

PITTSBURGH ROAD (ROUTE 8) VARIABLE WIDTH

22:Path & Elevation:R:\Projects\4600046107 Weaver Leslie Property\0000 Due Diligence\Draw\01\_Based\46107\_Consolidation Plan.dwg  
22:Plot Date=09/13/2023 10:46 AM John A. Paglia, E.I.T.  
Save Date=09/13/2023 4:14 PM

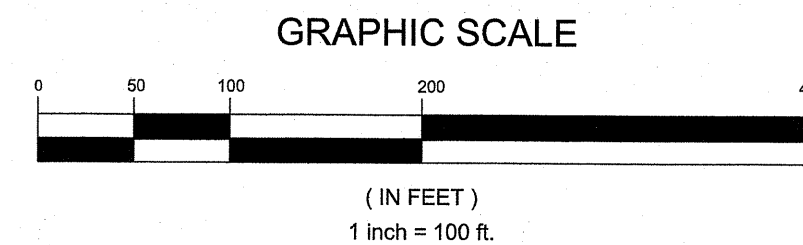
Inst: 202507080010512  
Page 2 of 2  
Michael M. M. M.  
Butler County Recorder PA

PLAN BOOK  
PAGE  
430 1

TOTAL PLAN AREA = 4,030,509 SQ. FT. OR 92.53 ACRES

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

**LESLIE PROPERTY  
LOT CONSOLIDATION PLAN**  
SITUATE IN  
MIDDLESEX TOWNSHIP  
BUTLER COUNTY, PA.  
MADE FOR  
**COURTYARDS AT CRESTVIEW, LP**  
P.O. BOX 449  
MARS, PA. 16046



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.

PM: M.A.O. DB: M.F.R. CB: M.A.G. SCALE: 1" = 100' Date: AUGUST 03, 2023 Job Number: C-48107-0002 Dwg No: 404.341 SHT 1

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OWNER'S ADOPTION, CERTIFICATION OF TITLE, ACKNOWLEDGMENT OF NOTARY PUBLIC, REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS, SURVEYORS CERTIFICATION, MUNICIPAL ENGINEERS CERTIFICATION, MUNICIPAL DECLARATIONS, PROOF OF RECORDING, ZONING REQUIREMENTS, NOTES, and various signatures and stamps including Notary Public, Recorder of Deeds, and Gateway Engineers.





I, CHRISTINE L. D'ANDREA-COYLE, 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 OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

CHRISTINE L. D'ANDREA-COYLE

COMMONWEALTH OF PENNSYLVANIA }  
 } SS:  
COUNTY OF BUTLER }

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

x Alisa L. McManis  
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

I, STEVEN 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.

DATE JUNE 4, 2025

X  
STEVEN D. GRAFF  
DEPUTY CLERK

x  
STEVEN D. GRAFF  
REG. NO. SU-075753

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF DONEGAL 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.

REVIEWED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL THIS 1 DAY OF JULY, 2025

X *[Signature]*  
SECRETARY

x John B.  
CHAIRPERSON  
BOARD OF SUPERVISORS

~~REVIEWED~~  
~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21 DAY OF MAY, 2025

x SECRETARY *[Signature]*

X Josephine W  
CHAIRPERSON  
BUTLER COUNTY PLANNING COMMISSION

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

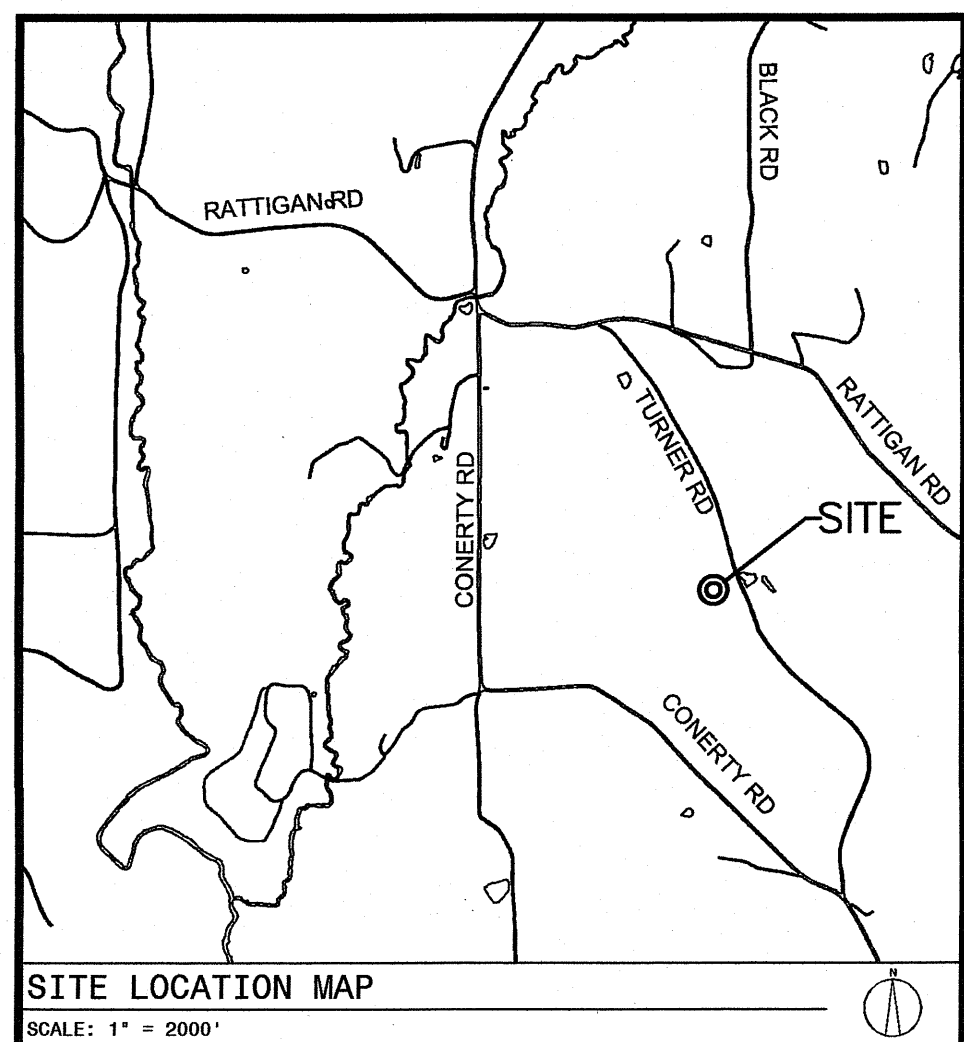
PLAN BOOK VOLUME 430, PAGE(S) 4

GIVEN UNDER MY HAND AND SEAL THIS 10<sup>th</sup> DAY OF July, 2025.

x Michael J. Mustella  
RECORDER OF DEEDS

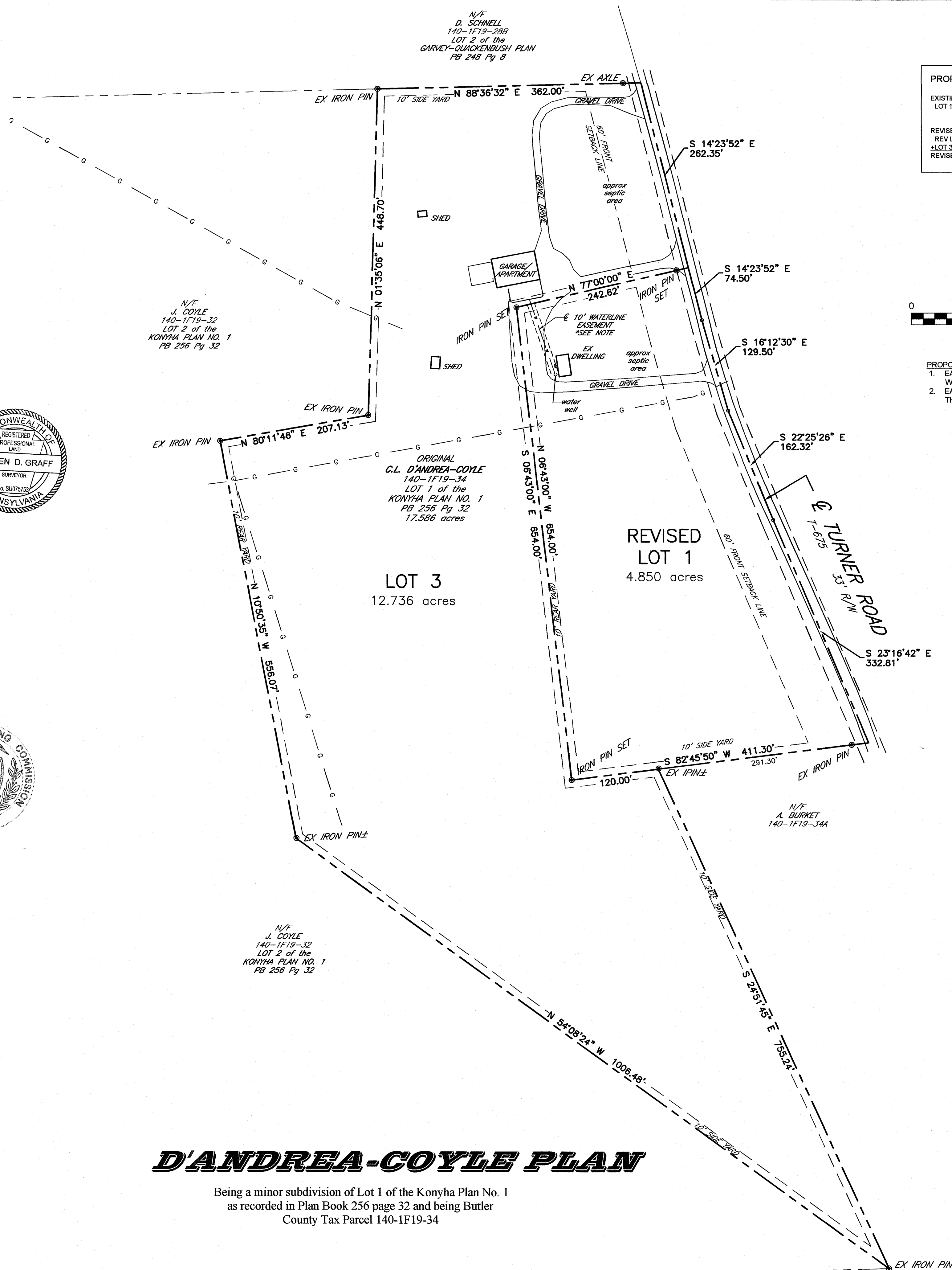
**MICHELE M. MUSTELLO**  
RECORDER OF DEEDS

**My Commission Expires First Monday in January 2028**

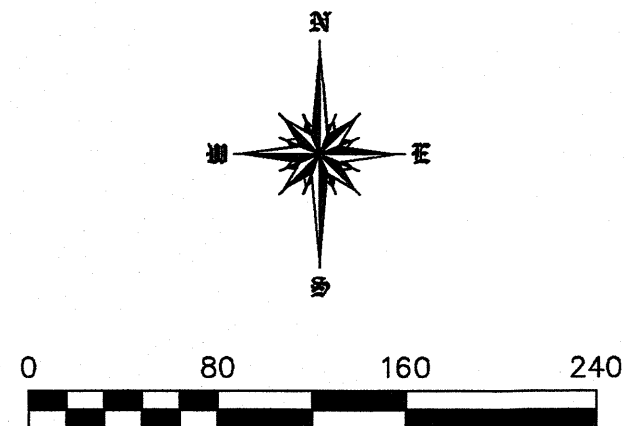


**PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983**

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



EXISTING TOTALS	
LOT 1 (140-1F19-34)	17.586 ACRES
REVISED TOTALS	
REV LOT 1	4.850 ACRES
+LOT 3	12.736 ACRES
REVISED TOTAL	17.586 ACRES




1. EASEMENT TO BE CENTERED ON EXISTING WATER LINE AS PREVIOUSLY INSTALLED
2. EASEMENT TO BE ELIMINATED AT THE TIME THAT LOT 3 HAS OWN WELL DRILLED

1. TAX PARCEL: 140-119134
2. PROPERTY OWNER: CHRISTINE L. D'ANDREA-COYLE
3. STREET ADDRESS: 202 TURNER RD  
CHOCORA, PA 19025
4. LOT REQUIREMENTS: SEE SHEET
5. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD  
FIRM: 42019C0340D  
FIRM EFFECTIVE: 8/2/2018
6. REFERENCES
  - 6.1. CURRENT DEEDS OF RECORD
  - 6.2. PREVIOUSLY RECORDED PLANS
    - 6.2.1. KONYHA PLAN NO. 1  
PLAN BOOK 256 PG 32
    - 6.2.2. GARVEY-QUACKENBUSH PLAN  
PLAN BOOK 248 PG 8

DONEGAL TOWNSHIP SALDO REQUIREMENTS	
Dimension	Single Family with On lot Sewage
Min. Lot Area	43,560 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	60 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	10 feet

RECORDED _____ 20 _____	
PLAN BOOK	PAGE
<b>430</b>	<b>4</b>
SHEET _____ of _____	

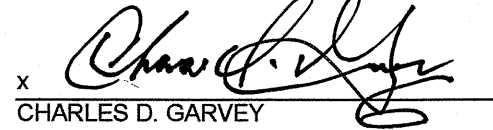
REV	DESCRIPTION					BY	DATE										
 <p><b>GRAFF SURVEYING LLC</b>  PO BOX 521   SAXONBURG, PA 14056  P: 724-352-3811 F: 724-352-1059  <a href="mailto:INFO@GRAFFSURVEYING.COM">INFO@GRAFFSURVEYING.COM</a>  <a href="http://WWW.GRAFFSURVEYING.COM">WWW.GRAFFSURVEYING.COM</a></p>																	
<p>PROJECT DESCRIPTION</p> <p><b>D'ANDREA-COYLE PLAN</b></p> <p>BEING A</p> <p><b>MINOR SUBDIVISION FINAL PLAN</b></p> <p>FOR</p> <p><b>CHRISTINE L. D'ANDREA-COYLE</b></p>																	
<p>SITUATE</p> <p><b>DONEGAL TOWNSHIP</b>  <b>BUTLER COUNTY, PENNSYLVANIA</b></p>																	
DATE	DRAWN		CHECKED		SCALE												
04/28/2025	SDG		Sdg		1" = 80'												
PROJECT NO.		TAX PARCEL NO.					REVISION										
25-066		140-1F19-34					-										



OWNER'S CERTIFICATION

I, CHARLES D. GARVEY, 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 OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 4<sup>TH</sup> DAY OF JUNE, 2025.

x   
CHARLES D. GARVEY

ACKNOWLEDGMENT OF NOTARY PUBLIC

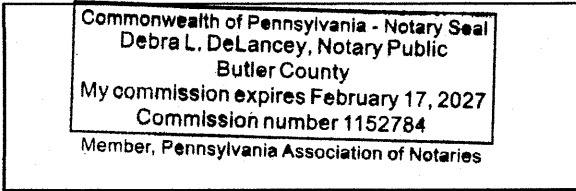
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, CHARLES D. GARVEY, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4 DAY OF JUNE, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

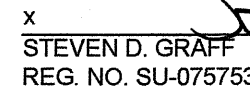
x   
NOTARY PUBLIC

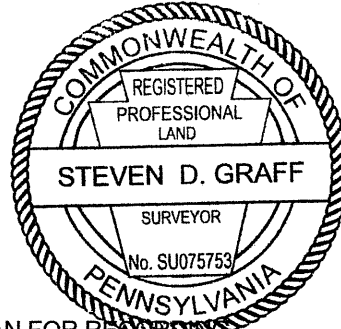


SURVEYOR'S CERTIFICATION

I, STEVEN 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.

JUNE 4, 2025  
DATE

x   
STEVEN D. GRAFF  
REG. NO. SU-075753



MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORD, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL 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 DONEGAL THIS 1 DAY OF JULY, 2025.

x   
SECRETARY

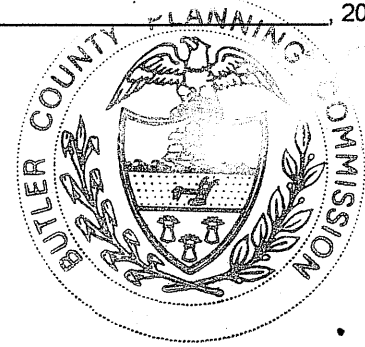
x   
CHAIRPERSON  
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21 DAY OF MAY, 2025.

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

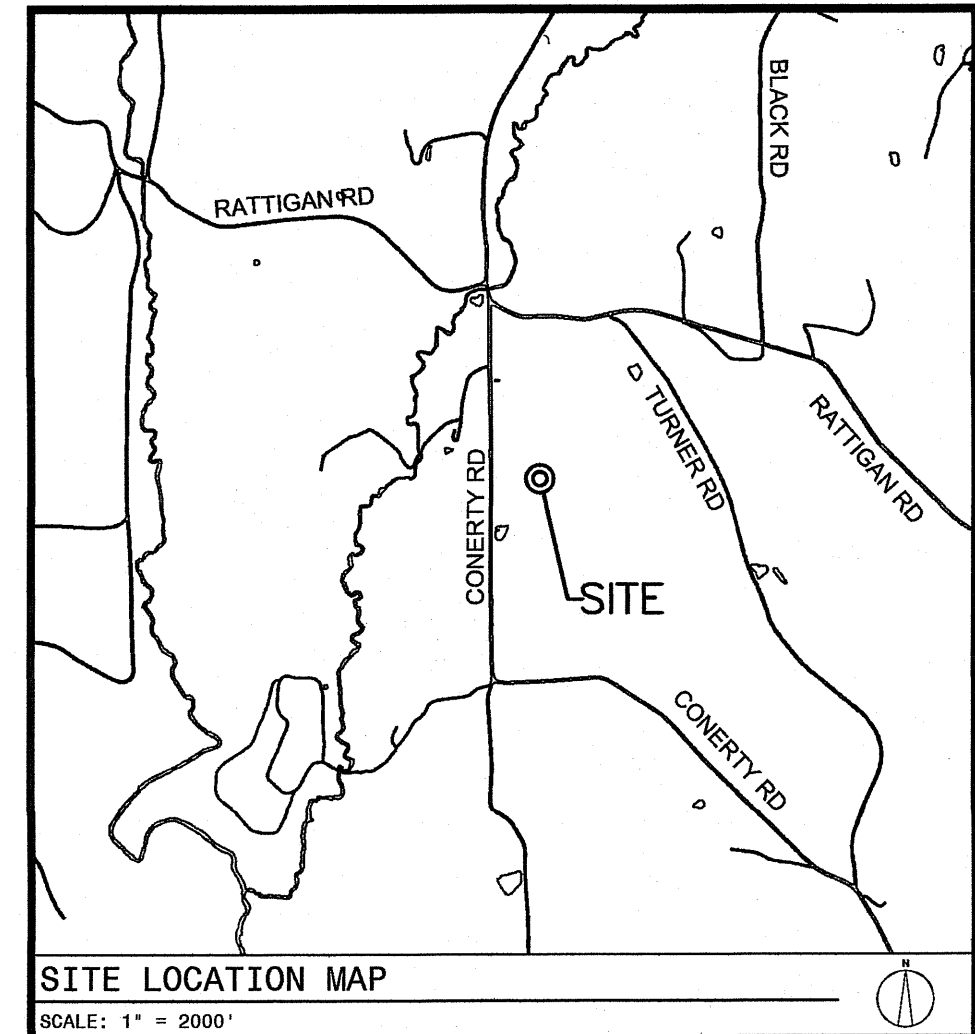
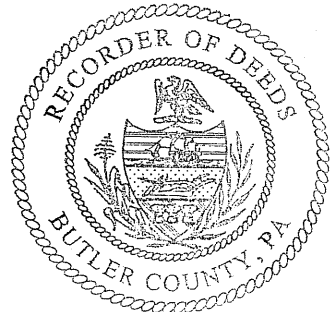
PLAN BOOK VOLUME 430, PAGE(S) 5

GIVEN UNDER MY HAND AND SEAL THIS 10<sup>TH</sup> DAY OF JULY, 2025.

x   
RECORDER OF DEEDS

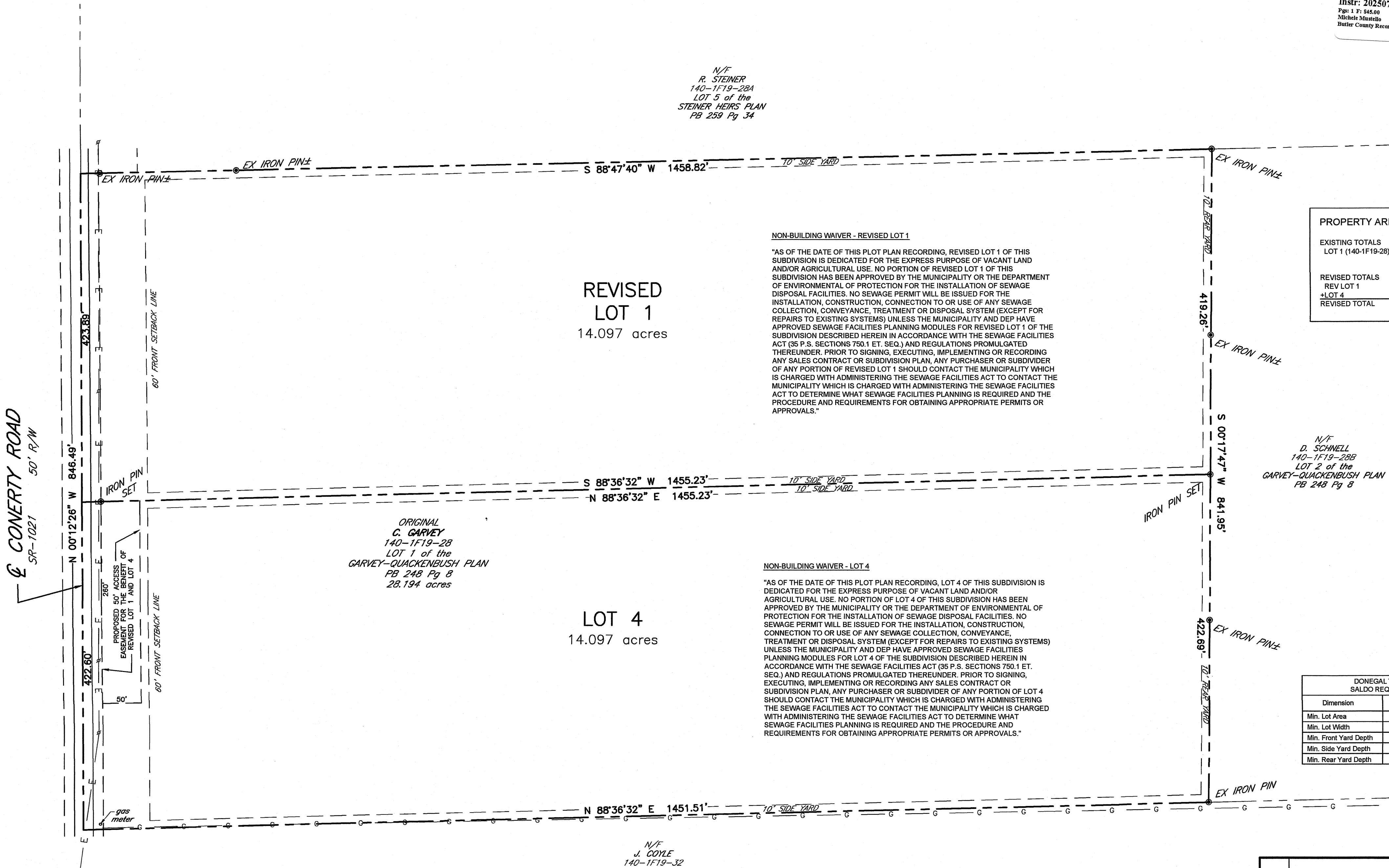
MICHELE M. MUSTELLO  
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028



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.



NON-BUILDING WAIVER - REVISED LOT 1

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED LOT 1 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF REVISED LOT 1 OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY 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 DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR REVISED LOT 1 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 REVISED LOT 1 SHOULD 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."

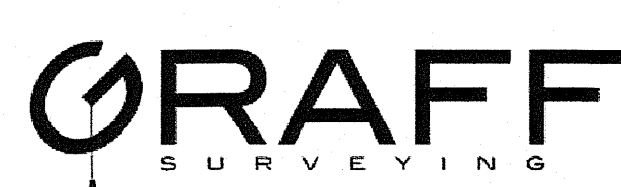
NON-BUILDING WAIVER - LOT 4

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, LOT 4 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF LOT 4 OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY 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 DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR LOT 4 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 LOT 4 SHOULD 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."

GENERAL NOTES:

- TAX PARCEL: 140-1F19-28
- PROPERTY OWNER: CHARLES D. GARVEY
- STREET ADDRESS: CONERTY RD, CHICORA, PA 18025
- LOT REQUIREMENTS: SEE TABLE
- FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
- REFERENCES:
  - 6.1. CURRENT DEEDS OF RECORD
  - 6.2. PREVIOUSLY RECORDED PLANS
    - 6.2.1. STEINER HEIRS PLAN, PLAN BOOK 289 PG 34
    - 6.2.2. KONYA PLAN NO. 1, PLAN BOOK 256 PG 32
    - 6.2.3. GARVEY-QUACKENBUSH PLAN, PLAN BOOK 248 PG 8

DONEGAL TOWNSHIP SALDO REQUIREMENTS	
Dimension	Single Family with On lot Sewage
Min. Lot Area	43,560 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	60 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	10 feet

REV	DESCRIPTION	BY	DATE
			
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 <b>C. GARVEY PLAN</b> BEING A MINOR SUBDIVISION FINAL PLAN FOR CHARLES D. GARVEY			
SITUATE DONEGAL TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 04/28/2025	DRAWN SDG	CHECKED Sdg	SCALE 1" = 80'
PROJECT NO. 25-068	TAX PARCEL NO. 140-1F19-28	REVISION -	

RECORDED 20	
PLAN BOOK	PAGE
430	5
SHEET	of

C. GARVEY PLAN

Being a minor subdivision of Lot 1 of the Garvey-Quackenbush Plan as recorded in Plan Book 248 page 8 and being Butler County Tax Parcel 140-1F19-28



## OWNER'S CERTIFICATION

WE, KIMBERLY C. GRAY AND Regina Morgan, EXECUTOR OF THE ESTATE OF RICHARD L. GRAY AND NANCY J. GRAY, 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 OWNERS' 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 27<sup>th</sup> DAY OF June, 2025.

K. C. Gray  
KIMBERLY C. GRAY  
Regina Morgan  
EXECUTOR OF THE ESTATE  
OF RICHARD L. GRAY AND NANCY J. GRAY

## ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, KIMBERLY C. GRAY AND Regina Morgan, EXECUTOR OF THE ESTATE OF RICHARD L. GRAY AND NANCY J. GRAY, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27 DAY OF June, 2025.

MY COMMISSION EXPIRES THE 13 DAY OF October, 2027.

Kim Marie Baker  
NOTARY PUBLIC

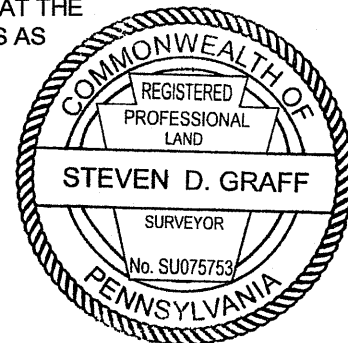
Commonwealth of Pennsylvania - Notary Seal  
Kim Marie Baker, Notary Public  
Butler County  
My commission expires October 13, 2027  
Commission number: 1439147  
Member, Pennsylvania Association of Notaries

## SURVEYOR'S CERTIFICATION

I, STEVEN 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.

April 16, 2025

DATE  
STEVEN D. GRAFF  
REG. NO. SU-075753



## MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLAY, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLAY 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 CLAY THIS 5<sup>th</sup> DAY OF June, 2025.

Bob Day  
SECRETARY  
Richard H. Geyer  
CHAIRPERSON  
BOARD OF SUPERVISORS



REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLAY THIS 22<sup>nd</sup> DAY OF May, 2025.

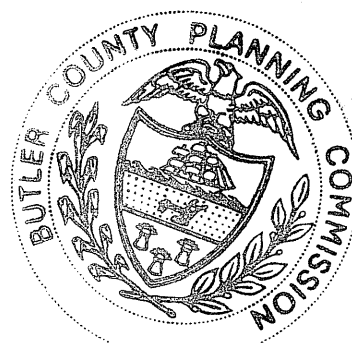
Bob Day  
SECRETARY  
Richard H. Geyer  
CHAIRPERSON  
PLANNING COMMISSION



## BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF May, 2025.

R. H. Geyer  
SECRETARY  
J. H. Geyer  
CHAIRPERSON  
BUTLER COUNTY PLANNING COMMISSION



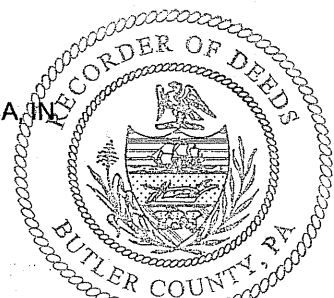
## PROOF OF RECORDING

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

PLAN BOOK VOLUME 430, PAGE(S) 6

GIVEN UNDER MY HAND AND SEAL THIS 10<sup>th</sup> DAY OF July, 2025.

Michele M. Mustello  
RECORDER OF DEEDS

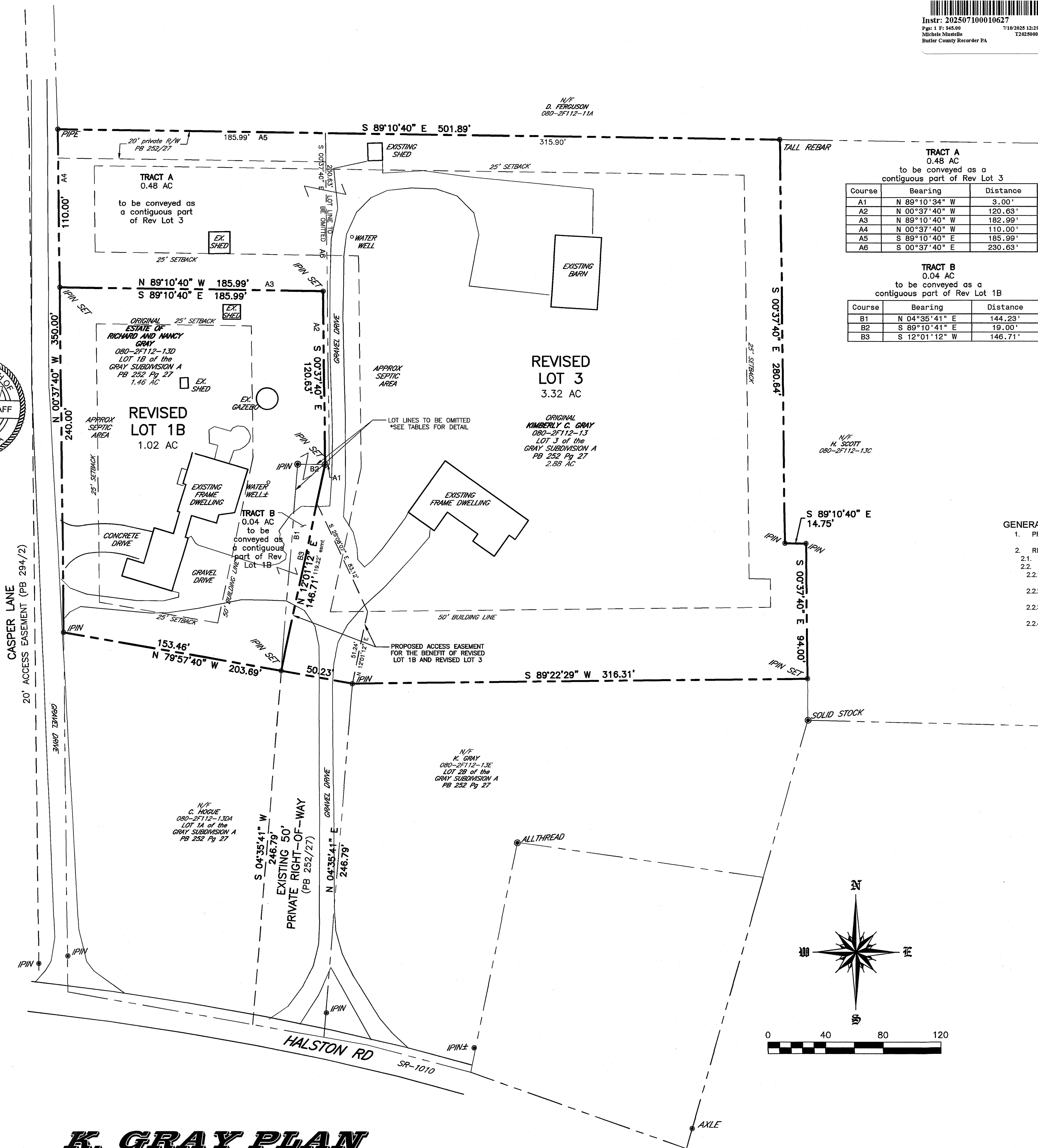
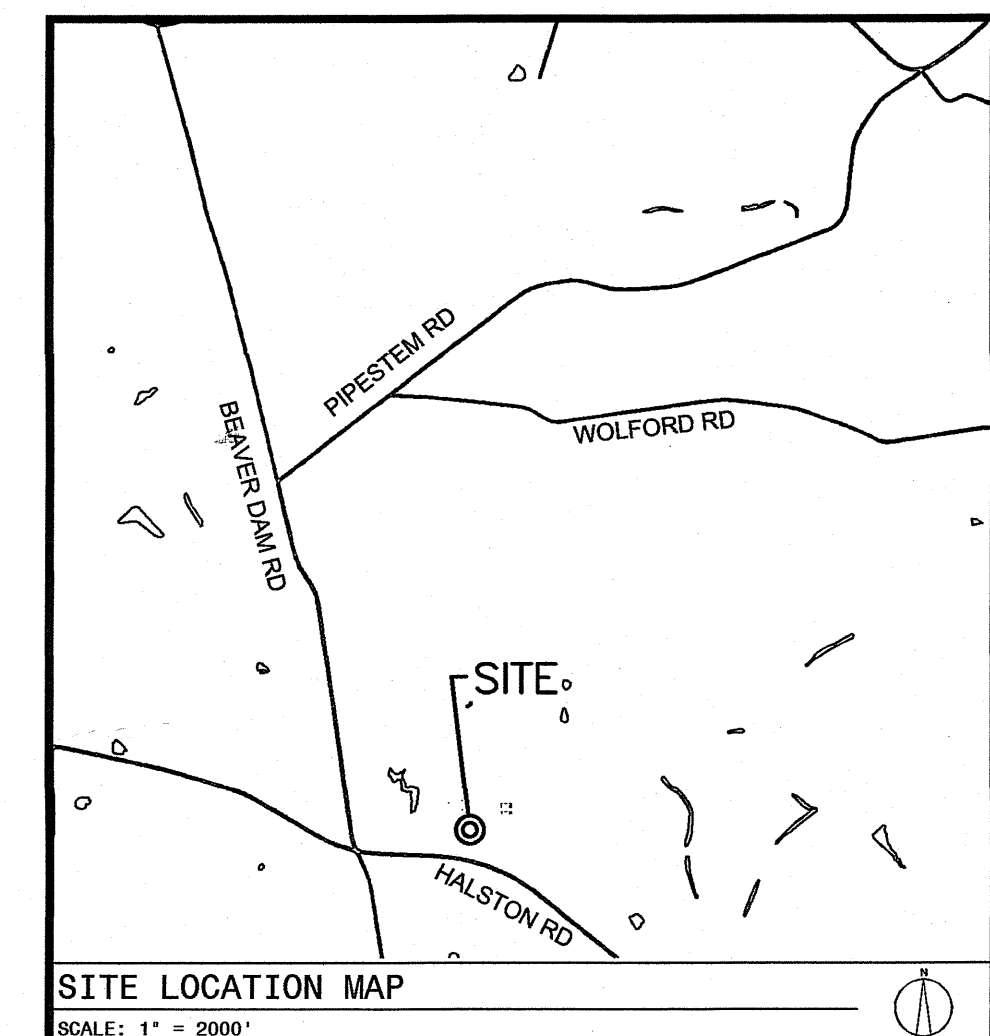


MICHELE M. MUSTELLO  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

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.



