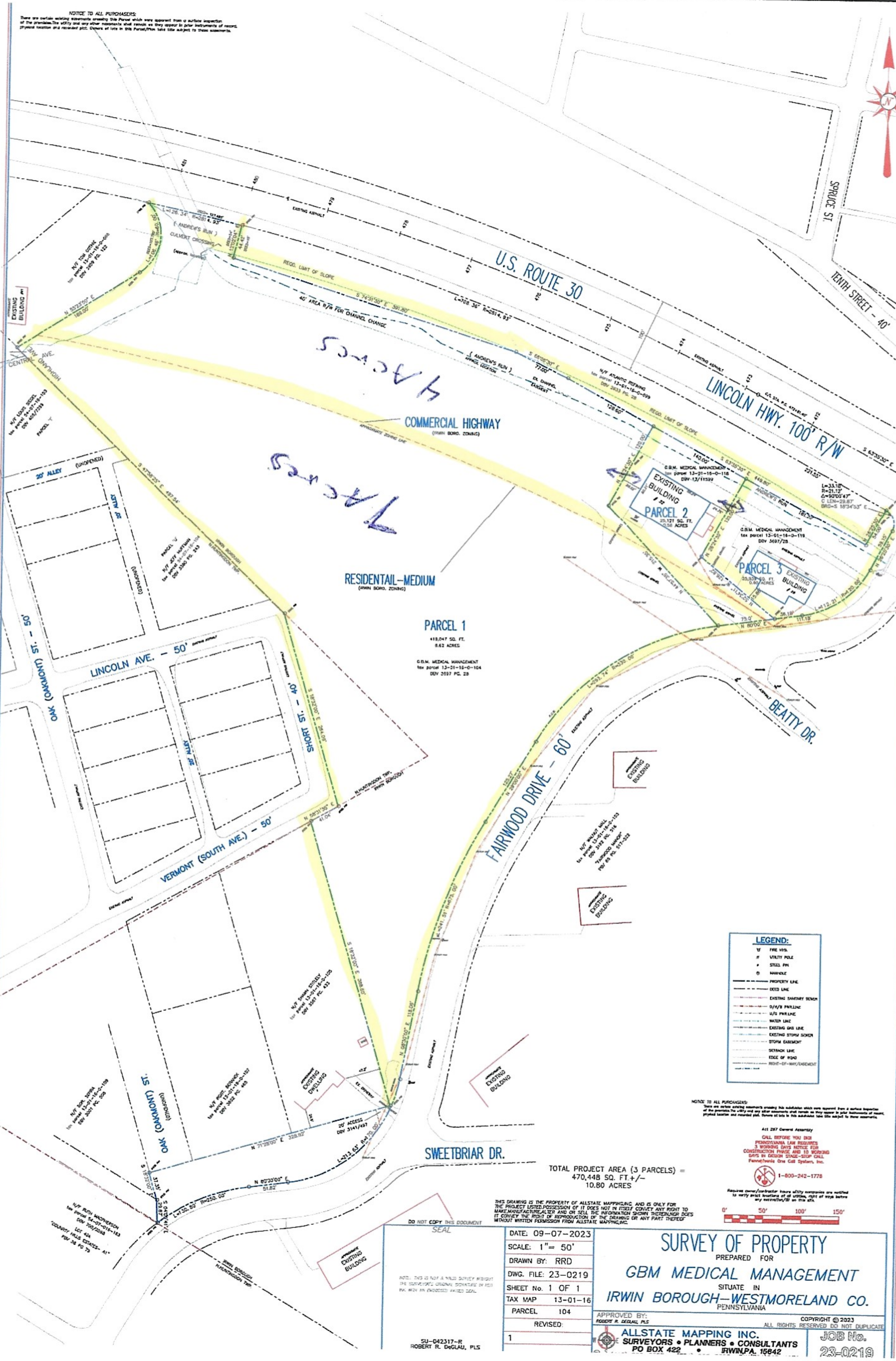
NOTICE TO ALL PURCHASERS:
U.S. ROUTE 30
LINCOLN HWY. 100' R/W
TENTH STREET - 40'
SPRUCE ST.
