Instr: 202403260004096
Pgs: 3 F: $125.00
Michele Mustello
Butler County Recorder PA
3/26/2024 3:15 PM
T202400003363

OWNERS ADOPTION (BUTLER TOWNSHIP)

KNOW ALL MEN BY THESE PRESENTS, THAT WINMER PROPERTIES, LP, A PARTNERSHIP DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF EVANS CITY BOUROUGH, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADAPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHT-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAY. WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY,TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 19 DAY OF MARCH, 20 24

ATTEST:

WINMER PROPERTIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP

BY: WINMER HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

BY: BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY

WITNESS

BY: ROBERT A. BRENNAN, MANAGER

PARTNERSHIP ACKNOWLEDGEMENT (BUTLER TOWNSHIP)

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED ROBERT A. BRENNAN, MANAGER OF BRENNAN FAMILY HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF WINMER HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WINMER PROPERTIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID WINMER PROPERTIES, LP, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID PARTNERSHIP, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

WITNESS MY HAND AND NOTARIAL SEAL THIS 19 DAY OF March 2024

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

MY COMMISSION EXPIRES THE 12 DAY OF Sept 2026

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

WE, WINMER PROPERTIES, LP, OWNER OF A PARCEL IN THE REVISION TO AUTUMN WOODS REVISED PLAN OF SUBDIVISION PLAN 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF WINMER PROPERTIES, LP, AS RECORDED IN INSTRUMENT 202204250009306, RECORDER OF DEEDS OFFICE.

WITNESS

ROBERT A. BRENNAN, MANAGER

WE DOLLAR BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, REVISION TO AUTUMN WOODS REVISED PLAN OF SUBDIVISION PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WITNESS

MORTGAGEE

SURVEYOR'S CERTIFICATION

I, GARY A. SHEFFLER, PLS, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAT, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

GARY A SHEFFLER, PLS - REG NO. 11786-E

LOCAL AUTHORITY STIPULATION

THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSES OR IMPLIED EITHER TO ACCEPT ANY STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SECRETARY

PRESIDENT

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF MARCH 20 24

SECRETARY

PRESIDENT OF BOARD

LOCAL PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF FEB 6 20 24

SECRETARY

CHAIRMAN

COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF JAN 20 24

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN AND FOR SAID COUNTY IN PLAN BOOK VOLUME 417 PAGE 1-3
GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF MARCH 20 24

RECORDER

SEAL

BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER TOWNSHIP BOARD OF COMMISSIONERS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER — SURVEYOR No.11786-E

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

PLAN BOOK	PAGE
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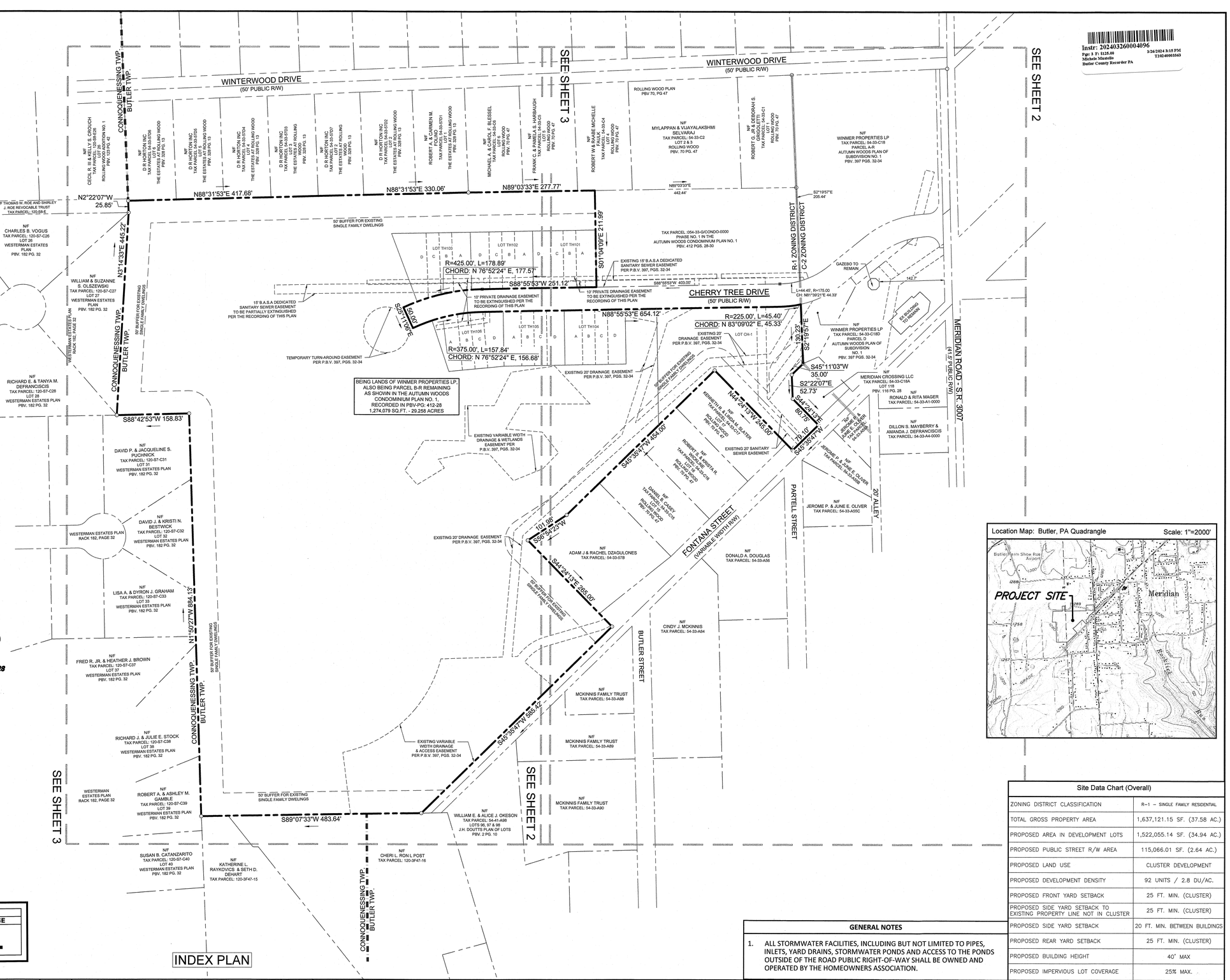

Site Data Chart (Overall)	
ZONING DISTRICT CLASSIFICATION	R-1 – SINGLE FAMILY RESIDENTIAL
TOTAL GROSS PROPERTY AREA	1,637,121.15 SF. (37.58 AC.)
PROPOSED AREA IN DEVELOPMENT LOTS	1,522,055.14 SF. (34.94 AC.)
PROPOSED PUBLIC STREET R/W AREA	115,066.01 SF. (2.64 AC.)
PROPOSED LAND USE	CLUSTER DEVELOPMENT
PROPOSED DEVELOPMENT DENSITY	92 UNITS / 2.8 DU/AC.
PROPOSED FRONT YARD SETBACK	25 FT. MIN. (CLUSTER)
PROPOSED SIDE YARD SETBACK TO EXISTING PROPERTY LINE NOT IN CLUSTER	25 FT. MIN. (CLUSTER)
PROPOSED SIDE YARD SETBACK	20 FT. MIN. BETWEEN BUILDINGS
PROPOSED REAR YARD SETBACK	25 FT. MIN. (CLUSTER)
PROPOSED BUILDING HEIGHT	40' MAX
PROPOSED IMPERVIOUS LOT COVERAGE	25% MAX.

GENERAL NOTES

1. ALL STORMWATER FACILITIES, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, YARD DRAINS, STORMWATER PONDS AND ACCESS TO THE PONDS OUTSIDE OF THE ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

811 Know what's **below.** **Call** before you dig.

POCS SER. #: DESIGN - 20183170860, 20183170861
DNG - 20183170849, 20183170850

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NORTH

Horizontal Scale
100' 0 100' 200'
(Feet)
1 inch =100' ft.

Date:	Revision Description:	By:
1/5/2024	TOWNSHIP SUBMISSION	JRG
2/2/2024	REVISED PER TOWNSHIP ENGINEER COMMENTS	JAP
2/15/2024	REVISED PER TOWNSHIP ENGINEER COMMENTS	ASB
2/21/2024	REVISED PER BASA COMMENTS	JRG
2/26/2024	REVISED PER REVIEW COMMENTS	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER JR. — ENGINEER PE 057446

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Revision To Autumn Woods
Revised Plan of Subdivision Plan 1

Prepared For:
Winmer Properties, LP.

Situate In:
Butler Township, Butler County, Pennsylvania

Being a Subdivision of Parcel B-R Remaining in the Autumn Woods Condominium Plan No. 1 as recorded in Plan Book Volume 412 page 29.

DRAWING SCALE:	1" = 100'	DESIGNED BY:	JAP
DATE ISSUED:	12/12/2023	REVIEWED BY:	GAS
PROJECT JOB#:	3761	FIELD BOOK #:	3761
CADD#:	3761 - Meridian - REC2 - Subdivision.dwg		

Winmer Properties, LP.
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

Sheet No.
1 OF 3

GENERAL NOTES

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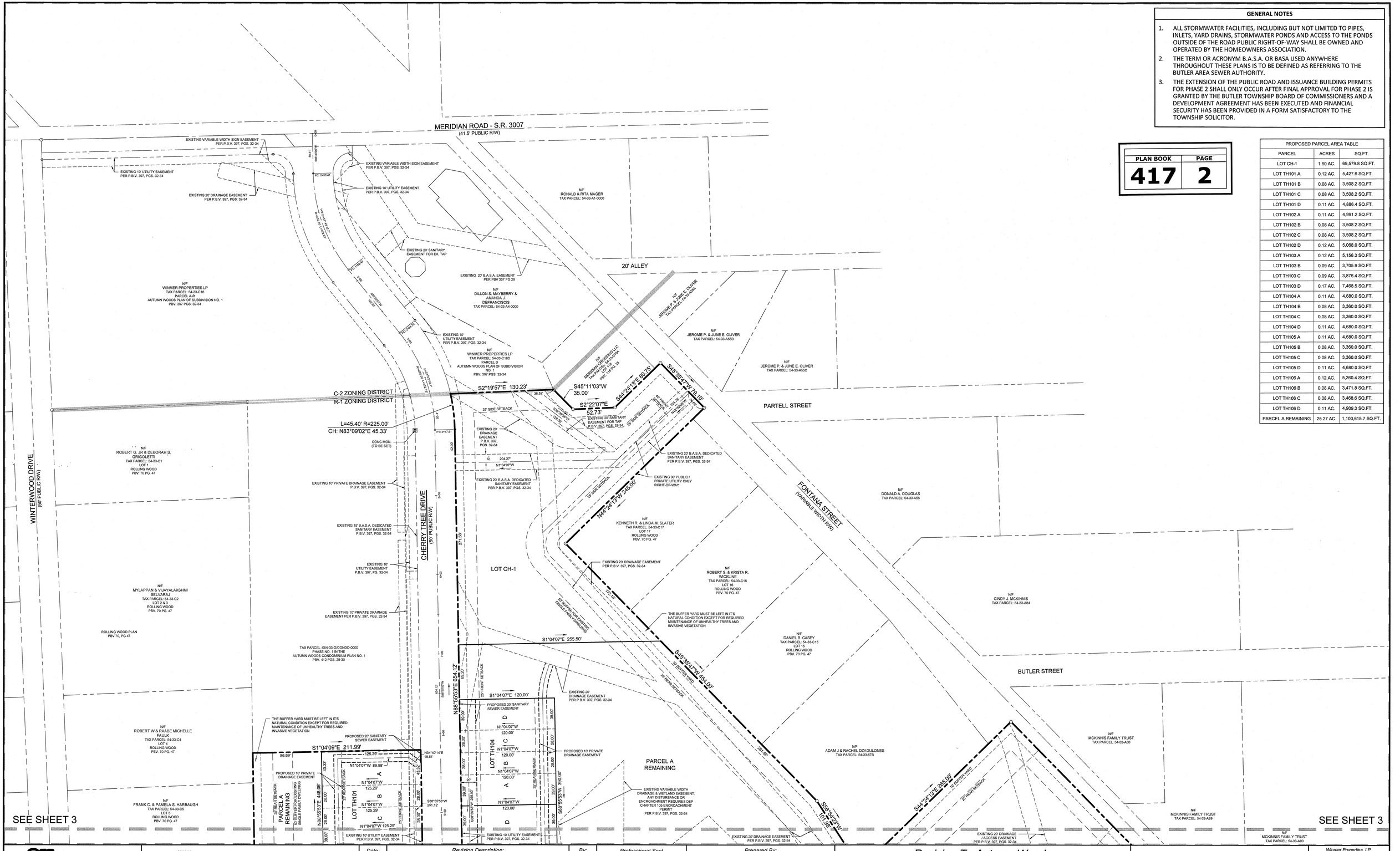
PROPOSED PARCEL AREA TABLE		
PARCEL	ACRES	SQ.FT.
LOT CH-1	1.60 AC.	69,579.8 SQ.FT.
LOT TH101 A	0.12 AC.	5,427.6 SQ.FT.
LOT TH101 B	0.08 AC.	3,508.2 SQ.FT.
LOT TH101 C	0.08 AC.	3,508.2 SQ.FT.
LOT TH101 D	0.11 AC.	4,886.4 SQ.FT.
LOT TH102 A	0.11 AC.	4,991.2 SQ.FT.
LOT TH102 B	0.08 AC.	3,508.2 SQ.FT.
LOT TH102 C	0.08 AC.	3,508.2 SQ.FT.
LOT TH102 D	0.12 AC.	5,068.0 SQ.FT.
LOT TH103 A	0.12 AC.	5,156.3 SQ.FT.
LOT TH103 B	0.09 AC.	3,705.9 SQ.FT.
LOT TH103 C	0.09 AC.	3,876.4 SQ.FT.
LOT TH103 D	0.17 AC.	7,468.5 SQ.FT.
LOT TH104 A	0.11 AC.	4,680.0 SQ.FT.
LOT TH104 B	0.08 AC.	3,360.0 SQ.FT.
LOT TH104 C	0.08 AC.	3,360.0 SQ.FT.
LOT TH104 D	0.11 AC.	4,680.0 SQ.FT.
LOT TH105 A	0.11 AC.	4,680.0 SQ.FT.
LOT TH105 B	0.08 AC.	3,360.0 SQ.FT.
LOT TH105 C	0.08 AC.	3,360.0 SQ.FT.
LOT TH105 D	0.11 AC.	4,680.0 SQ.FT.
LOT TH106 A	0.12 AC.	5,260.4 SQ.FT.
LOT TH106 B	0.08 AC.	3,471.8 SQ.FT.
LOT TH106 C	0.08 AC.	3,468.6 SQ.FT.
LOT TH106 D	0.11 AC.	4,909.3 SQ.FT.
PARCEL A REMAINING	25.27 AC.	1,100,615.7 SQ.FT.



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NORTH

Horizontal Scale
50 0 50 100
(Feet)
1 inch = 50 ft.

Date:	Revision Description:	By:
1/5/2024	TOWNSHIP SUBMISSION	JRG
2/2/2024	REVISED PER TOWNSHIP ENGINEER COMMENTS	JAP
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2/21/2024	REVISED PER BASA COMMENTS	JRG
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Professional Seal

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CARY A. SHEFFLER, JR. — ENGINEER PE 057446

Prepared By:

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Office Phone: 412-219-4509
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Situate In:
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Winmer Properties, LP.
Att: Robert Brennan, Manager
800 S. Washington Street
Evans City, PA 16033
Phone: 724-865-2929

DRAWING SCALE:	1" = 50'	DESIGNED BY:	JAP
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PROJECT JOB#:	3761	FIELD BOOK #:	3761
CADD#:	3761 - Meridian - REC2 - Subdivision.dwg		

Sheet No.

2 OF 3

SEE SHEET 2

SEE SHEET 2

N/F
MCKINNIS FAMILY TRUST
TAX PARCEL: 54-33-A00

N/F
MICHAEL A. & CAROL F. BLESSEL
TAX PARCEL: 54-33-C6
LOT 6
ROLLING WOOD
PBV. 70 PG. 47

N/F
ROBERT A. & CARMEN M. FOLINO
TAX PARCEL 54-33-57D1
LOT 1
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
D R HORTON INC
TAX PARCEL 54-33-57D2
LOT 2
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
D R HORTON INC
TAX PARCEL 54-33-57D7
LOT 2
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
D R HORTON INC
TAX PARCEL 54-33-57D3
LOT 3
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
D R HORTON INC
TAX PARCEL 54-33-57D4
LOT 4
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
D R HORTON INC
TAX PARCEL 54-33-57D5
LOT 5
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
D R HORTON INC
TAX PARCEL 54-33-57D6
LOT 6
THE ESTATES AT ROLLING WOOD
PBV. 328 PG. 13

N/F
CECIL R. III & KELLY S. CROUCH
TAX PARCEL: 120-58-E26
LOT 26
ROLLING WOOD ADDITION NO. 1
PBV. 123 PG. 42

N/F
CHARLES B. VOGUS
TAX PARCEL: 120-57-C26
LOT 26
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
WILLIAM & SUZANNE S. OLSZEWSKI
TAX PARCEL: 120-57-C27
LOT 27
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
RICHARD E. & TANYA M. DEFRANCISCIS
TAX PARCEL: 120-57-C28
LOT 28
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
DAVID P. & JACQUELINE S. PUCHNICK
TAX PARCEL: 120-57-C31
LOT 31
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
DAVID J. & KRISTI N. BESTWICK
TAX PARCEL: 120-57-C32
LOT 32
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
LISA A. & DYRON J. GRAHAM
TAX PARCEL: 120-57-C33
LOT 33
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
FRED R. JR. & HEATHER J. BROWN
TAX PARCEL: 120-57-C37
LOT 37
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
RICHARD J. & JULIE E. STOCK
TAX PARCEL: 120-57-C38
LOT 38
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

N/F
ROBERT A. & ASHLEY M. GAMBLE
TAX PARCEL: 120-57-C39
LOT 39
WESTERMAN ESTATES PLAN
PBV. 182 PG. 32

WESTERMAN ESTATES PLAN
RACK 182, PAGE 32

N/F
WILLIAM E. & ALICE J. OKESON
TAX PARCEL: 54-41-A98
LOTS 95, 97 & 98
J.H. DOUTT'S PLAN OF LOTS
PBV. 2 PG. 10

N/F
CHERI L. NEAL POST
TAX PARCEL: 120-57-C7-15

N/F
KATHERINE L. DAYKOVICS & SETH
TAX PARCEL: 120-57-C7-14

N/F THOMAS W. ROE AND BRIDGET J. ROE
TAX PARCEL: 120-58-E

PARCEL A
REMAINING

CHERRY TREE DRIVE
(50' PUBLIC R/W)

LOT TH102
LOT TH103
LOT TH105
LOT TH106

EXISTING 10' UTILITY EASEMENT PER P.B.V. 397, PGS. 32-34

EXISTING 20' DRAINAGE EASEMENT PER P.B.V. 397, PGS. 32-34

EXISTING 20' DRAINAGE / ACCESS EASEMENT PER P.B.V. 397, PGS. 32-34

EXISTING VARIABLE WIDTH DRAINAGE & WETLAND EASEMENT - ANY DISTURBANCE OR ENCROACHMENT REQUIRES DEP CHAPTER 105 ENCROACHMENT PERMIT PER P.B.V. 397, PGS. 32-34

EXISTING VARIABLE WIDTH DRAINAGE / ACCESS EASEMENT PER P.B.V. 397, PGS. 32-34

EXISTING VARIABLE WIDTH DRAINAGE \ ACCESS EASEMENT PER P.B.V. 397, PGS. 32-34

PROPOSED 10' PRIVATE DRAINAGE EASEMENT

PROPOSED 20' B.A.S.A DEDICATED SANITARY EASEMENT

TEMPORARY TURN AROUND EASEMENT PER P.B.V. 397, PGS. 32-34

CONC MON (TO BE SET)

THE BUFFER YARD MUST BE LEFT IN IT'S NATURAL CONDITION EXCEPT FOR REQUIRED MAINTENANCE OF UNHEALTHY TREES AND INVASIVE VEGETATION

50' BUFFER FOR EXISTING SINGLE FAMILY DWELLINGS

50' BUFFER FOR EXISTING SINGLE FAMILY DWELLINGS & WETLAND DISTURBANCE

50' BUFFER FOR EXISTING SINGLE FAMILY DWELLINGS

10' BUFFER YARD

25' REAR SETBACK

25' FRONT SETBACK

25' SIDE SETBACK

WINTERWOOD DRIVE
(50' PUBLIC R/W)

BUTLER TWP.
CONNOQUENESSING TWP.

N89°03'32"E 277.77'
N89°31'53"E 747.74'
N89°31'53"E 746.68'
N89°55'53"W 446.06'
S88°55'53"W 251.12'
S88°55'53"W 498.74'
S88°55'52"W 286.00'
S45°35'27"W 585.42'
S89°07'33"W 483.64'
S88°42'53"W 158.83'
N1°50'27"W 884.13'
N3°14'33"E 445.22'
N2°22'07"W 25.85'
N20°45'37"W 159.47'
N18°19'38"W 117.89'
S25°11'06"E 50.00'
L=157.84' R=375.00'
L=118.69' R=225.00'
L=49.14' R=100.00
CH: S74°51'11"W 48.65'
L=22.88'
0.43'
16.97'

GENERAL NOTES

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NORTH

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50 0 50 100
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PLAN BOOK	PAGE
417	3

Professional Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DARYL A. SHEFFLER, JR.
ENGINEER
PE 057446

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
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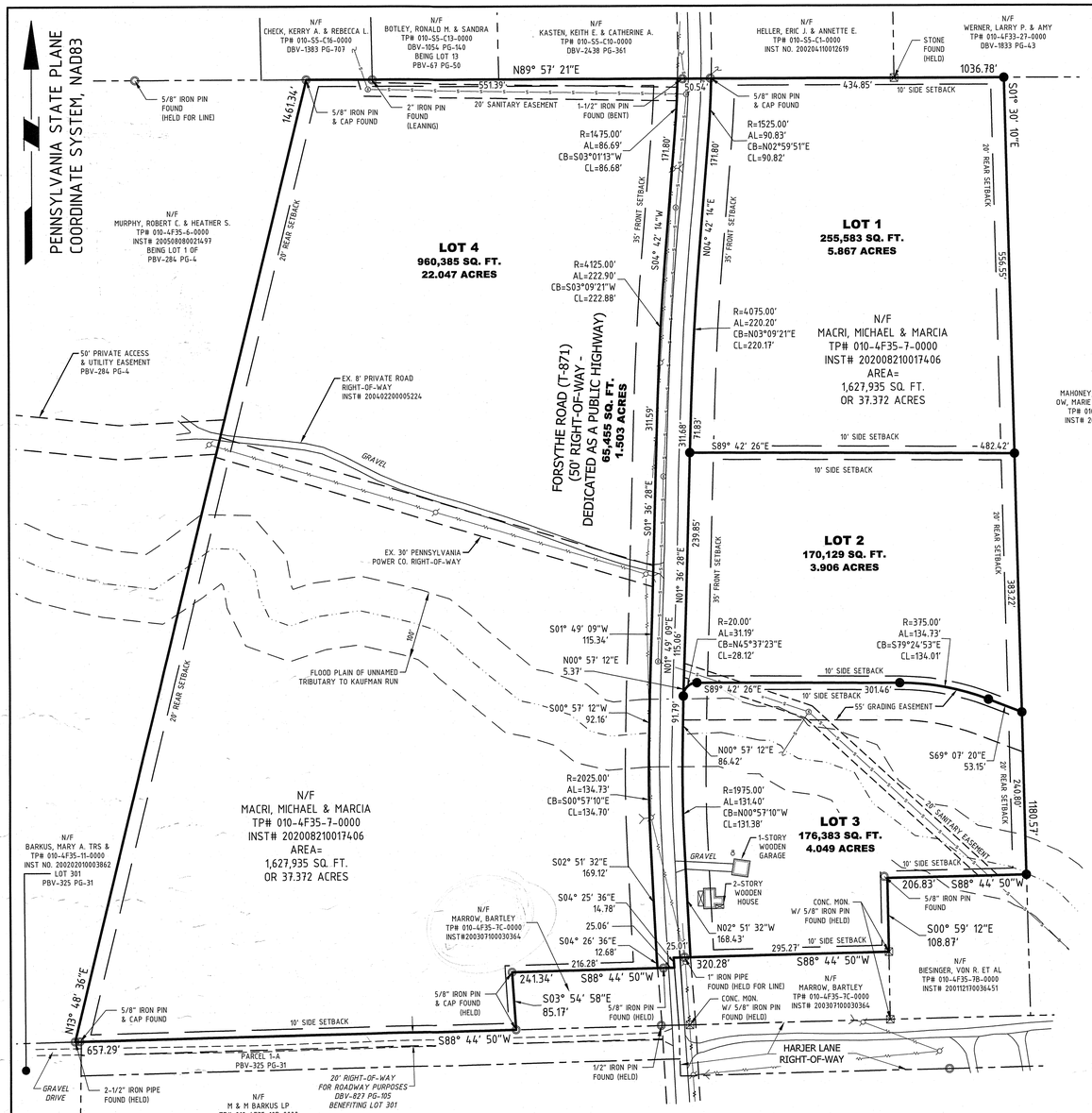
CADD#: 3761 - Meridian - REC2 - Subdivision.dwg

Sheet No.
3 OF 3



AREA TABLE					
PROPOSED	SQ. FT.	ACRES			
LOT 1	255,583	5.867			
LOT 2	170,129	3.906			
LOT 3	176,383	4.049			
LOT 4	960,385	22.047	EXISTING	SQ. FT.	ACRES
FORSYTHE RD.	65,455	1.503	TP#010-4F35-7-0000	1,627,935	37.372
TOTAL	1,627,935	37.372	TOTAL	1,627,935	37.372

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINERS LINES
- RIGHT-OF-WAY LINES
- EXISTING OVERHEAD WIRES
- EXISTING GASLINE (APPROXIMATE LOCATION)
- EXISTING SANITARY SEWER (APPROXIMATE LOCATION)
- SETBACK LINES
- EXISTING EVIDENCE FOUND
- EXISTING GUY WIRE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING UTILITY POLE
- IRON PIN AND CAP TO BE SET

© 2023 KEYSTONE SURVEYING AND MAPPING INC.

REFERENCES

THE SURVEY IS BASED UPON EXISTING CONDITIONS FOUND AT THE SUBJECT AND THE FOLLOWING REFERENCES:

1. PLAN ENTITLED "DARRYL JAMES AND LESLIE JAYNE HARJER, LOT LINE REVISION" RECORDED IN PBV-293 PG-48, DATED MAY 30, 2006.
2. PLAN ENTITLED "DARRYL JAMES AND LESLIE JAYNE HARJER, HARJER SUBDIVISION PLAN" RECORDED IN PBV-324 PG-39, DATED MARCH 31, 2011.
3. PLAN ENTITLED "PROPERTY SUBDIVISION FOR THE SUTHERLAND CORP.", RECORDED IN PBV-158 PG-31, DATED AUGUST 31, 1992.
4. PLAN ENTITLED "AMHERST VILLAGE - PHASE NUMBER 1", RECORDED IN PBV-327 PG-35, DATED NOVEMBER 01, 2011.
5. PLAN ENTITLED "STACK'S END PLAN", RECORDED IN PBV-284 PG-4, DATED JUNE 30, 2005.

LOT AND AREA REQUIREMENTS

"RAM" - RESIDENTIAL AGRICULTURAL, MODERATE-DENSITY DISTRICT

MINIMUM LOT AREA:	32,670 SQ. FT.
MINIMUM LOT WIDTH:	90 FEET
FRONT YARD SETBACK:	35 FEET
SIDE YARD SETBACK:	10 FEET (TWO REQUIRED)
REAR YARD SETBACK:	20 FEET

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE(S) 4

WITNESS MY HAND AND SEAL THIS 26th DAY OF March, 2024

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

RECORDER OF DEEDS

K:\2023\KDH - MAHONEY\CADD\SUBDIVISION\MACRI SUBDIVISION PLAN NO.1.DWG

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE MICHAEL & MARCIA MACRI OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE MICHAEL & MARCIA MACRI HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MICHAEL & MARCIA MACRI OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS, THIS 24th DAY OF Jan., A.D. 20 24

ATTEST:

Judy Edwards
NOTARY PUBLIC

Commonwealth of Pennsylvania – Notary Seal
Judy Edwards, Notary Public
Butler County
My Commission Expires June 15, 2025
Commission Number 1044756

Michael Macri
MICHAEL MACRI

Marcia Macri
MARCIA MACRI

MY COMMISSION EXPIRES THE 24th DAY OF Jan., A.D. 20 24

THE FOREGOING ADOPTION AND DEDICATIONS IS MADE BY MICHAEL & MARCIA MACRI WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

Michael Macri
MICHAEL MACRI

Marcia Macri
MARCIA MACRI

Instr: 202403260004097
Pgs: 1 Fl: $45.00
3/26/2024 3:23 PM
T2024000364
Michele Mustello
Butler County Recorder PA

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED MICHAEL & MARCIA MACRI WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

witness my hand and notarial seal this 24th day of January 2024 Judy Edwards NOTARY PUBLIC (SEAL)

MY COMMISSION EXPIRES THE 24th DAY OF Jan, 20 24

Commonwealth of Pennsylvania – Notary Seal
Judy Edwards, Notary Public
Butler County
My Commission Expires June 15, 2025
Commission Number 1044756

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4 DAY OF October, A.D. 2023.

ATTEST:

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF SEPT 2023

SECRETARY

CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 23170

RE-APPROVAL BY TOWNSHIP OF ADAMS

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION IS APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 25 DAY OF March, A.D. 2024

ATTEST:

SECRETARY OF BOARD OF SUPERVISORS

CHAIRMAN OF BOARD OF SUPERVISORS

TOWNSHIP ENGINEER'S APPROVAL

I, RONALD OLSEWA REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

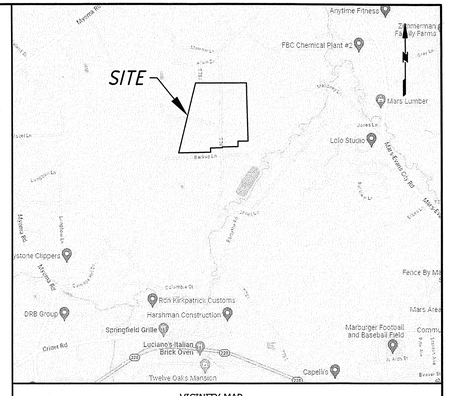
Feb 7, 2024 DATE

26400-E REG. NO.

SIGNATURE

PLAN BOOK	PAGE
417	4

REVISION: 09/29/2023 - REVISED PER TOWNSHIP ENGINEERS LETTER



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 1983.
2. VERTICAL DATA SHOWN (IF ANY) IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD 1988.
3. STREET NAMES AND ROW WIDTHS, BLOCK AND LOT NUMBERS AS PER THE CURRENT TAX MAPS.
4. BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY KEYSTONE SURVEYING AND MAPPING INC ON MARCH 22, 2022.
5. OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OF ANY TYPE.
6. WETLANDS, ENVIRONMENTAL, AND/OR HAZARDOUS MATERIALS LOCATIONS, IF ANY, NOT COVERED UNDER THIS CONTRACT.
7. THIS PLAN IS NOT VALID UNLESS EMBOSSED OR STAMPED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
8. KEYSTONE SURVEYING AND MAPPING, INC. MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, AS TO OUR STAKING, FINDINGS, RECOMMENDATIONS, PLANS, SPECIFICATIONS, OR PROFESSIONAL ADVICE EXCEPT THAT THE WORK WAS PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PRACTICE AND DEGREE OF CARE EXERCISED BY MEMBERS OF THE SAME PROFESSION ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. AS USED IN THIS SURVEY, THE WORD CERTIFY (CERTIFIED, CERTIFICATION, AND/OR CERTIFICATE) SHALL BE INTERPRETED AS MEANING A PROFESSIONAL OPINION REGARDING THE CONDITIONS OF THOSE FACTS AND/OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
9. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH OR BOUNDARY SURVEY. THEREFORE THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHT-OF-WAYS, COVENANTS, ETC. AS MAY BE DISCLOSED IN A CURRENT, COMPREHENSIVE TITLE SEARCH.
10. THE SUBJECT PROPERTY IS IN ZONE "RAM" (RESIDENTIAL AGRICULTURAL, MODERATE-DENSITY DISTRICT). ZONING DATA SHOWN FOR INFORMATION PURPOSES ONLY AND DOES NOT REPRESENT A ZONING OPINION.
11. WATER SERVICE - LOTS TO BE ON PRIVATE WELLS.
12. This entire property Can't Be SubDivided into more than nine Lots By this Subdivision and any Subsequent Subdivisions of The 4 Lots Created heree Without Doing a township Required Well Study to verify there will Be no off-site well impacts. This Restriction is Removed once Public water is Provided along the Forsythe Road frontage Serving these 4 Lots.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, KEITH H. HIGGINS, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
KEITH H. HIGGINS
LAND SURVEYOR No.SU075168
PENNSYLVANIA

KEITH H. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC NO. SU075168

09/29/2023 DATE

PROJECT NO.:	DRAWING NO.:	PROJECT:	DRAWING TITLE:
MACRI	1	PROPERTY OWNER: MACRI, MICHAEL & MARCIA 120 GRAND AVENUE MARS, BUTLER PA 16046	MAP OF MACRI SUBDIVISION PLAN NO. 1
DATE: 09/06/2023		SITE ADDRESS: 237 FORSYTHE ROAD MARS, PA 16046	OF
SCALE: 1" = 100'			TAX PARCEL NUMBER 010-4F35-4F35-7-0000
DRAWN BY: MES/MSABO		ADAMS TOWNSHIP BUTLER COUNTY COMMONWEALTH OF PENNSYLVANIA	
CHECKED BY: KHH	1 OF 1		

KEYSTONE SURVEYING & MAPPING INC.
534 VALLEY BROOK ROAD
VENETIA, PA 15367
OFFICE (724) 514-7949

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, GEORGE A. WHITE, LINDA A. WHITE, GARY A. BRENCKLE JR. AND SARA H. BRENCKLE, OF THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CONNOQUENESSING, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CONNOQUENESSING, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 16 DAY OF Feb 2024, 2023.

x _____ GEORGE A. WHITE

x _____ LINDA A. WHITE

x _____ GARY A. BRENCKLE JR.

x _____ SARAH H. BRENCKLE

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, GEORGE A. WHITE, LINDA A. WHITE, GARY A. BRENCKLE JR. AND SARA H. BRENCKLE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF Feb 2024, 2023.

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 26

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

Dec. 19, 2023
DATE

STANLEY D. GRAFF
REG. NO. SU-037161-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — SURVEYOR NO. SU-037161-E

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONNOQUENESSING ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING THIS 7th DAY OF February, ~~2023~~ 2024

x _____ SECRETARY

CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONNOQUENESSING THIS 17th DAY OF January, ~~2023~~ 2024

x _____ SECRETARY

CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11th DAY OF DEC, ~~2023~~ 2023

x _____ SECRETARY

CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 417 PAGE(S) 5

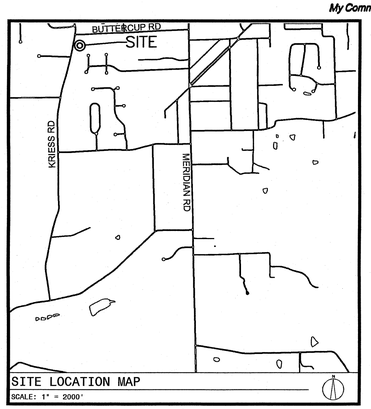
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF MARCH 2024, ~~2023~~

x _____ RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

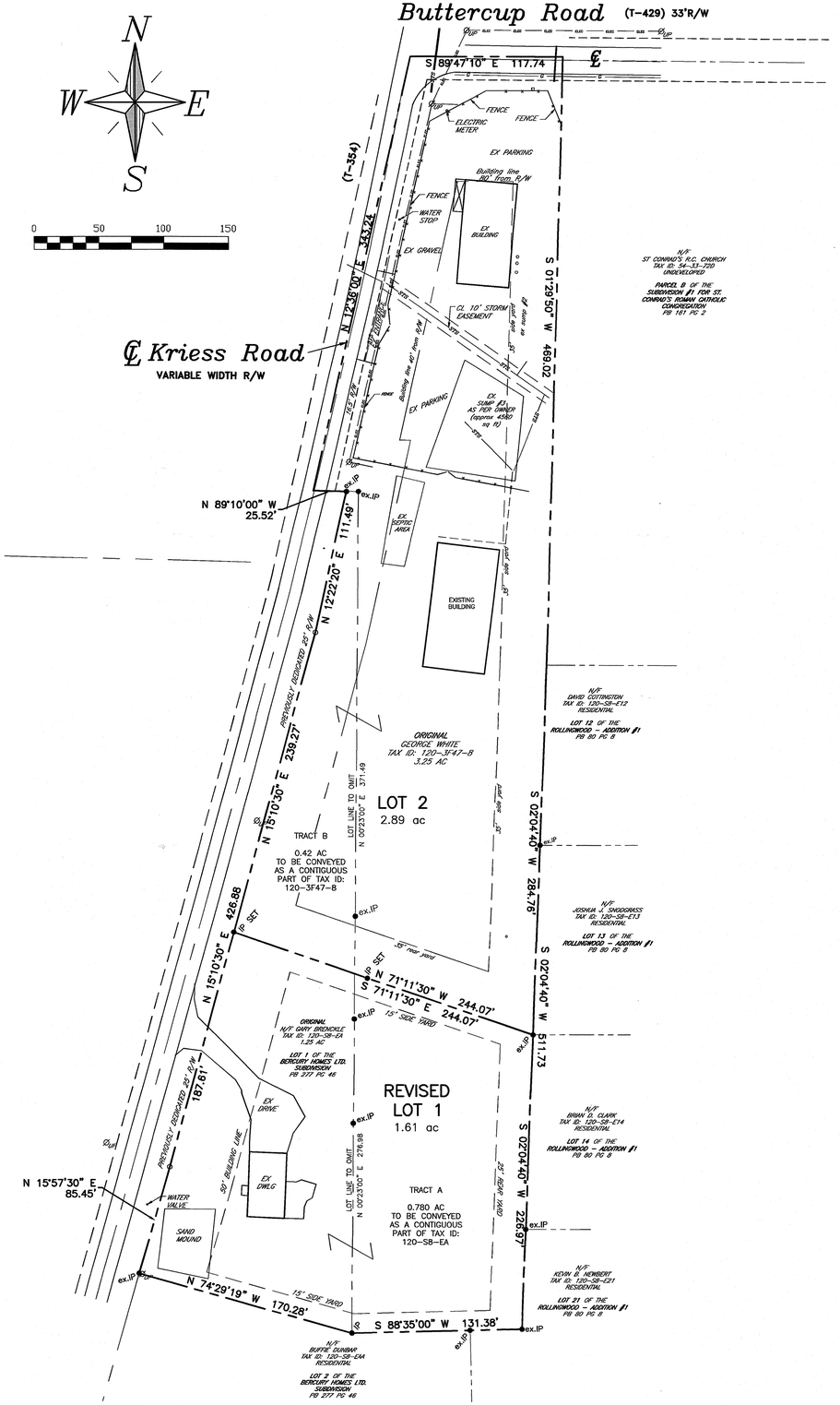
My Commission Expires First Monday in January 2028

RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



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Michele Mustello
Butler County Recorder PA

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
120-3F47-8	3.25 AC
+ 120-S8-EA (LOT 1)	1.25 AC
EXISTING TOTAL	4.50 AC
LOT 2	
ORIGINAL 3F47-8	3.25 AC
- TRACT A	0.78 AC
+ TRACT B	0.42 AC
LOT 2	2.89 AC
REVISED LOT 1	
LOT 1	1.25 AC
+ TRACT A	0.78 AC
- TRACT B	0.42 AC
REVISED LOT 1	1.61 AC
REVISED TOTALS	
LOT 2	2.89 AC
+ REVISED LOT 1	1.61 AC
REVISED TOTAL	4.50 AC

GENERAL NOTES:

1. PROPERTY OWNER: 120-3F47-8 GEORGE AND LINDA WHITE, 201 KRIESS RD, BUTLER, PA 16001
   120-S8-EA GARY AND SARAH BRENCKLE, 247 KRIESS RD, BUTLER, PA 16001
2. LOT REQUIREMENTS: SEE TABLE
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. ROLLING WOOD ADDITION NO 1 PLAN BOOK 80 PG 8
   3.2.2. SUBDIVISION NO. 1 FOR ST CONRADS ROMAN CATHOLIC CONGREGATION PLAN BOOK 181 PG 2
   3.2.3. BERCURY HOMES SUBDIVISION PLAN BOOK 277 PG 46

LOT REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF CONNOQUENESSING

RESIDENTIAL LOTS
SITE REQUIREMENTS WITH ON LOT SEWAGE OR PRIVATE WATER:
1. MIN. LOT AREA = 43,560 SQ FT
2. MIN. LOT WIDTH = 100 FT
3. SET BACK REQUIREMENTS.
   3.1. MIN. FRONT YARD = 50 FT
   3.2. MIN. SIDE YARD = 15 FT
   3.3. MIN. REAR YARD = 25 FT

LOT REQUIREMENTS:

MUNICIPALITY: TOWNSHIP OF CONNOQUENESSING

LIGHT COMMERCIAL OR SERVICE ACTIVITIES
SITE REQUIREMENTS WITH ON LOT SEWAGE OR PRIVATE WATER:
1. MIN. LOT AREA = 65,000 SQ FT
2. MIN. LOT WIDTH = 175 FT
3. SET BACK REQUIREMENTS.
   3.1. MIN. FRONT YARD = 80 FT
   3.2. MIN. SIDE YARD = 35 FT
   3.3. CORNER LOT = 40 FT
   3.4. MIN. REAR YARD = 35 FT

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 12/12/2023	SDG	12/18/2023

GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

WHITE / BRENCKLE PLAN

BEING A

LOT LINE REVISION

FOR

GEORGE & LINDA WHITE
GARY & SARAH BRENCKLE

SITUATE

CONNOQUENESSING TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
11/07/2023	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-220	120-3F47-8 & 120-S8-EA	A

RECORDED 20	
PLAN BOOK	PAGE
417	5
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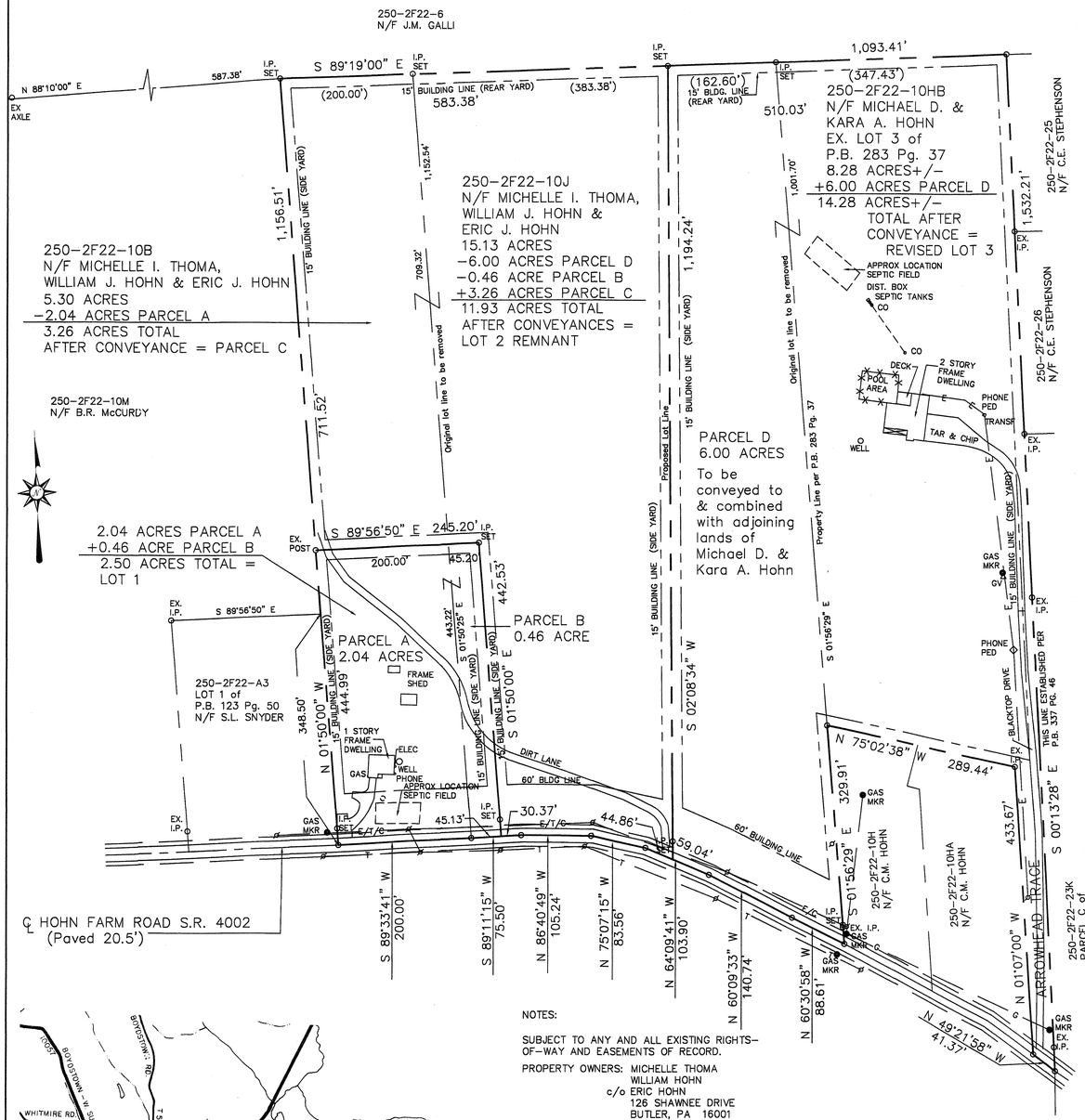

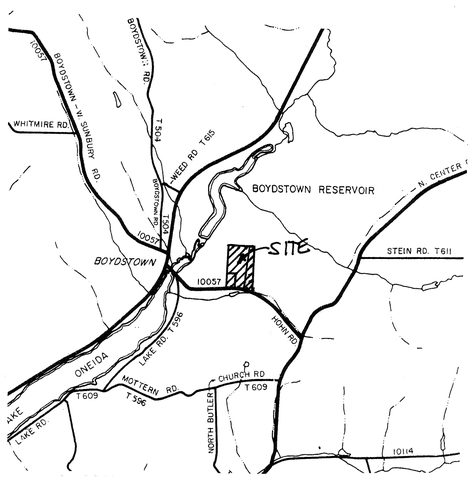

VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

PROPERTY OWNERS: MICHELLE THOMA
WILLIAM HOHN
c/o ERIC HOHN
126 SHAWNEE DRIVE
BUTLER, PA 16001
MICHAEL & KARA HOHN
5 ARROWHEAD TRACE
CHICORA, PA 16025

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X – AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REF: PLAN OF SUBDIVISION FOR JAMES H. & DIXIE L. MOSER, GARY W. MOSER, PHYLLIS I. RITZERT AND JAMES H. MOSER, JR. BY LAND SURVEYORS, INC., #13-051, P.B. 337 PG. 46

REF: PROPERTY SUBDIVISION FOR CHARLES M. & SHERRY L. HOHN, P.B. 283 PG. 37.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR LOTS 2 AND 3 FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE TAX PARCEL 250-2F22-10B AND 250-2F22-10J INTO LOT 1 WITH EXISTING DWELLING AND LOT 2 AS A REMNANT & A PORTION OF TAX TAX PARCEL 250-2F22-10J IS TO BE COMBINED WITH TAX PARCEL 250-2F22-10HB.

NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

KNOW ALL MEN BY THESE PRESENTS, that we, Michael D. and Kara A. Hohn, of the Township of Oakland, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Oakland Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Michael D. and Kara A. Hohn, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 27th day of February 20 24

ATTEST:

NOTARY PUBLIC

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Michael D. and Kara A. Hohn, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 27th day of February 20 24

My Commission expires the 10th day of September 20 27

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kyle Alan Hilfiger, Notary Public
Butler County
My commission expires September 10, 2027
Commission number 1293155

We, Michael D. and Kara A. Hohn, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Michael D. and Kara A. Hohn, as recorded in Instrument Number 201819220021191, Recorder of Deeds Office.

WITNESS

OWNER

OWNER

We, Farmers National Bank mortgagee of the property embraced in this plan or subdivision in the names of Michael D. and Kara A. Hohn, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS

MORTGAGEE

Instr: 202403270004162
Pgs: 1 T: $45.00
Michele Mustello
Butler County Recorder PA
3/27/2024 3:27 PM
T20240003420

KNOW ALL MEN BY THESE PRESENTS, that I, Eric J. Hohn, of the Township of Oakland, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Oakland Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Eric J. Hohn, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of February 20 24

ATTEST:

NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Eric J. Hohn, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of February 20 24

My Commission expires the 06 day of MARCH 20 24

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, Eric J. Hohn, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Eric J. Hohn as recorded in Instrument Number 201309130026706, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

OWNER

KNOW ALL MEN BY THESE PRESENTS, that I, William J. Hohn, of the Township of Oakland, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Oakland Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon William J. Hohn, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11 day of March 11 20 24

ATTEST:

NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Commonwealth of Pennsylvania - Notary Seal
Wendia Damiani, Notary Public
Montgomery County
My commission expires December 15, 2025
Commission number 1034907
Member, Pennsylvania Association of Notaries

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named William J. Hohn, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of March 11 20 24

My Commission expires the 15 day of December 20 25

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Wendia Damiani, Notary Public
Montgomery County
My commission expires December 15, 2025
Commission number 1034907
Member, Pennsylvania Association of Notaries

I, William J. Hohn, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of William J. Hohn as recorded in Instrument Number 201309130026706, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

OWNER

KNOW ALL MEN BY THESE PRESENTS, that I, Michelle I. Thoma, of the Township of Oakland, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Oakland Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Michelle I. Thoma, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23rd day of February 20 24

ATTEST:

NOTARY PUBLIC

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Michelle I. Thoma, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 23 day of February 20 24

My Commission expires the 06 day of MARCH 20 24

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, Michelle I. Thoma, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Michelle I. Thoma as recorded in Instrument Number 201309130026706, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

OWNER

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and platted by me for the owners or agents.

January 30, 2024 DATE SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Oakland hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY

CHAIRMAN/ PRESIDENT

OAKLAND TOWNSHIP BUTLER COUNTY PENNSYLVANIA SEAL BOARD OF SUPERVISORS

Approved by the Supervisors of the Township of Oakland this 6th day of March 2024

SECRETARY

SEAL

CHAIRMAN/PRESIDENT

Approved by the Oakland Township Planning Commission this 13th day of February 2024

SECRETARY

SEAL

CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 30th day of Jan. 20 24

SECRETARY

SEAL

CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 417 page 6

Given under my hand and seal this 27th day of March 20 24

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

RECORDER OF DEEDS BUTLER COUNTY PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

PLAN BOOK	PAGE
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0 100 200 300

Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: MICHELLE I. THOMA, WILLIAM J. HOHN & ERIC J. HOHN
and
MICHAEL D. & KARA A. HOHN
SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 01/30/2024	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel# 250-2F22-10B, 10J, 10HB		Inst # 201309130026706 20181022021191	Service No. 23-141
Address 159 HOHN FARM ROAD & 5 ARROWHEAD TRACE			

Instr: 202404010004289
Pgs: 1 F: $45.00 4/1/2024 10:17 AM
Michele Mustello T202404003531
Butler County Recorder PA

N/F D.J. BREWER

N 88°23'14" E 1,531.87'

20' BUILDING LINE (SIDE YARD)

858.47'

50' BUILDING LINE (REAR YARD)

N 16°36'30" W 1,019.10'

N/F N.K. MILLER
PARCEL A OF
P.B. 205 PG. 32

CONCORD TOWNSHIP
FAIRVIEW TOWNSHIP

Approximate location only

N 88°41'59" W 52.50'

N 86°27'09" W 52.04'

N 84°18'04" W 534.68'

N 35°50'57" E 112.16'

N 33°03'20" E 73.97'

N 31°39'40" E 74.81'

N 30°53'26" E 65.66'

N 01°36'46" W 180.00'

N 88°23'14" E 951.08'

Proposed Lot Line

20' BUILDING LINE (SIDE YARD)

ALTERNATE SITE
TP#3
PIT & PERC TESTS
PRIMARY SITE
TP#2
TP#1

LOT 2
3.52 ACRES

S 88°23'14" W 308.35'

N 01°36'46" W 416.32'

LOT 3
3.96 ACRES

LOT 4
12.91 ACRES

FRAME GARAGE
FRAME SHED
FRAME GARAGE
WELL
SEPTIC TANK
APPROX. LOCATION SEPTIC FIELD
EX. 1 STORY FRAME DWELLING
BLACKTOP DRIVE
GM

50' BUILDING LINE (REAR YARD)
Proposed Lot Line

778.96'
470.61'
34.70'

S 18°15'28" W 73.92'

50' BLDG. LINE

20' BUILDING LINE (SIDE YARD)

20' BLDG. LINE (SIDE YARD)

283.99'

SUBSTATION FENCE

37.68'

46.14'

C L BUENA VISTA ROAD
S.R. 1013 33' R/W
(Paved 19.2')

50' BUILDING LINE

N/F L.E. STOUGHTON

S 87°00'00" W 960.80'

N 51°21'59" E 10.02'

N 52°20'44" E 62.15'

N 51°25'56" E 99.96'

N 51°03'48" E 100.34'

28.04'

48.42'

N 50°12'57" E 76.46'

N 41°35'18" E 53.97'

N 32°37'55" E 53.54'

N 47°52'10" E 77.36'

27.12'

18.17'

N 67°33'56" W 155.63'

26.42'

GRAVEL DRIVE

S 25°08'11" W 52.87'

S 12°35'09" W 75.06'

S 11°45'08" W 103.19'

S 15°37'08" W 53.24'

S 26°10'53" W 53.97'

S 36°36'19" W 57.10'

S 38°24'17" W 77.82'

S 37°29'27" W 74.49'

S 34°36'00" W 11.45'

N 89°24'55" W 247.98'

S 60°03'32" W

20' BUILDING LINE (SIDE YARD)

PROPOSED 75' PRIVATE R/W

N/F D.J. BREWER

N 88°23'14" E 240.22'

N 88°23'14" E 168.56'

N 87°19'54" E 304.64'

EX. LOT 1 of P.B. 386 Pg. 8
N/F R.R. MILLER

S 29°56'28" E 159.17'

547.07'

20' BLDG. LINE (SIDE YARD)

S 03°00'00" E

50' BUILDING LINE (REAR YARD)

1,020.66'

N/F R.R MILLER

150-1F108-B10
N/F RANDALL R. MILLER
EX. PARCEL B REVISED of P.B. 386 Pg. 8
45.98 ACRES
-3.52 ACRES LOT 2
-3.96 ACRES LOT 3
-12.91 ACRES LOT 4
25.59 ACRES TOTAL AFTER CONVEYANCES = LOT 5

S 03°00'00" W 10.00'

S 12°27'02" E 40.00'

R=743.61' A=260.66'
Ch= S 67°30'31" W
259.33'

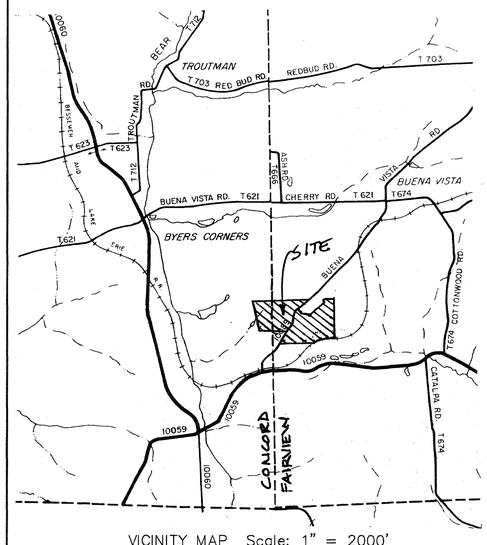
194.00'

N 87°00'00" W

N/F R.R MILLER

R=783.61' A=211.30'
Ch=S 85°16'26" W
210.66'

N/F L.E. STOUGHTON



VICINITY MAP Scale: 1" = 2000'

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE USE. THIS WAIVER APPLIES TO LOTS 4 & 5 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FAIRVIEW & CONCORD TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOTS 4 & 5 SHOULD CONTACT APPROPRIATE OFFICIALS OF FAIRVIEW & CONCORD TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTE: ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ONLOT SYSTEM FAILS & THAT AREA MUST NOT BE DISTURBED

0 100 200 300

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REF: PLAN OF SUBDIVISION FOR RANDY R. & MICHELE A. MILLER BY LAND SURVEYORS, INC., #97-063, P.B. 205 PG. 32.