Instr: 202507100010627  
Page 1 of 1  
Michele Mustello  
Butler County Recorder PA

## PROPERTY AREA SUMMARY:

## EXISTING TOTALS

LOT 1B	1.46 AC
+ LOT 3	2.88 AC
EXISTING TOTAL	4.34 AC

## REVISED LOT 1B

LOT 1B	1.46 AC
+ TRACT A	0.48 AC
+ TRACT B	0.04 AC
REVISED LOT 1B	1.02 AC

## REVISED LOT 3

LOT 3	2.88 AC
+ TRACT A	0.48 AC
+ TRACT B	0.04 AC
REVISED LOT 3	3.32 AC

## REVISED TOTALS

REVISED LOT 1B	1.02 AC
+ REVISED LOT 3	3.32 AC
REVISED TOTAL	4.34 AC

TRACT A 0.48 AC to be conveyed as a contiguous part of Rev Lot 3		
Course	Bearing	Distance
A1	N 89°10'34" W	3.00'
A2	N 00°37'40" W	120.63'
A3	N 89°10'40" W	182.99'
A4	N 00°37'40" W	110.00'
A5	S 89°10'40" E	185.99'
A6	S 00°37'40" E	230.63'

TRACT B 0.04 AC to be conveyed as a contiguous part of Rev Lot 1B		
Course	Bearing	Distance
B1	N 04°35'41" E	144.23'
B2	S 89°10'41" E	19.00'
B3	S 12°01'12" W	146.71'

## GENERAL NOTES:

- PROPERTY OWNERS: 080-2F112-13 KIMBERLY C. GRAY  
080-2F112-13A RICHARD AND NANCY GRAY ESTATE
- REFERENCES:
  - CURRENT DEEDS OF RECORD
  - PREVIOUSLY RECORDED PLANS:
    - HEIGHT PLAN IN: A  
PLAN BOOK 294 PG 27
    - GRAY SUBDIVISION A  
PLAN BOOK 252 PG 27
    - K.C. GRAY SUBDIVISION #1  
PLAN BOOK 236 PG 48
    - MARTIN SUBDIVISION #1  
PLAN BOOK 199 PG 28

A	REVISIONS PER BUTLER COUNTY PLANNING COMMISSION REVIEW LETTER DATED 3/14/2025	SDG	4/15/2025
REV	DESCRIPTION	BY	DATE
<b>GRAFF</b> SURVEYING GRAFF SURVEYING LLC PO BOX 521   SAXONBURG, PA 16056 P: 724-352-5811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
PROJECT DESCRIPTION <b>K. GRAY PLAN</b> BEING A LOT LINE REVISION FOR KIMBERLY C. GRAY NANCY AND RICHARD GRAY ESTATE			
SITUATE CLAY TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 12/11/2024	DRAWN SDG	CHECKED Sdg	SCALE 1" = 40'
PROJECT NO. 24-195	TAX PARCEL NO. 080-2F112-13 & 13D		REVISION A

RECORDED	20
PLAN BOOK	PAGE
<b>430</b>	<b>6</b>
SHEET	of

**K. GRAY PLAN**

Being a lot line revision Lots 1B and 3 of the Gray Subdivision A, Plan Book Volume 252 Page 27, and being Butler County Tax Parcels 080-2F112-13D (Lot 1B) and 080-2F112-13 (Lot 3)



# Park Place Phase 7 As-Built Road & Storm Sewer Plans

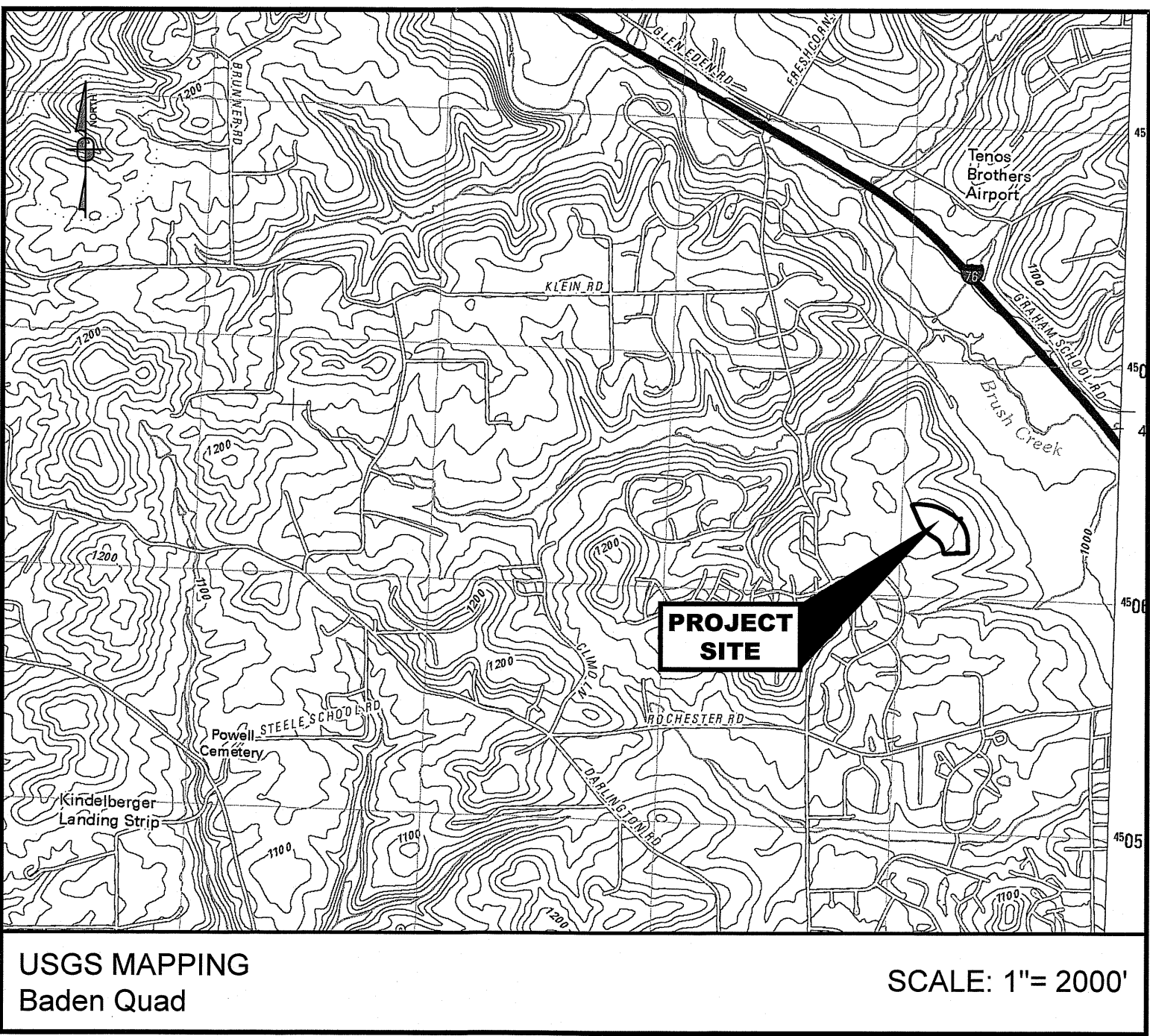
Cranberry Township, Butler County, Pennsylvania

Prepared For:

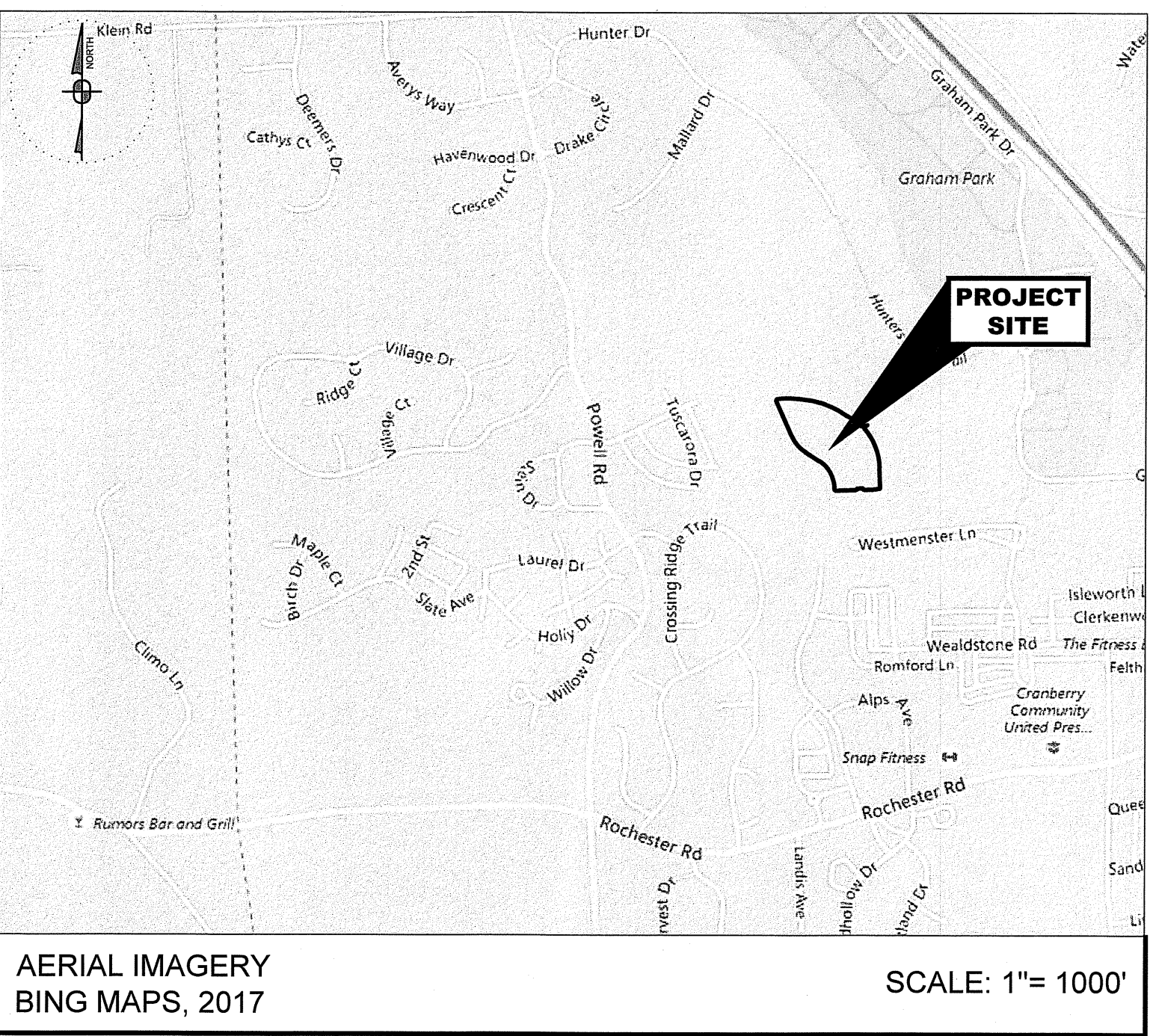
Park Place Marketing, LLC

Attn: Don Rodgers  
215 Executive Drive, Suite 300  
Cranberry Township, PA 16066  
Phone: 724-776-2727  
Original Submission: October 19, 2023

SITE LOCATION MAP



SITE LOCATION MAP



## PHASE 7 ROAD & STORM SEWER AS-BUILT DRAWINGS

GENERAL NOTES:

1. THE AS-BUILT ROAD DATA SHOWN HEREON IS BASED UPON FIELD SURVEY EVIDENCE COLLECTED ON JUNE 2023.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, PLANS, & EXISTING DRAWINGS OBTAINED FROM THE CLIENT. AS PER THE DATE OF THE SURVEY, NO PENNSYLVANIA ONE-CALL HAS BEEN PLACED ON THE SUBJECT PROPERTY IN REGARDS TO THE UNDERGROUND UTILITIES THAT HAVE BEEN INSTALLED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
3. VERTICAL DATA SHOWN HEREON IS NAVD 88, PER TRIMBLE GPS OBSERVATIONS WITH KEYNET VRS CORRECTIONS.
4. THE AS-BUILT STORM SEWER LATERALS SHOWN HEREON ARE SHOWN AS PER THE FIELD OBSERVED LOCATION OF THE WOODEN MARKER STUB ON EACH LOT. SAID LATERALS WERE BURIED AND THEIR INVERTS WERE UNABLE TO BE OBTAINED. THE ELEVATIONS OF THE LATERAL STUBS SHOWN HEREON HAVE BEEN CALCULATED BASED UPON A 1% GRADE FROM THE MAIN LINE WYE CONNECTION.

Prepared By:



1712 Mt. Nebo Road  
Sewickley, PA 15143  
Office Phone: 412-219-4509  
Email: Info@ShefflerCo.com

ENGINEER CERTIFICATION

IN WITNESS WHEREOF, THE UNDERSIGNED, BEING THE ENGINEER OF RECORD HEREIN, HAVE HEREUNTO SET MY HANDS AND SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

ATTEST

DATE 7/10/2025

GARY A. SHEFFLER, JR.  
REGISTERED PROFESSIONAL ENGINEER  
PENNSYLVANIA  
PE057446

ACKNOWLEDGEMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED GARY A. SHEFFLER, JR., THE ENGINEER RESPONSIBLE FOR THE RECORDING THE FINAL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

WITNESS MY HAND NOTARIAL SEAL THIS 10th DAY OF July, 2025

MY COMMISSION EXPIRES THE 14th DAY OF July, 2025

Dana L. Penfield  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Dana L. Penfield, Notary Public  
Allegheny County  
My commission expires July 14, 2025  
Commission number 1236816  
Member, Pennsylvania Association of Notaries

PROOF OF RECORDING

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 430, PAGE 7-10, GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF July, 2025

SEAL

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

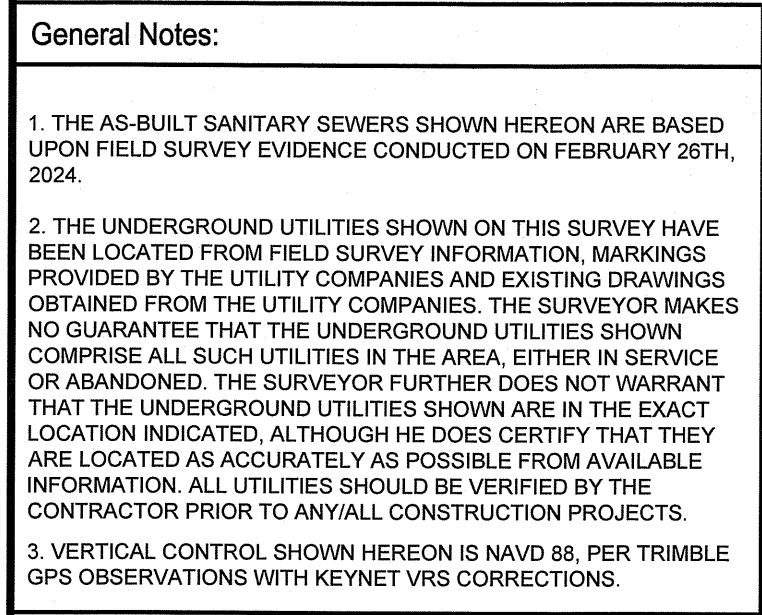
My Commission Expires First Monday in January 2028

DRAWING SCHEDULE

SHEET NO.	DRAWING TITLE
1 OF 4	TITLE SHEET
2 OF 4	ROAD & STORM SEWER AS-BUILT PLAN
3 OF 4	STORM SEWER AS-BUILT PROFILES
4 OF 4	STORM SEWER AS-BUILT PROFILES

PLAN BOOK	PAGE
430	7






A north arrow pointing upwards, labeled "NORTH".

A horizontal scale bar with alternating black and white segments. The scale is marked in feet: 0, 40, 80. Below the bar, it says "(Feet)" and "1 inch = 40 ft."

Prepared By:

---

 **Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

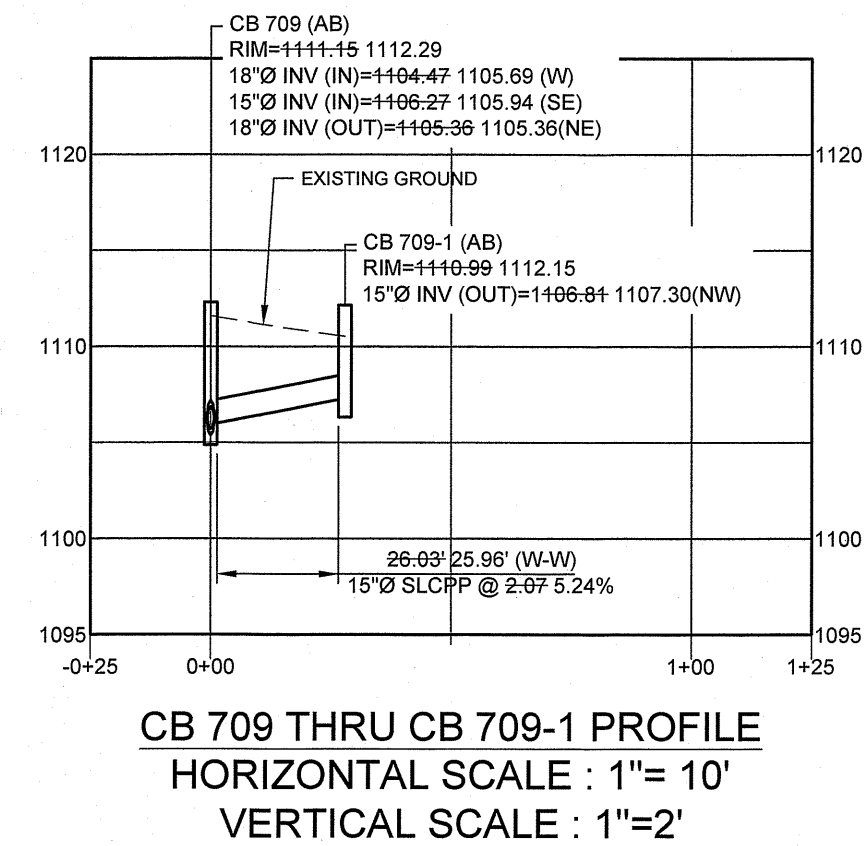
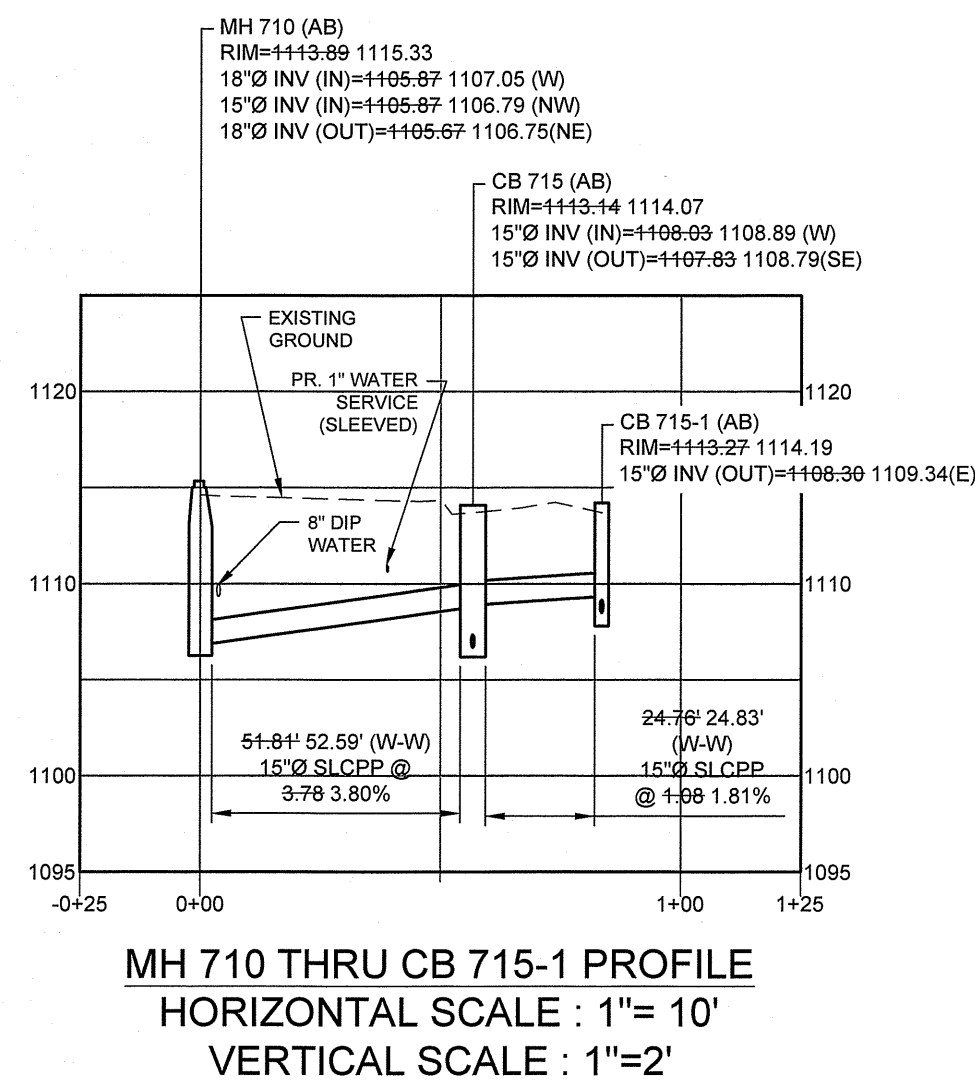
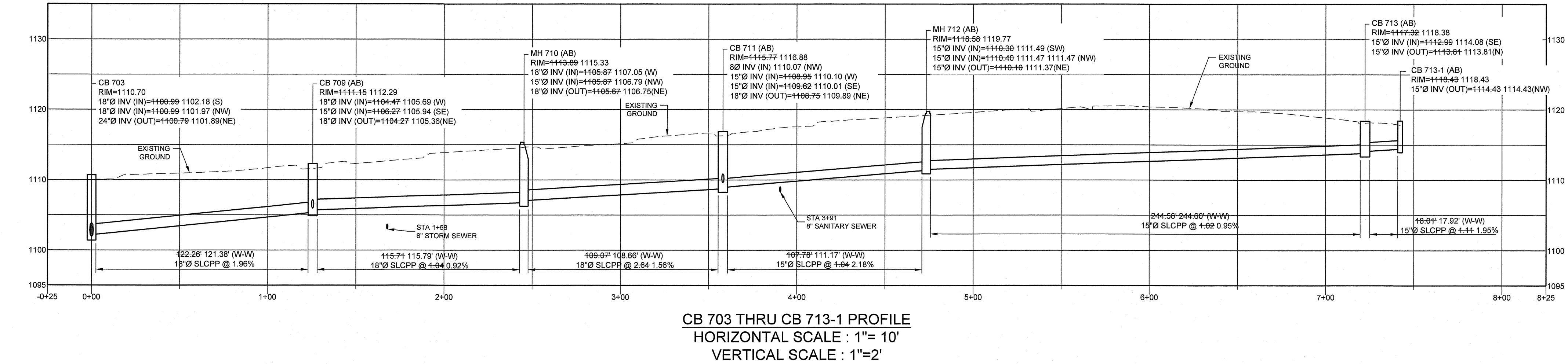
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1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 412-219-4509  
Email: [Info@ShefflerCo.com](mailto:Info@ShefflerCo.com)

<h1>Road &amp; Storm Sewer As-Built Plan</h1>		<b>Park Place Marketing, LLC</b> Attn: Don Rodgers 215 Executive Drive, Suite 300 Cranberry Township, PA 15066 Phone: 724-778-2727
		Sheet No.
DRAWING SCALE: 1" = 20'	DRAWN BY: JDS	<h1>2 OF 4</h1>
DATE ISSUED: 10/19/2023	REVIEWED BY: JTH	
PROJECT JOB#: 3632	FIELD BOOK #: 3632	
CADD#: 3632-PARK PLACE-PH 7 STORM SEWER AB.DWG		





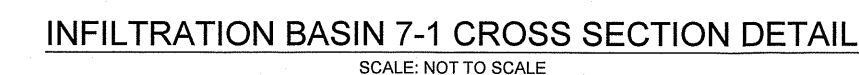
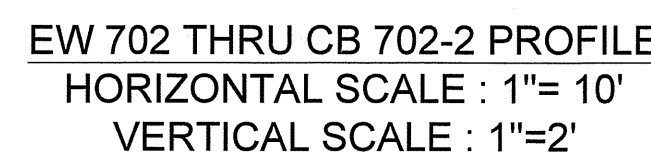
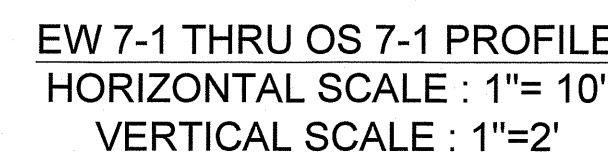
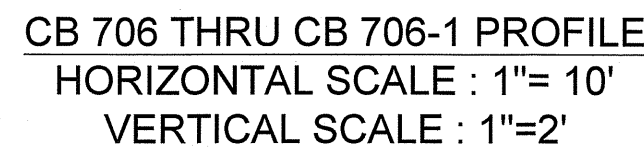
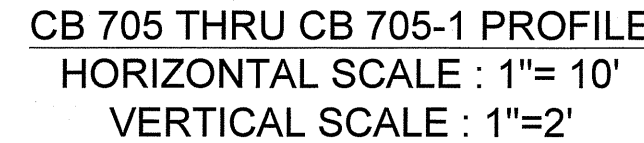
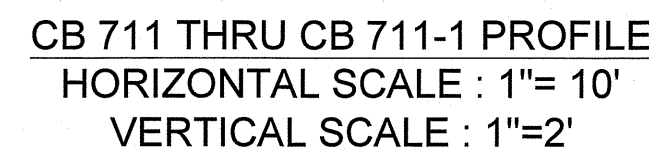
<b>PLAN BOOK</b>	<b>PAGE</b>
<b>430</b>	<b>9</b>

**General Notes:**

1. THE AS-BUILT STORM SEWERS SHOWN HEREON ARE BASED UPON FIELD SURVEY EVIDENCE CONDUCTED ON AUGUST 31ST, 2021.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THE LOCATION IS THE MOST ACCURATE AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANYALL CONSTRUCTION PROJECTS.
3. VERTICAL CONTROL SHOWN HEREON IS NAVD 88, PER TRIMBLE GPS OBSERVATIONS WITH KEYNET VRS CORRECTIONS.
4. THE AS-BUILT STORM SEWER LATERALS SHOWN HEREON ARE SHOWN AS PER THE FIELD OBSERVED LOCATION OF THE WOODEN MARKER STUB ON EACH LOT. SAID LATERALS WERE BURIED AND THEIR INVERTS WERE UNABLE TO BE OBTAINED. THE ELEVATIONS OF THE LATERALS STUBS ARE BASED UPON A RECALCULATED BASED UPON A 2% GRADE FROM THE MAIN LINE INVERTS WERE CONNECTION.

[illegible]



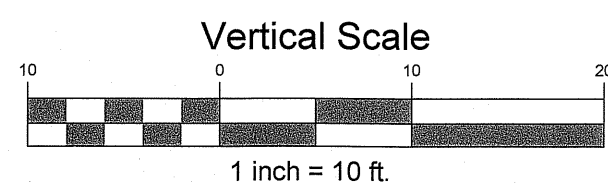


**General Notes:**

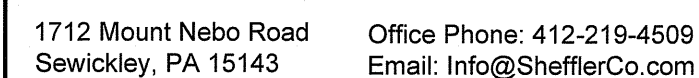
1. THE AS-BUILT STORM SEWERS SHOWN HEREON ARE BASED UPON FIELD SURVEY EVIDENCE CONDUCTED ON AUGUST 31<sup>ST</sup>, 2021.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
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<b>PLAN BOOK</b>	<b>PAGE</b>
<b>430</b>	<b>10</b>

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.

[illegible]

Prepared By:



Park Place - Phase 7  
Residential Subdivision

Prepared For:  
**Park Place Marketing, LLC.**

Situate In:  
Cranberry Township, Butler County, PA

## Storm Sewer As-Built Profiles

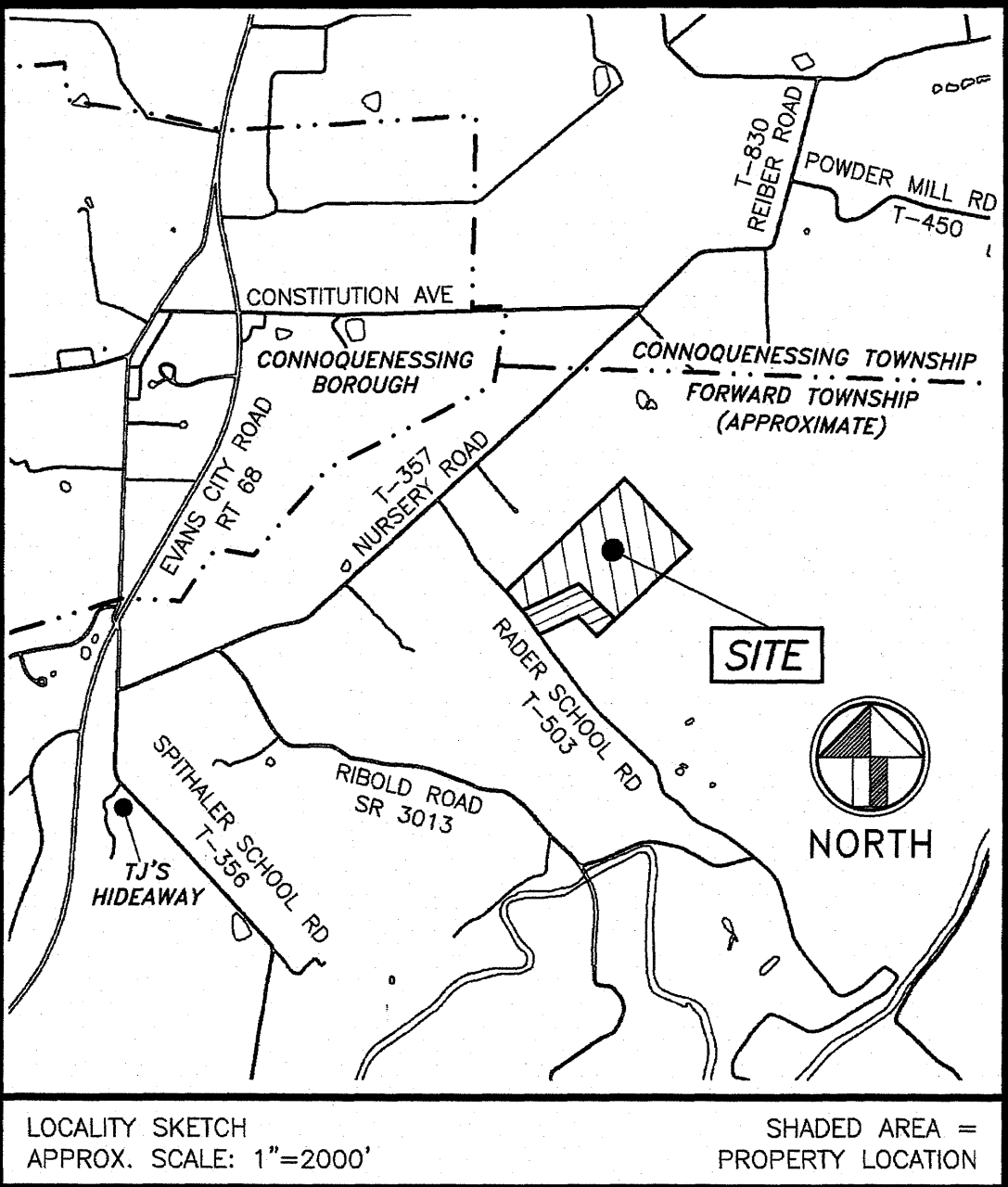
DRAWING SCALE: AS NOTED	DRAWN BY: JDS
DATE ISSUED: 10/19/2023	REVIEWED BY: JTH
PROJECT JOB#: 3632	FIELD BOOK #: 3632
CADD#: 3632-Park Place-Ph 7 Storm As-Built.dwg	

**Park Place Marketing, LLC**  
Attn: Don Rodgers  
215 Executive Drive, Suite 300  
Cranberry Township, PA 16066  
Phone: 724-776-2727

Sheet No.

4 OF 4

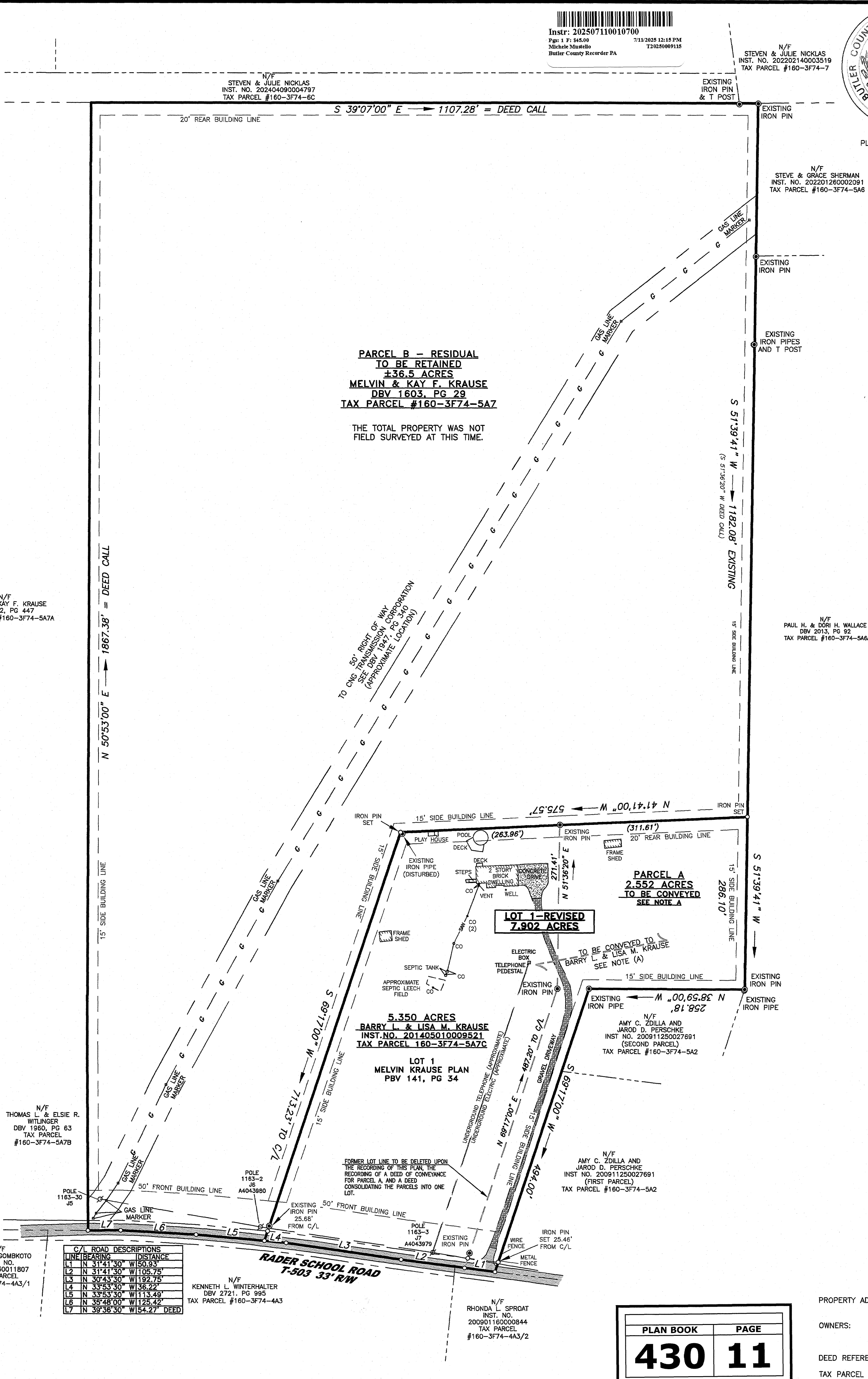




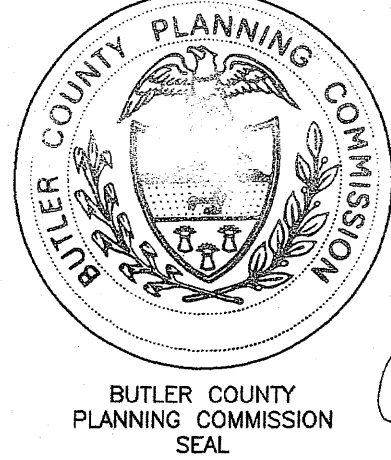
**FORWARD TOWNSHIP  
PRESENT LOT & BLOCK REQUIREMENTS**

CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED, ORD. No. 2006-1, 6/20/2006	
PRESIDENT ZONING DISTRICT:	REQUIREMENT
NO ZONING	
MINIMUM LOT SIZE:	43,560 SQUARE FEET (1 ACRE)
MINIMUM LOT WIDTH:	100 FEET AT THE BUILDING LINE
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	20 FEET
MINIMUM SIDE YARD:	15 FEET

N/F  
MELVIN & KAY F. KRAUSE  
DBV 802, PG 447  
TAX PARCEL #160-374-5A7A



Instr: 202507110010700  
Page 1 of 1  
Butler County Recorder PA



REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER  
THIS 16 DAY OF June, 2025

SECRETARY  
Chairman  
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD  
THIS 8 DAY OF July, 2025

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 TO 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 FORWARD  
THIS 8 DAY OF July, 2025

**BARRY L. & LISA M. KRAUSE - TAX PARCEL 160-374-5A7C**

WE, BARRY L. & LISA M. KRAUSE, OF FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTRUMENT NUMBER 201405010009521, BEING TAX PARCEL 160-374-5A7C, AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INsofar AS IT AFFECTS OUR PROPERTY.

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

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEALS  
THIS 8 DAY OF July, 2025

ATTEST:  
Notary  
Barry L. Krause  
Lisa M. Krause

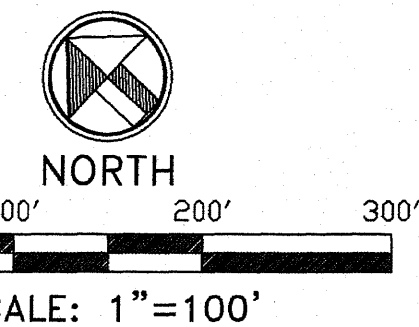
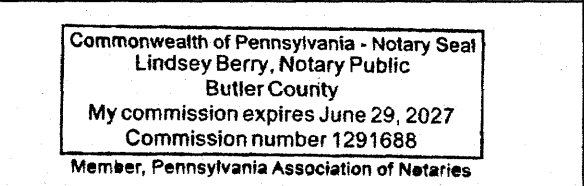
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED BARRY L. & LISA M. KRAUSE, 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 8 DAY OF July, 2025

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027

Notary Public  
Seal



**±44.4 ACRES = TOTAL ACREAGE**

PROPERTY ADDRESS: RADER SCHOOL ROAD RENFREW, PA 16053  
OWNERS: MELVIN (DECEASED) & KAY F. KRAUSE 141 NURSURY ROAD RENFREW, PA 16053  
DEED REFERENCE: DBV 1603, PG 29  
TAX PARCEL NO.: 160-374-5A7

312 RADER SCHOOL ROAD RENFREW, PA 16053  
BARRY L. & LISA M. KRAUSE 312 RADER SCHOOL ROAD RENFREW, PA 16053  
INST. NO. 201405010009521  
160-374-5A7C

PLAN BOOK	PAGE
430	11

KNOW ALL MEN BY THESE PRESENTS, THAT I, KAY F. KRAUSE, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND WE RELEASE, REMISE, AND DISCHARGE THE TOWNSHIP OF FORWARD, THEIR 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.

I FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF FORWARD 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 FORWARD TOWNSHIP 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, I HERETO SET MY HANDS AND SEAL THIS 8 DAY OF July, 2025

ATTEST:  
Notary Public  
Kay F. Krause

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

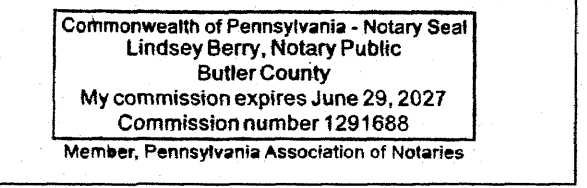
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED KAY F. KRAUSE, AND ACKNOWLEDGE THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF July, 2025

MY COMMISSION EXPIRES THE 29 DAY OF June, 2027

Notary Public  
Seal



I, KAY F. KRAUSE OWNER OF THE KAY KRAUSE LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MELVIN KRAUSE (DECEASED) AND KAY F. KRAUSE, AS RECORDED IN DEED BOOK VOLUME 1603.

PAGE 29 (TAX PARCEL NUMBER 160-374-5A7C).  
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

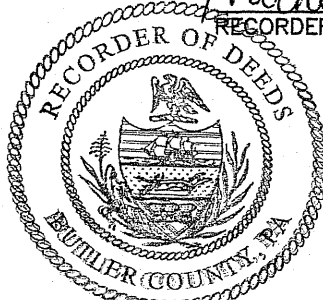
Notary Public  
Kay F. Krause

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN PLAN VOLUME 430 PAGE 11

GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF July, 2025

Notary Public  
Seal



**MICHELE M. MUSTELLO  
RECORDER OF DEEDS**

My Commission Expires First Monday in January 2028

**NOTES:**

- PARCEL A, LANDS OF KAY F. KRAUSE, IS TO BE CONVEYED TO BARRY L. & LISA M. KRAUSE AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-374-5A7C, THE ADJOINING LANDS, AS PRESENTLY OWNED BY BARRY L. & LISA M. KRAUSE, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 201405010009521. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-374-5A7C AND BECOME ONE LOT KNOWN AS LOT 1-REVISED, CONSISTING OF 7.902 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.
- 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.
- THE TOTAL RESIDUAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.
- THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

**KAY KRAUSE LOT LINE REVISION PLAN**

[LOT LINE REVISION OF TAX PARCELS 160-374-5A7 AND 160-374-5A7C]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: MAY 1, 2024 SCALE: 1" = 100'

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

TAMARA A. RANALLI  
PROFESSIONAL SURVEYOR  
REGISTRATION NO. 31-051843E  
DWG. NO. 5836-2025-SUB SHEET 1 OF 1

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 PLAN 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 THE OWNERS OR AGENTS.

REVISIONS: *Tamara A. Ranalli*

OWNED BY: SM/TW  
CHECKED BY: T.R.  
DATE: 5/27/24







MATCH SHEET REC 3  
MATCH SHEET REC 2

N/F  
GEORGE G. & CHRISTINE M. BARTO  
GUDEKUNST ROAD  
ZELIENOPLE, PA 15063  
PID: 180-4F123-3C  
DBV. 1187 PG. 238  
ZONED: R

<b>PLAN BOOK</b>	<b>PAGE</b>
<b>430</b>	<b>13</b>

*Horizontal Scale*

(Feet)  
1 inch = 50 ft

Date:	Revision Description:	By:
08-28-2024	WBCA-HRS RESUBMISSION	RLS
08-10-2024	FINAL TOWNSHIP SUBMISSION	RLS
07-03-2024	FINAL TOWNSHIP RESUBMISSION	RLS
08-14-2024	PLANS TO CONTRACTOR	RLS
10-07-2024	ISSUED FOR CONSTRUCTION	RLS
10-11-2024	REDLINE REVISION FOR WBCA	RLS
10-25-2024	MINOR MODIFICATION INITIAL SUBMISSION TO BCCD	RLS
12-16-2024	WBCA FINAL SUBMISSION	RLS
02-04-2025	UPDATED SMH 316, ISSUED FOR CONSTRUCTION PLANS TO WBCA	RLS
02-07-2025	UPDATED SMH 316	RLS
02-11-2025	WBCA ISSUED FOR CONSTRUCTION	RLS
03-10-2025	REVISED EMISSIONS SPAN	RLS
03-14-2025	SPURVED REAR STORM COLLECTION FOR SP LOTS 516 TO 524	RLS

A circular professional seal for a land surveyor in the Commonwealth of Pennsylvania. The outer ring contains the text "COMMONWEALTH OF" at the top and "PENNSYLVANIA" at the bottom, separated by a rope-like border. Inside the ring, a horizontal banner reads "REGISTERED PROFESSIONAL". Below this, the name "GARY A. SHEFFLER, JR." is printed. At the bottom of the seal, it says "LAND SURVEYOR" and "No. SD75512".

1712 Mount Nebo Road      Office Phone: 412-219-4509  
Sewickley, PA 15143      Email: [Info@ShefflerCo.com](mailto:Info@ShefflerCo.com)

Situate In:  
*Jackson Township, Butler County, Pennsylvania*

DRAWING SCALE:	1" = 50'
DATE ISSUED:	08/22/20
PROJECT JOB#:	3771
CADD#:	REC1 - RESIDENTIAL

PH3-REC 2





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Know what's below.  
Call before you dig.

POCS SER. #: 2017

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  
(Feet)  
1 inch = 50 ft.

Date:	Revision Description:	By:
05-28-2024	WBCA-HRC RESUBMISSION	RLS
06-12-2024	FINAL TOWNSHIP SUBMISSION	RLS
07-03-2024	FINAL TOWNSHIP RESUBMISSION	RLS
08-14-2024	PLANS TO CONTRACTOR	RLS
10-07-2024	ISSUED FOR CONSTRUCTION	RLS
10-11-2024	REDLINE REVISION FOR WBCA	RLS
10-25-2024	MINOR MODIFICATION INITIAL SUBMISSION TO BCCD	RLS
12-16-2024	WBCA FINAL SUBMISSION	RLS
02-04-2025	UPDATED SMH 316, ISSUED FOR CONSTRUCTION PLANS TO WBCA	RLS
02-07-2025	WBCA ISSUED FOR CONSTRUCTION	RLS
03-19-2025	REVISED EMERGENCY SPILLWAY	RLS
05-14-2025	REVISED REAR STORM COLLECTOR FOR LOTS 318 TO 324	RLS

GARY A. SHEFFLER, JR.  
REGISTERED PROFESSIONAL ENGINEER  
No. 15171  
STATE OF PENNSYLVANIA

Prepared By:

**Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 412-219-4509  
Email: Info@ShefflerCo.com

Seneca-Bartos Property  
Neighborhood Planned Residential Subdivision - Phase 3

Prepared For:  
**Seneca Trails, LLC**

Situate In:  
**Jackson Township, Butler County, Pennsylvania**

Being an Consolidation and Subdivision of Butler County Parcel Id Nos. 180-4F123-2AA, recorded in Instrument No. 201612130026170, & 180-4F123-3, recorded in Instrument No. 202209290020695.

