

SPC PA S NAD 83 GRID
PROCESSED VIA OPUS SUBMISSION

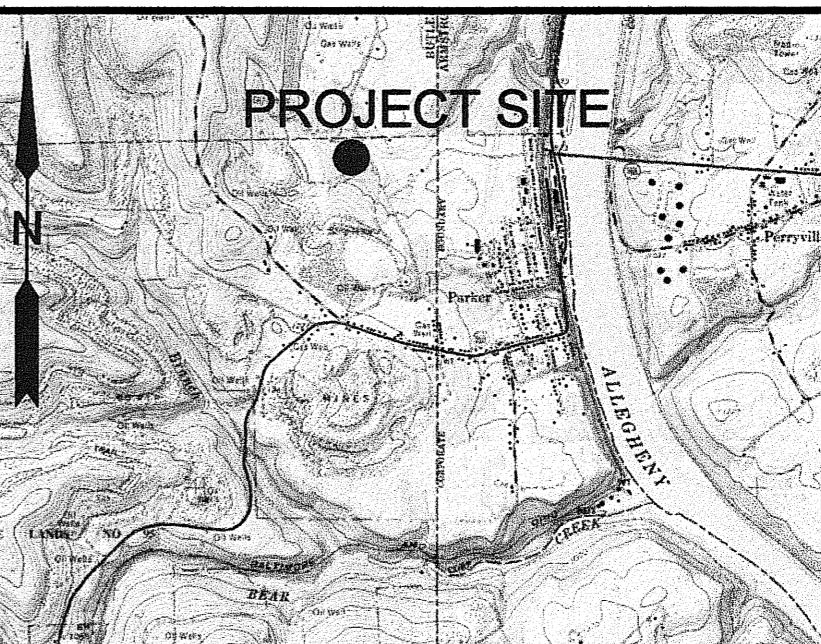
NON-BUILDING WAIVER
As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of agriculture and silviculture. No portion of the residual land of this property/subdivision is approved by Parker Township or the Department of Environmental Protection for the construction of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment, or disposal system (except for the repairs to existing systems) unless the municipality and DEP have both approved sewage facility planning for the property/subdivision in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Parker Township, who are charge with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

RAYMOND J & AMY K
KAUFMAN
TAX MAP NO.
020-1F33-18-0000
DEED INFO
200503160006285

Instr: 202507100010622
Pg: 1 F: \$45.00
7/10/2025 11:30 AM
Michele Mustello
Butler County Recorder PA
T2025000946

RAYMOND J & AMY K
KAUFMAN
TAX MAP NO.
020-1F33-18-0000
DEED INFO
2389-0621

LINE	BEARING	DISTANCE
L1	S 27°56'37" E	36.32'
L2	S 24°03'56" E	20.07'
L3	S 84°32'24" W	71.53'
L4	N 86°54'41" W	51.47'
L5	S 83°51'08" W	99.74'
L6	S 77°04'14" W	199.21'
L7	S 75°47'47" W	155.85'
L8	S 82°08'48" W	114.27'
L9	S 83°12'51" W	35.38'
L10	S 69°05'12" W	105.43'
L11	S 62°15'18" W	181.10'
L12	S 41°43'40" W	33.85'
L13	S 17°19'51" W	21.52'



LOCATION MAP
NTS

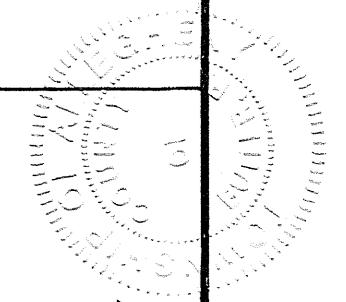
PLAN BOOK 430 PAGE 3

CALL BEFORE YOU DIG!
PENNSYLVANIA ACT 172 REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

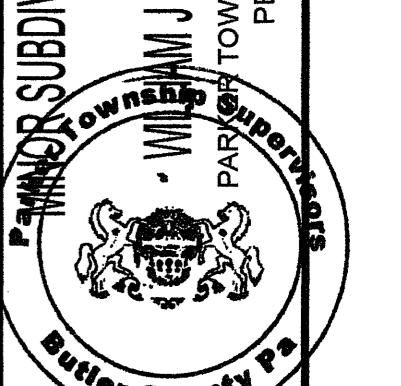
WETLANDS STATEMENT
BEFORE ANY CONSTRUCTION BEGINS IN THE SURVEYED
AREA SHOWN ON THIS MAP, IT IS THE RESPONSIBILITY
OF PROPERTY OWNER OR CONTRACTOR TO DETERMINE
IF IN FACT - WETLANDS - EXIST WITHIN THE SURVEYED AREA.

FOX & FOX, INC.

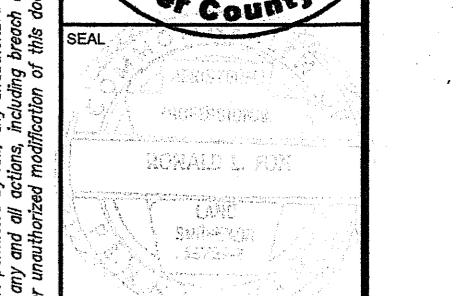
58 Timber Bridge Road, Suite 20
Clairton, Pa. 16214
Phone: 814-745-2851 Fax: 814-745-2248
email: foxandfoxinc@gmail.com



FOR
SUBDIVISION AND FINAL PLAN
WILLIAM J & ROBERT J LOWE
PARKER TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA



RECORDED IN THE
BUTLER COUNTY RECORDER'S OFFICE
ON THE 18TH DAY OF JUNE, 2025
BY MICHELE M. MUSTELLO
RECORDER OF DEEDS
FOR WILLIAM J & ROBERT J LOWE
PARKER TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA



BY: JLB DATE: 5-12-2025
CHK: DATE:
SCALE: HORIZ: 1" = 100'
VERT:
FILE: LOWE
JOB NO.: 810925-LLOWE
SHEET: 1 OF 1

LOT 1
BEING PART OF
TAX MAP NO.
260-1F33-12-0000
TO BE COMBINED WITH
TAX MAP NO.
020-1F33-21-0000
BEING
173,031 SQ. FEET
3.97 ACRES

RESIDUAL LAND OF
WILLIAM J & ROBERT J LOWE
TAX MAP NO.
260-1F33-12-0000
DEED INFO
9903-5011
152.93 ACRES (GIS)
NEW ACREAGE
148.96 ACRES

BUTLER COUNTY PLANNING COMMISSION APPROVAL
Approved by the Butler County Planning Commission
this 18th day of June, 2025



R. Henhart MIG
Secretary
J. Hause MIG
Chairman

MUNICIPAL REVIEW
Reviewed by the Supervisors of Allegheny Township
This 8 day of July, 2025.