REF: PLAN OF SUBDIVISION FOR RANDALL R. MILLER BY LAND SURVEYORS, INC., #20-004, P.B. 386 PG. 8.

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COST AND EXPENSES OF MAINTAINING ANY AND ALL EASMEMENTS IN GOOD REPAIR. THE USE BE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIONS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

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KNOW ALL MEN BY THESE PRESENTS, that I, Randall R. Miller, of the Township of Fairview, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Fairview, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Fairview, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Randall R. Miller, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6 day of February, 2024.

ATTEST:

NOTARY PUBLIC

OWNER

Commonwealth of Pennsylvania - Notary Seal
Ryan J. Wisniewski, Notary Public
Butler County
My commission expires January 20, 2028
Commission number 1362274
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Randall R. Miller, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 6 day of February, 2024.

My Commission expires the 20 day of January, 2028.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Ryan J. Wisniewski, Notary Public
Butler County
My commission expires January 20, 2028
Commission number 1362274
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR SU-32490-E

DATE January 23, 2024 SEAL REG. NO. SU-32490-E

The Board of Supervisors of the Township of Fairview hereby gives public notice that in approving this plan for recording purposes only, the Township of Fairview assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY SEAL CHAIRMAN/ PRESIDENT

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO. PA

Reviewed by the Supervisors of the Township of Fairview this 11th day of March, 2024.

SECRETARY SEAL CHAIRMAN/PRESIDENT

The Board of Supervisors of the Township of Concord hereby gives public notice that in approving this plan for recording purposes only, the Township of Concord assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Reviewed by the Supervisors of the Township of Concord this 12 day of March, 2024.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 21ST day of Feb, 2024.

SECRETARY SEAL CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 417 page 7

Given under my hand and seal this 1st day of APRIL, 2024.

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION #2

FOR: RANDALL R. MILLER

SITUATE: FAIRVIEW & CONCORD TWPS., BUTLER CO., PA

Date 01/23/2024	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F108-B10		Instrument # 201506220013383	Service No. 23-144
Address BUENA VISTA ROAD			

Instr: 202404010004326
Pgs: 1 Ft: $45.00 4/1/2024 12:14 PM
Michele Mustello T2024000035
Butler County Recorder PA

n/f The Strutt Family Revocable Living Trust
Lawrence E. Strutt and/or Patricia L. Strutt, Trustees
Instrument No. 200407220024017
Tax Parcel 200-4F127-A7F-0000
"Remainder" – Strutt Plan No. 5
PBV 205, Pg 34

(Prior Plan=1158.55')
S 78°12'36" E 1158.57'

Proposed AT&T 30' Right of way relocation

50' Part of Lot 11-R

S 78°12'36" E 892.88'

15' 15'

25' Side Setback

Liberty Road (T-315)
415' R/W

N/F 253.90'
N 0°30'31" W 204.73'
N/F
51.17'
16.8'
70'

50' Building Line

Lot 12–R
174,240.26 sf
(4.00 ac)
–145 Liberty Rd–

Original Lot 12

De-Commissioned AT & T transmission cable

Section of AT&T Right of way to be relocated

Property line to be removed

(S 78°12'36" E)
(1036.29')

TP-6A TP-5A TP-4A TP-3A TP-2A TP-1A

25' Side Setback

849.27'

N 78°12'36" W 1025.40'

Part of Original Lot 11

30' Rear Setback

15' 15'

200.03'

S 11°47'24" W

50' Building Line

Property lines to be removed

S 55°16'54" E
(140.47')

176.13'

25' Side Setback

S 3°15'36" W
96.09'

n/f William W. Frank & Karen M. Frank, Trustees of the William W. & Karen M. Frank Revocable Living Trust
Instrument No. 202304030004367
Tax Parcel 200-4F127-A8B-0000
Lot 3 – Highland Acres Plan of Lots
PBV 119, Pg 2

S 71°20'00" E 662.00'

25' Side Setback

60' CNG Transmission Corporation Right of Way
DBV 1981, Pg 208
(30' on either side of existing pipeline)
(Approximate location)

30' AT&T permanent right of way
Per DBV 900, Pg 623
"The southerly boundary of said 30' wide strip shall be a line parallel to and 8' southerly from the first cable laid as indicated upon surface markers"

De-Commissioned AT & T transmission cable

n/f F. Kurt Stolzenbach & Kathleen Ann Stolzenbach
DBV 3039, Pg 775
Tax Parcel 200-4F127-A8A15-0000
Parcel C – Equestrian Trail Estates Revision 2
PBV 219, Pg 20

n/f James Hendrickson & Hope N. Hendrickson
Instrument No. 201410100024461
Tax Parcel 200-4F127-A7H-0000
Lot 8 –Strutt Plan No. 2
PBV 148, Pg 35

n/f The Duffy Family Revocable Living Trust Dated 4/21/2021, Chester E. Duffy & Michelle A. Duffy, Grantors and/or Trustees
Instrument No. 201105100011090
Tax Parcel 200-4F127-A7K-0000
Lot 10 –Strutt Plan No. 2
PBV 148, Pg 35

Lot 11–R
762,516.97 sf
(17.505 ac)
–149 Liberty Rd–

N 7°29'35" E 705.34'

50' Building Line

30' Rear Setback

S 0°30'25" E 797.38'

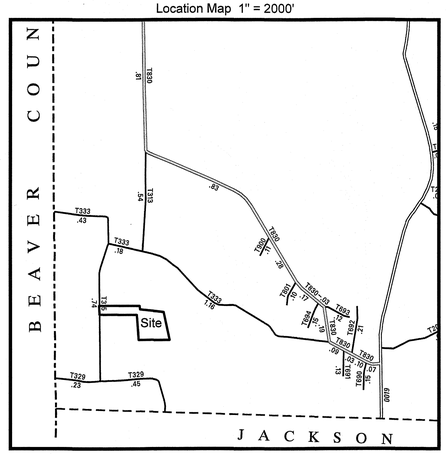
25' Side Setback

N 78°12'36" W 867.13'

n/f Scott Ramsey
Instrument No. 202112170034918
Tax Parcel 200-4F127-A12A-0000
Lot 2 – Lope Subdivision Plan
PBV 336, Pg 23

n/f Matthew Lasko & Jaime Lasko
Instrument No. 202105100020000
Tax Parcel 200-4F127-A8A-0000
Lot 2 – Lope Subdivision Plan
PBV 336, Pg 23

Location Map 1" = 2000'


BEAVER COUN
JACKSON
Site
T330 .18
T333 .43
T333 .18
T332 .16
T329 .23
T329 .45
T329 .09
T329 .15
T329 .57
T329 .41
T329 .32
T329 .16
T329 .09
T329 .15
T329 .41
T329 .57

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That Taylor Land Management, LLC, a Limited Liability Company under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as it's Plan of Lots of it's property situate in the Borough of Prospect, Butler County, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areasand all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened throughlegal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Borough of Prospect, hereby covenants and agrees to and by these presents to release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Prospect, their successor or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highway and the physical grading thereof to any grades that may be established hereafter at and time. This dedication and release shall be binding upon Taylor Land Management, LLC, it's successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said limited liability company has caused it's seal to be affixed by the hand of it's president and same to be attested by it's secretary this 26 day of March, 2024.

ATTEST: TAYLOR LAND MANAGEMENT, LLC

Thomas D Taylor
Secretary

President

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Brian Taylor, President of Taylor Land Management, LLC, who being duly sworn, deposeth and said that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Limited Liability Company duly affixedand that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Taylor Land Management, LLC, for the uses and purposes therein mentioned and that the name of the deponent subscribed to said release and dedication as President of said Limited Liability Company in attestation of the due execution and delivery of said release and dedication is in this deponent's own and proper and respective handwriting..

Sworn to and subscribed before me this day.

WITNESS MY HAND AND SEAL this 27th day of March, 2024.

My Commission Expires: June 28, 2026

SEAL

Commonwealth of Pennsylvania - Notary Seal
Heather L. Nyberg, Notary Public
Butler County
My commission expires June 28, 2026
Commission number 1422054
Member, Pennsylvania Association of Notaries

Heather L. Nyberg
Notary Public

TITLE CLAUSE - NO MORTGAGE

I, Brian Taylor, owner of the Fairground Market Plan of Lots No. 2, do hereby certify the the title of this property is in the name of Taylor Land Management, LLC as recorded in Plan Book 206 Page 17, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Thomas D Taylor
Witness

Owner

SURVEYORS CERTIFICATION

I, Scott David Groom, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land describedand that all agencies, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

March 18, 2024
Date

REGISTERED PROFESSIONAL
SCOTT DAVID GROOM
LAND SURVEYOR
NO.SU049428E
COMMONWEALTH OF PENNSYLVANIA

SU049428E

LOCAL AUTHORITY STIPULATION

The Borough Council of the Borough of Prospect hereby gives public notice that in approving this plan for recording purposes only, the Borough of Prospect assumes no obligations, legal of otherwise, expressed of implied either to accept said streets as Borough streets or roads of grade, pave and curb the streets in said plan, or construct sewers therein or to install any other such service ordinarily installed in Borough streets or roads.

Heather Nyberg
Secretary

(SEAL)
THE BOROUGH OF PROSPECT
SEAL
BUTLER COUNTY, PA

President

BOROUGH APPROVAL

Approved by the Borough Council of the Borough of Prospect this 4 day of March, 2024.

Heather Nyberg
Secretary

President of Council

PLANNING COMMISSION APPROVAL

Approved by the Prospect Borough Planning Commission this 19th day of February, 2024.

Secretary

Chairman

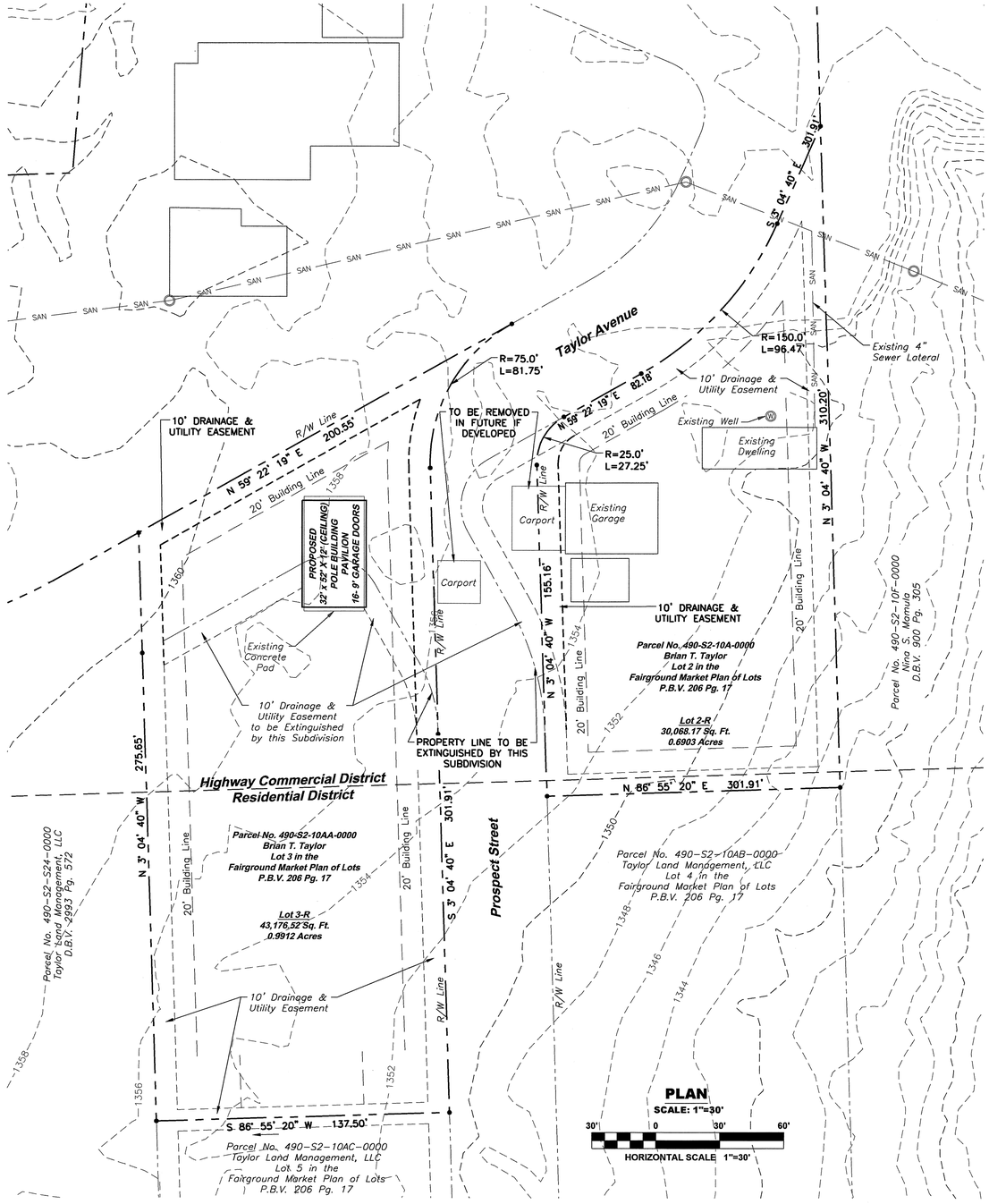
BUTLER COUNTY PLANNING COMMISSION ~~APPROVAL~~ REVIEW

Approved by the Butler County Planning Commission this 21ST day of FEB, 2024.

Secretary

Chairman

BUTLER COUNTY PLANNING COMMISSION



PLAN
SCALE: 1"=30'
30' 0 30' 60'
HORIZONTAL SCALE 1"=30'

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 417, Page 9.

Sworn to and subscribed before me this day.

Given under my hand and seal this 2nd day of April, 2024.

My commission expires the _____ day of _____, 20____.

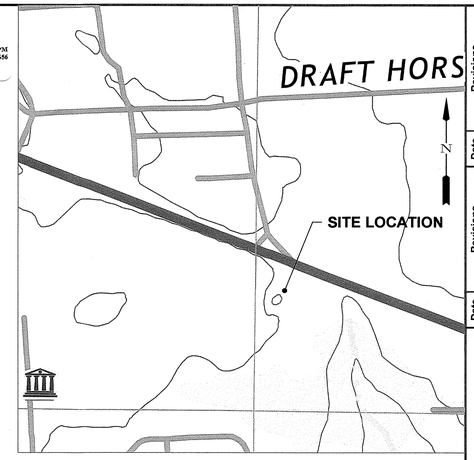
SEAL

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

RECORDER OF DEEDS
BUTLER COUNTY, PA

Instr: 202404020004468
Pgs: 1 F: $65.00
Michele Mustello
Butler County Recorder PA
4/2/2024 8:43 PM
T20240003656



PLAN
SCALE: 1"=400'
400' 0 400' 800'
HORIZONTAL SCALE 1"=400'

ZONING - HIGHWAY COMMERCIAL DISTRICT
(WITH PUBLIC SEWERS)

MINIMUM AREA REQUIREMENTS:

LOT AREA: 22,000 SQUARE FEET.
LOT WIDTH: 70 FEET.
FRONT YARD DEPTH: 20 FEET.
SIDE YARD DEPTH: 20 FEET.
REAR YARD DEPTH: 20 FEET FOR PERMITTED OR CONDITIONAL USES;
10 FEET FOR ACCESSORY USES

ZONING - R - RESIDENTIAL
(WITH PUBLIC SEWERS)

MINIMUM AREA REQUIREMENTS:

FRONT YARD DEPTH: 40 FEET
SIDE YARD DEPTH: 10 FEET
REAR YARD DEPTH: 40 FEET

PROJECT DATUM: NAD83 (NAVD88) 3702 PENNSYLVANIA SOUTH

PER NFIP FLOOD INSURANCE RATE MAP 42019C0270D, THIS SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BEING A RESUBDIVISION OF FAIRGROUND MARKET PLAN OF LOTS PLAN BOOK 206 PAGE 17

AREA CHART

Original Plan Area 490-S2-10AA-0000	33,018.480 sq. ft.	0.7580 acres
Lot 3-R Area 490-S2-10AA-0000	43,176.52 sq. ft.	0.9912 acres
Original Plan Area 490-S2-10A-0000	32,774.544 sq. ft.	0.7524 acres
Lot 2-R Area 490-S2-10A-0000	30,068.17 sq. ft.	0.6903 acres

PROPERTY OWNER

TAYLOR LAND MANAGEMENT, LLC
1138 NEW CASTLE ROAD
PROSPECT, PA 16052

PLAN BOOK	PAGE
417	9

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PA1 1-800-242-1776
POCS SERIAL NUMBER 20233242003

NOTE: IN ACCORDANCE WITH THE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION LAW, ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATION FOR FIELD LOCATION AND SIZE CONFORMATION. AT LEAST THREE (3) DAYS NOTIFICATION PRIOR TO THE ACTUAL START OF EXCAVATION IS REQUIRED. UTILITIES CAN BE NOTIFIED THROUGH THE PENNSYLVANIA ONE CALL SYSTEM, INC. BY CALLING 1-800-242-1776. THE PENNSYLVANIA ONE CALL DESIGN SERIAL NUMBER FOR THIS PROJECT IS 20233242003.

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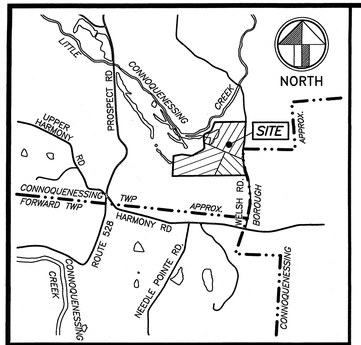
Revisions	Date

5173 Campbells Run Road
Pittsburgh, PA 15205
Phone: 412.494.0510
Fax: 412.494.0426
info@klhengineers.com
KLH ENGINEERS, INC

TAYLOR LAND MANAGEMENT, LLC PICNIC PAVILLION
PROSPECT BOROUGH
BUTLER COUNTY, PENNSYLVANIA
SUBDIVISION AND LAND DEVELOPMENT PLAN

Scale:	As Shown
Date:	January 2024
Drawn By:	SDG
Checked By:	SDG
Approved By:	SRG
Order No.	3030-01
Drawing No.	C1
Sheet No.	1 of 2

S:\Active Clients\3030-01 Brian Taylor Picnic Pavilion\Dwgs\C3030-01-001.dwg <C1> - Mar 18 2024 12:22:24 pm PLOTTED BY: dgroon



LOCALITY SKETCH — SHADED AREA
APPROX. SCALE: 1" = 1000' — PROPERTY LOCATION

REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 20TH DAY OF March, 2024

SECRETARY — CHAIRPERSON

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO THE CONNOQUENESSING TOWNSHIP BOARD OF SUPERVISORS DATED: 3/19/24

SECRETARY — CHAIRPERSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY ADOPTS THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THIS APPROVAL BY THE TOWNSHIP OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED, UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY AN ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES.

THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 3rd. DAY OF April, 2024.

SECRETARY — CHAIRPERSON

Instr: 202404040004541
Pgs: 1 F: $45.00 — 4/4/2024 10:01:AM
Michele Mustello — T20240003715
Butler County Recorder PA

I, BRANDON RIEGER, OF CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTRUMENT NO. 201907150013073, BEING TAX PARCEL 120-4F27-14A, AND FOR MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS MY PROPERTY.

I FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 28 DAY OF March, 2024

ATTEST: NOTARY — BRANDON RIEGER

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED BRANDON RIEGER, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF March, 2024.

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 2026.

NOTARY PUBLIC

SEAL

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RACHEL J. RAKE AND ERIN L. PRICE, OF THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN ON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID COUNTY OF BUTLER, AND TOWNSHIP OF CONNOQUENESSING, WE, RACHEL J. RAKE AND ERIN L. PRICE, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COUNTY OF BUTLER AND SAID TOWNSHIP OF CONNOQUENESSING, THEIR SUCCESSORS OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RACHEL J. RAKE AND ERIN L. PRICE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS, THIS 28 DAY OF March, A.D. 2024

ATTEST: NOTARY PUBLIC — RACHEL J. RAKE

ERIN L. PRICE

MY COMMISSION EXPIRES THE 12 DAY OF Sept, A.D. 2026

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY RACHEL J. RAKE AND ERIN L. PRICE, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED RACHEL J. RAKE AND ERIN L. PRICE, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28 DAY OF March, 2024

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 2026.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

SEAL

WE, RACHEL J. RAKE AND ERIN L. PRICE, OWNERS OF THE R.L. RAKE – E.J. PRICE LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RACHEL J. RAKE AND ERIN L. PRICE, AS RECORDED IN INSTRUMENT NO. 201911150023114, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — RACHEL J. RAKE

ERIN L. PRICE

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE 10

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF APRIL, 2024

RECORDER OF DEEDS

SEAL

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

PLAN BOOK	PAGE
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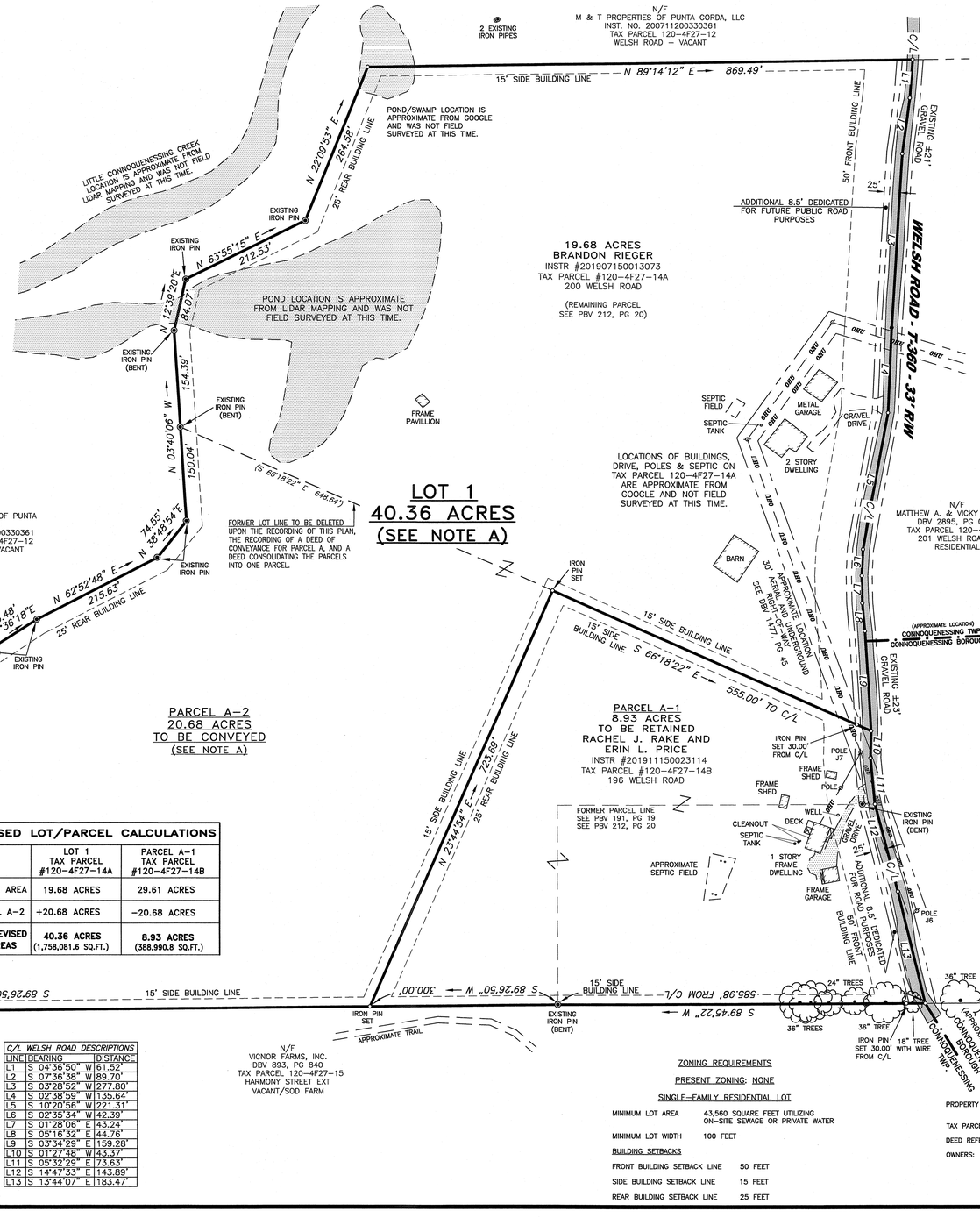

REVISED LOT/PARCEL CALCULATIONS		
	LOT 1 TAX PARCEL #120-4F27-14A	PARCEL A-1 TAX PARCEL #120-4F27-14B
EXISTING AREA	19.68 ACRES	29.61 ACRES
PARCEL A-2	+20.68 ACRES	-20.68 ACRES
TOTAL REVISED LOT AREAS	40.36 ACRES (1,758,081.6 SQ.FT.)	8.93 ACRES (388,990.8 SQ.FT.)

C/L WELSH ROAD DESCRIPTIONS		
LINE	BEARING	DISTANCE
L1	S 04°36'50" W	61.52'
L2	S 07°36'38" W	89.76'
L3	S 09°28'52" W	277.80'
L4	S 02°38'59" W	135.64'
L5	S 10°20'56" W	221.31'
L6	S 02°35'34" W	42.39'
L7	S 01°28'06" E	43.24'
L8	S 05°16'32" E	44.76'
L9	S 03°34'29" E	159.28'
L10	S 01°27'48" W	43.37'
L11	S 05°32'29" E	73.63'
L12	S 14°47'33" E	143.89'
L13	S 13°44'07" E	183.47'

REFERENCE PLANS:

PLAN OF SUBDIVISION FOR MATTHEW AND VICKY BRADY
PREPARED BY: JOHN E. DUSHECK – SURVEYING.
RECORDED: SEPT 12, 1991, PBV 148, PG. 47

BRADY PLAN OF LOTS
PREPARED BY: CLARENCE E. HAZLET & ASSOCIATES
RECORDED: MAR 27, 1996, PBV 191, PG. 19

BRADY SUBDIVISION
PREPARED BY: W. J. McGARVEY ENGINEERING & SURVEYING
RECORDED: APR 23, 1998, PBV 212, PG. 20

ZONING REQUIREMENTS

PRESENT ZONING: NONE

SINGLE-FAMILY RESIDENTIAL LOT

MINIMUM LOT AREA	43,560 SQUARE FEET UTILIZING ON-SITE SEWAGE OR PRIVATE WATER
MINIMUM LOT WIDTH	100 FEET
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	25 FEET

49.29 ACRES = TOTAL ACREAGE

PROPERTY ADDRESS:	196 WELSH ROAD CONNOQUENESSING, PA 16027	200 WELSH ROAD CONNOQUENESSING, PA 16027
TAX PARCEL NO:	120-4F27-14B	120-4F27-14A
DEED REFERENCE:	INST. NO. 201911150023114	INST. NO. 201907150013073
OWNERS:	RACHEL J. RAKE 158 MANN STREET CONNOQUENESSING, PA 16027	BRANDON RIEGER 200 WELSH ROAD CONNOQUENESSING, PA 16027
	ERIN L. PRICE 334 VAN BUREN STREET EVANS CITY, PA 16033	

NOTES:

(A) PARCEL A-2, LANDS OF RACHEL J. RAKE AND ERIN L. PRICE, IS TO BE CONVEYED TO BRANDON RIEGER AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 120-4F27-14A, THE ADJOINING LANDS, AS PRESENTLY OWNED BY BRANDON RIEGER, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 201907150013073.
PARCEL A-2 AND TAX PARCEL NO. 120-4F27-14A ARE TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 120-4F27-14A AND BECOME ONE LOT KNOWN AS LOT 1, CONSISTING OF 40.36 ACRES. SAID PARCEL A-2 IS NOT TO BE CONSIDERED AS SEPARATE BUILDABLE LOT.

(B) THIS PROPERTY IS SUBJECT TO FLOODPLAIN ZONE A, (SPECIAL FLOOD HAZARD AREA).
REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP – 42019C0383D
COMMUNITY PANEL NUMBER 42148 0383 D
EFFECTIVE DATE OF AUGUST 2, 2018

FLOOD INSURANCE RATE MAP – 42019C0385D
COMMUNITY PANEL NUMBER 421418 0385 D
EFFECTIVE DATE OF AUGUST 2, 2018

ZONE A IS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAIN). NO BASE FLOOD ELEVATIONS DETERMINED.

(C) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.

(C) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

R. J. RAKE - E. L. PRICE LOT LINE REVISION PLAN

[REVISION OF TAX PARCELS #120-4F27-14A (Being the REMAINING Parcel) AND 120-4F27-14B (Being PARCEL A) IN THE BRADY SUBDIVISION PLAN (PB VOL 212, PG 20)]

SITUATE: CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.

DATE: MARCH 5, 2024 — SCALE: 1"=100'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS CALCULATED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — SURVEYOR — SU-051643-E

REGISTRATION NO. SU-051843E

REVISIONS:

DRAWN BY: JS,SM — CHECKED BY: T.R.

DWG. NO: 5772-2024-SUB

G:\Brady-5772-2024\Brady-5772-2024-state_1.dwg – Mar 06, 2024 @ 12:18pm

(Subdivision) BRADY-STATE.cd

Instr: 202404040004561
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
4/4/2024 12:13 PM
T20240003730

CENTER TOWNSHIP ZONING TABLE
REQUIREMENTS: R-1A
LOW DENSITY RESIDENTIAL DISTRICT

DESCRIPTION	REQUIRED
MINIMUM LOT AREA	1 ACRES (WITHOUT PUBLIC SEWERS) 3/4 ACRE (WITH PUBLIC SEWERS)
MINIMUM LOT FRONTAGE	125 FT.
MAXIMUM LOT COVERAGE	25%
MINIMUM FRONT YARD	50 FT FROM STREET RIGHT-OF-WAY LINE.
MINIMUM REAR YARD	50 FT.
MINIMUM SIDE YARD	30 FT.
MAXIMUM HEIGHT	35 FT. FOR ALL BUILDINGS 75 FT. WHEN FULLY PROTECTED BY AUTOMATIC SPRINKLER SYSTEM ACCESSORY STRUCTURES: 20 FT.

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, TIMOTHY AND TERRY SAGER, OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CENTER, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 23rd DAY OF February, 2024.

x Timothy Sager
TIMOTHY SAGER

x Terry Sager
TERRY SAGER

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SAGER LOT CONSOLIDATION PLAN IS IN THE NAME OF TIMOTHY AND TERRY SAGER AND IS RECORDED IN INSTRUMENT NO. 202211090023280 AND INSTRUMENT NO._____. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

x Timothy Sager
TIMOTHY SAGER

x Terry Sager
TERRY SAGER

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, TIMOTHY AND TERRY SAGER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF February, 2024.

MY COMMISSION EXPIRES THE 10th DAY OF October, 2025

x Kathleen Marie Shaffer
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Cathleen Marie Shaffer, Notary Public
Butler County
My commission expires October 10, 2025
Commission number 1321968
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

I, MARK W. REIDENBACH, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

2/23/2024
DATE

x
MARK W. REIDENBACH
REG. NO. SU-075507

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CENTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 13th DAY OF March, 2024.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 28th DAY OF Febuary, 2024.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12th DAY OF FEB., 2024.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 417 PAGE(S) 11

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF April, 2024.

x
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

TOTAL PARCEL 1 AREA = 107,189 SQ.FT. OR 2.461 ACRES

PLAN BOOK	PAGE
417	11

GRAPHIC SCALE
0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

NOTES:

1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW@ BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
2. ALL BUILDING SET BACK LINES SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT BUILDING SET BACK REQUIREMENTS OF THE TOWNSHIP OF CENTER ZONING ORDINANCE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE REFERENCED BUILDING SET BACK LINES. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE BUILDING SET BACK LINES SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF CENTER TOWNSHIP BOARD OF SUPERVISORS.
3. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AS PER FEMA MAP 42019C0290D EFFECTIVE DATE 08/02/2018.
4. BASIS OF BEARING REFERENCES INSTRUMENT NO. 202211090023280 AND D.B.V 857 P.G. 90.
5. SOIL TESTING FOR TO SUPPORT AN ON-LOT SEWAGE DISPOSAL FACILITY WAS PERFORMED ON DECEMBER 9, 2022 AND MARCH 23, 2023 UNDER THE APPLICATION FOR ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT #Z129934.
6. DUE TO THE NATURE OF THE CONSOLIDATION PLAN AND THE FACT THAT THERE ARE NO NEW BUILDING LOTS BEING CREATED, SEWAGE FACILITIES PLANNING IS NOT REQUIRED TO BE PERFORMED AS A PREREQUISITE TO THE RECORDING OF THIS PLAN.

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com
855-634-9284

SAGER LOT CONSOLIDATION PLAN

SITUATE IN
CENTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR

TIMOTHY & TERRY SAGER
109 BAYBERRY LANE
CRANBERRY TOWNSHIP

TIMOTHY SAGER: (215)850-2925

PM: MWR DB: ERB CB: DBD SCALE: 1" = 30'

Date: FEBRUARY 23, 2024
Job Number. C-46586
Dwg No: _____

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Path & Filename:C:\Projects\4800\04686\2 207 South Benbrook\0000\Dwg\07-Survey\46586-0000_Lot Consolidation Plan.dwg
Save Date:2/27/2024 8:58 AM Dennis B. Dvorsko
Plot Date:2/27/2024 9:58 AM Dennis B. Dvorsko
18.01

LOCATION MAP 1" = 2000'

Tabulation of Zoning Data at time of master plan approval.

Affected Zoning District : R Residential

Use: Corridor Mixed Housing PRD

Township Standard	Required	Provided
Site Area	*25.00 Acres*	*69.01 Acres*
Open Space	*60% (41.4 Acres)*	*62% (42.80 Acres)*
Community Open Space	*62,000 sq.ft.*	*70,494 sq.ft.*
Density (Incentive Based)	*2 Units/Acre (115 Units)*	*2.1 Units/Acre (124)***
PRD Perimeter	*50.00 feet*	*50.00 feet*
Steep Slope Disturbance	*2.22 Acres (max)*	*1.69 Acres*
Woodland Disturbance	*16.70 Acres (max)*	*7.25 Acres*

** In lieu of 2.0 units per acre, a density of 2.1 acres per acre is proposed.*

Dimensional Standards (PRD)		
Building Height	*1.5 Stories*	*1.5 Stories*
Lot Area	*7,200 sf (singles & duplexes)*	*7,200 sf*
Front Setback	*20.00 feet*	*20.00 feet*
Rear Setback	*20.00 feet*	*20.00 feet*
Side Setback	*7.5' min/15' separation*	*7.5' min/15' separation*
Lot Frontage	*60.00 feet*	*60.00 feet*
Dwelling Unit Setbacks		
Single Family to Single Family	*10.00 feet*	*15.00 feet*
Single Family to Duplexes	*20.00 feet*	*20.00 feet*
Duplex to Duplex	*15.00 feet*	*20.00 feet*
Patio home to patio home	*25.00 feet*	*25.00 feet*
Single Family Attached Dwelling Units		
Minimum Lot Size (One Side Attached)	*3,000 sq.ft.*	*4,000 sq.ft.*
Minimum Lot Width	*22.00 feet*	*40.00 feet*
Minimum Side Yard @ Party Wall	*0.00 feet*	*0.00 feet*
Minimum Side Yard @ End Wall	*10.00 feet*	*10.00 feet*

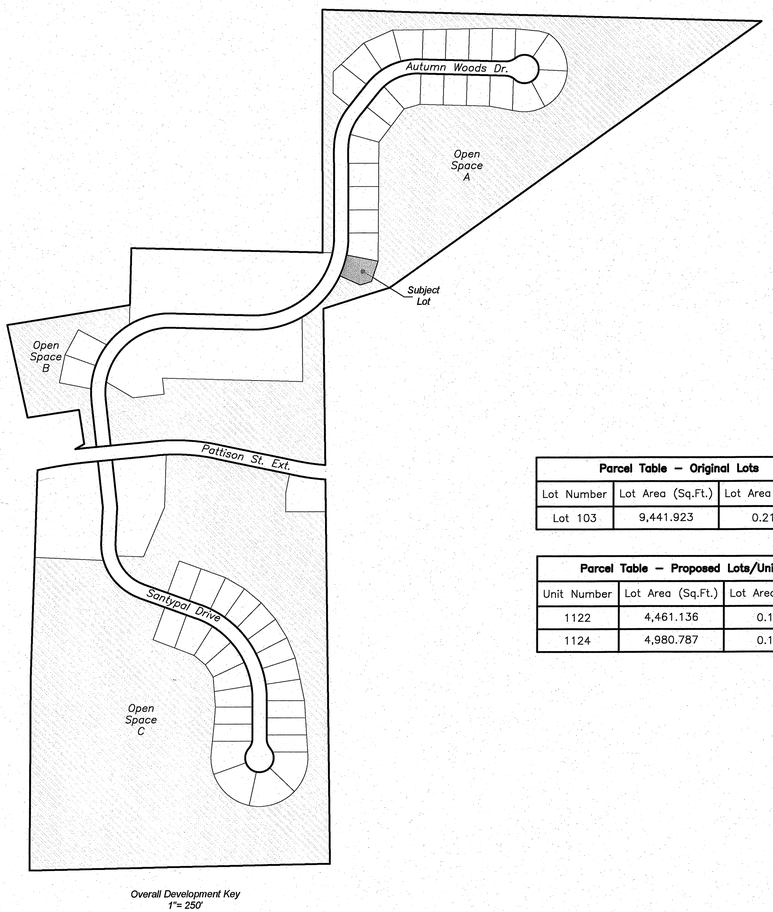
Registered Surveyor

Jackson Township Board of Supervisors

Butler County Planning Commission

Butler County Recorder of Deeds

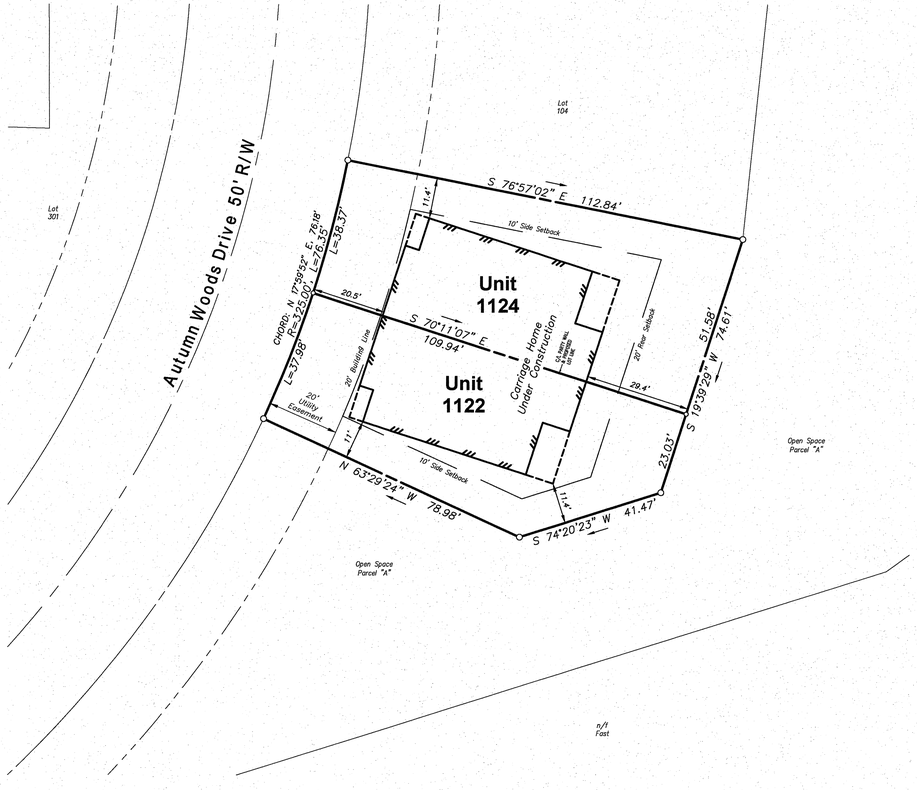
Instr: 202404080004759
Pgs: 1 F: $65.00 4/8/2024 2:09 PM
Michele Mustello T20240003887
Butler County Recorder PA



Overall Development Key
1"= 250'

Parcel Table – Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot 103	9,441.923	0.2168

Parcel Table – Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
1122	4,461.136	0.1024
1124	4,980.787	0.1143



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Woodland Reserve, LP

Woodland Reserve, LP, owner of the land shown on the **Woodland Reserve Amendment 3** Plan hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this, I set my hand and seal this 20th day of March, 20 24.

ATTEST:

Notary Public

Woodland Reserve, LP
By Woodland Reserve GP, LLC, its general partner

Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Chad Weaver, manager of Woodland Reserve GP, LLC, general partner of Woodland Reserve, LP and acknowledged the forgoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 20th day of March, 20 24.

My commission expires the 1st day of October, 20 26.

(Seal) Notary Public

Commonwealth of Pennsylvania - Notary S
Jennifer L. Mion, Notary Public
Butler County
My commission expires October 1, 2026
Commission number 1341482
Member, Pennsylvania Association of Notaries

I hereby certify that the title to the property contained in the **Woodland Reserve Amendment 3** is in the name of **Woodland Reserve, LP** and is recorded at **Instrument No. 202303240004020**.

Witness

Woodland Reserve, LP
By Woodland Reserve GP, LLC, its general partner

Surveyor

I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.

3-15-24
Date

James A. Sperdute, RS # 24457-E

Jackson Township Planning Director/Manager

Jackson Township agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

3-15-24
Date

Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 13th day of March, 20 24, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 18th day of March, 2024. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary

Chairperson

This plat was delivered to Developer by Jackson Township on the 8th day of April 20 24.

Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 20TH day of FEB., 2024

Secretary

Chairperson

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 417 page(s) 12.

Given under my hand and seal this 8th day of April, 2024.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2026

PLAN BOOK	PAGE
417	12

General Plan Notes

a. *This plan is a re-subdivision of Lot 103 of the Woodland Reserve Planned Residential Development as recorded in Plan Book 411, Pages 43-46 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.*

b. *No additional units are proposed by this plan that were not originally planned for.*

c. *This plan is subject to any and all conditions of the previously approved plans as approved by Jackson Township.*

d. *If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.*

Property References

Property Owner:
Woodland Reserve, LP
361 Mars-Valencia Rd.
Mars, PA 16046
724-609-5261

Lot 103
Tax Parcel 180-S15-A103-0000
Deed Book 202303240004020

Builder

Weaver HOMES

Drawing Number	1009-2426180
Drawing Scale	1"=20'
Date	February 13, 2024
Drawn By	
Revisions	
	77000

Woodland Reserve Amendment 3

Being a Re-subdivision of Lot 103 of the Woodland Reserve Planned Residential Development As recorded in Plan Book 411, Pages 43-46 Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane, Harmony, PA 16037
1712 Mount Nebo Road, Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

Instr: 202404080004760
Pgs: 3 F: $125.00 4/8/2024 2:09 PM
Michele Mustello T202404008887
Butler County Recorder PA

RECORDER OF DEEDS
BUTLER COUNTY PA

BUTLER COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
LAND SURVEYOR
No. SU-024407E

SURVEYOR

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE WOODLAND RESERVE CONDOMINIUM PLAN NO 1, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 3 SHEETS AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 PA.C.S.A. SECTION 3210(B) AND (C))

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — 4-1-24 DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 1 DAY OF April 2024 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTARIAL SEAL.

Jennifer Lyn Sperdute
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2027

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries

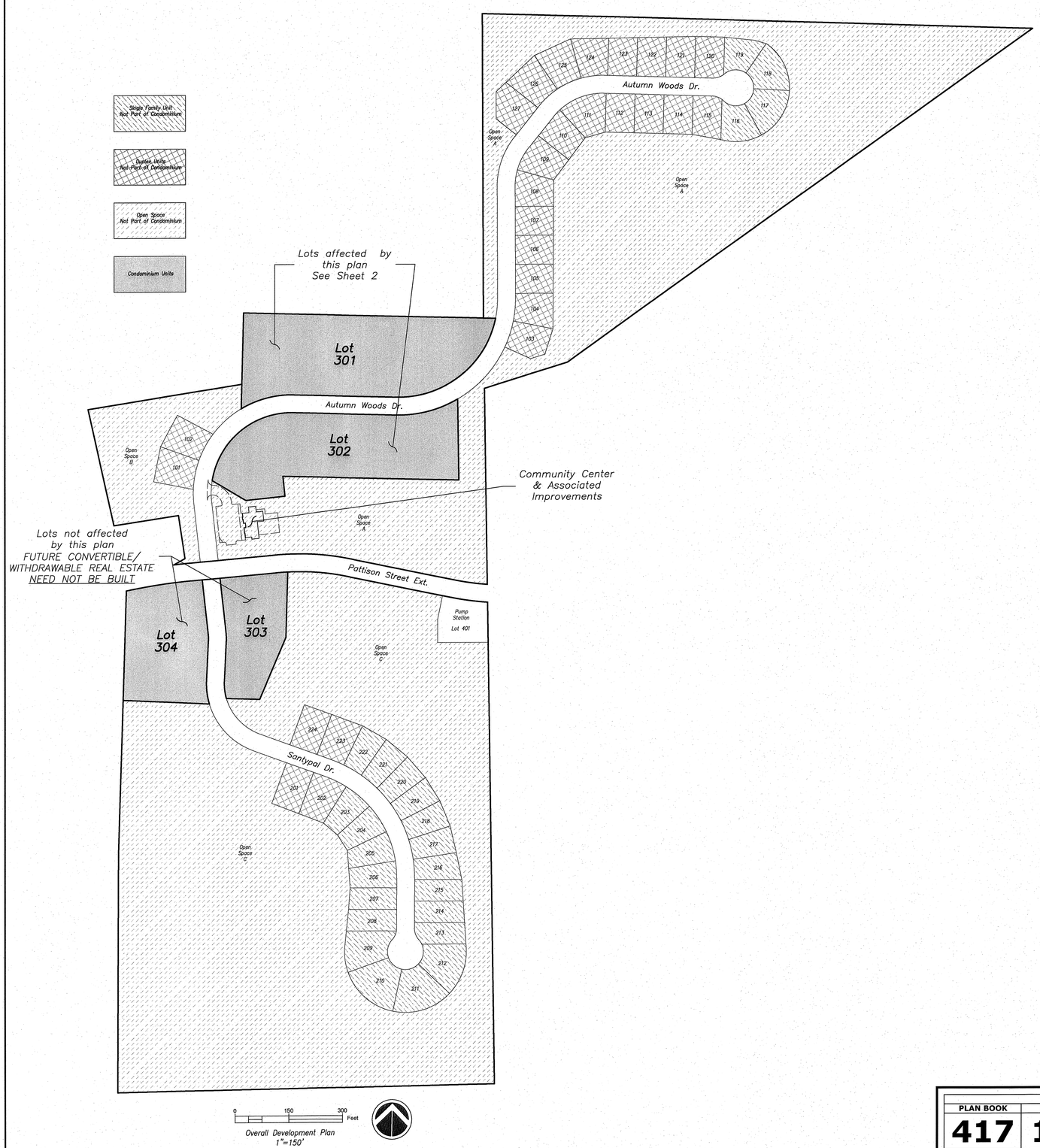
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 417 PAGES 13-15 GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF April 2024

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



NOTES:

Prepared for: Woodland Reserve, LP
361 Mars-Valencia Rd.
Mars, PA 16046
724-609-3261

Deed Book 202303240004020

Tax parcels affected by the condominium:

Lot 301 - Tax Parcel 180-S15-A301-0000
Lot 302 - Tax Parcel 180-S15-A302-0000
Lot 303 - Tax Parcel 180-S15-A303-0000
Lot 304 - Tax Parcel 180-S15-A304-0000

As it affects the condominium portion of the development, the following notes shall apply. Refer to the recorded amendment/declaration for additional details.