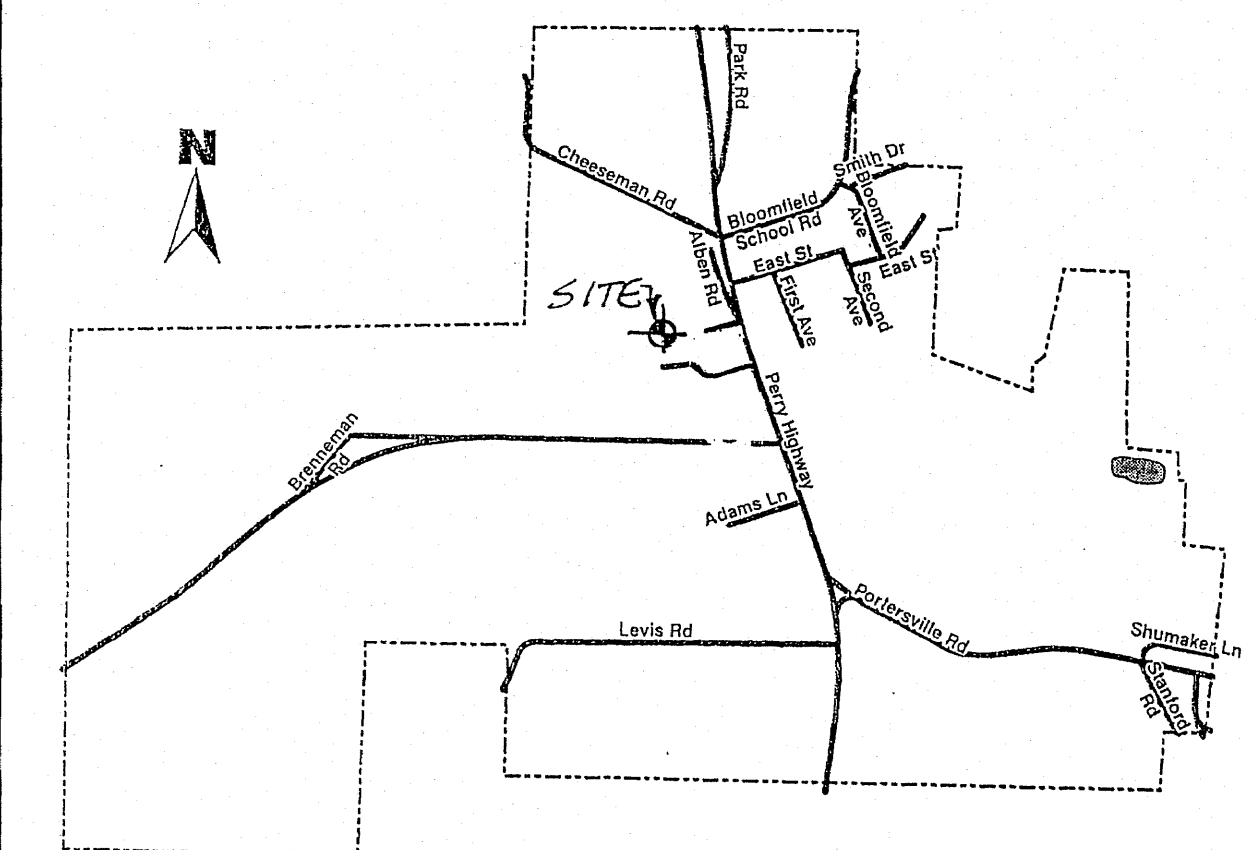
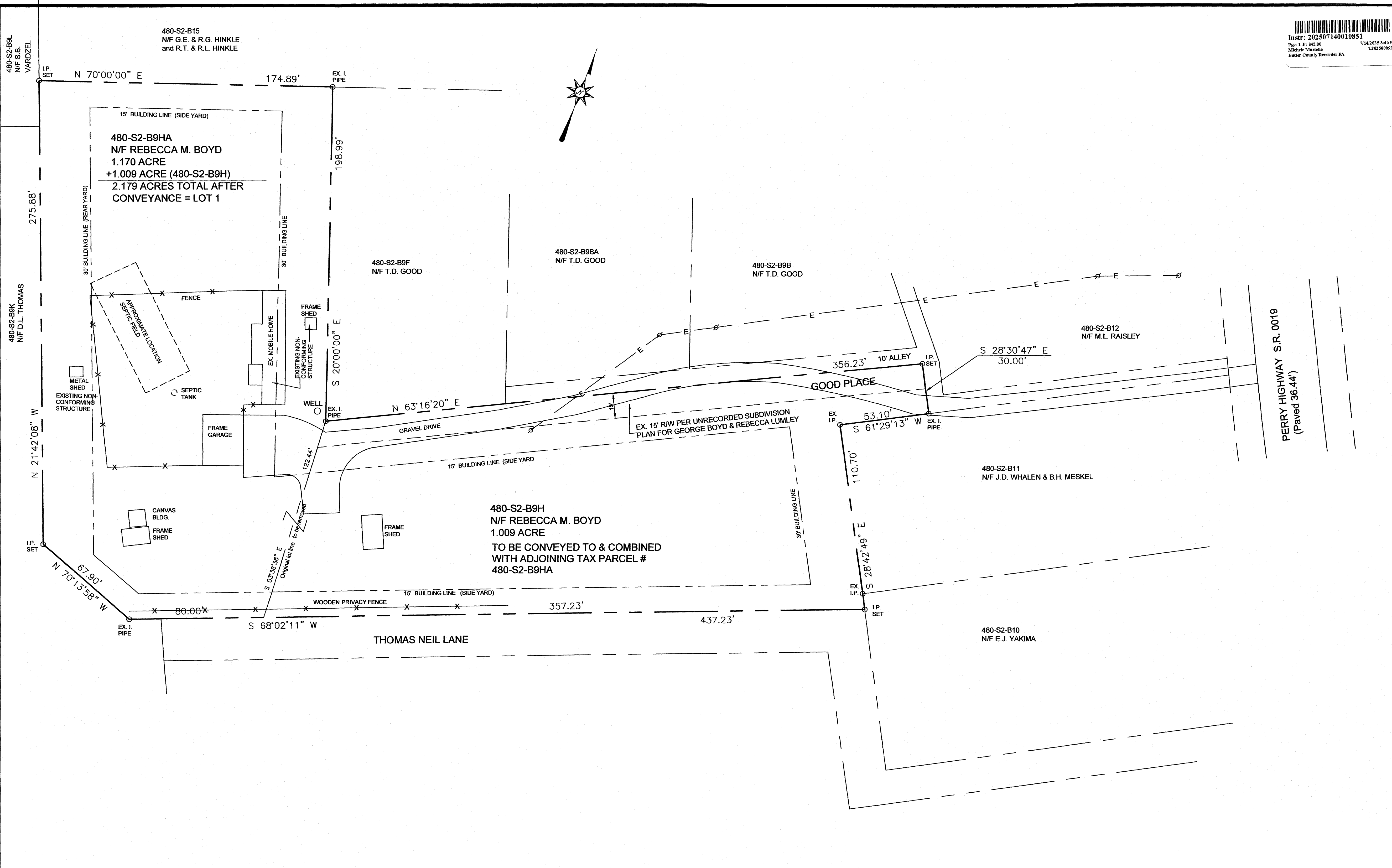
DRAWING SCALE: 1" = 50'	DESIGNED BY: RLS	Sheet No. <b>PH3-REC 3</b>
DATE ISSUED: 08/22/2023	REVIEWED BY: GAS	
PROJECT JOB#: 3771	FIELD BOOK #: --	
CADD#: REC1 - RESIDENTIAL SUB - PH3.DWG		

Seneca Trails, LLC  
Attn: Gregg Heinemann  
202 Gabriel Drive  
Mars, PA 15048  
Phone: 412-708-1685









NOTES:

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

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

PROPERTY OWNER: REBECCA BOYD  
119 GOOD PLACE  
PORTERSVILLE, PA 16051

ZONED: RESIDENTIAL

BUILDING SETBACK REQUIREMENTS

FRONT: 30'  
SIDE: 15'  
REAR: 30'

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO (2) EXISTING TAX PARCELS INTO ONE.

Inst: 202507140010851  
Fig: 1 P: 145.00  
3/14/2025 3:40 PM  
Butler County Recorder PA

I, Rebecca M. Boyd, 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 owner desires the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day of June, 2025.

ATTEST:  
*Rebecca M Boyd*  
REBECCA M. BOYD

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 Rebecca M. Boyd who acknowledged the foregoing final plan of subdivision or land development 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 June, 2025.

My Commission expires the 22 day of June, 2027.

SEAL  
*Cheryl A. Hughes*  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Cheryl A. Hughes, Notary Public  
Butler County  
My commission expires June 22, 2027  
Commission number: 1234362  
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 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.

June 11, 2025 SEAL *Cheryl A. Hughes*  
DATE REG. NO. SU-32490-E

Approved by the Borough Council of the Borough of Portersville this 7th day of July, 2025.

*J. S. J.* SEAL *Cheryl A. Hughes*  
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 18 day of June, 2025.

*R. Henschel MKG* SEAL *J. Hines MKG*  
SECRETARY CHAIRMAN/PRESIDENT

See Comments on File at the Butler County Planning Commission

Plan Number: 25134

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 430 page 16.

Given under my hand and seal this 14th day of July, 2025.

SEAL  
*Michele M. Mustello*  
RECORDER

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

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**430**

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TAX PARCEL #480-S2-B9H & B9HA  
INSTRUMENT #201211200033494

No.	Date	Description	By
1	06/11/25	REVISE BUILDING SETBACKS	BEC

BOYD PLAN

LOT CONSOLIDATION  
FOR: REBECCA M. BOYD  
Situate in  
PORTERSVILLE BORO., BUTLER CO., PENNSYLVANIA

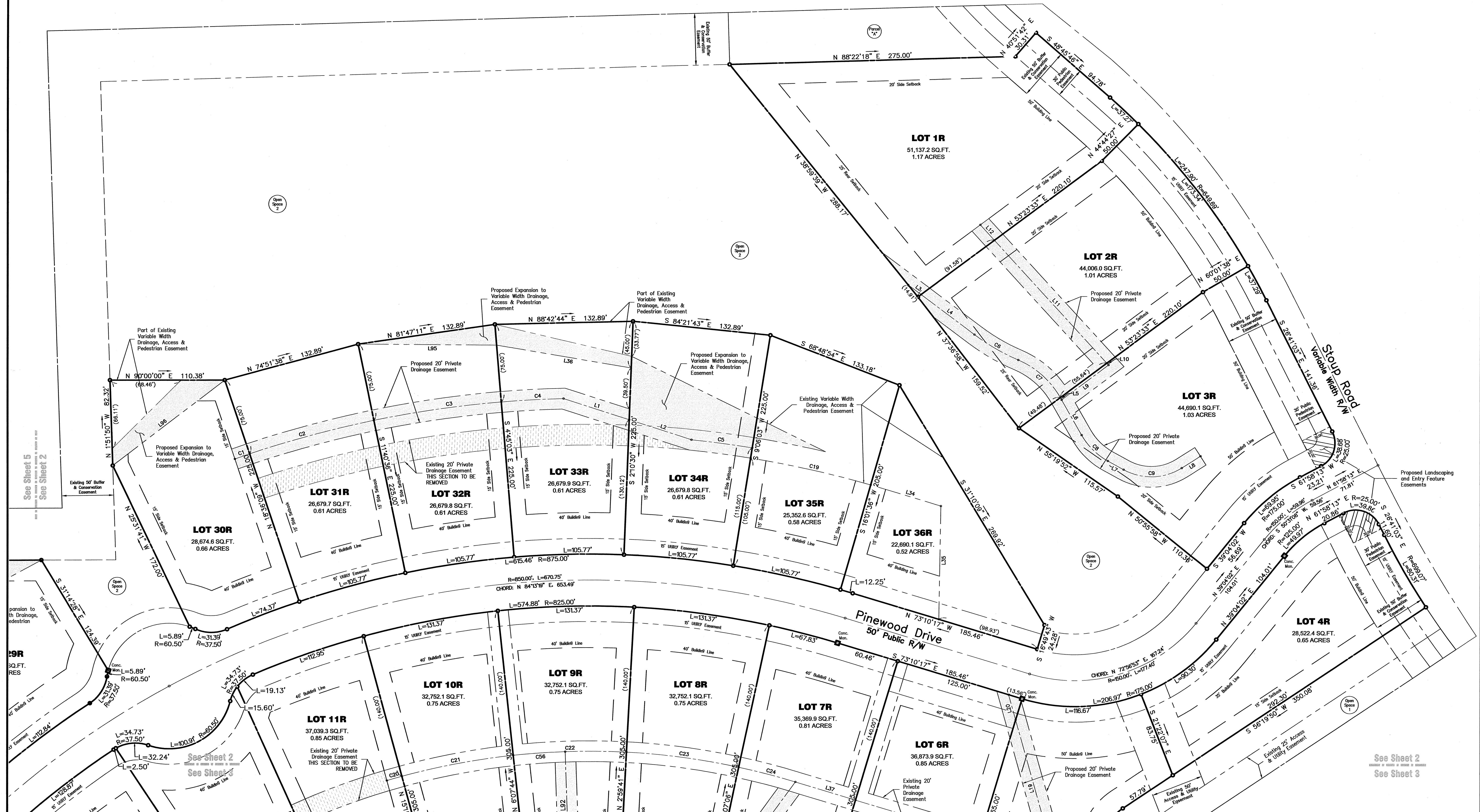
Drawn By: BEC  
Checked By: CAH  
Approved By: BEC  
Scale: 1" = 30'  
Date: JUNE 4, 2025  
Drawing No.: M1907-001-25  
Sheet No.: 1 of 1  
Filename:

LSSE  
Civil Engineers and Surveyors  
523 North Main Street  
Butler, Pennsylvania 16001  
724-297-6865  
Email: chughes@lsse.com  
Fike • LSI • LSSE • Rabell • Senate

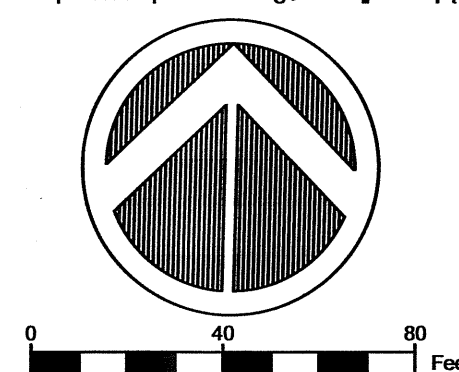








PLAN BOOK	PAGE
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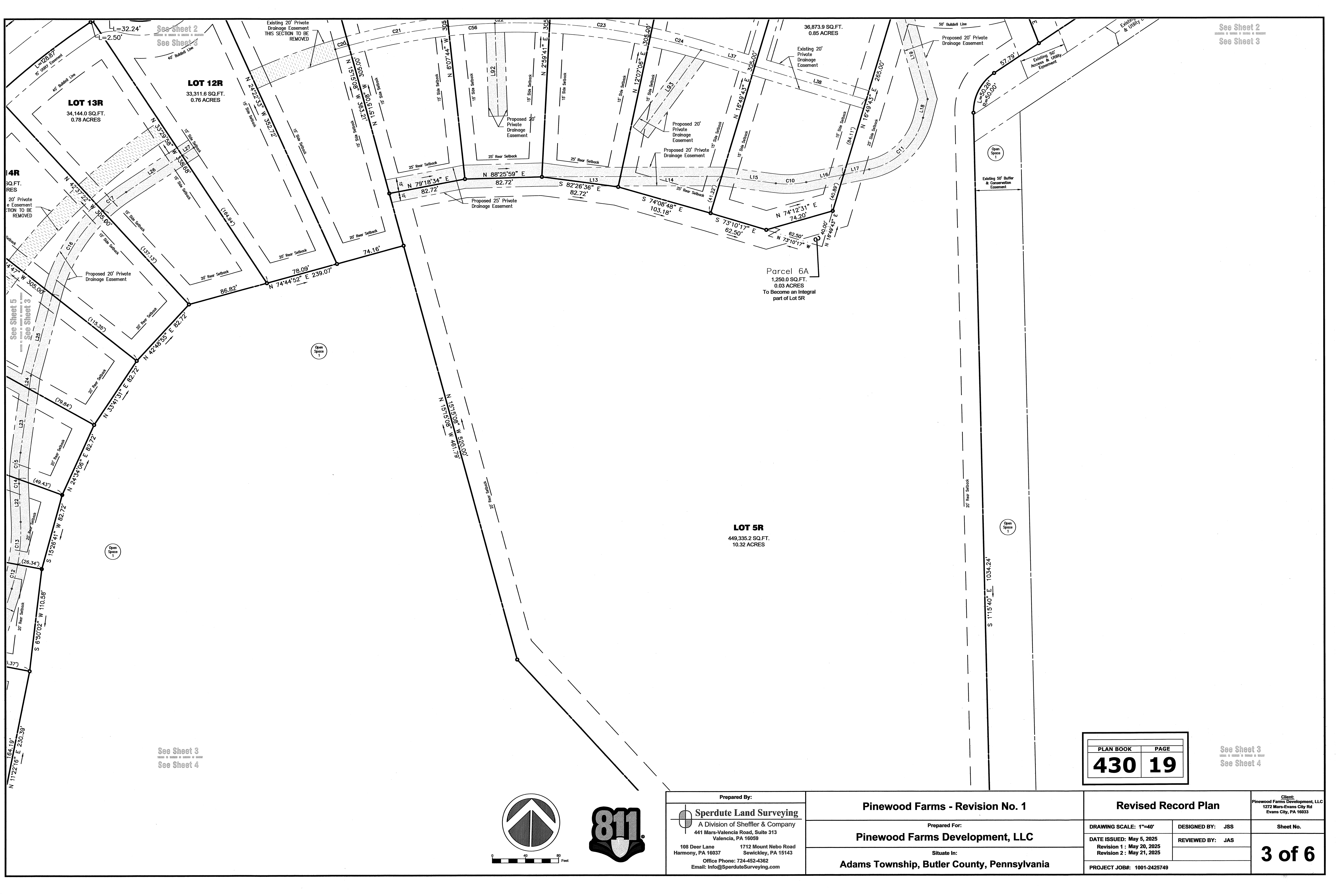


Prepared By:  
**Sperdute Land Surveying**  
A Division of Sheffer & Company  
441 Mars-Valencia Road, Suite 313  
Valencia, PA 16059  
108 Deer Lane  
Harmony, PA 16037  
Office Phone: 724-452-4362  
Email: info@sperdutesurveying.com

Prepared For:  
**Pinewood Farms Development, LLC**  
Situate In:  
**Adams Township, Butler County, Pennsylvania**

Revised Record Plan		Client: Pinewood Farms Development, LLC 1272 Mars-Evans City Rd Evans City, PA 16033
DRAWING SCALE: 1"=40"	DESIGNED BY: JSS	Sheet No.
DATE ISSUED: May 5, 2025 Revision 1 : May 20, 2025 Revision 2 : May 21, 2025	REVIEWED BY: JAS	2 of 6
PROJECT JOB#: 1001-2425749		





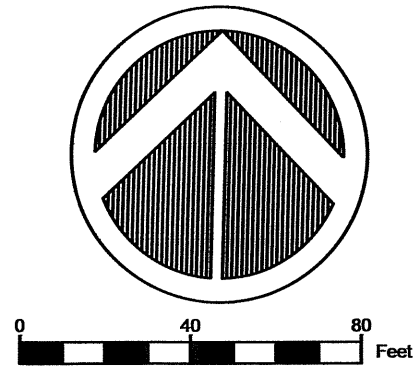
See Sheet 2  
See Sheet 3


See Sheet 2  
See Sheet 3

See Sheet 3  
See Sheet 4

See Sheet 3  
See Sheet 4

PLAN BOOK	PAGE
430	19

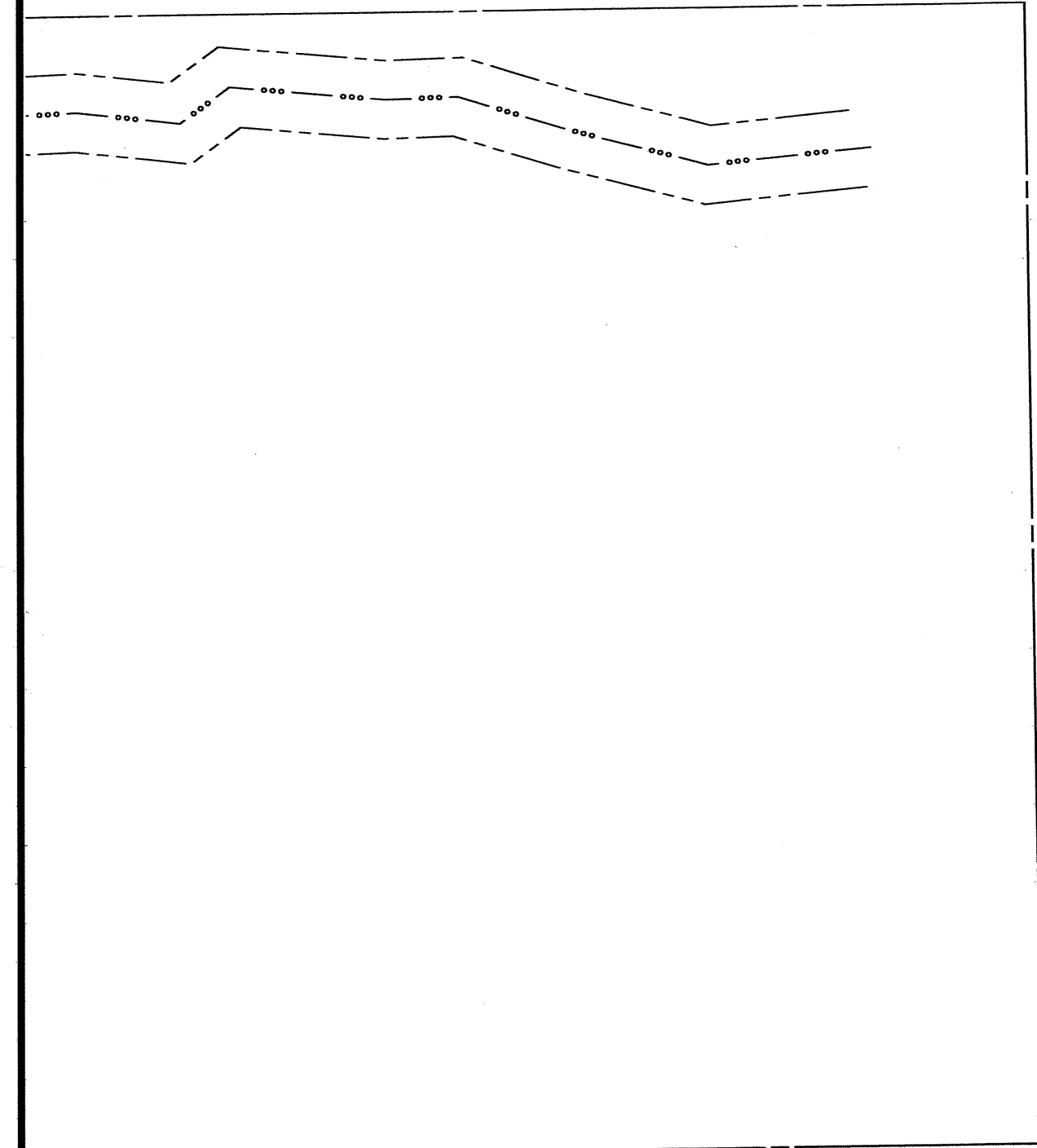


<div>Prepared By:</div> <div> <b>Sperdute Land Surveying</b> A Division of Sheffler &amp; Company 441 Mars-Valencia Road, Suite 313 Valencia, PA 16059  108 Deer Lane Harmony, PA 16037  1712 Mount Nebo Road Sewickley, PA 15143  Office Phone: 724-452-4362 Email: Info@SperduteSurveying.com</div>	<b>Pinewood Farms - Revision No. 1</b>		<b>Revised Record Plan</b>		<div>Client:</div> Pinewood Farms Development, LLC 1272 Mars-Evans City Rd Evans City, PA 16033
	<div>Prepared For:</div> <b>Pinewood Farms Development, LLC</b>		<div>DRAWING SCALE:</div> 1"=40'	<div>DESIGNED BY:</div> JSS	<div>Sheet No.</div>
	<div>Situate In:</div> <b>Adams Township, Butler County, Pennsylvania</b>		<div>DATE ISSUED:</div> May 5, 2025 Revision 1 : May 20, 2025 Revision 2 : May 21, 2025	<div>REVIEWED BY:</div> JAS	<div>3 of 6</div>
			<div>PROJECT JOB#:</div> 1001-2425749		



See Sheet 3  
 INDEX IS CONTINUED ON REVERSE OF SHEET  
 See Sheet 4

Open  
Space  
1

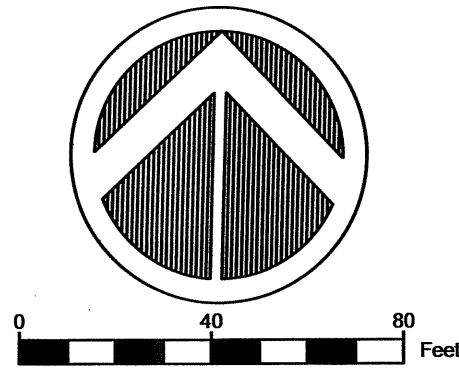



Parcel Table -- Proposed Lots				
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)	Tax Parcel No.	Street Address
LOT 21R	28,595.807	0.656	010-3F68-6/21-0000	333 Pinewood Dr
LOT 22R	21,826.773	0.501	010-3F68-6/22-0000	331 Pinewood Dr
LOT 23R	22,831.969	0.524	010-3F68-6/23-0000	329 Pinewood Dr
LOT 24R	24,672.675	0.566	010-3F68-6/24-0000	327 Pinewood Dr
LOT 25R	24,703.776	0.567	010-3F68-6/25-0000	325 Pinewood Dr
LOT 26R	24,703.776	0.567	010-3F68-6/26-0000	323 Pinewood Dr
LOT 27R	24,703.776	0.567		???
LOT 28R	28,624.832	0.657		???
LOT 29R	32,221.016	0.740		???
LOT 30R	28,674.634	0.658		???
LOT 31R	26,679.695	0.612		???
LOT 32R	26,679.806	0.612		???
LOT 33R	26,679.876	0.612		???
LOT 34R	26,679.803	0.612		???
LOT 35R	25,352.555	0.582		???
LOT 36R	22,690.108	0.521		???

Easement Lines/Curves				
Line #/Curve #	Length	Bearing/Chord		Radius
C27	20.66'	S 41°47'05" W / 20.66'		980.00'
C28	118.46'	S 45°51'05" W / 118.39'		980.00'
C56	50.16'	S 85°58'08" W / 50.14'		685.00'
L1	66.32'	N 72° 10' 30" W		
L2	62.93'	N 72° 10' 30" W		
L3	15.54'	S 53° 08' 00" E		
L4	64.24'	S 53° 08' 00" E		
L5	2.52'	S 29° 34' 00" E		
L6	38.99'	S 29° 34' 00" E		
L7	17.38'	N 61° 10' 00" W		
L8	21.12'	S 57° 44' 00" W		
L9	56.21'	S 53° 23' 33" W		
L10	2.51'	S 42° 27' 35" E		
L11	160.33'	S 42° 27' 35" E		
L12	20.10'	S 42° 27' 35" E		
L13	84.37'	S 89° 53' 00" W		
L14	108.82'	S 89° 53' 00" W		
L15	58.65'	S 82° 37' 00" E		
L16	41.08'	N 78° 33' 00" E		
L17	27.95'	N 78° 33' 00" E		
L18	20.69'	S 14° 00' 00" W		
L19	117.42'	S 15° 36' 00" E		
L20	25.29'	S 15° 36' 00" E		
L21	84.24'	N 17° 33' 58" E		
L22	41.34'	N 02° 16' 03" W		

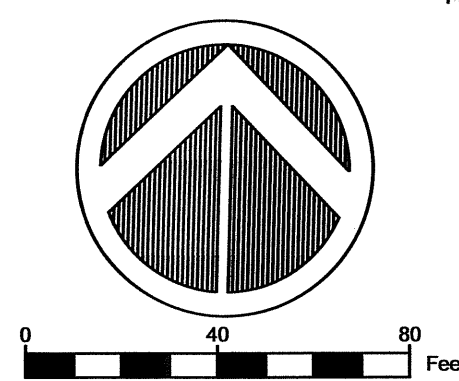
Easement Lines/Curves				
Line #/Curve #	Length	Bearing/Chord	Radius	
L23	69.11'	N 07° 47' 21" E		
L24	14.35'	N 07° 47' 21" E		
L25	90.17'	N 14° 50' 22" E		
L26	71.91'	N 56° 43' 12" E		
L27	15.00'	N 56° 43' 12" E		
L34	56.76'	N 73° 10' 17" W		
L35	109.14'	N 00° 59' 52" E		
L36	131.35'	N 80° 20' 10" W		
L37	60.46'	S 73° 10' 17" E		
L38	125.00'	S 73° 10' 17" E		
L39	28.94'	S 42° 12' 17" E		
L40	97.46'	N 05° 46' 15" E		
L41	118.88'	S 24° 38' 10" W		
L43	190.94'	N 54° 32' 14" W		
L44	115.89'	S 54° 32' 14" E		
L45	47.48'	N 12° 55' 10" E		
L46	55.39'	S 73° 13' 22" W		
L47	170.71'	N 61° 36' 00" E		
L92	100.00'	N 01° 56' 00" W		
L93	110.00'	N 36° 16' 00" E		
L95	133.18'	S 89° 35' 34" E		
L96	135.53'	N 52° 37' 20" E		


<b>PLAN BOOK</b>	<b>PAGE</b>
<b>430</b>	<b>20</b>



<div> <div>Prepared By:</div> <div>  <div> <div>Sperdute Land Surveying</div> <div>A Division of Sheffer &amp; Company</div> <div>441 Mars-Valencia Road, Suite 313</div> <div>Valencia, PA 16059</div> </div> </div> <div> <div>108 Deer Lane</div> <div>Harmony, PA 16037</div> </div> <div> <div>1712 Mount Nebo Road</div> <div>Sewickley, PA 15143</div> </div> <div> <div>Office Phone: 724-452-4362</div> <div>Email: Info@SperduteSurveying.com</div> </div> </div>	<div>Pinewood Farms - Revision No. 1</div>		<div> <div>Client:</div> <div>Pinewood Farms Development, LLC</div> <div>1272 Mars-Evans City Rd</div> <div>Evans City, PA 16033</div> </div>			
	<div>Prepared For:</div> <div>Pinewood Farms Development, LLC</div>		<div>DRAWING SCALE: 1"=40'</div>	<div>DESIGNED BY: JSS</div>	<div>Sheet No.</div>	
	<div>Situate In:</div> <div>Adams Township, Butler County, Pennsylvania</div>		<div>DATE ISSUED: May 5, 2025</div> <div>Revision 1 : May 20, 2025</div> <div>Revision 2 : May 21, 2025</div>	<div>REVIEWED BY: JAS</div>	<div>4 of 6</div>	
			<div>PROJECT JOB#: 1001-2425749</div>			



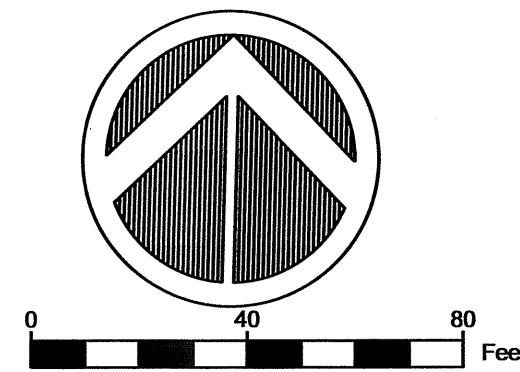
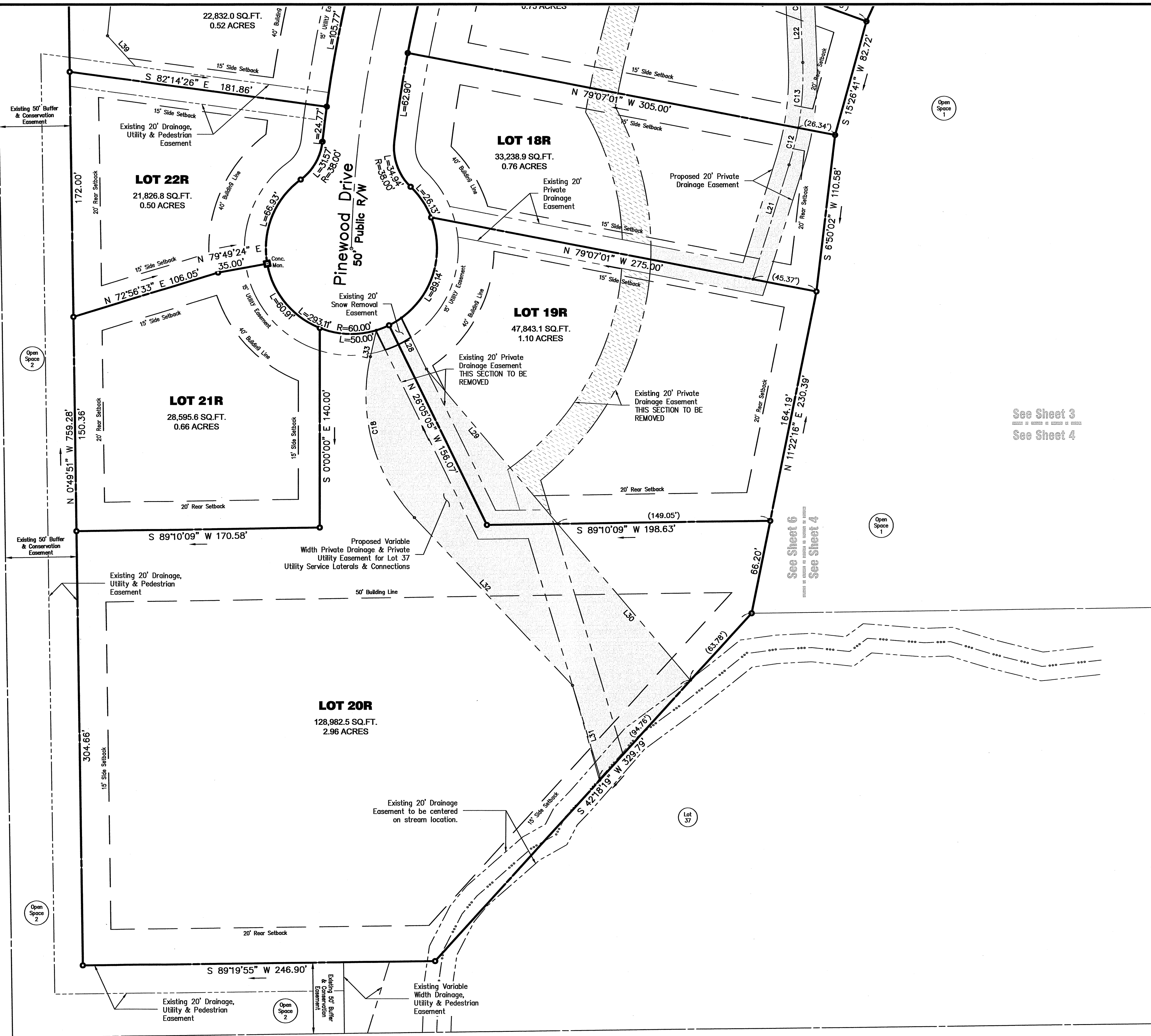



Prepared By:		Pinewood Farms - Revision No. 1		Revised Record Plan		Client: Pinewood Farms Development, LLC 1272 Mars-Evans City Rd Evans City, PA 16033	
<div>Sperdute Land Surveying</div> <div>A Division of Sheffler &amp; Company 441 Mars-Valencia Road, Suite 313 Valencia, PA 16059</div> <div>108 Deer Lane Harmony, PA 16037</div> <div>1712 Mount Nebo Road Sewickley, PA 15143</div> <div>Office Phone: 724-452-4382 Email: Info@SperduteSurveyIng.com</div>						Sheet No.	
		Prepared For:		DRAWING SCALE: 1"=40"	DESIGNED BY: JSS		
		Pinewood Farms Development, LLC		DATE ISSUED: May 5, 2025 Revision 1 : May 20, 2025 Revision 2 : May 21, 2025	REVIEWED BY: JAS	5 of 6	
				Situate In:			
Adams Township, Butler County, Pennsylvania		PROJECT JOB#: 1001-2425749					



See Sheet 5  
See Sheet 6

See Sheet 3  
See Sheet 4

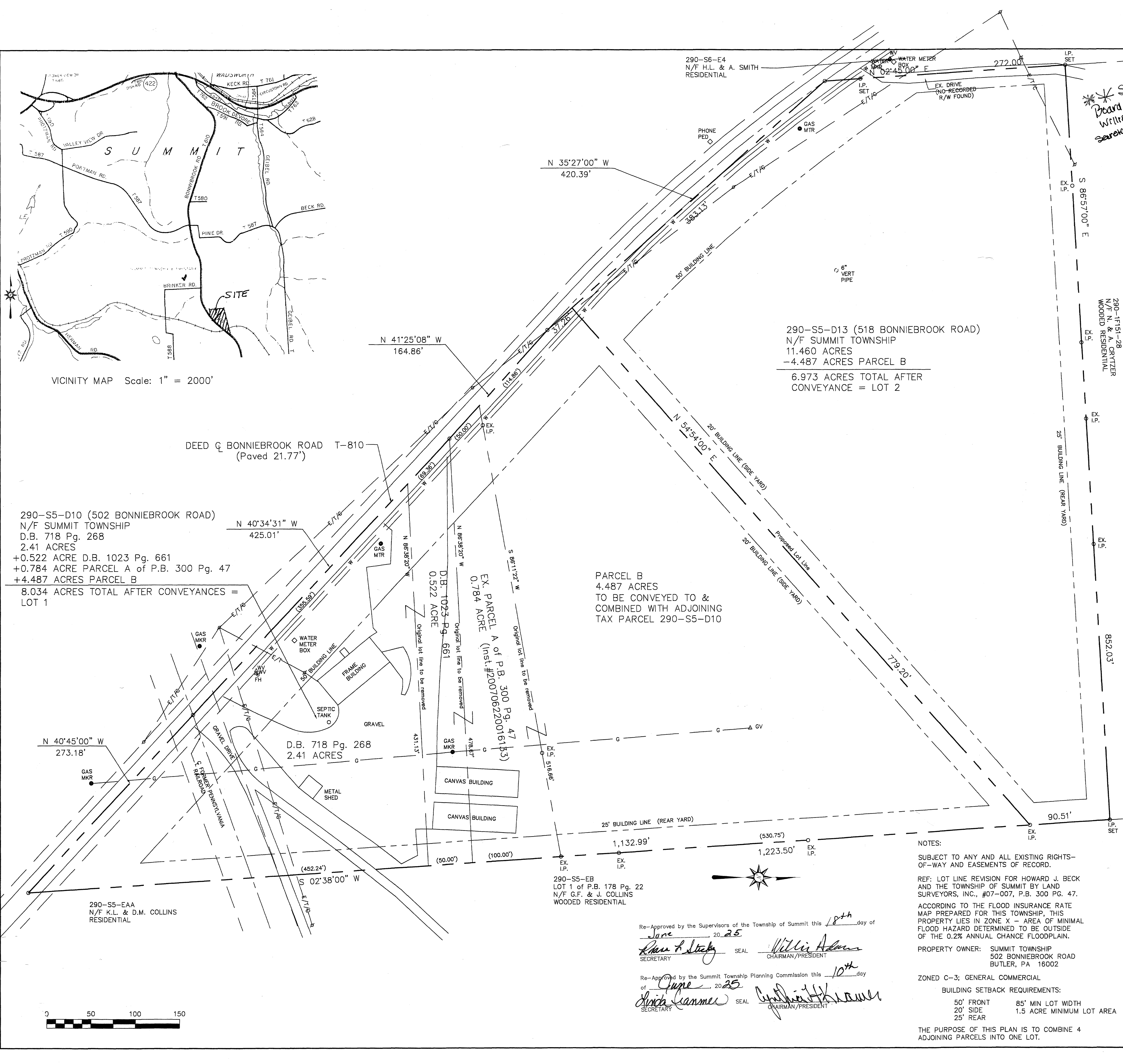


Prepared By:		Pinewood Farms - Revision No. 1		Revised Record Plan		Pinewood Farms Development, LLC Client: 1272 Mars-Evans City Rd Evans City, PA 16033			
<div><div></div><div><div>Sperdute Land Surveying</div><div>A Division of Sheffler &amp; Company</div><div>441 Mars-Valencia Road, Suite 313 Valencia, PA 16059</div><div>108 Deer Lane Harmony, PA 16037</div><div>1712 Mount Nebo Road Sewickley, PA 15143</div><div>Office Phone: 724-452-4362 Email: Info@SperduteSurveying.com</div></div></div>		Prepared For:		DRAWING SCALE: 1"=40"		DESIGNED BY: JSS		Sheet No.	
		Pinewood Farms Development, LLC		DATE ISSUED: May 5, 2025 Revision 1 : May 20, 2025 Revision 2 : May 21, 2025		REVIEWED BY: JAS		6 of 6	
				Situat e In:					
		Adams Township, Butler County, Pennsylvania				PROJECT JOB#: 1001-2425749			









Inst: 202507170011079  
Page 1 of 1  
Butler County Recorder PA

Summit Township  
Board of Supervisor  
Write Adams  
Secretary Adam H. Shackney

KNOW ALL MEN BY THESE PRESENTS, that we, the Chairman and Secretary of the Board of Supervisors of Summit Township, of the Township of Summit, 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 Summit 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 Summit, 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 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 dedication and release shall be binding upon the Chairman and Secretary of the Board of Supervisors of Summit Township, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 8th day of April 2025  
ATTEST:  
Notary Public  
Chairman  
Secretary

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 Summit Township, 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 8th of April 2025  
WITNESS MY HAND AND NOTARIAL SEAL this 8th day of April 2025  
My Commission expires the 9th day of August 2028

SEAL  
Notary Public  
Commonwealth of Pennsylvania - Notary Seal  
Kathleen A. Rasey, Notary Public  
Butler County  
My commission expires August 9, 2028  
Commission number 1173015  
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.  
DATE July 16, 2024 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  
Chairman/President

Approved by the Supervisors of the Township of Summit this 17th day of July 2024  
Secretary  
Chairman/President

Approved by the Summit Township Planning Commission this 9th day of July 2024  
Secretary  
Chairman/President

Reviewed by the Butler County Planning Commission this 21 day of May 2025  
Secretary  
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 430 page 24  
Given under my hand and seal this 17th day of July 2025  
MICHELE M. MUSTELLO  
RECORDER OF DEEDS  
My Commission Expires First Monday in January 2028

PLAN BOOK  
PAGE  
430 24

UTILITY PROVIDERS  
PA AMERICAN WATER  
P.O. BOX 371412  
PITTSBURGH, PA 15250-7412  
PEOPLES GAS CO  
205 NORTH MAIN STREET  
BUTLER, PA 16001  
WEST PENN POWER CO.  
76 SOUTH MAIN STREET  
AKRON, OH 44308-1890

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	
LOT LINE REVISION FOR: SUMMIT TOWNSHIP	
SITUATE: SUMMIT TWP., BUTLER CO., PA	
Date 02/01/2024 Scale 1" = 80'	Dwn By REC Ckd By CAH
Parcel No. 290-S5-D10 & D13	Inst# 200706220016133
Address 502/518 BONNIEBROOK RD.	DB-Pg 718-268 & 1023-661
	Service No. 23-172

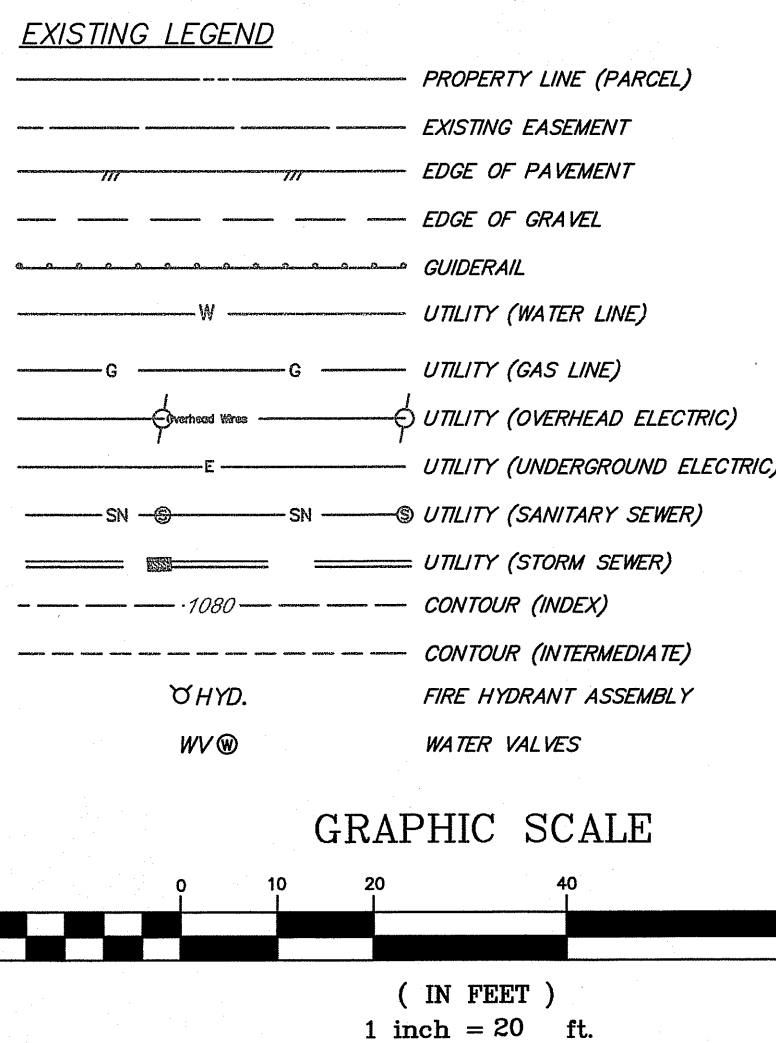
NOTES:  
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.  
REF: LOT LINE REVISION FOR HOWARD J. BECK AND THE TOWNSHIP OF SUMMIT BY LAND SURVEYORS, INC., #07-007, P.B. 300 PG. 47.  
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
PROPERTY OWNER: SUMMIT TOWNSHIP  
502 BONNIEBROOK ROAD  
BUTLER, PA 16002  
ZONED C-3; GENERAL COMMERCIAL  
BUILDING SETBACK REQUIREMENTS:  
50' FRONT 85' MIN LOT WIDTH  
20' SIDE 1.5 ACRE MINIMUM LOT AREA  
25' REAR  
THE PURPOSE OF THIS PLAN IS TO COMBINE 4 ADJOINING PARCELS INTO ONE LOT.