K. Langer
Secretary
C. O. Stover
Chairman

Certification:

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

6-27-25
DATE
SIGNATURE OF SURVEYOR

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday In January 2028

LEGEND
 ○ - EXISTING PIN OR PIPE
 ● - SET 5/8" REBAR
 • - POINT
 - PROPERTY BOUNDARY
 - ADJOINERS BOUNDARY
 - RIGHT -OF-WAY LINE
 - STREET CENTERLINE
 - BUILDING SETBACK
 - ROAD
 - POLITICAL LINE

0 100 200 300

This survey was completed without
a certified title search by an attorney.

No underground or overhead utilities were
located for this survey.

All structures, drives, & features are existing

BUILDING SETBACK DISTANCES
FRONT-50'
REAR-50'
SIDE-20'

GEORGE A & ARLENE B SAYE
TAX MAP NO.
260-1F33-28-0000
DEED INFO
201201100000764

GENERAL NOTES:
 6 (a): No floodplains, wetlands, or water courses are present in the area of
conveyance.
 (b): No buildings exist in the area of conveyance. Land use shall remain the
same as prior, silviculture.
 (c): No sanitary sewers, storm water management facilities, water mains,
fire hydrants, water wells and lot sewage exist on the area of
conveyance.



RECORDED IN THE BUTLER COUNTY RECORDER'S OFFICE
ON THE 18TH DAY OF JUNE, 2025
BY MICHELE M. MUSTELLO
RECORDER OF DEEDS
FOR WILLIAM J & ROBERT J LOWE
PARKER TOWNSHIP, BUTLER COUNTY
PENNSYLVANIA

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 27th DAY OF JUNE, 2025.

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

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUTLER }
}

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

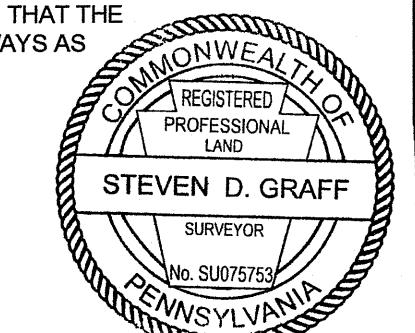
MY COMMISSION EXPIRES THE 13 DAY OF OCTOBER, 2027

Kim Marie Balch
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.

April 16, 2025
DATE
X STEVEN D. GRAFF
REG. NO. SU-075753



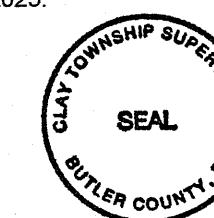
MUNICIPAL DECLARATIONS

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 5th DAY OF JUNE, 2025.

Bob Shup
X Taylor Scott
SECRETARY
CHAIRPERSON
BOARD OF SUPERVISORS



REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLAY THIS 20th DAY OF MAY, 2025.

Bob Shup
X Richard Geyer
SECRETARY
CHAIRPERSON
PLANNING COMMISSION



BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

R. Hardman MKE
SECRETARY
X J. Hines MKE
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PLAN # 35054

PROOF OF RECORDING

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

PLAN BOOK VOLUME 430, PAGE(S) 6

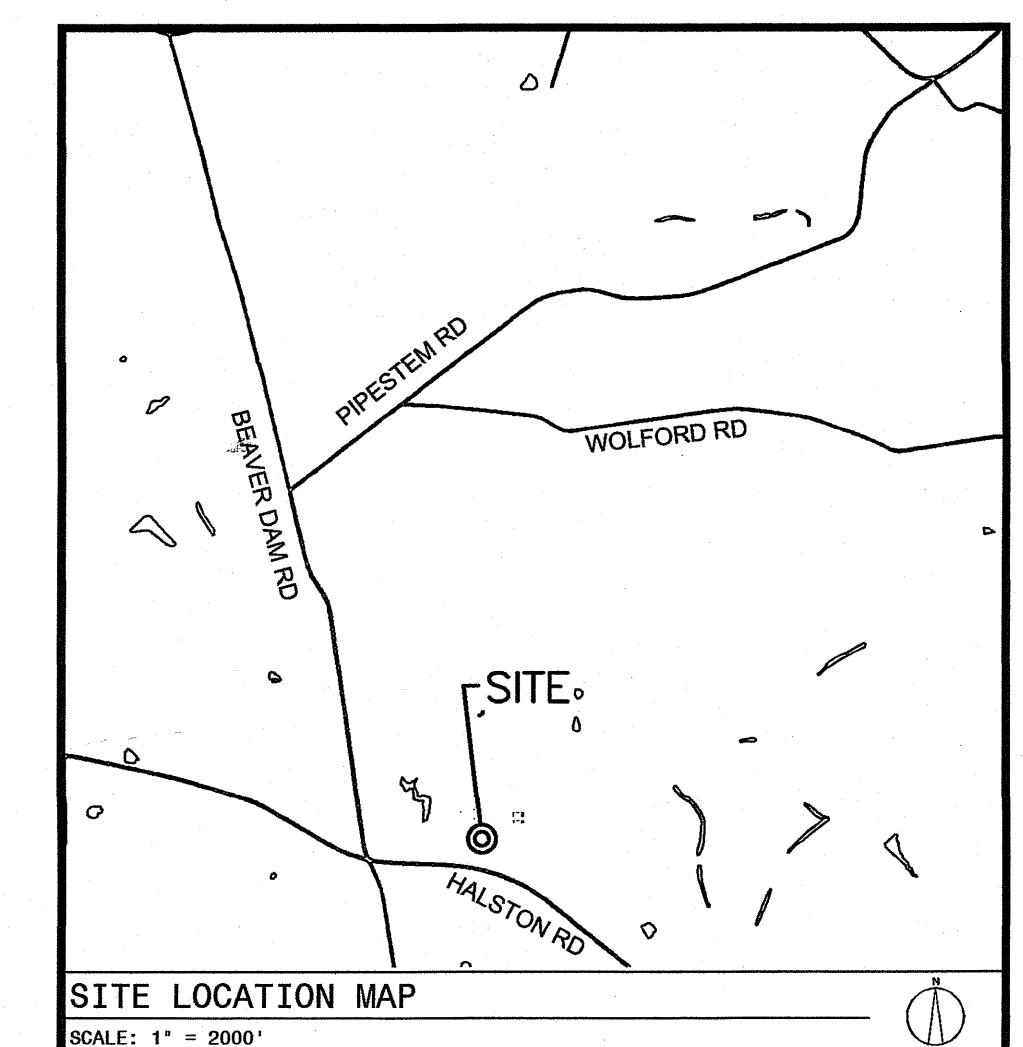
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF JULY, 2025.

Michael 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.