1. *All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.*
2. *All unit driveways are considered limited common elements and must be built.*
3. *See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.*
4. *Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.*

Plan Reference: *Woodland Reserve Planned Residential Development*
Plan Book 411, Pages 43-46

Condo Area Tabulation	Lot 301		Lot 302		Lot 303		Lot 304	
	Sq.ft.	Acres	Sq.ft.	Acres	Sq.ft.	Acres	Sq.ft.	Acres
Original Tract:	146,262.32	3.358	125,032.90	2.87	53,899.08	1.237	75100.64	1.724
Condo Plan No. 1	46,378.86	1.065	73,134.24	1.679	-	-	0	
Area remaining for Development (Convertible/Withdrawable Real Estate)	**99,883.46**	**2.293**	**51,898.66**	**1.191**	**53,899.08**	**1.237**	**75,100.64**	**1.724**

PLAN BOOK	PAGE
417	13

Builder
Weaver HOMES

Drawing Number 1009-2436372
Drawing Scale As Noted
Date March 27, 2024
Drawn By
Revisions

Sheet 1

Woodland Reserve Condominium Plan 1

Affecting Lots 301 & 302 of the Woodland Reserve Planned Residential Development As recorded in Plan Book 411, Pages 43-46
Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
724-452-4362 Info@Sperdute Surveying.com
James A. Sperdute, RS # 24457-E

n/f Brian & Sharla Bridgeman Tax ID # 180-4730-258E-000

Part of Open Space "A"

S 86°45'55" E 704.41'

508.40'

196.01'

PHASE 1A
46,378.86 SQ.FT.
(1.065 ACRES)
PART OF LOT 301
MUST BE BUILT

86.65'

86.65'

75.93'

29.95'

n/f Ronald J Luster Tax ID 180-4750-27A-0000

N 3°14'05" E 268.91'

1057 Ⓒ

1055 Ⓒ

1051 Ⓒ

1053 Ⓒ

S 3°14'05" W 226.32'

Lot 301 Remaining

See Chart on Sheet 1 for Remaining Area

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

Cen Ang 79° 46' 13"
R=275.00', L=383.03'
CHORD: N 51°33'03" E, 352.61'

75.93'

29.95'

20' Utility Easement

Open Space "B"

24.4'

21'

49.00'

Cen Ang 32° 18' 57"
R=275.00', L=155.10'
CHORD: N 75°17'42" E, 153.06'

N 86°45'55" W 286.74'

237.74'

Autumn Woods Dr.
50' R/W

S 86°45'55" E 286.74'

186.00'

100.74'

CHORD: S 75°39'07" W, 176.99'
R=325.00', L=179.26'
Cen Ang 31° 36' 06"

CHORD: S 50°20'21" W, 295.90'
R=225.00', L=322.91'
Cen Ang 82° 13' 38"

20.5'

32.91'

24.1'

20' Utility Easement

24.1'

30.03'

1040 Ⓒ

1042 Ⓒ

1060 Ⓒ

1062 Ⓒ

1022 Ⓒ

1020 Ⓒ

1046 Ⓒ

1044 Ⓒ

1066 Ⓒ

1064 Ⓒ

S 3°14'05" W 178.02'

20.45'

20.33'

30.03'

48.83'

20.44'

29.25'

29.25'

211.80'

Lot 302 Remaining

See Chart on Sheet 1 for Remaining Area

Convertible/Withdrawable Real Estate
NEED NOT BE BUILT

20' Storm Sewer Easement

N 1°00'01" E 226.39'

Part of Open Space "A"

PHASE 1B
73,134.24 SQ.FT.
(1.679 ACRES)
PART OF LOT 302
MUST BE BUILT

30.16'

39.16'

N 57°27'00" W
109.43'

S 3°54'13" E
56.10'

10' Access Easement

N 86°45'55" W 491.67'

279.87'

Stormwater Management Easement

S 85°39'18" W
109.64'

10' Access Easement

Part of Open Space "A"

0 30 60 Feet

LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS)

Ⓒ CANTERBURY UNIT

Ⓐ ABBEY UNIT

PLAN BOOK	PAGE
417	14

Builder
Weaver HOMES

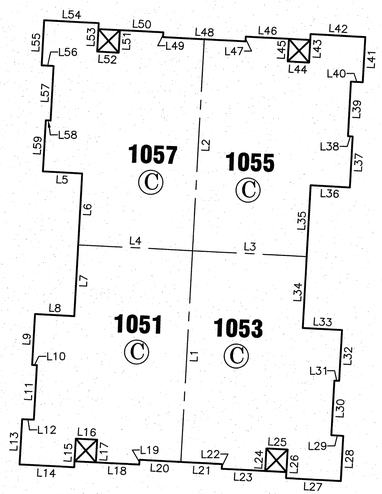
Drawing Number	1009-2436372
Drawing Scale	As Noted
Date	March 27, 2024
Drawn By	
Revisions	

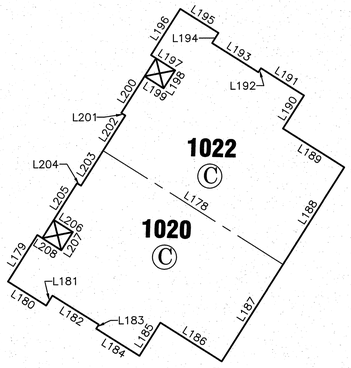
Sheet 2

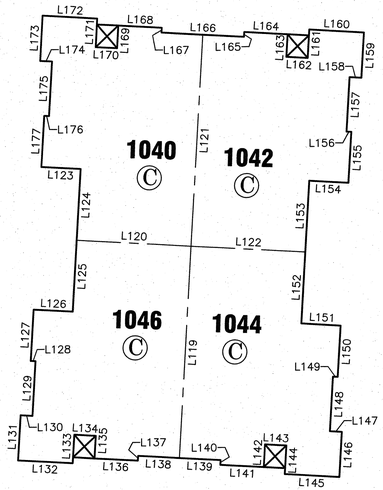
Woodland Reserve Condominium Plan 1

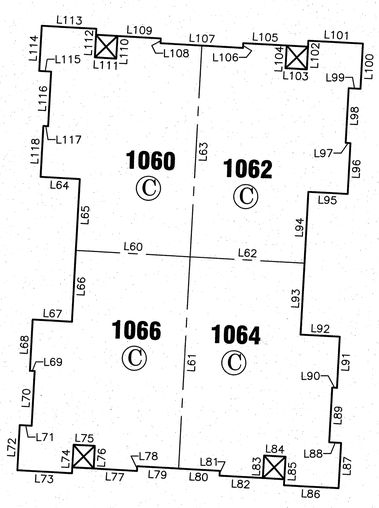
Affecting Lots 301 & 302 of the Woodland Reserve Planned Residential Development As recorded in Plan Book 411, Pages 43-46
Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E









Line Table		
Line #	Length	Direction
L1	59.33'	S03° 14' 05"W
L2	59.33'	S03° 14' 05"W
L3	32.06'	S86° 45' 55"E
L4	32.06'	S86° 45' 55"E
L5	11.00'	N86° 45' 55"W
L6	20.00'	N03° 14' 05"E
L7	20.00'	N03° 14' 05"E
L8	11.00'	S86° 45' 55"E
L9	14.33'	N03° 14' 05"E
L10	1.33'	N86° 45' 55"W
L11	15.33'	N03° 14' 05"E
L12	3.33'	S86° 45' 55"E
L13	12.67'	N03° 14' 05"E
L14	15.33'	N86° 45' 55"W
L15	8.00'	S03° 14' 05"W
L16	6.00'	N86° 45' 55"W
L17	6.33'	N03° 14' 05"E
L18	12.17'	N86° 45' 55"W
L19	1.33'	S03° 14' 05"W
L20	11.56'	N86° 45' 55"W
L21	11.56'	N86° 45' 55"W
L22	1.33'	N03° 14' 05"E
L23	12.17'	N86° 45' 55"W
L24	6.33'	S03° 14' 05"W
L25	6.00'	N86° 45' 55"W
L26	8.00'	N03° 14' 05"E
L27	15.33'	N86° 45' 55"W
L28	12.67'	S03° 14' 05"W
L29	3.33'	S86° 45' 55"E
L30	15.33'	S03° 14' 05"W
L31	1.33'	N86° 45' 55"W
L32	14.33'	S03° 14' 05"W
L33	11.00'	S86° 45' 55"E
L34	20.00'	S03° 14' 05"W
L35	20.00'	S03° 14' 05"W
L36	11.00'	N86° 45' 55"W
L37	14.33'	S03° 14' 05"W
L38	1.33'	S86° 45' 55"E
L39	15.33'	S03° 14' 05"W
L40	3.33'	N86° 45' 55"W
L41	12.67'	S03° 14' 05"W
L42	15.33'	S86° 45' 55"E
L43	8.00'	N03° 14' 05"E
L44	6.00'	S86° 45' 55"E
L45	6.33'	S03° 14' 05"W
L46	12.17'	S86° 45' 55"E
L47	1.33'	N03° 14' 05"E
L48	23.13'	S86° 45' 55"E
L49	1.33'	S03° 14' 05"W
L50	12.17'	S86° 45' 55"E
L51	6.33'	N03° 14' 05"E
L52	6.00'	S86° 45' 55"E

Line Table		
Line #	Length	Direction
L53	8.00'	S03° 14' 05"W
L54	15.33'	S86° 45' 55"E
L55	12.67'	N03° 14' 05"E
L56	3.33'	N86° 45' 55"W
L57	15.33'	N03° 14' 05"E
L58	1.33'	S86° 45' 55"E
L59	14.33'	N03° 14' 05"E
L60	32.06'	S86° 45' 55"E
L61	59.33'	S03° 14' 05"W
L62	32.06'	S86° 45' 55"E
L63	59.33'	S03° 14' 05"W
L64	11.00'	N86° 45' 55"W
L65	20.00'	N03° 14' 05"E
L66	20.00'	N03° 14' 05"E
L67	11.00'	S86° 45' 55"E
L68	14.33'	N03° 14' 05"E
L69	1.33'	N86° 45' 55"W
L70	15.33'	N03° 14' 05"E
L71	3.33'	S86° 45' 55"E
L72	12.67'	N03° 14' 05"E
L73	15.33'	N86° 45' 55"W
L74	8.00'	S03° 14' 05"W
L75	6.00'	N86° 45' 55"W
L76	6.33'	N03° 14' 05"E
L77	12.17'	N86° 45' 55"W
L78	1.33'	S03° 14' 05"W
L79	11.56'	N86° 45' 55"W
L80	11.56'	N86° 45' 55"W
L81	1.33'	N03° 14' 05"E
L82	12.17'	N86° 45' 55"W
L83	6.33'	S03° 14' 05"W
L84	6.00'	N86° 45' 55"W
L85	8.00'	N03° 14' 05"E
L86	15.33'	N86° 45' 55"W
L87	12.67'	S03° 14' 05"W
L88	3.33'	S86° 45' 55"E
L89	15.33'	S03° 14' 05"W
L90	1.33'	N86° 45' 55"W
L91	14.33'	S03° 14' 05"W
L92	11.00'	S86° 45' 55"E
L93	20.00'	S03° 14' 05"W
L94	20.00'	S03° 14' 05"W
L95	11.00'	N86° 45' 55"W
L96	14.33'	S03° 14' 05"W
L97	1.33'	S86° 45' 55"E
L98	15.33'	S03° 14' 05"W
L99	3.33'	N86° 45' 55"W
L100	12.67'	S03° 14' 05"W
L101	15.33'	S86° 45' 55"E
L102	8.00'	N03° 14' 05"E
L103	6.00'	S86° 45' 55"E
L104	6.33'	S03° 14' 05"W

Line Table		
Line #	Length	Direction
L105	12.17'	S86° 45' 55"E
L106	1.33'	N03° 14' 05"E
L107	23.13'	S86° 45' 55"E
L108	1.33'	S03° 14' 05"W
L109	12.17'	S86° 45' 55"E
L110	6.33'	N03° 14' 05"E
L111	6.00'	S86° 45' 55"E
L112	8.00'	S03° 14' 05"W
L113	15.33'	S86° 45' 55"E
L114	12.67'	N03° 14' 05"E
L115	3.33'	N86° 45' 55"W
L116	15.33'	N03° 14' 05"E
L117	1.33'	S86° 45' 55"E
L118	14.33'	N03° 14' 05"E
L119	32.06'	S86° 45' 55"E
L120	59.33'	S03° 14' 05"W
L121	32.06'	S86° 45' 55"E
L122	11.00'	N86° 45' 55"W
L123	20.00'	N03° 14' 05"E
L124	20.00'	N03° 14' 05"E
L125	11.00'	S86° 45' 55"E
L126	14.33'	N03° 14' 05"E
L127	1.33'	N86° 45' 55"W
L128	15.33'	N03° 14' 05"E
L129	3.33'	S86° 45' 55"E
L130	12.67'	N03° 14' 05"E
L131	15.33'	N86° 45' 55"W
L132	8.00'	S03° 14' 05"W
L133	6.00'	N86° 45' 55"W
L134	6.33'	N03° 14' 05"E
L135	12.17'	N86° 45' 55"W
L136	1.33'	S03° 14' 05"W
L137	11.56'	N86° 45' 55"W
L138	11.56'	N86° 45' 55"W
L139	1.33'	N03° 14' 05"E
L140	12.17'	N86° 45' 55"W
L141	6.33'	S03° 14' 05"W
L142	6.00'	N86° 45' 55"W
L143	8.00'	N03° 14' 05"E
L144	15.33'	N86° 45' 55"W
L145	1.33'	S03° 14' 05"W
L146	14.33'	S03° 14' 05"W
L147	11.00'	S86° 45' 55"E
L148	20.00'	S03° 14' 05"W
L149	20.00'	S03° 14' 05"W
L150	11.00'	N86° 45' 55"W
L151	14.33'	S03° 14' 05"W
L152	1.33'	S86° 45' 55"E
L153	15.33'	S03° 14' 05"W
L154	11.00'	N86° 45' 55"W
L155	14.33'	S03° 14' 05"W
L156	1.33'	S86° 45' 55"E

Line Table		
Line #	Length	Direction
L157	15.33'	S03° 14' 05"W
L158	3.33'	N86° 45' 55"W
L159	12.67'	S03° 14' 05"W
L160	15.33'	S86° 45' 55"E
L161	8.00'	N03° 14' 05"E
L162	6.00'	S86° 45' 55"E
L163	6.33'	S03° 14' 05"W
L164	12.17'	S86° 45' 55"E
L165	1.33'	N03° 14' 05"E
L166	23.13'	S86° 45' 55"E
L167	1.33'	S03° 14' 05"W
L168	12.17'	S86° 45' 55"E
L169	6.33'	N03° 14' 05"E
L170	6.00'	S86° 45' 55"E
L171	8.00'	S03° 14' 05"W
L172	15.33'	S86° 45' 55"E
L173	12.67'	N03° 14' 05"E
L174	3.33'	N86° 45' 55"W
L175	15.33'	N03° 14' 05"E
L176	1.33'	S86° 45' 55"E
L177	14.33'	N03° 14' 05"E
L178	59.33'	S57° 33' 00"E
L179	15.33'	N32° 27' 00"E
L180	12.67'	N57° 33' 00"W
L181	3.33'	S32° 27' 00"W
L182	15.33'	N57° 33' 00"W
L183	1.33'	N32° 27' 00"E
L184	14.33'	N57° 33' 00"W
L185	11.00'	S32° 27' 00"W
L186	20.33'	N57° 33' 00"W
L187	32.06'	S32° 27' 00"W
L188	32.06'	S32° 27' 00"W
L189	20.33'	S57° 33' 00"E
L190	11.00'	S32° 27' 00"W
L191	14.33'	S57° 33' 00"E
L192	1.33'	N32° 27' 00"E
L193	15.33'	S57° 33' 00"E
L194	3.33'	S32° 27' 00"W
L195	12.67'	S57° 33' 00"E
L196	15.33'	N32° 27' 00"E
L197	8.00'	N57° 33' 00"W
L198	6.00'	N32° 27' 00"E
L199	6.33'	S57° 33' 00"E
L200	12.17'	N32° 27' 00"E
L201	1.33'	N57° 33' 00"W
L202	11.56'	N32° 27' 00"E
L203	11.56'	N32° 27' 00"E
L204	1.33'	S57° 33' 00"E
L205	12.17'	N32° 27' 00"E
L206	6.33'	N57° 33' 00"W
L207	6.00'	N32° 27' 00"E
L208	8.00'	S57° 33' 00"E

PLAN BOOK	PAGE
417	15

Builder
Weaver HOMES

Drawing Number 1009-2436372
Drawing Scale As Noted
Date March 27, 2024
Drawn By
Revisions

Sheet 3

Woodland Reserve Condominium Plan 1

Affecting Lots 301 & 302 of the Woodland Reserve Planned Residential Development As recorded in Plan Book 411, Pages 43-46
Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
724-452-4362 Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

Instr: 202404090004849
Pgs: 1 F: $40.00
Michele Mustello
Butler County Recorder PA
4/9/2024 3:26 PM
T20240003961

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE & AGRICULTURAL USE. THIS WAIVER APPLIES TO LOTS 4, 5 & REVISED LOT 2 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CONNOQUENESSING TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOTS 4, 5 & REV. LOT 2 SHOULD CONTACT APPROPRIATE OFFICIALS OF CONNOQUENESSING TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

120-4F25-30A
N/F D.P. BRENCKLE
CAMP FATIMA ROAD
INST. #201612300027602
WOODED

120-4F25-30
N/F J. RHOADES
CAMP FATIMA ROAD.
D.B. 1524 PG. 243
WOODED

120-4F25-32A
N/F M. FELITSKY
CAMP FATIMA ROAD
D.B. 1045 PG. 103
WOODED

120-4F25-23
NF D.P. BRENCKLE
168 CAMP FATIMA ROAD
INST.# 20140724001026
WOODED RESIDENTIAL

120-3F76-2B
N/F R.M. SMITH
125 WILDLIFE LANE
INST. #201009030019780
WOODED RESIDENTIAL

120-3F76-2
N/F D.T. DIETRICH
131 WILDLIFE LANE
INST. #202012310031448
WOODED RESIDENTIAL

120-3F76-21AB
N/F DONALD P. & JOAN BRENCKLE
300 SHANNON ROAD
INST. #200911060026314
RESIDENTIAL
EX. 5.00 ACRES
+2.05 ACRES PARCEL F
+0.74 ACRE PARCEL G
−1.81 ACRE PARCEL H
5.98 ACRES TOTAL
AFTER CONVEYANCES =
LOT 3

120-3F76-21A
N/F DONALD P. BRENCKLE
SHANNON ROAD
INST. #202201070000597
EX. LOT 2 OF P.B. 400 PGS. 17-18
95.24 ACRES
−2.05 ACRES PARCEL F
−0.74 ACRE PARCEL G
+1.81 ACRE PARCEL H
−24.97 ACRES LOT 4
−40.43 ACRES LOT 5
28.86 ACRES TOTAL AFTER
CONVEYANCES = REV. LOT 2

120-3F76-21
N/F G.A. BRENCKLE
SHANNON ROAD
INST. #202201070000596
EX. LOT 1 OF P.B. 400 PGS. 17-18
AGRICULTURAL

120-4F25-33C
N/F E. RAHISER
CAMP FATIMA RD.
INST. #201911010022080
VACANT

120-4F25-33
N/F E. RAHISER
SHANNON ROAD
INST. #201911010022080
VACANT

120-4F25-33A
N/F E. RAHISER
330 SHANNON RD.
INST. #201911010022080
RESIDENTIAL

120-3F76-22AA
N/F D.E. LYNN, JR.
297 SHANNON ROAD
INST.#201302270005955
RESIDENTIAL

120-3F76-22A
N/F N.J. & D.E. LYNN
295 SHANNON ROAD
INST.# 200011300028328
RESIDENTIAL

120-3F76-22
NF P.M. DAVIS & L.E. BOND
293 SHANNON ROAD
INST. #201411050002648
AGRICULTURAL WOODED RESIDENTIAL

120-4F25-33B
N/F M. & A.F. FELITSKY
349 SHANNON ROAD
D.B. 921 PG. 140
WOODED RESIDENTIAL

120-3F76-23AM
N/F D.L. KOZLOWSKI
187 SHANNON ROAD
INST. #201810150020815
RESIDENTIAL

120-3F76-23A
N/F W.S. & K.L. MILLIG
100 DONAHUE DRIVE
D.B. 2799 PG. 336
RESIDENTIAL

120-3F76-23AD
N/F M.C. & C.C. ZUPETIC
167 SHANNON ROAD
INST. #201805170009577
RESIDENTIAL

120-3F76-21AA
N/F M.J. & C.E. McCONNELL
SHANNON ROAD
INST. #201803260005617
VACANT

120-3F76-23AB
N/F J.A. & P.L. COVERT
163 SHANNON ROAD
D.B. 2463 PG. 913
RESIDENTIAL

120-3F76-24AC
N/F S. MONROE HOLD.
SHANNON RD/HOCH LANE
INST. #202201070000547
VACANT

120-3F76-21B
N/F M.J. & C.E. McCONNELL
164 SHANNON ROAD
INST. #201803260005617
RESIDENTIAL

120-3F76-7
N/F S.J. McCONNELL
125 HOCH LANE
INSTR. #200111140032514
WOODED RESIDENTIAL

120-3F76-7B
N/F G.A. BRENCKLE & D.P. BRENCKLE
f.d.b.o. BRENCKLES' FARMS & GREENHOUSES
HOCH LANE
INSTR. #201301290003082
WOODED RESIDENTIAL AGRICULTURAL
DEED CALLS FOR EAST SIDE OF PRIVATE LANE

120-3F76-7C
N/F J.S. & B.S. PFABE
115 HOCH LANE
INSTR. #200104200009020
RESIDENTIAL

N/F G.A. BRENCKLE
PARCEL E of P.B. 400 Pgs. 17 & 18
Part of 120-3F76-21
0.47 ACRE
(REF: D.B. 271 PG. 200)

PARCEL F
2.05 ACRES

PARCEL G
0.74 ACRE

PARCEL H
1.81 ACRE

LOT 4
24.97 ACRES

LOT 5
40.43 ACRES

TO BE COMBINED WITH TAX PARCEL 120-3F76-21

TO BE COMBINED WITH REVISED LOT 2

EXISTING ACCESS ROAD R/W TO T.W. PHILLIPS GAS & OIL CO. INST. #201105180011915 (NO WIDTH OR DECRIPTION RECORDED)

APPROX. LOCATION EM ENERGY PIPELINE LLC REF: INST. #201403140005308

APPROX. LOCATION EX. WEST PENN POWER CO. R/W (NO WIDTH OR DECRIPTION RECORDED)

APPROXIMATE LOCATION EXISTING 75' R/W TO MARK WEST LIBERTY BLUESTONE INST. #201307290001972 (NO DESCRIPTION OR EVIDENCE)

APPROX. LOCATION FLOOD ZONE BOUNDARY

℄ LITTLE CONNOQUENESSING CREEK

ZONE X

ZONE A

APPROX ℄ 50' EXISTING EASEMENT TO ETC NORTHEAST PIPELINE LLC REF: INST. #201701200001385

APPROX ℄ 50' EXISTING EASEMENT TO ETC NORTHEAST PIPELINE LLC REF: INST. #201701200001386

APPROX 75' EASEMENT

LIMIT OF 12' STRIP FOR HOCH LANE

LIMIT OF WATERLINE EASEMENT

EXISTING 17' WATERLINE EASEMENT

LIMIT OF WATERLINE EASEMENT

HOCH LANE (PRIVATE) 12' R/W

GRAVEL DRIVE

2.64' OVERLAP

℄ SHANNON ROAD
S.R. 3032
40' R/W
(Paved 28')

℄ SHANNON ROAD
S.R. 3032
40' R/W
(Paved 28')

DONAHUE DRIVE

50' BUILDING LINE

25' BUILDING LINE (REAR YARD)

15' BUILDING LINE (SIDE YARD)

50' BLDG. LINE

90' BLDG. LINE

N 81°35'26" W 26.17'
N 74°40'17" W 25.37'
N 70°22'33" W 25.21'
N 59°01'49" W 57.28'
N 46°57'12" W 19.63'
N 27°18'18" W 27.14'

S 89°30'20" W 1,227.22'

N 02°12'20" W 357.91'

S 67°53'13" E 80.68'
S 63°14'25" E 38.32'
S 61°05'07" E 40.90'
N 54°33'08" W 66.96'
N 47°18'40" W 88.79'
N 42°49'49" W 83.18'
N 40°05'04" W 121.00'

S 70°24'29" W 48.49'
S 69°03'14" W 72.85'
N 03°48'00" W 694.88'
S 80°00'00" W 1,682.37'

S 69°04'32" W 73.55'
S 68°43'09" W 80.36'
S 67°14'09" W 71.37'
N 64°00'52" E 77.18'

S 29°45'09" W 947.12'

S 70°59'57" E 182.68'
S 27°13'11" E 198.72'

N 73°31'15" E 77.81'
N 84°32'30" E 78.28'
S 84°56'57" E 89.04'
S 76°35'54" E 84.14'
S 72°01'42" E 82.34'
S 54°32'55" E 14.97'
N 56°47'49" E 221.22'
N 60°10'56" E 654.92'
S 61°22'38" E 284.54'
N 74°17'02" E 96.10'
S 29°04'10" E 265.43'
N 80°24'53" E 672.78'
N 00°05'21" W 1,078.08'
S 00°05'21" E 1,080.88'

N 65°02'57" E 123.03'
N 68°40'36" E 74.67'
N 69°39'36" E 78.74'

S 00°30'36" E 382.94'
N 00°30'36" E 70.39'

S 33°18'14" W 331.48'
N 41°08'32" W 159.40'
N 45°46'12" W 200.00'
N 51°12'52" W 167.46'
N 56°03'12" W 475.77'
S 46°58'08" W 287.35'
N 42°03'54" W 1.58'
N 42°03'54" W 16.41'

S 00°12'59" E 223.28'
S 89°37'48" W 77.36'
S 00°12'59" E 223.28'
S 00°12'59" E 627.75'
S 00°00'55" W 392.28'
N 00°12'59" W 287.35'

N 36°51'37" W 392.36'
N 48°41'28" E 463.26'
S 48°41'28" W 481.05'

N 37°53'32" W 390.36' (Original 390.50' to be removed)
N 37°53'32" W 390.50' (Original 390.36' to be removed)

S 00°05'21" E 1,080.88'

15' BLDG LINE (SIDE YARD)

12.76'
12.17'
17.23'
12.17'
17'
1,062.88'
627.75'
17.00'

EX. STONE MONU.

EX. I.P.

EX. I.P. SET

EX. PIPE

EX. I.P. PIPE

EX. GMK

EX. STONE

EX. CONC. MONU.

EX. CONC. DRIVE

EX. GAS MARKERS

EX. OVERHEAD UTILITY LINE

EX. UTILITY POLE

EX. GUY WIRE

EX. CATCH BASIN

EX. INLET

EX. SANITARY MANHOLE

EX. WATER VALVE

EX. WATER METER

EX. WATER MANHOLE

EX. GAS VALVE

EX. GAS METER

EX. GAS MANHOLE

EX. TELEPHONE MANHOLE

EX. ELECTRIC MANHOLE

EX. ELECTRIC METER

EX. ELECTRIC VAULT

EX. TELEPHONE VAULT

EX. TELEPHONE PEDESTAL

EX. CABLE TV PEDESTAL

EX. CABLE TV VAULT

EX. CABLE TV MANHOLE

EX. MAILBOX

EX. SIGN

EX. FENCE

EX. TREE LINE

EX. BUSH

EX. 21" OAK TREE

EX. 28" TRIPLE CHERRY

EX. 15" OAK

EX. 35" OBL. CHERRY

EX. 32" OAK TREE

EX. 25" OAK TREE

EX. 18" OAK

EX. 36" OAK

EX. 12" OAK

EX. 30" OAK

EX. 24" OAK

EX. 20" OAK

EX. 16" OAK

EX. 14" OAK

EX. 10" OAK

EX. 8" OAK

EX. 6" OAK

EX. 4" OAK

EX. 2" OAK

EX. 1" OAK

EX. 3" OAK

EX. 5" OAK

EX. 7" OAK

EX. 9" OAK

EX. 11" OAK

EX. 13" OAK

EX. 15" OAK

EX. 17" OAK

EX. 19" OAK

EX. 21" OAK

EX. 23" OAK

EX. 25" OAK

EX.

OWNER'S ADOPTIONKNOW ALL MEN BY THESE PRESENTS, SRUF HOLDINGS, LLC, BY VIRTUE OF A RESOLUTION BY ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS SUBDIVISION PLAN OF ITS PROPERTY, SITUATE IN THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN ON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, SLIPPERY ROCK UNIVERSITY FOUNDATION, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF SLIPPERY ROCK, COUNTY OF BUTLER, ITS SUCCESSORS OR ASSIGNS FROM LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON SRUF HOLDINGS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME ATTESTED BY THE SECRETARY, THIS 4TH DAY OF April 2024.

ATTEST:

WITNESS — OWNER – EXECUTIVE DIRECTOR

ACKNOWLEDGMENT, COMMONWEALTH OF PENNSYLVANIA, BOROUGH OF SLIPPERY ROCK COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED David Hollenbaugh AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4TH DAY OF April 2024

Shannon M. Young

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Shannon M. Young, Notary Public
Butler County
My commission expires October 24, 2024
Commission number 1301505
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 24th DAY OF October 2024

TITLE CLAUSE

WE, SRUF HOLDINGS, LLC, OWNERS OF VINCENT PROPERTY PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SRUF HOLDINGS, LLC, AS RECORDED IN INSTRUMENT 202308010011175 IN THE RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS:

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS THIS 11th DAY OF March 2024

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION:

THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN OF SUBDIVISION ON THIS 11th DAY OF March 2024

SECRETARY — CHAIRMAN, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 21ST DAY OF FEB 2024

SECRETARY — CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S CERTIFICATE:

I, MICHAEL A OGIN, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, AND THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAT, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

MICHAEL ALLEN OGIN, PLS
REG. NO. SU-075288

4-2-24
DATE

PROOF OF RECORDING:

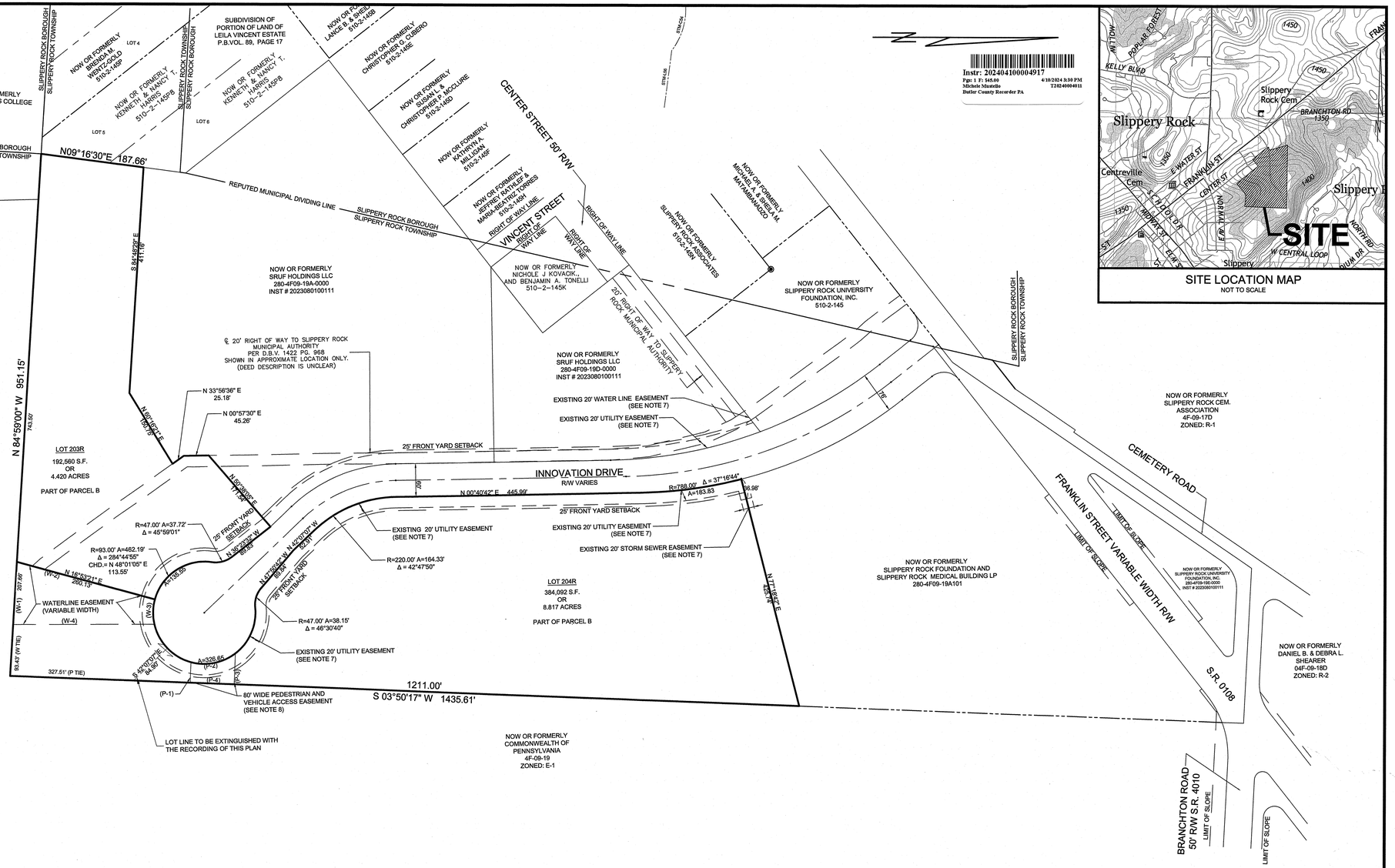
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE 17.
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF April 2024

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

Instr: 202404100004917
Pgs: 1 F: $45.00 — 4/10/2024 3:30 PM
Michele Mustello — T202404004011
Butler County Recorder PA

SITE LOCATION MAP
NOT TO SCALE



WATERLINE EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
W-1	N 84° 59' 00" W	114.23
W-2	N 16° 53' 21" E	260.13
W-4	N 01° 33' 37" W	256.78

WATERLINE EASEMENT CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
W-3	93.00	45.72	28° 10' 01"	S 87° 11' 54" E	45.26

PEDESTRIAN EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
P-1	N 86° 09' 40" W	37.23
P-3	S 86° 09' 40" E	56.18
P-4	S 03° 50' 17" W	80.00

PEDESTRIAN EASEMENT CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
P-2	93.00	85.16	52° 27' 53"	N 09° 29' 19" W	82.21

NOTES:
1.) PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

2.) THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT #202308010011175.

3.) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE PARCEL INTO 4 SEPARATE LOTS

4.) FRONT, SIDE AND REAR YARD SETBACKS SHALL COMPLY WITH SLIPPERY ROCK ZONING ORDINANCE BASED ON PROPOSED USE OF THE PROPERTY.

5) MERIDIAN SHOWN HEREON IS BASED UPON SLIPPERY ROCK UNIVERSITY BOUNDARY SURVEY PREPARED BY THE GATEWAY ENGINEERS, DATED JANUARY, 1998.

6) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

7) THE VINCENT PROPERTY PLAN OF LOTS NO. 1 REVISED (BUTLER COUNTY INSTRUMENT #202311130017056) WAS REFERENCED FOR THE CREATION OF THIS PLAN AND ALL ASSOCIATED EASEMENTS.

8) THE 80 FOOT WIDE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT IS FOR THE BENEFIT OF SLIPPERY ROCK UNIVERSITY. THE UNIVERSITY IS RESPONSIBLE FOR THE MAINTENANCE OF THE PHYSICAL FEATURES WITHIN THE EASEMENT.

SITE DATA:

U-1 UNIVERSITY RELATED

MINIMUM LOT AREA:	= 25,000 SF
MINIMUM LOT WIDTH:	= 100 FT
MINIMUM FRONT YARD:	= 25 FT
MINIMUM SIDE YARD:	= 20 FT
MINIMUM REAR YARD:	= 20 FT
MAXIMUM LOT COVERAGE:	= 25%
MAXIMUM BUILDING HEIGHT:	= 45 FT

NOTE: THIS PROPERTY IS ALSO LOCATED IN THE URBAN DENSITY OVERLAY DISTRICT. THE DENSITY, BULK, AND SETBACK REQUIREMENTS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE UNDERLAYING U-1 ZONING DISTRICT. CERTAIN USES MAY REQUIRE STRICTER SETBACK REQUIREMENTS, LOT AREA, LOT WIDTH, ETC. IN ACCORDANCE WITH CHAPTER 27, TABLE 307.2

LOT AREA SUMMARY:

LOT 203R	=	4.420 ACRES
LOT 204R	=	8.817 ACRES
TOTAL	=	13.237 ACRES

OWNER \ DEVELOPER:
SRUF HOLDINGS, LLC
104 MALTBY AVENUE SUITE 202
SLIPPERY ROCK, PA 16057
724-738-2183

GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PLAN BOOK	PAGE
417	17

NOTARY PUBLIC — NOTARY PUBLIC — BUTLER COUNTY PLANNING COMMISSION — RECORDER OF DEEDS — SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS — SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION — SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL ALLEN OGIN LAND SURVEYOR NO. SU075288

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

REVISIONS:

VINCENT PROPERTY PLAN OF LOTS NO. 1 - REVISED
A REVISION OF LOTS 203 AND 204
SITUATE IN
SLIPPERY ROCK BOROUGH AND SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY
MADE FOR
SRUF HOLDINGS, LLC
1 MORROW WAY, 100 OLD MAIN
SLIPPERY ROCK, PA 16057

DATE: APRIL 2024
SCALE: 1" = 100'
PM: JEG DB: JSR CB: MAO
PROJECT No.: 14650-0059
DRAWING No.: --

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S:\Path & Filename=R:\Projects\14650\14650 SRUH-0059 SR Foundation Subdivision\Dwg\01-Base\14650-0059_RP_For Recording.dwg
Plot Date=4/3/2024 6:39 AM John S. Robash
Save Date=4/3/2024 6:31 AM

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WHITE OAK FARM, LLC., OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 3 DAY OF April, 2024.

x SueAnn Jones
SUE ANN JONES
MEMBER - PRESIDENT

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, SUE ANN JONES, MEMBER OF WHITE OAK FARM LLC. AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027

Lindsey Everett
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lindsey Everett, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

APRIL 3, 2024
DATE

STANLEY D. GRAFF
REG. NO. SU-030161-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 30161-E

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FORWARD ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 9 DAY OF April, 2024.

x Lindsey Everett
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 9 DAY OF April, 2024.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12TH DAY OF MARCH, 2024.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

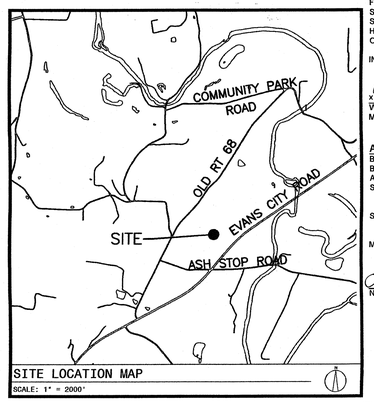
PLAN BOOK VOLUME 417 PAGE(S) 18

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF APRIL, 2024.

RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028



SITE LOCATION MAP
SCALE: 1" = 2000'

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WHITE OAK FARM, LLC., OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 4 DAY OF April, 2024.

x
TAMMY L. HERB
MEMBER - VICE PRESIDENT

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, TAMMY L. HERB, MEMBER OF WHITE OAK FARM LLC. AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027

Lindsey Everett
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lindsey Everett, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WHITE OAK FARM, LLC., OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 3 DAY OF April, 2024.

x
DIANE M. IMAN
MEMBER - TREASURER

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, DIANE M. IMAN, MEMBER OF WHITE OAK FARM LLC. AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027

Lindsey Everett
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lindsey Everett, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WHITE OAK FARM, LLC., OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FORWARD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 4 DAY OF April, 2024.

x
WILLIAM G. HERB
MEMBER

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM G. HERB, MEMBER OF WHITE OAK FARM LLC. AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

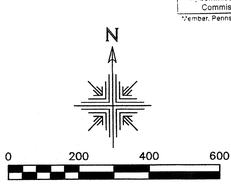
SWORN TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF April, 2024.

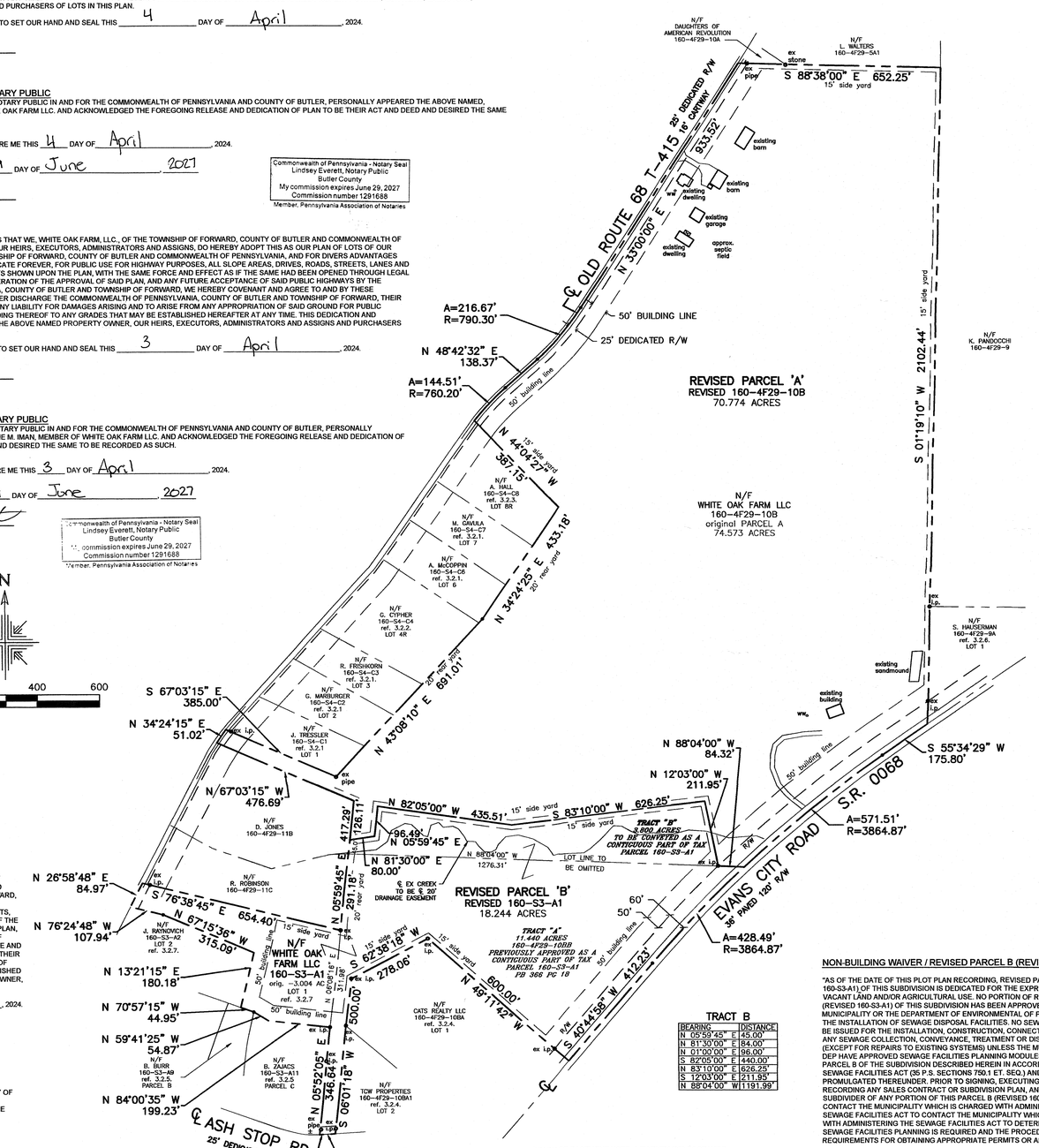
MY COMMISSION EXPIRES THE 29 DAY OF June, 2027

Lindsey Everett
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lindsey Everett, Notary Public
Butler County
My commission expires June 29, 2027
Commission number 1291688
Member, Pennsylvania Association of Notaries

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.





TRACT B	
BEARING	DISTANCE
N 05°59'45" E	45.00'
N 81°30'00" E	84.00'
N 01°00'00" E	96.00'
S 82°05'00" E	440.00'
N 83°10'00" E	626.25'
S 12°03'00" E	211.89'
N 88°04'00" W	1191.99'

DRAINAGE EASEMENT NOTE: A TWENTY (20') FOOT WIDE DRAINAGE EASEMENT IS BEING PROVIDED, CENTERED ON THE WATERCOURSE. EXCAVATION, THE PLACING OF FILL OR STRUCTURES, AND ANY ALTERATIONS THAT MAY ADVERSELY AFFECT THE FLOW OF STORMWATER WITH ANY PORTION OF THE EASEMENT IS PROHIBITED. THE PROPERTY OWNER GRANTS FORWARD TOWNSHIP OR ITS DESIGNEES ACCESS TO THE EASEMENT VIA THE NEAREST PUBLIC RIGHT-OF-WAY.

NON-BUILDING WAIVER / REVISED PARCEL B (REVISED 160-S3-A1)

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED PARCEL B (REVISED 160-S3-A1), OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF REVISED PARCEL B (REVISED 160-S3-A1) OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR REVISED PARCEL B OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PARCEL B (REVISED 160-S3-A1) SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

PLAN BOOK	PAGE
417	18

RECORDED 20	
PLAN BOOK	PAGE
SHEET of	

Instr: 202404150005089
Pgs: 1 F: $45.00 4/15/2024 3:21 PM
Michele Mustello T20240004164
Butler County Recorder PA

PROPERTY AREAS:

*areas computed individually, rounding differences my occur in shown equations

EXISTING TOTALS	
PARCEL A	74.573 AC
+PARCEL B (PB 366 PG 18)	14.444 AC
EXISTING TOTAL	89.017 AC

REVISED PARCEL A	
ORIGINAL PARCEL A	74.573 AC
- TRACT B	3.800 AC
REVISED PARCEL A TOTAL	70.774 AC

REVISED PARCEL B	
ORIGINAL S3-A1	3.004 AC
+TRACT A (PLAN BOOK 366 PG 18)	11.440 AC
+TRACT B	3.800 AC
PARCEL B TOTAL	18.244 AC

REVISED TOTALS	
REVISED PARCEL A	70.774 AC
+REVISED PARCEL B	18.244 AC
REVISED TOTAL	89.018 AC

GENERAL NOTES:

1. OWNER: WHITE OAK FARM LLC.
2. SETBACKS: BUILDING LINE - 50'
   SIDE YARD - 15'
   REAR YARD - 20'
3. REFERENCES
   3.1. CURRENT DEEDS OF RECORD
   3.2. PREVIOUSLY RECORDED PLANS
   3.2.1. SUBDIVISION OF ROLAND G. & HELEN HERB *PROPERTY* LOTS 1-6 P.B. 124 PG. 29
   3.2.2. WHITE OAK FARM PLAN OF LOTS P.B. 336 PG. 22
   3.2.3. IMAN & WHITE OAK FARM, LLC. LOT LINE REVISION P.B. 344 PG. 10
   3.2.4. LOT LINE REVISION P.B. 316 PG. 7
   3.2.5. RICE LOT LINE REVISION P.B. 309 PG. 41
   3.2.6. JEFFREY AND KATHRYN PANDOCCHI PLAN P.B. 265 PG. 8
   3.2.7. RAYNOVICH OF SUBDIVISION A P.B. 253 PG. 20
   3.2.8. WHITE OAK FARM PLAN NO. 2 PB 366 PG 18

REV	DESCRIPTION	BY	DATE
E	REVISED OFFICER TITLE FROM SECRETARY TO TREASURER IN DEDICATION	SDG	4/3/2024
D	REVISED OWNER NAMES IN PLAN DEDICATIONS TO REFLECT CHANGES IN LLC	SDG	3/28/2024
C	REVISIONS TO UPDATE DATES AND ADJOINER NAMES	SDG	2/22/2024
B	REVISIONS PER TOWNSHIP PLANNING COMMISION COMMENTS - JULY 27, 2021	SDG	7/29/2021
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED JULY 27, 2021	SDG	7/27/2021

GRAFF SURVEYING

GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION

WHITE OAK FARM PLAN NO. 3

BEING A

SUBDIVISION

FOR

WHITE OAK FARM LLC.

SITUATE

FORWARD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

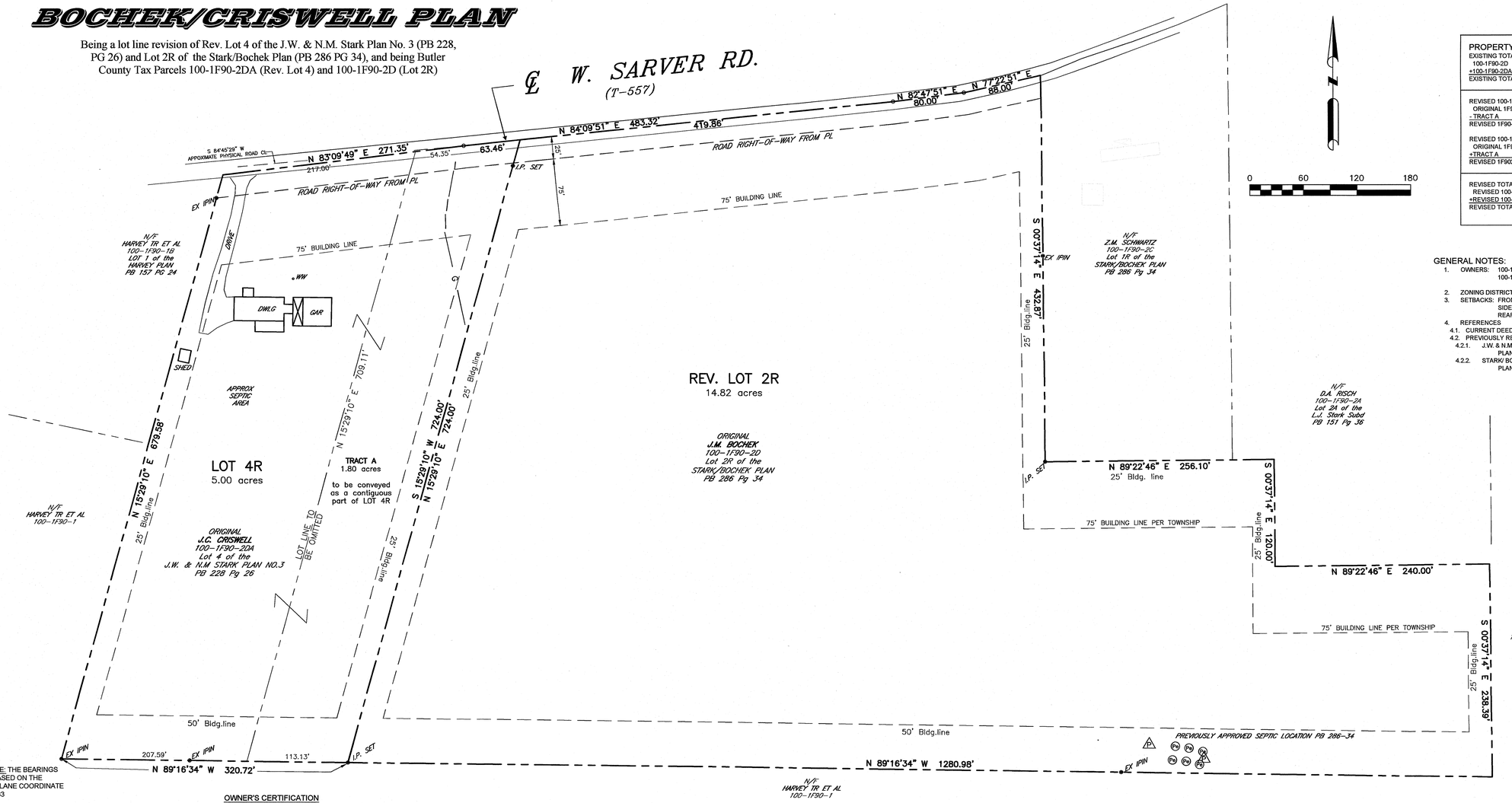
DATE	DRAWN	CHECKED	SCALE
07/07/2021	SDG	Sdg	1" = 200'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-141	160-4F29-10B	E

Instr: 202404150005090
Pgs: 1 F: $45.00 4/15/2024 3:24 PM
Michele Mustello T202404004165
Butler County Recorder PA

BOCHEK/CRISWELL PLAN

Being a lot line revision of Rev. Lot 4 of the J.W. & N.M. Stark Plan No. 3 (PB 228, PG 26) and Lot 2R of the Stark/Bochek Plan (PB 286 PG 34), and being Butler County Tax Parcels 100-1F90-2DA (Rev. Lot 4) and 100-1F90-2D (Lot 2R)

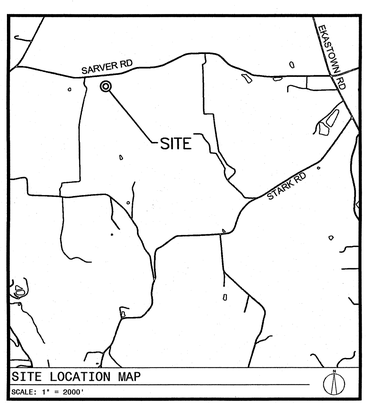


PROPERTY AREAS:	
EXISTING TOTALS	
100-1F90-2D	16.62 ACRES
+100-1F90-2DA	3.20 ACRES
EXISTING TOTAL	19.82 ACRES
REVISED 100-1F90-2D	
ORIGINAL 1F90-2D	16.62 ACRES
- TRACT A	1.80 ACRES
REVISED 1F90-2D TOTAL	14.82 ACRES
REVISED 100-1F90-2DA	
ORIGINAL 1F90-2DA	3.20 ACRES
+TRACT A	1.80 ACRES
REVISED 1F902DA TOTAL	5.00 ACRES
REVISED TOTALS	
REVISED 100-1F90-2D	14.82 ACRES
+REVISED 100-1F90-2DA	5.00 ACRES
REVISED TOTAL	19.82 ACRES

GENERAL NOTES:
1. OWNERS: 100-1F90-2D - JANET M. BOCHEK
100-1F90-2DA - JOSEPH C. & CHERYL L. CRISWELL
2. ZONING DISTRICT: AGRICULTURAL CONSERVATION
3. SETBACKS: FRONT LINE - 75'
SIDE - 25'
REAR - 50'
4. REFERENCES
4.1. CURRENT DEEDS OF RECORD
4.2. PREVIOUSLY RECORDED PLANS
4.2.1. J.W. & N.M. STARK PLAN NO 3 PLAN BOOK 228 PG 26
4.2.2. STARK/ BOCHEK PLAN PLAN BOOK 286 PG 34

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



OWNER'S CERTIFICATION

WE, JANET M. BOCHEK AND JOSEPH C. & CHERYL L. CRISWELL, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 22 DAY OF MARCH, 2024.

x Janet M. Bochek
JANET M. BOCHEK

x Joseph C. Criswell
JOSEPH C. CRISWELL

x Cheryl L. Criswell
CHERYL L. CRISWELL

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, JANET M. BOCHEK AND JOSEPH C. & CHERYL L. CRISWELL, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF MARCH, 2024.

MY COMMISSION EXPIRES THE 1ST DAY OF FEBRUARY, 2027

x Debra L. DeLancey
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra L. DeLancey, Notary Public
Butler County
My commission expires February 17, 2027
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

MARCH 12, 2024
DATE

x
STANLEY D. GRAFF
REG. NO. SU-03016-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR NO. 30161-E

PLAN BOOK	PAGE
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MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLINTON ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON THIS 14TH DAY OF February, 2024.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 5TH DAY OF February, 2024.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF JAN, 2024.

x K. H— DRM
SECRETARY

x H— DRM
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 417, PAGE(S) 19

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF APRIL, 2024.

x Michele M. Mustello
RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

RECORDED 20	
PLAN BOOK	PAGE
SHEET _____ of _____	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP REVIEW EMAIL RECEIVED 1/16/2024	SDG	1/24/2024

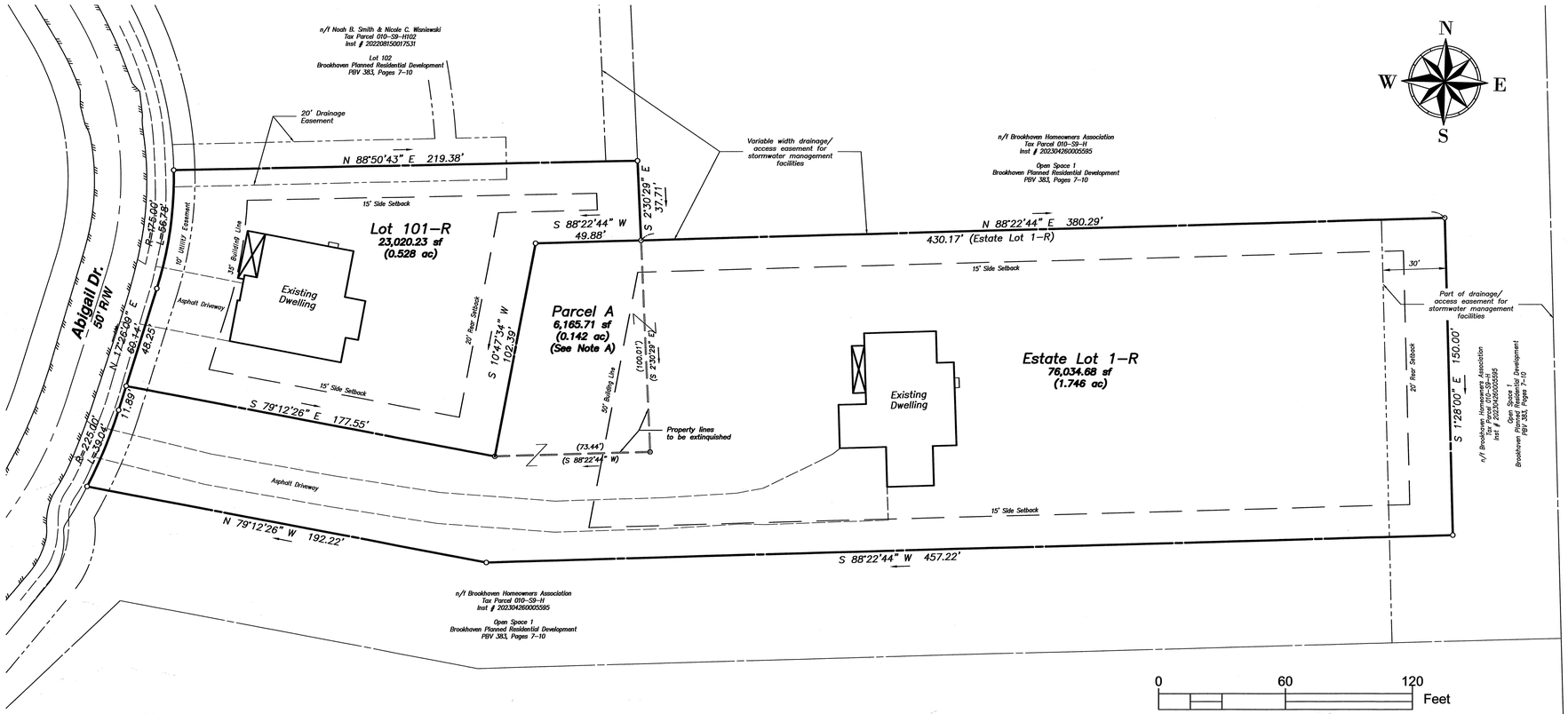
GRAFF SURVEYING
GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
BOCHEK/CRISWELL PLAN
BEING A
LOT LINE REVISION
FOR
JANET M. BOCHEK &
JOSEPH & CHERYL CRISWELL

SITUATE 160 SARVER ROAD
CLINTON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/08/2023	BAG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
23-184	100-1F90-2D, 2DA	A



Instr: 202404160005103
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
4/16/2024 8:57 AM
T20240004180

Owner:

Know all men by these presents; that **JENIFFER J. & JOSEPH R. CARNICELLA** does hereby adopt this plan as its plan of lots of its property situate in Adams Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Adams , **JENIFFER J. & JOSEPH R. CARNICELLA** hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Buter, and Township of Adams , my successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon **JENIFFER J. & JOSEPH R. CARNICELLA** my successors and assigns and purchasers of lots in this plan.

In witness whereof, we, hereunto set our had and seal this 20 day of March, 2024

JENIFFER J. CARNICELLA

JOSEPH R. CARNICELLA

Notary Public:

Commonwealth of Pennsylvania)SS
)SS
County of Butler)SS

Before me, the subscriber, A Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared above named **JENIFFER J. & JOSEPH R. CARNICELLA** and acknowledged the foregoing release and dedication and plan to be our act and deed and desire the same to be recorded as such.

Sworn and subscribed before me this day Witness my hand and seal this 20 day of March, 2024.

My commission expires the 9 day of June, 2027.

(Seal) Heather A. Stickler Notary Public

Commonwealth of Pennsylvania - Notary Seal
HEATHER A STICKLER - Notary Public
Butler County
My Commission Expires June 9, 2027
Commission Number 1434763

Adams Township Planning Commission:

Reviewed by the Adams Township Planning Commission this 1 day of Nov, 2023

Secretary

Chairperson

Adams Township Board of Supervisors:

The Board of Supervisors of the Township of Adams hereby gives public notice that in approving this plan for recording purposes only, the Township of Adams assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets or roads or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets roads.

Approved by the Board of Supervisors of the Township of Adams this 25 day of March, 2024

Secretary

Chairperson

Butler County Planning Commission:

Reviewed by the Butler County Planning Commission on this 18TH day of OCT, 2023

R. Hun DPM

Butler County Recorder of Deeds:

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 417, page(s) 20.