Re-Approved by the Supervisors of the Township of Summit this 8th day of June 2025  
Secretary  
Chairman/President  
Re-Approved by the Summit Township Planning Commission this 10th day of June 2025  
Secretary  
Chairman/President









### PROPOSED LEGEND

	PROPERTY LINE (EASEMENT)
	1.5" BITUMINOUS WEDGE CURB
	6" CONCRETE CURB
	CONCRETE SIDEWALK
	ADA RAMPs WITH CROSSWALK
	SIGNAGE
	STORM SEWER (MAINLINE)
	SANITARY SEWER (MAINLINE)
	STORM SEWER (ROOF/UNDERDRAIN LEADER)
	SANITARY SEWER (SERVICE LINE)
	ETC ELECTRIC, CABLE, AND COMMUNICATIONS SERVICE
	G GAS SERVICE
	W WATER SERVICE
	POLE SITE LIGHTING
	SIGNAGE

Maximum Impervious Coverage	70%
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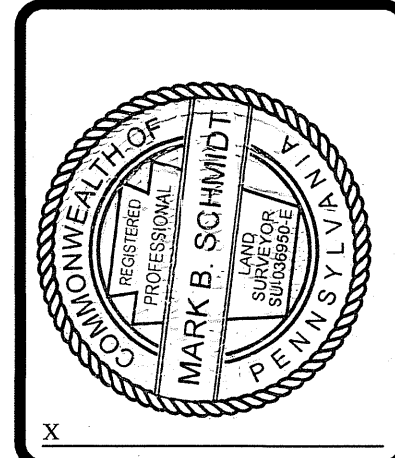
General Retail (2 public toilets) = \*2 EDU  
(\*1 Existing EDU + 1 Additional EDU)  

---

TOTAL ESTIMATED SEWER USAGE = 7 EDU (\* 1 Existing EDU)

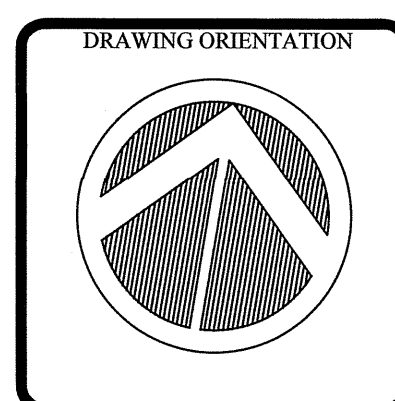


1	PROPOSED PAINTED TRAVERSE STRIPING SEE SHEET D.101
2	PROPOSED POURED CONCRETE CURB, SEE SHEET D.101
3	PROPOSED 6' PAINTED CROSSWALK, SEE SHEET D.101
4	PROPOSED ASPHALT WEDGE CURB, SEE SHEET D.101
5	PROPOSED ASPHALT PAVEMENT, SEE SHEET D.101
6	PROPOSED PAINTED ADA SYMBOL - WHITE ON BLUE BACKGROUND PER PENNDOT, SEE SHEET D.101 STANDARDS AND SPECIFICATIONS MANUAL, SEE SHEET D.101
7	PROPOSED ADA PARKING SIGN, SEE SHEET D.104
8	PROPOSED ADA COMPLIANT ACCESSIBLE PARKING SPACES WITH ACCESS AISLE TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS.
9	PROPOSED DUMPSTER, REFER TO ARCHITECTURAL PLANS FOR FINAL LOCATION AND SIZE.
10	PROPOSED ADA CURB RAMP, SEE SHEET D.104
11	PROPOSED CONCRETE SIDEWALK, SEE SHEET D.101
12	PROPOSED 5' CONCRETE SIDEWALK, SEE SHEET D.101
13	PROPOSED LIGHT POLE BASE, SEE SHEET ES1
14	PROPOSED PAINTED PARKING LOT GRAPHICS, SEE SHEET D.101
15	PROPOSED STOP SIGN, SEE SHEET D.104
16	PROPOSED 8' CONCRETE CURB STOP
17	EXISTING CONCRETE PAVEMENT TO REMAIN
18	PROPOSED FIBER MESH CONCRETE PAVEMENT, SEE SHEET D.101
19	PROPOSED PAINTED 4" WIDE WHITE SOLID LINE
20	PROPOSED PAINTED 4" WIDE WHITE DOUBLE SOLID LINE
21	PROPOSED DRIVE-THRU CLEARANCE BAR, REFER TO ARCHITECTURAL PLANS FOR DETAIL AND FINAL LOCATION.
22	PROPOSED PRE-MENU BOARD, REFER TO ARCHITECTURAL PLANS FOR DETAIL AND FINAL LOCATION.
23	PROPOSED ORDER BOARD, REFER TO ARCHITECTURAL PLANS FOR DETAIL AND FINAL LOCATION.
24	PROPOSED MENU BOARD, REFER TO ARCHITECTURAL PLANS FOR DETAIL AND FINAL LOCATION.
25	PROPOSED DRIVE-THRU DETECTOR LOOP, SEE ELECTRICAL AND SIGNAGE DRAWINGS FOR INFORMATION AND INSTALLATION INSTRUCTIONS.
26	PROPOSED MODIFIED 1' WIDE CONCRETE MOUNTABLE CURB WITH LANE DELINEATION POSTS, SEE SHEET D.101
27	EXISTING CONCRETE PAVEMENT TO BE REMOVED
28	PROPOSED DO NOT ENTER, SEE SHEET D.104



☒ **Corporate Office**  
Etna Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
PHONE: (412) 781-9660  
FAX: (412) 781-5904

☐ **Mars Office**  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

[illegible]

PROJECT TITLE: **Adams Town Center - Phase 2**  
**Land Development Plan**  
**SITE PLAN FOR RECORDING**

CLIENT ADDRESS:  
R.M. Nelson Properties, LLC  
637 Route 228  
Mars, Pa. 16046

DRAWN BY:	CHECKED BY:
Mal	
CAD FILE:	
12850-1 FR CONST.dwg	
HORZ. SCALE:	VERT. SCALE:
1" = 20'	-
SHEET:	2 OF 2
<b>REC.101</b>	
PROJECT #:	12850



CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT CLEARVIEW MALL CAPITAL HOLDINGS, LLC BY VIRTUE OF A RESOLUTION OF ITS MEMBERS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-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, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF CENTER, CLEARVIEW MALL CAPITAL HOLDINGS, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CENTER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS 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 CLEARVIEW MALL CAPITAL HOLDINGS, LLC ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS MEMBER AND SAME TO BE ATTESTED BY ITS MEMBER THIS 21 DAY OF July, 2025.

CLEARVIEW MALL CAPITAL HOLDINGS, LLC

ATTEST:

Bella Friedman

MEMBER

MEMBER

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY CLEARVIEW MALL CAPITAL HOLDINGS, LLC WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP 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 CENTER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

CLEARVIEW MALL CAPITAL HOLDINGS, LLC

MEMBER

CORPORATE ACKNOWLEDGEMENT

State of Florida  
COUNTY OF Broward

ON THIS 21 DAY OF July, A.D. 2025, BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Felipe Lezama, of CLEARVIEW MALL CAPITAL HOLDINGS, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID CLEARVIEW MALL CAPITAL HOLDINGS, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS AUTHORIZED SIGNATORY OF CLEARVIEW MALL CAPITAL HOLDINGS, LLC IN ATTENTION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

MEMBER

MEMBER

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF July, 2025.

NOTARY PUBLIC



MY COMMISSION EXPIRES THE 10 DAY OF July, 2029.

CERTIFICATION OF TITLE

WE, CLEARVIEW MALL CAPITAL HOLDINGS, LLC OWNERS OF THE CLEARVIEW MALL - PLAN NO. 2 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CLEARVIEW MALL CAPITAL HOLDINGS, LLC AS RECORDED IN INSTRUMENT \_\_\_\_\_, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Bella Friedman

WITNESS

MEMBER

GENERAL NOTES:

- THIS PLAN IS A SUBDIVISION OF "PARCEL MALL" WITHIN THE CLIERVIEW MALL PLAN OF SUBDIVISION AS RECORDED IN P.B.V. 400 Pg(s) 38-47.
- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND AGREEMENTS OF PRIOR RECORD.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 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.
- THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 42019C05300, EFFECTIVE DATE: AUGUST 2, 2018. DESIGNATED ZONE "X" AND EXPLAINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN".
- RECIPROCAL PARKING EASEMENTS EXIST BETWEEN ALL OF THE PARCELS. CUSTOMERS MAY PARK IN ANY PARKING SPACES OF THE SITE AND THEN VISIT ANY STORE.
- RECIPROCAL ACCESS EASEMENTS EXIST BETWEEN ALL OF THE PARCELS. CUSTOMERS MAY USE ALL OPEN ACCESS LANES AND ROUTES TO GET AROUND THE MALL AND VISIT ANY STORE.

Existing Zoning

C-1 RETAIL AND SERVICE COMMERCIAL DISTRICT

SHOPPING CENTER ZONING

Min Lot Size	none
Min Front Yard	0 feet
Min Rear Yard	0 feet
Min Side Yard	0 feet
Min Lot Frontage	100 feet
Maximum Building Height	35 feet, 75 feet, when fully protected by an automatic sprinkler system
Max. Lot Coverage	70%

STANDARD ZONING

Min Lot Size	none
Min Front Yard	50 feet
Rear Yard	30 feet
Side Yard	15 feet (2 required)
Min Lot Frontage	100 feet
Maximum Building Height	35 feet, 75 feet, when fully protected by an automatic sprinkler system
Max. Lot Coverage	70%

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MARK B. SCHMIDT, 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.

Signature: Mark B. Schmidt

20-036950-E  
REGISTRATION NUMBER

7-8-2025  
DATE

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 25 DAY OF June, 2025.

ATTEST:

Secretary: [Signature]

Chairman: [Signature]

APPROVAL BY TOWNSHIP OF CENTER

THE TOWNSHIP 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, 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 APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA ON THIS 29 DAY OF July, 2025.

ATTEST:

Secretary: [Signature]

Chairman: [Signature]

TOWNSHIP ENGINEER'S APPROVAL

I, W. J. WATMAN, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF CENTER, 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 CENTER 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.

SIGNATURE

REGISTRATION NUMBER

DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULTI-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 16 DAY OF July, 2025. LETTER TO CENTER TOWNSHIP BOARD OF SUPERVISORS DATED 16 June, 2025.

Secretary: [Signature]

Chairman: [Signature]

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 430 PAGE(S) 27-32.

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF July, 2025.

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PROPERTY INFORMATION

OWNER

CLEARVIEW MALL CAPITAL HOLDINGS, LLC  
1909 TYLER ST SUITE 401  
HOLLYWOOD, FL 33020

DEVELOPER

101 CLEARVIEW ASSOCIATES, LP  
4041 LIBERTY AVENUE, Suite 201  
PITTSBURGH, PA 15224  
(412) 281-1881

TAX PARCEL ID #60-S18-A1-0000

PROPERTY ZONING

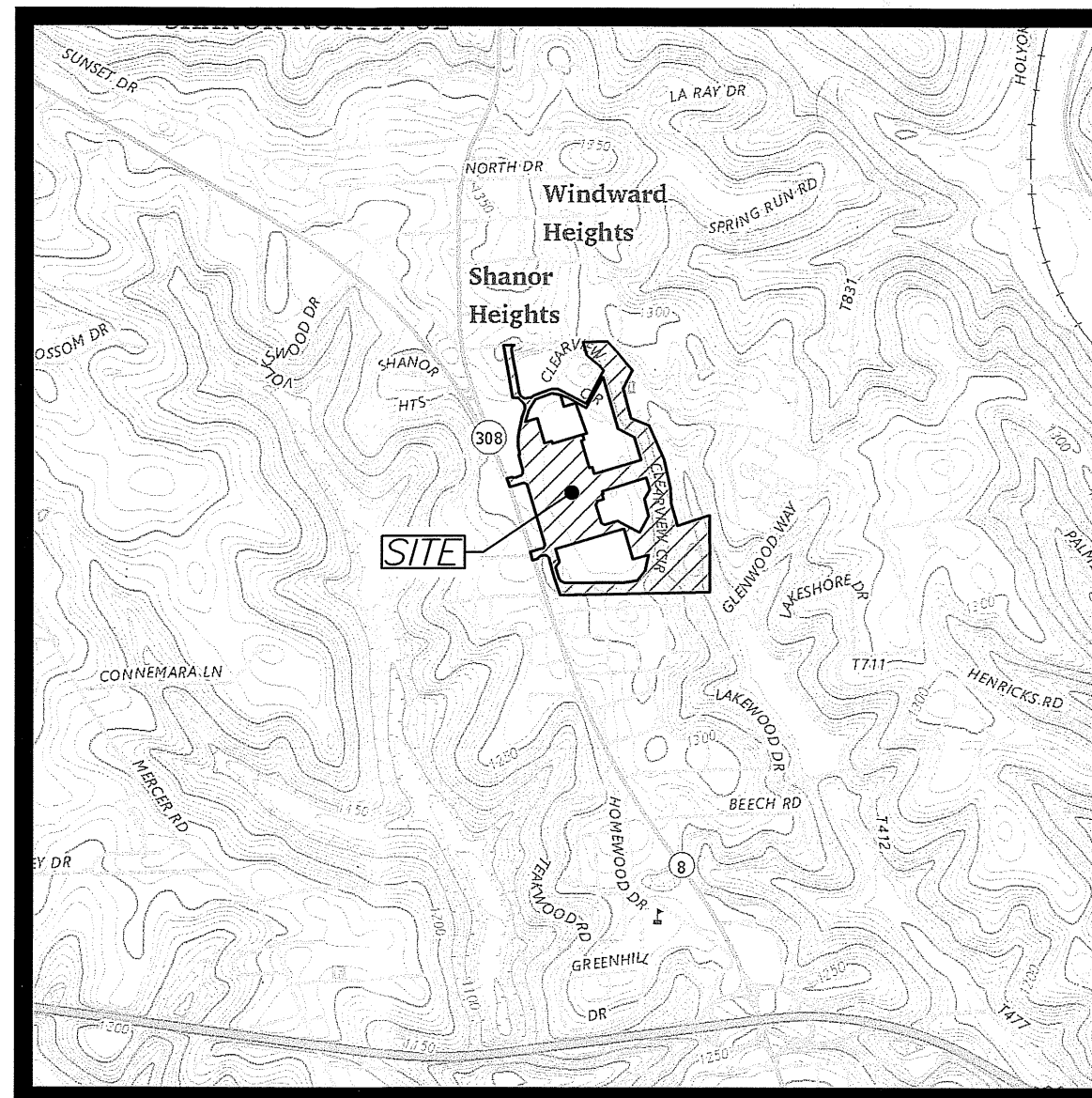
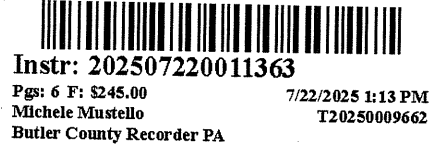
C-1 (RETAIL AND SERVICE COMMERCIAL DISTRICT)

EXISTING AREA TABULATION

Tax Parcel 060-S18-A1-0000	57.0182 ACRES	2,483,714 SQ.FT.
TOTAL	57.0182 ACRES	2,483,714 SQ.FT.

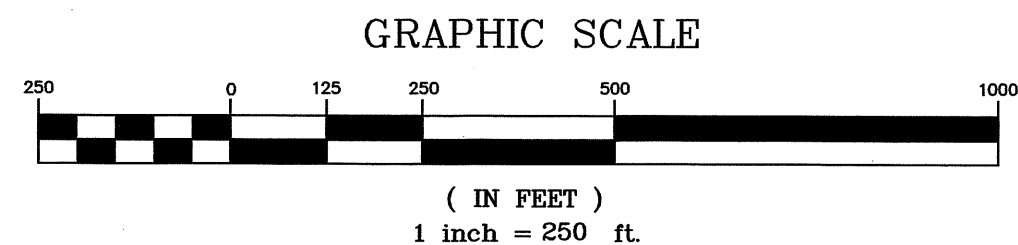
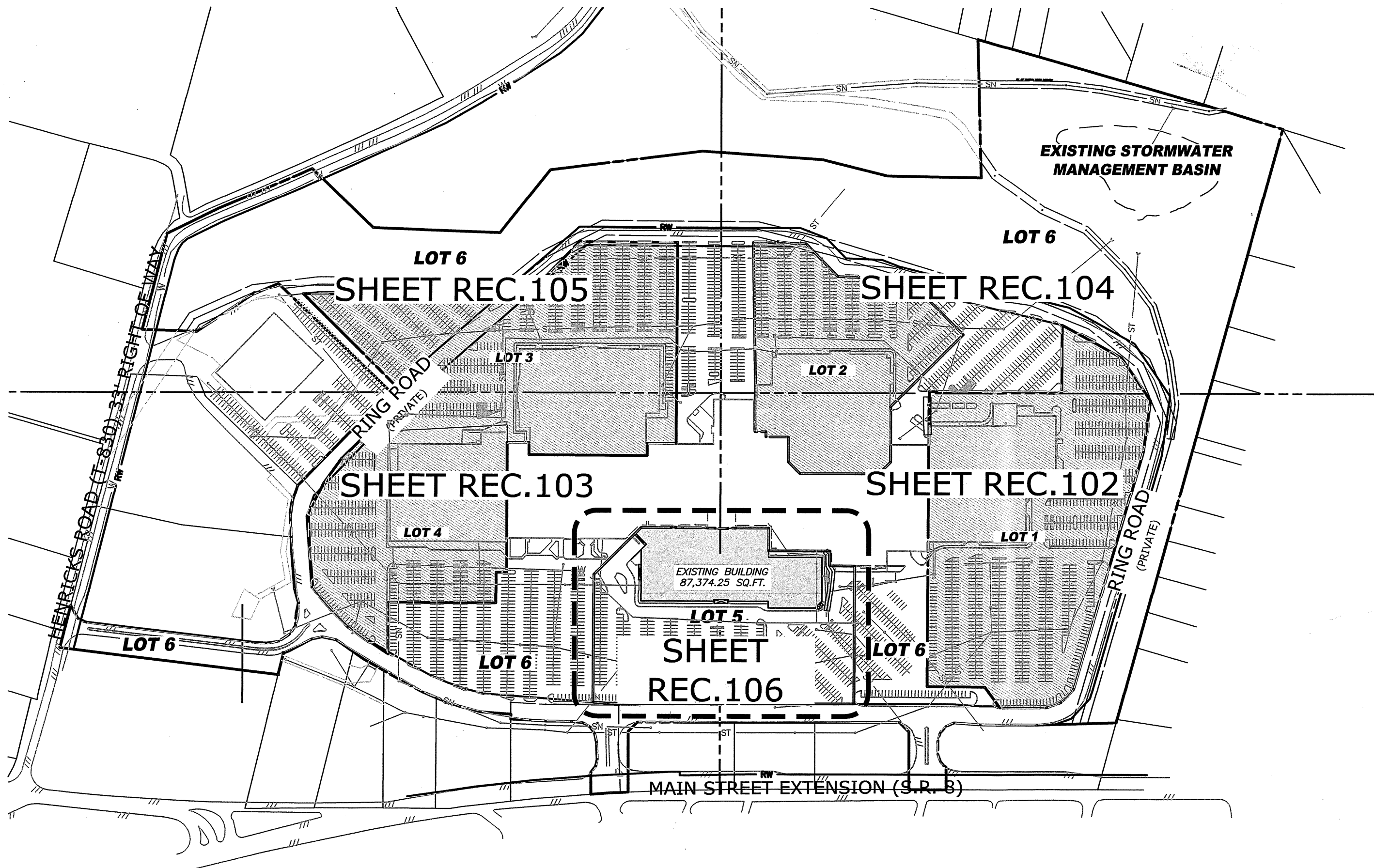
PROPOSED AREA TABULATION

LOT 5	7.0406 ACRES	306,689 SQ.FT.
LOT 6	49.9776 ACRES	2,177,025 SQ.FT.
TOTAL	57.0182 ACRES	2,483,714 SQ.FT.



USGS Map

Zelenople and Evans City, Pa.  
Scale - 1" = 200'



TOWNSHIP  
ENGINEER

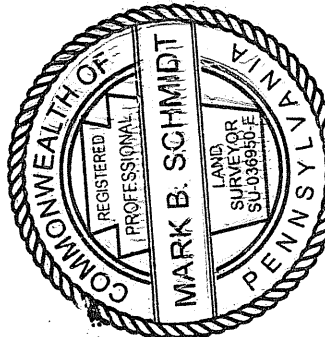
CENTER TOWNSHIP  
PLANNING COMMISSION

CENTER TOWNSHIP  
BOARD OF SUPERVISORS

BUTLER COUNTY  
PLANNING COMMISSION

RECORDER OF DEEDS

PLAN BOOK	PAGE
430	27



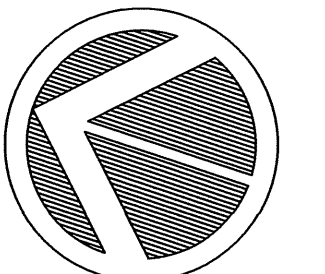
ENGINEERING LAND SURVEYORS  
ESTABLISHED 1960  
www.hampton-technical.com

Corporate Office  
Fina Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
PHONE: (412) 781-9660  
FAX: (412) 781-5904

Mars Office  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

DATE ISSUED:		PROJECT STATUS:	
May 29, 2025		For Review	
REVISIONS:			
NO.	DESCRIPTION	DATE	
1	Address Municipal Comments	June 24, 2025	
2	Revised Parcel B and Dedication Page	July 7, 2025	

DRAWING ORIENTATION

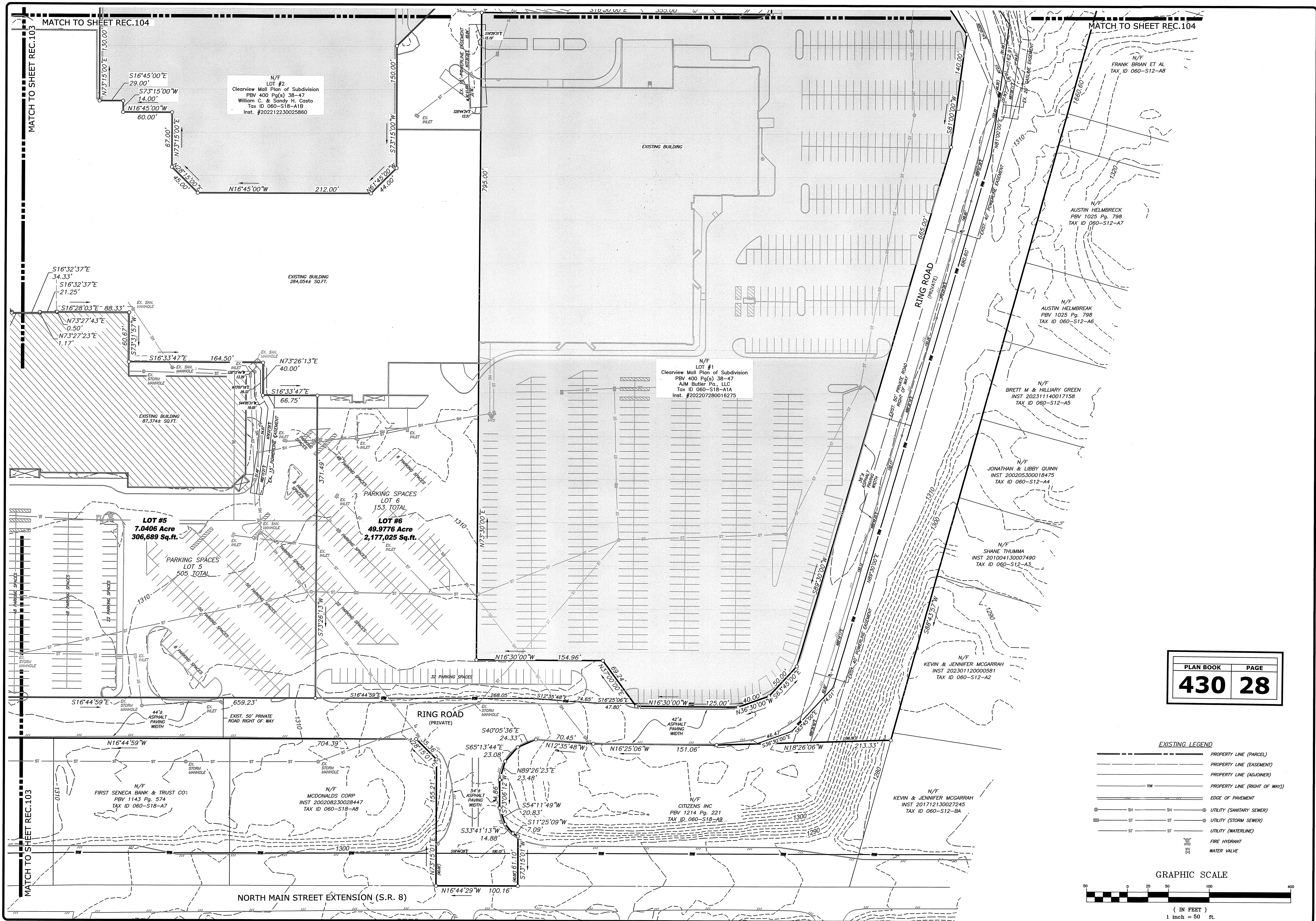


PROJECT TITLE:  
**Clearview Mall**  
**Plan of Subdivision No. 2**  
**Plan for Recording**

CLIENT ADDRESS:  
101 Clearview Associates, LP  
4041 Liberty Avenue  
Butler County, Pennsylvania  
Pittsburgh, Pa. 15224

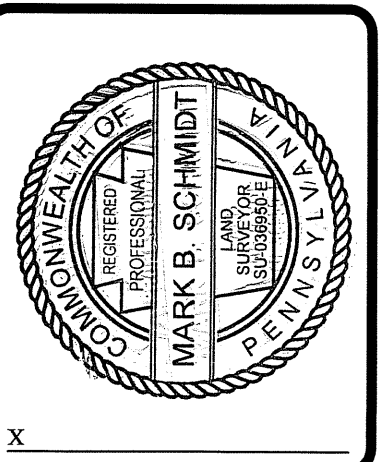
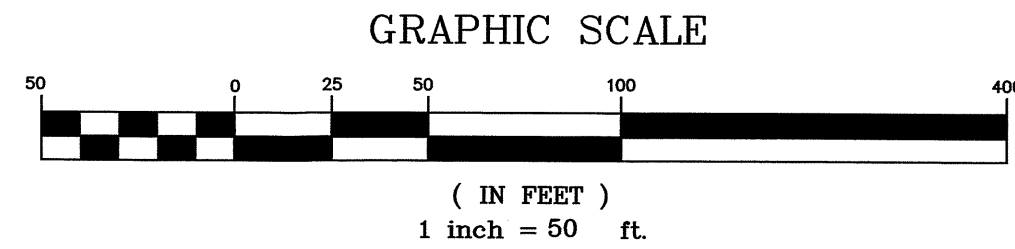
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CHECKED BY:  
CAD FILE: 14517 Subdivision.dwg  
HORIZ. SCALE: 1" = 250'  
VERT. SCALE: 1" = 250'  
SHEET: 1 OF 6  
**REC.101**  
PROJECT #: 14517





PLAN BOOK	PAGE
430	28

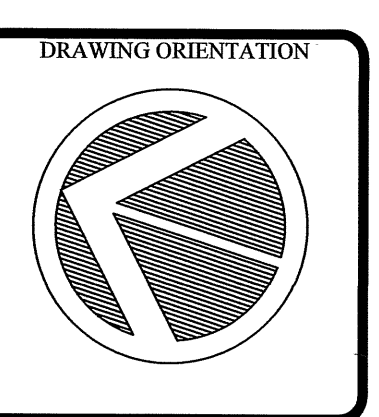
EXISTING LEGEND	
	PROPERTY LINE (PARCEL)
	PROPERTY LINE (EASEMENT)
	PROPERTY LINE (ADJOINER)
	PROPERTY LINE (RIGHT OF WAY)
	EDGE OF PAVEMENT
	UTILITY (SANITARY SEWER)
	UTILITY (STORM SEWER)
	UTILITY (WATERLINE)
	FIRE HYDRANT
	WATER VALVE



Corporate Office  
Ema Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
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Valencia, PA 16059  
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FAX: (724) 625-4549

DATE ISSUED: May 29, 2025		PROJECT STATUS: For Review	
REVISIONS:			
NO.	DESCRIPTION	DATE	
1	Address Municipal Comments	June 24, 2025	
2	Revise Parcel 6 and Dedication Page	July 7, 2025	



**Clearview Mall**  
**Plan of Subdivision No. 2**  
**Plan for Recording**

PROJECT LOCATION:  
Center Township  
Butler County, Penna/Vanua

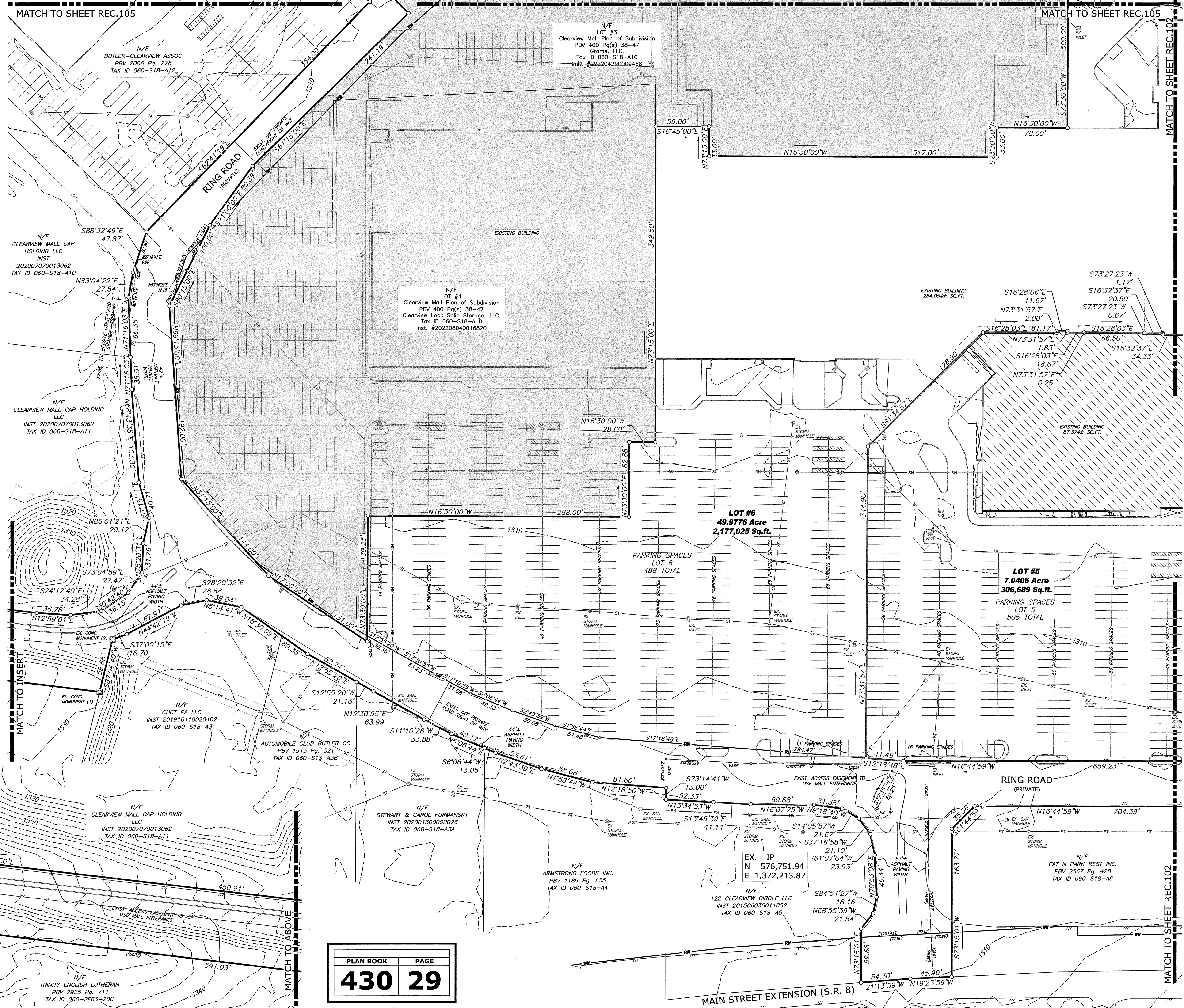
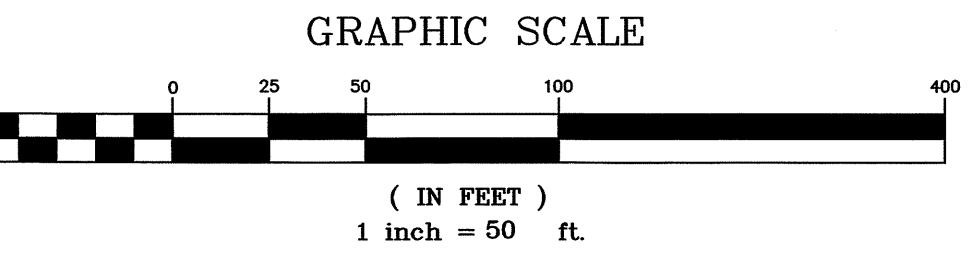
CLIENT ADDRESS:  
101 Clearview Associates LP,  
4041 Liberty Avenue  
Pittsburgh, Pa. 15224

DRAWN BY:	CHECKED BY:
Mal	
CAD FILE:	
14517 Subdivision.dwg	
HORIZ. SCALE:	VERT. SCALE:
1" = 50'	
SHEET:	2 OF 6
<b>REC.102</b>	
PROJECT #:	14517



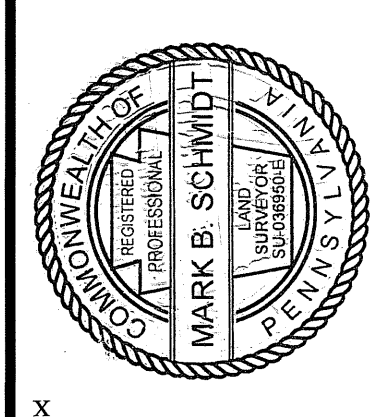
EXISTING LEGEND

- PROPERTY LINE (PARCEL)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (ADJOINER)
- PROPERTY LINE (RIGHT OF WAY)
- EDGE OF PAVEMENT
- UTILITY (SANITARY SEWER)
- UTILITY (STORM SEWER)
- UTILITY (WATERLINE)
- FIRE HYDRANT
- WATER VALVE



EX. CONC. MONUMENT (1)  
N 577,610.40  
E 1,372,090.40

EX. CONC. MONUMENT (2)  
N 577,613.44  
E 1,372,149.97



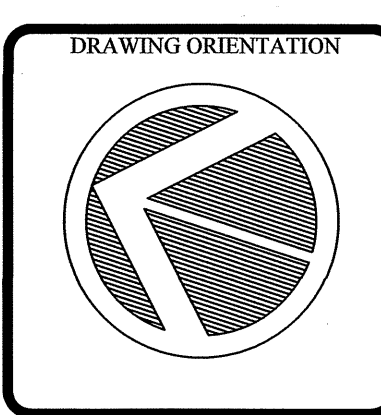
**HAMPTON TECHNICAL ASSOCIATES**

ENGINEERING LAND SURVEYORS  
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www.hampton-technical.com