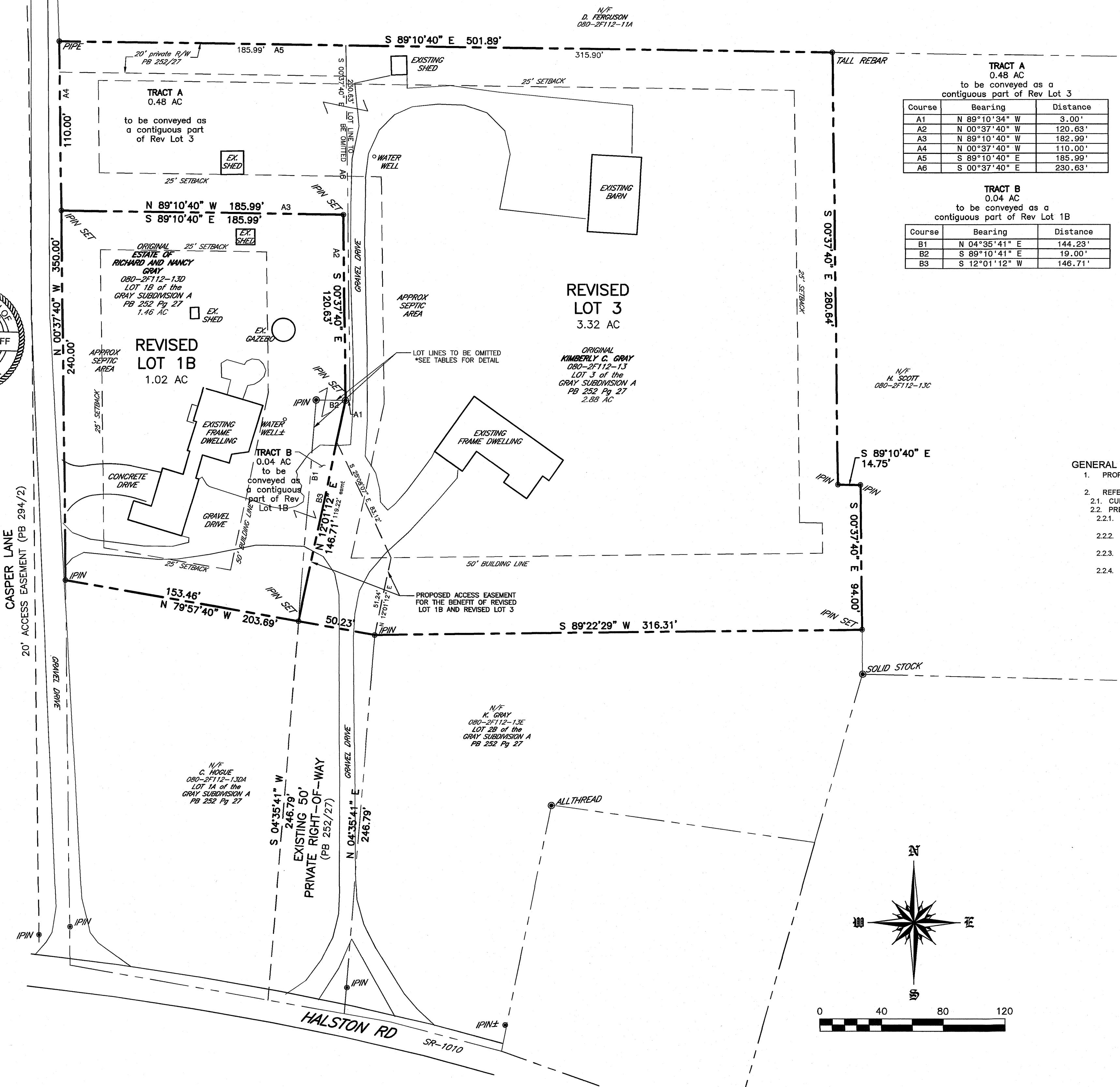
K. GRAY PLAN

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)

Instr: 002507100010627
Page 1 of 48
7/10/2025 12:39 PM
Michele Mustello
Butler County Recorder PA
T20250099059

PROPERTY AREA SUMMARY:

EXISTING TOTALS		
LOT 1B	1.46 AC	
+ LOT 3	2.88 AC	
EXISTING TOTAL	4.34 AC	
REVISED LOT 1B	1.46 AC	
- TRACT A	0.48 AC	
+ TRACT B	0.04 AC	
REVISED LOT 1B	1.02 AC	
REVISED LOT 3	2.88 AC	
- TRACT A	0.48 AC	
- TRACT B	0.04 AC	
REVISED LOT 3	3.32 AC	
REVISED TOTALS	1.02 AC	
+ REVISED LOT 3	3.32 AC	
REVISED TOTAL	4.34 AC	



RECORDED 20
PLAN BOOK 430
PAGE 6
430 6
SHEET of

A	REVISIONS PER BUTLER COUNTY PLANNING COMMISSION REVIEW LETTER DATED 3/14/2025	SDG	4/15/2025
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 K. GRAY PLAN 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			