Given under my hand and seal this 16TH day of April, 2024

Recorder of Deeds

Surveyor:

I, James A. Sperdute, a professional land surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners and or agents.

11-3-2023
Date

James A. Sperdute, RS # 24457-E

Township Engineer:

I, Ronald Olsen a registered professional engineer for the Township of Adams, do hereby certify, that to the best of my knowledge and belief, that this subdivision plan or land development meets all of the engineering requirements set forth in the Adams Township zoning ordinance, subdivision and land development ordinance, and public and private improvement code except as departures that have been authorized by the approval authority.

04/08/2024
Date

Adams Township Engineer

24400 E
Registration No.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

BUTLER COUNTY PLANNING COMMISSION

Owner:

Know all men by these presents; that **NVR, INC., by virtue of a resolution by its board of directors,** does hereby adopt this plan as its plan of lots of its property situate in Adams Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Adams, **NVR, Inc.** hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Buter, and Township of Adams, my successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon **NVR, Inc.** its successors and assigners and purchasers of lots in this plan.

In witness whereof, we, hereunto set our hand and seal this 12th day of March, 2024.

Officer Witnessing

Joshua Monrey
Vice President, NVR Inc.

Joshua Monrey
Printed Name

Notary Public:

Commonwealth of Pennsylvania)SS
)SS
County of ALLEGHENY)SS

On this 12TH day of MARCH, 2024, before me, a notary public in and for said County and State, personally appeared JOSHUA MONREY, of NVR, Inc., who being duly sword deposes and says that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of said corporation duly signed and sealed by and as for the act and deed of said, NVR, Inc.. For the uses in purposes therein mentioned, and that the name of these deponent subscribes to this said release and dedication as vice president of NVR, Inc., is attestation of the due execution and delivery of said release and dedication of this deponents own and proper respective handwriting.

Sworn and subscribed before me this day Witness my hand and seal this 12TH day of MARCH, 2024.

My commission expires the 24TH day of OCTOBER, 2027.

(Seal) Kaye Dawson Notary Public

Commonwealth of Pennsylvania - Notary Seal
KYLIE DAWSON - Notary Public
Allegheny County
My Commission Expires October 24, 2027
Commission Number 1358395

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
LAND SURVEYOR
No.SU-024457-E
PENNSYLVANIA

PLAN BOOK	PAGE
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Property Owners:

Jennifer J. & Joseph R. Carnicella
101 Abigail Drive
Mars, PA 16046
Tax Parcel 010-S9-H1-0000
Instrument No. 202109230027022
Estate Lot 1 – Brookhaven Planned Residential Development – PBV 343, Pgs 7-10

NVR, Inc
One Penn Center West – Suite 220
Pittsburgh, PA 15276
Tax Parcel 010-S9-H101-0000
Instrument No. 202205170010790
Lot 101 – Brookhaven Planned Residential Development – PBV 343, Pgs 7-10

Plan Purpose:

The intent of this plan is to revise the lot line Estate Lot 1 and Lot 101 by conveyance of Parcel "A". This plan does not transfer property and the conveyance of Parcel "A" must completed by the execution of a deed transferring ownership between parties.

Survey Notes:

A. **Parcel "A" is to be conveyed to and become an integral part of Estate Lot 1 and is not to be considered a separate building lot.**

B. **Although the surveyor has researched the subject and surrounding tracts, the properties shown hereon are represented without the benefit of a full title report/title search and may not reflect all easements, leases, encumbrances, rights of way or covenants that would normally be discovered with a full and complete title search.**

C. **In preparing this plan/survey, no attempt has been made to obtain or show any information related to the existing size, depth, condition, capacity, or location of any utility that may serve this property or that may cross this property, whether privately, municipal or utility owned.**

D. **Subsurface conditions were not examined or considered as a part of this plan/survey.**

E. **Affected Zoning District : RC – Rural Conservation with PRD**
- **Minimum Lot Size: 21,780 sq.ft. or 0.50 acres**
- **Minimum Lot Width 110.00 feet at front setback**
- **Minimum Yard Requirements:**
  - **Front Yard 35.0 / 40.0 / 50.0**
  - **Side Yard 15.00 feet (2 required)**
  - **Rear Yard 20.00 feet**

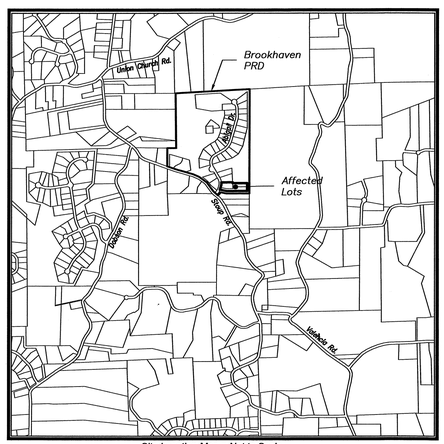
***Above criteria approved as part of the PRD master plan.**

F. **According to information provided by FEMA, no portion of this property lies within a designed floodplain.**

G. **Both properties are served by Breakneck Regional Authority (BCRA) for sanitary sewer and the Municipal Water Authority of Adams Township (MWAAT) for domestic water.**

Lot Area Table

	Original Area (Sq.Ft)	Original Area (Acres)	"+/-"	Parcel "A" (Sq.Ft.)	Parcel "A" (Acres)		Revsed Area (Sq.Ft)	Revised Area (Acres)	
Original Estate Lot 1	69,868.97	1.604	+	6,165.71	0.142	=	76,034.68	1.746	Proposed Estate Lot 1-R
Original Lot 101	29,185.94	0.670	-	6,165.71	0.142	=	23,020.23	0.528	Proposed Lot 101-R
Total Property Affected by this plan:	99,054.91	2.274							



Site Location Map = Not to Scale
(From Butler County GIS)

811

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
LAND SURVEYOR
54457-E
PENNSYLVANIA

DRAWING NUMBER:	1001-2325641
DRAWING SCALE:	1"=30'
DATE:	September 12, 2023
DRAWN BY:	
REVISIONS:	

Brookhaven PRD
Revision No. 1

Being a revision to of the
Brookhaven Planned Residential Development
Recorded at Plan Book 343, Pages 7-10
Adams Township, Butler County Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd., Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

Instr: 202404160005155
Pgs: 1 F: $45.00 4/16/2024 11:40 AM
Michele Mustello T20240004214
Butler County Recorder PA

0 100' 200' 300'

GRAPHIC SCALE 1" = 100'

FLOODPLAIN INFORMATION

ZONE A: SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

AS PER FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 421416 0005 C, DATED JULY 5, 2001

AVAILABLE UTILITIES

WATER: BUFFALO TOWNSHIP MUNICIPAL WATER AUTHORITY
SEWAGE: MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP
ELECTRIC: WEST PENN POWER
GAS: PEOPLES

NOTE:

EXISTING WATER AND ELECTRIC LINES ARE ALONG BEAR CREEK ROAD.

PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS AND EASEMENTS OF RECORD.

ZONING SUMMARY

C-1 (CONSERVATION DISTRICT)
SETBACK REQUIREMENTS
FRONT YARD: 50' MIN
REAR YARD: 20' MIN
SIDE YARD: 20' MIN
LOT WIDTH: 150' MIN
LOT AREA: 40,000 SQ FT

A-1 (AGRICULTURAL DISTRICT)
SETBACK REQUIREMENTS
FRONT YARD: 50' MIN
REAR YARD: 20' MIN
SIDE YARD: 20' MIN
LOT WIDTH: 150' MIN
LOT AREA: 80,000 SQ FT

AREA SUMMARY

EXISTING CONDITION:		
LOT C	1,030,793 SQ FT OR 23.663 ACRES	
TOTAL	1,030,793 SQ FT OR 23.663 ACRES	
PLAN CONDITION:		
LOT C-1	950,784 SQ FT OR 21.827 ACRES	
LOT C-2	80,009 SQ FT OR 1.836 ACRES	
TOTAL	1,030,793 SQ FT OR 23.663 ACRES	

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GIACOMO MICHELANGELI, JR. AND SHARON A. MICHELANGELI, OWNERS OF THE PROPERTY IN THE GIACOMO & SHARON MICHELANGELI PLAN OF LOTS, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANDS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GIACOMO MICHELANGELI, JR. AND SHARON A. MICHELANGELI, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL.

THIS 10 DAY OF April, 2024.
ATTEST:

GIACOMO MICHELANGELI, JR.

NOTARY PUBLIC

SHARON A. MICHELANGELI

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED GIACOMO MICHELANGELI, JR. AND SHARON A. MICHELANGELI, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BY THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH, SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTORIAL SEAL THIS 10 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 22 DAY OF Dec, 2024.

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

STAMPED SEAL

NOTARY PUBLIC

WE, GIACOMO MICHELANGELI, JR. AND SHARON A. MICHELANGELI, OWNERS OF THE GIACOMO & SHARON MICHELANGELI PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAMES OF GIACOMO MICHELANGELI, JR. AND SHARON A. MICHELANGELI, AS RECORDED IN INSTRUMENT NUMBERS 201506080012171 & 200805150010791 IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY.

WITNESS

GIACOMO MICHELANGELI, JR.

SHARON A. MICHELANGELI

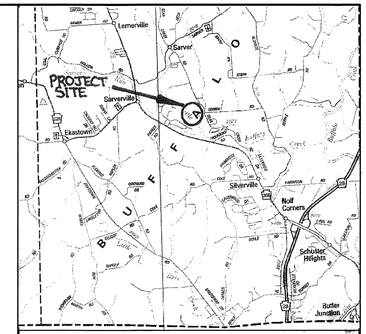
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
THIS 21ST DAY OF OCT., 2023.

SECRETARY

CHAIRPERSON

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



VICINITY MAP

APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION
THIS 3 DAY OF JANUARY, 2024.

SECRETARY

CHAIRPERSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUFFALO ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO
THIS 13 DAY OF MARCH, 2024.

SECRETARY

CHAIRPERSON

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY.

INSTRUMENT NUMBER 202404160005155

GIVEN UNDER MY HAND AND SEAL BK 417 Pg 21

THIS 16th DAY OF April, 2024.

RECORDER

I, ANTHONY J. MALES, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN. THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

ANTHONY J. MALES, P.L.S. – REG. NO. 23630-E

DATE 12/11/23

ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

RECORDED

PLAN BOOK	PAGE NO.
417	21

SHEET ____ OF ____

OWNERS:

GIACOMO MICHELANGELI, JR. &
SHARON A. MICHELANGELI
226 BEAR CREEK ROAD
SARVER, PA 16055

TAX MAP NUMBER
040-1F77-4T-0000

INSTRUMENT NUMBERS
200805150010791
201506030012171

RECORDER

COUNTY PLANNING

TOWNSHIP SUPERVISORS

NOTE:

THERE IS NOT A TOWNSHIP PLANNING SEAL.

GIACOMO AND SHARON MICHELANGELI PLAN

BEING A SUBDIVISION OF PARCEL C OF THE MICHELANGELI PLAN #4 P.B.V. 346; PG 15

SITUATE IN

BUFFALO TOWNSHIP, BUTLER COUNTY, PA

MADE FOR

GIACOMO MICHELANGELI, JR. & SHARON A. MICHELANGELI

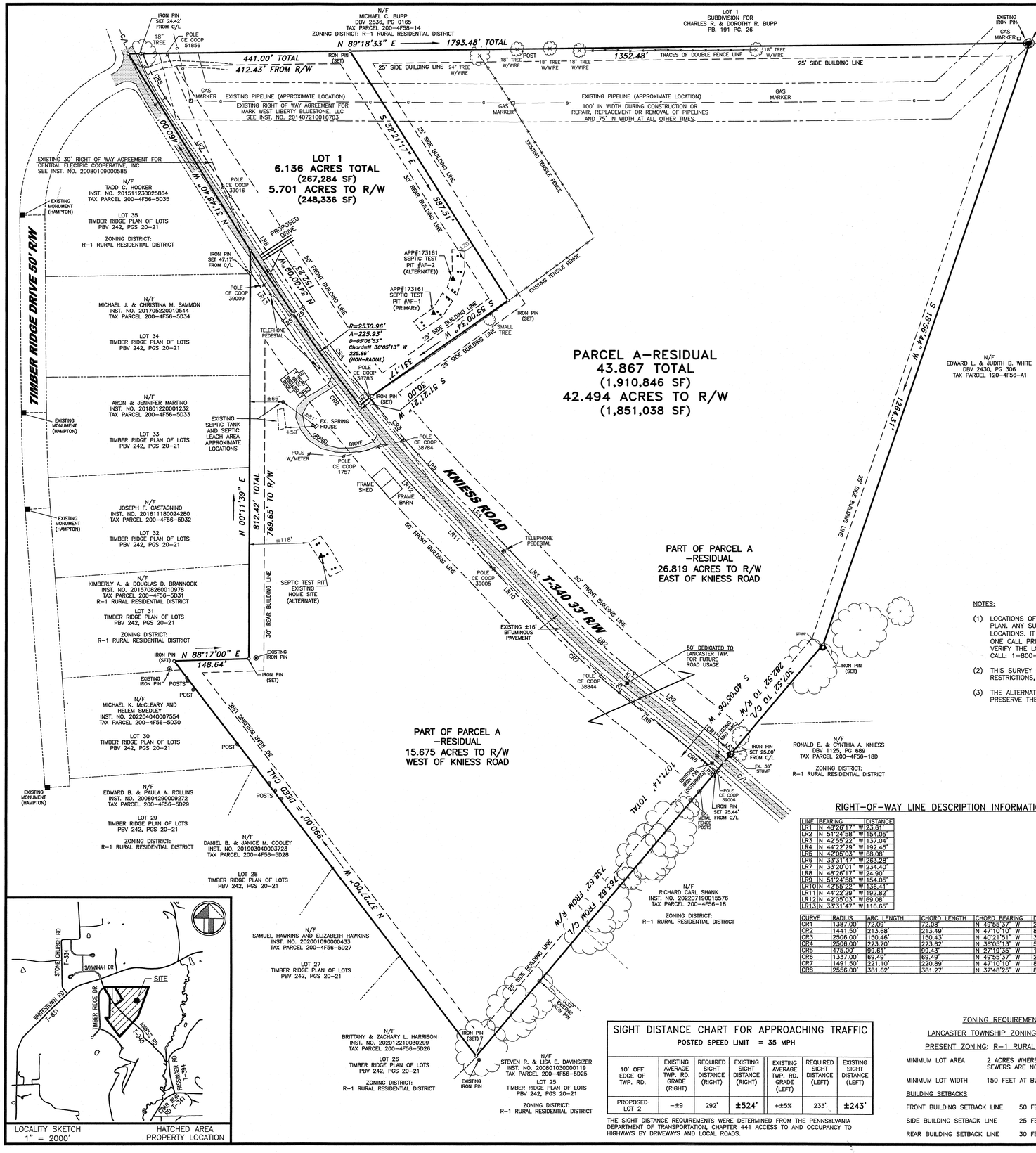
ALPHA ENGINEERING COMPANY, INCORPORATED
DESIGNERS-PLANNERS-ENGINEERS-SURVEYORS
2668 LEECHBURG ROAD; LOWER BURRELL, PA 15068 (724) 339-2000

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY J. MALES
LAND SURVEYOR
No. SU0013636E
PENNSYLVANIA

SCALE: HORZ: 1" = 100'		DATE: OCTOBER 2023	
DRAWN BY: D.W.B.	CHECKED BY: A.J.M.	COMPUTER FILE: MICHELANGELI RP.DWG	DRAWING NUMBER: B – 16218
REFERENCES:		REVISIONS: 12/11/23 – REVISED PER TWP ENGR COMMENTS	SHEET 1 OF 1

SIGN WITH BLACK FELT TIP PEN ONLY.



RIGHT-OF-WAY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
LR1	N 48°26'17" W	23.61'
LR2	N 51°24'58" W	154.05'
LR3	N 42°55'22" W	137.04'
LR4	N 44°22'29" W	192.45'
LR5	N 42°05'03" W	69.08'
LR6	N 33°31'47" W	263.28'
LR7	N 33°20'01" W	234.40'
LR8	N 48°26'17" W	24.90'
LR9	N 51°24'58" W	154.05'
LR10	N 42°55'22" W	136.41'
LR11	N 44°22'29" W	192.82'
LR12	N 42°05'03" W	69.08'
LR13	N 33°31'47" W	116.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CR1	1387.00'	72.09'	72.08'	N 49°55'37" W	2°58'41"
CR2	1441.50'	213.68'	213.49'	N 47°10'10" W	8°29'36"
CR3	2506.00'	150.46'	150.43'	N 40°21'51" W	3°26'24"
CR4	2506.00'	223.70'	223.62'	N 36°05'13" W	5°06'52"
CR5	475.00'	99.61'	99.43'	N 27°19'35" W	12°00'54"
CR6	1337.00'	69.49'	69.49'	N 49°55'37" W	2°58'41"
CR7	1491.50'	221.10'	220.89'	N 47°10'10" W	8°29'36"
CR8	2556.00'	381.62'	381.27'	N 37°48'25" W	8°33'16"

SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC

POSTED SPEED LIMIT = 35 MPH

10' OFF EDGE OF TWP. RD.	EXISTING AVERAGE TWP. RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE TWP. RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED LOT 2	-±9	292'	±524'	+±5%	233'	±243'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS.

NOTES:

(1) LOCATIONS OF ALL UTILITIES MAY OR MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776.

(2) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.

(3) THE ALTERNATE SEPTIC SITES MUST NOT BE DISTURBED IN ORDER TO PRESERVE THEM IN THE EVENT OF THE PRIMARY SEPTIC SITE FAILURE.

ZONING REQUIREMENTS

LANCASTER TOWNSHIP ZONING ORDINANCE

PRESENT ZONING: R-1 RURAL RESIDENTIAL

MINIMUM LOT AREA	2 ACRES WHERE MUNICIPAL SEWERS ARE NOT AVAILABLE
MINIMUM LOT WIDTH	150 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

NORTH

0' 100' 200' 300'

SCALE: 1" = 100'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

50.003 ACRES = TOTAL ACREAGE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 1ST DAY OF APRIL, 2024.

SECRETARY — PRESIDENT

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

THOMAS L. THOMAS, PE 043820E — 4/11/2024
PRINTED NAME & REGISTRATION NUMBER — SIGNATURE & DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 11TH DAY OF APRIL, 2024 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF JAN, 2024.

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

LANCASTER TOWNSHIP SEAL:

Instr: 202404170005247
4/17/2024 10:46 AM
Page 1 Pt 545.00
Michele Mustello T202400004279
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, THAT I, DARRELL RAY FASSINGER, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DARRELL RAY FASSINGER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 10 DAY OF APRIL, 2024.

ATTEST:

NOTARY PUBLIC — DARRELL RAY FASSINGER

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DARRELL RAY FASSINGER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 3 DAY OF JUNE, 2024

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Dwight C. Boice, Notary Public
Butler County
My commission expires June 3, 2024
Commission number 1013756
Member, Pennsylvania Association of Notaries

I, DARRELL RAY FASSINGER, OWNER OF THE DARRELL R. FASSINGER SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DARRELL RAY FASSINGER, AS RECORDED IN INSTRUMENT NUMBER 201508050017183, RECORDER OF DEEDS OFFICE.

NOTARY PUBLIC — DARRELL RAY FASSINGER

I/WE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, MORTGAGEE OF THE PROPERTY CONTAINED IN THE DARRELL R. FASSINGER SUBDIVISION PLAN, CONSENT TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — (PRINT NAME AND TITLE WITH SIGNATURE) Tammie L. Blacklum, Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 417 PAGE 22
THIS 17TH DAY OF April, 2024
GIVEN UNDER MY HAND AND SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

RECORDER OF DEEDS BUTLER COUNTY, PA

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DARRELL R. FASSINGER SUBDIVISION PLAN

[SUBDIVISION OF TAX PARCEL NO. 200-4F56-6]

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: JANUARY 5, 2024 SCALE: 1" = 100'

PROPERTY ADDRESS:	132 KNIESS ROAD HARMONY, PA 16037
OWNERS:	DARRELL RAY FASSINGER 132 KNIESS ROAD HARMONY, PA 16037
DEED REFERENCE:	INST. NO. 201508050017183
TAX PARCEL NO.:	200-4F56-6

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007

I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME OR UNDER MY DIRECTION.

COMMONWEALTH OF REGISTERED PROFESSIONAL TAMARA A. RANALLI LAND SURVEYOR SU-051843-E PENNSYLVANIA

REGISTRATION NO. SU-051843E

REVISIONS:	DRAWN BY:	CHECKED BY:
1-15-24: ADDED DEP NOTE (3) 4-1-24: ADDED MORTGAGE CO. NAME TO CLAUSE	SM/TR	T.R.

DWG. NO: 5739-2023-SUB SHEET 1 OF 1

G:\Fassinger-5739-2023\Fassinger 5739-2023-state.dwg - Apr 01, 2024 @ 12:40pm (SUBPLAN) FASSINGER STATE.crd

KNOW ALL MEN BY THESE PRESENTS that Ridge Development, L.P., does hereby adopt this plan as its Plan of Lots of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages accruing to it, does hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes and ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams. Ridge Development, L.P. hereby covenants and agrees to and by these presents does release and forever discharge said Township of Adams, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time.

This dedication and release shall be binding upon Ridge Development, L.P., its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its present and same to be attested by its secretary this 4 day of April, 2024.

ATTEST

Ridge Development, L.P.

Owner

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Charles J. Betters, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4 day of April, 2024.

My Commission expires the 29 day of October, 2026.

Commonwealth of Pennsylvania - Notary Seal
Donna Louise Essey, Notary Public
Beaver County
My commission expires October 29, 2026
Commission number 1046620
Member, Pennsylvania Association of Notaries

Notary

I, Charles J. Betters hereby certify that the title of this property contained in the Adams Pointe Square Plan of Lots Rev. No. 1 is in the name of Ridge Development, L.P. as recorded in Instrument No. 200011030026269. I further certify that there is no mortgage, lien or encumbrance against this property.

Owner

I, Jonathan Edward Cummings, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represenets the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

04/02/2024
Date

Jonathan Edward Cummings, P.L.S.
Reg. No. SU-075711

REGISTERED LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD CUMMINGS
STATE SURVEYOR No. SU075711

TOWNSHIP ENGINEER

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS
BUTLER COUNTY, PA.

TOWNSHIP ENGINEER CERTIFICATION

I Ronald Olsen a registered professional engineer for the Township of Adams, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances.

04-11-2024
Date

(Seal)

Name

24600 E
Registration number

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 6th day of December, 2023

Township Secretary

Chairperson

APPROVAL BY TOWNSHIP OF ADAMS

The township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this lan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all township specifications and requirements and officially accepted by action of the township Board of Supervisors.

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania and signed on this 22nd day of January, 2024.

Secretary

Supervisor

Supervisor

Chairperson

Supervisor

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 13TH day of DEC, 2023

Secretary

Chairperson

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 417 page 23-24.

Given under my hand and seal this 18TH day of APRIL, 2024.

SEAL

Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

Instr: 202404180005296
Pgs: 2 F: $85.00 4/18/2024 9:05 AM
Michele Mustello T202400004326
Butler County Recorder PA

REVISION RECORD		
NO	DATE	DESCRIPTION
1	02-09-2023	REVISED PER COMMENTS
2	09-11-2023	REVISED LOT LAYOUT
3	04-02-2024	CHANGED 'AREA WITHIN PROPOSED ROAD R/W' TO LOT 9
4		

FRONT YARD SETBACKS	PRD APPROVED SETBACK FROM SIDEWALK	MINIMUM SETBACK PROVIDED
COTTAGE HOMES	15 FT.	15 FT.
TOWNHOMES	5 FT.	5 FT.
PATIO HOMES	15 FT.	15 FT.
PROPERTY SIZE	MINIMUM OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
2,084,937 SF	521,234 SF	737,906 SF

* NOTE THAT THE PROJECT HAS BEEN GRANTED A TENTATIVE APPROVAL FOR A PLANNED RESIDENTIAL DEVELOPMENT AT THE SEPTEMBER 19, 2022 BOARD OF SUPERVISORS MEETING.

BUFFERYARD REQUIREMENTS		
	REQUIRED	PROVIDED
ALONG CRIDER ROAD	BUFFERYARD G	15 FT. MIN.
ALONG EASTERN PROPERTY LINE	BUFFERYARD G	15 FT. MIN
ALONG ROUTE 228*	BUFFERYARD F	25 FT. MIN.
ALONG WESTERN PROPERTY LINE	BUFFERYARD G	15 FT. MIN.

PROPOSED AREA TABULATION

	SQ. FT.	ACRES
LOT 1	34,700	0.7966
LOT 2	241,191	5.5370
LOT 3 (INCLUDING PORTION OF CRIDER ROAD R/W)	402,058	9.2300
LOT 4	480,092	11.0214
LOT 5	99,959	2.2947
LOT 6	84,234	1.9337
LOT 7	100,262	2.3017
LOT 8	150,269	3.4497
LOT 9	318,506	7.3119
LOTS 101-120	173,666	3.9868
TOTAL	2,084,937	47.8636

ORIGINAL AREA TABULATION
ADAMS POINTE SQUARE PLAN OF LOTS
P.B.V. 320, PG. 39

	SQ. FT.	ACRES
PARCEL A-R1	2,085,002.613	47.865

A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

OWNER:
RIDGE DEVELOPMENT, L.P.
101 BET-TECH DRIVE
ALIQUIPPA, PA 15001
CONTACT: CJ BETTERS
724-775-6111

SURVEYOR:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
700 CHERRINGTON PARKWAY
MOON TOWNSHIP, PA 15108
CONTACT: JONATHAN EDWARD CUMMINGS, P.L.S.
412-429-2324

PLAN BOOK	PAGE
417	23

Civil & Environmental Consultants, Inc.
700 Cherrington Parkway · Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

QUINCY HEIGHTS
PLAN OF LOTS

BEING A SUBDIVISION OF PARCEL A-R1 IN THE ADAMS POINTE SQUARE PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 320, PAGE 39 BEING TAX PARCEL 010-4F35-16D-0000.

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY:	JEC	CHECKED BY:	CMM	APPROVED BY:	JEC/SAW
DATE:	12-9-2022	DWG SCALE:	N/A	PROJECT NO:	316-397

PREPARED FOR:
RIDGE DEVELOPMENT, L.P.

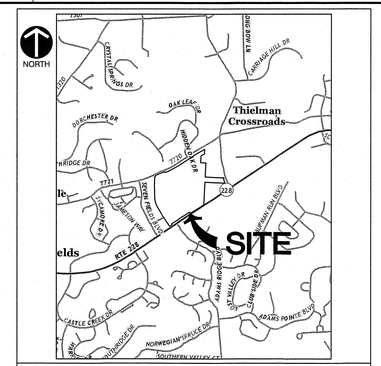
DRAWING NO.: SUB-1
SHEET 1 OF 2

P:\316-0001\316-397\1_Survey\Dwg\316397-SUB.dwg[SUB-1] LS(4/2/2024 - cmccann) - LP, 4/2/2024 10:16 AM

NORTH

REVISION RECORD

NO	DATE	DESCRIPTION
1	02-09-2023	REVISED PER COMMENTS
2	09-11-2023	REVISED LOT LAYOUT
3	04-02-2024	CHANGED "AREA WITHIN PROPOSED ROAD R/W" TO LOT 9
4		



SITE LOCATION MAP
SCALE: N.T.S.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.24'	125.00'	17°31'36"	N 54°43'51" E	38.09'
C2	36.78'	25.00'	84°17'26"	S 88°05'26" W	33.55'
C3	65.44'	248.48'	15°05'25"	S 42°30'47" E	65.25'
C4	88.25'	328.48'	15°23'36"	N 42°19'24" W	87.98'
C5	41.76'	25.00'	95°42'34"	N 01°54'34" W	37.07'
C6	36.63'	225.00'	9°19'39"	N 50°36'33" E	36.59'
C7	26.70'	575.00'	2°39'38"	N 56°36'11" E	26.70'
C8	188.41'	175.00'	61°41'14"	N 27°05'23" E	179.44'
C9	328.66'	175.00'	107°36'12"	N 50°02'52" E	282.44'
C10	142.40'	375.00'	21°45'26"	S 87°01'45" E	141.55'
C11	22.94'	75.00'	17°31'36"	N 54°43'51" E	22.85'
C12	41.76'	25.00'	95°42'34"	N 01°54'34" W	37.07'
C13	99.51'	232.00'	24°34'28"	N 37°28'37" W	98.75'
C14	188.60'	130.00'	83°07'23"	N 16°22'19" E	172.49'
C15	65.97'	42.00'	90°00'00"	N 12°56'00" E	59.40'
C18	65.97'	42.00'	90°00'00"	S 77°04'00" E	59.40'
C19	32.99'	42.00'	45°00'00"	N 80°26'00" E	32.15'
C20	32.99'	42.00'	45°00'00"	S 54°34'00" E	32.15'
C21	31.42'	20.00'	90°00'00"	S 77°04'00" E	28.28'
C22	70.69'	45.00'	90°00'00"	S 77°04'00" E	63.64'
C23	30.30'	20.00'	86°47'20"	S 75°27'40" E	27.48'
C24	167.70'	225.00'	42°42'18"	N 82°29'49" E	163.85'
C25	123.41'	325.00'	21°45'26"	S 87°01'45" E	122.67'
C26	22.54'	995.37'	1°17'51"	S 12°00'56" E	22.54'
C27	50.30'	995.37'	2°53'43"	S 14°06'43" E	50.29'
C28	66.82'	995.37'	3°50'47"	S 17°28'58" E	66.81'
C29	18.85'	12.00'	90°00'00"	N 12°56'00" E	16.97'
C30	18.85'	12.00'	90°00'00"	S 77°04'00" E	16.97'
C31	78.06'	182.00'	24°34'28"	N 37°28'37" W	77.46'
C32	130.57'	90.00'	83°07'23"	N 16°22'19" E	119.42'
C33	75.40'	48.00'	90°00'00"	N 77°04'00" W	67.88'
C34	37.63'	30.00'	71°51'36"	N 03°51'49" E	35.21'
C35	163.41'	215.00'	43°32'52"	N 18°01'12" E	159.51'
C36	145.35'	135.00'	61°41'14"	N 27°05'23" E	138.43'
C37	28.56'	615.00'	2°39'38"	S 56°36'11" W	28.56'
C38	43.14'	265.00'	9°19'39"	S 50°36'33" W	43.09'
C39	44.13'	30.00'	84°17'26"	S 88°05'26" W	40.26'
C40	284.31'	181.00'	90°00'00"	S 77°04'00" E	255.97'
C41	142.16'	181.00'	45°00'00"	N 80°26'00" E	138.53'
C42	142.16'	181.00'	45°00'00"	S 54°34'00" E	138.53'

LINE	BEARING	DISTANCE
L1	N 63°28'19" E	23.16'
L2	N 45°56'43" E	12.41'
L3	N 63°28'19" E	29.85'
L4	N 45°56'43" E	10.45'
L5	N 25°11'23" W	49.42'
L6	N 64°48'37" E	10.00'

NOTES:
1. PROPERTY BOUNDARY COURSES BASED ON ADAMS POINTE SQUARE PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 320, PAGE 39.
2. SEE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWINGS AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY AND CONSTRUCTION BY THE STATE HIGHWAY AND BRIDGE AUTHORITY FOR LEG. ROUTE 10001, SECTION 4 AND LEG. ROUTE 10005, SECTION 1 IN BUTLER COUNTY.
3. EXISTING 40' BUFFER YARD DEDICATED TO ADAMS TOWNSHIP FOR PUBLIC HIGHWAY PURPOSES, AS RECORDED IN THE ADAMS POINTS SQUARE SPECIALTY RETAIL SHOPS, REVISION NO. 1 PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 301, PAGE 39.
4. THE PROPERTY IS ZONED R1 (RESIDENTIAL) WITH A PORTION OF THE PROPERTY LOCATED WITHIN THE TRANSITION OVERLAY DISTRICT.
5. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42019C0508D, EFFECTIVE DATE 08-02-2018, BUTLER COUNTY, PENNSYLVANIA.
6. ALL PROPOSED ROADWAYS SHOWN ARE TO BE DEDICATED AS PUBLIC HIGHWAYS.

Civil & Environmental Consultants, Inc.
700 Cherrington Parkway · Moon Township, PA 15108
Ph: 412.429.2324 · 800.365.2324 · Fax: 412.429.2114
www.cecinc.com

QUINCY HEIGHTS
PLAN OF LOTS

BEING A SUBDIVISION OF PARCEL A-R1 IN THE ADAMS POINTE SQUARE PLAN OF LOTS RECORDED IN PLAN BOOK VOLUME 320, PAGE 39 BEING TAX PARCEL 010-4F35-16D-0000.

ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY:	JEC	CHECKED BY:	CMM	APPROVED BY:	JEC/SAW
DATE:	12-9-2022	DWG SCALE:	1"=80'	PROJECT NO:	316-397

PREPARED FOR:
RIDGE DEVELOPMENT, L.P.

DRAWING NO.: SUB-2
SHEET 2 OF 2

PLAN BOOK	PAGE
417	24

SCALE IN FEET
0 80 160

P:\316-2001\316-397_Survey\Dwg\316397-SHT1-SUB.dwg[SUB-2] LS(4/2/2024 - cmccann) - LP: 4/2/2024 10:16 AM

OWNER'S CERTIFICATION

We, **Clearfield Acres, Inc.**, the undersigned, hereby declare that we are the owners of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this 17th day of April, 2024

(President signature)

(Secretary signature)

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Dale Ambrose + Sharon Ambrose of Clearfield Acres, Inc. who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of April, 2024.

Roxann L. Stickney SEAL
(Notary Public)

My commission expires the 8th day of April, 2027.

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289767
Member, Pennsylvania Association of Notaries

MUNICIPAL APPROVAL (SUMMIT TWP.-BUTLER CO.)

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as township streets, or roads, or grades, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in township streets or roads.

Approved by the TOWNSHIP of SUMMIT BOARD OF SUPERVISORS this 17th day of April, 2024.

(Secretary) (Chairman)
SEAL

Approved by the TOWNSHIP of SUMMIT PLANNING COMMISION this 9th day of April, 2024

(Secretary) (Chairman)
SEAL

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 28 day of MARCH, 2024.

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 24070

SEAL

BUTLER COUNTY PLANNING COMMISSION

PROFFESSIONAL CERTIFICATE

I, **JEFFREY A. SHUTY**, a Professional **SURVEYOR** of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

(Professional's Name) SEAL

SU075509
(Professional's Registration No.)

4/5/2024
(Date)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 417 Page(s) 25
Given under my hand and seal this 18th day of APRIL, 2024.

(Recorder of Deeds)

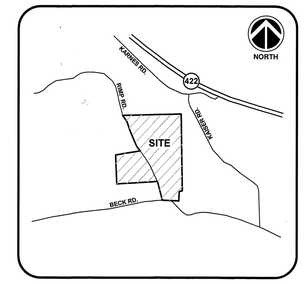
RECORDER OF DEEDS BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

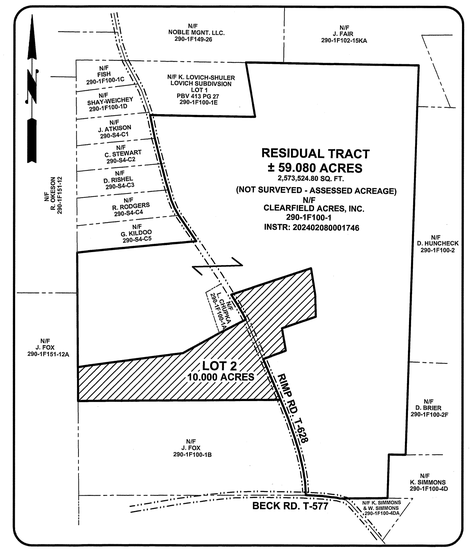
Instr: 202404180005344
Pgs: 1 Fr: 545.00 4/18/2024 12:55 PM
Michele Mustello T202404004366
Butler County Recorder PA

NON-BUILDING WAIVER
RESIDUAL TRACT

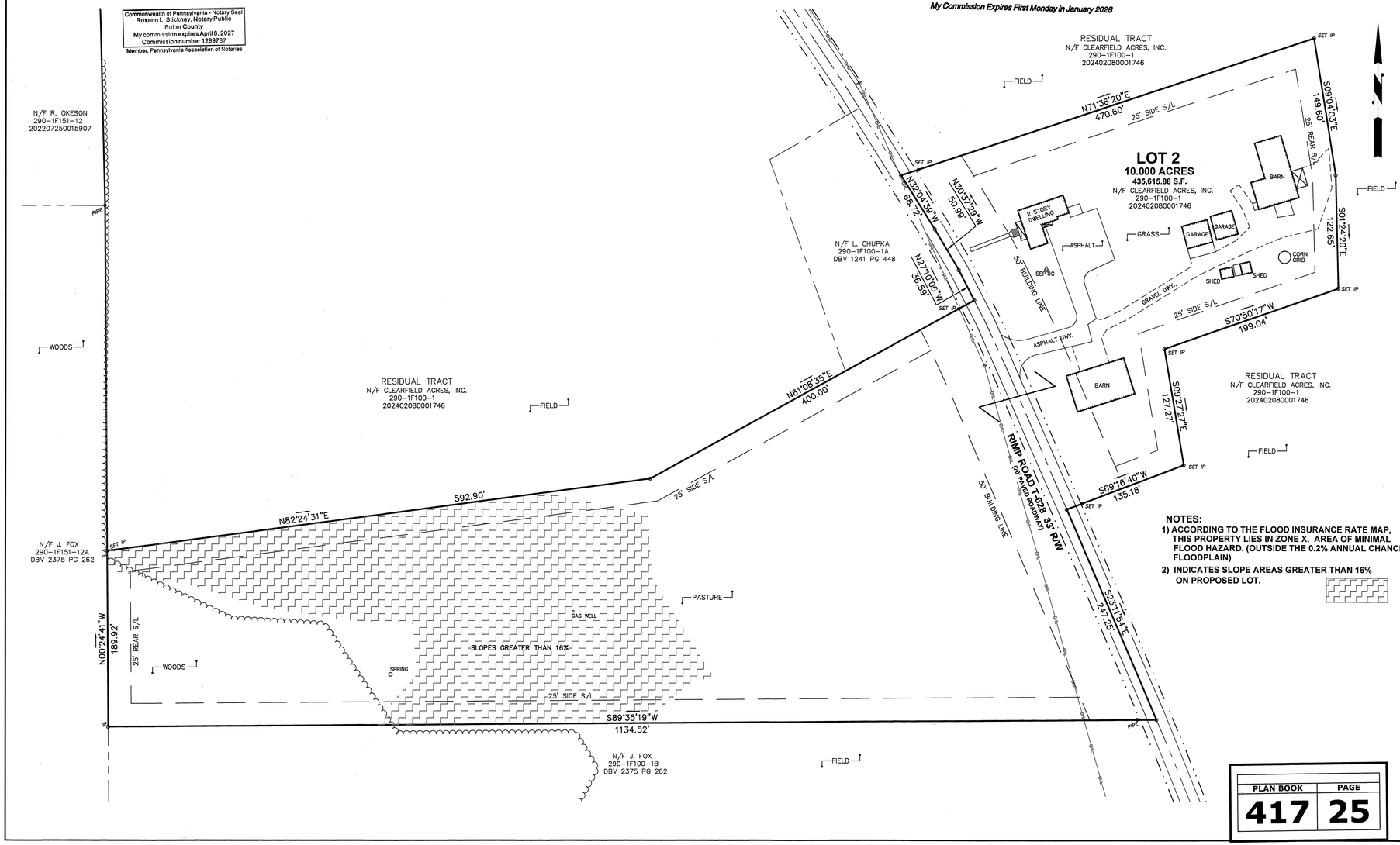
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of RESIDUAL TRACT property/subdivision has been approved by SUMMIT TOWNSHIP (municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of SUMMIT TOWNSHIP (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



VICINITY MAP
SCALE: 1"=2000'



RESIDUAL TRACT MAP
SCALE=1"=400'



NOTES:
1) ACCORDING TO THE FLOOD INSURANCE RATE MAP, THIS PROPERTY LIES IN ZONE X, AREA OF MINIMAL FLOOD HAZARD. (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
2) INDICATES SLOPE AREAS GREATER THAN 16% ON PROPOSED LOT.

UTILITY PROVIDERS

CENTRAL ELECTRIC
716 PA-368
PARKER, PA 16049

PEOPLES GAS
375 NORTH SHORE DR.
PITTSBURGH, PA 15212

ARMSTRONG CABLE
437 N. MAIN ST.
BUTLER, PA 16001

ZONING - A-1 (AGRICULTURAL)
(SINGLE FAMILY RESIDENCE)
(W/O PUBLIC WATER & SEWER)

MIN. LOT AREA	1.5 ACRES
MIN. LOT WIDTH	150'
FRONT SETBACK	50' FROM R/W
SIDE SETBACK	25'
REAR SETBACK	25'
MAX. BLDG. COVERAGE	20%
MAX. BLDG. HEIGHT	50'

TOTAL PLAN AREA ±69.080 ACRES

LOT 2	10.000 ACRES
RESIDUAL TRACT	±59.080 ACRES

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

OWNER:
CLEARFIELD ACRES, INC.
1150 HERMAN ROAD
BUTLER, PA 16002
724-996-7067

PARCEL ID: 290-1F100-1
DEED INSTR # 202402080001746

NORTH

PLAN BOOK	PAGE
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NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 60'
Date Feb. 14, 2024
Job No. 3689

Clearfield Acres Subdivision
Situate in Summit Township Butler County, Pa.
Prepared For Clearfield Acres, Inc.

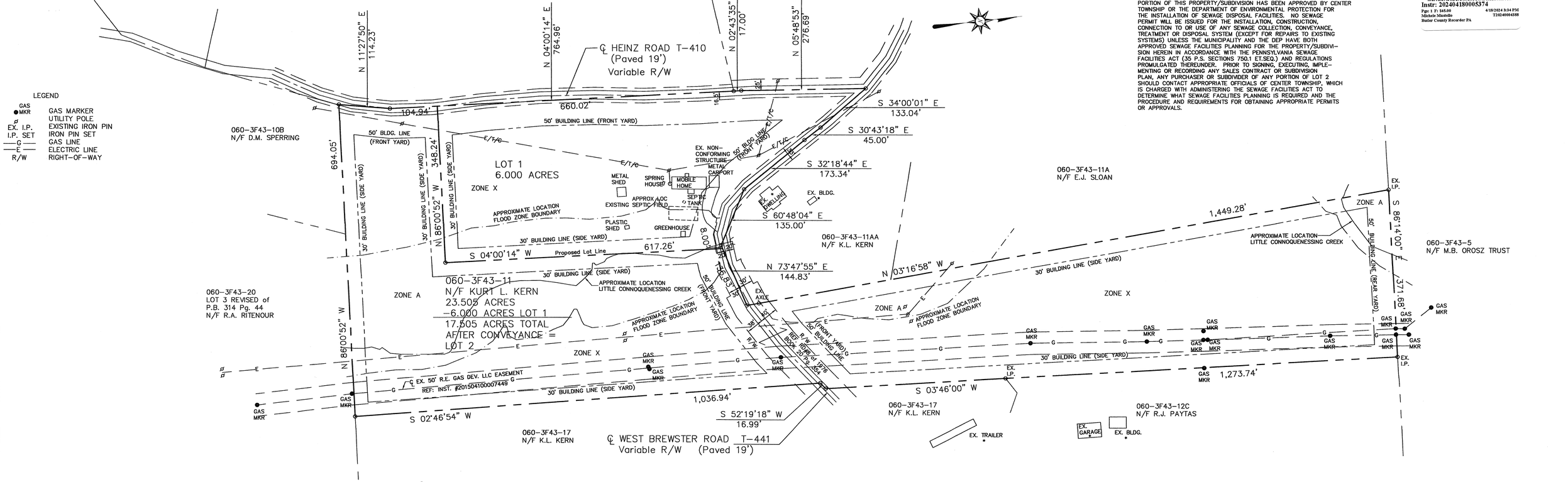
Sheet No. 1 of 1

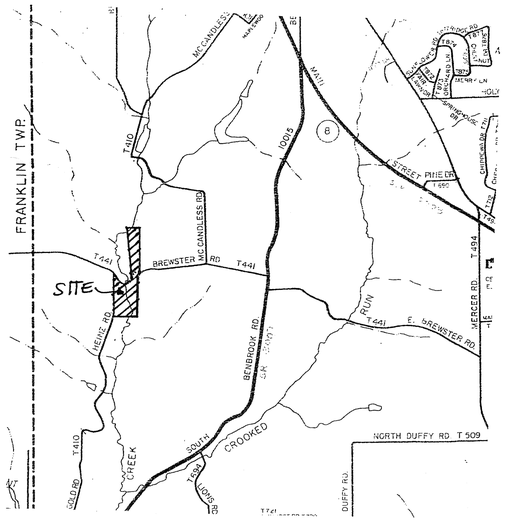
Instr: 202404180005374
Pgs: 1 F: $45.00 4/18/2024 3:34 PM
Michele Mustello T20240004358
Butler County Recorder PA

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE USE. THIS WAIVER APPLIES TO LOT 2 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CENTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 2 SHOULD CONTACT APPROPRIATE OFFICIALS OF CENTER TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

LEGEND

GAS MKR	GAS MARKER
ø	UTILITY POLE
EX. I.P.	EXISTING IRON PIN
I.P. SET	IRON PIN SET
—G—	GAS LINE
—E—	ELECTRIC LINE
R/W	RIGHT-OF-WAY





VICINITY MAP Scale: 1" = 2000'

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.

February 23, 2024 DATE — SEAL — REGISTRATION NUMBER SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 28th day of February, 2024.

CHAIRMAN — SEAL — SECRETARY

The Board of Supervisors of the Township of Center, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Center does not constitute an acceptance of the roads, streets, alleys, storm water and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specification and requirements and officially accepted by action of the Board of Supervisors.

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 13th day of March, 2024.

CHAIRMAN — SEAL — SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 7TH day of FEB, 2024.

CHAIRMAN — SEAL — SECRETARY

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 417 page 26.

Given under my hand and seal this 18TH day of APRIL, 2024.

SEAL — RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

KNOW ALL MEN BY THESE PRESENTS, that I, Kurt L. Kern, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, Kurt L. Kern, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Kurt L. Kern, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 29 day of March, A.D. 2024

ATTEST:

NOTARY PUBLIC — OWNER

The forgoing adoption and dedication is made by Kurt L. Kern, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Kurt L. Kern who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 29 day of March, 2024.

My Commission expires the 04 day of June, 2026

SEAL — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1180259
Member, Pennsylvania Association of Notaries

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

ZONE X: AREA OF MINIMAL FLOOD HAZARD DETERMINED TOP BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNER: KURT KERN
141 WEST BREWSTER ROAD
BUTLER, PA 16001

ZONED R-1A; LOW DENSITY RESIDENTIAL DISTRICT

MINIMUM YARD SETBACKS:
50' FRONT YARD
30' SIDE YARD
50' REAR YARD

MINIMAL LOT FRONTAGE: 125'
MINIMUM LOT AREA: 1 ACRE

* STRUCTURES SHOWN ON ADJOINING PROPERTIES ARE APPROXIMATE PER BUTLER COUNTY TAX MAP.

PLAN BOOK	PAGE
417	26

0 100 200 300

REVISED 02/23/24; TWP ENGINEER REVIEW

Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: KURT L. KERN

SITUATE: CENTER TWP., BUTLER CO., PA

Date 01/18/24	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 060-3F43-11	Instrument # 200810090022931		Service No. 23-107
Address 291 WEST BREWSTER ROAD			

Instr: 202404190005388
Page: 1 P: $45.00 4/19/2024 9:01 AM
Michele Mustello T20240004400
Butler County Recorder PA

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 4th DAY OF April 2024 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 61 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

SIGNATURE AND TITLE OF OFFICER WITNESSING — NVR, INC. — VP — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

Pete Robertson

4/4/24
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Robertson OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF April 2024

(SEAL)

Lissette Sprott
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPROTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 61 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202401030000105. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — VP — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

3/25/24
DATE — JAMES A. SPERDUTE, R.S. # 24457-E

I, MICHAEL C MALAK, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

4/18/24
DATE — SIGNATURE — REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2024-16 EFFECTIVE THIS NA DAY OF MARCH 20 24

SECRETARY — CHAIRPERSON

I, Daniel D Santoro JERRY AMORE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2024-16 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, IF

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF FEB 20 24

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 417 PAGE 27

GIVEN UNDER MY HAND AND SEAL THIS 19TH DAY OF APRIL 20 24

RECORDER OF DEEDS

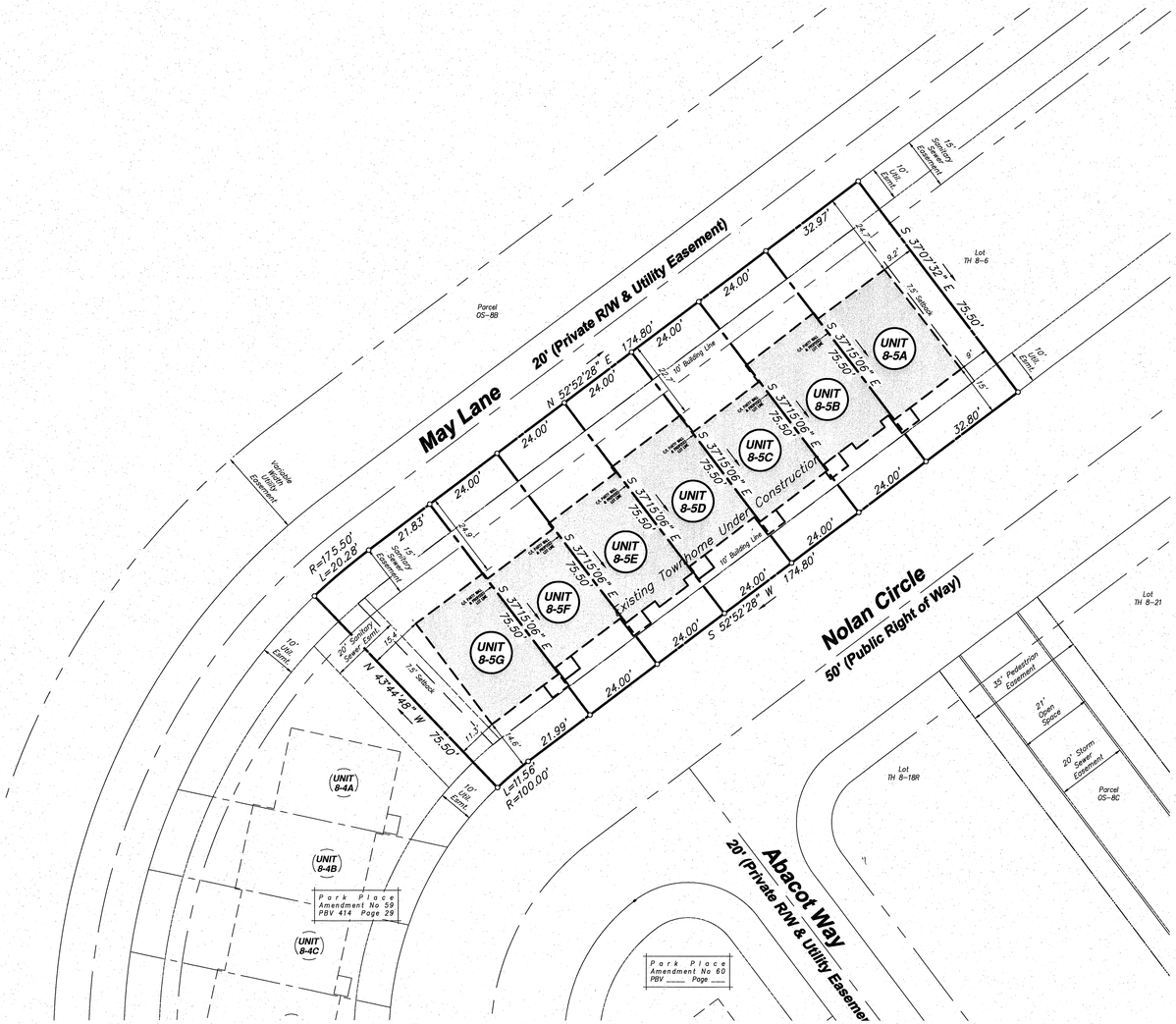
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

PLAN BOOK	PAGE
417	27

N
W E
S

Parcel Table – Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
Lot TH 8-5	14,398.952	0.331

Parcel Table – Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
8-5A	2,482.904	0.057
8-5B	1,812.007	0.042
8-5C	1,812.007	0.042
8-5D	1,812.007	0.042
8-5E	1,812.007	0.042
8-5F	1,812.007	0.042
8-5G	2,856.012	0.066

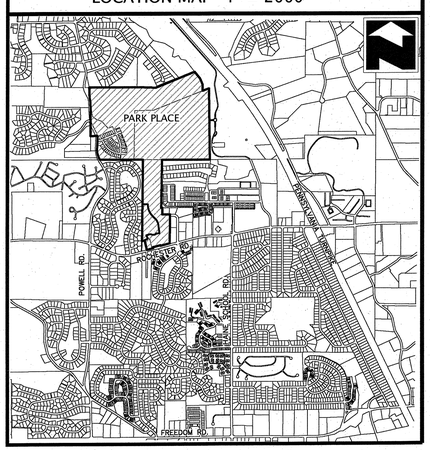


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-5 OF THE PARK PLACE REVISED FINAL PHASE 8A AS RECORDED IN PLAN BOOK 404, PAGES 1-2.
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

AFFECTED ZONING CLASSIFICATION: CCD-2
PROPOSED USE : CCD-2

MINIMUM LOT SIZE	PER PATTERN BOOK
MINIMUM LOT WIDTH	PER PATTERN BOOK
MINIMUM FRONT SETBACK	PER PATTERN BOOK
MINIMUM REAR SETBACK	PER PATTERN BOOK
MINIMUM SIDE SETBACK	PER PATTERN BOOK
MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

PROPERTY REFERENCES

LOT TH 8-5
TAX PARCEL 130-S46-B5
INST# 202401030000105
PARK PLACE REVISED FINAL PHASE 8A
PBV 404, PGS 1-2

DEVELOPER / PROPERTY OWNER:
NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
BUILT BY:
Ryan Homes

DRAWING NUMBER:	1004-2426123
DRAWING SCALE:	1"=20'
DATE:	January 29, 2024
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 61

BEING A RE-SUBDIVISION OF PARCEL TH 8-5 OF THE PARK PLACE REVISED FINAL PHASE 8A AND THE PARK PLACE REVISED FINAL 8A RECORDED PLAN -REVISION 1
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E

Instr: 202404220005481
Pgs: 2 F: $85.00 4/22/2024 10:23 AM
Michele Mustello T20240004481
Butler County Recorder PA

OWNERS ADOPTION

WE, *TERRY L. & LAURA A. CURTIS* , THE UNDERSIGNED, HEREBY DECLARE THAT *TERRY L. & LAURA A. CURTIS ARE* THE OWNER OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT WERE MADE WITH THE OWNERS CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 09 DAY OF April, 2024.