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DATE ISSUED: May 23, 2025		PROJECT STATUS: For Review	
REVISIONS:			
NO.	DESCRIPTION	DATE	
1	Address Municipal Comments	June 24, 2025	
2	Revise Parcel 6 and Dedication Page	July 7, 2025	



**Clearview Mall**  
**Plan of Subdivision No. 2**  
**Plan for Recording**

PROJECT TITLE:  
14517 Subdivision.dwg

CAD FILE:  
14517 Subdivision.dwg

HORZ. SCALE: 1" = 50'

VERT. SCALE: 1" = 50'

SHEET: 3 OF 6

PROJECT #: 14517

CLIENT ADDRESS:  
101 Clearview Associates, LP  
4041 Liberty Avenue  
Pittsburgh, Pa. 15224

DRAWN BY: Mal

CHECKED BY:

14517 Subdivision.dwg

HORZ. SCALE: 1" = 50'

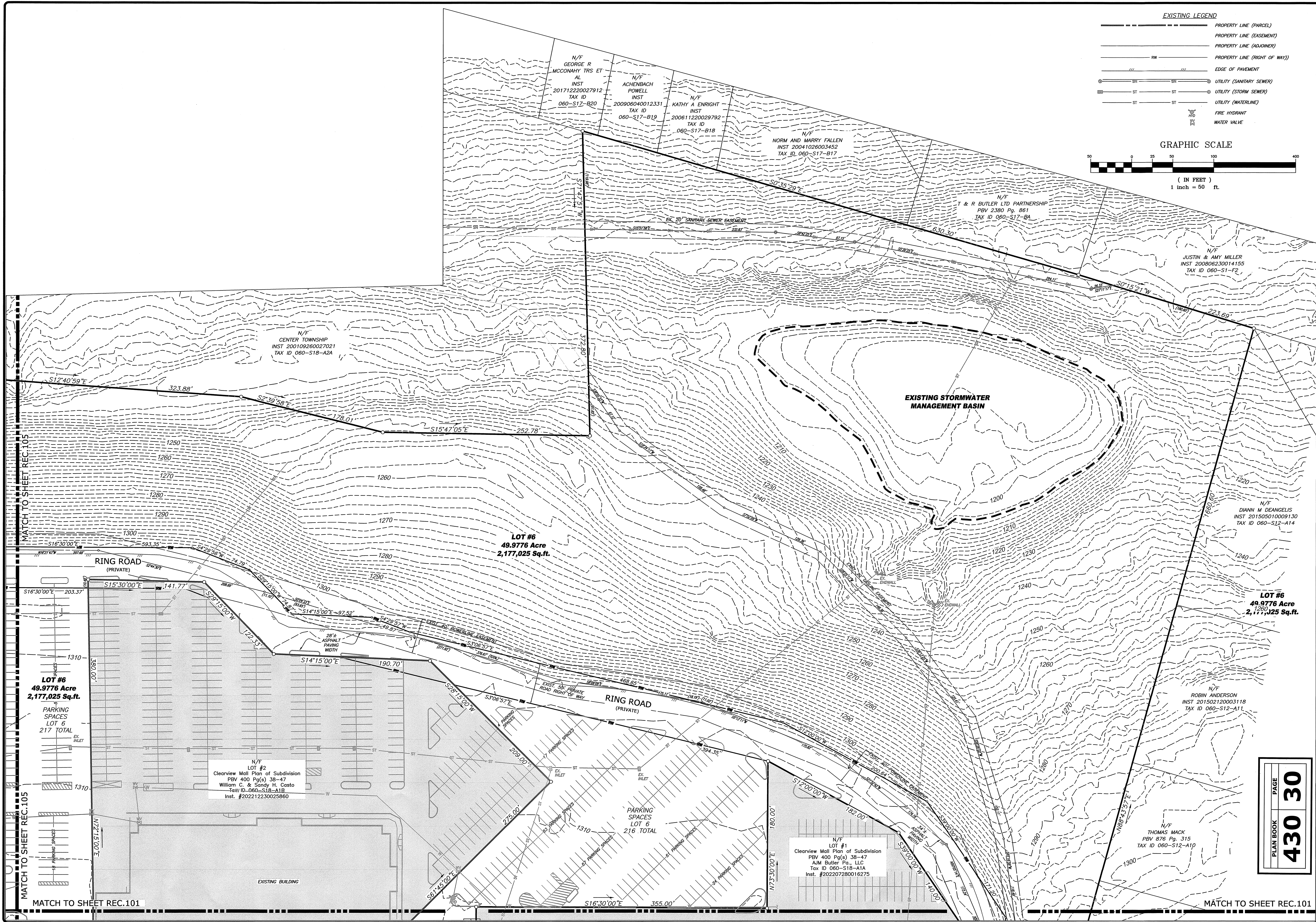
VERT. SCALE: 1" = 50'

SHEET: 3 OF 6

**REC.103**

PROJECT #: 14517





**EXISTING LEGEND**

- PROPERTY LINE (PARCEL)
- PROPERTY LINE (EASEMENT)
- PROPERTY LINE (ADJOINER)
- PROPERTY LINE (RIGHT OF WAY)
- EDGE OF PAVEMENT
- UTILITY (SANITARY SEWER)
- UTILITY (STORM SEWER)
- UTILITY (WATERLINE)
- FIRE HYDRANT
- WATER VALVE

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

**MARK B. SCHMIDT**  
PROFESSIONAL LAND SURVEYOR  
PENNSYLVANIA

**HAMPTON TECHNICAL ASSOCIATES**  
ENGINEERING AND SURVEYING  
ESTABLISHED 1960  
www.hampton-technical.com

☐ Corporate Office  
Hampton Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
PHONE: (412) 781-9660  
FAX: (412) 781-5594

☒ Mars Office  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

DATE ISSUED:	PROJECT STATUS:
May 23, 2025	For Review
REVISIONS:	DESCRIPTION
1	Address Municipal Comments
2	Review Parcel 6 and Dedication Page

**DRAWING ORIENTATION**

**PROJECT TITLE:**  
**Clearview Mall**  
**Plan of Subdivision No. 2**  
**Plan for Recording**

**CLIENT ADDRESS:**  
101 Clearview Associates, L.P.  
4041 Liberty Avenue  
Pittsburgh, Pa. 15224

**DRAWN BY:** Mal  
**CHECKED BY:**

**CAD FILE:** 14517 Subdivision.dwg

**HORIZ. SCALE:** 1" = 50'  
**VERT. SCALE:** 1" = 50'

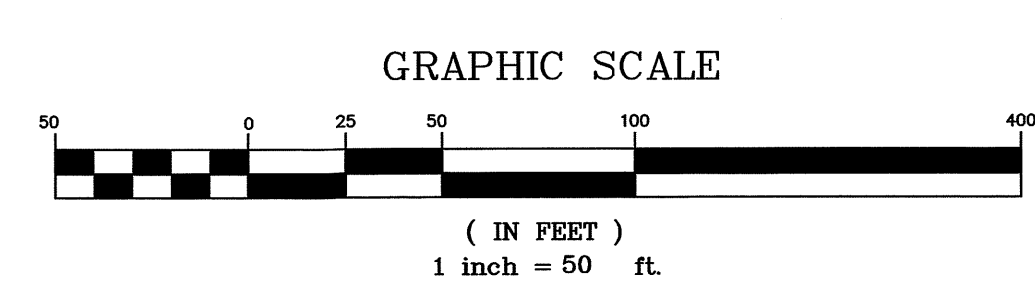
**SHEET:** 4 OF 6

**PROJECT #:** 14517

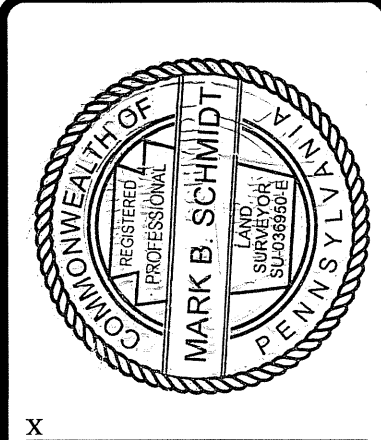


**EXISTING LEGEND**

---	PROPERTY LINE (PARCEL)
---	PROPERTY LINE (EASEMENT)
---	PROPERTY LINE (ADJOINER)
---	PROPERTY LINE (RIGHT OF WAY)
---	EDGE OF PAVEMENT
---SN---	UTILITY (SANITARY SEWER)
---ST---	UTILITY (STORM SEWER)
---ST---	UTILITY (WATERLINE)
---	FIRE HYDRANT
---	WATER VALVE



PLAN BOOK	PAGE
430	31



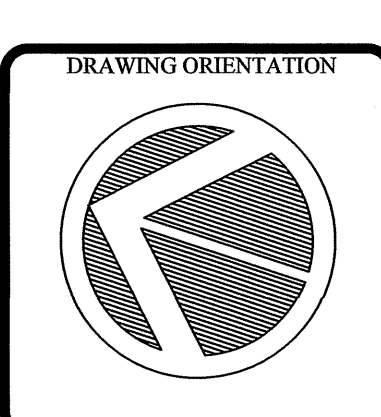
**HAMPTON TECHNICAL ASSOCIATES**

ENGINEERING LAND SURVEYORS  
ESTABLISHED 1960  
www.hampton-technical.com

☐ Corporate Office  
Etna Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
PHONE: (412) 781-9660  
FAX: (412) 781-5904

☒ Mars Office  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

DATE ISSUED: May 29, 2025		PROJECT STATUS: For Review	
REVISIONS:			
NO	DESCRIPTION	DATE	
1	Address Municipal Comments	June 24, 2025	
2	Revised Parcel 6 and Dedication Page	July 7, 2025	

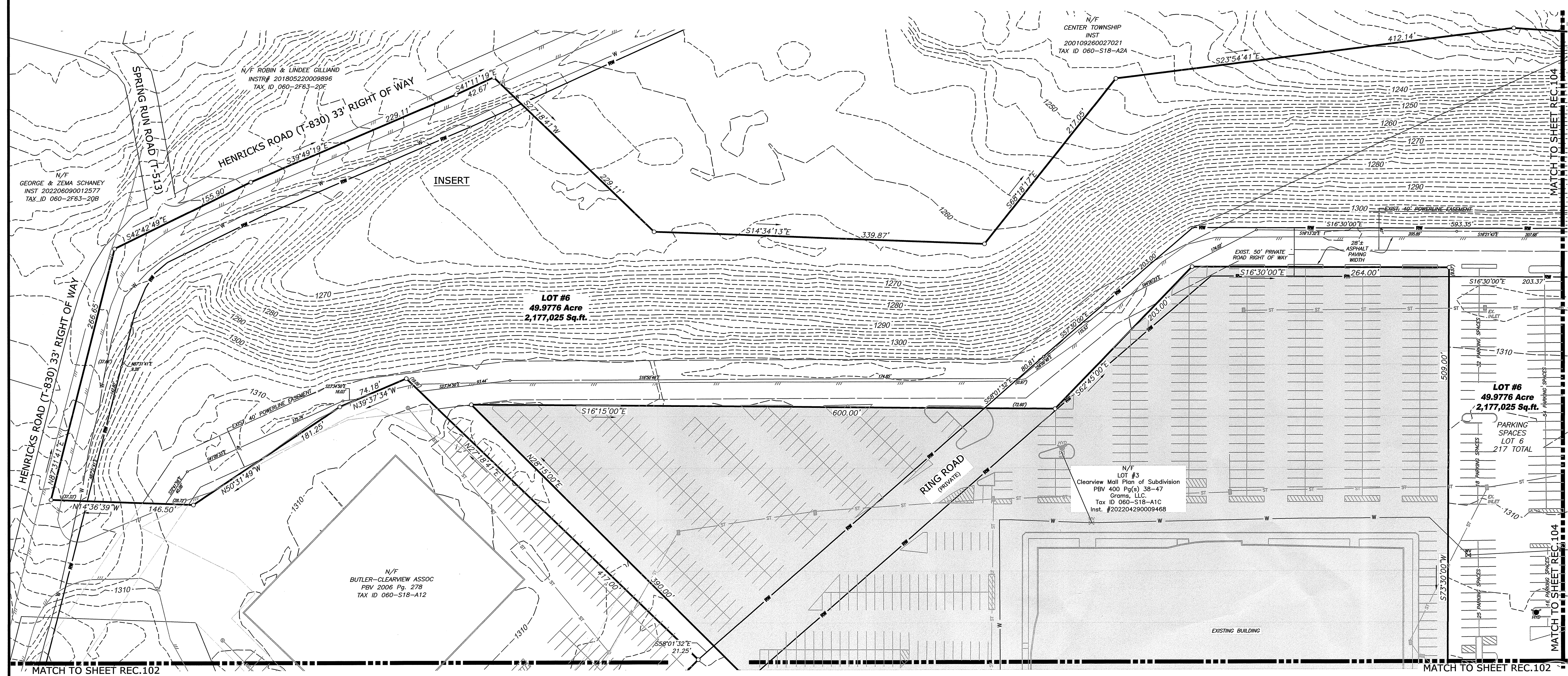


**Clearview Mall**  
**Plan of Subdivision No. 2**  
Plan for Recording

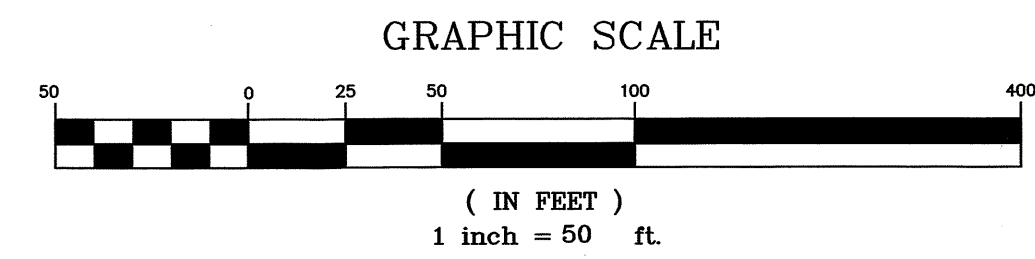
PROJECT LOCATION:  
Center Township  
Butler County, Pennsylvania

CLIENT ADDRESS:  
101 Clearview Associates, LP  
4041 Liberty Avenue  
Pittsburgh, Pa. 15224

DRAWN BY:	Mal	CHECKED BY:	
CAD FILE:	14517 Subdivision.dwg		
HORIZ. SCALE:	1" = 50'	VERT. SCALE:	
SHEET:	5 OF 6		
<b>REC.105</b>			
PROJECT #:	14517		







☐ Corporate Office  
Etna Technical Center  
35 Wilson Street, Suite 201  
Pittsburgh, PA 15223  
PHONE: (412) 781-9660  
FAX: (412) 781-5904

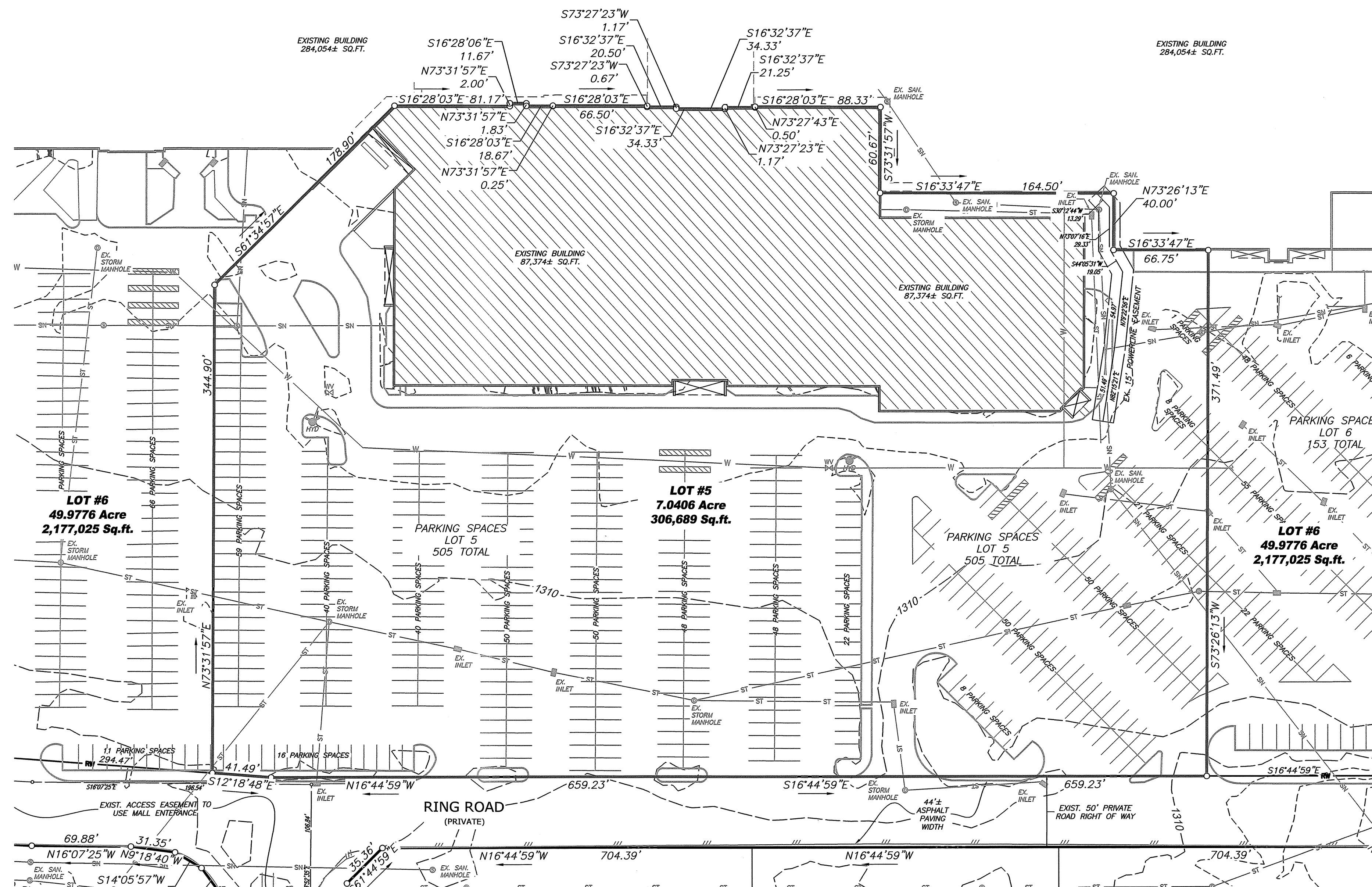
☒ **Mars Office**  
123 Ridge Road, Suite B  
Valencia, PA 16059  
PHONE: (724) 625-4544  
FAX: (724) 625-4549

[illegible]

DRAWING ORIENTATION

PROJECT TITLE: <b>Clearview Mall Plan of Subdivision No. 2 Plan for Recording</b>	PROJECT LOCATION: Center Township Butler County, Pennsylvania	CLIENT ADDRESS: 101 Clearview 4041 Liberty
--	---	--

DRAWN BY: <b>Mal</b>		CHECKED BY:	
CAD FILE: <b>14517 Subdivision.dwg</b>			
HORZ. SCALE: <b>1" = 50'</b>		VERT. SCALE: <b>-</b>	
SHEET:		<b>6 OF 6</b>	
<b>REC.106</b>			
PROJECT #:		<b>14517</b>	





OWNER'S CERTIFICATION

WE, JOSEPH H. PIERREL AND JOSEPH G. HINCHBERGER, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WERE MADE WITH THE OWNERS' 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 21 DAY OF JULY, 2025.

JOSEPH H. PIERREL

JOSEPH G. HINCHBERGER

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, JOSEPH H. PIERREL AND JOSEPH G. HINCHBERGER, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF JULY, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2029.

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 LAND SHOWN, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

JULY 11, 2025  
DATE

STANLEY D. GRAFF  
REG. NO. SU-030191-E



MUNICIPAL DECLARATIONS

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 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 SUMMIT THIS 16 DAY OF JULY, 2025.

SECRETARY

CHAIRPERSON  
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 8th DAY OF JULY, 2025.

SECRETARY

CHAIRPERSON  
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13 DAY OF JUNE, 2025.

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 430, PAGE(S) 33

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF JULY, 2025.

RECORDER OF DEEDS

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

SUMMIT TOWNSHIP R-1 LOW-DENSITY SINGLE FAMILY DISTRICT	
Dimension	Single Family with Public Water & Sewer*
Min. Lot Area	0.5 ac
Min. Lot Width	150 feet
Min. Front Yard Depth	50 feet from R/W
Min. Side Yard Depth	25 feet
Min. Rear Yard Depth	25 feet

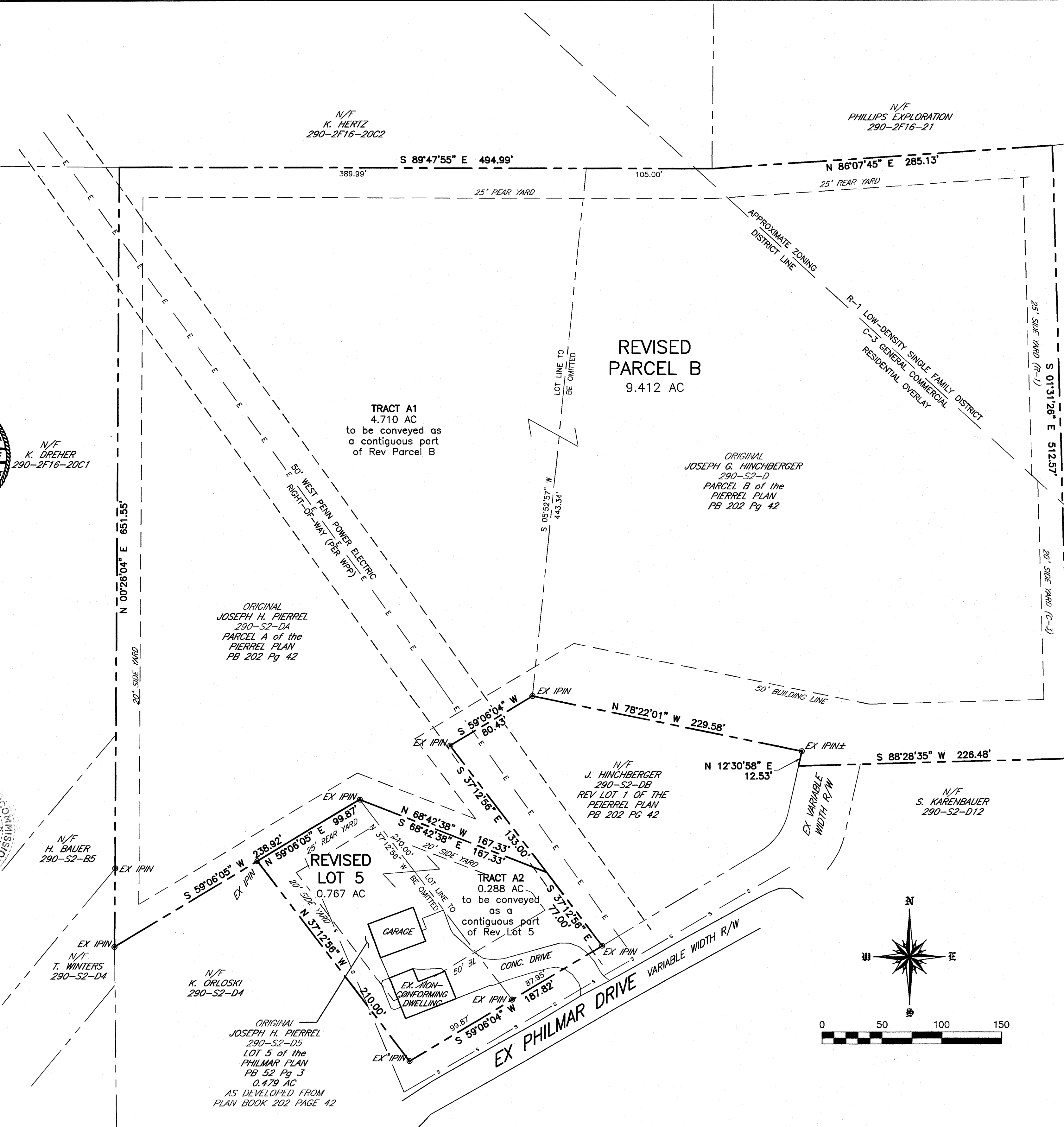
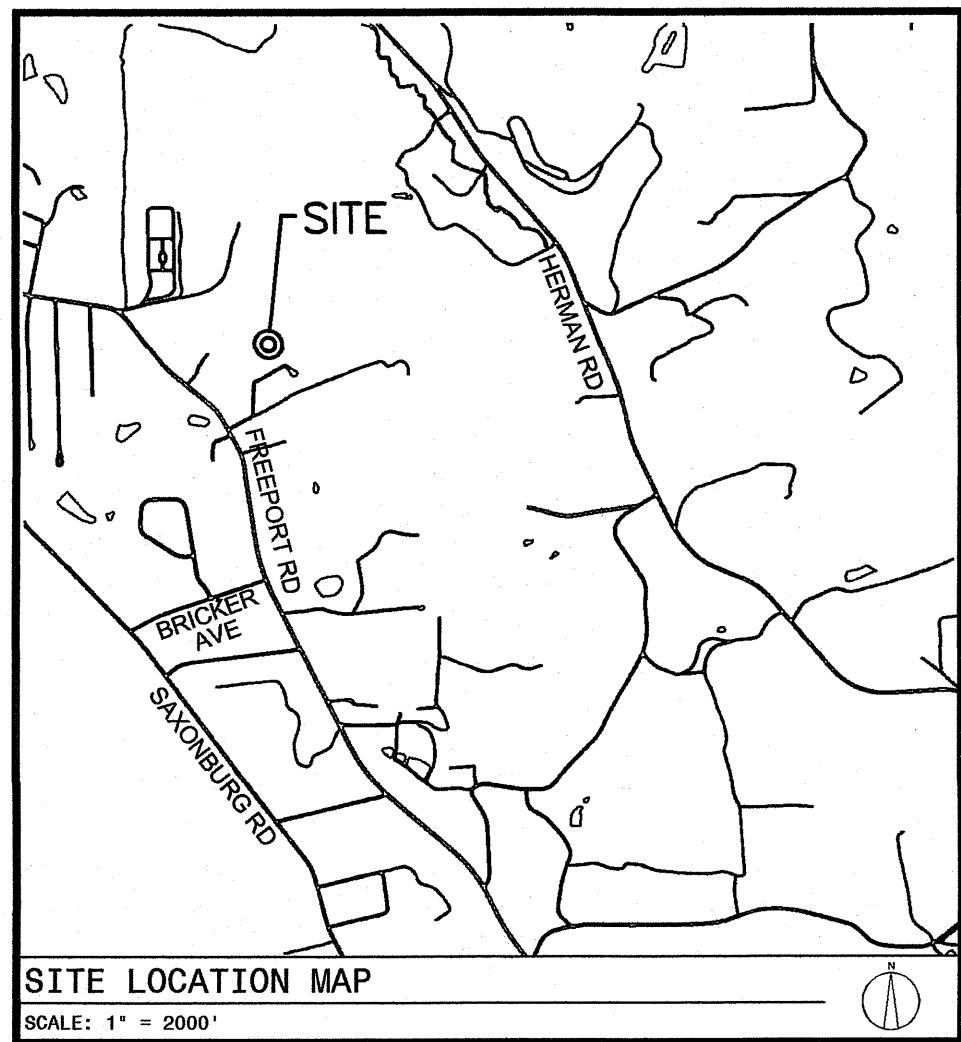
\* see Summit Township zoning ordinance for other land use requirements

SUMMIT TOWNSHIP C-3 GENERAL COMMERCIAL DISTRICT	
Dimension	Other Use with Public Water & Sewer*
Min. Lot Area	0.5 ac
Min. Lot Width	85 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	25 feet

\* see Summit Township zoning ordinance for other land use requirements

\*\* RESIDENTIAL OVERLAY DISTRICT INCLUDES USES PERMITTED IN THE UNDERLYING DISTRICT AS WELL AS THOSE PERMITTED IN THE R-1 LOW-DENSITY RESIDENTIAL DISTRICT.

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



PROPERTY AREA SUMMARY:

EXISTING TOTALS			
PARCEL A	4.988 AC	217,719 SF	
PARCEL B	4.702 AC	204,803 SF	
+ LOT 5	0.479 AC	20,848 SF	
EXISTING TOTAL	10.179 AC	443,368 SF	
REVISED PARCEL B			
PARCEL B	4.702 AC	204,803 SF	
+ TRACT A1	4.710 AC	205,175 SF	
REVISED PARCEL B	9.412 AC	409,977 SF	
REVISED LOT 5			
LOT 5	0.479 AC	20,848 SF	
+ TRACT A2	0.288 AC	12,544 SF	
REVISED LOT 5	0.767 AC	33,391 SF	
REVISED TOTALS			
REVISED PARCEL B	9.412 AC	409,977 SF	
+ REVISED LOT 5	0.767 AC	33,391 SF	
REVISED TOTAL	10.179 AC	443,368 SF	

UTILITY COMPANIES:

1. ELECTRIC: FIRST EMERGY
2. GAS: PEOPLES GAS
3. SEWER: PA AMERICAN WATER
4. WATER: PA AMERICAN WATER
5. INTERNET: BRIGHTSPEED

GENERAL NOTES:

1. TAX PARCELS: 290-S2-DA (PIERREL)  
290-S2-D5 (PIERREL)  
290-S2-D (HINCHBERGER)
2. OWNERS: JOSEPH H. PIERREL  
JOSEPH G. HINCHBERGER
3. ZONING DISTRICTS: C-3 GENERAL COMMERCIAL  
WITH RESIDENTIAL OVERLAY  
R-1 LOW DENSITY SINGLE FAMILY
6. FEMA FLOOD ZONE: X - AREA OF MINIMAL FLOOD HAZARD  
FIRM: 4201603A00  
FIRM EFFECTIVE: 8/2/2018
7. REFERENCES  
7.1. CURRENT DEEDS OF RECORD  
7.2. PREVIOUSLY RECORDED PLANS  
7.2.1. PIERREL SUBDIVISION  
PLAN BOOK 202 PG 42  
7.2.2. PHILMAR PLAN  
PLAN BOOK 52 PG 3

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP ENGINEER REVIEW	SDG	7/10/2025
A	REVISIONS PER TOWNSHIP REVIEW	SDG	6/12/2025

GRAFF  
SURVEYING

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

PROJECT DESCRIPTION  
PIERREL / HINCHBERGER PLAN  
BEING A  
LOT LINE REVISION  
FOR  
JOSEPH H. PIERREL  
JOSEPH G. HINCHBERGER

SITUATE  
SUMMIT TOWNSHIP  
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/19/2024	SDG	Sdg	1" = 50'
PROJECT NO.	TAX PARCEL NO.	REVISION	
24-080	290-S2-D, DA & D5	B	

Being a lot line revision of Butler County Tax Parcels  
290-S2-D, 290-S2-DA and 290-S2-D5  
based on perimeter lot descriptions as shown per  
Plan Book 202 Page 42

PIERREL / HINCHBERGER PLAN

RECORDED	20
PLAN BOOK	PAGE
430	33
SHEET	OF



## OWNERS CERTIFICATION

WE, **ROBERT B. PFAHLER & VIRGINIA H. HARMON** 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 owner's desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this

18<sup>th</sup> day of July 2025.

(Owner)  
*Robert B. Pfahler*  
(Owner)  
*Virginia H. Harmon*



## ACKNOWLEDGEMENT

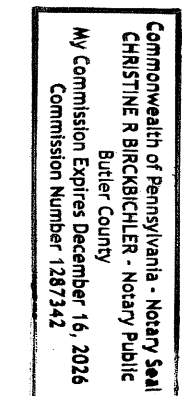
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF Butler } SS: }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named **ROBERT B. PFAHLER & VIRGINIA H. HARMON** who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and acknowledged the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 18<sup>th</sup> day of July 2025.

*Michael Mustello* SEAL  
(Notary Public)

My commission expires the 16<sup>th</sup> day of December 2026.



## MUNICIPAL APPROVAL

The Board of Supervisors of the Township of Donegal hereby gives public notice that in approving this plan for recording purposes only, the Township of Donegal 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 TOWNSHIP of DONEGAL BOARD OF SUPERVISORS

Reviewed by the this 24<sup>th</sup> day of July 2025  
*Robert B. Pfahler* (Chairman)  
SEAL

## PROFESSIONAL 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.

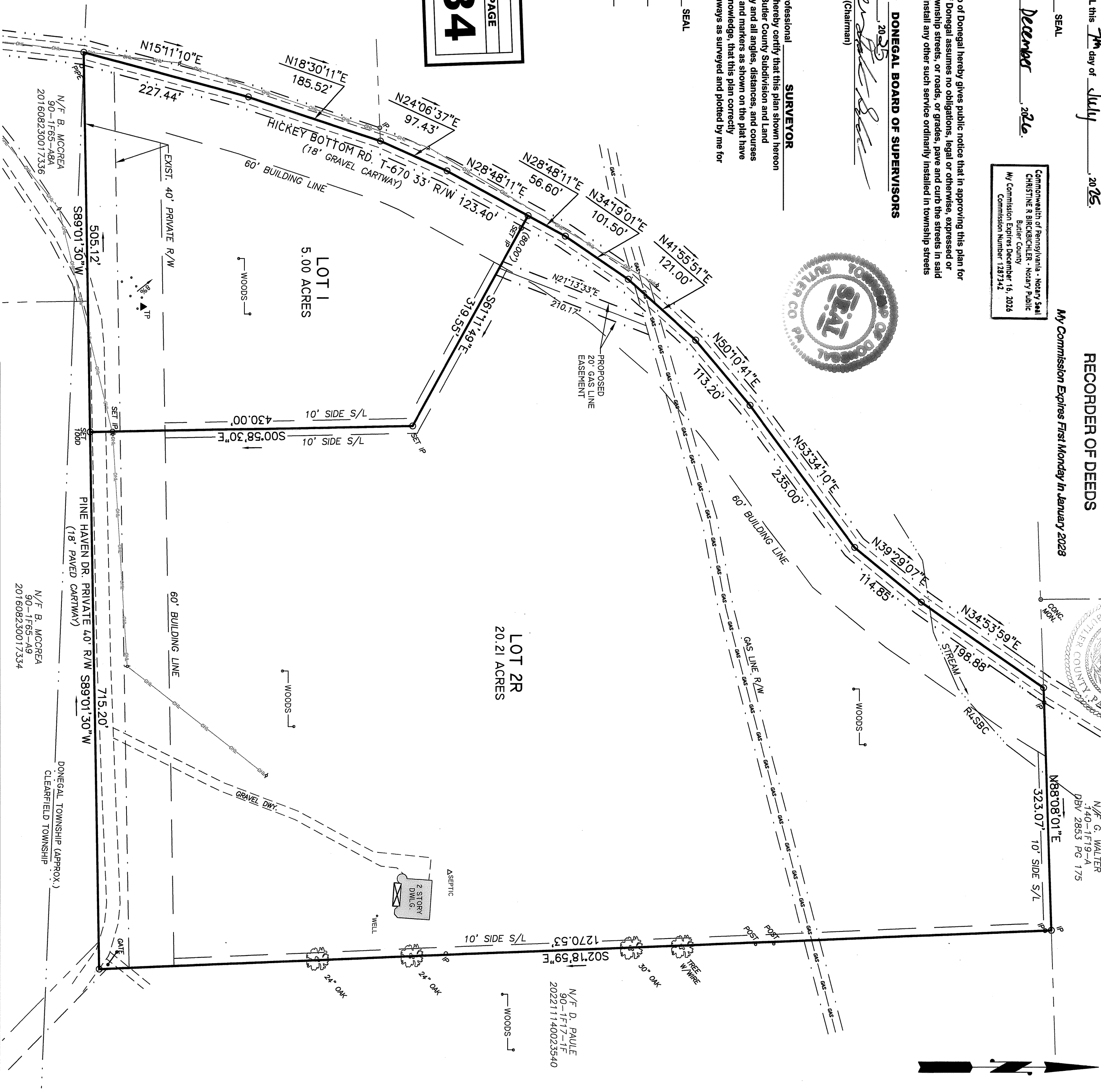
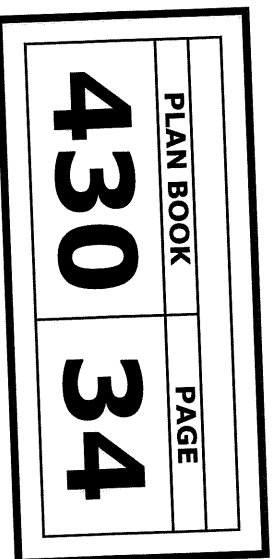
*Jeffrey A. Shuty* SEAL  
(Professional's Name)

SU075509

(Professional's Registration No.)

7/2/2025

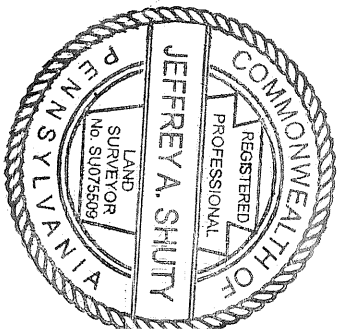
(Date)



TOTAL PLAN AREA 25.21 ACRES  
LOT 1 5.00 ACRES  
LOT 2R 20.21 ACRES

## PRIVATE RIGHT OF WAY

All conveyances under this plan are subject to the grantor/grantees shared responsibility of costs and expenses of maintaining any and all right-of-ways/roadways of this plan in good repair. The use by grantees of said right-of-ways/roadways shall be limited to ingress, egress, and regress and no use shall be expanded or modified without prior written consent of any and all landowner, shown on this plan and having interest in the right of way shown.



## BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 18<sup>th</sup> day of July 2025.

*Don Harmon* (Chairman)  
*Paul Pfahler* (Secretary)

See Comments On File at the Butler County Planning Commission

Plan Number: 25130

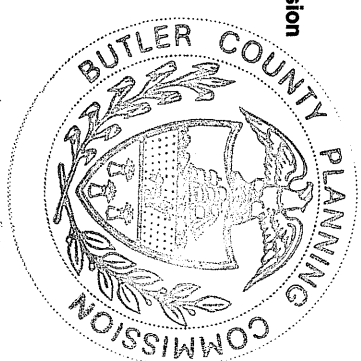
SEAL

## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS: }

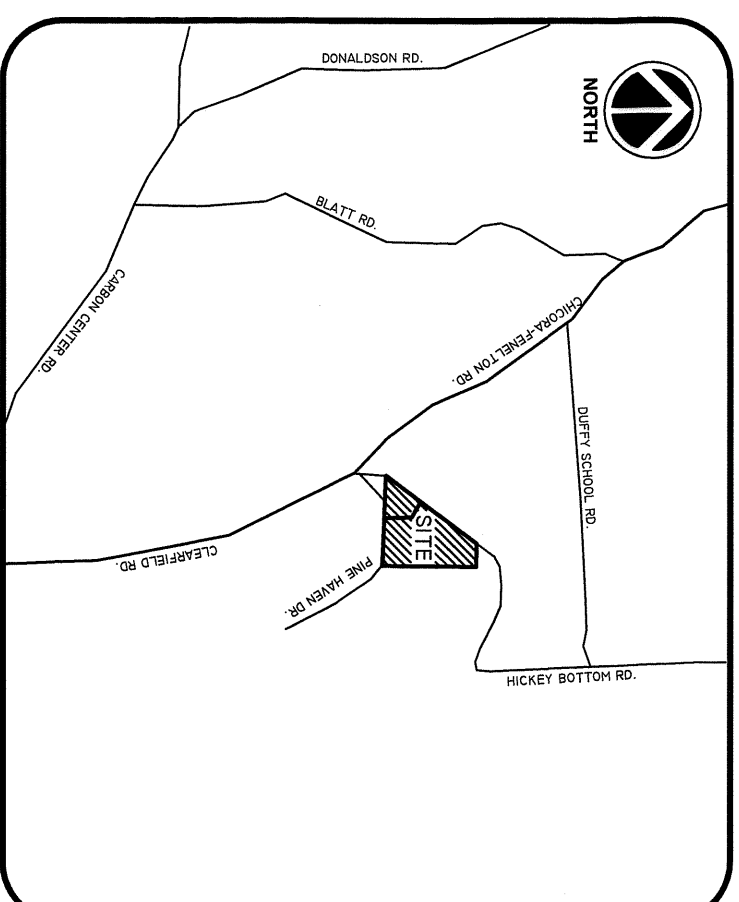
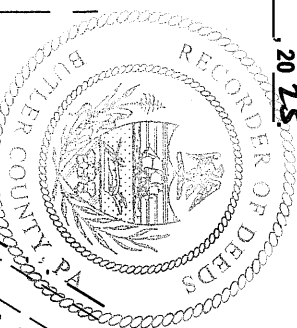
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 430 Page(s) 34  
Given under my hand and seal this 18<sup>th</sup> day of July 2025.