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

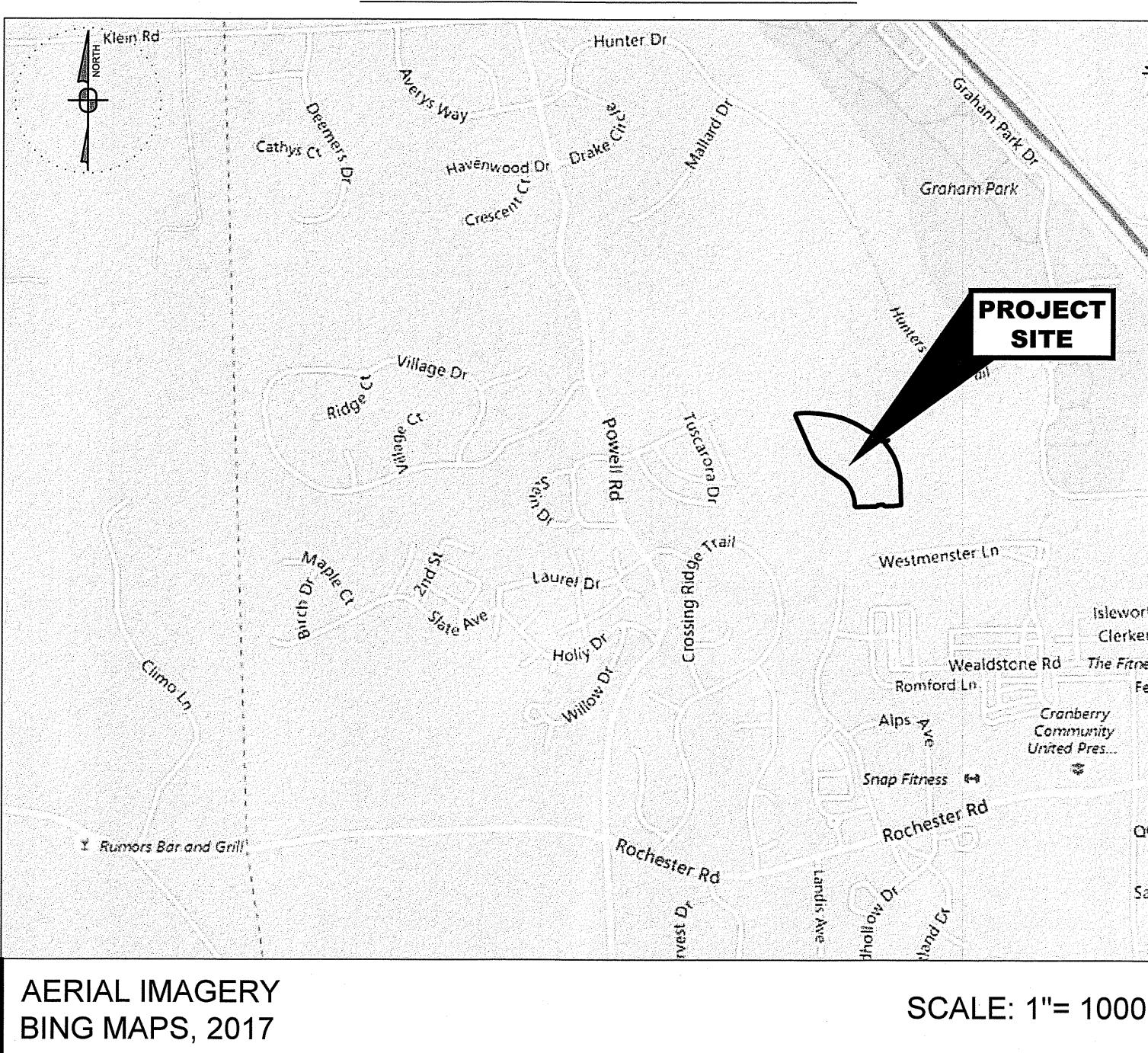
This topographic map displays the terrain and location of the Project Site. The map includes contour lines representing elevation, roads labeled with names like BRUNNER RD, GLEN EDEN RD, KLEIN RD, STEELE SCHOOL RD, ROCHESTER RD, DARLINGTON RD, and FRESH CORNS RD, and geographical features such as Brush Creek and the Kindelberger Landing Strip. A black arrow points from the top right towards the center of the map, indicating the location of the Project Site. A legend in the bottom right corner identifies the 'PROJECT SITE'.

PROJECT SITE

USGS MAPPING
Baden Quad

SCALE: 1" = 2000

SITE LOCATION MAP

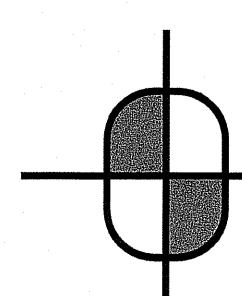


PHASE 7 ROAD & STORM SEWER AS-BUILT DRAWINGS

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:



Sheffler & Company, Inc.