NOTARY PUBLIC _____ OWNER _____

OWNER _____

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED *TERRY L. & LAURA A. CURTIS,* WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION AND LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

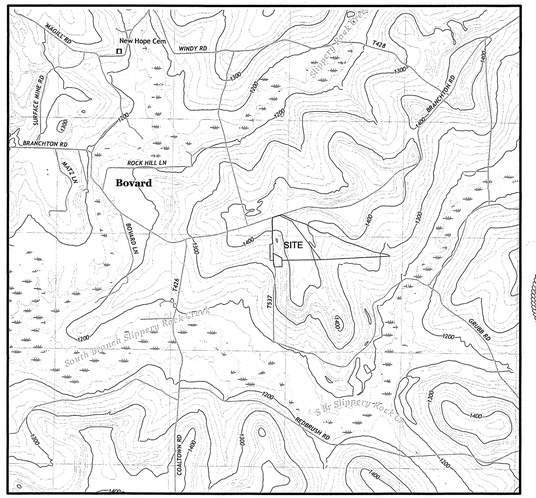
SWORN TO AND SUBSCRIBED BEFORE ME THIS 09 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 04 DAY OF June, 2026.

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

SEAL

NOTARY PUBLIC SIGNATURE _____



USGS LOCATION MAP
Scale: 1"=2000'
West Sunbury, PA USGS Quad 2019

OWNERS ADOPTION

I, *ANDREW ARMAGOST* , THE UNDERSIGNED, HEREBY DECLARE THAT *ANDREW ARMAGOST* IS THE OWNER OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT WERE MADE WITH THE OWNERS CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 08 DAY OF April, 2024.

NOTARY PUBLIC _____ OWNER _____

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED *ANDREW ARMAGOST,* WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION AND LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 08 DAY OF April, 2024.

MY COMMISSION EXPIRES THE 06 DAY OF MARCH, 2028

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

SEAL

NOTARY PUBLIC SIGNATURE _____

MUNICIPAL REVIEW

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSES OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

REVIEWED AND APPROVED THIS 2 DAY OF APRIL, 2024.

SECRETARY _____ PRESIDENT _____

COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 26TH DAY OF MARCH, 2024.

SECRETARY _____ CHAIRMAN _____

SEAL

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 24053

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE 28-29

GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF April 2024.

SEAL RECORDER _____

MICHELE M. MUSTELLO
RECORDER OF DEEDS

SURVEYORS CERTIFICATION

My Commission Expires First Monday in January 2028

I, *JAMES A. DAY*, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

04-18-2024
DATE

James A. Day
REGISTRATION NUMBER # PA-SU039394E

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
CHAMBERS ROAD
CHERRY TOWNSHIP, BUTLER COUNTY, PA

ARMAGOST / CURTIS LOT LINE REVISION & MINOR SUBDIVISION PLAN

PROJECT LOCATION ADDRESS:
125 CHAMBERS ROAD
& 802 BRANCHTON ROAD
BOYERS, PA 16020

SUBDIVISION OWNERS CONTACT:
ANDREW ARMAGOST
435 GRUBB ROAD
BOYERS, PA 16020

TERRY & LAURA CURTIS
125 CHAMBERS ROAD
BOYERS, PA 16020

RECORDED	
PLAN BOOK	PAGE
417	28

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Slippery Rock, PA 16057
Ph./Fax: 724-283-3267
email: jadmsday@msn.com

DRAWING DATE: 03-11-2024

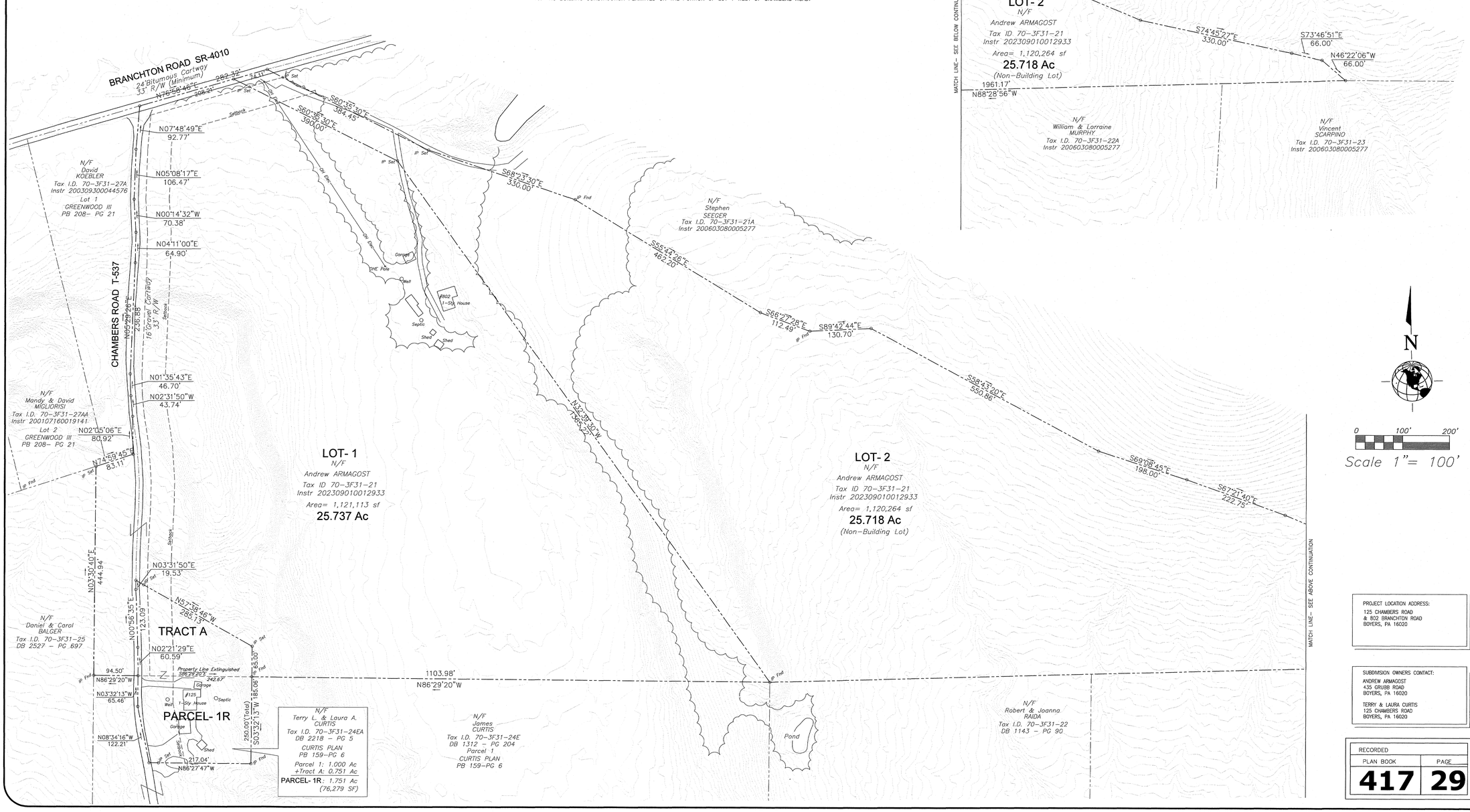
SHEET: 1 /1

LOT- 2
NON–BUILDING NOTE

AS OF THE DATE OF THIS PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSES OF FORESTRY , NO PORTION OF LOT 2 HAS BEEN APPROVED BY THE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. ss750.1 et seq) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTATION OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

PLAN NOTES:

1. THIS PLAN PROPOSES A LOT LINE REVISION BETWEEN TWO PROPERTIES, AND SUBDIVISION OF ONE OF THE PROPERTIES TO CREATE A NON–BUILDING LOT.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. THESE PROPERTIES ARE NOT IN A FEMA DEFINED FLOODPLAIN.
4. ALL IP SET ARE #5 REBAR, 30" LENGTH, WITH PLASTIC CAP.
5. TOPOGRAPHIC GRAPHICS SHOWN HEREON ARE FROM PA SPATIAL DATA, AND REPRESENT 2' CONTOUR INTERVALS.
6. ALL FRONT BUILDING SETBACK LINES ARE 75' FROM ROAD CENTERLINE.
7. TRACT A IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED TO, AND BECOME PART OF ADJOINING LANDS OF CURTIS.
8. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT.
9. UPON THE APPROVAL OF A FINAL PLAN, THE DEVELOPER SHALL, WITHIN NINETY (90) DAYS OF SUCH FINAL APPROVAL, OR NINETY DAYS (90) AFTER THE DATE OF DELIVERY OF AN APPROVED FINAL PLAN SIGNED BY THE BUTLER COUNTY PLANNING COMMISSION FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL, WHICHEVER IS LATER, RECORD SUCH FINAL PLAN IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY.
10. NO BUILDING CONSTRUCTION PERMITTED ON THE PORTION OF LOT 1 WEST OF CHAMBERS ROAD.



COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU–039394–E

Situated at:
CHAMBERS ROAD
CHERRY TOWNSHIP, BUTLER COUNTY, PA

ARMAGOST / CURTIS LOT LINE REVISION & MINOR SUBDIVISION PLAN

PROJECT LOCATION ADDRESS:
125 CHAMBERS ROAD
& 802 BRANCHTON ROAD
BOYERS, PA 16020

SUBDIVISION OWNERS CONTACT:
ANDREW ARMAGOST
435 GRUBB ROAD
BOYERS, PA 16020

TERRY & LAURA CURTIS
125 CHAMBERS ROAD
BOYERS, PA 16020

RECORDED	
PLAN BOOK	PAGE
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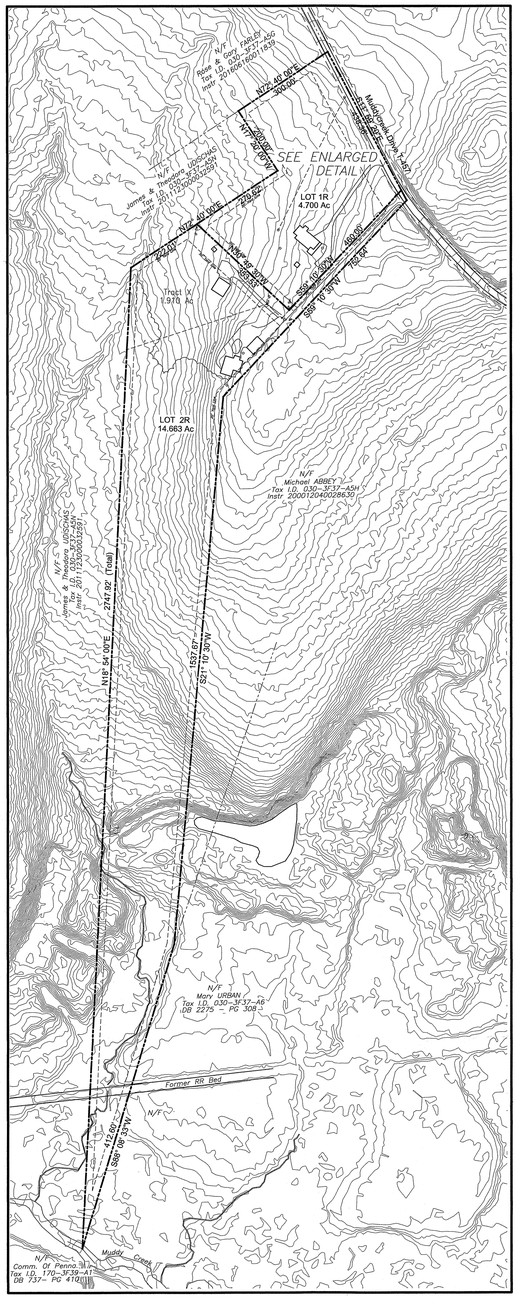
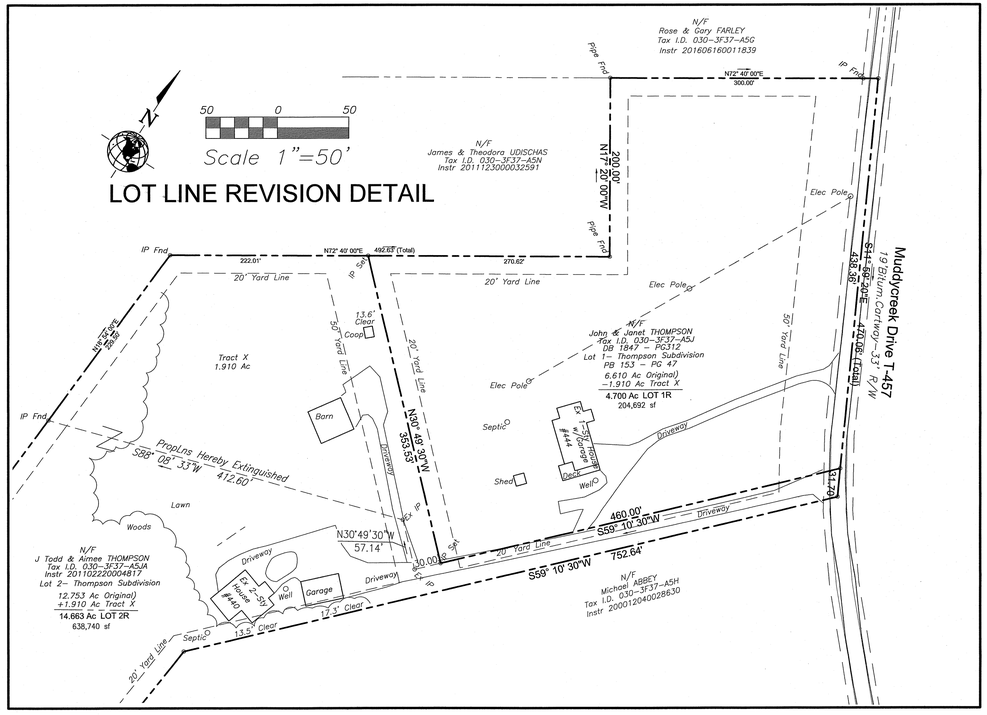
JAMES A. DAY , P.E.,P.L.S.
CONSULTING ENGINEERING
& SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724–283–3267
email: jamesday@zoominternet.com

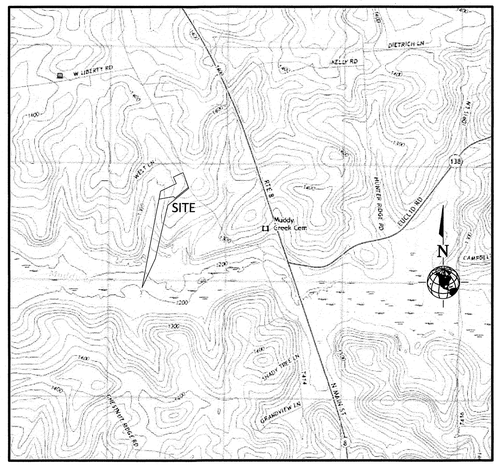
DRAWING DATE: 03–11–2024

SHEET 2 / 2



OVERALL PROPERTY





VICINITY MAP

1"=2000

(ref: USGS Mt. Chestnut 2019)

Instr: 202404220005482
Pgs: 1 F: 345.00
Michele Mustello
Butler County Recorder PA
4/22/2024 10:23 AM
T202404004481

NOTES:

1. THIS PLAN PROPOSES A LOT LINE REVISION BETWEEN TWO EXISTING BUILDING LOTS.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. THE SOUTH END OF LOT 2R, BELOW THE FORMER RAIL BED, IS WITHIN A FEMA FLOODPLAIN ZONE A, PER FLOOD INSURANCE RATE MAP 42019C0280D, EFFECTIVE AUGUST 02, 2018. ALL OTHER PORTIONS OF PROPERTIES SHOWN ARE NOT WITHIN A FEMA FLOOD ZONE.
4. TOPOGRAPHIC CONTOURS SHOWN ARE DERIVED FROM PASDA AND REPRESENT 2' CONTOUR INTERVALS. TOPOGRAPHY IS DOWNWARD-SLOPED FROM NORTH TO SOUTH.
5. PER TOWNSHIP OF BRADY ZONING MAP, THE PROPERTIES SHOWN HEREON ARE WITHIN THE R RESIDENTIAL ZONING DISTRICT.

   MINIMUM BUILDING SETBACKS: FRONT = 50' FROM ROAD RIGHT-OF-WAY
   SIDE = 20'
   REAR = 20'
   ACCESSORY BUILDING = 10' SIDE/REAR
6. LOT 2R EXISTING RESIDENTIAL STRUCTURE #440 IS AN EXISTING NON-CONFORMING STRUCTURE WITH REGARDS TO SIDE YARD.

THE TOWNSHIP OF BRADY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF BRADY BOARD OF SUPERVISORS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES WITHIN THE SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP OF BRADY BOARD OF SUPERVISORS, BUTLER COUNTY, PENNSYLVANIA, ON THIS 19 DAY OF March, 20 24

ATTEST:

Michele M. Thompson — Robert P. Miller — SEAL

SECRETARY — CHAIRMAN — (SEAL)

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF OCT, 23

R.H. — SRM

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 23205

APPROVED BY THE BRADY TOWNSHIP PLANNING COMMISSION THIS 26 DAY OF March, 24

SECRETARY — CHAIRMAN

I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

04-18-2024 — James A. Day

DATE — REGISTRATION NO. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 417, PAGE 30.
GIVEN UNDER OUR HAND AND SEAL THIS 22ND DAY OF APRIL, 2024

(SEAL) — RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

KNOW ALL MEN BY THESE PRESENTS, THAT JOHN W. THOMPSON & JANET L. THOMPSON OF THE TOWNSHIP OF BRADY, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF BRADY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF BRADY.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BRADY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, OUR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 10 DAY OF Apr, 2024

ATTEST:

NOTARY PUBLIC — JOHN W. THOMPSON

NOTARY PUBLIC — JANET L. THOMPSON

MY COMMISSION EXPIRES THE 06 DAY OF MARCH 2028

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN W. THOMPSON & JANET L. THOMPSON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF April 2024

MY COMMISSION EXPIRES: 06 DAY OF March 2028

NOTARY PUBLIC (SIGNATURE) (SEAL)

DARRIN J NICHTER

PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

WE, JOHN W. THOMPSON & JANET L. THOMPSON, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOHN W. THOMPSON & JANET L THOMPSON, AS RECORDED AS DEEDBOOK 1847 - PAGE 0312 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — JOHN W. THOMPSON

WITNESS — JANET L. THOMPSON

KNOW ALL MEN BY THESE PRESENTS, THAT J. TODD THOMPSON & AIMEE THOMPSON OF THE TOWNSHIP OF BRADY, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF BRADY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF BRADY.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BRADY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, OUR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 16 DAY OF Apr, 2024

ATTEST:

NOTARY PUBLIC — J. TODD THOMPSON

NOTARY PUBLIC — AIMEE THOMPSON

MY COMMISSION EXPIRES THE 06 DAY OF MARCH 2028

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED J. TODD THOMPSON & AIMEE THOMPSON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF Apr. 2024

MY COMMISSION EXPIRES: 06 DAY OF MARCH 2028

NOTARY PUBLIC (SIGNATURE) (SEAL)

PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

WE, J. TODD THOMPSON & AIMEE THOMPSON, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF J. TODD THOMPSON & AIMEE THOMPSON, AS RECORDED AS INSTRUMENT 201102220004817 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — J. TODD THOMPSON

WITNESS — AIMEE THOMPSON

SUBDIVISION OWNERS:

JOHN W. & JANET THOMPSON
444 MUDDYCREEK DRIVE
SLIPPERY ROCK, PA 16057

J. TODD & AIMEE THOMPSON
440 MUDDYCREEK DRIVE
SLIPPERY ROCK, PA 16057

RECORDED	
PLAN BOOK	PAGE
417	30

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
440 & 444 MUDDYCREEK DR.
TOWNSHIP OF BRADY
BUTLER COUNTY, PA

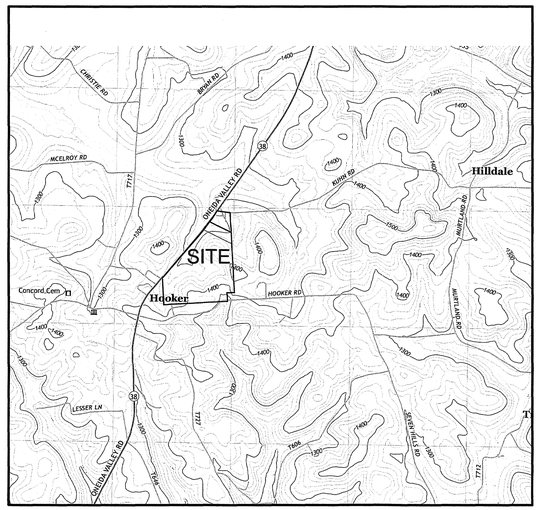
LOT LINE REVISION PLAN

LANDS OF

JOHN W. & J. TODD THOMPSON, et al

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-287-3267
email: jadmdg@msn.com

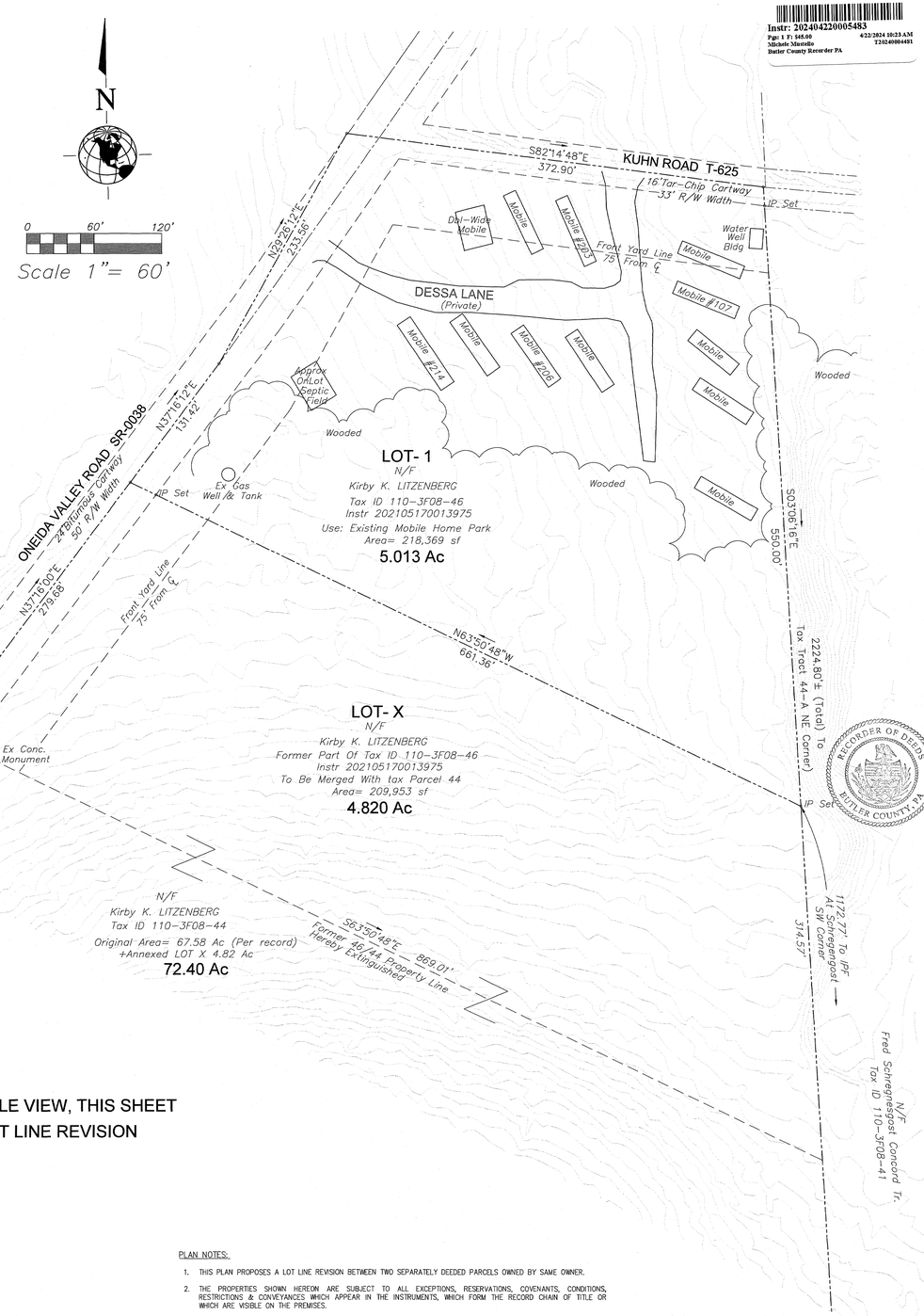
SURVEY DATE: 09-12-23
REV: 09-29-23 (Twp Comments)
REV: 03-15-24 (Planning Review)

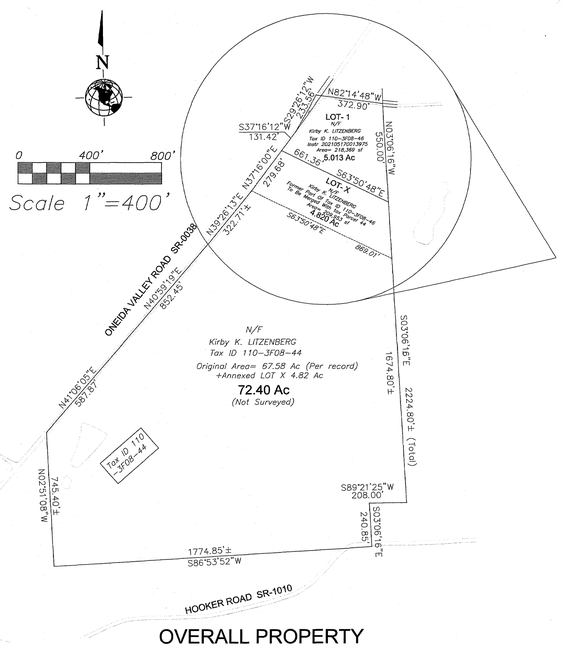


USGS LOCATION MAP

Scale: 1"=2000'

East Butler & Hilliards, PA USGS Quads 2019





OVERALL PROPERTY

SEE 60' SCALE VIEW, THIS SHEET FOR LOT LINE REVISION

PLAN NOTES:

1. THIS PLAN PROPOSES A LOT LINE REVISION BETWEEN TWO SEPARATELY DEEDED PARCELS OWNED BY SAME OWNER.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. THESE PROPERTIES ARE NOT IN A FEMA DEFINED FLOODPLAIN.
4. ALL IP SET ARE #5 REBAR, 30" LENGTH, WITH PLASTIC CAP.
5. EXISTING MOBILE HOME PARK PRIVATELY OWNED AND MAINTAINED SANITARY SEWER AND WATER DISTRIBUTION SYSTEM ARE NOT ABLE TO BE MAPPED. SEPTIC LEACHFIELD LOCATION IS ASSUMED AND APPROXIMATE, FROM INFORMATION PROVIDED BY PRIOR OWNERSHIP.
6. THE MOBILE HOME UNITS SHOWN GRAPHICALLY REFLECT THOSE PHYSICALLY OBSERVED AS OF DATE OF SURVEY.
7. TOPOGRAPIC GRAPHICS SHOWN HEREON ARE FROM PA SPATIAL DATA, AND REPRESENT 2' CONTOUR INTERVALS.

Instr: 202404220005483
Pgs: 1 Fi: $45.00 4/22/2024 10:23 AM
Michele Mustello T20240004481
Butler County Recorder PA

OWNERS ADOPTION

I, *KIRBY LITZENBERG*, THE UNDERSIGNED, HEREBY DECLARE THAT *KIRBY LITZENBERG* IS THE OWNER OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT WERE MADE WITH THE OWNERS CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 12 DAY OF APRIL 2024.

NOTARY PUBLIC Mary Ann Haas OWNER Kirby Litzenberg

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED *KIRBY LITZENBERG*, WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION AND LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12 DAY OF APRIL 2024.

MY COMMISSION EXPIRES THE 7 DAY OF December 2026

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Haas, Notary Public
Butler County
My commission expires December 7, 2026
Commission number 1054624
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC SIGNATURE Mary Ann Haas

MUNICIPAL REVIEW

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSES OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

REVIEWED AND APPROVED THIS 4 DAY OF April 2024.

SECRETARY Mackenzie Thompson PRESIDENT [signature]

COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF MARCH 2024.

SECRETARY R. Hun JRM CHAIRMAN [signature]

SEAL BUTLER COUNTY PLANNING COMMISSION

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 24015

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE 31

GIVEN UNDER MY HAND AND SEAL THIS 22ND DAY OF APRIL 2024.

SEAL RECORDER [signature]

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

RECORDER OF DEEDS BUTLER COUNTY, PA

SURVEYORS CERTIFICATION

I, *JAMES A. DAY*, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

04-18-2024 DATE

James A. Day REGISTRATION NUMBER # PA-SU039394E

PLAN NOTE :
THIS PLAN RECORDING SUPERCEDES, REPLACES AND CORRECTS PLANBOOK 416- PAGE 16 RECORDED 02-20-2024, WHICH REFLECTED AN INCORRECT PROPERTY AREA QUANTITY FOR THE LITZENBERG TAX MAP PARCEL 110-3F08-44. NO OTHER CHANGES ARE MADE.

SUBDIVISION OWNER CONTACT:
KIRBY LITZENBERG
1734 ONEIDA VALLEY ROAD
KARNS CITY, PA 16041

RECORDED	
PLAN BOOK	PAGE
417	31

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES A. DAY LAND SURVEYOR SU-039394-E

Situated at:
ONEIDA VALLEY ROAD
& KUHN ROAD
CONCORD TOWNSHIP, BUTLER COUNTY, PA

LITZENBERG LOT LINE REVISION PLAN

LANDS OF
KIRBY LITZENBERG

JAMES A. DAY P.E.,P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Phone: 724-586-3267
email: jadaysls@msn.com

DRAWING DATE: 03-05-2024

SCALE: AS SHOWN

GENERAL NOTES

Property Owners: Desuta Properties, LLC
1568 Perry Highway
Portersville, PA 16051
Phone: (724) 368-3230

Site Address: 1718 Perry Highway
Portersville, PA 16051

Developer: Desuta Properties, LLC
1568 Perry Highway
Portersville, PA 16051

Project Engineer: Eric David Dougherty, P.E., P.L.S.
Beran Environmental Services, Inc.
2322 West Sunbury Road
Boyers, PA. 16020
Phone No.: (724) 735-2766 Ex. 13

1. This project proposes the construction of one (1) 10,500 sq. ft. warehouse and approximately 2.6 Acres of gravel storage/parking area for the storage of equipment, along with the installation of stormwater facilities to manage stormwater at the site.
2. Field Data Provided by: Beran Environmental Services, Inc.
3. Property Line Information is from the following sources:
   Property Survey for Desuta Properties, LLC prepared by Survey Tech & Associates, LLC dated January 23, 2023
   Deed Instrument: 202301030000018; Tax ID: 240-4F135-1C 5.09 Acres
4. Total Project Area: 221,848 Sq. Ft. or 5.093 Acres
4. The source of contours shown on this plan is from a topographical survey of the site performed by Beran Environmental Services, Inc. utilizing a Carlson BRx7 GNSS GPS Unit. The contour interval shown on the plan sheets is at a one (1) foot interval.
5. Soils data is shown on Sheet 2 of 5 of the "Post Construction Stormwater Management Plan" made for Butler Equipment Rental Options.
6. Beran Environmental Services, Inc. conducted field investigations of wetland areas on March 16, 2023 and May 8, 2023. These investigations identified two (2) wetland areas. Wetland #1 is located at the southeast corner of the site and Wetland #2 is along the Western property line and extends into the adjacent property. These wetlands will be protected to the maximum extent practicable during construction at this site.
7. This site is located within Zone X "Areas determined to be outside the 0.2% annual chance floodplain." as delineated on the Flood Insurance Rate Maps, Community Number 422353 0235 D effective August 2, 2018 for Muddy Creek Township, Butler County, PA.
8. For additional E & S and PCSM drawings and details, please see "Erosion & Sedimentation Control Plan for Desuta Yard #2" and "PCSM Plan for Desuta Yard #2".
9. A copy of the "PCSM Plan for Desuta Yard #2" has been forwarded to Gannett Fleming for review.
10. A general NPDES Permit Application package has been submitted to the Butler County Conservation District for review and approval.
11. Muddy Creek Township reserves the right to inspect the stormwater management facilities in the locations shown. Access to all easements via the nearest public Right-of-Way shall be provided at all times.
12. Sewage Disposal will be via a 1,000 gallon holding tank to be installed at the southeast end of the proposed building as approved under Sewage Permit No. Z237582.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 2 day of January ,20 24 .

ATTEST:
Secretary Chairman

✓ BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

The Board of Supervisors of the Township of Muddy Creek hereby gives public notice that it is approving this plan for recording purposes only. The Board of Supervisors has not accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or public facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 11 day of April ,20 24 .

ATTEST:
Secretary, Board of Supervisors
Chairman, Board of Supervisors

Muddy Creek Township Board of Supervisors Official Seal Butler County, Pa.

SEAL

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

Reviewed with or without comments by the Butler County Planning Commission this 18TH day of OCT. ,2023 .

R. Hun SRM SEC
Director CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plats, etc., in said County at Instrument Number 202404220005557 Plan Book 417 Pgs 32-37

Given under my hand and seal this 22, day of April , A.D. 2024 .

Recorder

RECORDER OF DEEDS BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

CORPORATION ADOPTION, DEDICATION, AND RELEASE

KNOW ALL MEN BY THESE PRESENTS: That the Desuta Properties, LLC a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, does hereby adopt this plan as its Plan of Lots of its properly situate in Township of Muddy Creek , County of Butler , Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby irrevocably dedicate, forever, for public use for haghway, drainage, sewage and utility purposes, all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the said Commonwealth of Pennsylvania, County of Butler and Township of Muddy Creek, Desuta Properties, LLC hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses, and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Desuta Properties, LLC its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said corporation has caused its corporate seal to be affixed by the hand of its president and same to be attested by its secretary, this 11 day of April , 2024 .

ATTEST: Desuta Properties, LLC
Witness President

CORPORATION ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA SS:

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared David Desuta, President of the Desuta Properties, LLC, who being duly sworn according to the law, deposes and says that the corporation is the owner of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that said plan is the act and deed of the corporation, and that the corporation desires said plan be recorded as such.

David Desuta, President

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of April 2024 .
My Commission Expires 12 the day of January 2026 .

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

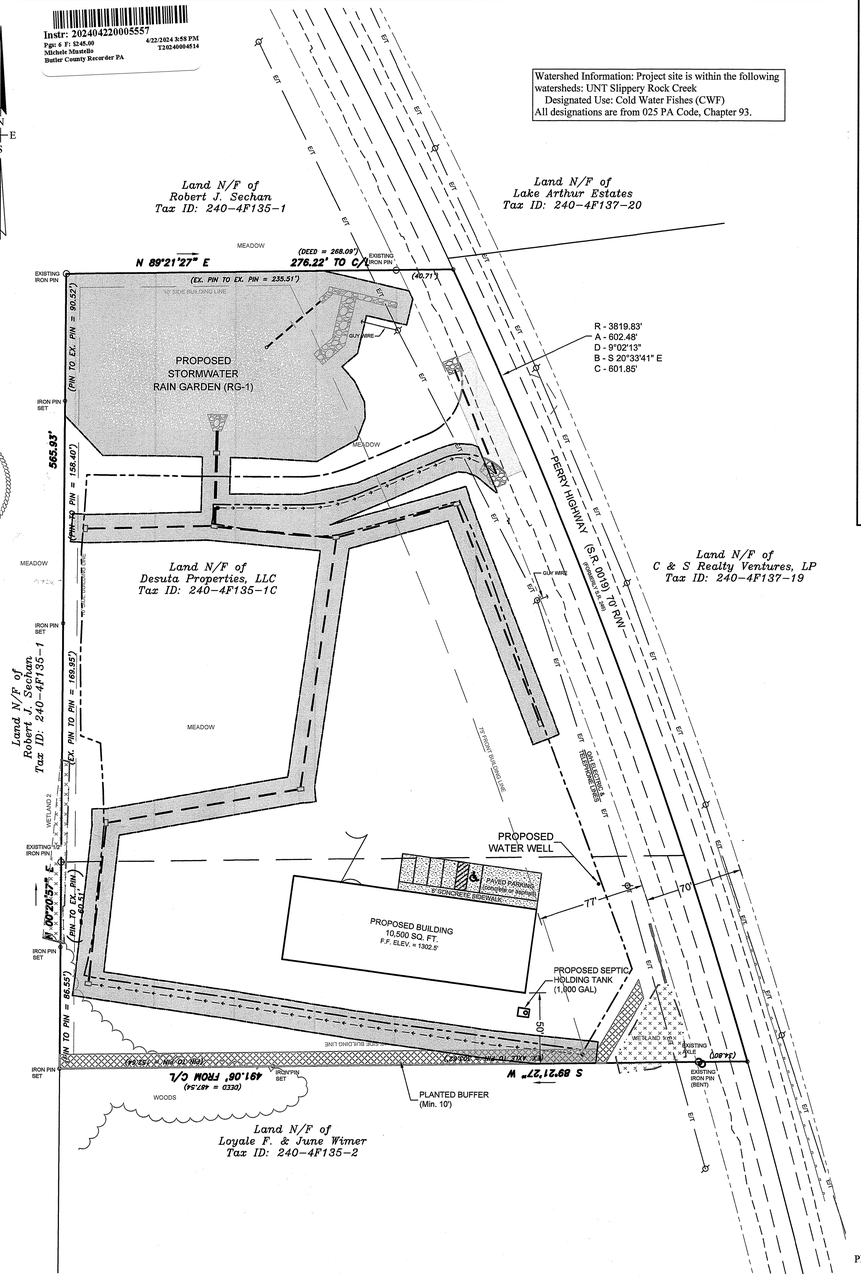
Notary Public

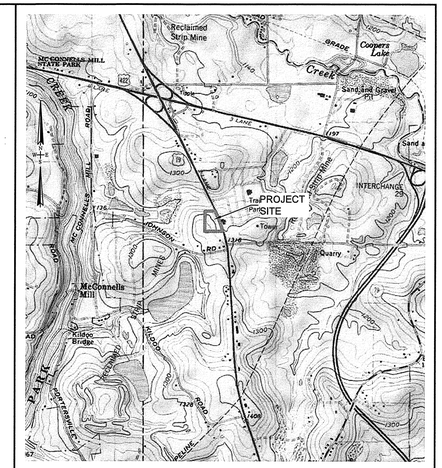
CERTIFICATE OF TITLE – NO MORTGAGE

I David Desuta, do hereby certify that the title to the property shown hereon is in the name of Desuta Properties, LLC and is recorded in Instrument No. 202301030000018.

I further certify that there is no mortgage, lien, or other encumbrance against this property.

WITNESS: OWNERS:





GENERAL NOTES

A copy of the approved Post Construction Stormwater Management Plan must be available at the project site at all times.

Property Owners: Desuta Properties, LLC
1568 Perry Highway
Portersville, PA 16051
Phone: (724) 368-3230

Project Engineer: Eric David Dougherty, P.E., P.L.S.
Beran Environmental Services, Inc.
2322 West Sunbury Road
Boyers, PA. 16020
Phone No.: (724) 735-2766 Ex. 13

Field Data Provided by: Beran Environmental Services, Inc.

Property Line Information is from the following sources:
Property Survey for Desuta Properties, LLC prepared by Survey Tech & Associates, LLC dated January 23, 2023
Deed Instrument: 202301030000018; Tax ID: 240-4F135-1C 5.09 Acres

The source of contours shown on this plan is from a topographical survey of the site performed by Beran Environmental Services, Inc. utilizing aerial photogrammetry and ground GPS survey techniques. Aerial photos were obtained using a DJI Phantom 4 Pro. Ground control was provided using a Carlson BRx7 GNSS GPS Unit. The contour interval shown on the plan sheets is at a one (1) foot interval.

POST CONSTRUCTION

Post Construction Stormwater Management (PCSM) will be provided by a Stormwater Rain Garden (RG-1) utilizing the Managed Release Concept (MRC) to be constructed at the northern end of the proposed equipment storage yard. This Rain Garden (MRC) facility has been designed to provide the following functions:

1. Capture and treat the runoff from the 1.2-inch/2-hour precipitation event through evapotranspiration and/or soil infiltration.
2. Manage the stormwater runoff peak rate from the 2-year/24-hour event in the post construction condition to the 1-year/24-hour event in the pre-construction condition.
3. Manage the post construction stormwater runoff peak rates from the 10-year, 25-year, 50-year and 100-year/24-hour events at or below the pre-construction rate.

OPERATION AND MAINTENANCE

1. The owner shall maintain all stormwater management facilities that are proposed as part of this plan. All stormwater management control facilities that are part of this project should require minimal maintenance.

2. The owner shall complete a visual inspection of all stormwater management facilities at least once every three (3) months for the first 2 years following installation and then on a biannual basis thereafter. Inspections should also be made immediately after runoff events during the establishment period. Inspection items should include density of vegetation, damage by foot or vehicular traffic and channelization.

3. The owner shall immediately repair any damage to the stormwater management, and permanent erosion and sediment pollution control facilities. The owner shall place topsoil on all areas that experience minor erosion, and shall seed and mulch such areas immediately in accordance with the specifications listed on Sheet 4 of this plan.

RECORDING OF APPROVED SWM SITE PLAN

The owner shall record the approved Stormwater Management Site Plan, with the accompanying Operations and Maintenance (O&M) Agreement in the Office of the Recorder of Deeds of Butler County within 30 days of the approval of this Stormwater Management Site Plan by the Municipality.

RECORD DRAWINGS

Following completion of the project and as a prerequisite for the release of the Financial Guarantee, the owner shall provide the Municipality a certification of completion from an engineer, architect, surveyor or other qualified person verifying that all permanent facilities have been constructed according to the Stormwater Management Site Plan and Report and approved revisions thereto, along with Record Drawings (As-Built) depicting the final post construction condition.

OWNER ACKNOWLEDGMENT

_____, principal owner of
David Desuta
Desuta Properties, LLC, do hereby acknowledge that the Stormwater Management Best Management Practices proposed on this plan are to be fixtures on the property and cannot be altered or removed without prior approval by the Municipality."

Commonwealth of Pennsylvania
County of Butler

Sworn to and subscribed before me
this 15 day of April, 2024

Darlene A. Beachem

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

NPDES BOUNDARY / LIMIT OF DISTURBANCE:

The NPDES Boundary for this site corresponds with the property line on the northern, southern and western sides of the project and the edge of pavement along State Route 19 to the east.

The Limit of Disturbance is the entire NPDES Boundary, excluding the existing wetlands. All efforts must be taken to avoid disturbance of the existing wetlands.

The Limit of Disturbance line shown on this plan is slightly inside the roadway for US-19 for clarity only. The saw cut for the pavement at the proposed entrance is to be the white edge of road line.

Materials Disposal
All building materials and wastes must be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code Chapter 260, §§260.1 et seq., 271.1, and 287.1 et. seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharged at the site.

Anticipated Construction Waste
1. Weighted Sediment Filter Tubes
2. Compost filter socks
3. Excess erosion control blanket
4. Excess HDPE pipe

Rain Garden Construction Inspection
A certified professional or designee shall inspect the construction of the Rain Garden throughout the construction process to ensure the following:
1. The outlet structure (barrel and riser) has been installed with the proper sizes and at the correct elevations, and that the outlet controls (orifices) are set at the correct size and elevation.
2. The underdrain is the correct size, is installed level and with sufficient stone aggregate.
3. The perimeter berm is at the correct elevation and level.
4. The emergency spillway is installed to the correct configuration.
5. The correct soil media mix has been used.
6. The proper vegetation (seeding and live plants) is planted to provide a 75% coverage of the media surface.
7. Wood mulch free of chemicals may be used within the Rain Garden as part of the surface cover.

Rain Garden Maintenance Schedule

1. The gravel level spreader below the Rain Garden outlet should be inspected on a bi-annual basis. If the gravel becomes clogged with sediments or vegetation it should be replaced.

2. The vegetation (for the Rain Garden and contributing drainage area) should be maintained in good condition, and any bare spots re-vegetated. During the establishment period, pruning and weeding may be required. Detritus may also need to be removed every year. Perennial plantings may be cut down at the end of the growing season.

3. Only wood mulch free of chemicals may be used in the Rain Garden. Mulch should be re-spread when erosion is evident and be replenished as needed. Once every 2 to 3 years the entire area may require mulch replacement.

4. Inspect at least two times per year after runoff events greater than 0.8 inch and make sure that runoff drains down within the design parameters. No standing water should be present on the surface after 72-hours following a storm event.

5. At least two times per year, or more if historical maintenance indicate it is necessary, inspect for accumulation of sediment, damage to outlet control structures, erosion, signs of water contamination/spills, and instability. Leaf litter needs to be removed annually.

6. As needed, remove accumulated sediment as required to maintain infiltration through the Rain Gardens soil media and to maintain water quality functionality. Restore original cross section. Properly dispose of sediment.

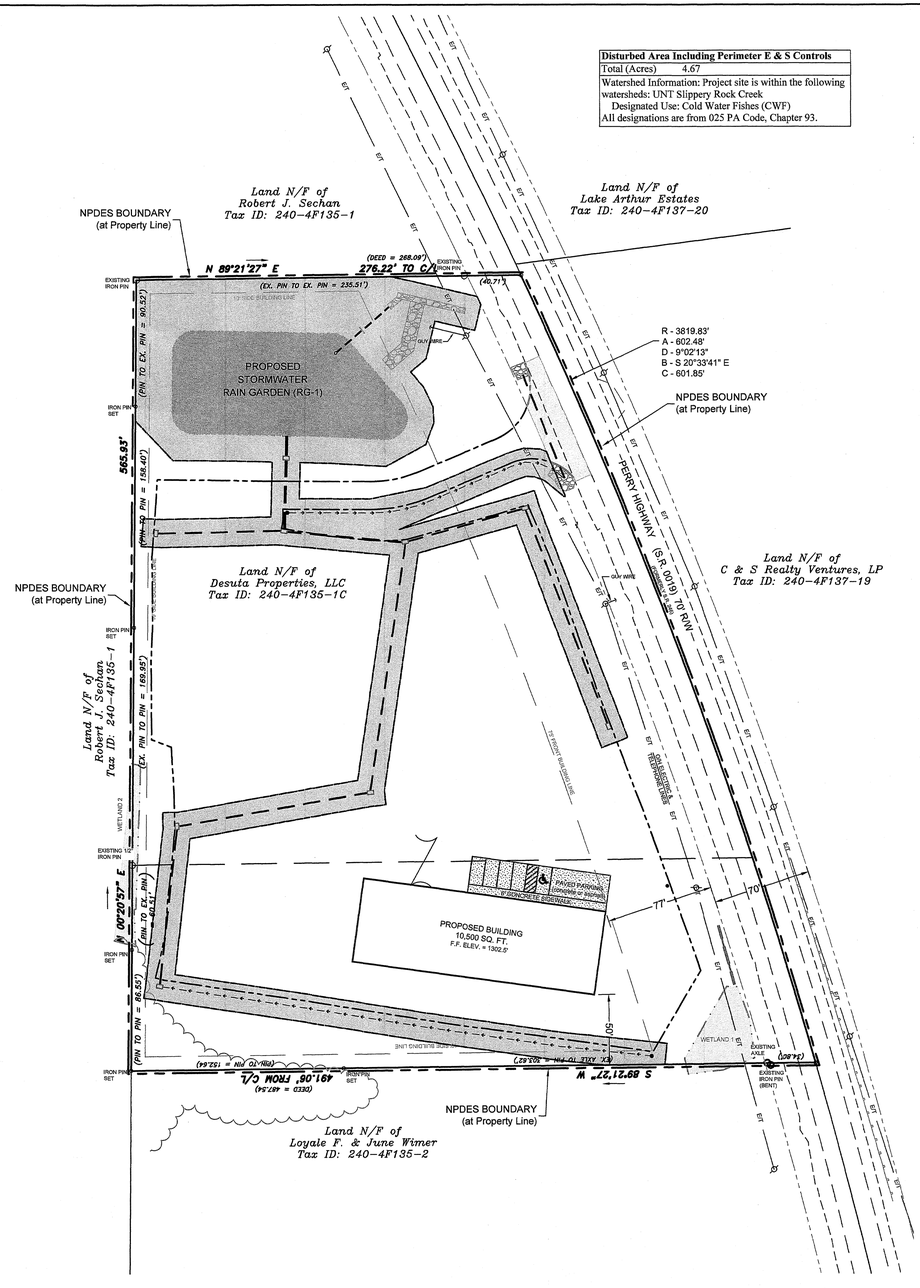
7. During periods of extended drought, the Rain Garden vegetation may require watering.

Rain Garden Soil Media
The Rain Garden Soil Media should be a loam soil capable of supporting a healthy vegetative cover. Soils should be amended with a composted organic material. A typical organic amended soil is combined with 20-30% organic material (compost), and 70-80% soil base (preferably topsoil).

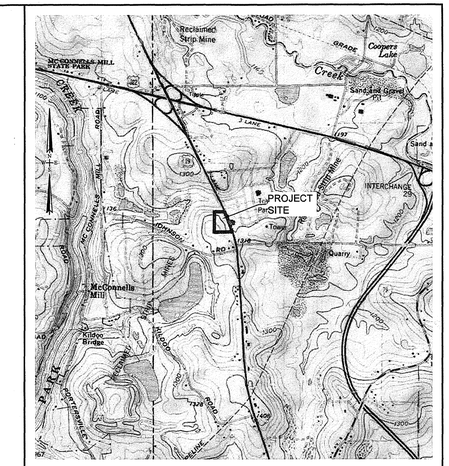
Clean Fill Note: The contractor is responsible for ensuring that any material brought on site is uncontaminated, non-water soluble, non-decomposable, inert and solid material. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance but qualifying as clean fill due to analytical testing.

Clean fill - Uncontaminated, nonwater-soluble, nondecomposable inert solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and recognizable as such. (25 Pa. Code §§ 271.101 and 287.101) The term does not include materials placed in or on the waters of the Commonwealth unless otherwise authorized.

Environmental due diligence - Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of ownership and use history of property, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits.



Disturbed Area Including Perimeter E & S Controls	
Total (Acres)	4.67
Watershed Information: Project site is within the following watersheds: UNT Slippery Rock Creek Designated Use: Cold Water Fishes (CWF) All designations are from 025 PA Code, Chapter 93.	



SITE LOCATION MAP
SCALE: 1" = 2,000'

(Portion of the Portersville 7.5 Min. USGS Quadrangle)

NPDES Permit Boundary
The NPDES Permit Boundary for this site corresponds with the property boundary. The NPDES Boundary Line as shown on this plan is offset from the property line for clarity.

LEGEND

- EXISTING ROAD
- EXISTING ROAD R/W
- PROPOSED GRAVEL STORAGE YARD
- PAVED ACCESS APRON
- PROPOSED CULVERT
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED DITCH
- PROPERTY LINE
- EXISTING WETLAND
- TREELINE
- PROPOSED RAIN GARDEN W/ MRC
- NPDES PERMIT BOUNDARY

ACCESS EASEMENT
Muddy Creek Township reserves the right to inspect the stormwater management facilities in the locations shown. Access to all easements via the nearest public Right-of-Way shall be provided at all times.

SCALE: 1" = 30' 15 30 60 FEET

REVISIONS		
No.	Date	Description
1	11/6/2023	Revised front set-back, relocated building, show NPDES boundary
2	11/9/2023	Relocated/configured culvert P-10 & eliminated catch basin CB #10
3	1/15/2024	Changed Building Size from 5,000 Sq. Ft. to 7,000 Sq. Ft.
4	3/29/2024	Revised building size and location and owner phone number

DESIGN ENGINEER

"I, _____, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Muddy Creek Township Stormwater Management Ordinance."
Eric David Dougherty, P.E., P.L.S.

MUNICIPAL ENGINEER

"I, _____, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Muddy Creek Township Stormwater Management Ordinance."

PLAN BOOK	PAGE
417	33

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC DAVID DOUGHERTY
ENGINEER
PE-057537
MAR 29 2024
Eric David Dougherty
Professional Engineer
License # PE-057537

SHEET SW-1
PCSM PLAN - INDEX

DESUTA YARD #2
Muddy Creek Township, Butler County
Desuta Properies, LLC, Portersville, PA

Prepared By:
BERAN ENVIRONMENTAL SERVICES
Boyers, PA 724-735-2766

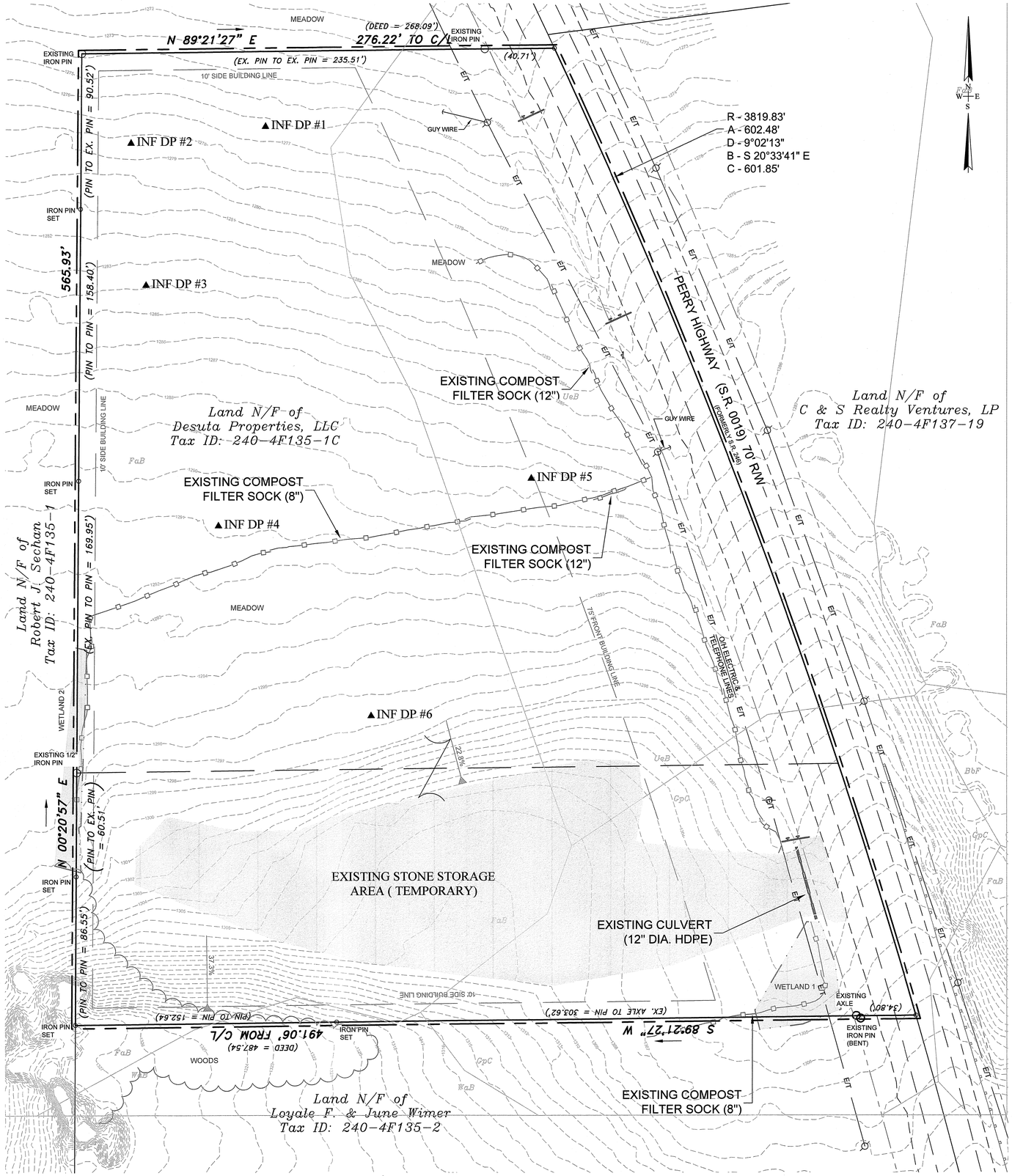
September 2023

EXISTING SITE FEATURES
The existing site features shown on this plan sheet reflect the site as it existed during the field survey conducted on March 16, 2023; including the existing site access, existing stone storage yard, and existing compost filter sock.