*Michael Mustello* (Recorder of Deeds)



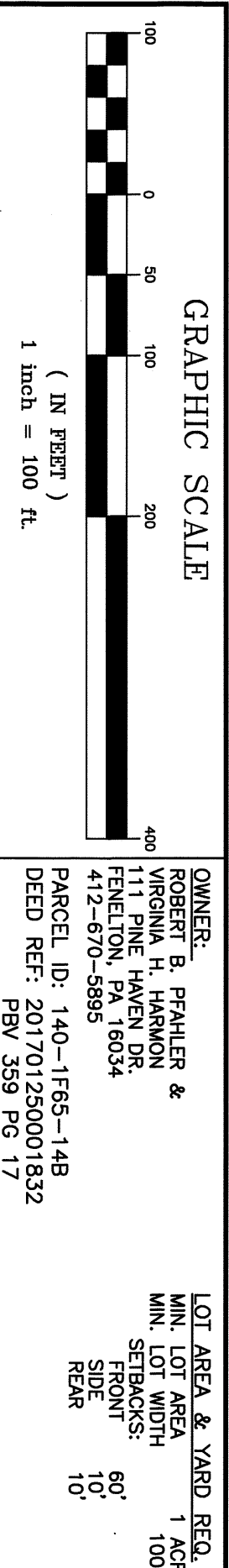
**MICHELE M. MUSTELLO**  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028



## VICINITY MAP

NOT TO SCALE



OWNER: **ROBERT B. PFAHLER & VIRGINIA H. HARMON**  
111 PINE HAVEN DR  
FENELTON, PA 16034  
412-670-5895  
PARCEL ID: 140-1F65-14B  
DEED REF: 201701250001832  
PBV 359 PG 17

LOT AREA & YARD REQ.  
MIN. LOT AREA 1 ACRE  
MIN. LOT WIDTH 60'  
FRONT SIDE REAR  
60' 10' 10'

**PFAHLER SUBDIVISION - MINOR SUBDIVISION - FINAL PLAN - LOTS 1 & 2R**

Situate in **Donegal Township**  
**Butler County, Pa.**

Prepared For **Robert Pfahler**

**NORTHERN**  
SURVEYORS AND ASSOCIATES  
137 LINK LANE  
SLIPPERY ROCK, PA 16057  
(724)530-6889  
northernsurvey@gmail.com

Job No.  
**3812**

Sheet No. 1 of 1



I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE HERITAGE CROSSINGS CONDOMINIUM PLAN, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 2 PAGES 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 P.A.C.S.A. SECTION 3210(B) AND (C)).

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E  
DATE 7/21/25

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:  
ON THE 24 DAY OF July, 2025 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 HERETO SET MY HAND AND NOTARIAL SEAL.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: October 14, 2027

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF BUTLER )

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 430 PAGES 35-36 GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF July, 2025

RECORDER OF DEEDS

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

BUTLER COUNTY  
RECORDER OF DEEDS

**JAMES ANTHONY SPERDUTE**  
SURVEYOR

South Pike Square  
Plan-Revision 2  
PBV 320, Pg 7  
Parcel S-1

South Pike Square  
Plan-Revision 2  
PBV 320, Pg 7  
Parcel S-1

South Pike Square  
Plan-Revision 2  
PBV 320, Pg 7  
Parcel S-1

Instr: 20250729011781  
Page 3 of 388-00  
Michele Mustello  
Butler County Recorder PA

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

Commonwealth of Pennsylvania - Notary Seal  
Jenniffer Lyn Spurdute, Notary Public  
Butler County  
My commission expires October 14, 2027  
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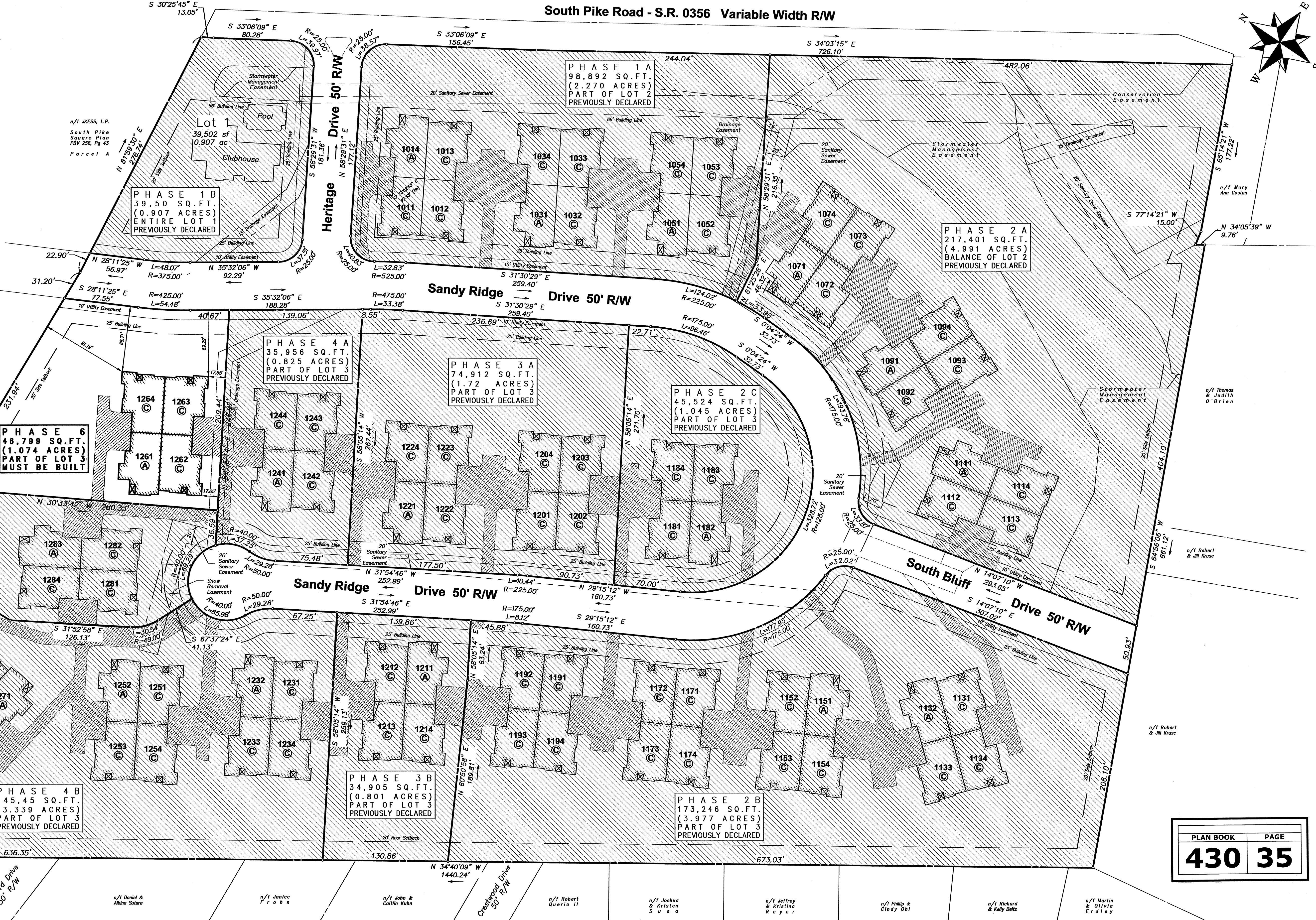
Commonwealth of Pennsylvania - Notary Seal  
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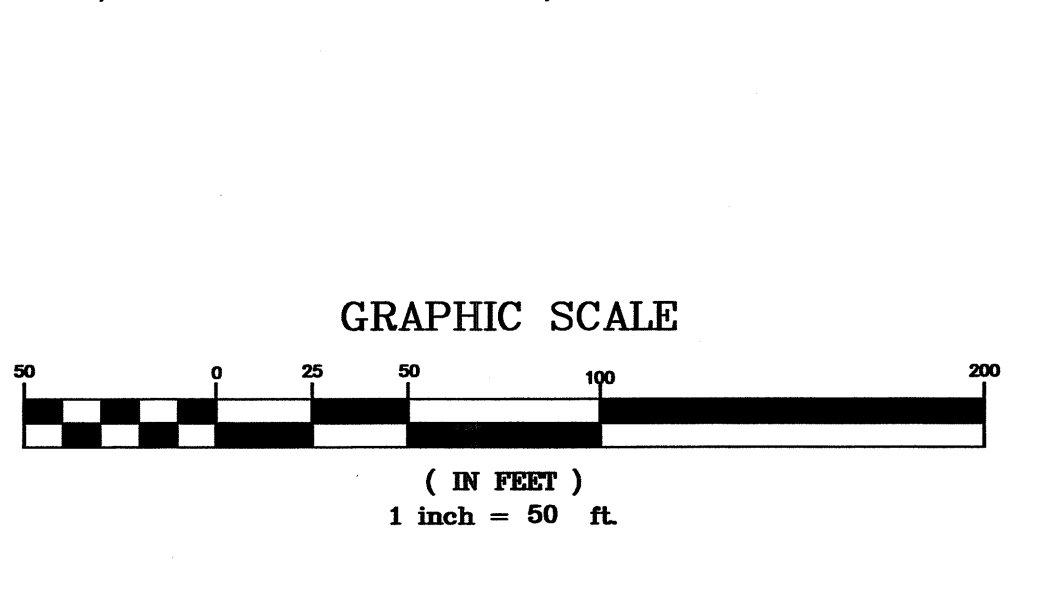
Commonwealth of Pennsylvania - Notary Seal  
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Member, Pennsylvania Association of Notaries



Condo Area Tabulation	LOT 1		LOT 2		LOT 3	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	39,502	0.907	316,293	7.261	591,122	13.570
CONDO PLAN NO. 1 PHASE 1A	0	0	98,892	2.270	0	0
CONDO PLAN NO. 1 PHASE 1B	39,502	0.907	0	0	0	0
CONDO PLAN NO. 2 PHASE 2A	0	0	217,401	4.991	0	0
CONDO PLAN NO. 2 PHASE 2B	0	0	0	0	173,246	3.977
CONDO PLAN NO. 2 PHASE 2C	0	0	0	0	45,524	1.045
CONDO PLAN NO. 3 PHASE 3A	0	0	0	0	74,912	1.720
CONDO PLAN NO. 3 PHASE 3B	0	0	0	0	34,905	0.801
CONDO PLAN NO. 4 PHASE 4A	0	0	0	0	35,956	0.825
CONDO PLAN NO. 4 PHASE 4B	0	0	0	0	145,450	3.339
CONDO PLAN NO. 5 PHASE 5	0	0	0	0	34,330	0.788
CONDO PLAN NO. 6 PHASE 6	0	0	0	0	46,799	1.074
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	0.00	0.00	0.00	0.00



NOTES:  
Prepared for: Heritage Crossings Partners, L.P.  
P.O. Box 449  
Mars, PA 16046

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

Plan References: Heritage Crossings Plan of Lots PBV 388, Pages 24-25  
Heritage Crossings Condominium Plan No. 1 PBV 392, Page 40  
Heritage Crossings Condominium Plan No. 2 PBV 388, Page 1  
Heritage Crossings Condominium Plan No. 3 PBV 404, Page 19  
Heritage Crossings Condominium Plan No. 4 PBV 411, Page 13  
Heritage Crossings Condominium Plan No. 5 PBV 427, Page 34

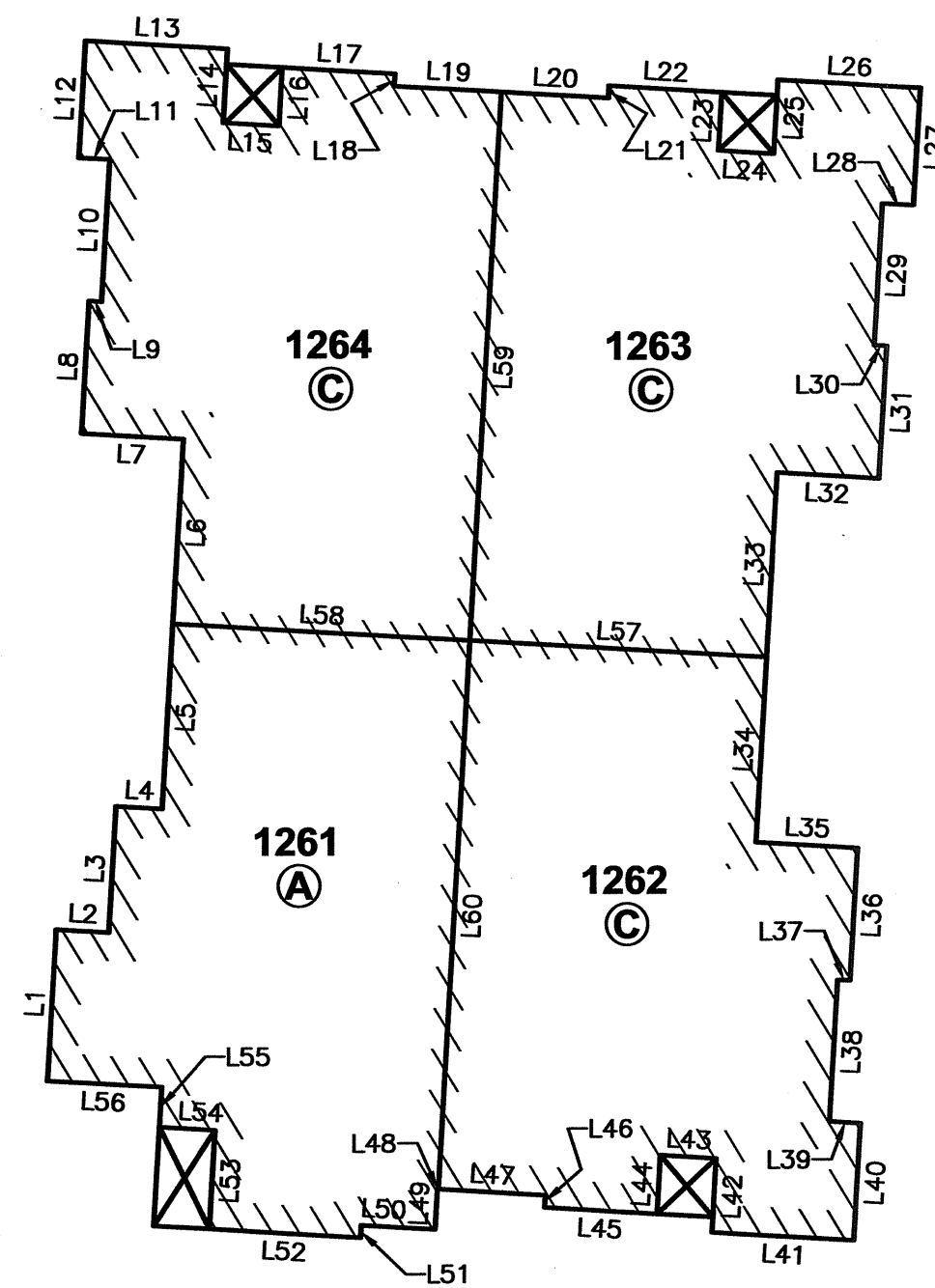
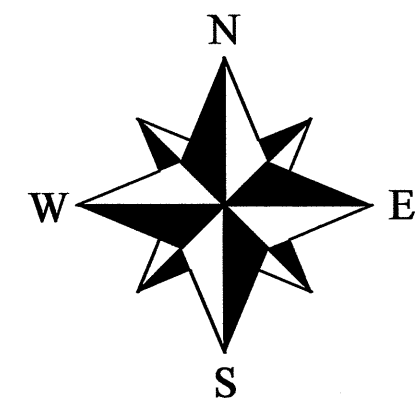
Owner/Developer  
Heritage Crossings Partners, L.P.  
Box 449  
Mars, PA 16046  
Reference:  
Heritage Crossings Plan of Lots  
PBV 388, Pages 24 - 25

DRAWING NUMBER: 1055-258062  
DRAWING SCALE: 1"=50'  
DATE: July 21, 2025  
DRAWN BY: JSS  
REVISIONS:  
Sheet 1 of 2

**Heritage Crossings  
Condominium Plan 6**  
Buffalo Township, Butler County  
Pennsylvania

**Sperdute Land Surveying**  
A Division of Sheffler & Company  
108 Deer Lane  
Harmony, PA 16037  
1712 Mount Nebo Road  
Sewickley, PA 15143  
Office Phone: 724-452-4362  
Email: Info@SperduteSurveying.com

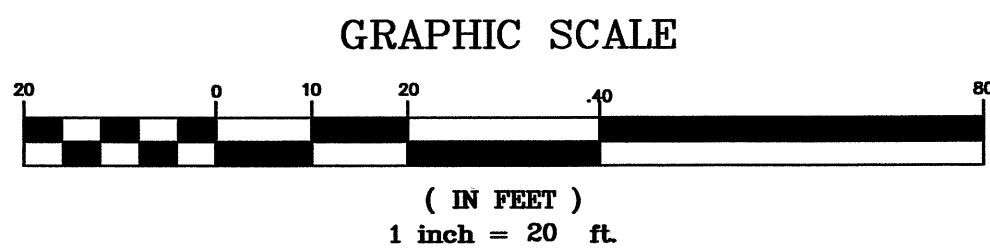




Line Table		
Line #	Length	Direction
L1	16.33'	N59° 20' 52"E
L2	5.67'	S30° 39' 08"E
L3	13.67'	N59° 20' 52"E
L4	5.00'	S30° 39' 08"E
L5	20.00'	N59° 20' 52"E
L6	20.00'	N59° 20' 52"E
L7	11.00'	N30° 39' 08"W
L8	14.33'	N59° 20' 52"E
L9	1.33'	S30° 39' 08"E
L10	15.33'	N59° 20' 52"E
L11	3.33'	N30° 39' 08"W
L12	12.67'	N59° 20' 52"E
L13	15.33'	S30° 39' 08"E
L14	8.00'	S59° 20' 52"W
L15	6.00'	S30° 39' 08"E
L16	6.33'	N59° 20' 52"E
L17	12.17'	S30° 39' 08"E
L18	1.33'	S59° 20' 52"W
L19	11.56'	S30° 39' 08"E
L20	11.56'	S30° 39' 08"E

Line Table		
Line #	Length	Direction
L21	1.33'	N59° 20' 52"E
L22	12.17'	S30° 39' 08"E
L23	6.33'	S59° 20' 52"W
L24	6.00'	S30° 39' 08"E
L25	8.00'	N59° 20' 52"E
L26	15.33'	S30° 39' 08"E
L27	12.67'	S59° 20' 52"W
L28	3.33'	N30° 39' 08"W
L29	15.33'	S59° 20' 52"W
L30	1.33'	S30° 39' 08"E
L31	14.33'	S59° 20' 52"W
L32	11.00'	N30° 39' 08"W
L33	20.00'	S59° 20' 52"W
L34	20.00'	S59° 20' 52"W
L35	11.00'	S30° 39' 08"E
L36	14.33'	S59° 20' 52"W
L37	1.33'	N30° 39' 08"W
L38	15.33'	S59° 20' 52"W
L39	3.33'	S30° 39' 08"E
L40	12.67'	S59° 20' 52"W

Line Table		
Line #	Length	Direction
L41	15.33'	N30° 39' 08"W
L42	8.00'	N59° 20' 52"E
L43	6.00'	N30° 39' 08"W
L44	6.33'	S59° 20' 52"W
L45	12.17'	N30° 39' 08"W
L46	1.33'	N59° 20' 52"E
L47	11.56'	N30° 39' 08"W
L48	0.10'	N30° 39' 08"W
L49	4.33'	S59° 20' 52"W
L50	7.96'	N30° 39' 08"W
L51	1.33'	S59° 20' 52"W
L52	16.33'	N30° 39' 08"W
L53	10.67'	N59° 20' 52"E
L54	6.00'	N30° 39' 08"W
L55	4.33'	N59° 20' 52"E
L56	12.33'	N30° 39' 08"W
L57	32.06'	S30° 39' 08"E
L58	32.06'	S30° 39' 08"E
L59	59.33'	S59° 20' 52"W
L60	59.33'	S59° 20' 52"W



Owner/Developer

Heritage Crossings Partners, L.P.  
Box 449  
Mars, PA 16046

Reference:  
Heritage Crossings Plan of Lots  
PBV 388, Pages 24 - 25

DRAWING NUMBER: 1055-258062  
DRAWING SCALE: 1"=20'  
DATE: July 21, 2025  
DRAWN BY: JSS  
REVISIONS:

Sheet 2 of 2

**Heritage Crossings  
Condominium Plan 6**

Buffalo Township, Butler County  
Pennsylvania

PLAN BOOK	PAGE
430	36

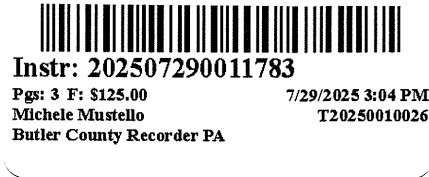
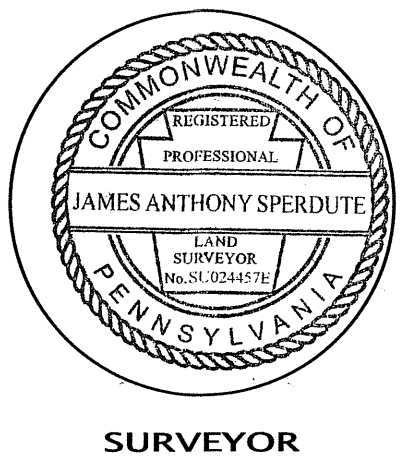
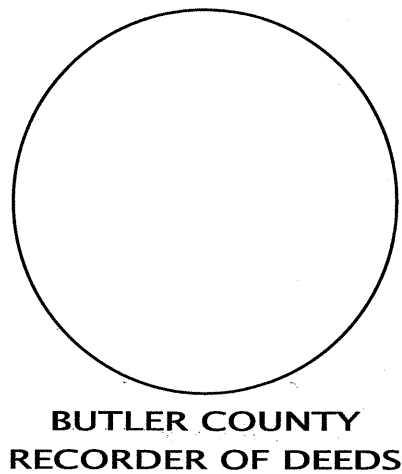
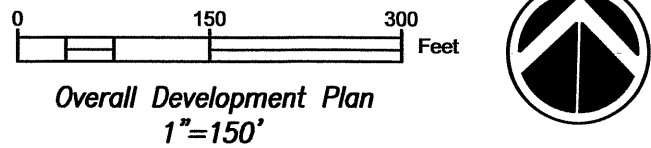
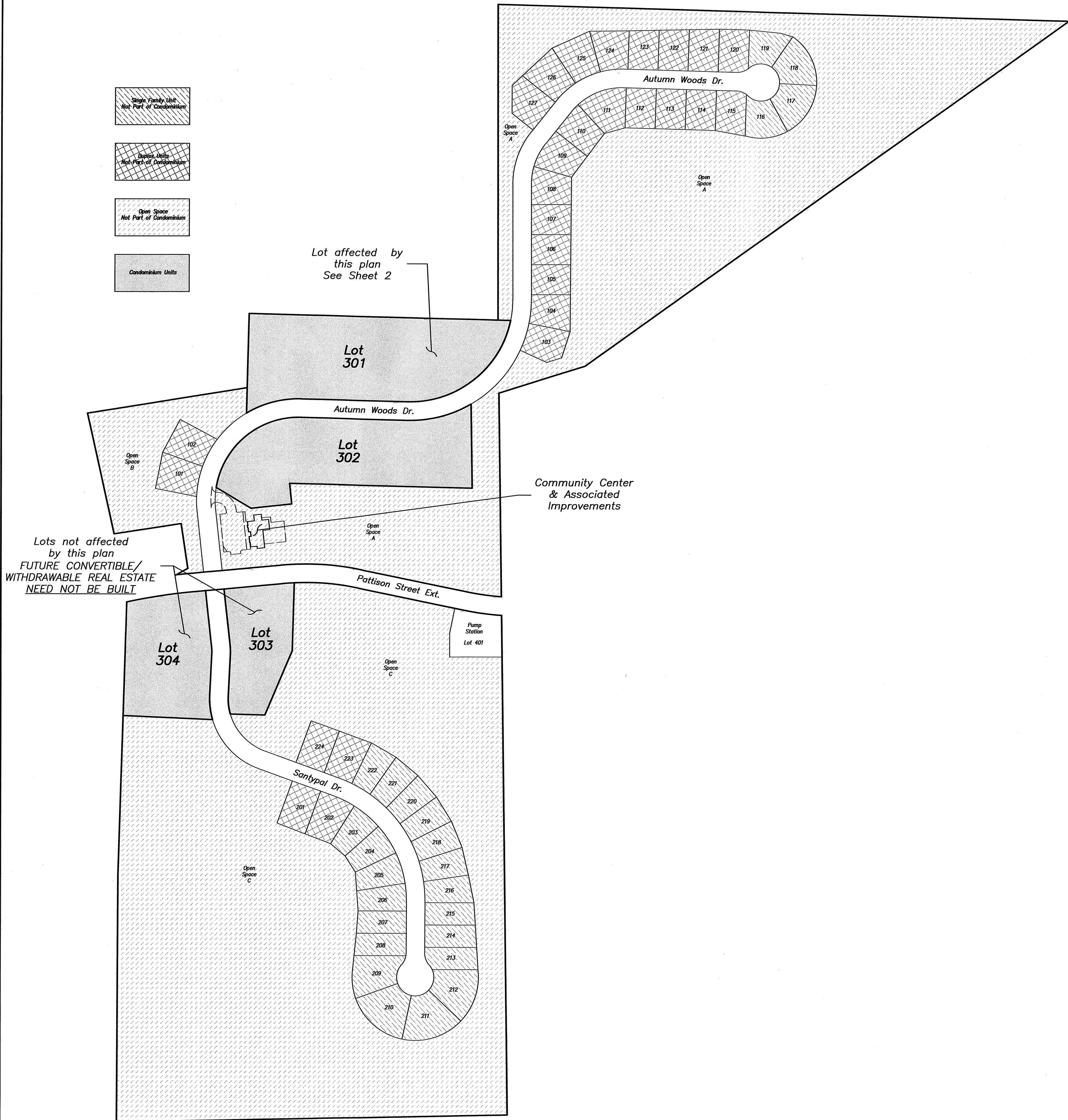
**Sperdute Land Surveying**  
A Division of Sheffler & Company

108 Deer Lane  
Harmony, PA 16037

1712 Mount Nebo Road  
Sewickley, PA 15143

Office Phone: 724-452-4362  
Email: Info@SperduteSurveying.com





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. 3, 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 1960 (68 P.A.C.S.A. SECTION 3210(B) AND (C))

BY James A. Spurdute SURVEYOR REG. NO. 24457-E DATE 7/19/25

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF BUTLER )

ON THE 24 DAY OF July, 2025 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.

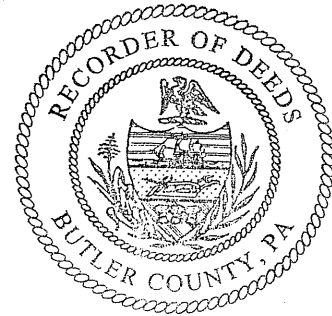
IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.

Jennifer Lyn Spurdute  
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 14, 2027

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

Commonwealth of Pennsylvania - Notary Seal  
Jennifer Lyn Spurdute, 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 430 PAGES 37-39 GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF July, 2025

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  
724-609-5261

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.

- All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
- All unit driveways are considered limited common elements and must be built.
- See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
- 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

Plan Amendments & Condominium Plans:

Woodland Reserve Amendment No. 1	Plan Book 413, Page 5
Woodland Reserve Amendment No. 2	Plan Book 415, Page 41
Woodland Reserve Amendment No. 3	Plan Book 417, Page 12
Woodland Reserve Condominium Plan No. 1	Plan Book 417, Page 13
Woodland Reserve Amendment No. 4	Plan Book 419, Page 44
Woodland Reserve Amendment No. 5	Plan Book 422, Page 13
Woodland Reserve Condominium Plan No. 2	Plan Book 424, Page 26
Woodland Reserve Amendment No. 6	Plan Book 427, Page 33

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	
Condo Plan No. 2	30,779.37	0.707	51,898.66	1.191				
Condo Plan No. 3	69,104.09	1.586						
Area remaining for Development (Convertible/Withdrawable Real Estate)	0.00	0.000	0.00	0.000	53,899.08	1.237	75,100.64	1.724

PLAN BOOK	PAGE
<b>430</b>	<b>37</b>

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

Drawing Number 1009-2528069  
Drawing Scale As Noted  
Date July 22, 2025  
Drawn By  
Revisions

Sheet 1

**Woodland Reserve  
Condominium Plan 3**

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

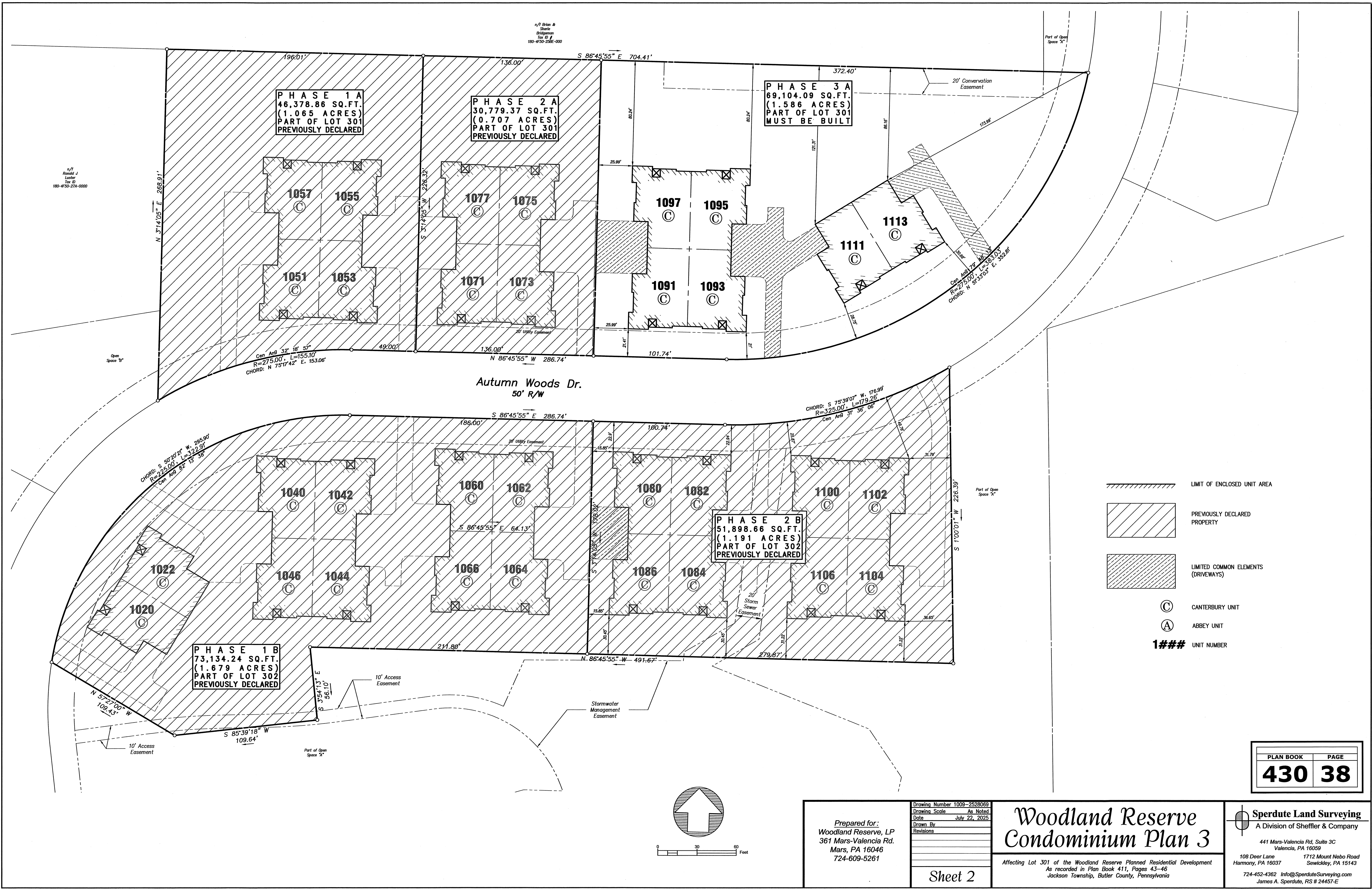
**Sperdute Land Surveying**  
A Division of Sheffler & Company

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. Spurdute, RS #24457-E





- LIMIT OF ENCLOSED UNIT AREA
- PREVIOUSLY DECLARED PROPERTY
- LIMITED COMMON ELEMENTS (DRIVEWAYS)
- Ⓒ CANTERBURY UNIT
- Ⓐ ABBEY UNIT
- 1### UNIT NUMBER

PLAN BOOK	PAGE
430	38

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

Drawing Number 1009-2528069  
Drawing Scale As Noted  
Date July 22, 2025  
Drawn By  
Revisions

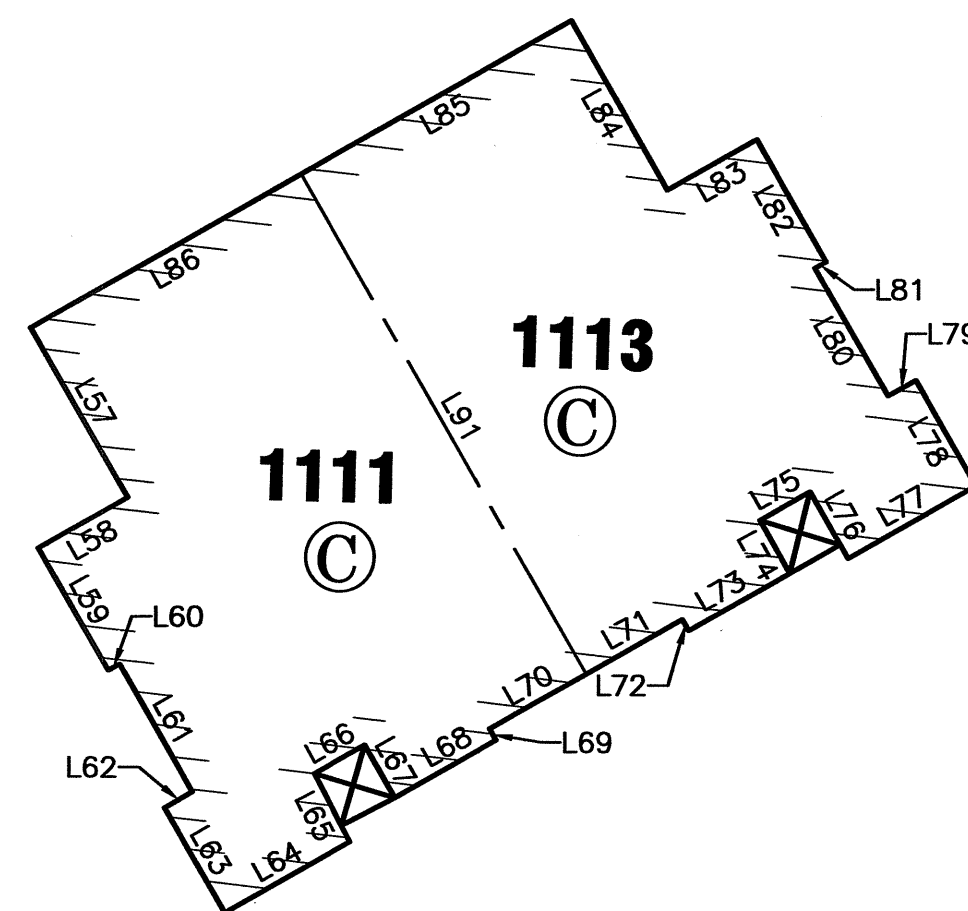
Sheet 2

Woodland Reserve  
Condominium Plan 3

Affecting Lot 301 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

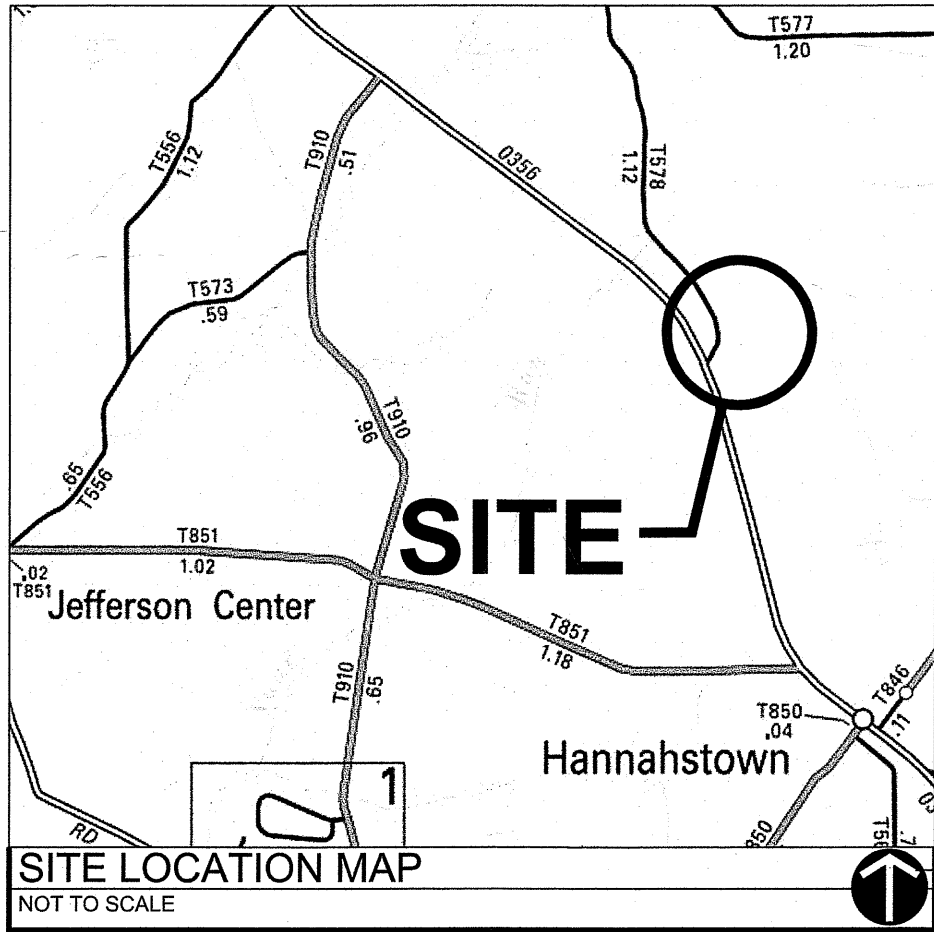




	Line Table		
Line #	Length	Direction	
L53	1.33'	S88° 13'	05"E
L54	15.30'	N03° 14'	05"E
L55	3.33'	N86° 45'	55"W
L56	12.67'	N03° 14'	05"E
L57	20.33'	S29° 37'	08"E
L58	10.67'	S60° 22'	52"W
L59	14.67'	S29° 37'	08"E
L60	1.33'	N60° 22'	52"E
L61	15.33'	S29° 37'	08"E
L62	3.33'	S60° 22'	52"W
L63	12.67'	S29° 37'	08"E
L64	15.01'	N60° 22'	52"E
L65	8.01'	N27° 20'	05"W
L66	6.00'	N60° 22'	52"E
L67	6.33'	S29° 37'	08"E
L68	12.17'	N60° 22'	52"E
L69	1.33'	N29° 37'	08"W
L70	11.56'	N60° 22'	52"E
L71	11.56'	N60° 22'	52"E
L72	1.33'	S29° 37'	08"E
L73	12.17'	N60° 22'	52"E
L74	6.33'	N29° 37'	08"W
L75	6.00'	N60° 22'	52"E
L76	8.00'	S29° 37'	08"E
L77	15.33'	N60° 22'	52"E
L78	12.67'	N29° 37'	08"W
L79	3.33'	S60° 22'	52"W
L80	15.33'	N29° 37'	08"W
L81	1.33'	N60° 22'	52"E
L82	14.67'	N29° 37'	08"W
L83	10.67'	S60° 22'	52"W
L84	20.33'	N29° 37'	08"W
L85	32.40'	S60° 22'	52"W
L86	32.40'	S60° 22'	52"W
L87	31.99'	S86° 45'	55"E
L88	31.99'	S86° 45'	55"E
L89	59.33'	S03° 14'	05"W
L90	59.33'	S03° 14'	05"W
L91	60.00'	S29° 37'	08"E



NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.



**AREA TABULATION**  
10.397 AC (TAX ID 190-1F96-7E-0000)  
3.329 AC (TAX ID 190-1F96-7FA-0000)  
6.570 AC (TAX ID 190-1F96-7F-0000)  
20.296 AC = TOTAL LOT AREA

JEFFERSON TOWNSHIP ENGINEER

COUNTY PLANNING

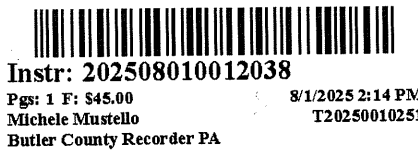
DEPARTMENT OF  
REAL ESTATE

SURVEYOR  
STAMP

**GENERAL NOTES:**

- THIS SITE IS LOCATED IN ZONE X, AND IS IN AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP 42019C0445D, HAVING AN EFFECTIVE DATE 8/02/2018.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT ON JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

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.