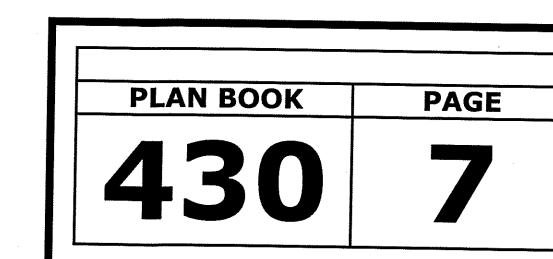
ENGINEERING • SURVEYING

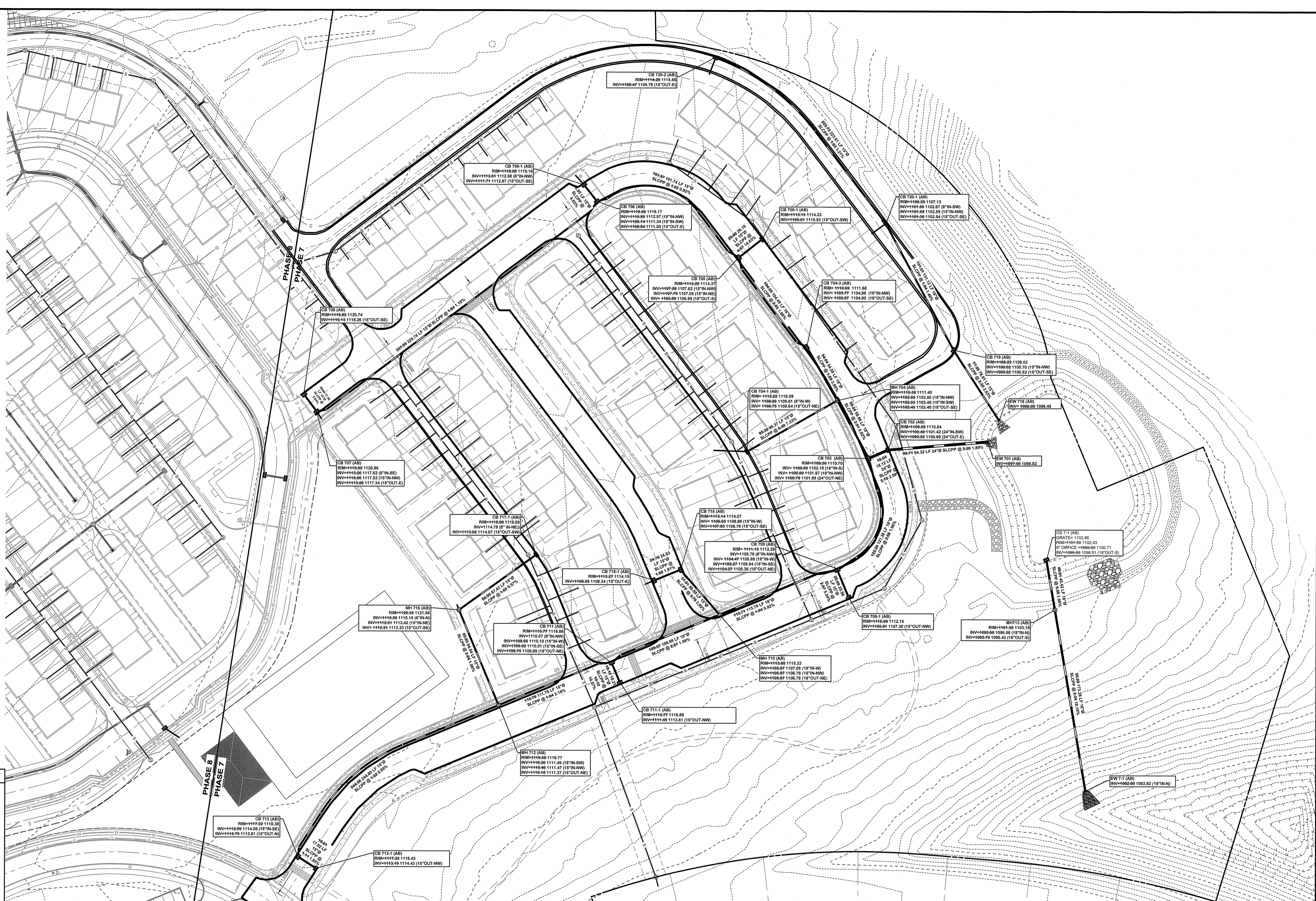
1712 Mt. Nebo Road
Sewickley, PA 15143

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

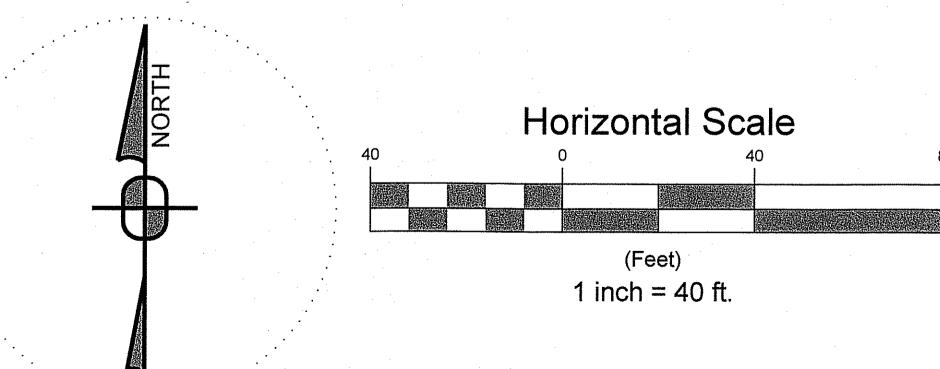
DRAWING SCHEDULE

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





Know what's below.
Call before you dig.



Date: 10/19/2024
Revision Description: ORIGINAL SUBMISSION
By: BOB
02/26/2024 ADDED OUTLET STRUCTURE DETAIL / ELEVATIONS
JDS

Horizontal Scale
PLAN BOOK PAGE
430 8

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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

Park Place - Phase 7
Residential Subdivision

Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

Road & Storm Sewer As-Built Plan

DRAWING SCALE: 1" = 20' DRAWN BY: JDS
DATE ISSUED: 10/19/2023 REVIEWED BY: JTH

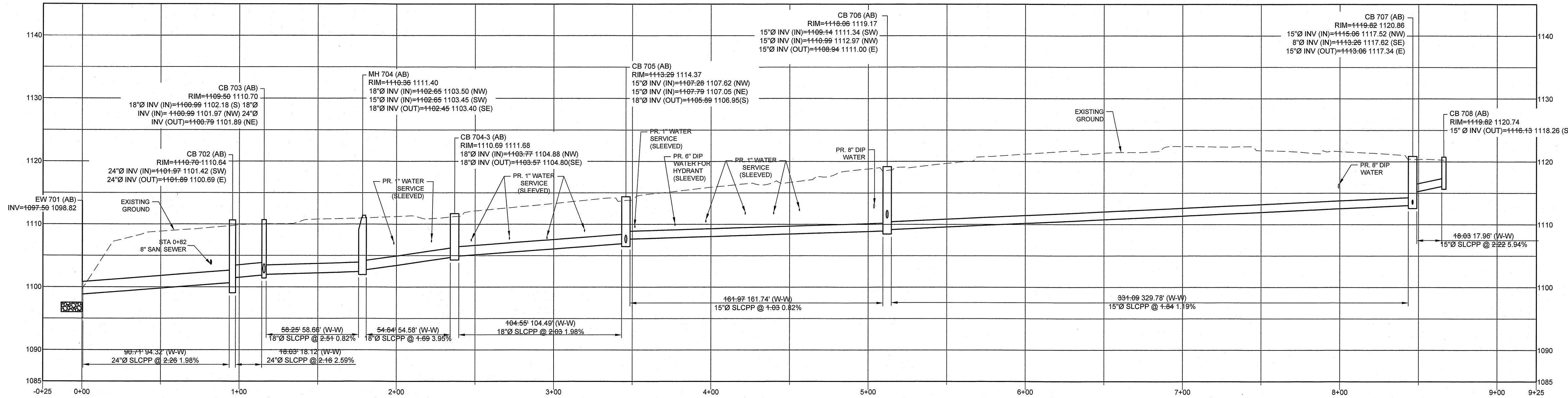
PROJECT JOB#: 3632 FIELD BOOK #: 3632

CADD#: 3632-PARK PLACE-PH 7 STORM SEWER AB.DWG

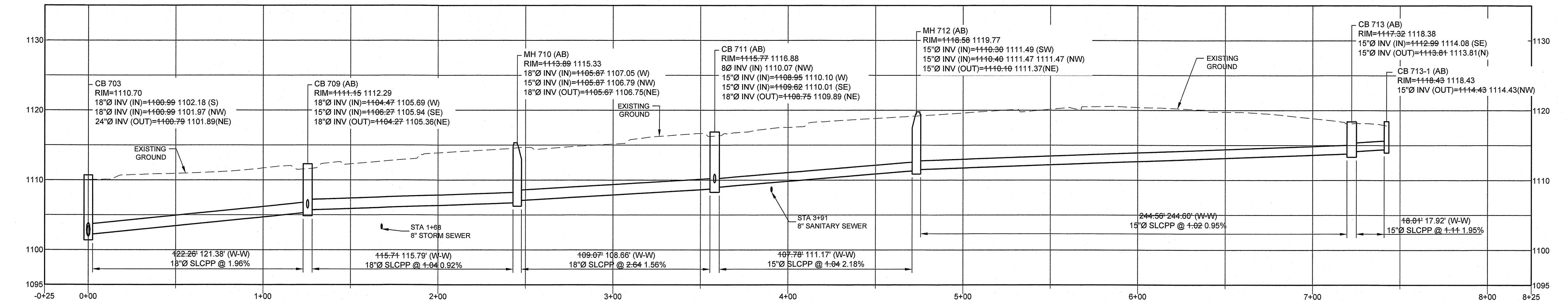
Park Place Marketing, LLC
Attn: Admin. Routes
215 Executive Drive, Suite 300
Cranberry Township, PA 15068
Phone: 724-775-2727

Sheet No.