NATURAL FEATURES
There are no existing streams, ponds, or other bodies of water located on the property. No subsidence features or rock outcroppings where observed within this project area.

WETLANDS
Beran Environmental Services, Inc. conducted field investigations of wetland areas on March 16, 2023 and May 8, 2023. These investigations identified two (2) wetland areas. Wetland #1 is located at the southeast corner of the site and Wetland #2 is along the Western property line and extends into the adjacent property. These wetlands will be protected to the maximum extent practicable during construction at this site.

FLOOD ZONE
This site is located within Zone X "Areas determined to be outside the 0.2% annual chance floodplain." as delineated on the Flood Insurance Rate Maps, Community Number 422353 0235 D effective August 2, 2018 for Muddy Creek Township, Butler County, PA.



REVISIONS		
No.	Date	Description
1	11/6/2023	Show NPDES boundary

Limiting Soil Characteristics									
Map Symbol	Soil Name	Erodible	Cut Banks Cave	Corrosive to Concrete or Steel	High Water Table	Low Strength	Piping	Poor Topsoil	Potentially Hydric
FaB	Fairpoint channery silt loam		X	C/S		X		X	X
GpC	Gilpin-Wharton silt loams	X	X	C/S	X	X	X	X	X
UeB	Urban land-Ernest complex	X	X	C/S	X	X	X	X	X
WaB	Wharton silt loam	X	X	C/S	X	X	X	X	X

Soil Characteristics					
Map Symbol	Soil Name	Slope (%)	Depth to Water Table (IN)	Depth to Restrictive Layer (IN)	Hydrologic Soils Group
FaB	Fairpoint channery silt loam	0-8	> 80	> 80	D
GpC	Gilpin-Wharton silt loams	8-15	> 80 18 - 36	20 - 40 (bedrock) 40 - 72 (bedrock)	C
UeB	Urban land-Ernest complex	0-8	17 - 22	20 - 36 (fragipan)	C/D
WaB	Wharton silt loam	3-8	16 - 28	40 - 71 (bedrock)	C/D

Site Soil Analysis
Soils identified within the disturbance area of the project include Fairpoint, Gilpin-Wharton, Urban land-Ernest complex, and Wharton. These soils have varying limitations include erodibility, cutbanks cave, corrosive to concrete and steel, high water table, low strength, piping, poor topsoil and potentially hydric. The above limitations are listed in the table on this sheet and will be addressed in the following ways:

1. Erodible soils: An increased emphasis on inspection of erosion and sedimentation controls will be placed on soil units with this limitation.
2. Cut banks cave: Areas where cut banks occur will be seeded and mulched as specified within this plan resulting in a vegetative over that will provide adequate protection to cut banks. Slopes 3:1 and greater will utilize erosion control blankets.
3. Corrosive to concrete and steel: Culverts used in the stormwater drainage system will be high-density polyethyline rather than steel. Proper stone bedding will be used under concrete structures to provide separation from the soil and proper drainage will provide further protection. Steel lines that lack a corrosive barrier such as primer and paint form a natural patina which adds in the protection against corrosion.
4. Piping: Piping has been addressed through the construction practices detailed above within the low strength section.
5. Poor topsoil: This limitation has been addressed though the use of supplements such as lime and fertilizer during seeding / stabilization measures.
6. Potentially hydric soils: This limitation infers the potential for wetlands on site. A field investigation of wetland areas identified two (2) wetland areas. Wetland #1 is located in the southeast corner of the site adjacent to the Perry Highway and South of the existing site entrance. Wetland #2 is located along the West property line and extends into the adjacent property.These wetlands will be protected during construction to the maximum extent practicable.
7. High water table: This limitation takes into account the seasonal variation in water table elevations, during construction activities within soil units with this limitation the operator will remain cognitive of this limitation and take precautions as necessary.
8. Low strength: This limitation has been address by the construction standards to be used within fill slope areas. These areas are to be compacted by sheep's foot or pad roller. The loose lift thickness must be nine inches or less and the maximum particle size is six inches. Five passes of the compaction equipment over the entire surface of each lift is required. Dam embankment compaction to visible non- movement is required.

LEGEND
- EXISTING CONTOURS
- EXISTING ROAD
- EXISTING ROAD R/W
- EXISTING STONE YARD
- PROPERTY LINE
- EXISTING GUIDERAIL
- EXISTING CULVERT
- EXISTING COMPOST FILTER SOCK
- EXISTING WETLAND
- SOIL BOUNDARY
- ABC SOIL TYPE
- TREELINE
- SOIL TEST PROBE LOCATIONS
- NPDES PERMIT BOUNDARY

PLAN BOOK	PAGE
417	34

SCALE: 1" = 30' (15 30 60 FEET)

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ERIC DAVID DOUGHERTY ENGINEER PE-057537

Eric David Dougherty
Professional Engineer
License # PE-057537

MAR 29 2024

SHEET SW-2
PCSM PLAN - EXISTING FEATURES
DESUTA YARD #2
Muddy Creek Township, Butler County
Desuta Properies, LLC, Portersville, PA

Prepared By:
BERAN ENVIRONMENTAL SERVICES
Boyers, PA 724-735-2766

September 2023

CULVERT CHART

CULVERT NO.	INSIDE DIA. (IN)	LENGTH (FT)	TYPE	ELEVATION		SLOPE (%)	CAPACITY (CFS)	
				INLET	OUTLET		DESIGN	FULL
P-1	24	15	SW* HDPE	1,277.15'	1,277.00'	1.0	15.00	22.66
P-2	24	51	SW* HDPE	1,283.00'	1,280.00'	5.9	15.00	54.97
P-3	15	89	SW* HDPE	1,284.50'	1,283.50'	2.2	0.94	9.70
P-4	18	84	SW* HDPE	1,285.25'	1,284.25'	1.2	6.73	11.48
P-5	15	86	SW* HDPE	1,286.50'	1,285.50'	1.2	3.54	6.98
P-6	15	165	SW* HDPE	1,293.75'	1,286.75'	4.2	0.96	13.33
P-7	15	180	SW* HDPE	1,293.25'	1,285.75'	4.2	2.24	13.21
P-8	15	138	SW* HDPE	1,294.75'	1,293.50'	0.9	1.39	6.16
P-9	15	112	SW* HDPE	1,297.00'	1,295.00'	1.8	1.09	8.65
P-10	15	80	SW* HDPE	1,276.00'	1,273.00'	3.8	3.42	12.53
P-11**	15	50	SW* HDPE	1,273.75'	1,273.10'	1.3	3.19	7.38

* SMOOTH-WALL HDPE

** Culvert P-11 represents the outlet culvert from the Rain Garden outlet riser.

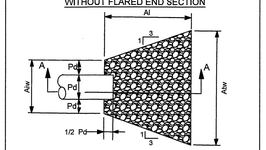
INLET CHART

INLET NO.	BOX SIZE (IN)	ELEVATION			TOP UNIT
		GRATE	INLET	OUTLET	
CB-1*	24 X 45	1,283.00'	1,280.00'	1,277.25'	TYPE M
CB-2*	24 X 45	1,289.75'	1,284.25'	1,283.00'	TYPE M
CB-3	24 X 45	1,289.25'	1,286.25'	1,284.24'	TYPE M
CB-4	24 X 45	1,289.75'	1,285.50'	1,287.25'	TYPE M
CB-5	24 X 45	1,289.75'	1,286.75'	1,286.50'	TYPE M
CB-6	24 X 45	1,296.75'	---	1,293.75'	TYPE M
CB-7	24 X 45	1,296.75'	1,293.50'	1,293.25'	TYPE M
CB-8	24 X 45	1,298.00'	1,295.00'	1,294.75'	TYPE M
CB-9	24 X 45	1,300.00'	---	1,297.00'	TYPE M
CB-11**	24 Dia.	1,278.00'	multiple	1,273.75'	DOME

* Catch Basins CB-1 and CB-2 shall include a 1FT sump below the Outlet Elevation to capture accumulated sediments.

** Infiltration Basin Outlet Structure (See Sheet SW-4 for details)

RIP RAP APRON AT PIPE OUTLET WITHOUT FLARED END SECTION



Construct all aprons to the dimensions shown. Adjust terminal widths as necessary to match receiving channels.

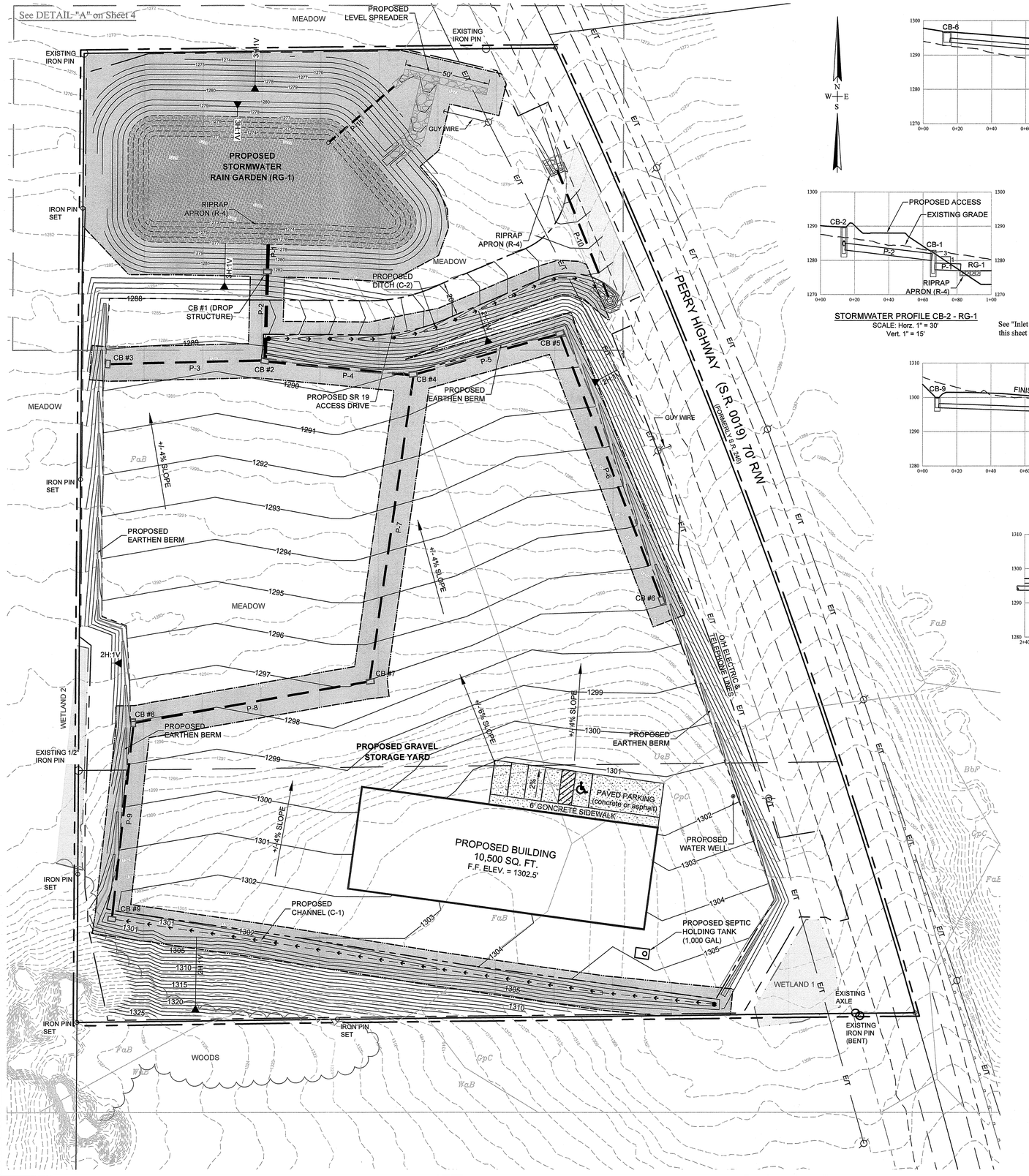
Extend riprap on back side of apron to at least 1/2 depth of pipe on both sides to prevent scour around the pipe.

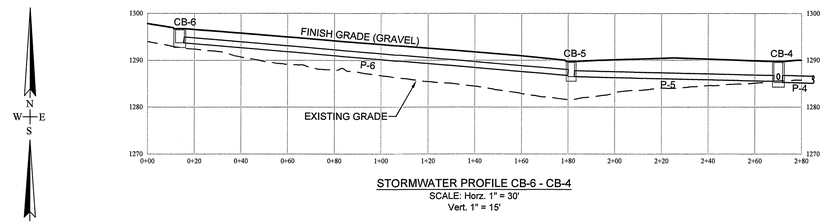
Inspect all aprons on at least a weekly basis and after each runoff event.

Replace displaced riprap within the apron immediately.

(PADEP E&S BMP MANUAL Standard Construction Detail # 9-2)

OUTLET NO.	PIPE	RIPRAP		APRON		
	DIA Pd (IN)	SIZE (R-_)	THICK Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Atw (FT)	TERMINAL WIDTH Atw (FT)
P-1	24	R-4	18	12	6	18
P-10	15	R-4	18	8	4	7
P-11	15	R-3	9	8	4	12

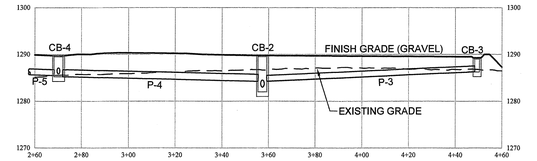




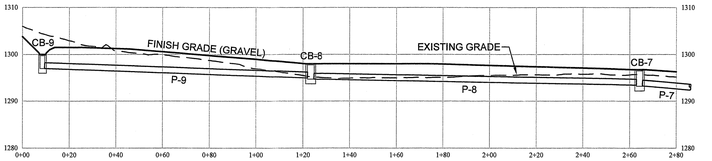
STORMWATER PROFILE CB-6 - CB-4
SCALE: Horz. 1" = 30'
Vert. 1" = 15'

STORMWATER PROFILE CB-2 - RG-1
SCALE: Horz. 1" = 30'
Vert. 1" = 15'

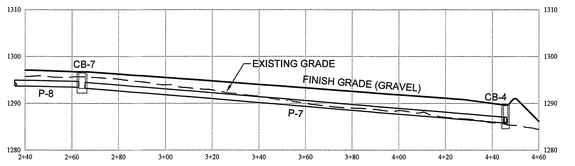
See "Inlet Chart" and "Culvert Chart" this sheet for further details.



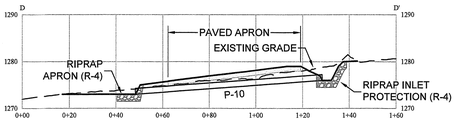
STORMWATER PROFILE CB-4 - CB-3
SCALE: Horz. 1" = 30'
Vert. 1" = 15'



STORMWATER PROFILE CB-9 - CB-7
SCALE: Horz. 1" = 30'
Vert. 1" = 15'



STORMWATER PROFILE CB-7 - CB-4
SCALE: Horz. 1" = 30'
Vert. 1" = 15'



STORMWATER PROFILE P-10
SCALE: Horz. 1" = 30'
Vert. 1" = 15'

LEGEND

- EXISTING CONTOURS
- APPROX. PROPOSED CONTOURS
- EXISTING ROAD
- EXISTING ROAD R/W
- PROPOSED GRAVEL STORAGE YARD
- PAVED ACCESS APRON
- PROPOSED CULVERT
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED DITCH
- PROPERTY LINE
- EXISTING WETLAND
- TREELINE
- PROPOSED RAIN GARDEN W/ MRC
- PROPOSED EARTHEN BERM
- LIMIT OF DISTURBANCE
- NPDES PERMIT BOUNDARY

REVISIONS

No.	Date	Description
1	11/6/2023	Revised front set-back, relocated building, added holding tank and well
		Revised yard grading, show NPDES boundary
2	11/9/2023	Relocated/configured culvert P-10, eliminated catch basin CB #10,
		eliminated roadside ditch C-3
3	1/15/2024	Changed Building Size from 5,000 Sq. Ft. to 7,000 Sq. Ft.
4	3/29/2024	Revised building size and location

PLAN BOOK	PAGE
417	35

SCALE: 1" = 30' 15 30 60 FEET

SHEET SW-3

PSCM PLAN - PROPOSED FEATURES

DESUTA YARD #2

Muddy Creek Township, Butler County
Desuta Properies, LLC, Portersville, PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ERIC DAVID DOUGHERTY ENGINEER PE-057537

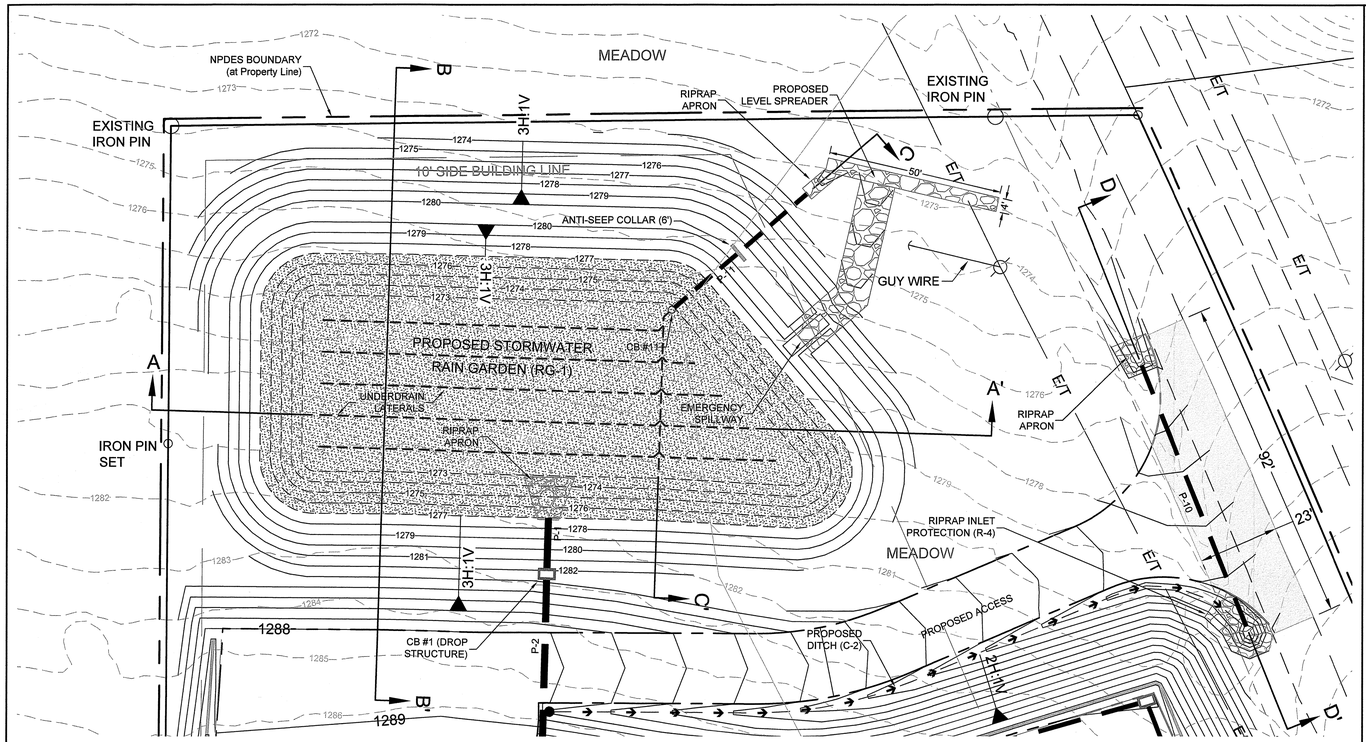
MAR 29 2024

Prepared By:

BERAN ENVIRONMENTAL SERVICES
Boyers, PA 724-735-2766

Eric David Dougherty
Professional Engineer
License # PE-057537

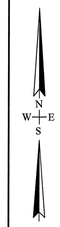
September 2023

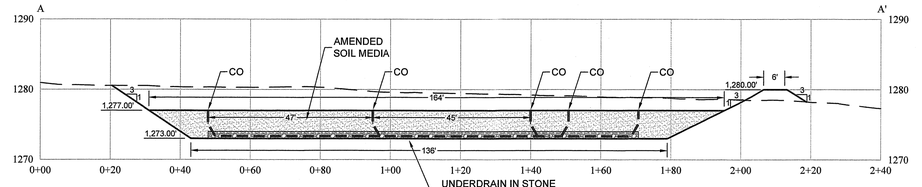


DETAIL "A"

SCALE: 1" = 20' 10 20 40 FEET

See Sheet SW-3 for Stormwater Profile P-10. (D-D')

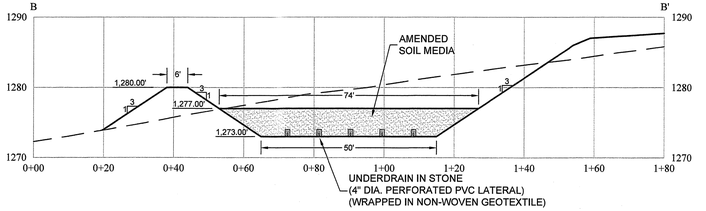




RAIN GARDEN CROSS-SECTION - A-A'

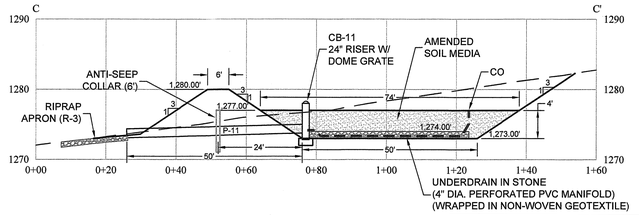
SCALE: Horz. 1" = 20'
Vert. 1" = 10'

NOTE: Clean-outs for under drains should be spaced no more than 50' apart



RAIN GARDEN CROSS-SECTION - B-B'

SCALE: Horz. 1" = 20'
Vert. 1" = 10'



RAIN GARDEN CROSS-SECTION - C-C'

SCALE: Horz. 1" = 20'
Vert. 1" = 10'

PLAN BOOK	PAGE
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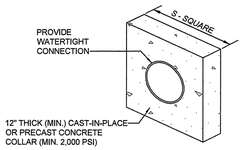
CONSTRUCTION SEQUENCE: RAIN GARDEN

1. Install the rain garden during the final stage of site construction to prevent sedimentation and/or damage from construction activity. After installation, prevent sediment-laden water from entering the facility.
2. Ensure the runoff diversion sock and compost filter sock are present along the northern Limit-of-Disturbance and that it is in good condition.
3. Remove additional topsoil from the Rain Garden area as needed and stockpile in the designated area.
4. Excavate and grade the rain garden to sub-grade condition.
5. Install the outlet control riser and barrel. Install a 3' x 3' anti-seep collar on the barrel 10' from the outlet structure. Backfill and compact the berm over the outlet barrel. Fill should be placed in 6-inch lifts and compacted.
6. Excavate and grade Channel C-1 along the northern property line.
7. Install the spillway at the location shown. Rip rap (R-3) should extend to Channel C-1.
8. Install the underdrain in the rain garden. Install cleanouts at the locations indicated and connect the underdrain to the outlet riser by means of two (2) 45-degree elbows such that the connection is 1' higher than the bottom of the facility. (Note: The underdrain shall be surrounded by a 6" envelope of AASHTO #57 stone aggregate. The stone aggregate shall not cover the entire bottom of the facility. A permeable geotextile fabric shall surround the underdrain aggregate.)
9. Place the soil media into the facility to a depth of 4'. Do not compact the soil media or the facility bottom. Placement of soil media should be done from the outside of the rain garden footprint to avoid compaction.
10. Install the Rip Rap Apron at the outlet of Culvert P-2 in the rain garden.
11. Extend the downspout collection pipes to the rain garden.
12. Place topsoil, lime, fertilize seed and mulch all remaining disturbed areas per the specifications in this plan or suitable alternative.
13. All slopes 3:1 and greater shall be stabilized with stone or with temporary erosion control blankets.
14. Plant the rain garden in accordance with the Rain Garden Planting Schedule or suitable alternative. Wood mulch may be used to stabilize the soil media surface. Treated mulch should be avoided.

NOTE: It is recommended that the Rain Garden is excavated with a track hoe working from the perimeter. When placing and smoothing soil media, and mixing in compost amendments, only light equipment should be used to avoid compaction of the basin bottom.

CONCRETE ANTI-SEEP COLLAR
FOR PERMANENT BASINS



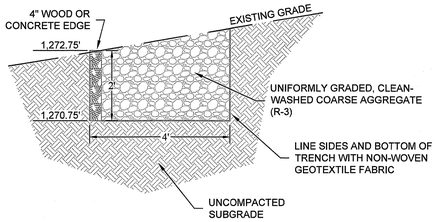
All collars shall be installed so as to be watertight.

Collar size and spacing shall be as indicated below.

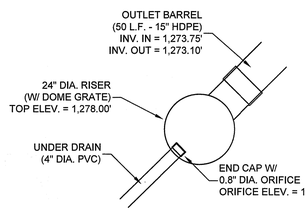
BASIN NO.	PIPE SIZE (in)	S (in)	NO. OF COLLARS	DISTANCE RISER TO 1st COLLAR (ft)	COLLAR SPACING (ft)
1	15	72	1	24	

(PADEP E&S BMP MANUAL Standard Construction Detail # 7-15)

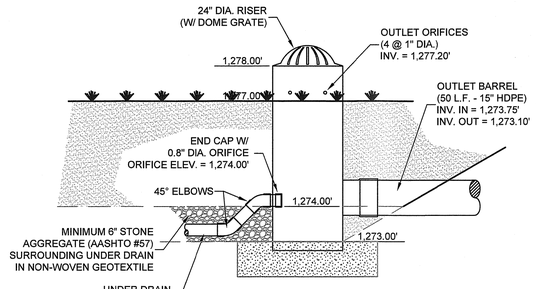
LEVEL SPREADER (Typ.)
N.T.S.



RAIN GARDEN OUTLET STRUCTURE

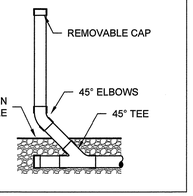


PLAN VIEW
N.T.S.

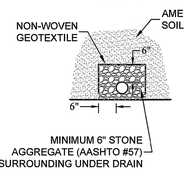


PROFILE
N.T.S.

UNDER DRAIN CLEAN-OUT (Typ.)
N.T.S.



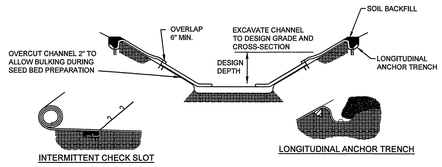
UNDER DRAIN
CROSS-SECTION (Typ.)
N.T.S.

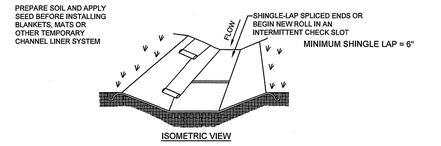


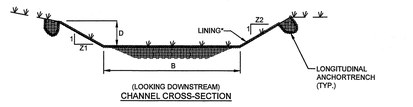
LEGEND

- EXISTING CONTOURS
- APPROX. PROPOSED CONTOURS
- EXISTING ROAD
- EXISTING ROAD R/W
- PROPOSED GRAVEL STORAGE YARD
- PAVED ACCESS APRON
- PROPOSED CULVERT
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED DITCH
- PROPERTY LINE
- EXISTING WETLAND
- PROPOSED RAIN GARDEN W/ MRC
- EXISTING ELECTRIC/TELEPHONE OVERHEAD

VEGETATED CHANNEL







(LOOKING DOWNSTREAM)
CHANNEL CROSS-SECTION

CHANNEL NO.	STATIONS	BOTTOM WIDTH B (FT)	DEPTH D (FT)	TOP WIDTH W (FT)	Z1 (FT)	Z2 (FT)	BOTTOM SLOPE (%)	LINING*
C-1	0+00 - 3+54	2	1	6	2	2	1.1	ECB / Grass Mix
C-2	0+00 - 1+77	1	1	5	2	2	5.0	ECB / Grass Mix

*SEE MANUFACTURERS LINING INSTALLATION DETAIL FOR STAPLE PATTERNS AND VEGETATIVE STABILIZATION SPECIFICATIONS FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION.

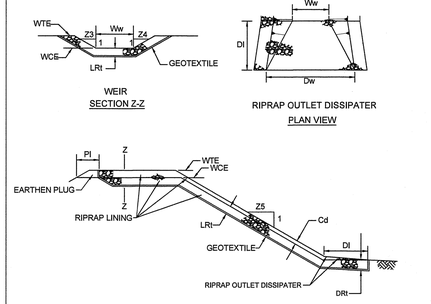
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.

CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. SEDIMENT DEPOSIT SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY.

DAMAGED LININGS SHALL BE REQUIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.

(PADEP E&S BMP MANUAL Standard Construction Detail # 6-1)

BASIN EMERGENCY SPILLWAYS



EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY

BASIN NO.	WEIR Z3 (FT)	WEIR Z4 (FT)	WEIR TOP ELEV WTE (FT)	WEIR CREST ELEV WCE (FT)	WEIR WIDTH Ww (FT)	LINING RIPRAP SIZE (R-_)	LINING RIPRAP THICK LRt (IN)	CHANNEL Z5 (FT)	CHANNEL DEPTH Cd (FT)	DISSIPATER LENGTH DI (FT)	DISSIPATER WIDTH Dw (FT)	DISSIPATER RIPRAP SIZE (R-_)	DISSIPATER RIPRAP THICK DRt (IN)
RG-1	2	2	1,280.0	1,278.5	4	R-3	9	3	1	32	4	R-3	9

Dimension PI should be 5' minimum.

Replace displaced riprap within the spillway and/or outlet channel immediately.

(PADEP E&S BMP MANUAL Standard Construction Detail # 7-12)

REVISIONS

No.	Date	Description
1	11/6/2023	Added Vegetated Channel detail
2	11/9/2023	Relocated/configured culvert P-10, eliminated catch basin CB #10,
		eliminated roadside ditch C-3

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC DAVID DOUGHERTY
ENGINEER
PE-057537
MAR 29 2024

Eric David Dougherty
Professional Engineer
License # PE-057537

SHEET SW-4

PSCM PLAN - RAIN GARDEN DETAILS

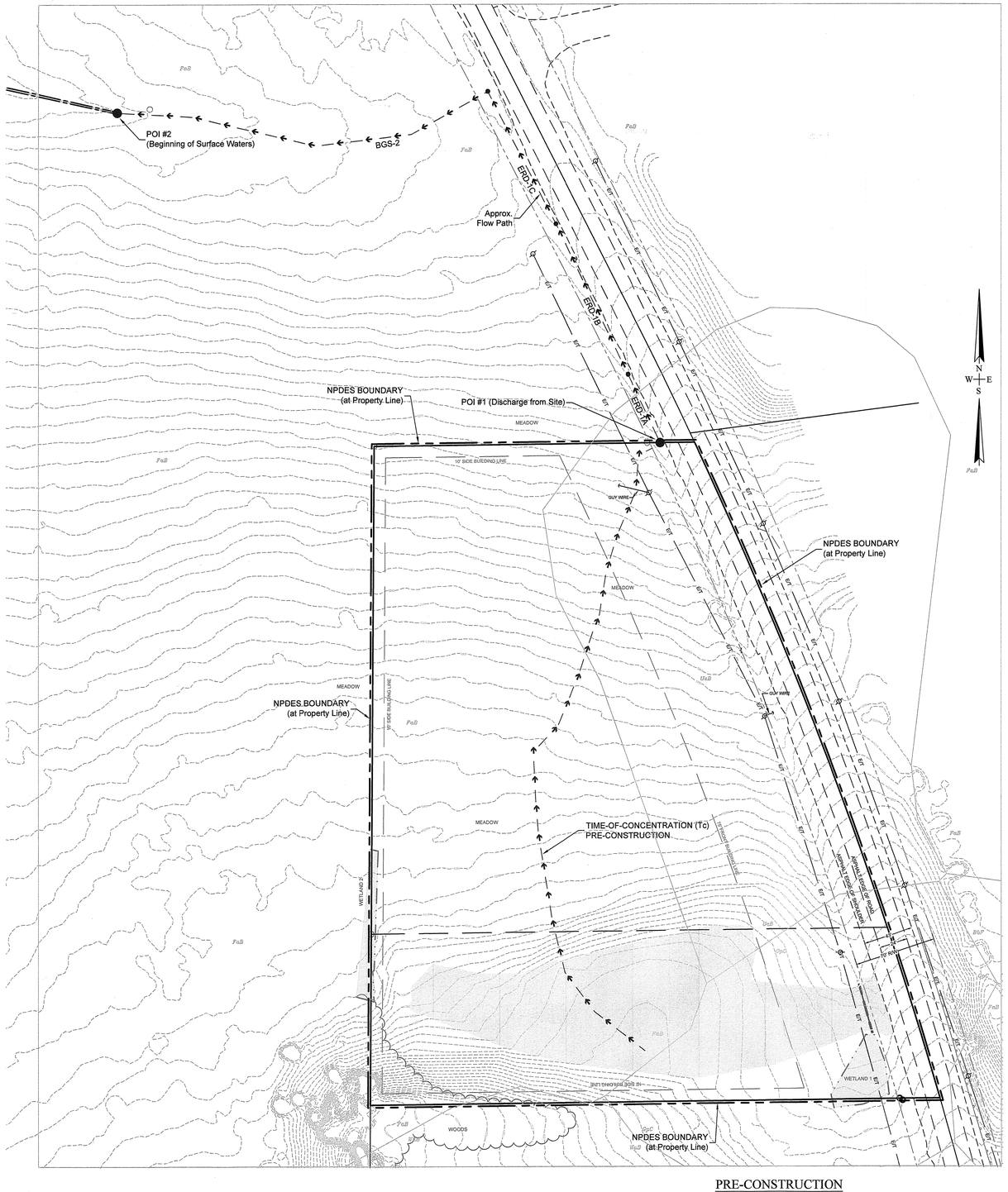
DESUTA YARD #2

Muddy Creek Township, Butler County
Desuta Properies, LLC, Portersville, PA

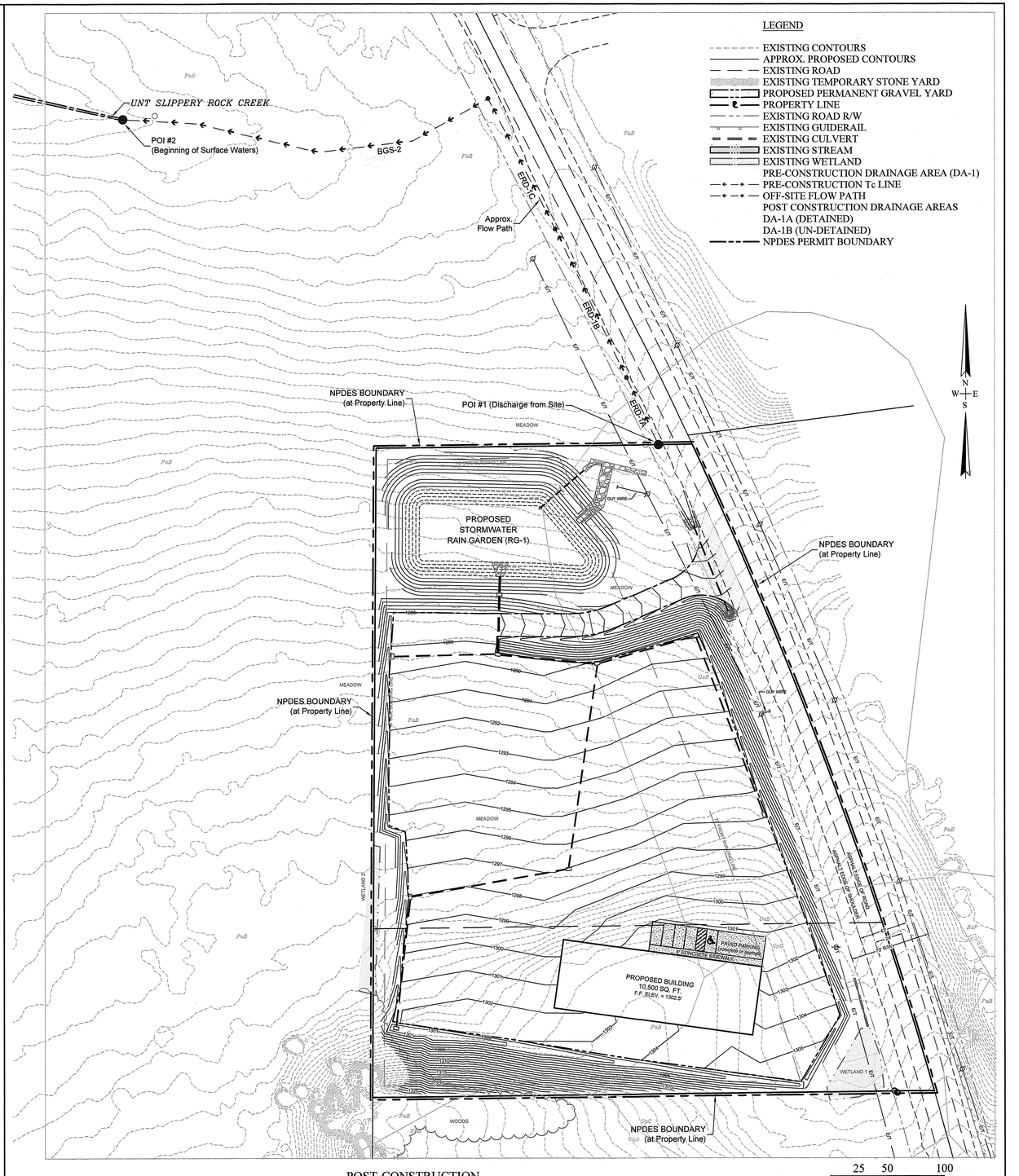
Prepared By:

BERAN ENVIRONMENTAL SERVICES
Boyers, PA 724-735-2766

September 2023



PRE-CONSTRUCTION
DRAINAGE AREA



POST-CONSTRUCTION
DRAINAGE AREAS

LEGEND

- EXISTING CONTOURS
- APPROX. PROPOSED CONTOURS
- EXISTING ROAD
- EXISTING TEMPORARY STONE YARD
- PROPOSED PERMANENT GRAVEL YARD
- PROPERTY LINE
- EXISTING ROAD R/W
- EXISTING GUIDERAIL
- EXISTING CULVERT
- EXISTING STREAM
- EXISTING WETLAND
- PRE-CONSTRUCTION DRAINAGE AREA (DA-1)
- PRE-CONSTRUCTION Tc LINE
- OFF-SITE FLOW PATH
- POST CONSTRUCTION DRAINAGE AREAS
- DA-1A (DETAINED)
- DA-1B (UN-DETAINED)
- NPDES PERMIT BOUNDARY

SCALE: 1" = 50' 25 50 100 FEET

REVISIONS		
No.	Date	Description
1	11/6/2023	Added off-site flow path to surface waters
2	11/9/2023	Relocated/configured culvert P-10, eliminated catch basin CB #10,
		eliminated roadside ditch C-3
3	1/15/2024	Changed Building Size from 5,000 Sq. Ft. to 7,000 Sq. Ft.
4	3/29/2024	Revised building size and location and owner phone number

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ERIC DAVID DOUGHERTY
ENGINEER
PE-057537

Eric David Dougherty
Professional Engineer
License # PE-057537

MAR 29 2024

SHEET SW-5

PCSM PLAN - PRE/POST DRAINAGE AREAS

DESUTA YARD #2

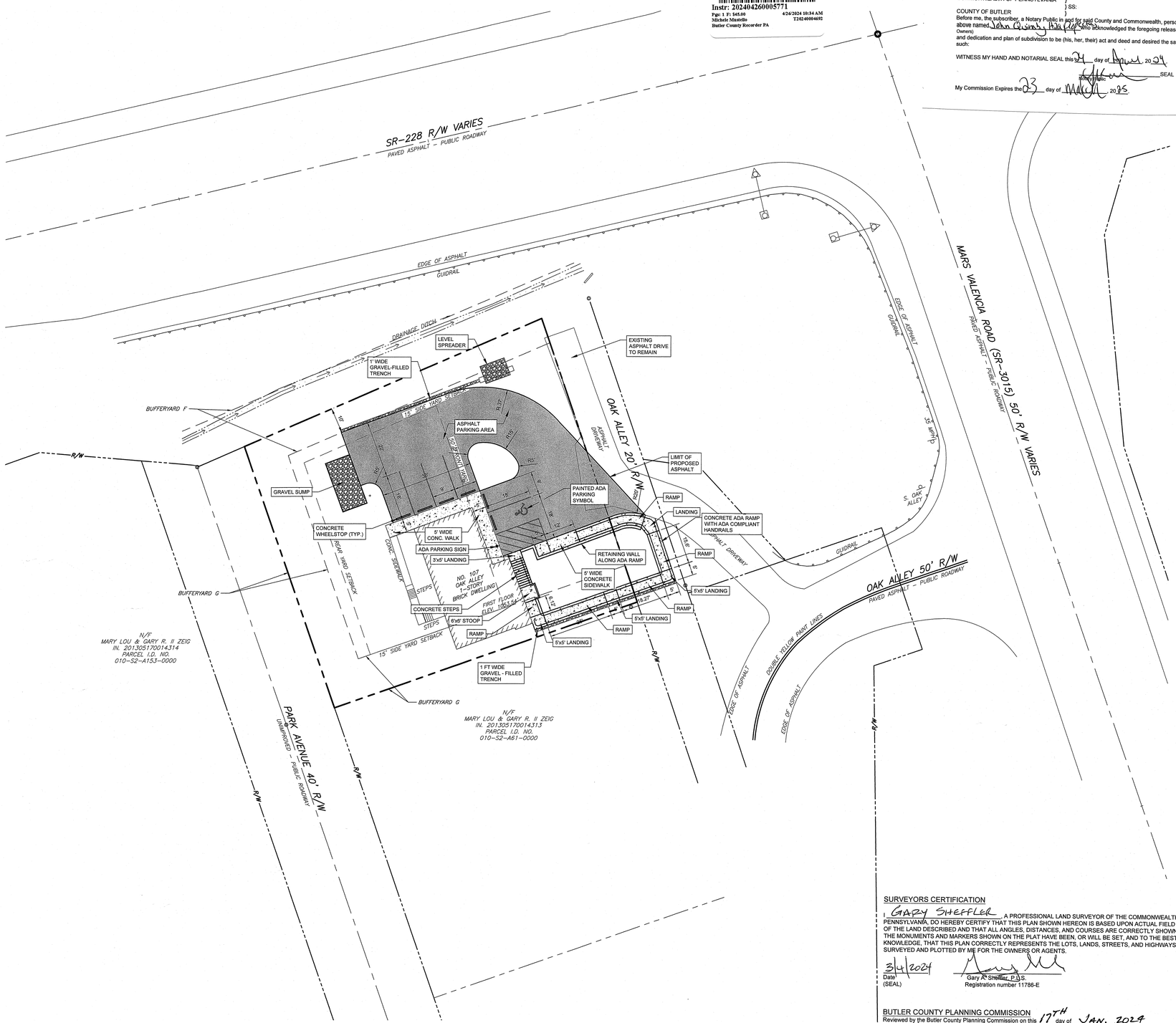
Muddy Creek Township, Butler County
Desuta Properies, LLC, Portersville, PA

Prepared By:

BERAN ENVIRONMENTAL SERVICES
Boyers, PA 724-735-2766

September 2023

Instr: 202404260005771
Pgs: 1 F: 548.00 4/26/2024 10:34 AM
Michele Mustello T20240004692
Butler County Recorder PA



ADAMS TOWNSHIP
BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786-E

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named John Quimby H2O Properties who acknowledged the foregoing release (Name of Owner or Owners) and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 24 day of April, 2024

_____ SEAL
(Notary Public)

My Commission Expires the 23 day of March, 2025

Commonwealth of Pennsylvania - Notary Seal
LAURA KOYACK - Notary Public
Allegheny County
My Commission Expires March 23, 2025
Commission Number 1308528

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT (I, WE) John Quimby H2O Properties OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS (I, WE), OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP'S SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS, ADAMS TOWNSHIP, AND UNTIL SUCH FORMAL ACCEPTANCE (I, WE) FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF ADAMS FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON Ourself OUR HEIRS, ADMINISTRATORS, AND ASSIGNS AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 7TH DAY OF March, A.D. 20 24

H2O Properties SEAL
(OWNER OR OWNERS)

SEAL
(OWNER OR OWNERS)

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF March, A.D., 20 24

SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE 20th DAY OF August, A.D., 2027

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2027
Commission number 1292696
Member, Pennsylvania Association of Notaries

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAT OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FOTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

03-06-2024 DATE | 26400E REG. NO. | (SEAL) | SIGNATURE

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 7TH DAY OF February, 20 24

TOWNSHIP SECRETARY | CHAIRPERSON

APPROVAL BY ADAMS TOWNSHIP -(BOARD OF SUPERVISORS)

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAT BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 26th DAY OF February, 20 24

ATTEST:

(Secretary of board of Supervisors) SEAL | (Chairman of Board of Supervisors)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE(S) 38

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF April, 2024

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2028

SURVEYORS CERTIFICATION

I GARY SHEFFLER A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

3/4/2024 Date | (SEAL) | Gary A. Sheffler, P.L.S. Registration number 11786-E

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission on this 17TH day of JAN. 2024

Secretary | Chairman

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PARKING REQUIREMENTS:

THE SUBJECT PREMISES LIES WITHIN THE B (BUSINESS) ZONING DISTRICT, AND WITHIN THE ROUTE 228 OVERLAY

THE PROJECT WILL BE DEVELOPED AS A SWIMMING POOL SHOW ROOM AND SALES OFFICE. THE EXISTING RESIDENTIAL STRUCTURE WILL BE RENOVATED WITH 1400 SF GROUND FLOOR DISPLAY / STORAGE SPACE AND 1400 SF SECOND FLOOR OFFICE SPACE.

PROPOSED USE: SWIMMING POOL SHOW ROOM AND SALES OFFICE

PARKING REQUIREMENT	
OFFICE SPACE	2.5 SPACES PER 1000 SF
DISPLAY / STORAGE	1.5 SPACES PER 1000 SF
1400 SF OFFICE SPACE x 2.5 SPACES / 1000SF =	3.5 SPACES
1400 SF DISPLAY / STORAGE x 1.5 SPACES / 1000SF =	2.1 SPACES
TOTAL=	6 SPACES
TOTAL PARKING REQUIRED=	**6 SPACES**
TOTAL PARKING PROVIDED=	**6 SPACES**

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE BUSINESS ZONING DISTRICT

ZONING DISTRICT:	B: BUSINESS
MIN. LOT AREA CONNECTED TO PUBLIC SANITARY SEWER:	21,780 SQ FT.
MIN. LOT WIDTH:	100 FEET
MIN. FRONT YARD DEPTH:	50 FEET
MIN. SIDE YARD DEPTH:	15 FEET
MIN. REAR YARD DEPTH:	20 FEET
MIN YARD DEPTH ADJACENT TO A PUBLIC ROAD:	50 FEET
MIN LOT COVERAGE:	60%
OVERLAY ZONING DISTRICT:	ROUTE 228 OVERLAY DISTRICT
PRIMARY ACCESS:	PUBLIC ACCESS ROAD
MIN. LOT AREA:	NO MINIMUM
MIN. LOT WIDTH:	NO MINIMUM
MIN. RIGHT-OF-WAY DEDICATION:	40 FEET ALONG ROUTE 228; 20 FEET ALONG ARTERIAL CONNECTIONS

MINIMUM BUILDING SETBACKS:

BUILDING SETBACK FROM PROPERTY LINE PARALLEL WITH ROUTE 228 RIGHT-OF-WAY OR ARTERIAL CONNECTION:	10 FEET
SIDE YARD SETBACK:	20 FEET
REAR SETBACK FROM ACCESS RIGHT-OF-WAY:	25 FEET
REAR SETBACK FROM REAR PROPERTY LINE:	15 FEET
EDGE OF PAVED SURFACE TO PROPERTY LINE (SIDE AND REAR YARDS):	10 FEET
MAXIMUM IMPERVIOUS COVERAGE:	70%

ZONING INFORMATION WAS OBTAINED FROM:

TOWNSHIP OF ADAMS
690 VALENCIA RD. MARS, PA 16046
§ 192-24. B-BUSINESS DISTRICT. (AMENDED 7-23-2001 BY ORD. NO. 96)
§ 192-39. MINIMUM DIMENSIONAL AND SITE DESIGN STANDARDS.

CODE ENFORCEMENT OFFICER
MIKE KNOX
724-625-1527
CODE@ADAMSTWP.ORG

811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - 20233121354-000
DIG - 20233121342-000

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NORTH

Horizontal Scale
20 0 20 40
(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:
2024-01-09	Revised Per Township Comments	JRG
2024-01-15	Revised Per Township Comments	JRG
2024-02-08	Revised Per Township Comments	JRG

Professional Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY A. SHEFFLER, JR. ENGINEER PE 057446

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

107 Oak Alley
Warehouse / Office Facility

Prepared For:
John Quimby

Situate In:
Adams Township, Butler County, Pennsylvania

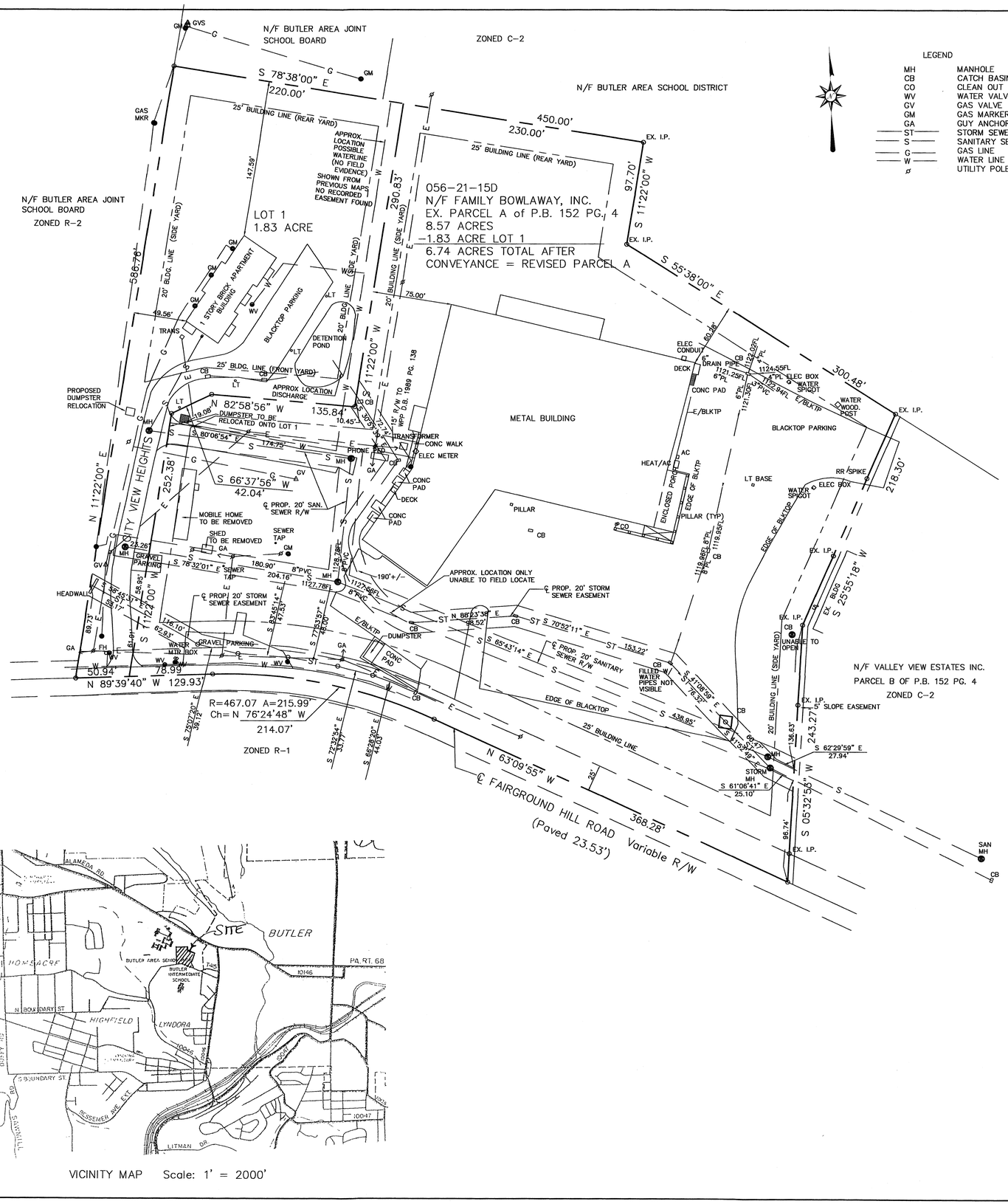
SITE LAYOUT PLAN

John Quimby

DRAWING SCALE:	1" = 20'	DESIGNED BY:	JRG
DATE ISSUED:	8/02/2023	REVIEWED BY:	GAS
PROJECT JOB#:	4942	FIELD BOOK #:	----
CADD#:	4942-OAK ALLEY-C200.DWG		

Sheet No.
C200

K:\ENGFILES\CROSSFILE\PROJECT FILES\2023 4900-4999\4942 - OAK ALLEY\DRAWINGS\CIVIL\SHEETS\4942-OAK ALLEY-C200



LEGEND

MH	MANHOLE
CB	CATCH BASIN
CO	CLEAN OUT
WV	WATER VALVE
GV	GAS VALVE
GM	GAS MARKER
GA	GUY ANCHOR
ST	STORM SEWER
S	SANITARY SEWER
G	GAS LINE
W	WATER LINE
	UTILITY POLE

VICINITY MAP Scale: 1' = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING: C-2; CONVENIENCE COMMERCIAL

BUILDING REQUIREMENTS:

FRONT BUILDING SETBACK: 25'
SIDE BUILDING SETBACK: 20'
REAR BUILDING SETBACK: 25'

PROPERTY OWNERS: FAMILY BOWLAWAY, INC.
c/o JOSEPH CAPAROSA
KEVIN CAPAROSA
540 FAIRGROUND HILL ROAD
BUTLER, PA 16001

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE SENIOR HOUSING FACILITY ONTO ITS OWN LOT.