Instr: 202508010012038  
Page 1 of 4446  
Michele Mustello  
Butler County Recorder PA

**CORPORATION ADOPTION**

KNOW ALL MEN BY THESE PRESENTS, that Penn United Technologies, a corporation, by virtue of a resolution of the Board of Directors thereof, does hereby adopt this as its plan of lots of its property situate in the Township of Jefferson, Butler County, Pennsylvania, and for divers advantages accruing to it, does hereby dedicate for public use for highway purposes, 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 by the said Township of Jefferson, Butler County, Pennsylvania, and hereby covenants and agrees to and by these presents does release and forever discharge said Township of Jefferson, its successors or assigns from any liability for damage 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

Penn United Technologies  
(Name of Corporation)  
Its successors and assigns and purchasers of lots in this plan.

ATTEST  
Penn United Technologies  
(Name of Corporation)

Secretary  
Jim Mahan  
Vice President

The foregoing adoption and dedication is made by  
Jim Mahan  
(Name of Individual or Corporate Owner)  
with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Jefferson, 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 90 days of the date of said approval.

**CORPORATION ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA : SS  
COUNTY OF BUTLER

On this 2 day of August, A.D. 2025, before me, a Notary Public in and for said County and State, personally appeared

Jim Mahan Executive Vice President  
(Name and Title of Officer)  
Penn United Technologies  
(Name of Corporation)

who being duly sworn depose and say that he was personally present at the execution of the adoption, release and agreement that the approval of the Board of Supervisors of the Township of Jefferson, 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 90 days of the date of said approval.

Executive Vice President of said corporation, attestation of the

(Title of Officer)  
due execution and delivery of said release and dedication of this deponent's own proper and respective handwriting.

Jim Mahan (SEAL)  
Executive Vice President  
(Title of Officer)

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

WITNESS MY HAND AND NOTARIAL SEAL this 2 day of August, 2025.

NOW OR FORMERLY  
EDWARD W. & LORRAINE A.  
THIELE  
TAX ID 190-1F96-88-0000

**BUTLER COUNTY PLANNING COMMISSION REVIEW**

(The County Planning Commission is required to review all subdivision plans.)

Reviewed by the Butler County Planning Commission this 18<sup>th</sup> day of Oct, 2025.

R. H. Wagner Secretary  
J. H. Wagner Chairman

**PROOF OF RECORDING**

COMMONWEALTH OF PENNSYLVANIA : SS  
COUNTY OF BUTLER

Recorder in the Office for the Recording of Deeds, Plats, etc., in said County, do hereby certify that the foregoing plan was duly recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, on the 18<sup>th</sup> day of August, 2025.

Michele M. Mustello  
Recorder of Deeds

**MICHELE M. MUSTELLO**  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

**SURVEYOR'S CERTIFICATE**

Michael A. O'Connell, a Registered Surveyor of the State 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.

(SEAL)  
(Surveyor)

Registration No. 5U075288

Date 7-18-24

**APPROVAL BY THE JEFFERSON TOWNSHIP BOARD OF SUPERVISORS**

The Board of Supervisors of the Township of Jefferson, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by Jefferson Township 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 responsibilities, 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 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 Jefferson Township, Butler County, Pennsylvania, on this 13<sup>th</sup> day of May, 2024.

ATTEST:  
Jeff Fennell Secretary  
Jeff Fennell Chairman, Board of Supervisors

RE APPROVED by Jefferson Township Supervisors

on this date: 5/13/25

Jeff Fennell Secretary  
Jeff Fennell Chairman

**RECOMMENDATION OF THE JEFFERSON TOWNSHIP PLANNING COMMISSION**

This plan of lots has been reviewed and approval recommended by the Jefferson Township Planning Commission this 15<sup>th</sup> day of April, 2024, subject to the provisions and/or conditions in the Planning Commission's letter to the Board of Supervisors dated April 15<sup>th</sup>, 2024.

North H. Wagner Secretary  
North H. Wagner Chairman

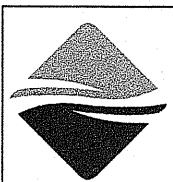
RE APPROVED by Jefferson Township Planning Commission

on this date: 4/21/2025

North H. Wagner Secretary  
North H. Wagner Chairman

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

TOTAL CONSOLIDATED AREA = 884,082 S.F. OR 20.296 AC.



**GATEWAY ENGINEERS**

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

**CONSOLIDATION PLAN**

BEING A CONSOLIDATION OF TAX PARCELS 190-1F96-7E-0000, 190-1F96-7FA-0000, & 190-1F96-7F-0000

SITUATE IN

JEFFERSON TOWNSHIP  
BUTLER COUNTY, PA

MADE FOR

**PENN UNITED TECHNOLOGY, INC.**

Date: FEB. 29, 2024

Job Number: C-46307-0001

Dwg No:

SCALE: 1" = 60'

PM: M.A.O.

DB: M.F.R.

CB: M.A.O.

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KNOWN ALL MEN BY THESE PRESETS, THAT WE, JOHN AND EMILY ROBASH THE UNDERSIGNED, HEREBY DECLARE THAT JOHN AND EMILY ROBASH ARE THE OWNERS OF THE PROPERTY SHOWN IN THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED LOT LINE REVISION WERE MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNERS DESIRES THE LOT LINE REVISION TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEALS, THIS 24<sup>th</sup> DAY OF July, 2025.

ATTEST:  
Lisa A. Montebelli  
NOTARY PUBLIC

John S. Robash  
OWNER

Emily Robash  
OWNER

ACKNOWLEDGEMENT:  
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:  
BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED JOHN AND EMILY ROBASH WHO ACKNOWLEDGED THE FOREGOING LOT LINE REVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

NAME AND TITLE OF OFFICER  
WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 24 OF July, 2025.

Lisa A. Montebelli  
NOTARY PUBLIC

My COMMISSION EXPIRES THE 28<sup>th</sup> DAY OF February, 2027

John S. Robash  
WITNESS

Emily Robash  
OWNER

Commonwealth of Pennsylvania - Notary Seal  
Lisa A. Montebelli, Notary Public  
Butler County  
My commission expires February 28, 2027  
Commission number 1432262  
Member, Pennsylvania Association of Notaries

LORISSA HEEMER THE UNDERSIGNED, HEREBY DECLARE THAT LORISSA HEEMER IS THE OWNER OF THE PROPERTY SHOWN IN THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED LOT LINE REVISION WERE MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNERS DESIRES THE LOT LINE REVISION TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEALS, THIS 24<sup>th</sup> DAY OF July, 2025.

ATTEST:  
Lisa A. Montebelli  
NOTARY PUBLIC

Lorissa Heemer  
OWNER

ACKNOWLEDGEMENT:  
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:  
BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED LORISSA HEEMER WHO ACKNOWLEDGED THE FOREGOING LOT LINE REVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

NAME AND TITLE OF OFFICER  
WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 24 OF July, 2025.

Lisa A. Montebelli  
NOTARY PUBLIC

My COMMISSION EXPIRES THE 28<sup>th</sup> DAY OF February, 2027

John S. Robash  
WITNESS

Lorissa Heemer  
OWNER

Commonwealth of Pennsylvania - Notary Seal  
Lisa A. Montebelli, Notary Public  
Butler County  
My commission expires February 28, 2027  
Commission number 1432262  
Member, Pennsylvania Association of Notaries

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 PLAN 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

7-23-25  
DATE

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 13 DAY OF June, 2025

Robert J. Henshaw  
SECRETARY

Plan # 2025132

Chairman

CLAY TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE CLAY TOWNSHIP PLANNING COMMISSION THIS 18<sup>th</sup> DAY OF June, 2025

Bill Day  
SECRETARY

Richard J. Boyer  
CHAIRMAN

CLAY TOWNSHIP BOARD OF SUPERVISORS:

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE CLAY TOWNSHIP BOARD OF SUPERVISORS THIS 3rd DAY OF July, 2025

Bill Day  
SECRETARY

Richard J. Boyer  
CHAIRMAN

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 430 PAGE(S) 41

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF August, 2025

Michael M. Mustello  
RECORDER OF DEEDS

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

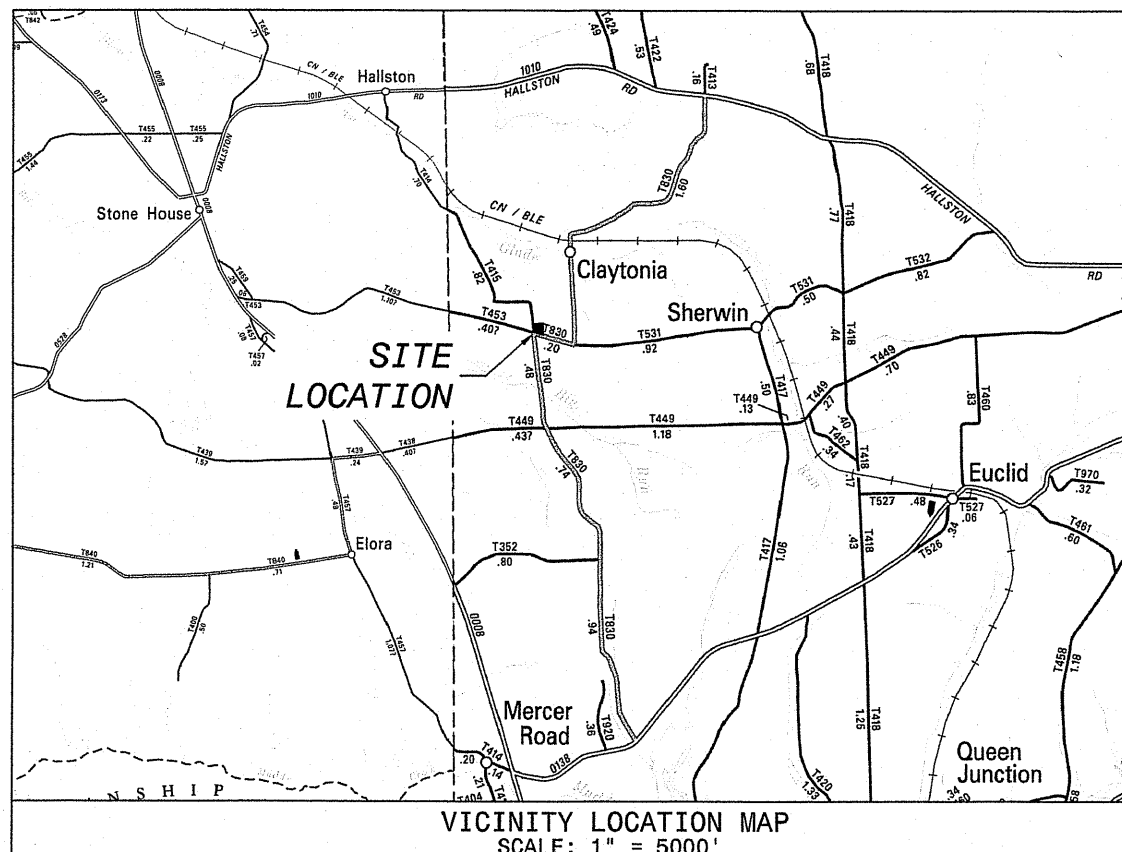
CLAY TOWNSHIP  
BOARD OF SUPERVISORS

CLAY TOWNSHIP  
PLANNING COMMISSION

COUNTY  
PLANNING

RECORDER OF  
DEEDS

SURVEYOR



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.

Inst: 202508010012046  
Page 1 of 1  
Michele Mustello  
Butler County Recorder PA

8/1/2025 2:53 PM  
T202508010255

NOW OR FORMERLY  
AARON N. AND  
JENNIFER N. SIMMER  
080-3F37-2B-0000

NOW OR FORMERLY  
STEPHEN B. AND  
BARBARA A. TENNEY  
080-S4-C84-0000

NOW OR FORMERLY  
TOMMY GALVAN  
080-S4-C3A-0000

NOW OR FORMERLY  
ROSS S. TENNEY  
080-S4-C2-0000

NOW OR FORMERLY  
JOHN S. & EMILY E. ROBASH  
080-S4-C1-0000

42,395 SQ. FT. (EX. 080-S4-C1-0000)  
- 758 SQ. FT. (080-S4-C1-0000)  
+ 658 SQ. FT. (080-3F37-2C1-0000)  
42,295 SQ. FT. REVISED LOT 080-S4-C1-0000  
0.97 ACRES

NOW OR FORMERLY  
LORISSA M. HEEMER  
080-3F37-2C1-0000

40,016 SQ. FT. (EX. 080-3F37-2C1-0000)  
- 658 SQ. FT. (080-3F37-2C1-0000)  
+ 758 SQ. FT. (080-S4-C1-0000)  
40,116 SQ. FT. REVISED LOT 080-3F37-2C1-0000  
0.92 ACRES

S 72°39'20" E 12.20'

S 72°39'20" E 163.99'

S 72°39'20" E 12.20'

N 85°19'40" E 210.80'

N 10°05'28" E 243.15'

N 72°39'20" W 163.66'

N 72°39'20" W 187.53'

Inst: 202508010012046  
Page 1 of 1  
Michele Mustello  
Butler County Recorder PA

8/1/2025 2:53 PM  
T202508010255

GRAPHIC SCALE

0 10 20 40 60  
(IN FEET)  
1 inch = 20 ft.

REFERENCE:

- COUNTRY ROAD ESTATE PLAN OF LOTS PLAN BOOK 71 PAGE 42

PLAN BOOK  
430

PAGE  
41

GATEWAY  
ENGINEERS

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

ROBASH & HEEMER LOT LINE REVISION

SITUATE IN  
CLAY TOWNSHIP  
BUTLER COUNTY, PENNSYLVANIA

MADE FOR  
JOHN AND EMILY ROBASH  
AND LORISSA HEEMER

Date: MAY 2025

Job Number: 45537

Dwg No:

PM: MAO

DB: JSR

CB: MAO

SCALE: 1" = 20'

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NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.





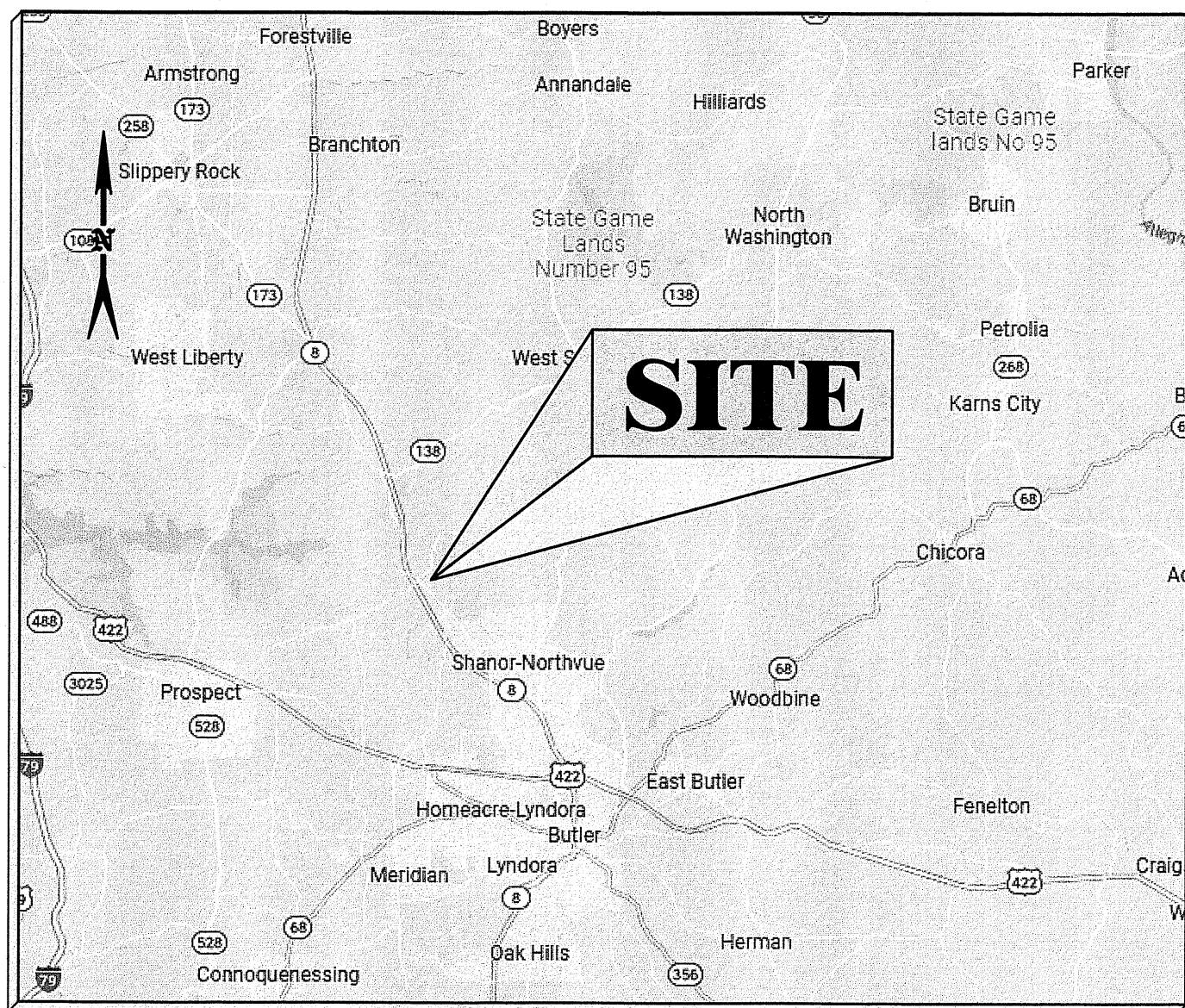


EXISTING SURVEY	
SYMBOL	DESCRIPTION
	DIRECTION ARROW
	OWNERSHIP TIE
	PROPERTY CORNER
	CENTERLINE
	BEARING AND DISTANCE
	PARCEL LABELS
	ADJOINER LINE
	BOUNDARY LINE

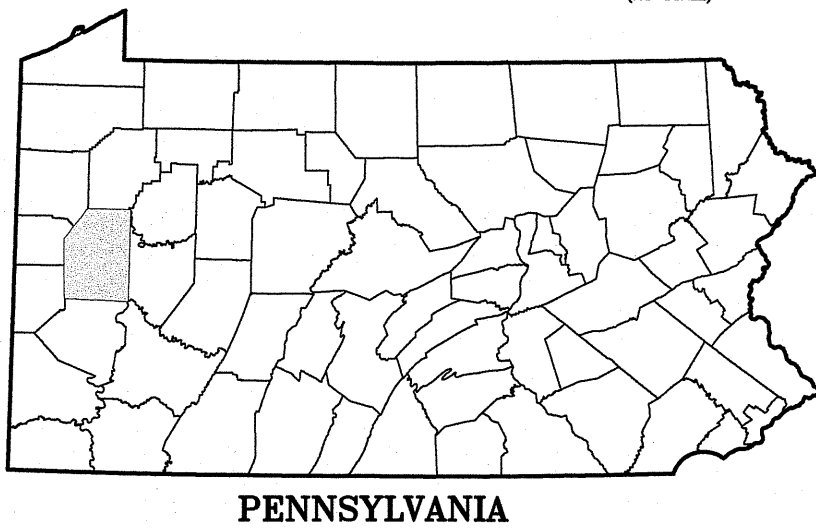
EXISTING GAS/ELECTRIC	
SYMBOL	DESCRIPTION
	GUY WIRE
	UTILITY POLE
	CABLE/ELECTRIC/TELEPHONE LINE
	CABLE LINE

EXISTING TRAFFIC	
SYMBOL	DESCRIPTION
	SIGN
	LIGHT STANDARD
	DRIVE
	ROAD CENTERLINE
	ROAD DIMENSION
	ROAD RIGHT-OF-WAY
	ROAD TEXT

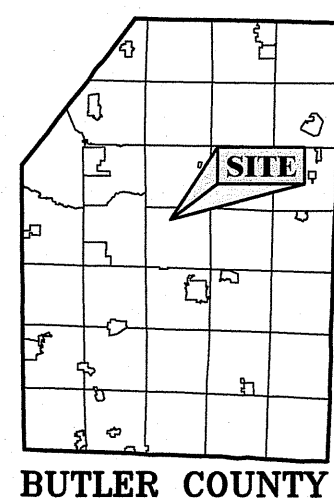
EXISTING MISCELLANEOUS	
SYMBOL	DESCRIPTION
	BUILDING WALL
	BUILDING DIMENSIONS
	BUILDING SETBACK LINE
	UTILITY RIGHT-OF-WAY



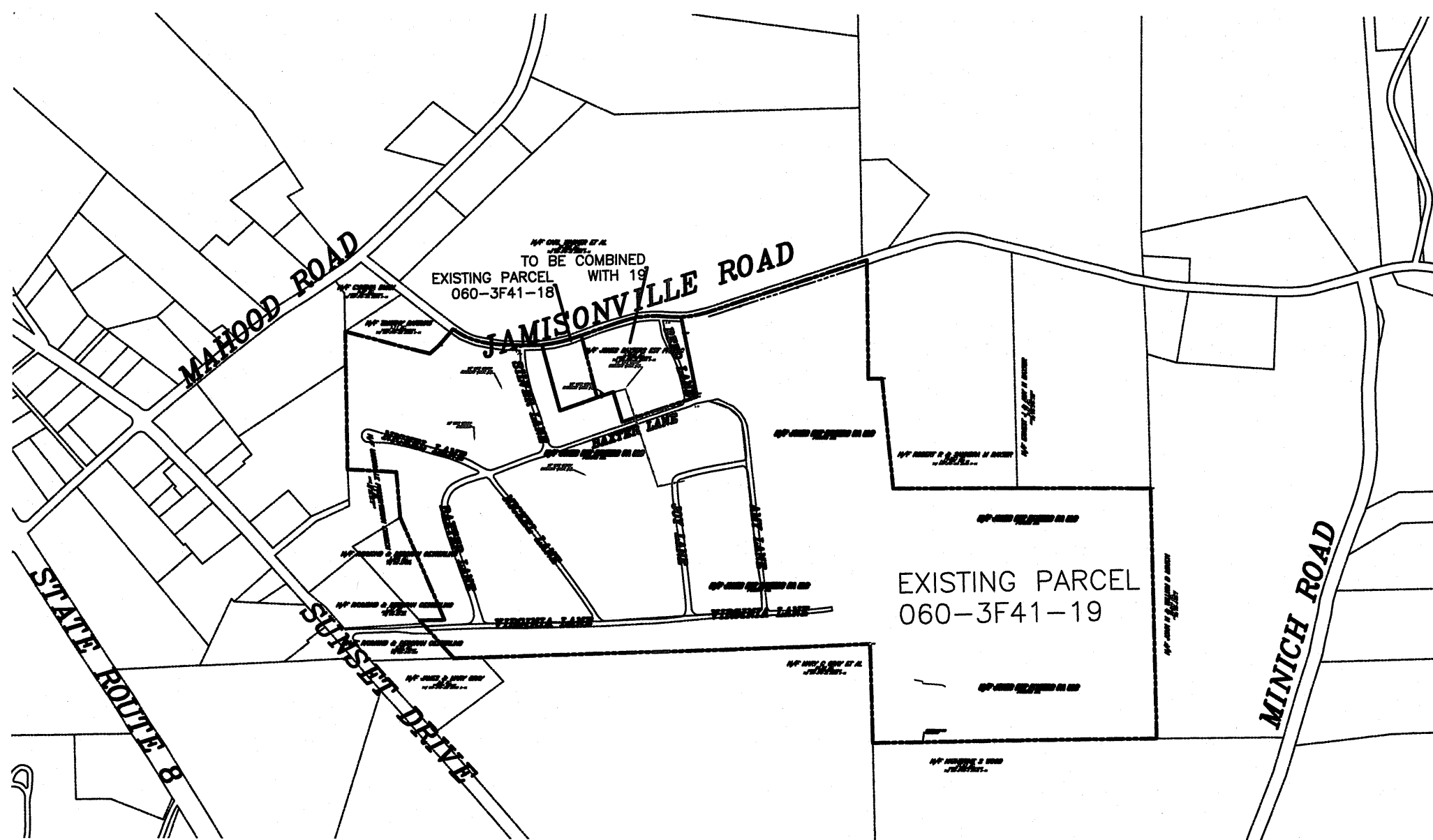
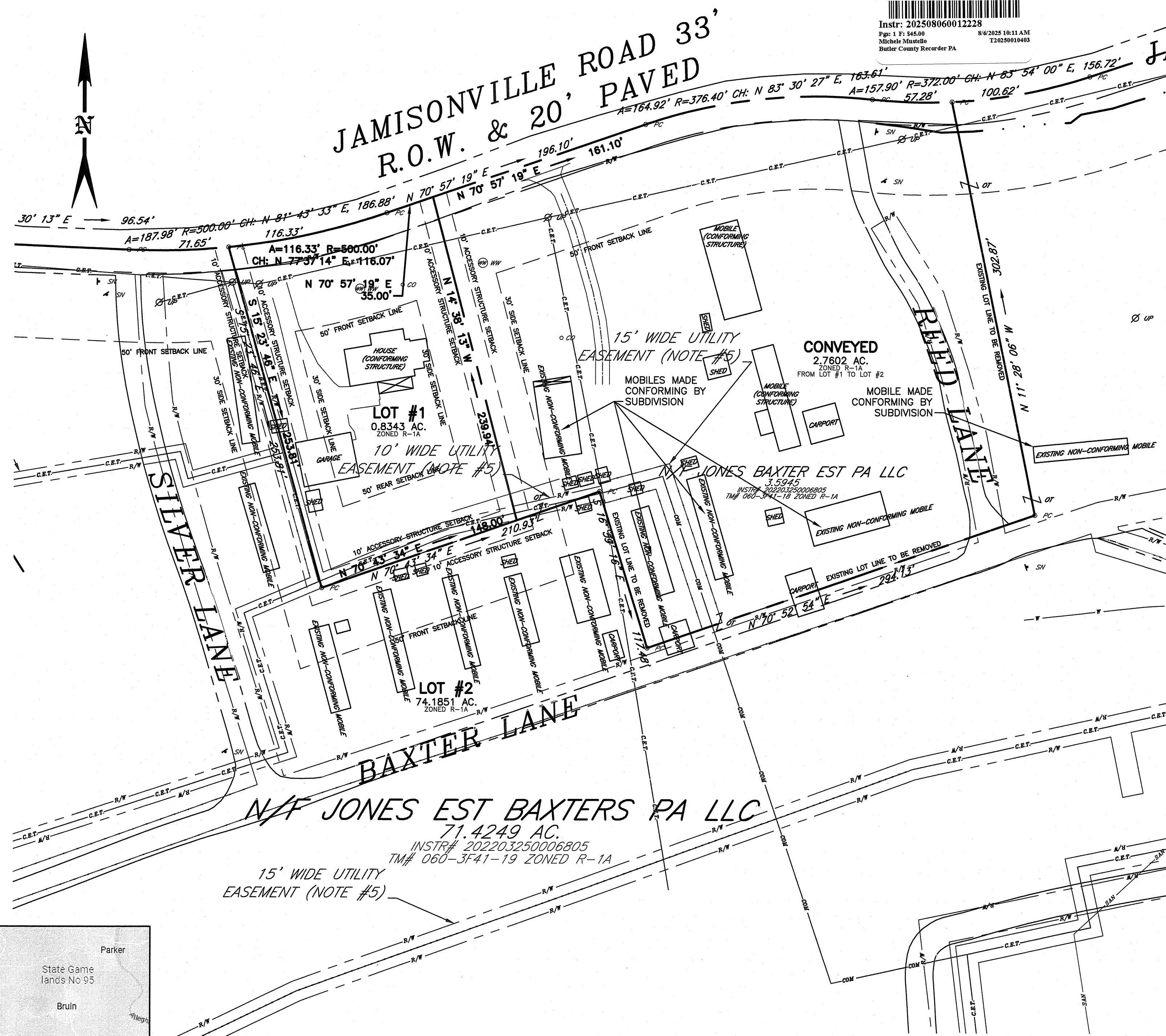
SITE LOCATION MAP



PENNSYLVANIA



BUTLER COUNTY



OVERALL MAP

Inst: 20250800012228  
Fig: 1 P: 5450  
Michele Mustello  
Butler County Recorder PA  
8/6/2025 10:11 AM  
T20250916403

#### LLC ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT JONES ESTATES BAXTERS PA LLC, A LIMITED LIABILITY COMPANY, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF CENTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, 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 CENTER, OF THE COUNTY OF BUTLER, JONES ESTATES BAXTERS PA LLC HEREBY AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CENTER, OF THE COUNTY OF BUTLER, 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 JONES ESTATES BAXTERS PA, LLC, ITS SUCCESSORS AND ASSIGNS, AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 16<sup>th</sup> DAY OF July, 2025.

ATTEST:  
JUDITH A STREET  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Comm. Expires January 30, 2030

PEYTON C. ANDERSON - MANAGER

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY JONES ESTATES BAXTERS PA, LLC WITH 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, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

JUDITH A STREET  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Comm. Expires January 30, 2030

PEYTON C. ANDERSON - MANAGER

#### LLC ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA }  
COUNTY OF DURHAM } SS: MANAGER R/L  
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID JONES ESTATES BAXTERS PA LLC, PERSONALLY APPEARED THE ABOVE NAMED PEYTON C. ANDERSON, MEMBER OF JONES ESTATES BAXTERS PA, LLC, A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND 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 16<sup>th</sup> DAY OF July, 2025.

JUDITH A STREET  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Comm. Expires January 30, 2030

MY COMMISSION EXPIRES THE 30<sup>th</sup> DAY OF January, 2030.

#### BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21 DAY OF May, 2025.

ATTEST: *Donna H. W.*  
SECRETARY

*James Hines*  
CHAIRMAN

PLAN # 25114

#### TOWNSHIP PLANNING COMMISSION

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, BUTLER COUNTY,

PENNSYLVANIA ON THIS 28<sup>th</sup> DAY OF May, 2025.

ATTEST: *Patricia A. G.*  
SECRETARY

*Patricia A. G.*

#### BOARD OF SUPERVISORS

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 PLAN BY THE TOWNSHIP OF CENTER 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 BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, BUTLER COUNTY,

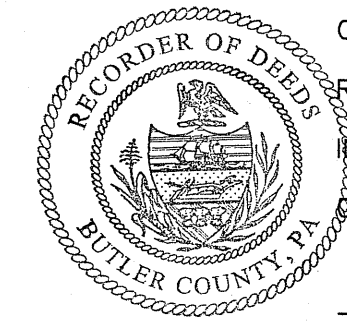
PENNSYLVANIA ON THIS 25<sup>th</sup> DAY OF June, 2025.

ATTEST: *Walter J. M.*  
SECRETARY

*Walter J. M.*  
CHAIRMAN

#### PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS  
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC.,  
IN SAID COUNTY IN PLAN BOOK 430, PAGE 43  
GIVEN UNDER MY HAND AND SEAL THIS 6<sup>th</sup> DAY OF August, 2025.



*Michele M. Mustello*  
RECORDER

SEAL

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

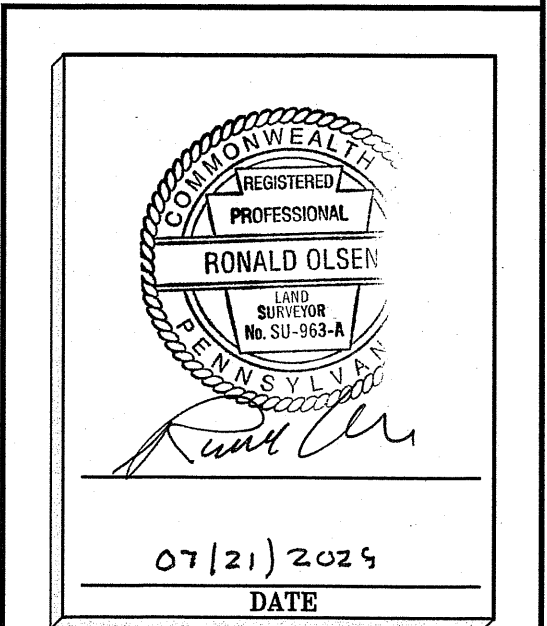
My Commission Expires First Monday in January 2028

#### PROPERTY OWNER INFORMATION

TAX PARCELS 60-3F41-19  
JONES ESTATES BAXTERS PA LLC  
2310 MIAMI BLVD.  
DURHAM, NC, 27703-4900

RECORDED:  
INSTRUMENT #

PLAN BOOK	PAGE
430	43



07/21/2025  
DATE

#### Pennsylvania One Call System, Inc.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
SERIAL # 2022842303

REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
E	REVISED PER TWP EGR COMMENTS	RWC	RWC	6/23/2025
D	REVISED PER P.C. MEETING COMMENTS	RWC	RWC	6/02/2025
C	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	5/28/2025
B	SUBMISSION TO CENTER TOWNSHIP	RWC	RO	5/03/2025
A	PRE-APPLICATION MEETING WITH TWP	RWC	RO	4/03/2025

OLSEN CRAFT ASSOCIATES, LLC		ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS	
280 NORTH PIKE ROAD, SARVER, PENNSYLVANIA 16055 TELEPHONE # (724) 282-4786			
STACKHOUSE DEVELOPMENT		DATE: 04/03/2025	
BAXTER MOBILE HOME PARK		SHEET NO. REV.	
LOT LINE REVISION - MINOR SUBDIVISION		C050 E	
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA		PROJECT NO. 202242A07	
SCALE 0 50' 100'		CHKD. BY: RWC DRAWN BY: RWC	



## OWNER'S CERTIFICATION

WE, WILLIAM A. JONES AND KAREN L. JONES, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER 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 9 DAY OF July, 2025.

x William A. Jones  
WILLIAM A. JONES

x Karen L. Jones  
KAREN L. JONES

## ACKNOWLEDGMENT OF NOTARY PUBLIC

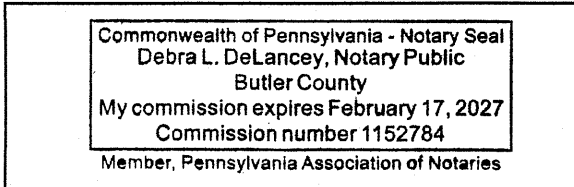
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM A. JONES AND KAREN L. JONES, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF July, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

x Debra L. DeLancey  
NOTARY PUBLIC

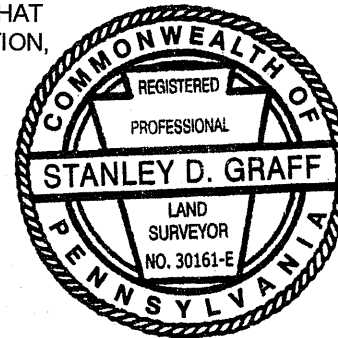


## SURVEYOR'S CERTIFICATION

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.

May 22, 2025  
DATE

x Stanley D. Graff  
STANLEY D. GRAFF  
REG. NO. SU-030161-9



## MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WINFIELD 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 WINFIELD THIS 11<sup>th</sup> DAY OF April, 2025.

x Patricia Knapp  
SECRETARY

x Rebecca L. Shaw  
CHAIRPERSON  
BOARD OF SUPERVISORS

x Patricia Knapp  
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 5<sup>th</sup> DAY OF March, 2025.

x Rebecca L. Shaw  
CHAIRPERSON  
PLANNING COMMISSION

x Patricia Knapp  
SECRETARY

x Rebecca L. Shaw  
CHAIRPERSON  
PLANNING COMMISSION

## BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF February, 2025.

x R. Henderson  
SECRETARY

x R. Henderson  
CHAIRPERSON  
BUTLER COUNTY PLANNING COMMISSION

Plan #25028

## PROOF OF RECORDING

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

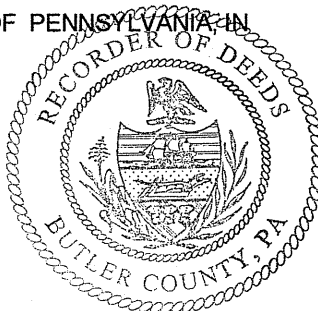
PLAN BOOK VOLUME 430 PAGE(S) 44-45

GIVEN UNDER MY HAND AND SEAL THIS 6<sup>th</sup> DAY OF AUGUST, 2025.

x Michele M. Mustello  
RECORDER OF DEEDS

**MICHELE M. MUSTELLO**  
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

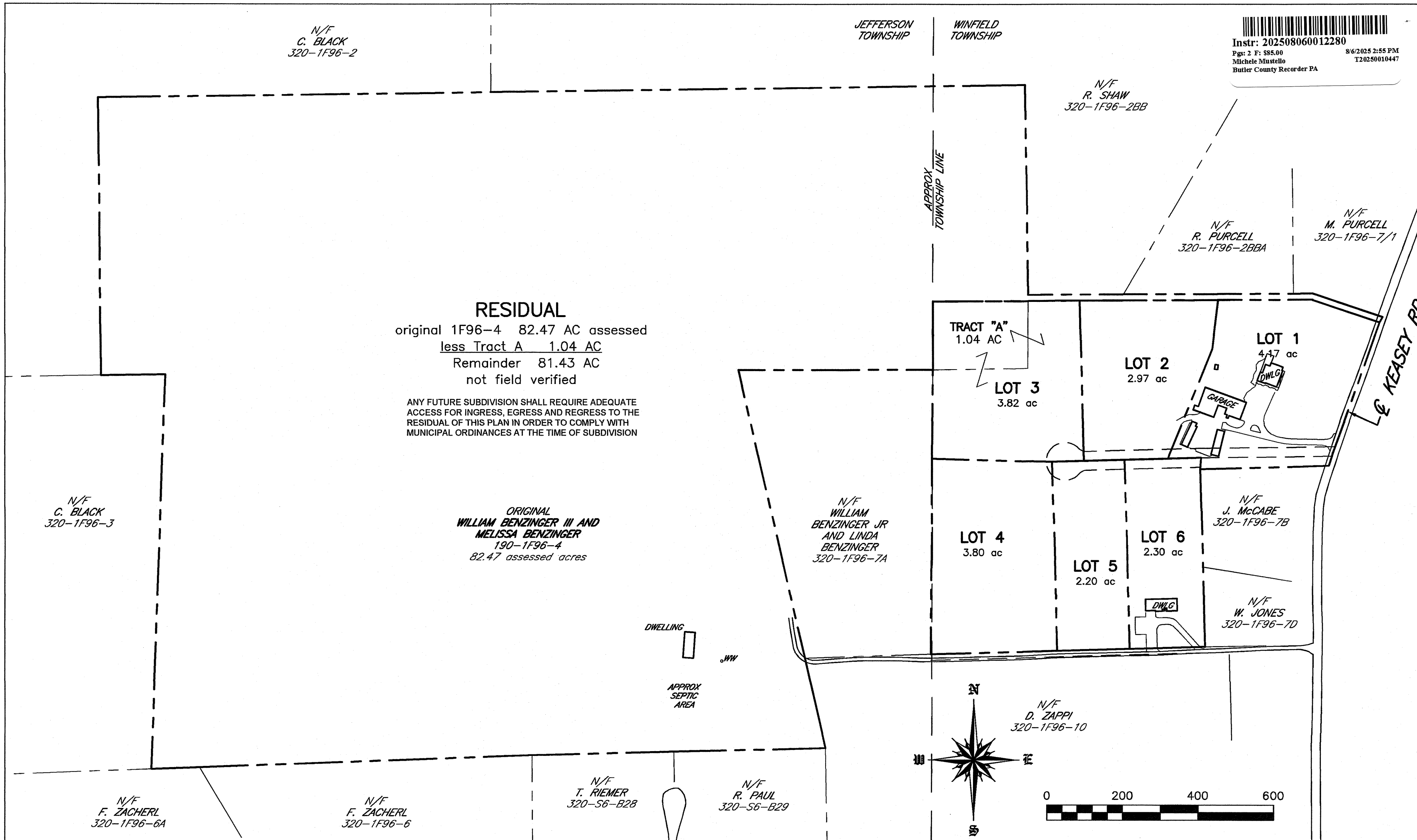


PROPOSED WATER WELL SITE NOTE:  
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

REPLACEMENT DISPOSAL SITE NOTE:  
THE REPLACEMENT DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS. THIS AREA MUST NOT BE DISTURBED.

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, RONALD W. SHAW AND REBECCA L. SHAW, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER 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 8 DAY OF JULY, 2025.

x Ronald W. Shaw  
RONALD W. SHAW

x Rebecca L. Shaw  
REBECCA L. SHAW

## ACKNOWLEDGMENT OF NOTARY PUBLIC

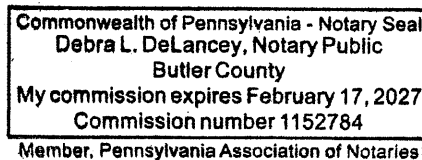
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, RONALD W. SHAW AND REBECCA L. SHAW, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF JULY, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

x Debra L. DeLancey  
NOTARY PUBLIC



## OWNER'S CERTIFICATION

WE, WILLIAM P. BENZINGER III AND MELISSA A. BENZINGER, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE MADE WITH THE OWNER 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 9 DAY OF JULY, 2025.

x William P. Benzinger III  
WILLIAM P. BENZINGER III

x Melissa A. Benzinger  
MELISSA A. BENZINGER

## ACKNOWLEDGMENT OF NOTARY PUBLIC

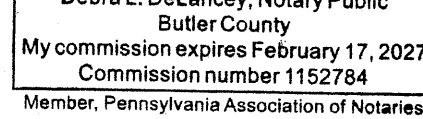
COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM P. BENZINGER III AND MELISSA A. BENZINGER, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF JULY, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027.