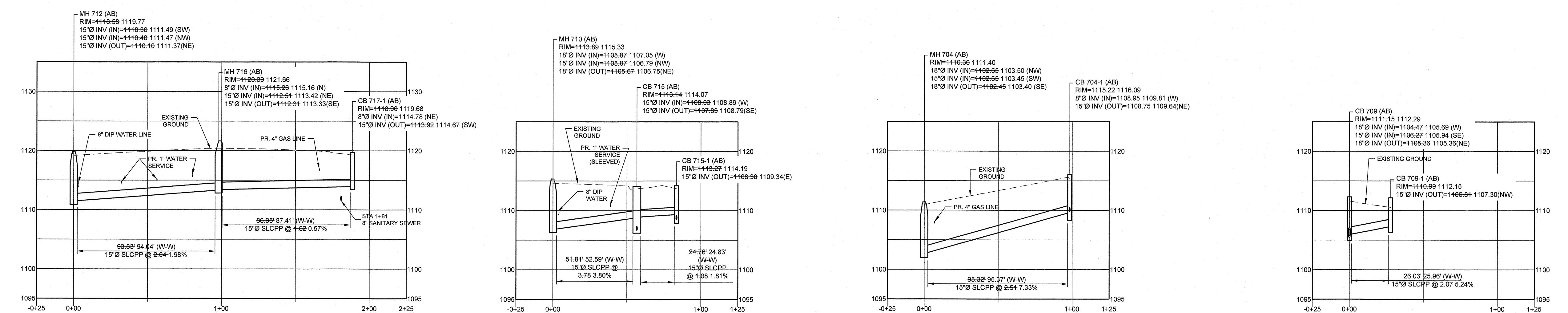
2 OF 4



EW701 THRU CB708 PROFILE
HORIZONTAL SCALE : 1"= 10'
VERTICAL SCALE : 1"=2'



CB 703 THRU CB 713-1 PROFILE
HORIZONTAL SCALE : 1"= 10'
VERTICAL SCALE : 1"=2'



MH 712 THRU CB 717-1 PROFILE
HORIZONTAL SCALE : 1"= 10'
VERTICAL SCALE : 1"=2'

MH 710 THRU CB 715-1 PROFILE
HORIZONTAL SCALE : 1"= 10'
VERTICAL SCALE : 1"=2'

MH 704 THRU CB 704-2 PROFILE
HORIZONTAL SCALE : 1"= 10'
VERTICAL SCALE : 1"=2'

CB 709 THRU CB 709-1 PROFILE
HORIZONTAL SCALE : 1"= 10'
VERTICAL SCALE : 1"=2'

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 COMPRIZE 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 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 LATERAL STUBS SHOWN HEREON HAVE BEEN CALCULATED BASED UPON A 2% GRADE FROM THE MAIN LINE WYE CONNECTION.

PAGE
9

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

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

Horizontal Scale

40 0 40

1 inch = 40 ft.

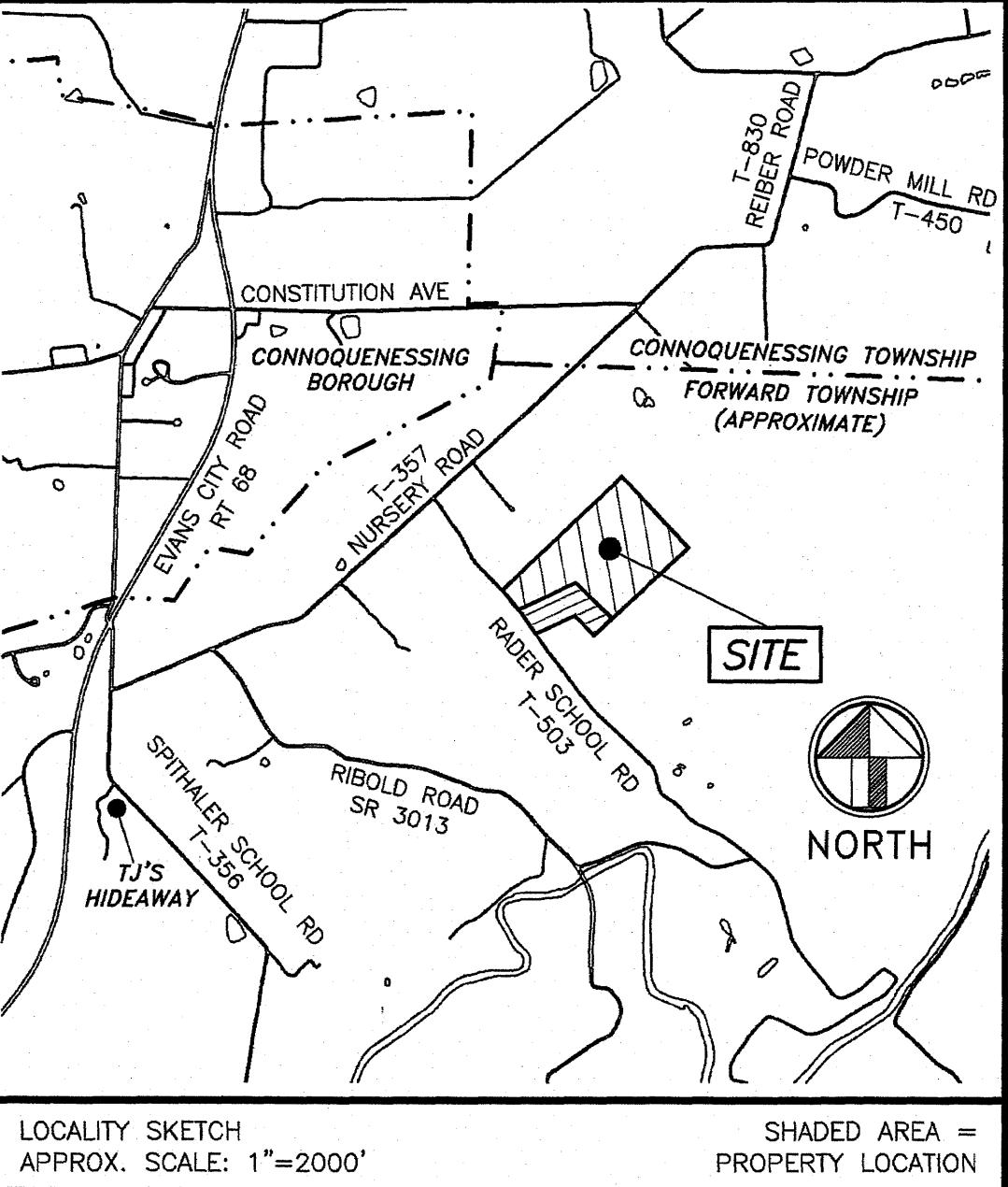
Vertical Scale

10 0 10

Park Place - Phase 7 Residential Subdivision

Storm Sewer As-Built Profiles

Sheet No.