0 50 100 150

Instr: 202405080006497
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/8/2024 1:27 PM
T202404005242

Know all men by these Presents, that Joseph M. Caparosa, President and Kevin Caparosa, Secretary, of Family Bowlaway, Inc., a corporation duly registered under the laws of the Commonwealth of Pennsylvania, Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, a all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and or we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 24th day of April, 2024

NOTARY PUBLIC — PRESIDENT — SECRETARY

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Joseph M. Caparosa, President and Kevin Caparosa, Secretary, of Family Bowlaway, Inc., who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Family Bowlaway, Inc., for the uses and purposes therein-mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation to the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

PRESIDENT — SECRETARY

Sworn to and subscribed before me this 24th day of April, 2024

My Commission Expires the 13th day of October, 2027

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kim Marie Baker, Notary Public
Butler County
My commission expires October 13, 2027
Commission number 1439147
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
We, Joseph M. Caparosa, President, and Kevin Caparosa, Secretary, of Family Bowlaway, Inc., owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the name of Family Bowlaway, Inc., as recorded in Deed Book Volume 1954 page 285, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — PRESIDENT — SECRETARY

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

I, Cheryl A. Hughes, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

DATE March 21, 2024 SEAL SIGNATURE AND REG. NO. SU-32490-E

The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 15TH day of April, 2024

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 2ND day of April, 2024

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 21ST day of FEB. 2024

SECRETARY — SEAL — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 417 page 39

Given under my hand and seal this 8TH day of May, 2024

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

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REVISED 03/21/2024; TWP. ENGINEER REVIEW
REVISED 03/19/2024; TWP. ENGINEER REVIEW

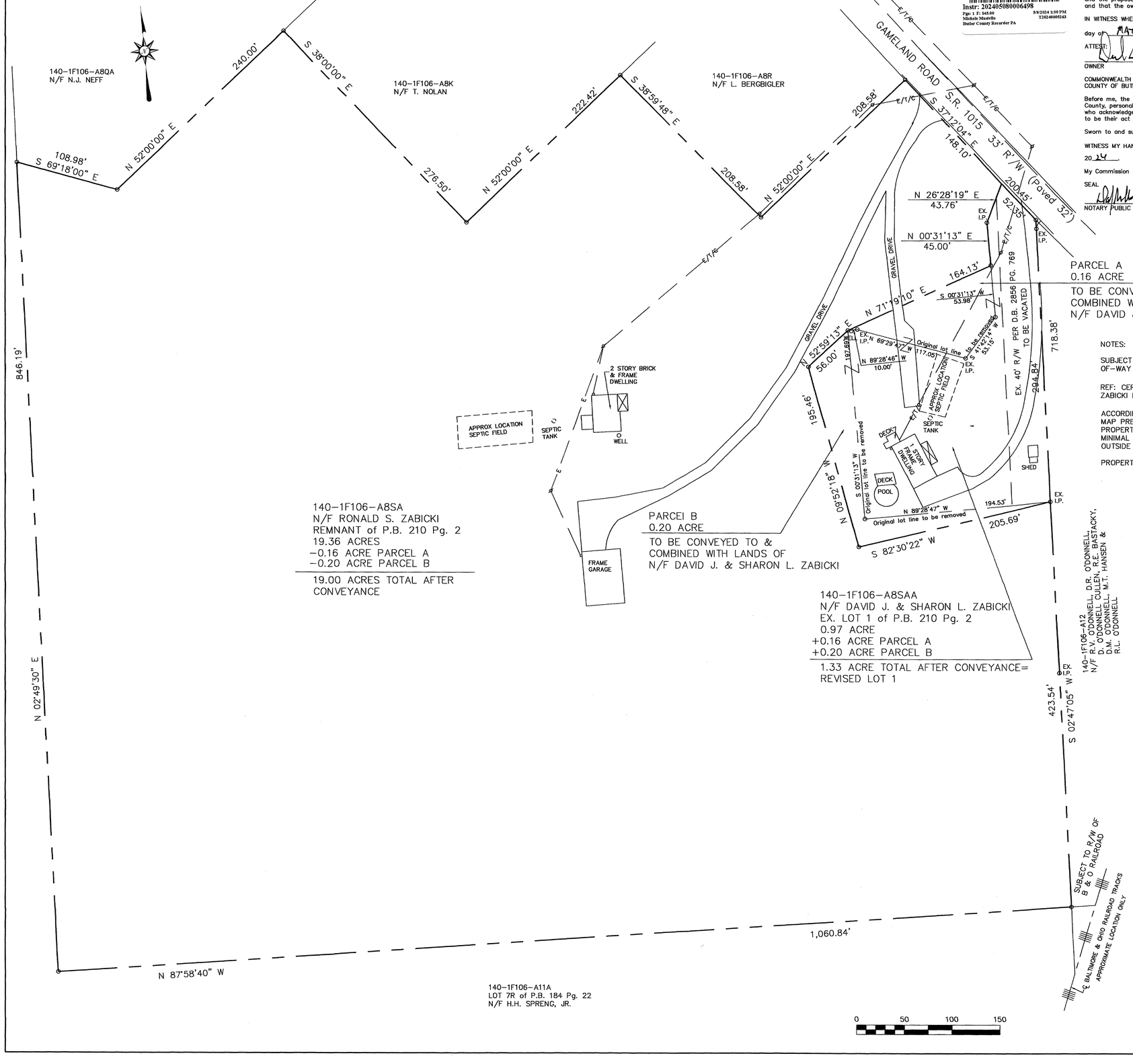
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: FAMILY BOWLAWAY, INC.

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 01/29/2024	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-21-150		Db-Pg 1954-285	Service No. 23-049
Address 540 FAIRGROUND HILL RD.			



Instr: 202405080006498
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/8/2024 1:30 PM
T2024060052

We, David J. and Sharon L. Zabicki, the undersigned, hereby declare that we are the owners of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 07 day of MAY, 2024.

ATTEST:

OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named David J. and Sharon L. Zabicki, who acknowledged the foregoing final plan of subdivision or land development to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 07 day of MAY, 2024.

My Commission expires the 06 day of MARCH, 2028

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2028
Commission number 1120575
Member, Pennsylvania Association of Notaries

I, Ronald S. Zabicki, the undersigned, hereby declare that I am the owner of the property shown on this final plan, that the final plan and the proposed subdivision or land development were made with the owner's consent, and that the owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2ND day of MAY, 2024.

ATTEST:

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ronald S. Zabicki, who acknowledged the foregoing final plan of subdivision or land development to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 2 day of MAY, 2024.

My Commission expires the 04 day of June, 2026

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2026
Commission number 1190259
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR SU-32490-E

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE March 25, 2024 SEAL

REG. NO. SU-32490-E

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

REF: CERTIFICATION SURVEY FOR RONALD ZABICKI BY LAND SURVEYORS, INC., #11-066.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: RONALD ZABICKI
1053 GAMELAND ROAD
CHICORA, PA 16025

DAVID & SHARON ZABICKI
1051 GAMELAND ROAD
CHICORA, PA 16025

APPROVED
~~Reviewed~~ by the Supervisors of the Township of Donegal this 25 day of April, 2024

SECRETARY SEAL CHAIRMAN/PRESIDENT

TOWNSHIP OF DONEGAL SEAL BUTLER CO. PA

REVIEWED
~~Approved~~ by the Butler County Planning Commission this 17TH day of APRIL, 2024

SECRETARY SEAL CHAIRMAN/PRESIDENT

See Comments on File at the Butler County Planning Commission

Plan Number: 24074

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plans, etc. in said County in Plan Book Volume 417 page 40

Given under my hand and seal this 8TH day of MAY, 2024

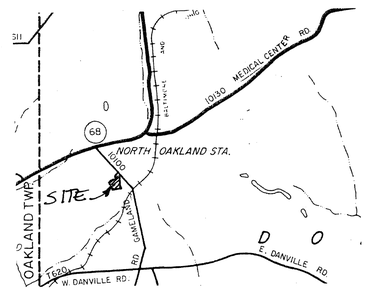
SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



VICINITY MAP Scale: 1" = 2000'

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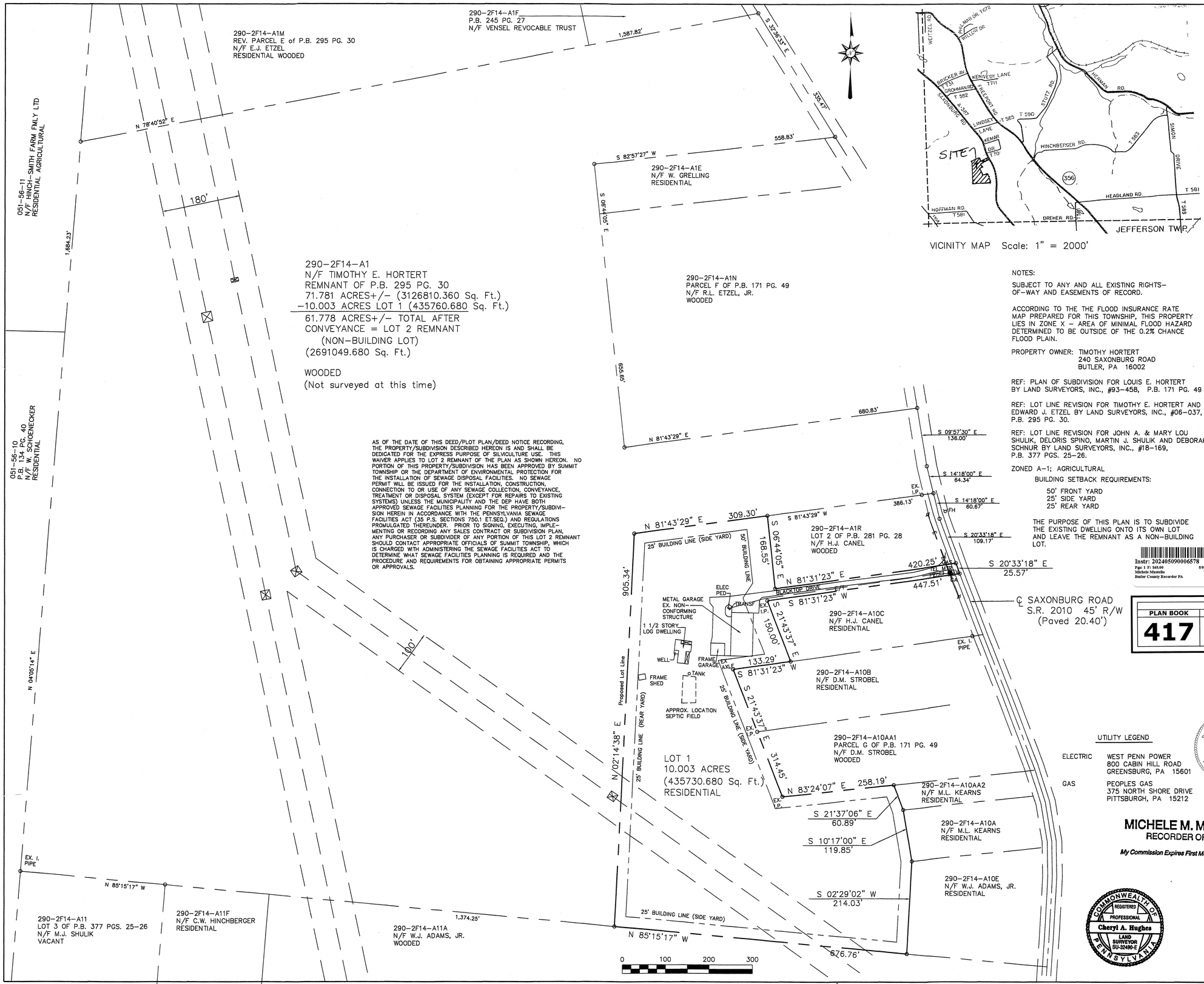
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: RONALD S. ZABICKI
and
DAVID J. & SHARON L. ZABICKI

SITUATE: DONEGAL TWP., BUTLER CO., PA

Date 03/25/2024	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel # 140-1F106-A8SA/A8SAA		Db-Pg 2856-769 Inst. # 201107200017093	Service No. 24-009
Address 1051/1053 GAMELAND RD.			



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE USE. THIS WAIVER APPLIES TO LOT 2 REMNANT OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SUMMIT TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS LOT 2 REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

VICINITY MAP Scale: 1" = 2000'

NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

ACCORDING TO THE THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD PLAIN.

PROPERTY OWNER: TIMOTHY HORTERT
240 SAXONBURG ROAD
BUTLER, PA 16002

REF: PLAN OF SUBDIVISION FOR LOUIS E. HORTERT BY LAND SURVEYORS, INC., #93-458, P.B. 171 PG. 49

REF: LOT LINE REVISION FOR TIMOTHY E. HORTERT AND EDWARD J. ETZEL BY LAND SURVEYORS, INC., #06-037, P.B. 295 PG. 30.

REF: LOT LINE REVISION FOR JOHN A. & MARY LOU SHULIK, DELORIS SPINO, MARTIN J. SHULIK AND DEBORAH SCHNUR BY LAND SURVEYORS, INC., #18-169, P.B. 377 PGS. 25-26.

ZONED A-1; AGRICULTURAL

BUILDING SETBACK REQUIREMENTS:

50' FRONT YARD
25' SIDE YARD
25' REAR YARD

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING DWELLING ONTO ITS OWN LOT AND LEAVE THE REMNANT AS A NON-BUILDING LOT.

UTILITY LEGEND

ELECTRIC	WEST PENN POWER 800 CABIN HILL ROAD GREENSBURG, PA 15601
GAS	PEOPLES GAS 375 NORTH SHORE DRIVE PITTSBURGH, PA 15212

Instr: 202405090006578
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/9/2024 1:01 PM
T2024005334

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MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

KNOW ALL MEN BY THESE PRESENTS, that I, Timothy E. Hortert, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Summit Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Summit, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Timothy E. Hortert, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 25th day of April 2024.

ATTEST:

Roxann L Stickney — NOTARY PUBLIC
Timothy E Hortert — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Timothy E. Hortert, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of April 2024

My Commission expires the 8th day of April 2027

SEAL

Roxann L Stickney — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 8, 2027
Commission number 1289787
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

February 21, 2024 — DATE — SEAL — REG. NO. SU-32490-E

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 31st day of April 2024.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 12th day of March 2024.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 29th day of JAN 2024.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BCPC SEC KHMSTWA

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 417 page 41

Given under my hand and seal this 9th day of May 2024.

SEAL — RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

BUTLER COUNTY PLANNING COMMISSION

REVISED 02/21/2024; TWP REVIEW #24031

Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

FOR: TIMOTHY E. HORTERT

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 01/18/2024	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 290-2F14-A1		Instrument # 200009290023042	Service No. 23-148
Address 240 SAXONBURG ROAD			

SUBDIVISION
FOR
JAMES W. WHITMIRE, ET AL
CENTER TOWNSHIP, BUTLER COUNTY, PA

Instr: 202405100006618
Pgs: 3 F: $125.00
Michele Mustello
Butler County Recorder PA
5/10/2024 10:09 AM
7202400005872

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED THIS 10TH DAY OF May 20 24 IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF NORTHUMBERLAND, PENNSYLVANIA, IN PLAN BOOK NO. 417, PAGE 42-44.*

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

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APPROVALS

CENTER TOWNSHIP PLANNING COMMISSION REVIEW

ON August 23RD 20 23, THE PLANNING COMMISSION OF POINT TOWNSHIP VOTED TO RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF THE FINAL PLAN SHOWN HEREON.

DATE 8/23/23
SECRETARY
CHAIRMAN

CENTER TOWNSHIP SUPERVISORS APPROVAL

DATE April 10th, 2024
SECRETARY Paula K Money
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION REVIEW

THE BUTLER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE AND THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, HAS RECEIVED A COPY OF THIS FINAL PLAN FOR REVIEW AND COMMENT ON

July 11, 2023

PLANNING DIRECTOR JRM CHAIRMAN
R. Hon JRM
SEC

BUTLER COUNTY PLANNING COMMISSION

CERTIFICATIONS

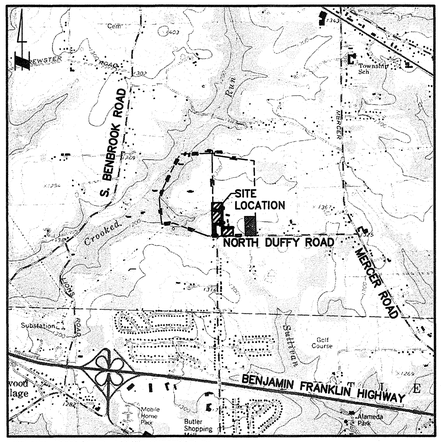
CERTIFICATION OF ACCURACY

I, JASON MORAN, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN, PREPARED FROM FIELD SURVEY ON DECEMBER 07, 2022 CORRECTLY REPRESENTS THE PROPERTY BOUNDARIES OF THE PROPOSED SUBDIVISION.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JASON MORAN — LAND SURVEYOR — NO.SU0091335 — PENNSYLVANIA

08-07-2023
DATE

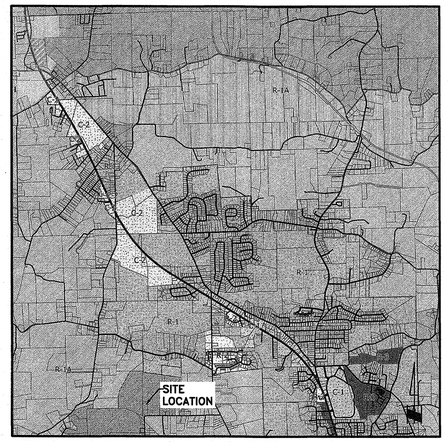
REGISTERED LAND SURVEYOR



7.5 MIN. USGS QUAD: MOUNT CHESTNUT, PA

LOCATION MAP

SCALE – 1"=2,000'



OFFICIAL CENTER TOWNSHIP, BUTLER COUNTY ZONING MAP

ZONING MAP

SCALE – 1"=2,000'

PARCEL DATA

EXISTING PARCEL 1
ALLEN E. WHITMIRE &
TAMMY JEAN WHITMIRE
421 N. DUFFY ROAD
BUTLER, PA 16001
INST. NO.200302060005115
PARCELS 1,2,&3
PIN: 060–2F104–10AA–0000

EXISTING PARCEL 2
JAMES W. WHITMIRE
ALLAN E. WHITMIRE
KENNETH W. WHITMIRE
LIFE ESTATE OF RONALD E. WHITMIRE
425 N. DUFFY ROAD
BUTLER, PA 16001
INSTRUMENT NO. 201801020000003
PARCEL 2A (2ND THEREOF) PIN: 060–2F104–10–0000
PARCEL 2B (3RD THEREOF) PIN: 060–2F104–10X–0000

ZONING DATA

CENTER TOWNSHIP – (R–1A) SINGLE FAMILY RESIDENTIAL–AGRICULTURE, W/ ECONOMIC RESOURCE OVERLAY DISTRICT. ALL PARCELS SHOWN HEREON ARE IN ZONING DISTRICT (R–1A)

50' BUILDING LINE (FRONT YARD)
50' BUILDING LINE (REAR YARD)
30' BUILDING LINE (SIDE YARD)
10' ACCESSORY STRUCTURE

PLAN INTENT

THE PURPOSE OF THIS PLAN IS TO ANNEX LAND ONTO LOT 1 AND CREATE A NEW BUILDING LOT 2.

GENERAL NOTES

1. BOUNDARY AND / OR TOPOGRAPHIC FEATURES SHOWN HEREON BASED UPON FIELD SURVEY PERFORMED BY RETTEW ASSOCIATES IN MARCH OF 2021 AND DECEMBER OF 2022.
2. BEARING BASIS OF SURVEY IS THE PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 88.
3. BEARINGS SHOWN HEREON ARE BASED UPON FIELD SURVEY USING PA STATE PLANE COORDINATE SYSTEM WHICH DIFFER FROM DEEDS OF RECORD.
4. EXISTING PROPERTY MONUMENTATION SHOWN HEREON WAS VERIFIED AS OF 03/29/2021. PROPOSED MONUMENTS NOTED HEREON ARE TO BE PLACED UPON FINAL PLAN APPROVAL.
5. THE PROPERTIES SHOWN ON THIS PLAN ARE SUBJECT TO ANY EASEMENTS, RIGHT–OF–WAYS, RESTRICTIONS, EXCEPTIONS, OR OTHER ENCUMBRANCES AS MAY BE FOUND IN CHAIN OF TITLE OR IMPLIED BY OTHER PARTIES.

REFERENCES

1. DEED OF RECORD FOR PARCEL 1: PROPERTY CONVEYED TO ALLAN E. WHITMIRE AND TAMMY JEAN WHITMIRE BY M. VIRGINIA WHITMIRE, SETTLOR AND TRUSTEE OF THE M. VIRGINIA WHITMIRE REVOCABLE LIVING TRUST, ET AL DATED FEBRUARY 17, 1994, IN DEED DATED JANUARY 31, 2003 AND RECORDED IN BUTLER COUNTY RECORDER OF DEEDS OFFICE IN INSTRUMENT NUMBER 200302060005115 ON FEBRUARY 6, 2003.
2. DEED OF RECORD FOR PARCEL 2: PROPERTY CONVEYED TO JAMES W. WHITMIRE, ALLAN E. WHITMIRE, KENNETH W. WHITMIRE, JAMES W. WHITMIRE, ALLAN E. WHITMIRE, AND KENNETH W. WHITMIRE SUBJECT TO LIFE ESTATE OF RONALD E. WHITMIRE BY TRUSTEES OF THE VIRGINIA WHITMIRE REVOCABLE LIVING TRUST AND THE TRUSTIES OF THE JAMES R. WHITMIRE REVOCABLE LINING TRUST BY CORRECTIVE DEED DATED DECEMBER 20, 2017 AND RECORDED IN INSTRUMENT 201801020000003 AND RECORDED ON JANUARY 2, 2018.
   –PARCEL 2A DESCRIBED BY 2ND THEREOF (PIN 060–2F 104–10–0000)
   –PARCEL 2B DESCRIBED IN 3RD THEREOF (PIN 060–2F 104–10X–0000)
3. PLAN ENTITLED "PROPERTY SUBDIVISION FOR LEROY M. AND EDITH MCCLAIN" JOB NO. 98–110 PREPARED BY JOHN E. DUSHECK SURVEYOR DATED 09/21/98, RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE NOVEMBER 20, 1998 IN PLAN BOOK 217 PAGE 47.
4. PLAN ENTITLED "HEROLD FARM SUBDIVISION' FOR HEROLD FARM – NORTH DUFFY ROAD SHEET 1 OF 6 (PROJECT NO 161132) PREPARED BY PVE SHEFFLER ENGINEERING–SURVEYING–DESIGN DATED 03/20/15 AND LAST REVISED 06/17/2015 BEING RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE 06/25/2015 IN PLAN BOOK 349 PAGE 18.

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, KENNETH W. WHITMIRE OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, EASEMENT, WAYS AND OTHER PUBLIC WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS–OF–WAY AND EASEMENTS BY SAID COUNTY OF BUTLER OR SAID TOWNSHIP OF CENTER I, JAMES W. WHITMIRE, ET AL, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE COUNTY OF BUTLER, OR SAID TOWNSHIP OF CENTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAYBE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JAMES W. WHITMIRE, ET AL, AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 10TH DAY OF APRIL A.D. 2024

ATTEST.
OWNER
NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____

THE FORGOING ADOPTION AND DEDICATION IS MADE BY JAMES W. WHITMIRE, ET AL, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY COURTHOUSE, BUTLER, PENNSYLVANIA WITHIN (90) DAYS OF SAID PROPOSAL.

OWNER

SEE ATTACHED NOTORIAL CERTIFICATE

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, RONALD E. WHITMIRE OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, EASEMENT, WAYS AND OTHER PUBLIC WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS–OF–WAY AND EASEMENTS BY SAID COUNTY OF BUTLER OR SAID TOWNSHIP OF CENTER I, JAMES W. WHITMIRE, ET AL, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE COUNTY OF BUTLER, OR SAID TOWNSHIP OF CENTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAYBE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JAMES W. WHITMIRE, ET AL, AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 17TH DAY OF APRIL A.D. 2024

ATTEST.
OWNER
NOTARY PUBLIC

MY COMMISSION EXPIRES December 16 20 26

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE R BIRCKBICHLER - Notary Public
Butler County
My Commission Expires December 16, 2026
Commission Number 1287342

THE FORGOING ADOPTION AND DEDICATION IS MADE BY JAMES W. WHITMIRE, ET AL, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY COURTHOUSE, BUTLER, PENNSYLVANIA WITHIN (90) DAYS OF SAID PROPOSAL.

Ronald E. Whitmire
OWNER

COMMONWEALTH OF PENNSYLVANIA:
County of Butler:
On this the 17th day of April, 2024, before me a Notary Public, Ronald E Whitmire, known to be or satisfactorily prove to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, JAMES W. WHITMIRE OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, EASEMENT, WAYS AND OTHER PUBLIC WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS–OF–WAY AND EASEMENTS BY SAID COUNTY OF BUTLER OR SAID TOWNSHIP OF CENTER I, JAMES W. WHITMIRE, ET AL, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE COUNTY OF BUTLER, OR SAID TOWNSHIP OF CENTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAYBE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JAMES W. WHITMIRE, ET AL, AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 17TH DAY OF APRIL A.D. 2024

James W. Whitmire
OWNER

ATTEST.
NOTARY PUBLIC

MY COMMISSION EXPIRES December 16 20 26

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE R BIRCKBICHLER - Notary Public
Butler County
My Commission Expires December 16, 2026
Commission Number 1287342

THE FORGOING ADOPTION AND DEDICATION IS MADE BY JAMES W. WHITMIRE, ET AL, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY COURTHOUSE, BUTLER, PENNSYLVANIA WITHIN (90) DAYS OF SAID PROPOSAL.

James W. Whitmire
OWNER

COMMONWEALTH OF PENNSYLVANIA:
County of Butler:
On this the 17th day of April, 2024, before me a Notary Public, James W Whitmire, known to be or satisfactorily prove to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, ALLEN E. WHITMIRE OF THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERSE ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS–OF–WAY, EASEMENT, WAYS AND OTHER PUBLIC WAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS–OF–WAY AND EASEMENTS BY SAID COUNTY OF BUTLER OR SAID TOWNSHIP OF CENTER I, JAMES W. WHITMIRE, ET AL, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE COUNTY OF BUTLER, OR SAID TOWNSHIP OF CENTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAYBE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JAMES W. WHITMIRE, ET AL, AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 17TH DAY OF APRIL A.D. 2024

ATTEST.
OWNER
NOTARY PUBLIC

MY COMMISSION EXPIRES December 16 20 26

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE R BIRCKBICHLER - Notary Public
Butler County
My Commission Expires December 16, 2026
Commission Number 1287342

THE FORGOING ADOPTION AND DEDICATION IS MADE BY JAMES W. WHITMIRE, ET AL, WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY COURTHOUSE, BUTLER, PENNSYLVANIA WITHIN (90) DAYS OF SAID PROPOSAL.

OWNER

COMMONWEALTH OF PENNSYLVANIA:
County of Butler:
On this the 17th day of April, 2024, before me a Notary Public, Allan E Whitmire, known to be or satisfactorily prove to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

NO.	DATE	REVISION
2	10-10-2023	ADDED EXISTING ORIGINAL PARCEL INSET
1	08-04-2023	PER TWP. ENGINEER REVIEW LETTER

FOR RETTEW ASSOCIATES BY:

XREFS:

MANAGER: CATHY M. BIHLMAN, PS
DESIGN BY: MSS
CHKD BY: JLM
FIELDBOOK NO. BAR COLLECTOR
SURV. CHIEF: KW
DRAWN BY: MSS
CHKD BY: JLM
DRAWING REFERENCE:

AS NOTED

RETTEW
RETTEW Associates, Inc.
One Robinson Plaza, Suite 200, Pittsburgh, PA 15205
Phone: (800) 738-8395
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

COVER SHEET
SUBDIVISION
FOR
JAMES W. WHITMIRE, ET AL

BUTLER COUNTY
CENTER TOWNSHIP

DATE: 05-22-2023
SHEET NO. 1 OF 3
DWG. NO. 126702000

PARCEL 2A
N/F
JAMES W. WHITMIRE, ET AL
INSTRUMENT NO. 201801020000003 (2ND THEREOF)
PARCEL ID 60-2F 104-10-0000

N 01°49'58" W 1,394.15'
TO THE L. LANDS N/F
ROSE LEE MARY
BETH HEARN
INST. 200906180013610

PARCEL 2B
N/F
JAMES W. WHITMIRE, ET AL
BK. 992 PG. 867
INST # 201801020000003 (3RD THEREOF)
PARCEL ID 060-2F104-10X-0000

OVERHEAD ELECTRIC
HIGH TENSION TOWER
OVERHEAD ELECTRIC
STREAM
EXISTING 100.0' POWERLINE EASEMENT

N/F
JAMES W. WHITMIRE, ET AL
INSTRUMENT NO. 201801020000003
PARCEL ID 60-2F 104-10X

IP FND
N89°10'02"E
224.40'
IP FND
SHED
SHED
697.65'
S00°49'58"E
SPRING HOUSE
EXISTING LOT LINES
APPROXIMATE LOCATION OF SEPTIC FIELD PER LANDOWNER
EXISTING DWELLING
FUTURE LOT LINE
WOODEN POOL DECK
POOL
WOOD BARN TO BE RAZED

EXISTING LOT 1
PARCEL 1A
LANDS OF
ALLAN E. AND TAMMY J. WHITMIRE
INSTRUMENT NO. 200302060005115
PARCEL ONE
PARCEL ID 60-2F104-10AA-0000

PARCEL 2B
N/F
JAMES W. WHITMIRE, ET AL
INST # 201801020000003 (3RD THEREOF)
PARCEL ID 060-2F104-10X-0000

PORCH
BLOCK BARN TO BE RAZED

PARCEL 2A
N/F
JAMES W. WHITMIRE, ET AL
INSTRUMENT NO. 201801020000003 (2ND THEREOF)
PARCEL ID 60-2F 104-10-0000

411.26'
EXISTING STONE DRIVE
S89°41'12"W
15.00'
IP SET
S89°39'04"W
11.04'
S89°40'18"W
173.97'
IP FND (26.03')
IP FOUND SIG IN CONC. PILE
IP FND
IP FOUND SIG IN CONC. PILE
299.80'
295.45'
N/F
TYLOR F. SAUERS AND SARAH MAHLMEISTER
INSTRUMENT NO. 201302080004173
PARCEL ID 60-2F 104-10A
(SEE REFERENCE 2)
PARCEL 1B
LANDS OF
ALLAN E. AND TAMMY J. WHITMIRE
INSTRUMENT NO. 200302060005115
PARCEL TWO
PARCEL ID 60-2F104-10AA-0000
TIN BARN TO BE RAZED
FUTURE LOT LINE
WOODEN BARN TO BE RAZED
OLD CELLAR
A.G. PIPE 2.5"
METER
APPROXIMATE LOCATION OF 300 GALLON SEPTIC TANKS PER LANDOWNER
APPROX LEACH FIELD PER OWNER
EXISTING DWELLING
WATER WELL
GRAVEL DRIVEWAY
OVERHEAD ELECTRIC
OVERHEAD ELECTRIC / TELEPHONE
N/F
NEW TESTAMENT BAPTIST CHURCH BUTLER
PARCEL ID 060-2F104-11D-0000

1 1/4" IPIPE FOUND
5/8" IP FOUND
S36°27'03"E
100.03'
PARCEL 1C
LANDS OF
ALLAN E. AND TAMMY J. WHITMIRE
INSTRUMENT NO. 200302060005115
PARCEL THREE
PARCEL ID 60-2F 104-10AA-0000
5/8" IP FOUND
S00°49'58"E
S00°49'58"E
S00°49'58"E
128.92'
3/4" IP FOUND
3/4"IP FOUND IN CONC.
N/F
CENTER TOWNSHIP
INSTRUMENT NO. 201705080009641
PARCEL ID 60-2F 104-10B
N74°10'45"W
25.47'
N74°10'45"W
15.66'
11.60'
(124.64')
S89°23'05"W
75.33'
33' ROW
(SEE REF 3)
EOP
EOP
NORTH DUFFY ROAD (T-509)
N DUFFY RD (T-509)
25' CARTWAY WIDTH
3/4" IP FOUND IN DITCH
5/8" IP FOUND
N/F
GINGER LEE PATRICK, ET AL
INSTRUMENT NO. 201604180007099
PARCEL ID 60-2F 104-13D

NAD-83/2011
GRID NORTH

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On April 10, 2024 before me, Steve Gardner Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Kenneth Ura Whitmire,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public (Notary Seal)

STEVE GARDNER
Notary Public - California
Los Angeles County
Commission # 2476476
My Comm. Expires Jan 11, 2028

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document
Title or Type of Document: Subdivision for James W. Whitmire Et Al Document Date: April 10, 2024
Number of Pages: 1 Signer(s) Other Than Named Above:
Additional Information: N/A

S79°E 59.41' (P)
S02°30'W 49.50' (P)
WESTERLY 650.10' (P)
S79°E 1,126.93' (P)
S20°30'W 463.45' (P)
S20°30'W 538.00' (P)
S37°W 364.65' (P)
S32°E 717.75' (P)
PARCEL 2A
N/F
JAMES W. WHITMIRE, ET AL
INSTRUMENT NO. 201801020000003 (2ND THEREOF)
PARCEL ID 60-2F 104-10-0000
+/- 56 ACRES 156 PERCHES
1,593.95' (P)
N02°30'E
PARCEL 2B
N/F
JAMES W. WHITMIRE, ET AL
INST # 201801020000003 (3RD THEREOF)
PARCEL ID 060-2F104-10X-0000
+/- 55 ACRES
2,058.65' (M,P)
N4°30'E
N87°30'W 224.40' (P)
708.50' (P)
N02°30'E
EXCEPTION
330.00' (P)
N88°30'E
1023.00' (P)
S86°30'E
389.40' (P)
N87°30'E
948.75' (P)
N87°30'W

ORIGINAL EXISTING PARCEL DETAIL
SCALE 1"=300'

EXISTING AREA TABLE

EXISTING LOT 1 (PIN: 60-2F104-10AA)	
PARCEL 1A	2.277 AC.
PARCEL 1B	0.102 AC.
PARCEL 1C	0.090 AC.
TOTAL ACRES (SURVEY)	2.469 AC.
EXISTING PARCEL 2A* (060-2F104-10-0000)	+/- 56 AC. 156 PERCHES
EXISTING PARCEL 2B* (060-2F104-10X-0000)	+/- 55 AC.

*AREAS CALCULATED BASED UPON DEED LESS KNOWN EXCEPTIONS

LEGEND

- Property Line
- Right-of-Way Line
- OE — OE — Overhead Electric
- OE/OT — OE/OT — Overhead Electric / Telephone
- Edge of Pavement
- Edge of Stone
- Building
- Iron Pin (Found)
- Electric Pole
- Gas Valve
- Gas Meter
- Water Well
- Fire Hydrant

EXISTING CONDITIONS

PLAN BOOK	PAGE
417	43

NO.	DATE	REVISION
2	10-10-2023	ADDED EXISTING ORIGINAL PARCEL INSET
1	08-04-2023	PER TWP. ENGINEER REVIEW LETTER

FOR RETTEW ASSOCIATES BY:

XREFS:

MANAGER: CATHY M. BIHLMAN, PS
DESIGN BY: MSS
CHKD BY: JLM
SURV. CHIEF: KW
FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: MSS
CHKD BY: JLM
DRAWING REFERENCE:

SCALE 1"=50' 0 25' 50' 100' 150'

RETTEW
RETTEW Associates, Inc.
One Robinson Plaza, Suite 200, Pittsburgh, PA 15205
Phone (800) 738-8395
Email: info@rettew.com
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EXISTING CONDITIONS PLAN
SUBDIVISION
FOR
JAMES W. WHITMIRE, ET AL
CENTER TOWNSHIP BUTLER COUNTY, PA

DATE: 05-22-2023
SHEET NO. 2 OF 3
DWG. NO. 126702000

PARCEL 2A
N/F
JAMES W. WHITMIRE, ET AL
INSTRUMENT NO. 201801020000003 (2ND THEREOF)
PARCEL ID 60-2F 104-10-0000
+/- 56 ACRES

N 00°49'58" W 1,394.15'
TO THE LANDS N/F
ROBERT E. HARRY
INST. 200906180013610

PARCEL 2B
N/F
JAMES W. WHITMIRE, ET AL
INST # 201801020000003 (3RD THEREOF)
PARCEL ID 060-2F104-10X-0000
+/- 52 ACRE

CAPPED IRON PIN TO BE SET
OVERHEAD ELECTRIC
HIGH TENSION TOWER
STREAM
EXISTING 100.0' POWERLINE EASEMENT
N89°10'02"E
(25.00')
310.30'
CAPPED IRON PIN TO BE SET
680.81'
50' SETBACK
890.17'

PARCEL 1E
TO BE CONVEYED BY LOT 2
JAMES W. WHITMIRE, ET AL
(PART OF PARCEL ID
60-2F104-10X-0000)

IP FND
IP FND
SHED
SHED
SPRING HOUSE
LOT LINES TO BE EXTINGUISHED (TYP.)
APPROXIMATE LOCATION OF SEPTIC FIELD PER LANDOWNER
EXISTING DWELLING

REVISED LOT 1
217,807 S.F. 5.000 AC.
ZONING DISTRICT R-1A
WOODEN POOL DECK
POOL

WOOD BARN TO BE RAZED

PARCEL 2B
N/F
JAMES W. WHITMIRE, ET AL
INST # 201801020000003 (3RD THEREOF)
PARCEL ID 060-2F104-10X-0000
+/- 52 ACRES

RESIDUAL TRACT 2A
+/- 56 ACRES
ZONING DISTRICT R-1A

PARCEL 1F
TO BE CONVEYED BY PARCEL 2A
PART OF PARCEL ID 60-2F 104-10-0000

EXISTING LOT 1
PARCEL 1A
LANDS OF
ALLAN E. AND TAMMY J. WHITMIRE
INSTRUMENT NO. 200302060005115
PARCEL ONE
PARCEL ID 60-2F104-10AA-0000

30' SETBACK

PORCH
BLOCK BARN TO BE RAZED

PARCEL 2A
N/F
JAMES W. WHITMIRE, ET AL
INSTRUMENT NO. 201801020000003 (2ND THEREOF)
PARCEL ID 60-2F 104-10-0000
+/- 56 ACRES

EXISTING STONE DRIVE

RESIDUAL TRACT 2B
+/- 55 ACRES
ZONING DISTRICT R-1A

IP FOUND
30' SETBACK
IP FOUND
SIG IN CONC. PILE
(26.03')
S89°40'21"W
200.00' IP FND
IP FND
IP FOUND
SIG IN CONC. PILE
S00°49'58"E
S89°36'04"W
34.87'
CAPPED IRON PIN TO BE SET
N00°50'52"W
69.05'
203.00'
N00°50'52"W
235.95'
N89°36'04"E
APPROXIMATE LOCATION OF 300 GALLON SEPTIC TANKS PER LANDOWNER
TIN BARN TO BE RAZED
WOODEN BARN TO BE RAZED
OLD CELLAR
A.G. PIPE 2.5"
METER
CAPPED IRON PIN TO BE SET
L5
300.01'
S00°50'52"E
Z01 1.4
97
19.8'
WATER WELL
45.0'
50' REAR SETBACK
APPROX LEACH FIELD PER OWNER
EXISTING DWELLING
1.8'
1.4'
L3
L7
97
L2
PROPOSED 30.0' UTILITY EASEMENT FOR RESIDUAL TRACT 2B 6,925 S.F. 0.131 AC.
30' FRONT SETBACK
PORTION OF PARCEL 2B
PORTION OF PARCEL ID 060-2F104-10X-0000
30' FRONT SETBACK
GRAVEL DRIVEWAY
61
L1
234.42'
CAPPED IRON PIN TO BE SET
OVERHEAD ELECTRIC
OVERHEAD ELECTRIC / TELEPHONE
N/F
NEW TESTAMENT BAPTIST CHURCH BUTLER
PARCEL ID 060-2F104-11D-0000

PARCEL 1D
TO BE CONVEYED BY PARCEL 2B
11' GAP IN TITLE PART OF PARCEL ID
060-2R104-10X-0000

NEW LOT 2
70,698 S.F. 1.623 AC.
ZONING DISTRICT
R-1A

PARCEL 1B
LANDS OF
ALLAN E. AND TAMMY J. WHITMIRE
INSTRUMENT NO. 200302060005115
PARCEL TWO
PARCEL ID 60-2F104-10AA-0000

N/F
TYLOR F. SAUERS AND
SARAH MAHLMEISTER
INSTRUMENT NO.
201302080004173
PARCEL ID 60-2F 104-10A
(SEE REFERENCE 2)
CAPPED IRON PIN TO BE SET

S00°50'47"E
30' SETBACK
N00°50'52"W
5/8" IP FOUND
S89°27'05"E
PARCEL 1C
LANDS OF
ALLAN E. AND TAMMY J. WHITMIRE
INSTRUMENT NO. 200302060005115
PARCEL THREE
PARCEL ID 60-2F 104-10AA-0000
1 1/4" IPIPE FOUND
(N74°10'49"W)
CAPPED IRON PIN TO BE SET
50' FRONT SETBACK
5/8" IP FOUND
3/4"IP FOUND IN CONC.
3/4" IP FOUND
(N75°14'34"E)
(128.34')
(31.33')
50' FRONT SETBACK
(312.73')
N/F
CENTER TOWNSHIP
INSTRUMENT NO. 201705080009641
PARCEL ID 60-2F 104-10B
N74°10'49"W
78.91'
128.92'
S89°23'05"W
75.33'
S89°07'02"W
33' ROW (SEE REF 3)
64.29'
300.00'
EOP
NORTH DUFFY ROAD (T-509)
OE/OT N89°17'55"E
(31.33')
OE/OT
OE/OT
OE/OT
OE/OT
OE/OT
OE/OT
OE/OT
N01°19'00"W
4.26'
3/4" IP FOUND IN DITCH
N DUFFY RD (T-509)
25' CARTWAY WIDTH
5/8" IP FOUND
N/F
GINGER LEE PATRICK, ET AL
INSTRUMENT NO. 201604180007099
PARCEL ID 60-2F 104-130

PROPOSED SUBDIVISION

NAD-83/2011
GRID NORTH

EXISTING AREA TABLE

EXISTING LOT 1 (PIN: 60-2F104-10AA)	
PARCEL 1A	2.277 AC.
PARCEL 1B	0.102 AC.
PARCEL 1C	0.090 AC.
TOTAL ACRES (SURVEY)	2.469 AC.
EXISTING PARCEL 2A* (060-2F104-10-0000)	+/- 56 AC. 156 PERCHES
EXISTING PARCEL 2B* (060-2F104-10X-0000)	+/- 55 AC.

AREAS TO BE CONVEYED

PARCEL 1D	0.077 AC.
PARCEL 1E	1.941 AC.
PARCEL 1F	0.513 AC.
TOTAL ACRES (SURVEY)	2.531 AC.
NEW LOT 2 (SURVEY)	1.623 AC.

SUBDIVISION AREA TABLE

REVISED LOT 1 (SURVEY)	217,807 S.F. / 5.000 AC.
NEW LOT 2 (SURVEY)	70,698 S.F. / 1.623 AC.
RESIDUAL TRACT PARCEL 2A* (060-2F104-10-0000)	+/- 56 AC.
RESIDUAL TRACT PARCEL 2B* (060-2F104-10X-0000)	+/- 52 AC.

*AREAS CALCULATED BASED UPON DEED LESS KNOWN EXCEPTIONS

LEGEND

- Property Line
- Right-of-Way Line
- OE — OE — Overhead Electric
- OE/OT — Overhead Electric / Telephone
- Edge of Pavement
- Edge of Stone
- Building
- Iron Pin (Found)
- Electric Pole
- Gas Valve
- Gas Meter
- Water Well
- Fire Hydrant

PLAN BOOK	PAGE
417	44

LINE TABLE

Line	Bearing	Length
L1	N01° 25' 21"W	102.82'
L2	N01° 07' 18"E	50.00'
L3	N03° 00' 02"W	12.81'
L4	N04° 28' 52"W	53.90'
L5	N89° 36' 04"E	30.08'
L6	S04° 28' 52"E	52.15'
L7	S03° 00' 02"E	14.28'
L8	S01° 07' 18"W	50.42'
L9	S01° 25' 21"E	102.54'
L10	S89° 17' 55"W	30.00'

NO.	DATE	REVISION
2	10-10-2023	ADDED EXISTING ORIGINAL PARCEL INSET
1	08-04-2023	PER TWP. ENGINEER REVIEW LETTER

FOR RETTEW ASSOCIATES BY:

XREFS:

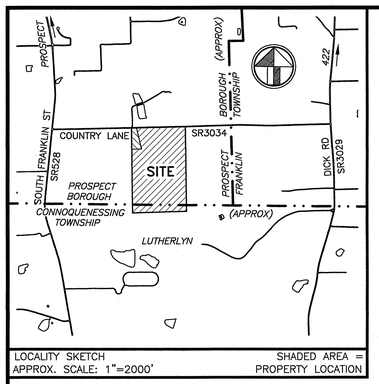
MANAGER: CATHY M. BIHLMAN, PS
DESIGN BY: MSS | CHKD BY: JLM
SURV. CHIEF: KW | FIELDBOOK NO. DATA COLLECTOR | CHKD BY: JLM
DRAWN BY: MSS | CHKD BY: JLM
DRAWING REFERENCE:

SCALE 1"=50' — 0, 25', 50', 100', 150'

RETTEW
RETTEW Associates, Inc.
One Robinson Plaza, Suite 200, Pittsburgh, PA 15205
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

PROPOSED SUBDIVISION
SUBDIVISION
FOR
JAMES W. WHITMIRE, ET AL
CENTER TOWNSHIP BUTLER COUNTY, PA

DATE: 05-22-2023
SHEET NO. 3 OF 3
DWG. NO. 126702000



LOCALITY SKETCH
APPROX. SCALE: 1"=2000'

SHADED AREA = PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. A LETTER TO THE BOROUGH COUNCIL OF THE BOROUGH OF PROSPECT AND CONNOQUENESSING TOWNSHIP

BOARD OF SUPERVISORS DATED: 3/14/24

SECRETARY

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION SEAL:

PROSPECT BOROUGH

THE BOROUGH COUNCIL OF THE BOROUGH OF PROSPECT HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOROUGH OF PROSPECT ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS BOROUGH STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE INSTALLED IN BOROUGH STREETS OR ROADS.

SECRETARY

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PROSPECT BY RESOLUTION, THIS 6TH DAY OF May, 2024

SECRETARY

PRESIDENT OF COUNCIL

APPROVED BY THE PROSPECT BOROUGH PLANNING COMMISSION THIS 6TH DAY OF May, 2024

SECRETARY

PLANNING COMMISSION CHAIR

REVIEWED THIS 6TH DAY OF May, 2024, AND FOUND TO MEET THE REQUIREMENTS FOR A FINAL PLAN AS STATED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BOROUGH OF PROSPECT ENGINEER

PROSPECT BOROUGH SEAL:

CONNOQUENESSING TOWNSHIP

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY APPROVES THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THIS APPROVAL BY THE TOWNSHIP OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 1st DAY OF May, 2024.

ATTEST:

SECRETARY

CHAIRPERSON

REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS 17th DAY OF APRIL, 2024

SECRETARY

CHAIRPERSON

CONNOQUENESSING TOWNSHIP SEAL:

Instr: 202405130006704
Pgs: 1 P: $45.00
Michele Mustello
Butler County Recorder PA
5/13/2024 10:59 AM
T20240005447

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DANIEL R. DILLMAN AND TERRY L. DILLMAN, TRUSTEES OF THE DANIEL AND TERRY DILLMAN LIVING TRUST DATED MAY 24, 2024, OF THE BOROUGH OF PROSPECT, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE BOROUGH OF PROSPECT AND THE TOWNSHIP OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN ON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY SAID COUNTY OF BUTLER, BOROUGH OF PROSPECT AND TOWNSHIP OF CONNOQUENESSING, WE, DANIEL R. DILLMAN AND TERRY L. DILLMAN, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COUNTY OF BUTLER, SAID BOROUGH OF PROSPECT, AND SAID TOWNSHIP OF CONNOQUENESSING, THEIR SUCCESSORS OR ASSIGNS, FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DANIEL R. DILLMAN AND TERRY L. DILLMAN, TRUSTEES OF THE DANIEL AND TERRY DILLMAN LIVING TRUST, DATED MAY 24, 2024, AND OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS, THIS 1 DAY OF May, A.D. 2024

ATTEST:

NOTARY PUBLIC

DANIEL R. DILLMAN

TERRY L. DILLMAN

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

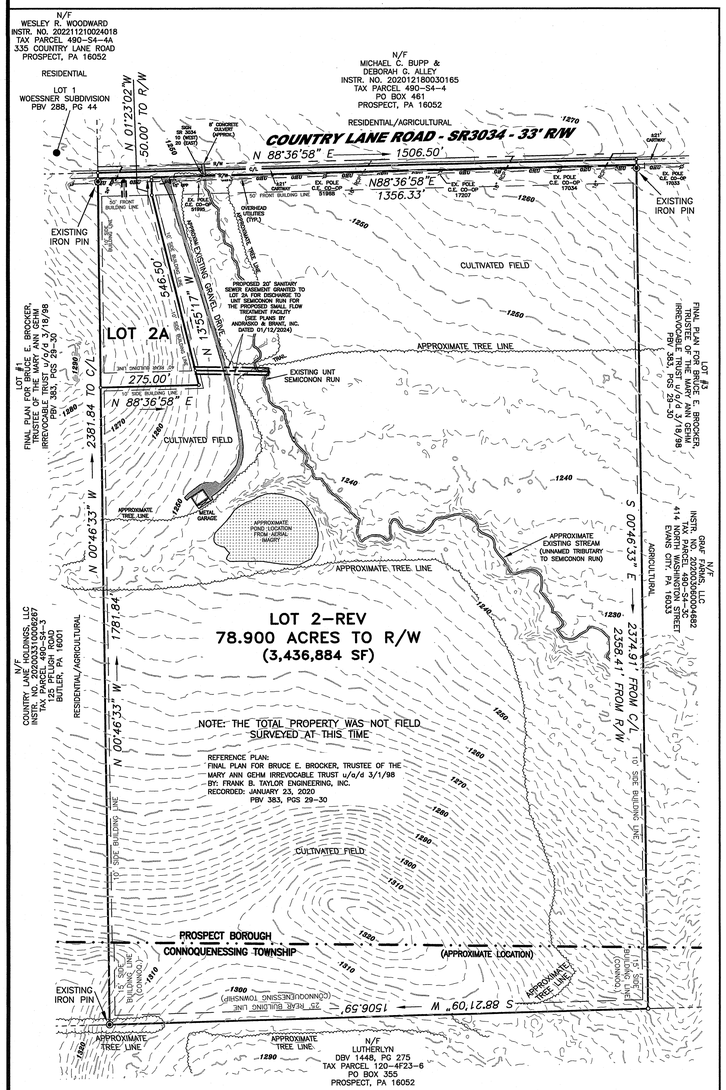
MY COMMISSION EXPIRES THE 12 DAY OF January, A.D. 2026

SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC

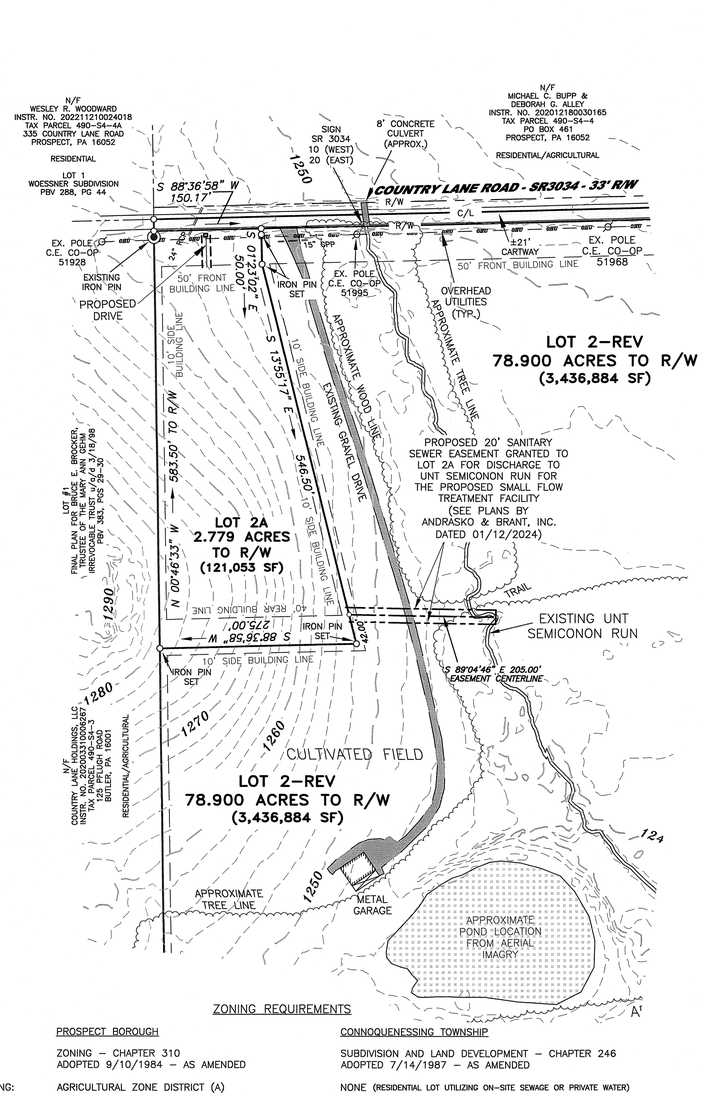
POSTED SPEED LIMIT = 45 MPH (EASTBOUND – LEFT)
45 MPH (WESTBOUND – RIGHT)

10' OFF EDGE OF STATE RD. SR 3034 SEG 10 OFF ±2297	EXISTING AVERAGE TWP. RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE TWP. RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED LOT 2B	−±1%	390'	±1706'	−±3%	406'	±937'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS.



LOT 2–REV
RESIDUAL PROPERTY



ELEVATION DATUM:
PENNSYLVANIA STATE PLANE SYSTEM
(PA SOUTH)
NAD 1983, NAVD 1988
CONTOUR INTERVAL = 2 FEET

NOTICE: LOT 2–REV ONLY

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USAGE. LOT 2–REV ONLY, HAS NOT BEEN APPROVED BY PROSPECT BOROUGH OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. SAID LOT 2–REV IS NOT TO BE CONSIDERED AS A "BUILDABLE LOT" UNTIL AS SUCH TIME AS A DEPARTMENT OF ENVIRONMENTAL PROTECTION SANITARY SEWAGE PERMIT IS ISSUED. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITIES AND THE DEP HAVE ALL APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et. seq.) AND THE REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF PROSPECT BOROUGH, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTICE: LOT 2–REV ONLY

AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USAGE. LOT 2–REV ONLY, HAS NOT BEEN APPROVED BY CONNOQUENESSING TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. SAID LOT 2–REV IS NOT TO BE CONSIDERED AS A "BUILDABLE LOT" UNTIL AS SUCH TIME AS A DEPARTMENT OF ENVIRONMENTAL PROTECTION SANITARY SEWAGE PERMIT IS ISSUED. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITIES AND THE DEP HAVE ALL APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 et. seq.) AND THE REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF CONNOQUENESSING TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

NOTES:

1. A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOW AS THE "STATE HIGHWAY LAW".
2. THIS SITE IS NOT LOCATED WITHIN A MAPPED FLOOD ZONE AS SHOWN ON FIRM MAPPING. SEE MAP NUMBER 42019C0270D.
3. THE TOPOGRAPHY AS SHOWN ON THIS PLAN DRAWING IS A PRODUCT OF THE PAMAP LIDAR BETA PROGRAM, (PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES) FROM PHOTOGRAPHS DATED SEPTEMBER 2021 AND IS NOT THAT OF THE SURVEY TECH & ASSOCIATES, LLC.

