



NOTES:

1. Owner: MARY F. AND GEORGE W. DOHLER JR.
EAST LAKE ROAD
ERIE, PA 16428
2. Deed reference:
- R.B.-1473 PG.-1331
3. Zoning: B-1 COMMERCIAL
Minimum Front Yard Setback: 50'
Minimum Side Yard Setback: 40'
Minimum Rear Yard Setback: 10'
4. Except as specifically stated or shown on this plot; this survey does not purport to reflect any of the following which may be applicable to the subject property: easements (other than possible easements that were visible at the time of making this survey), building setback lines, restrictive covenants, wetlands, subdivision restrictions, zoning or other land use regulations, and any other facts that an accurate and current title search and or wetland delineation may disclose.

EAST LAKE ROAD (State Route 5)

EDGEWATER SUBDIVISION

LEGEND	
	PROPERTY LINES
	RIGHT-OF-WAY LINES
	CENTERLINES
	SURVEY STATION
	ANGLE POINT
	I.S.P. = 1/4" SURVEY POINT
	I.S.P. = 1/2" MARK
	I.S.P. = 1/2" POI
	RBC = REBAR WITH CAP
	MOH = CONCRETE MONUMENT

I JAMES T. WELKA, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA. I FURTHER CERTIFY THAT THIS PLOT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR LOCATION, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.



JAMES T. WELKA, P.L.S. REG. NO. 32499-E

DRAWN BY: D.H.B.
ACCT. #: 534.00

FIELDBOOK: 284
PAGE: 38

SUBDIVISION OF LAND
FOR
MARY F. AND GEORGE W. DOHLER JR.

HENRY T. WELKA & ASSOCIATES, LLC
SURVEYING - ENGINEERING
3200 WEST 32nd STREET
ERIE, PENNSYLVANIA 16506
PHONE (814) 833-3900

SCALE: 1"=150'

DATE: JUNE 2, 2021
DWG NAME: DOHLER-11415

PART OF TRACT 166 AND 167
EASTLAKE ROAD
NORTHEAST TOWNSHIP, ERIE COUNTY, PENNSYLVANIA

NORTHEAST TOWNSHIP
(37) 15-25-1

SHEET
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