FORWARD TOWNSHIP PRESENT LOT & BLOCK REQUIREMENTS

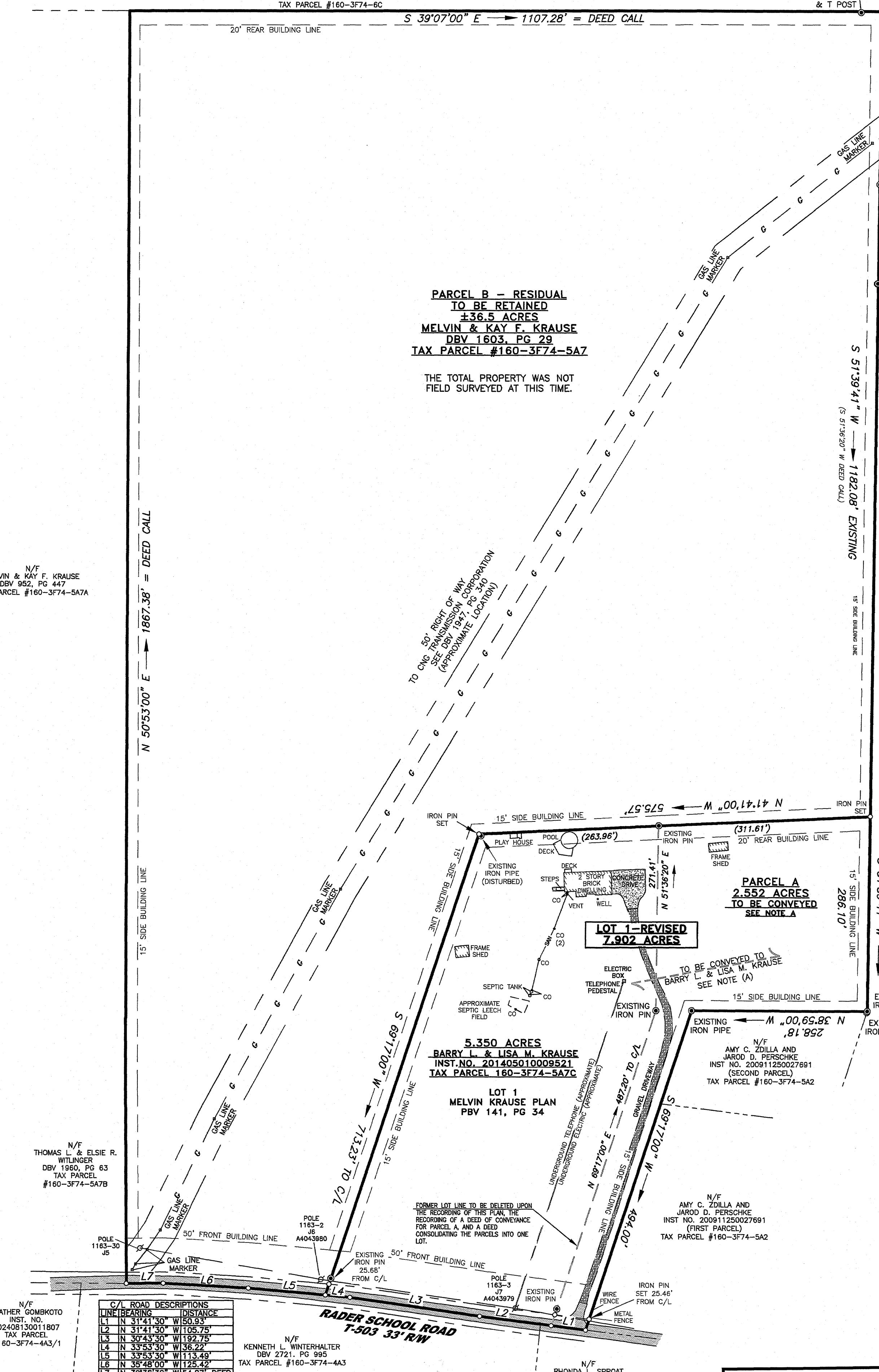
CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED.
ORD. NO. 2006-1, 6/20/2006

PRESENT ZONING DISTRICT:
NO ZONING REQUIREMENT
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

MELVIN & KAY F. KRAUSE
DBV 852, PG 447
TAX PARCEL #160-3F74-5A7A

N 50°53'00" E — 1867.38' = DEED CALL

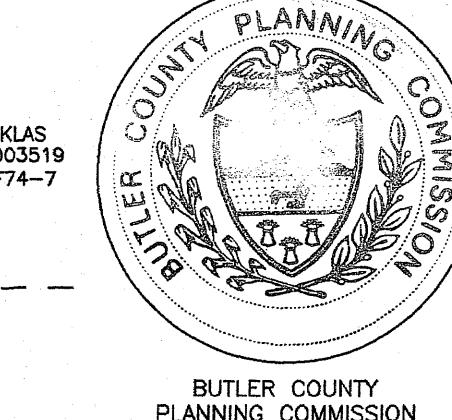
20' REAR BUILDING LINE — S 39°07'00" E — 1107.28' = DEED CALL



PLAN BOOK 430 PAGE 11

Inst. 202507110010700
Pg. 1 F: 845.0
7/1/2025 12:15 PM
72050099118
Butler County Recorder PA

STEVEN & JULIE NICKLAS
N/F
INST. NO. 20220214003319
TAX PARCEL #160-3F74-7



REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER
THIS 18 DAY OF JUNE 2025

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD
THIS 26 DAY OF JUNE 2025

SECRETARY
Plan # 25122
Chairman
President

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 HEREBY RELEASE AND DISCHARGE THE TOWNSHIP OF FORWARD, THEIR
PREDCESSORS AND ASSIGNS, AND FROM ALL LIABILITY, COSTS OR EXPENSES,
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 HEREBY SET MY HANDS AND SEAL THIS 8
DAY OF JUNE 2025.

ATTEST:
Lindsey Berry
NOTARY PUBLIC
KAY F. KRAUSE

FORWARD TOWNSHIP
SEAL

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES
FURTHER NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES
ONLY, THE TOWNSHIP OF FORWARD ASSUMES NO LIABILITY, 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 10 DAY OF JUNE 2025

SECRETARY
President

BARRY L. & LISA M. KRAUSE - TAX PARCEL 160-3F74-5A7C

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 160-3F74-5A7C, AND FOR OURSELVES, OUR HEIRS,
SUCCESSIONS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID
PLAN INSOFAK AS IT AFFECTS OUR PROPERTY.