   THIS TOPOGRAPHY IS PROVIDED AS IS AND THE SURVEY TECH & ASSOCIATES, LLC PROVIDES NO WARRANTIES TO THE ACCURACY OF SAID TOPOGRAPHY.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

WE, DANIEL R. & TERRY L. DILLMAN, OWNERS OF THE DANIEL DILLMAN SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DANIEL R. DILLMAN AND TERRY L. DILLMAN, TRUSTEES OF THE DANIEL AND TERRY DILLMAN LIVING TRUST, DATED MAY 24, 2024, AS RECORDED IN INSTRUMENT NO. 202206150013892, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

DANIEL R. DILLMAN

TERRY L. DILLMAN
TRUSTEES OF THE DANIEL AND TERRY DILLMAN LIVING TRUST, DATED MAY 24, 2024,

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 417 PAGE 45

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF May 2024

RECORDER OF DEEDS

SEAL

RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

82.250 ACRES = TOTAL ACREAGE
(81.679 ACRES TO R/W)

ZONED: AGRICULTURAL ZONE DISTRICT (A)

PROPERTY ADDRESS:	COUNTRY LANE ROAD PROSPECT, PA 16052
TAX PARCEL NO:	490–S4–3B
DEED REFERENCE:	INST. NO. 202206150012892
OWNERS:	DANIEL R. DILLMAN AND TERRY L. DILLMAN, TRUSTEES OF THE DANIEL AND TERRY DILLMAN LIVING TRUST DATED MAY 24, 2022 566 E. PORTERSVILLE ROAD PORTERSVILLE, PA 16051

ZONING REQUIREMENTS

	PROSPECT BOROUGH	CONNOQUENESSING TOWNSHIP
	ZONING – CHAPTER 310 ADOPTED 9/10/1984 – AS AMENDED	SUBDIVISION AND LAND DEVELOPMENT – CHAPTER 246 ADOPTED 7/14/1987 – AS AMENDED
PRESENT ZONING:	AGRICULTURAL ZONE DISTRICT (A)	NONE (RESIDENTIAL LOT UTILIZING ON–SITE SEWAGE OR PRIVATE WATER)
MINIMUM LOT AREA:	32,670 SQ. FT. (¾ ACRE)	43,560 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET	100 FEET
FRONT YARD DEPTH:	40 FEET	50 FEET
SIDE YARD DEPTH:	10 FEET	15 FEET
REAR YARD DEPTH:	40 FEET (PRINCIPAL PERMITTED OR CONDITIONAL USES) 10 FEET (ACCESSORY USES)	25 FEET

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DANIEL DILLMAN SUBDIVISION PLAN

[SUBDIVISION OF LOT NO. 2 IN THE FINAL PLAN FOR BRUCE E. BROCKER, TRUSTEE OF THE MARY ANN GEHM IRREVOCABLE TRUST U/A/D 3/18/98 AS RECORDED IN PBV. 383, PG.29-30]

SITUATE: PROSPECT BOROUGH & CONNOQUENESSING TOWNSHIP, BUTLER COUNTY, PA.
DATE: MARCH 4, 2024 SCALE: AS SHOWN

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS, AND THAT ALL PROPERTY MONUMENTATION/IRON PINS SHOWN ON THE PLAN ACTUALLY EXIST OR WILL BE SET IN THE FIELD.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — LAND SURVEYOR — SU-051843-E

REGISTRATION NO. SU–051843–E

REVISIONS:	CHECKED BY:	CHECKED BY:
APRIL 26, 2024 REV LOT AREA TO R/W	JS/SM	T.R.

DWG. NO: 5774–2024–SUB

G:\Dillman–5774–2024\Dillman–5774–2024–state Rev1.dwg – Apr 26, 2024 @ 2:16PM

(Subdivision) DILLMAN–5774–2024–STATE.CRD

NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

OWNER'S ADOPTION - CORPORATION

SHADOW RIDGE SUBDIVISION

PENN PARTNERS DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN ON THE ~~PENN TOWNSHIP SELF STORAGE SITE~~ PLAN FOR RECORDING HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Instr: 202405150006849
Pgs: 1 Fl: $135.00
5/15/2024 9:53 AM
T20240005574
Michele Mustello
Butler County Recorder PA

SIGNATURE OF WITNESS

Angelo C Spagnolo
President
PENN PARTNERS DEVELOPMENT LLC

4/16/2024
DATE

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Angelo C. Spagnolo AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTORIAL SEAL THIS 16 DAY OF APRIL 2024

Commonwealth of Pennsylvania - Notary Seal
Lisa A. Montebell, Notary Public
Butler County
My commission expires February 28, 2027
Commission number 1432262
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

MUNICIPAL DECLARATIONS

PENN TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE PENN TOWNSHIP PLANNING COMMISSION THIS 27 DAY OF December 2023

SECRETARY CHAIRMAN

THE BOARD OF SUPERVISORS OF PENN TOWNSHIP, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, PENN TOWNSHIP HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

APPROVAL BY THE PENN TOWNSHIP BOARD OF SUPERVISORS

THIS STATEMENT CERTIFIES ONLY THAT ACTION WAS TAKEN BY THE BOARD OF SUPERVISORS GRANTING FINAL APPROVAL.

APPROVED BY THE BOARD OF SUPERVISORS OF PENN TOWNSHIP BY ORDINANCE/RESOLUTION NO. 567 ON THE 14 DAY OF May 2024

SECRETARY CHAIRMAN, BOARD OF SUPERVISORS

APPROVAL BY THE TOWNSHIP MANAGER

I, LINDA D. ZERFOSS, TOWNSHIP MANAGER FOR THE PENN TOWNSHIP, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 567 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF PENN TOWNSHIP CODE OF ORDINANCES OF PENN TOWNSHIP

TOWNSHIP MANAGER

MUNICIPAL ENGINEER'S CERTIFICATE

I, _____, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF PENN TOWNSHIP, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE REG. NO. SIGNATURE

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, MICHAEL ALLEN OGIN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

MICHAEL ALLEN OGIN, PLS
REG. NO. SU-075288

4-16-24
DATE

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 13TH DAY OF DEC 2023

SECRETARY CHAIRMAN, PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN BUTLER COUNTY IN PLAN BOOK VOLUME 417 PAGE 46-48
GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF May 2024

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

ENGINEER | SURVEYOR | COUNTY PLANNING | Recorder of Deeds DEPARTMENT OF REAL ESTATE

OWNER \ DEVELOPER:

PENN PARTNERS DEVELOPMENT, LLC
109 GATEWAY AVENUE, SUITE 202
WEXFORD, PA 15090
CONTACT: ANGELAO SPAGNOLO
PHONE: 724-935-7010
EMAIL: SPAGNOLOCHI@ZOOMINTERNET.NET

PLAN PREPARER:

ROBERT J. MAHER, P.E.
724-287-1055
RMAHER@GATEWAYENGINEERS.COM

SHADOW RIDGE		
Lot #	Area (S.F.)	Area (Acres)
Lot #1	25,328	0.581
Lot #2	26,671	0.612
Lot #3	27,209	0.625
Lot #4	35,011	0.804
Lot #5	34,447	0.791
Lot #6	35,063	0.805
Lot #7	35,679	0.819
Lot #8	36,295	0.833
Lot #9	36,911	0.847
Lot #10	68,534	1.573
Lot #11	92,249	2.118
Lot #12	27,493	0.631
Lot #13	25,003	0.574
Lot #14	26,016	0.597
Lot #15	31,731	0.728
Lot #16	32,639	0.749
Lot #17	33,547	0.770
Lot #18	34,456	0.791
Lot #19	41,059	0.943
Lot #20	34,893	0.801
Lot #21	26,229	0.602
Lot #22	29,190	0.670
Lot #23	27,266	0.626
Lot #24	25,277	0.580
PARCEL B	8,056	0.185
PARCEL C	6,882	0.158
PARCEL D	95,757	2.198
PARCEL E	61,959	1.422
PARCEL F	3,784	0.087
SHADOW RIDGE DRIVE ROW	97,867	2.247
REMNANT PARCEL A	364,539	8.369
TOTALS	1,487,040	34.138

MODIFICATIONS REQUESTED

1. SECTION 711-C.1 REQUIRES THAT FOR CUL-DE-SAC STREET SERVING SINGLE-FAMILY DETACHED DWELLINGS: 800 FEET IN LENGTH.
   MODIFICATION: PROPOSING TO INSTALL CUL-DE-SAC STREET 1,790 FEET IN LENGTH.
   JUSTIFICATION: THE UNIQUE SHAPE AND LOCATION OF THE PROPERTY HAS LIMITED ACCESS.

GRAPHIC SCALE
0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

PLAN BOOK	PAGE
417	46

TOTAL AREA OF RECORDING = 1,487,040 SF OR 34.138 ACRES

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

SHADOW RIDGE

SITUATE IN
PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR

PENN DEVELOPMENT, LLC
109 GATEWAY AVENUE SUITE 202
WEXFORD, PA 15090

PM: RJM DB: JSR CB: RJM

SHEET 1 OF 3
SCALE: 1"=100'

Date: 11/29/2023
Job Number: 46294-0001
Dwg No:

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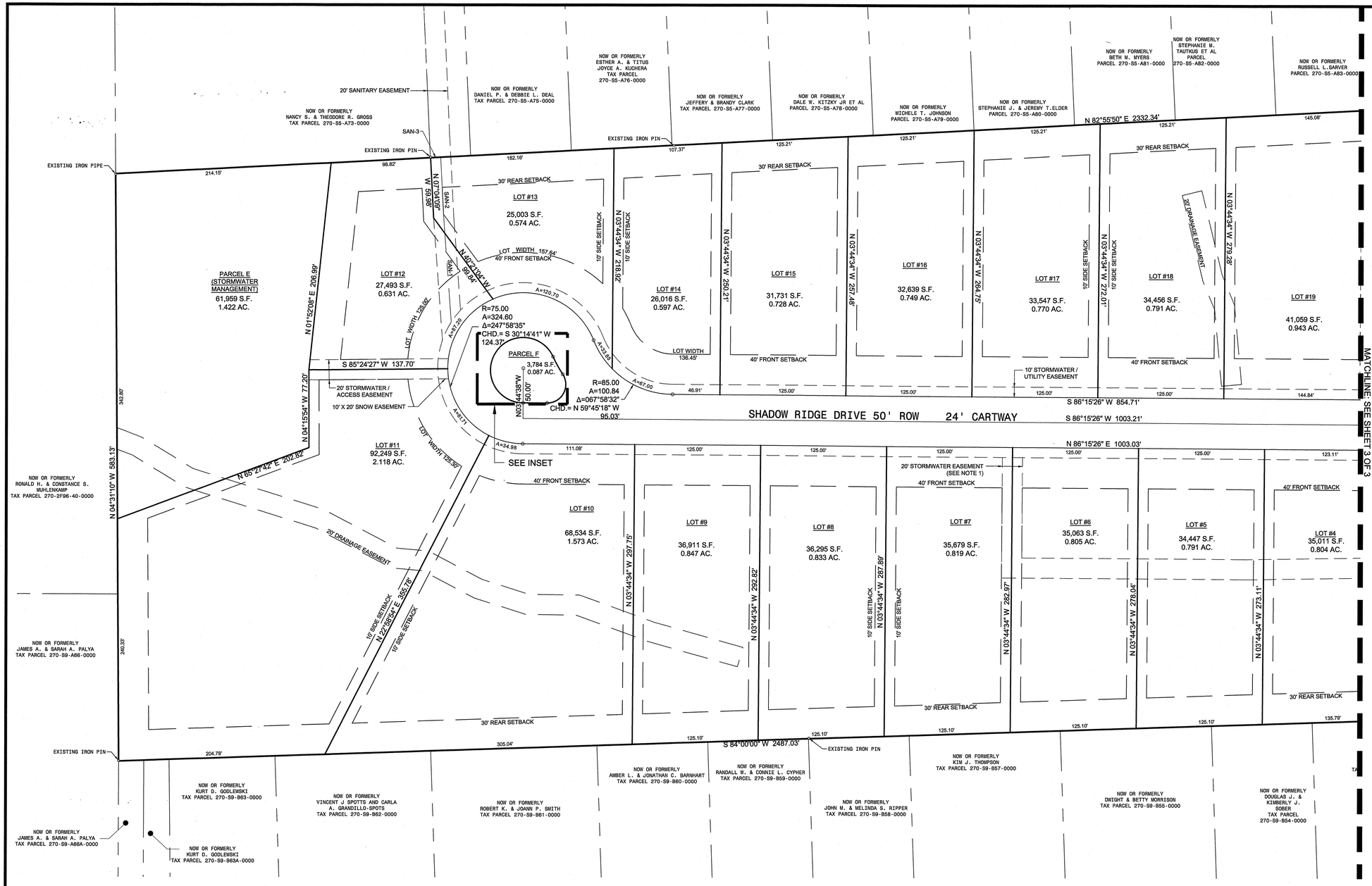
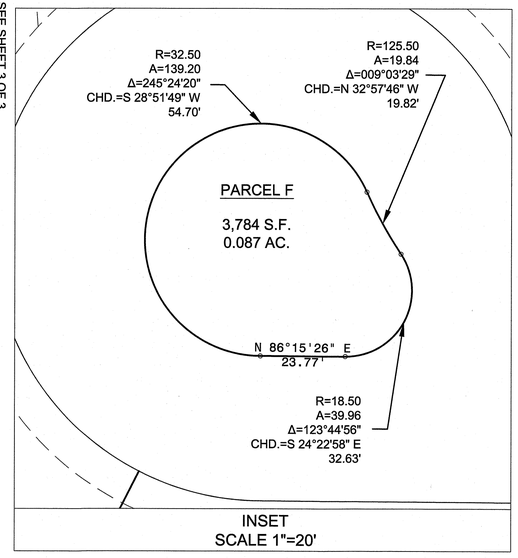
[Path & Filename=R:\Projects\46000\46294 Penn Drive\-0001 Penn Drive LDI\Dwg\01-Base\46294-0001_REC PLAN.dwg
Plot Date=4/16/2024 11:22 AM John S. Riddell
22.0



NOTES:

1. THE 20' STORMWATER EASEMENT IS TO BE CENTERED ON THE PHYSICAL LOCATION OF THE DRAINAGE FACILITIES. THE DRAINAGE FACILITIES CAN BE PIPING OR A SWALE WHICH DIRECTS STORMWATER THROUGH MULTIPLE LOTS. THE DRAINAGE FACILITIES MAY BE RELOCATED ON A LOT, BUT SHALL NOT BE REMOVED OR CAUSE DAMAGE TO ANY ADJOINING LOT.



INSET
SCALE 1"=20'

SANITARY EASEMENT TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-1	N 08° 21' 18" W	104.32	E'SMT CL
SAN-2	N 07° 04' 09" W	59.87	E'SMT CL
SAN-3	S 82° 55' 50" E	10.00	TIE

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA OF RECORDING = 1,487,040 SF OR 34.138 ACRES

PLAN BOOK	PAGE
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SHADOW RIDGE

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109 GATEWAY AVENUE SUITE 202
WEXFORD, PA 15090

PM: RJM DB: JSR CB: RJM

SHEET 2 OF 3
SCALE: 1"=50'

Date: 11/29/2023
Job Number: 46294-0001
Dwg No:

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N:\Path & Filename=R:\Projects\46000\46294 Penn Drive\-0001 Penn Drive LD\Dwg\01-Base\46294-0001_REC PLAN.dwg
Save Date=4/4/2024 12:52 PM
Plot Date=4/4/2024 1:01 PM John S. Robash

MATCHLINE: SEE SHEET 2 OF 3

NOW OR FORMERLY
JOHN H. & KATHLEEN SANSONI
PARCEL 270-5S-A84-0000

NOW OR FORMERLY
STEVEN M. & DANIELLE L. LUDOLFF
PARCEL 270-5S-A86A-0000

NOW OR FORMERLY
JOSHUA J. & NICOLE A. TEMPALSKI
PARCEL 270-5S-A87-0000

NOW OR FORMERLY
RICHARD SMITH CO TRUST
PARCEL 270-5S-A88A-0000

NOW OR FORMERLY
CHESTER M. STEPP EST
PARCEL 270-59-CA-0000

NOW OR FORMERLY
THOMAS E. & MELISSIA L.NATILI
PARCEL 270-5S-A89B-0000

NOW OR FORMERLY
RAYMOND R. JR VEREB
PARCEL 270-5S-A91-0000

N 82°55'50" E 2332.34'

491.40'

479.57'

112.94'

STORMWATER MANAGEMENT EASEMENT

N63°48'57"E 40.82'

S68°23'21"E 78.11'

PARCEL D
(STORMWATER MANAGEMENT)
95,757 S.F.
2.198 AC.

N 83°29'58" E 137.57'

S 65°20'32" E 53.07'

20' STORMWATER EASEMENT

30' REAR SETBACK

EXISTING 20' SANITARY EASEMENT

20' DRAINAGE EASEMENT

ZONE R-1

ZONE C-2

378.89'

25' SIDE SETBACK

124.51'

N 03°14'34" W 287.70'

N 09°03'20" W 294.59'

8.94'

LOT #20

34,893 S.F.
0.801 AC.

LOT #21

26,229 S.F.
0.602 AC.

10' SIDE SETBACK

N 19°24'26" E 178.98'

10' SIDE SETBACK

38.15'

S 66°48'58" E 184.20'

LOT #22

29,190 S.F.
0.670 AC.

R=175.00
A=156.41
Δ=051°12'29"
CHD.= N 68°08'20" W
151.25'

16.84'

S 45°19'07" E 161.22'

126.6'

S 00°42'40" W 621.78'

50' REAR SETBACK

REMNANT PARCEL A

364,539 S.F.
8.369 AC.
ZONE C-2

NOW OR FORMERLY
NELL M. SMITH TR.
PARCEL 270-2F96-35-0000

STATE ROUTE 8 (95' ROW)
60' CARTWAY

RIGHT OF WAY

50' FRONT SETBACK

S 19°36'00" E 641.93'

RIGHT OF WAY

20' STORMWATER / ACCESS EASEMENT

40' FRONT SETBACK

126.93'

36.04'

A=7.05

SHADOW RIDGE DRIVE
50' ROW 24' CARTWAY

R=150.00
A=133.96
Δ=051°10'13"
CHD.= N 68°08'20" W
129.64'

LOT WIDTH 129.05'

N 47°27'55" E 215.09'

LOT #23

27,266 S.F.
0.626 AC.

A=85.35

30.06'

137.87'

5.97'

40' FRONT SETBACK

R=125.00
A=111.72
Δ=051°12'29"
CHD.= S 68°08'20" E
108.04'

R=150.00
A=27.88
Δ=010°39'01"
CHD.= N 47°49'46" W
27.68'

N 47°27'55" E 221.17'

LOT #3

27,209 S.F.
0.625 AC.

LOT #2

26,671 S.F.
0.612 AC.

N 42°32'05" W 146.23'

S 42°32'05" E 146.23'

130.72'

LOT #24

25,277 S.F.
0.580 AC.

R=125.00
A=23.10
Δ=010°35'22"
CHD.= N 47°49'46" W
23.07'

245.10'

10' SIDE SETBACK

N 08°44'37" E 271.56'

10' SIDE SETBACK

N 06°25'51" W 265.06'

N 19°19'26" E 220.64'

N 53°49'29" W 87.75'

S 53°49'29" E 88.04'

LOT #1

25,328 S.F.
0.581 AC.

R=175.00
A=32.67
Δ=010°41'52"
CHD.= S 47°53'01" E
32.62'

20' STORMWATER EASEMENT
(SEE NOTE 1)

30' REAR SETBACK

EXISTING 20' SANITARY EASEMENT

A=16.16'

41.58'

110.00'

EXISTING 20' SANITARY EASEMENT

20' DRAINAGE EASEMENT

EXISTING 20' SANITARY EASEMENT

25' SIDE SETBACK

692.18'

269.97'

A=15.39'

60.13'

66.64'

85.44'

S 84°00'00" W 2487.03'

EXISTING IRON PIN

R=125.00
A=115.34
Δ=052°52'09"
CHD.= S 27°23'47" E
111.29'

R=150.00
A=138.41
Δ=052°52'09"
CHD.= N 27°23'47" W
133.55'

R=175.00
A=161.48
Δ=052°52'09"
CHD.= N 27°23'47" W
155.81'

A=139.35'

A=200.32'

S 06°04'54" E 153.04'

NOW OR FORMERLY
ROBERT E. HUSELTON
TAX PARCEL 270-S9-B53-0000

NOW OR FORMERLY
DAVID J. AND BERNADETTE M. EGLER
TAX PARCEL 270-S9-B51-0000

NOW OR FORMERLY
JAMES W. JR. & BUFFY A. JOHNS
TAX PARCEL 270-S9-B50-0000

NOW OR FORMERLY
STEPHEN J. & TIA M. VOLLMER
TAX PARCEL 270-S9-B49-0000

PARCEL B
8,056 S.F.
0.185 AC.

PARCEL C
6,882 S.F.
0.158 AC.

NOW OR FORMERLY
HUNTER REALTY PARTNERS LLC.
PARCEL 270-S9-C-0000

N 09°04'54" W 266.96'

S 00°57'43" E 175.01'

N 00°57'43" W 174.06'

N 00°57'43" W 176.43'

EXISTING 20' SANITARY EASEMENT

R=284.97
A=126.87
Δ=025°30'28"
CHD.= S 06°41'17" W
125.67'

NOW OR FORMERLY
HUNTER REALTY PARTNERS LLC.
PARCEL 270-S9-CB-0000

NOW OR FORMERLY
RICHARD SMITH CO TRUST
PARCEL 270-S9-CA-0000

22.40'

A=47.42

A=10.55

S83°55'06"W 20.00' (25.15' FIELD)

2.75'

PENN DRIVE 60' ROW 19' CARTWAY

R=189.60
A=57.97
Δ=017°31'06"
CHD.= N 87°19'00" W
57.75'

NOW OR FORMERLY
CONSOLIDATED BUILDERS LLP
PARCEL 270-S9-EA-0000

NOTES:

1. THE 20' STORMWATER EASEMENT IS TO BE CENTERED ON THE PHYSICAL LOCATION OF THE DRAINAGE FACILITIES. THE DRAINAGE FACILITIES CAN BE PIPING OR A SWALE WHICH DIRECTS STORMWATER THROUGH MULTIPLE LOTS. THE DRAINAGE FACILITIES MAY BE RELOCATED ON A LOT, BUT SHALL NOT BE REMOVED OR CAUSE DAMAGE TO ANY ADJOINING LOT.

GRAPHIC SCALE

0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

TOTAL AREA OF RECORDING = 1,487,040 SF OR 34.138 ACRES

PLAN BOOK	PAGE
417	48

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

SHADOW RIDGE

SITUATE IN
PENN TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR
PENN DEVELOPMENT, LLC
109 GATEWAY AVENUE SUITE 202
WEXFORD, PA 15090

PM: RJM DB: JSR CB: RJM

SHEET 3 OF 3
SCALE: 1"=50'

Date: 11/29/2023
Job Number. 46294-0001
Dwg No:

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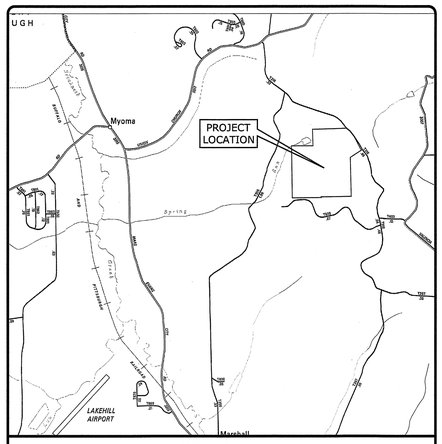
Plot Date:4/4/2024 1:31 PM, John S. Rotach
22.0



PINEWOOD FARMS

PLANNED RESIDENTIAL DEVELOPMENT

ADAMS TOWNSHIP

BUTLER COUNTY, PENNSYLVANIA

Instr: 202405150006871
Pgs: 5 F: $305.00 5/15/2024 11:03 AM
Michele Mustello T202406005S2
Butler County Recorder PA

OWNERS ADOPTION, ACKNOWLEDGEMENT AND DEDICATION

PINEWOOD FARMS DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN HEREON DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON PINEWOOD FARMS DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

BY:PINEWOOD FARMS DEVELOPMENT, LLC
CHRISTOPHER J. KACLIK, MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. KACLIK, MEMBER OF PINEWOOD FARMS DEVELOPMENT, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE LLC AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF May 2024.

MY COMMISSION EXPIRES THE 15th DAY OF August 2025

Paula K Rouda
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

OWNERS CERTIFICATION OF TITLE

I CHRISTOPHER J. KACLIK, MEMBER OF PINEWOOD FARMS DEVELOPMENT, LLC., HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PINEWOOD FARMS PRD PLAN IS IN THE NAME OF PINEWOOD FARMS DEVELOPMENT, LLC AS RECORDED AT INSTRUMENT NO. 010-3F68-6-0000.

OWNER

Paula K Rouda
WITNESS

ADAMS TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF ADAMS TOWNSHIP ON THIS 22nd DAY OF April, 2024.

THE BOARD OF SUPERVISORS OF ADAMS TOWNSHIP HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, ADAMS TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 13 DAY OF May, 2024.

SECRETARY — CHAIRPERSON
SUPERVISOR — SUPERVISOR
SUPERVISOR — SUPERVISOR

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3rd DAY OF April 2024.

SECRETARY — CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF AUGUST 2021.

SECRETARY — CHAIRPERSON

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS TO THE STANDARDS REQUIRED.

MICHAEL E. RENN — SU061929 — 5-3-2024
NAME — LICENSE No. — SIGNATURE — DATE

TOWNSHIP ENGINEERS CERTIFICATION

I, RICHARD W. CAST, REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL OF THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES THAT HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

5/13/2024 — DATE
SIGNATURE
PE 063068 — REG #

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 417 PAGE(S) 49-53.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF May, 2024.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028

SURVEYOR — BUTLER COUNTY PLANNING COMMISSION — ADAMS TOWNSHIP PLANNING COMMISSION — ADAMS TOWNSHIP BOARD OF SUPERVISORS — ADAMS TOWNSHIP ENGINEER — BUTLER COUNTY RECORDER OF DEEDS

DEVELOPMENT AREA:

TAX PARCEL 010-3F68-6-0000	2,978,113.56 Sq.Ft.	68.368 ACRES

LOT/PARCEL TOTALS:

PARCEL "A"	14,137.71 Sq. Ft.	0.325 ACRES
OPEN SPACE 1	562,732.88 Sq. Ft.	12.919 ACRES
OPEN SPACE 2	485,628.20 Sq. Ft.	11.148 ACRES
PROPOSED DEDICATED R/W	140,948.89 Sq.Ft.	3.236 ACRES
AREA WITHIN LOTS	1,774,665.88 Sq.Ft.	40.741 ACRES

PROPERTY OWNER:

PINEWOOD FARMS DEVELOPMENT, LLC
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

TAX PARCEL:

010-3F68-6-0000 - INSTRUMENT NO. 201906040010047

NOTES:

1. THERE IS A TOTAL OF 37 LOTS BEING DEVELOPED WITH THE PROPOSED PLAN.
2. THE PROPERTY IS ZONED RC - RURAL CONSERVATION AND IS BEING DEVELOPED AS A PRD - PLANNED RESIDENTIAL DEVELOPMENT.
3. THE PERIMETER BOUNDARY SURVEY WAS CONDUCTED AND PREPARED BY SHEFFLER & COMPANY. THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED THE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM , PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY.
4. THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN-RECORDED.
5. CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET AT THE RIGHT OF WAY LINE.
6. ALL STREETS SHOWN ON THIS PLAN SHALL BE PUBLIC STREETS AND OFFERED FOR DEDICATION TO JADAMS TOWNSHIP.
7. ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE PINEWOOD FARMS HOME OWNERS ASSOCIATION. THE OPEN SPACE PARCELS SHALL ALSO HAVE A CONSERVATION EASEMENT. SEE CONSERVATION EASEMENT NOTE FOR ADDITIONAL DETAILS.
8. PROPOSED PRESERVATION/CONSERVATION EASEMENT TO ALSO BE CONSIDERED A DRAINAGE & ACCESS EASEMENT FOR THE BENEFIT OF ADAMS TOWNSHIP FOR USE IN ITS MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PROGRAM.
9. NO STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENT. ALL OPEN DRAINAGE SWALES WITHIN EASEMENTS SHALL REMAIN UN-OBSTRUCTED.
10. RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND DRAINAGE EASEMENTS SHOWN HEREON FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
11. ALL PRIVATE DRAINAGE EASEMENTS AND THEIR APPURTENANCES SHALL BE MAINTAINED BY THE LOT OWNERS AND/OR HOME OWNERS ASSOCIATION (HOA) AS OUTLINED IN THE HOA DOCUMENTS.
12. THE DEVELOPER, BUILDER AND OR HOMEOWNERS ASSOCIATION SHALL RETAIN THE RIGHT TO INSTALL AND MAINTAIN AN ENTRY MONUMENT AND ASSOCIATED LANDSCAPING AND OR LIGHTING AT THE ENTRANCE OF THE DEVELOPMENT PROVIDED THAT THESE IMPROVEMENTS ARE WITHIN THE RIGHT OF WAY OR PUE.
13. LOT 5 SHALL BE RESTRICTED FROM ANY FUTURE SUBDIVISION. ANY DEED OF CONVEYANCE FOR THIS LOT SHALL ALSO INCLUDE THIS RESTRICTION.
14. ALL STREAMS WITHIN THE OPEN SPACE PARCELS SHALL BE ENCOMPASSED BY A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) EASEMENT THAT SHALL EXTEND 50 FT BEYOND THE TOP OF STREAM BANKS.
15. THE PLAN CONTAINS WALKING TRAILS AT VARIOUS LOCATIONS. PUBLIC PEDESTRIAN ACCESS SHALL BE LIMITED TO A 15 FT WIDE EASEMENT FOLLOWING THE PUBLIC WALKING TRAILS.

CONSERVATION EASEMENT NOTES

A CONSERVATION EASEMENT IS GRANTED IN FAVOR OF ADAMS TOWNSHIP (AND THE PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE), BUTLER COUNTY, FOR THE PURPOSES OF PRESERVING THE LAND, INCLUDING BUT NOT LIMITED TO TREES, VEGETATION, AND OTHER NATURALLY OCCURRING FEATURES. NO ENCROACHMENT (INCLUDING BUT NOT LIMITED TO ACCESSORY STRUCTURES, FENCES, SHEDS, POOLS, AND EARTH DISTURBANCE) MAY BE MADE BY ANY LANDOWNER WHOSE PROPERTY IS SERVIENT TO A CONSERVATION EASEMENT. NO ACCESSORY STRUCTURES, FENCES, POOLS, SHEDS, OR OTHER IMPROVEMENTS MAY BE MADE WITHIN CONSERVATION EASEMENTS, EXCEPT FOR PEDESTRIAN OR BIKING TRAILS, UNLESS EXPRESS WRITTEN PERMISSION OF THE TOWNSHIP SUPERVISORS IS GRANTED. NO TREES MAY BE REMOVED OR ADDED *EXCEPT FOR THE REMOVAL OF DEAD TREES*, AND NO ADDITIONAL LANDSCAPING OR EARTHMOVING MAY OCCUR WITHIN A CONSERVATION EASEMENT UNLESS EXPRESS WRITTEN PERMISSION OF THE TOWNSHIP SUPERVISORS (AND PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE) IS GRANTED.

PRD OVERLAY SUMMARY CHART

CRITERIA	REQUIRED	PROPOSED
MINIMUM SITE SIZE	25 Ac.	68.37 Ac.
MAXIMUM DENSITY	0.8 / Ac. = 51	0.57 / Ac. = 37
PERIMETER SETBACK	50 Ft.	50 Ft.
OPEN SPACE REQUIRED	35% = 23.93 Ac.	35.20% = 24.0671 Ac.
MINIMUM LOT SIZE	21,780 Sq. Ft. / 0.5 Ac.	21,820 Sq. Ft. / 0.5 Ac.
LOT SIZE RATIOS		
½ - ¾ Ac. LOTS	50% MAX. (20 LOTS)	46% (17 LOTS)
¾ - 1 Ac. LOTS	NA	14 LOTS
1+ Ac. LOTS	10% MIN. (4 LOTS)	16.2% (6 LOTS)

NOTE:
* LOT 19 HAS BEEN CLASSIFIED AS A ¾ Ac. LOT FOR BULK AND FRONTAGE REQUIREMENTS ALTHOUGH IT IS LARGER IN AREA.

LOT CRITERIA CHART

CRITERIA	½ - ¾ Ac. LOTS	¾ - 1 Ac. LOTS	1+ Ac. LOTS
MINIMUM LOT WIDTH	110'	125'	150'
FRONT YARD	35'	40'	50'
SIDE YARD	15'	15'	20'
REAR YARD	20'	20'	25'

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#	DESCRIPTION	DATE
1	INITIAL SUBMISSION	1/3/22
2	REVISIONS PER TOWNSHIP ENGINEER REVIEW	3/21/22
3	REVISIONS PER TOWNSHIP ENGINEER REVIEW	4/6/22
4	REVISIONS TO SHORTEN STREET AND REDUCE LOTS	2/8/24
5	REVISIONS TO EASEMENTS PER TWP	3/20/24

ISSUE

PREPARED FOR:
PINEWOOD FARMS DEVELOPMENT, LLC
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

ECO LAND SOLUTIONS LLC
Land Planning & Engineering
Eco Land Solutions, LLC.
133 Hawthorne
Murrysville, PA 15668
Tel: (412) 357-2837
Fax: (866) 814-0344
info@ecolandsolutions.com

BUTLER COUNTY
PENNSYLVANIA

JACKSON ADAMS TOWNSHIP

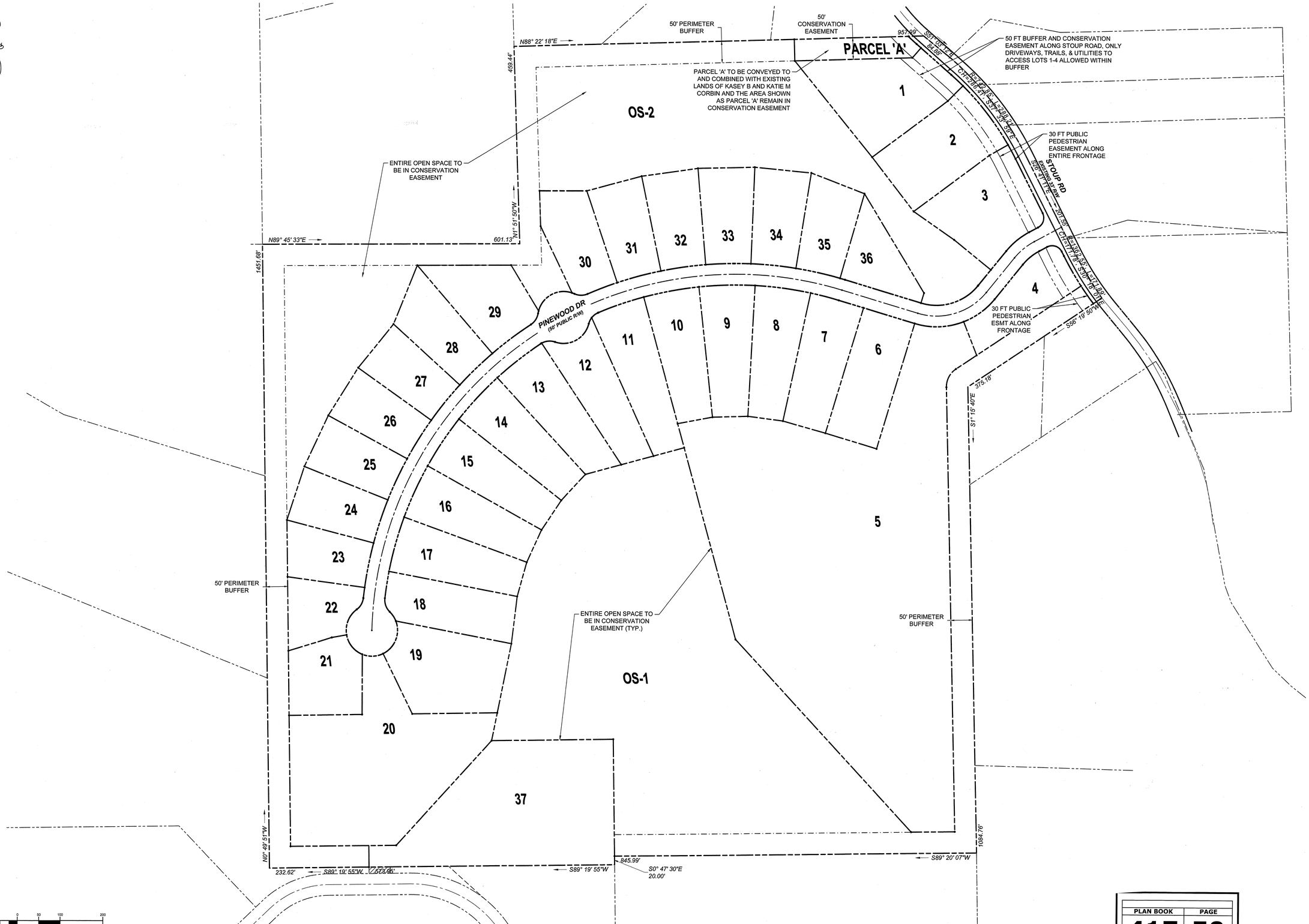
PINEWOOD FARMS PRD

PLAN OF LOTS

DRAWN BY	CAK
CHECKED BY	WTS
PROJECT No.	PINEWOOD

SHEET
1 of 5

C:\Eco Land\Projects\PA Butler\Pinewood PRD\dwg\Pinewood Recording Plan.dwg 1 Plat



100 0 50 100 200

1 INCH = 100 FT.

C:\Eco Land Projects\PA-Butler\Pinewood PRD\dwg\Pinewood Recording Plan.dwg 1 Plat

#	DESCRIPTION	DATE
1	INITIAL SUBMISSION	1/4/22
2	REVISIONS PER TOWNSHIP ENGINEER REVIEW	3/21/22
3	REVISIONS PER TOWNSHIP ENGINEER REVIEW	4/6/22
4	REVISIONS TO SHORTEN STREET AND REDUCE LOTS	2/8/24
5	REVISIONS TO EASEMENTS PER TWP	3/20/24

ISSUE

PREPARED FOR:
PINEWOOD FARMS DEVELOPMENT, LLC
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

ECO LAND SOLUTIONS LLC
Land Planning & Engineering
Eco Land Solutions, LLC.
133 Hay Lane
Murrysville, PA 15668
Tel: (412) 357-2837
Fax: (866) 914-0344
info@ecolandsolutions.com

BUTLER COUNTY
PENNSYLVANIA

JACKSON TOWNSHIP

PINEWOOD FARMS PRD

PLAN OF LOTS

DRAWN BY	CAK
CHECKED BY	WTS
PROJECT No.	PINEWOOD

SHEET
2 of 5

PLAN BOOK	PAGE
417	50

N/F
BRIAN C & JEANINE M BLASCO
TAX MAP NO.
010-3F70-A7C-0000
INSTRUMENT NO.
200202160005714
ALSO BEING LOT 3 IN THE
VINCENT CODA JR. ESTATE
PLAN OF LOTS REC'D IN
PBV 202, PG 41

N/F
BRIAN C & JEANINE M BLASCO
TAX MAP NO.
010-3F70-A7B-0000
INSTRUMENT NO.
200202160005711
ALSO BEING LOT 2 IN THE
VINCENT CODA JR. ESTATE
PLAN OF LOTS REC'D IN
PBV 202, PG 41

N/F
KASEY B & KATIE M CORBIN
TAX MAP NO.
010-3F70-A7A-0000
INSTRUMENT NO.
201607210014581
ALSO BEING LOT 1 IN THE
VINCENT CODA JR. ESTATE
PLAN OF LOTS REC'D IN
PBV 202, PG 41

PARCEL 'A' TO BE CONVEYED TO AND COMBINED WITH EXISTING LANDS OF KASEY B AND KATIE M CORBIN AND THE AREA SHOWN AS PARCEL 'A' REMAIN IN CONSERVATION EASEMENT

N/F
MICHAEL R
CZACHOWSKI
TAX MAP NO.
010-3F68-13B-0000
INSTRUMENT NO.
201402100002868
ALSO LOT 1 FOR
GRIFFIN-CZACHOWSKI
LOT LINE REVISION,
PBV 252, PG 40

N/F
BRAD M RAVENSTAHL
TAX MAP NO.
010-3F68-13C-0000
INSTRUMENT NO.
200509010024456

N/F
JAMES PAUL
TRAUGER &
RENAE M TRAUGER
TAX MAP NO.
010-3F68-13D1-0000
DB 2338, PG. 882

N/F
AARON J HOUPT
TAX MAP NO.
010-3F68-13D-0000
INSTRUMENT NO.
201510130022655

N/F
TWILA LEONARD &
JOSEPH B LEONARD
TAX MAP NO.
010-3F68-7A-0000
INSTRUMENT NO.
201109150022059

OPEN SPACE 2
11.1485 AC.±
485628.20 Sq. Ft.
(24.0671 TOTAL=35.20%)

PARCEL 'A'
0.3246 AC.±
14137.71 Sq. Ft.

LOT 1
1.1739 AC.±
51137.20 Sq. Ft.

LOT 2
1.0102 AC.±
44006.02 Sq. Ft.

LOT 3
1.0259 AC.±
44690.11 Sq. Ft.

LOT 4
0.6548 AC.±
28522.35 Sq. Ft.

LOT 5
0.5820 AC.±
25352.56 Sq. Ft.

LOT 6
0.8752 AC.±
38123.89 Sq. Ft.

LOT 7
0.8120 AC.±
35369.93 Sq. Ft.

LOT 8
0.7519 AC.±
32752.09 Sq. Ft.

LOT 9
0.7519 AC.±
32752.09 Sq. Ft.

LOT 10
0.7519 AC.±
32752.09 Sq. Ft.

LOT 11
0.8503 AC.±
37039.28 Sq. Ft.

LOT 12
0.7647 AC.±
33311.55 Sq. Ft.

LOT 13
0.7838 AC.±
34143.98 Sq. Ft.

LOT 14
0.7519 AC.±
32752.09 Sq. Ft.

LOT 29
0.7435 AC.±
32388.53 Sq. Ft.

LOT 30
0.6621 AC.±
28842.15 Sq. Ft.

LOT 31
0.6125 AC.±
26679.09 Sq. Ft.

LOT 32
0.6125 AC.±
26679.81 Sq. Ft.

LOT 33
0.6125 AC.±
26679.88 Sq. Ft.

LOT 34
0.6125 AC.±
26679.80 Sq. Ft.

LOT 35
0.5820 AC.±
25352.56 Sq. Ft.

LOT 36
0.5209 AC.±
22690.11 Sq. Ft.

PINEWOOD DR
(50' PUBLIC R/W)

STOUP RD
EXISTING 33' R/W

50 FT BUFFER AND CONSERVATION EASEMENT ALONG STOUP ROAD, ONLY DRIVEWAYS, TRAILS & UTILITIES TO ACCESS LOTS 1-4 ALLOWED WITHIN BUFFER

25 FT STOUP ROAD R/W DEDICATION

30 FT PUBLIC PEDESTRIAN EASEMENT ALONG ENTIRE FRONTAGE

30 FT PUBLIC PEDESTRIAN EASEMENT

DRAINAGE & PEDESTRIAN ACCESS EASEMENT

20' PRIVATE DRAINAGE EASEMENT (TYP)

20' PRIVATE DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

25' ACCESS & UTILITY EASEMENT

50' ACCESS & UTILITY EASEMENT

15' UTILITY EASEMENT

35' FRONT SETBACK

40' FRONT SETBACK

50' FRONT SETBACK

20' SIDE SETBACK

15' SIDE SETBACK (TYP.)

25' REAR SETBACK

20' REAR SETBACK

CONCRETE POST FOUND & HELD ON PROPERTY CORNER

5/8" FLAGGED IRON PIN FOUND AND HELD ON LINE

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SETBACK NOTES

- ALL SIDE YARD SETBACKS ARE 15 FT UNLESS OTHERWISE NOTED.
- ALL REAR YARD SETBACKS ARE 20 FT UNLESS OTHERWISE NOTED.
- LOTS 23-39 HAVE A FRONT SETBACK OF 35 FT.
- LOTS 6-22 HAVE A FRONT SETBACK OF 40 FT.
- ALL OTHER SETBACKS ARE AS LABELED.

1 INCH = 50 FT.

#	DESCRIPTION	DATE
1	INITIAL SUBMISSION	10/22
2	REVISIONS PER TOWNSHIP ENGINEER REVIEW	3/21/22
3	REVISIONS PER TOWNSHIP ENGINEER REVIEW	4/6/22
4	REVISIONS TO SHORTEN STREET AND REDUCE LOTS	2/8/24
5	REVISIONS TO EASEMENTS PER TWP	3/20/24

ISSUE

PREPARED FOR:
PINEWOOD FARMS DEVELOPMENT, LLC
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

ECO LAND SOLUTIONS LLC
Land Planning & Engineering
Eco Land Solutions, LLC.
133 Hay Lane
Meyersdale, PA 15568
Tel: (412) 357-2937
Fax: (866) 914-0344
info@ecolandsolutions.com

BUTLER COUNTY
PENNSYLVANIA

JACKSON TOWNSHIP

PINEWOOD FARMS PRD

PLAN OF LOTS

DRAWN BY	CAK
CHECKED BY	WTS
PROJECT No.	PINEWOOD

SHEET
3 of 5

C:\Eco Land Projects\PA Butler\Pinewood PRD\dwg\Pinewood Recording Plan.dwg 1 Plat

OPEN SPACE 1
12.9186 AC.±
562732.88 Sq. Ft.
(24.0671 TOTAL=35.20%)

LOT 12
0.7647 AC.±
33311.55 Sq. Ft.

LOT 11
0.8503 AC.±
37039.28 Sq. Ft.

LOT 10
0.7519 AC.±
32752.09 Sq. Ft.

LOT 9
0.7519 AC.±
32752.09 Sq. Ft.

LOT 8
0.7519 AC.±
32752.09 Sq. Ft.

LOT 7
0.8120 AC.±
35369.93 Sq. Ft.

LOT 6
0.8752 AC.±
38123.89 Sq. Ft.

LOT 5
10.2886 AC.±
448085.28 Sq. Ft.

LOT 30
0.6821 AC.±
28842.15 Sq. Ft.

LOT 31
0.6125 AC.±
26679.69 Sq. Ft.

LOT 32
0.6125 AC.±
26679.81 Sq. Ft.

LOT 33
0.6125 AC.±
26679.88 Sq. Ft.

LOT 34
0.6125 AC.±
26679.80 Sq. Ft.

LOT 35
0.5820 AC.±
25352.56 Sq. Ft.

LOT 36
0.5209 AC.±
22690.11 Sq. Ft.

LOT 4
0.6548 AC.±

PINEWOOD DR
(50' PUBLIC R/W)

20' PRIVATE DRAINAGE EASEMENT

20' PRIVATE DRAINAGE EASEMENT (TYP)

20' PRIVATE DRAINAGE EASEMENT

50' ACCESS & UTILITY EASEMENT

25' ACCESS & UTILITY EASEMENT

40' FRONT SETBACK

15' SIDE SETBACK (TYP.)

20' REAR SETBACK

15' UTILITY ESMT

16' UTILITY ESMT

130' (TYPICAL)

105' (TYPICAL)

N/F
JOHN R UTZ &
CONSTANCE S UTZ
TAX MAP NO.
010-3F6B-771-0000
DB 1728, PG. 242

N/F
TWILA LEONARD &
JOSEPH B LEONARD
TAX MAP NO.
010-3F6B-7A-0000
INSTRUMENT NO.
201109150022059

N/F
SAMUEL W. ADAMS &
ADLINE S. ADAMS
TAX MAP NO.
010-3F6B-7-0000
INSTRUMENT NO.
201909070009718
ALSO BEING KNOWN AS LOT NO. 1 IN THE BLACKSTONE RIDGE PLAN NO. 1
REVISED RECD PBV 348, PG 9

STONE FOUND ON PROPERTY CORNER

REBAR W/ CAP FOUND ON PROPERTY CORNER

S88° 47' 46"W 264.38'
N0° 47' 30"W 271.91'
S0° 47' 30"E 20.00'
S88° 47' 46"W 264.38'
N0° 47' 30"W 1084.76'
N42° 37' 22"W 101.36'
S88° 47' 46"W 1034.24'
N15° 15' 08"W 668.05'
461.79'
N42° 37' 22"W 263.01'
N33° 29' 58"W 98.29'
N24° 22' 33"W 78.19'
N23° 14' 4"E 57.18'
58.21'
N44° 18' 18"E 82.72'
S15° 41' 42"E 82.72'
N6° 07' 44"W 305.00'
S88° 25' 59"W 82.72'
N2° 59' 41"E 305.00'
N82° 25' 36"W 82.72'
N12° 07' 06"E 305.00'
N74° 08' 48"W 103.18'
N16° 49' 43"E 125.00'
N73° 10' 17"W 305.00'
N16° 49' 43"E 125.00'
305.00'
185.46'
N73° 10' 17"W 91.31'
269.92'
S16° 49' 43"W 24.28'
S1° 15' 40"E 315.76'
S1° 15' 40"E 350.08'
R=50.00'
Δ=50.26'
87.78'
25'
75'
83.75'
N21° 22' 07"W
R=175.00'
Δ=39°08'
119.57'
R=125.00'
Δ=39°08'
119.57'
R=875.00'
L=615.46'
R=825.00'
L=574.88'
131.37'
R=125.00'
L=39.97'
R=175.00'
L=59.05'
S61° 58'
23.21'
N55° 19' 52"W 110.36'
S50° 35' 58"W 47.32'
104.01'
S39° 04' 02"W 56.66'
S39° 04' 02"W 104.01'
N39° 04' 02"E 104.01'
N0° 59' 52"E 96.01'
N0° 59' 52"E 96.66'
292.30'
15.60'
352.72'
74.37'
225.00'
105.77'
N/F
JOHN R UTZ &
CONSTANCE S UTZ
TAX MAP NO.
010-3F6B-771-0000
DB 1728, PG. 242

SETBACK NOTES

- ALL SIDE YARD SETBACKS ARE 15 FT UNLESS OTHERWISE NOTED.
- ALL REAR YARD SETBACKS ARE 20 FT UNLESS OTHERWISE NOTED.
- LOTS 23-39 HAVE A FRONT SETBACK OF 35 FT.
- LOTS 6-22 HAVE A FRONT SETBACK OF 40 FT.
- ALL OTHER SETBACKS ARE AS LABELED.

50 0 25 50 100
1 INCH = 50 FT.

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#	DESCRIPTION	DATE
1	INITIAL SUBMISSION	1/3/22
2	REVISIONS PER TOWNSHIP ENGINEER REVIEW	3/21/22
3	REVISIONS PER TOWNSHIP ENGINEER REVIEW	4/6/22
4	REVISIONS TO SHORTEN STREET AND REDUCE LOTS	2/8/24
5	REVISIONS TO EASEMENTS PER TWP	3/20/24

ISSUE

PREPARED FOR:
PINEWOOD FARMS DEVELOPMENT, LLC
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

ECO LAND SOLUTIONS LLC
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Eco Land Solutions, LLC.
133 Hay Lane
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Fax: (866) 314-0344
info@ecolandsolutions.com

BUTLER COUNTY
PENNSYLVANIA

JACKSON TOWNSHIP

PINEWOOD FARMS PRD
PLAN OF LOTS

DRAWN BY	CAK
CHECKED BY	WTS
PROJECT No.	PINEWOOD

SHEET
4 of 5

C:\Eco Land\Projects\PA-Butler\Pinewood PRD\dwg\Pinewood Recording Plan.dwg 1 Plot

ISSUE		
#	DESCRIPTION	DATE
1	INITIAL SUBMISSION	1/3/22
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PREPARED FOR:
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BUTLER COUNTY
PENNSYLVANIA

JACKSON TOWNSHIP

PINEWOOD FARMS PRD
PLAN OF LOTS

DRAWN BY	CAK
CHECKED BY	WTS
PROJECT No.	PINEWOOD

SHEET
5 of 5

PLAN BOOK	PAGE
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N/F
DONALD J WERNER &
JUDY A WERNER
TAX MAP NO.
010- 3F68-4E-0000
INSTRUMENT NO.
200504110008666

N/F
SCOTT A ARNOLD &
JACQUELINE N. ARNOLD
TAX MAP NO.
010- 3F68-4H-0000
INSTRUMENT NO.
201606290013022
ALSO BEING LOT 102 IN THE
WILLS PLAN OF LOTS REC'D
PBV 282, PG 48

N/F
DAVID D PAZZAGLIA &
ALEXANDRA D PAZZAGLIA
TAX MAP NO.
010-3F68-4G-0000
INSTRUMENT NO.
201803060004224
ALSO BEING LOT 101 IN THE
WILLS PLAN OF LOTS REC'D
PBV 282, PG 48

N/F
CLAIRE M STEFFY
TAX MAP NO.
010-3F68-5AA-0000
INSTRUMENT NO.
200406150019344

N/F
GEORGE N MITCHELL &
JANET L MITCHELL
TAX MAP NO.
010- 3F68-16D-0000
INSTRUMENT NO.
200605010010148
ALSO BEING LOT 2R IN THE
BLACKSTONE RIDGE LOT #2
REVISED REC'D PBV 246, PG 9

PINEWOOD DR
(50' PUBLIC R/W)

LOT 19 0.8402 AC.± 36598.01 Sq. Ft.
LOT 20 2.9610 AC.± 128982.52 Sq. Ft.
LOT 21 0.6565 AC.± 28595.61 Sq. Ft.
LOT 22 0.5011 AC.± 21826.77 Sq. Ft.
LOT 23 0.5241 AC.± 22831.97 Sq. Ft.
LOT 24 0.5664 AC.± 24672.68 Sq. Ft.
LOT 25 0.5671 AC.± 24703.78 Sq. Ft.
LOT 26 0.5671 AC.± 24703.78 Sq. Ft.
LOT 27 0.5671 AC.± 24703.78 Sq. Ft.
LOT 28 0.6571 AC.± 28624.83 Sq. Ft.
LOT 29 0.7435 AC.± 32388.53 Sq. Ft.
LOT 30 0.6621 AC.± 28842.15 Sq. Ft.
LOT 31 0.6125 AC.± 26679.69 Sq. Ft.
LOT 18 0.7519 AC.± 32751.48 Sq. Ft.
LOT 17 0.7519 AC.± 32752.09 Sq. Ft.
LOT 16 0.7519 AC.± 32752.09 Sq. Ft.
LOT 15 0.7519 AC.± 32752.09 Sq. Ft.
LOT 14 0.7519 AC.± 32752.09 Sq. Ft.
LOT 13 0.7838 AC.± 34143.95 Sq. Ft.
LOT 12 0.7647 AC.± 33311.55 Sq. Ft.
LOT 11 0.8503 AC.± 37039.28 Sq. Ft.
LOT 10 0.7519 AC.±
LOT 37 2.8601 AC.± 124586.49 Sq. Ft.
OPEN SPACE 1 12.9186 AC.± 562732.88 Sq. Ft. (24.0671 TOTAL=35.20%)

20' DRAINAGE, ACCESS, UTILITY AND PUBLIC PEDESTRIAN EASEMENT
20' DRAINAGE & PEDESTRIAN ACCESS EASEMENT
DRAINAGE & PEDESTRIAN ACCESS EASEMENT
20' WIDE SNOW REMOVAL EASEMENT TO EXTEND TO PUE
20' DRAINAGE EASEMENT
20' STORM SEWER EASEMENT
20' PRIVATE DRAINAGE EASEMENT
20' REAR SETBACK
40' FRONT SETBACK
15' UTILITY ESMT
15' SIDE SETBACK (TYP.)
EX. 50' ACCESS EASEMENT
DRAINAGE, ACCESS, UTILITY AND PUBLIC PEDESTRIAN EASEMENT
20' PRIVATE DRAINAGE EASEMENT CENTERED ON EXISTING STREAM

SETBACK NOTES

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50 0 25 50 100
1 INCH = 50 FT.

C:\Eco Land\Projects\PA-Butler\Pinewood PRD\dwg\Pinewood Recording Plan.dwg 1 Plot