REQD. LIMIT OF SLOPE
40' AREA R/W FOR CHANNEL CHANGE
(ANDREW'S RUN)
CULVERT CROSSING
4 Acres
7 Acres
COMMERCIAL HIGHWAY
(IRWIN BORO. ZONING)
RESIDENTAIL-MEDIUM
(IRWIN BORO. ZONING)
PARCEL 1
418,047 SQ. FT.
9.62 ACRES
G.B.M. MEDICAL MANAGEMENT
tax parcel 13-01-16-0-104
DBV 3697 PG. 28
EXISTING BUILDING
PARCEL 2
25,121 SQ. FT.
0.58 ACRES
C.B.M. MEDICAL MANAGEMENT
tax parcel 13-01-16-0-118
DBV 13/11599
PARCEL 3
25,939 SQ. FT.
0.60 ACRES
G.B.M. MEDICAL MANAGEMENT
tax parcel 13-01-16-0-119
DBV 3697/28
N/F ATLANTIC REFINING
tax parcel 13-01-16-0-099
DBV 2633 PG. 28
HIGHLAND AVE.
CENTRAL AVE.
N/F LOUIS SEGEL
tax parcel 54-07-18-103
DBV 403/7359
PARCEL "I"
N/F TOM GOTHIC
tax parcel 13-01-16-0-098
DBV 2909 PG. 122
20' ALLEY
(UNOPENED)
N/F JEFF HUFFMAN
tax parcel 54-07-18-104
DBV 3380 PG. 343
PARCEL "U"
OAK (OAKMONT) ST. - 50'
LINCOLN AVE. - 50'
SHORT ST. - 40'
VERMONT (SOUTH AVE.) - 50'
FAIRWOOD DRIVE - 60'
BEATTY DR.
N/F WALNUT HALL
tax parcel 13-01-16-0-103
DBV 3183 PG. 516
"FAIRWOOD MANOR"
PBV 69 PG. 517-522
N/F SHAWN STITLEY
tax parcel 13-01-16-0-105
DBV 3507 PG. 433
N/F ROBT. BERWICK
tax parcel 13-01-16-0-107
DBV 3632 PG. 463
N/F SOR. ZEPRA
tax parcel 13-01-16-0-109
DBV 3007 PG. 508
OAK (OAKMONT) ST.
(UNOPENED)
EXISTING DWELLING
20' ACCESS
DBV 3141/497
SWEETBRIAR DR.
N/F RUTH MACPHERSON
tax parcel 54-07-018-183
DBV 700/2098
LOT 404
"COUNTY HILLS ESTATES- A1"
PBV 36 PG 79
IRWIN BOROUGH
N.HUNTINGDON TWP.
LEGEND:
FIRE HYD.
UTILITY POLE
STEEL PIN
MANHOLE
PROPERTY LINE
DEED LINE
EXISTING SANITARY SEWER
O/H/B PWR.LINE
U/G PWR.LINE
WATER LINE
EXISTING GAS LINE
EXISTING STORM SEWER
STORM EASEMENT
SETBACK LINE
EDGE OF ROAD
RIGHT-OF-WAY/EASEMENT
CALL BEFORE YOU DIG!
1-800-242-1776
TOTAL PROJECT AREA (3 PARCELS) =
470,448 SQ. FT.+/-
10.80 ACRES
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0' 50' 100' 150'
DO NOT COPY THIS DOCUMENT
SEAL
DATE: 09-07-2023
SCALE: 1"= 50'
DRAWN BY: RRD
DWG. FILE: 23-0219
SHEET No. 1 OF 1
TAX MAP 13-01-16
PARCEL 104
REVISED:
1
SURVEY OF PROPERTY
PREPARED FOR
GBM MEDICAL MANAGEMENT
SITUATE IN
IRWIN BOROUGH-WESTMORELAND CO.
PENNSYLVANIA
APPROVED BY:
ROBERT R. DEGLAU, PLS
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