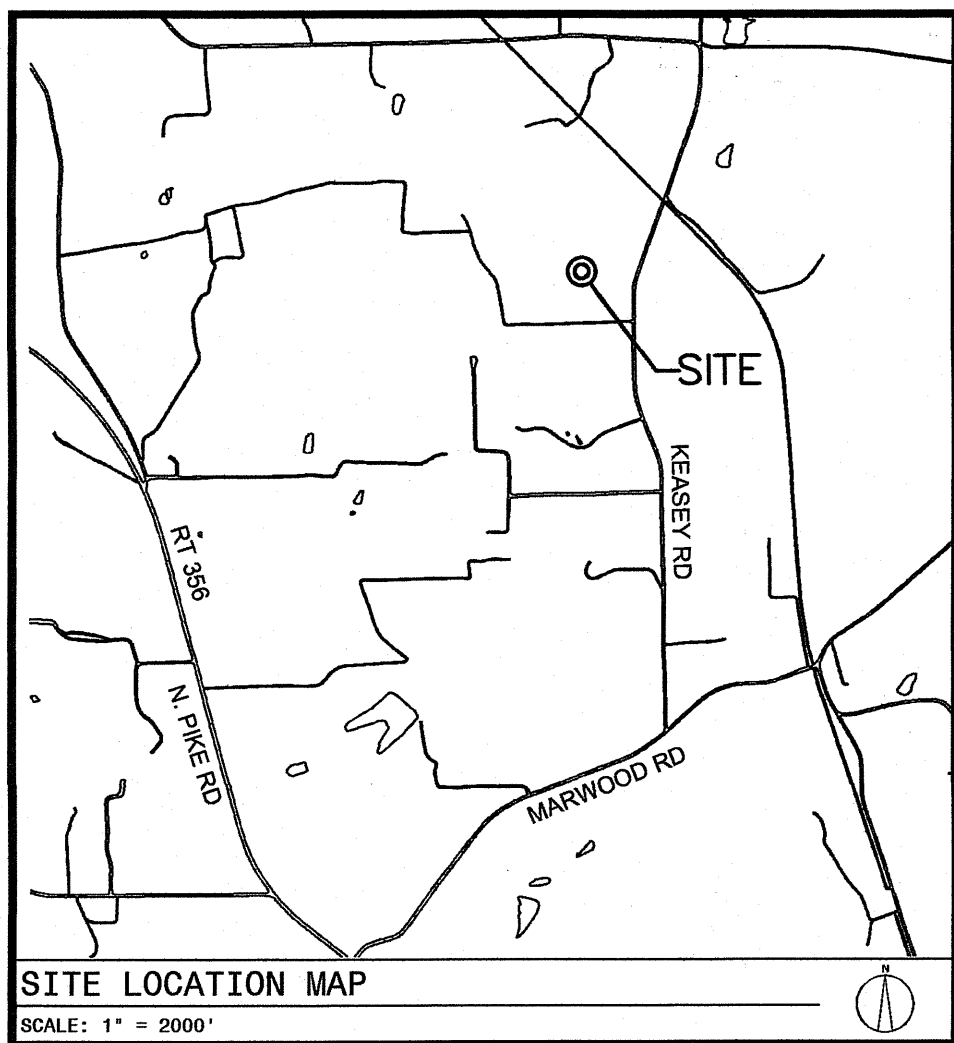
x Debra L. DeLancey  
NOTARY PUBLIC



## GENERAL NOTES:

- PROPERTY OWNER: 320-1F96-7C WILLIAM AND KAREN JONES  
256 KEASEY ROAD  
CABOT, PA 16023  
320-1F96-7E RONALD AND REBECCA SHAW  
240 KEASEY ROAD  
CABOT, PA 16023  
190-1F96-4 WILLIAM AND MELISSA BENZINGER III  
242 KEASEY ROAD  
CABOT, PA 16023
- ZONING DISTRICT: RA - RESIDENTIAL AGRICULTURAL
- LOT REQUIREMENTS: SEE TABLE
- REFERENCES:
  - CURRENT DEEDS OF RECORD
  - PREVIOUSLY RECORDED PLANS
    - JONES SUBDIVISION NO. 2  
PLAN BOOK 175 PG 29
    - JONES SUBDIVISION NO. 3  
PLAN BOOK 208 PG 34
    - JONES / SHAW PLAN  
PLAN BOOK 328 PG 12

RECORDED	20
PLAN BOOK	PAGE
430	44
SHEET 1 of 2	



## MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF JEFFERSON 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 JEFFERSON THIS 10<sup>th</sup> DAY OF MARCH, 2025.

x Lori J. Fennell  
SECRETARY

x Lori J. Fennell  
CHAIRPERSON  
BOARD OF SUPERVISORS

x Lori J. Fennell  
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 17<sup>th</sup> DAY OF FEBRUARY, 2025.

x Lori J. Fennell  
CHAIRPERSON  
PLANNING COMMISSION

x North J. Fleming  
SECRETARY

x North J. Fleming  
CHAIRPERSON  
PLANNING COMMISSION

## MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

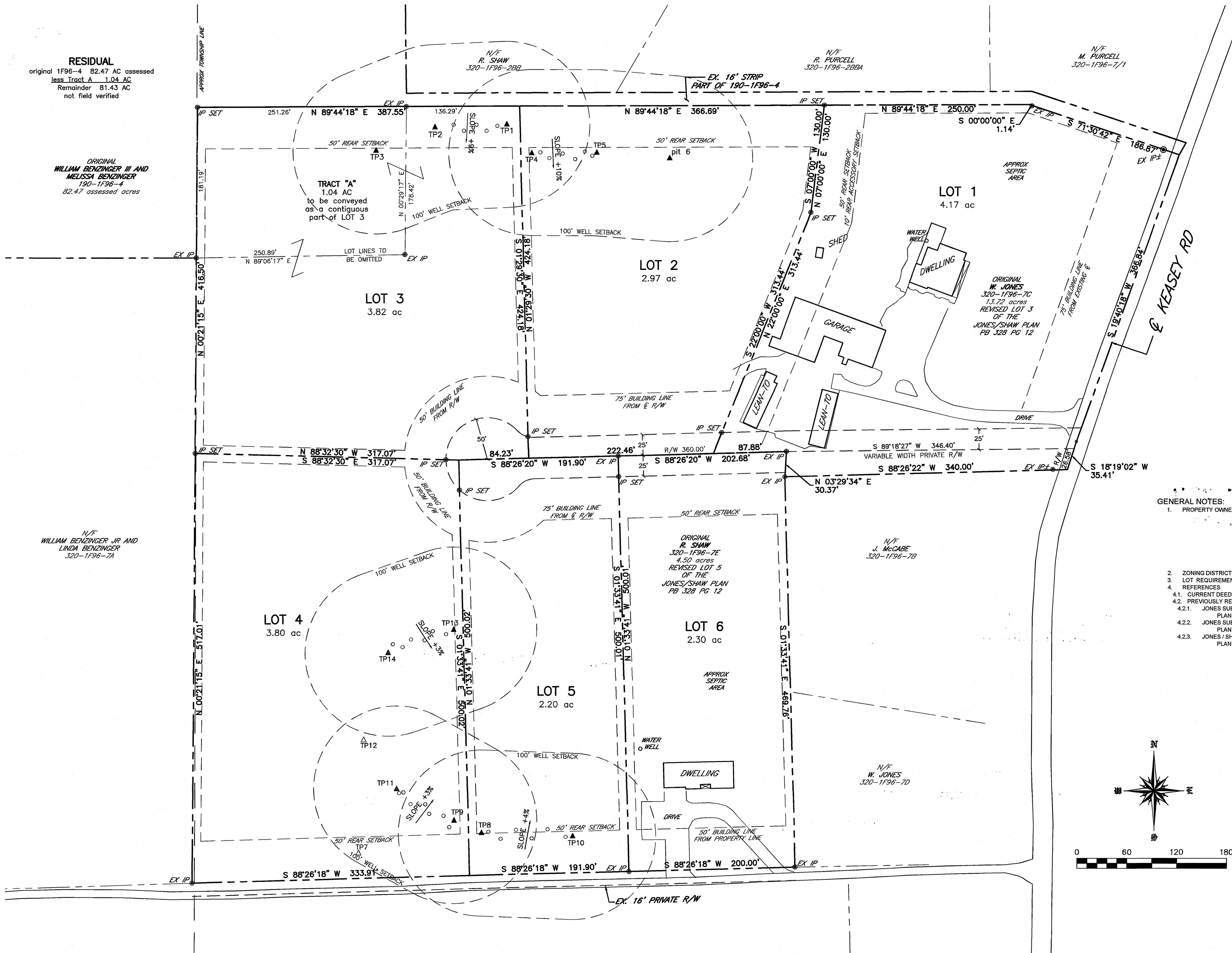
PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

- THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.
- THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF LOTS 1, 2, 3, 4 AND 5.
- THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETOS shall BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
- THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1, 2, 3, 4 AND 5, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
- THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
- THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.
- FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
- DEEDS CONVEYING LOTS 1, 2, 3, 4 AND 5 SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.

GRAFF SURVEYING			
PO BOX 521   SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
PROJECT DESCRIPTION			
JONES/SHAW/BENZINGER PLAN			
BEING A			
SUBDIVISION			
FOR			
WILLIAM & KAREN JONES			
WILLIAM & MELISSA BENZINGER			
RONALD & REBECCA SHAW			
SITUA			
WINFIELD & JEFFERSON TOWNSHIPS			
BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
11/04/2024	SDG	Sdg	1" = 200'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-083	320-1F96-7C, 7E 190-1F96-4	A	





**RESIDUAL**  
original 1F96-4 82.47 AC assessed  
less Tract A 1.04 AC  
Remainder 81.43 AC  
not field verified

**ORIGINAL**  
**WILLIAM BENZINGER III AND**  
**MELISSA BENZINGER**  
190-1F96-4  
82.47 assessed acres

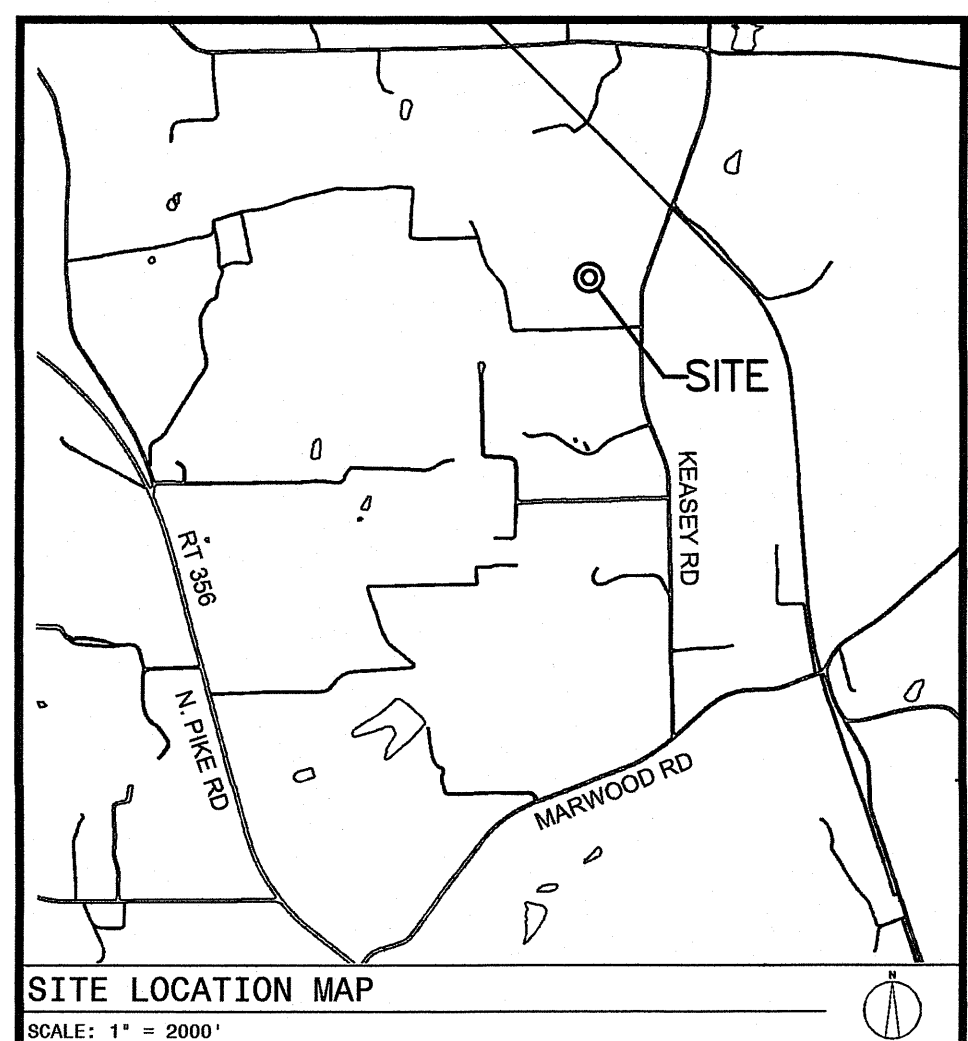
**N/F**  
**WILLIAM BENZINGER JR AND**  
**LINDA BENZINGER**  
320-1F96-7A

**PROPOSED WATER WELL SITE NOTE:**  
THE LOCATION OF ANY WATER WELL WILL MEET  
THE REQUIRED SEPTIC ISOLATION DISTANCES.

**REPLACEMENT DISPOSAL SITE NOTE:**  
THE REPLACEMENT DISPOSAL SITE IS  
RESERVED FOR A REPLACEMENT ABSORPTION  
AREA IN THE EVENT THE PRIMARY SYSTEM  
FAILS. THIS AREA MUST NOT BE DISTURBED.

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

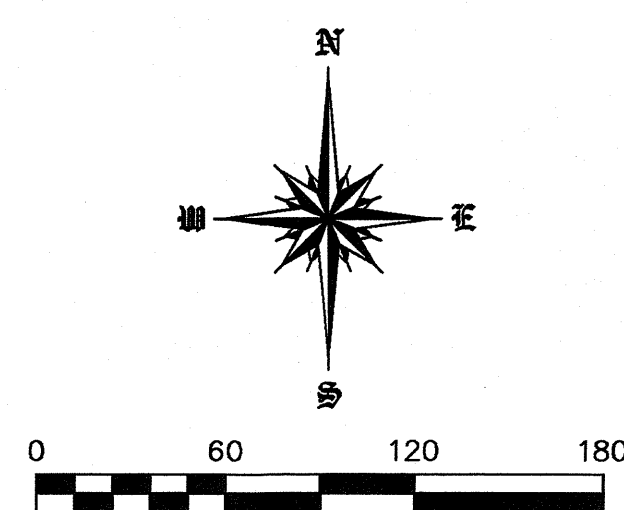
**NOTE:** SUBJECT TO AND TOGETHER WITH ANY AND  
ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND  
CONDITIONAL CLAUSES OF RECORD OR  
ESTABLISHED BY DUE PROCESS.



PROPERTY AREA SUMMARY:		
<b>EXISTING TOTALS</b>		
REV LOT 3 (320-1F96-7C)	13.72 AC	
REV LOT 5 (320-1F96-7E)	4.50 AC	
+ 190-1F96-4	82.47 AC (assessed)	
EXISTING TOTAL	100.69 AC	
<b>REVISED TOTALS</b>		
LOT 1	4.17 AC	
LOT 2	2.97 AC	
LOT 3	3.82 AC	
LOT 4	3.80 AC	
LOT 5	2.20 AC	
LOT 6	2.30 AC	
REVISED 320-1F96-7E	2.30 AC	
REVISED 190-1F96-4	81.43 AC (assessed)	
REVISED TOTAL	100.69 AC	



- GENERAL NOTES:**
- PROPERTY OWNER:
    - 320-1F96-7C WILLIAM AND KAREN JONES  
256 KEASEY ROAD  
CABOT, PA 16023
    - 320-1F96-7E RONALD AND REBECCA SHAW  
240 KEASEY ROAD  
CABOT, PA 16023
    - 190-1F96-4 WILLIAM AND MELISSA BENZINGER III  
240 KEASEY ROAD  
CABOT, PA 16023
  - ZONING DISTRICT: RA - RESIDENTIAL AGRICULTURAL
  - LOT REQUIREMENTS: SEE TABLE
  - REFERENCES:
    - 4.1. CURRENT DEEDS OF RECORD
    - 4.2. PREVIOUSLY RECORDED PLANS
      - 4.2.1. JONES SUBDIVISION NO. 2  
PLAN BOOK 175 PG 29
      - 4.2.2. JONES SUBDIVISION NO. 3  
PLAN BOOK 208 PG 34
      - 4.2.3. JONES / SHAW PLAN  
PLAN BOOK 328 PG 12



WINFIELD TOWNSHIP R/A - RESIDENTIAL/AGRICULTURAL DISTRICT	
Dimension	Requirement
Min. Lot Area	2 ac (w/ on lot water and sewage)
Min. Lot Width	200 feet at building line
Min. Front Yard Depth	75 feet from centerline of street
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet principal (10 feet accessory)

RECORDED	20
PLAN BOOK	PAGE
430	45
SHEET 2 of 2	

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**  
JONES/SHAW/BENZINGER PLAN  
BEING A  
SUBDIVISION  
FOR  
WILLIAM & KAREN JONES  
WILLIAM & MELISSA BENZINGER  
RONALD & REBECCA SHAW

**SITUATE**  
WINFIELD & JEFFERSON TOWNSHIPS  
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
11/04/2024	SDG	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-083	320-1F96-7C, 7E 190-1F96-4	A	







## OWNER'S CERTIFICATION

WE, WOLF CREEK PROPERTIES, LLC

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 owner desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this

30<sup>th</sup> day of July, 2025.

(Partner/Owner of Wolf Creek Properties, LLC.)

(Partner/Owner of Wolf Creek Properties, LLC.)

## ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF Mercer } SS:

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Brett Ligo of Wolf Creek Properties, LLC, 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.

WITNESS MY HAND AND NOTARIAL SEAL this 30<sup>th</sup> day of July, 2025.

Sean R. Newton SEAL  
(Notary Public)

My commission expires the 29<sup>th</sup> day of July, 2026.

Commonwealth of Pennsylvania - Notary Seal  
Sean R. Newton, Notary Public  
Mercer County  
My Commission Expires July 29, 2026  
Commission Number 1617807

## OWNER'S CERTIFICATION

WE, BRETT W. & CYNTHIA C. LIGO

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 owner desire the final plan to be recorded as such.

In witness whereof I have set my hand and seal this

30<sup>th</sup> day of July, 2025.

(Owner)

(Owner)

## ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF Mercer } SS:

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named BRETT W. & CYNTHIA C. LIGO, 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.

WITNESS MY HAND AND NOTARIAL SEAL this 30<sup>th</sup> day of July, 2025.

Sean R. Newton SEAL  
(Notary Public)

My commission expires the 29<sup>th</sup> day of July, 2026.

Commonwealth of Pennsylvania - Notary Seal  
Sean R. Newton, Notary Public  
Mercer County  
My Commission Expires July 29, 2026  
Commission Number 1617807

## MUNICIPAL APPROVAL (SLIPPERY ROCK TWP.-BUTLER CO.)

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 of Slippery Rock 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 SLIPPERY ROCK BOARD OF SUPERVISORSthis 9<sup>th</sup> day of June, 2025.

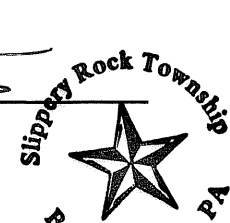
Christina Parkley  
(Secretary)  
SEAL

Paul A. Dick  
(Chairman)

Reviewed by the TOWNSHIP of SLIPPERY ROCK PLANNING COMMISSIONthis 9<sup>th</sup> day of June, 2025.

Christina Parkley  
(Secretary)  
SEAL

Dr. C. Egl  
(Chairman)



## PROFESSIONAL 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)

6/30/2025

(Professional's Registration No.)

SU075509

(Date)

## BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 10<sup>th</sup> day of June, 2025.

R. Hunsbaker MRC  
(Secretary)

G. Hunsbaker MRC  
(Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 25124

SEAL



## PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }

COUNTY OF BUTLER }

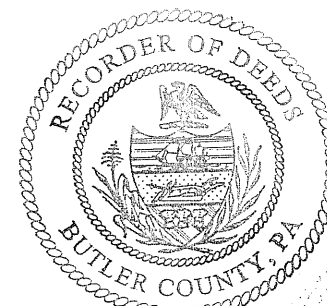
Recorded in the office for the recording of deeds, plats and plans in said County, in

Plan Book Volume 430 Page(s) 47Given under my hand and seal this 6<sup>th</sup> day of AUGUST, 2025

Michele M. Mustello  
(Recorder of Deeds)

**MICHELE M. MUSTELLO**  
RECORDER OF DEEDS

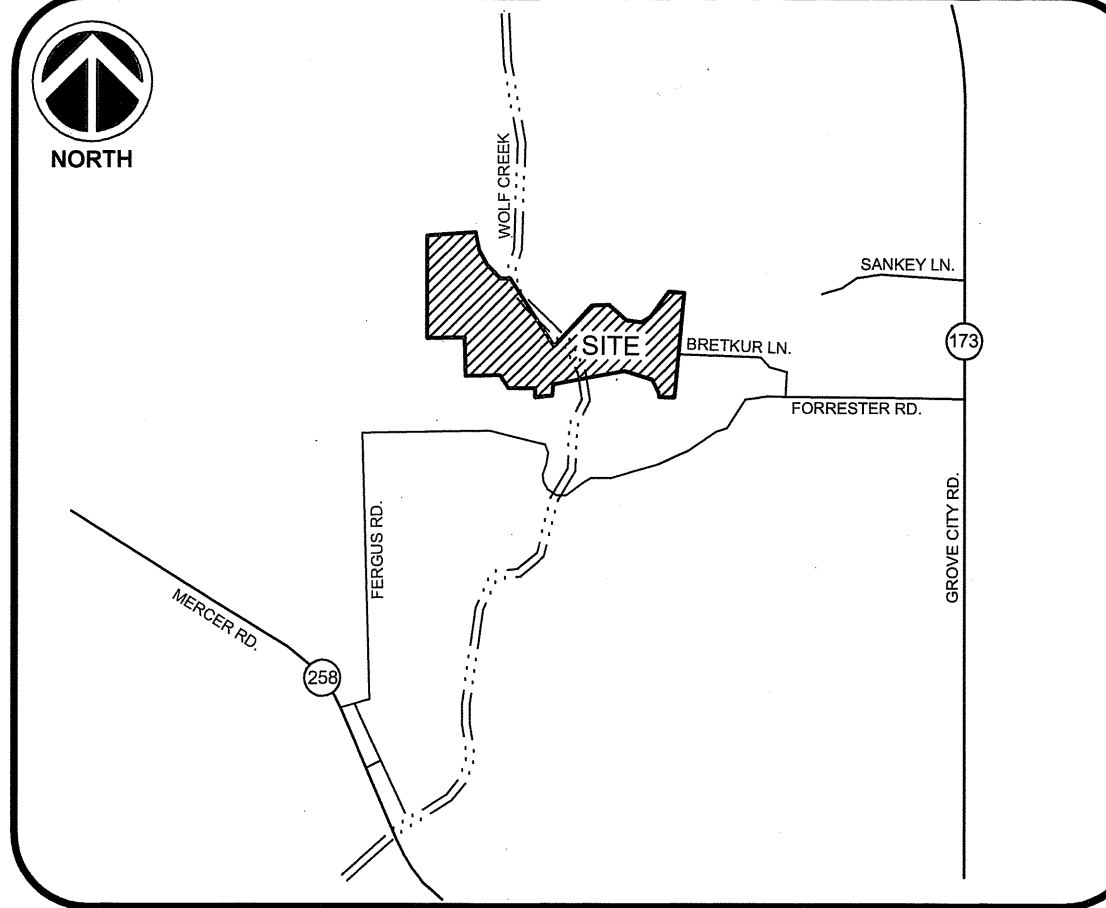
My Commission Expires First Monday in January 2028



Instr: 202508060012288  
Page 1 of 1  
Slichere Mustello  
Butler County Recorder PA



NORTH



## VICINITY MAP

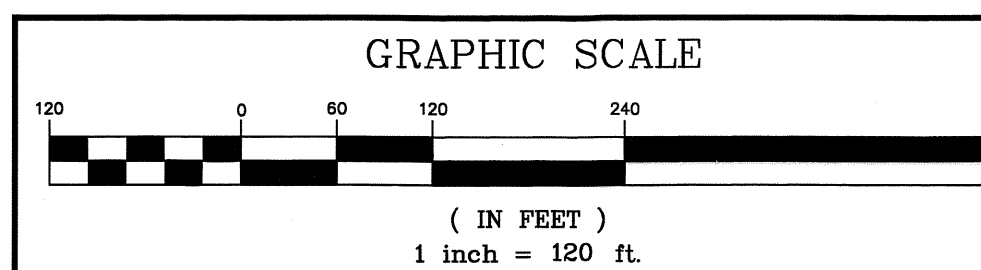
NOT TO SCALE

## NOTES:

1. PARCEL 280-4F72-1D, BEING LOT 4R IN THE WOLF CREEK PROPERTIES SUBDIVISION AND LOT LINE REVISION PLAN, IS TO BE CONVEYED TO AND BECOME PART OF ADJOINING PARCEL 280-4F72-4A9. (LOT 1R)

TOTAL PLAN AREA 49.04 ACRES  
LOT 1R 49.04 AC.

ZONING		RC-1 RURAL CONSERVATION
SUBURBAN DENSITY OVERLAY DIST.		
MIN. LOT AREA	1 ACRE	
MIN. LOT WIDTH	150'	
SETBACKS:		
FRONT YARD	50'	
SIDE YARD	25'	
REAR YARD	50'	
MAX. BLDG. HT.	35'	
MAX. COVERAGE	15%	



( IN FEET )  
1 inch = 120 ft.

**NORTHERN**  
SURVEYORS AND ASSOCIATES

137 LINK LANE  
SLIPPERY ROCK, PA 16057  
(724)530-6889  
northernsurveyor@gmail.com

Scale 1" = 120'

Date May 12, 2025

June 10, 2025

Job No.

3814

OWNER:  
WOLF CREEK PROPERTIES LLC  
262 GROVE CITY RD.  
SLIPPERY ROCK, PA 16057  
724-794-2380  
PARCEL ID: 280-4F72-1D  
DEED REF: 202502046001591

OWNER:  
BRETT W. & CYNTHIA C. LIGO  
500 BRETKUR LN.  
SLIPPERY ROCK, PA 16057  
724-794-2380  
PARCEL ID: 280-4F72-4A9  
DEED REF: 202207280016388

Situate in **LIGO LOT CONSOLIDATION**  
Slippery Rock Township  
Butler County, Pa.

Prepared For **Brett Ligo**

Sheet No. 1 of 1







**NVR, Inc. - Owner**

Known all men by these presents that NVR, Inc., virtue of resolution of its Board of Directors does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewerage and utility purposes, all drives, roads, streets, 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, NVR, Inc., hereby covenants and agrees to and by these presents does 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 NVR, Inc., 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 the same to be attested by its secretary, this 28<sup>th</sup> day of July, A.D. 2025.

ATTEST:

Witness

Vice President, NVR, Inc.

The foregoing adoption and dedication is made by NVR, Inc. with full understanding and agreement that the approval of the Township Board of Supervisors, if attached hereto, will become null and void unless this plan is recorded in the Recorder of Deeds office of Butler County within ninety (90) days from the date of said approval.

Commonwealth of Pennsylvania

County of Butler

On this 28<sup>th</sup> day of July, A.D. 2025, before me, a Notary Public in and for said County and Commonwealth, personally appeared Peter Robertson of NVR, Inc. who being duly sworn, 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 the said corporation duly sign and sealed by and as for the act and deed of said NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as Vice President of NVR, Inc. in attestation of the due execution and delivery of said release and dedication of this deponents own and proper respective handwriting.

Vice President, NVR, Inc.

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

Witness my hand and notarial seal this 28<sup>th</sup> day of July, A.D. 2025.

Notary Public

My commission expires the 7<sup>th</sup> day of December, 2026

**Registered Surveyor**

I, James A. Sperdute, PLS 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 Owner of Agents.

James A. Sperdute, RS #24457-E

Date

**Township Engineer**

I, Richard W. Lippert, 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.

Printed Name & Registration No. #063068

Date

**Adams Township Board of Supervisors**

Approved by the Adams Township Board of Supervisors this 28<sup>th</sup> day of July, A.D. 2025.

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 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, Adams Township Supervisors

Adams Township Supervisor

Chairperson, Adams Township Supervisors

Adams Township Supervisor

Adams Township Supervisor

**Butler County Planning Commission**

Reviewed by the Butler County Planning Commission on this 16<sup>th</sup> day of July, A.D. 2025.

Secretary, Butler County Planning Commission

Chairperson, Butler County Planning Commission

Plan # 25157

**Butler County Recorder of Deeds**

Commonwealth of Pennsylvania

County of Butler

Recorded in the Recorder office for the recording of Deeds, Plans, etc. in Butler County, Commonwealth of Pennsylvania on Plan Book

Volume 430 page(s) 49

Given under my hand and seal this 28<sup>th</sup> day of August, A.D. 2025.

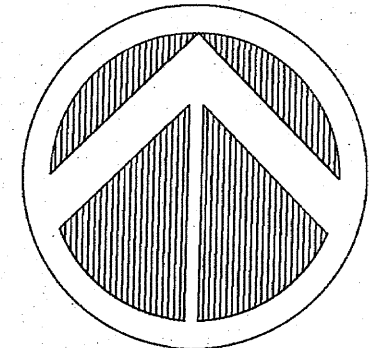
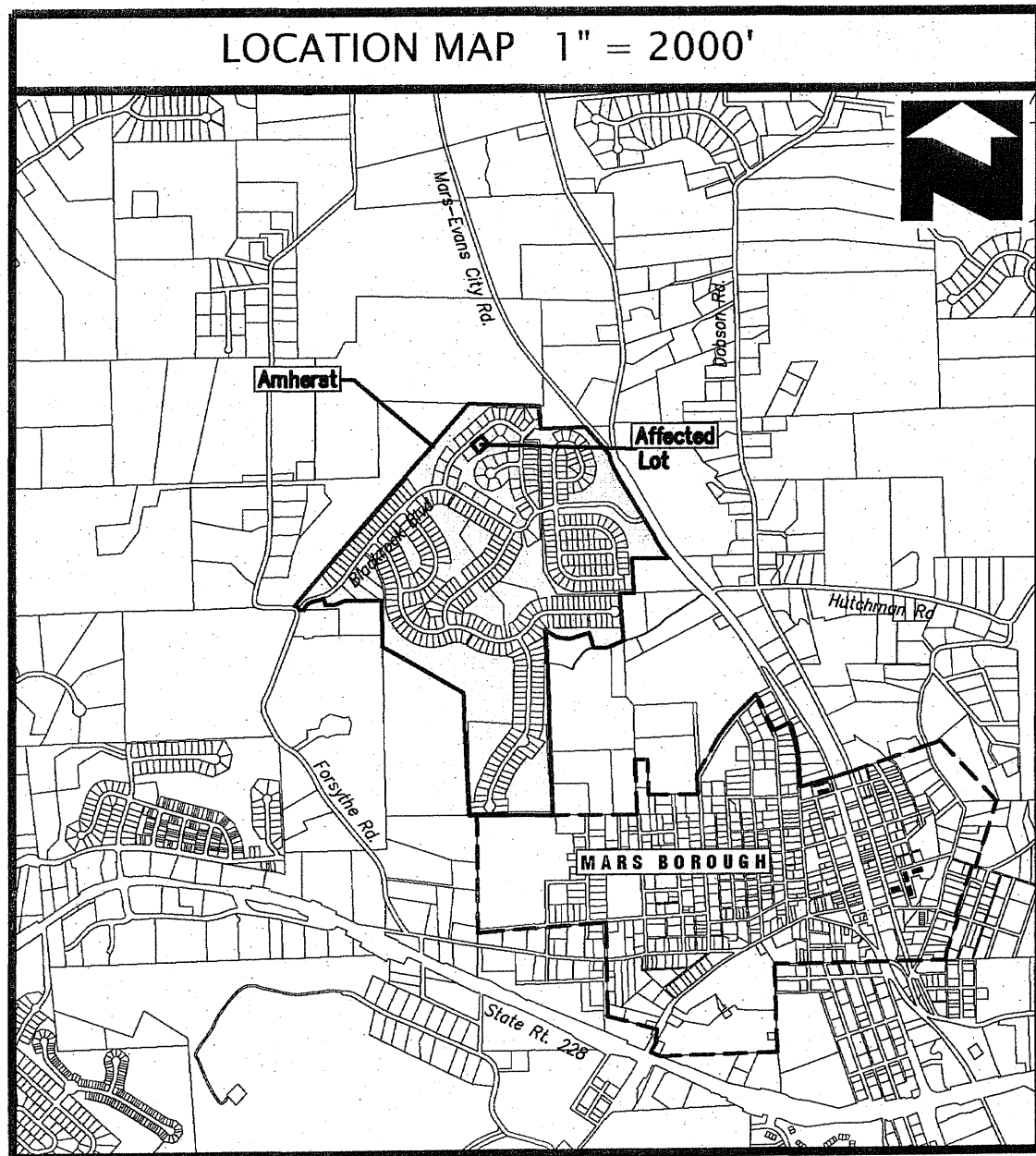
Recorder of Deeds

**MICHELE M. MUSTELLO**  
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

Parcel Table — Original Lots		
Lot Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
204	18,200.00	0.418

Parcel Table — Proposed Lots/Units			
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)	Street Address
204-A	4,768.985	0.109	6023 Ruby Way
204-B	2,880.010	0.066	6025 Ruby Way
204-C	2,880.010	0.066	6027 Ruby Way
204-D	2,880.010	0.066	6029 Ruby Way
204-E	4,790.984	0.110	6031 Ruby Way



**General Plan Notes**

- This plan is a re-subdivision of TH-204 of the Amherst - Phase 6 Residential Subdivision as recorded in Plan Book 399, Pages 37 to 40 to separate the original lot at the centerline of the structure party wall to allow for fee simple conveyance of individual units.
- No additional units are proposed by this plan that were not originally planned for.
- This plan is subject to any and all conditions of the previously approved plans as approved by Adams Township.
- If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

**Property References**

Property Owner:

NVR, Inc.  
One Penn Center West  
Suite 220  
Pittsburgh, PA 15676

Lot:  
TH-204  
Tax Parcel 010-4F35-9/204-0000  
Deed Book 202505200007488

**PLAN BOOK**  
**430**

**PAGE**  
**49**

PROPERTY OWNER / BUILDER

**NVR**  
ONE PENN CENTER WEST, SUITE 220  
PITTSBURGH, PA 15676  
BUILT BY:

**Ryan Homes**

Drawing Number 1001-2527971  
Drawing Scale 1"=20'  
Date June 25, 2025  
Drawn By  
Revisions

72000

**Amherst**  
**Amendment 10**

Being a Re-subdivision of Lot TH-204 of the Amherst - Phase 6 Residential Subdivision Plan As recorded in Plan Book 399, Pages 37-40 Adams Township, Butler County, Pennsylvania

**Sperdute Land Surveying**  
A Division of Sheffer & Company

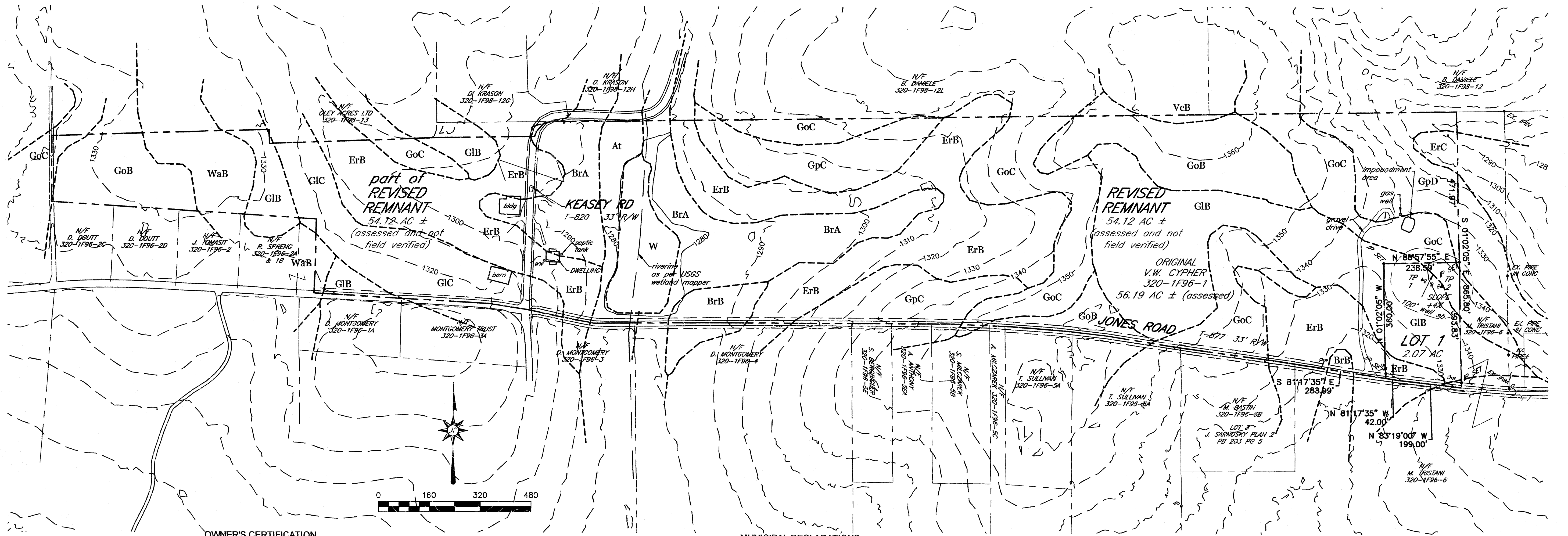
441 Mars-Valencia Rd, Suite 3C  
Valencia, PA 16059

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





#### OWNER'S CERTIFICATION

I, VIRGIL W. CYPHER, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN WAS MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 8 DAY OF AUGUST, 2025.

VIRGIL W. CYPHER

#### ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, VIRGIL W. CYPHER, AND 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF AUGUST, 2025.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2027

NOTARY PUBLIC

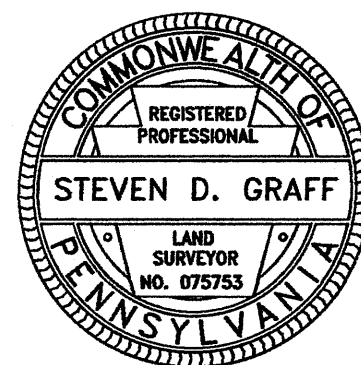
Commonwealth of Pennsylvania - Notary Seal  
Debra L. DeLancey, Notary Public  
Butler County  
My commission expires February 17, 2027  
Commission number 1152784  
Member, Pennsylvania Association of Notaries

#### SURVEYOR'S CERTIFICATION

I, STEVEN 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.

JULY 21, 2025  
DATE

STEVEN D. GRAFF  
REG. NO. SU-075753



WINFIELD TOWNSHIP RIA - RESIDENTIAL/AGRICULTURAL DISTRICT	
Dimension	Requirement
Min. Lot Area	2 ac (w/ on lot water and sewage)
Min. Lot Width	200 feet at building line
Min. Front Yard Depth	75 feet from centerline of street
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet principal (10 feet accessory)

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

#### MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WINFIELD 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 WINFIELD THIS 29th DAY OF MAY, 2025.

SECRETARY

CHAIRPERSON  
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 7th DAY OF MAY, 2025.

SECRETARY

CHAIRPERSON  
PLANNING COMMISSION

#### BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF MAY, 2025.

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 430, PAGE(S) 50

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF AUGUST, 2025.

RECORDER OF DEEDS

MICHELE M. MUSTELLO  
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

## V. CYPHER PLAN

Being a subdivision of Butler County Tax Parcel 320-1F96-1.

#### GENERAL NOTES:

- TAX PARCEL: 320-1F96-1
- OWNERS: VIRGIL W. CYPHER
- ZONING: RA - RESIDENTIAL AGRICULTURAL
- SETBACKS: SEE TABLE
- REFERENCES:
  - CURRENT DEEDS OF RECORD
  - PREVIOUSLY RECORDED PLANS
    - STEFKO/SALE PLAN NO. 1
    - PLAN BOOK 211 PG 42
    - DOERR SUBDIVISION PLAN
    - PLAN BOOK 307 PG 48-50
    - CYPHER / OLEY ACRES LOT LINE REVISION
    - PLAN BOOK 371 PGS 38-40
    - TRISTANI / CYPHER LOT LINE REVISION
    - PLAN BOOK 414 PG 40

Instr: 202508130012746  
Pg 1 of 1  
Michele Mustello  
Butler County Recorder PA

REV	DESCRIPTION	BY	DATE
<b>GRAFF</b> 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 <b>V. CYPHER PLAN</b> BEING A SUBDIVISION FOR VIRGIL CYPHER			
SITUATE WINFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 03/20/2025	DRAWN SDG	CHECKED Sdg	SCALE 1" = 160'
PROJECT NO. 23-167	TAX PARCEL NO. 320-1F96-1	REVISION -	

RECORDED	
PLAN BOOK	PAGE
<b>430</b>	<b>50</b>
SHEET	of