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

IN WITNESS WHEREOF, WE HEREBUNTO SET OUR HAND AND SEALS
THIS 8 DAY OF JUNE 2025.

ATTEST:
Lindsey Berry
NOTARY
BARRY L. KRAUSE
LISA M. KRAUSE

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 BARRY
L. & LISA M. KRAUSE, AND ACKNOWLEDGE THE FOREGOING RELEASE AND
DEDICATION AND PLAT 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 JUNE 2025

MY COMMISSION EXPIRES THE 29 DAY OF JUNE 2025

Lindsey Berry
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

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

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF JULY 2025

Michele M. Mustello
RECODER OF DEEDS

My Commission Expires First Monday in January 2028

NOTES:

- (A) 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. 160-3F74-5A7C, THE ADJOINING LANDS, AS PRESENTLY OWNED BY BARRY L. & LISA M. KRAUSE, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT NUMBER 201405010009521. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-3F74-5A7C, 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.
- (B) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.
- (C) THE TOTAL RESIDUAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.
- (D) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

NORTH
0' 100' 200' 300'
SCALE: 1"=100'

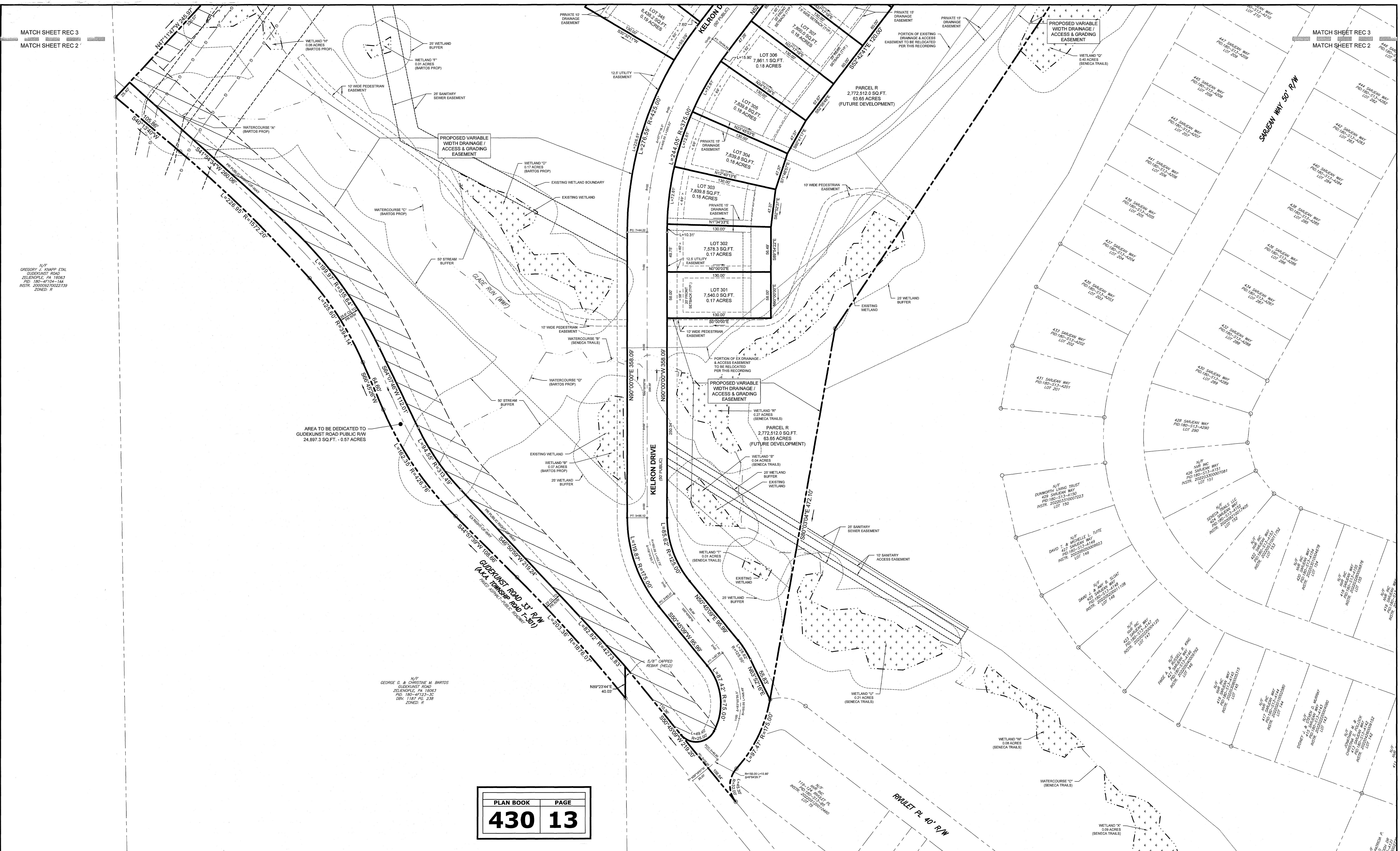
±44.4 ACRES = TOTAL ACREAGE

PROPERTY ADDRESS: RADER SCHOOL ROAD
RENFWRE, PA 16053
OWNERS: MELVIN (DECEASED) & KAY F. KRAUSE
BARRY L. & LISA M. KRAUSE
DEED REFERENCE: DBV 1603, PG 29
TAX PARCEL NO.: 160-3F74-5A7C
INST. NO. 201405010009521
160-3F74-5A7C
REVISIONS: Tamara A. Ranalli

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

COMMONWEALTH
REGISTERED
PROFESSIONAL
SURVEYOR
TAMARA A. RANALLI
SURVEYOR
REGISTRATION NO. SU-051843
DWG. NO. 5836-2025-SUB
DRAWN BY: Tamara A. Ranalli
CHECKED BY: T.R.
DWG. NO. SHEET 1 OF 1
KRAUSE-5836-2025-Krause-Sub-5836-2025-state.DWG - May 27, 2025 8:30am (Lot Line Revision) KRAUSE-5836-2025-STATE.crd

Comprehensive Site Data																																																																												
JACKSON TWP. ZONING DISTRICT		R - RESIDENTIAL																																																																										
PERMITTED LAND USE		NEIGHBORHOOD PLANNED RESIDENTIAL DEVELOPMENT																																																																										
Single Family Development																																																																												
REQUIRED MINIMUM LOT SIZE		7,200 SQ.FT.																																																																										
PROVIDED MINIMUM LOT SIZE		7,200 SQ.FT.																																																																										
REQUIRED MINIMUM LOT WIDTH		55 FT. MINIMUM																																																																										
PROVIDED MINIMUM LOT WIDTH		58 FT. PROVIDED																																																																										
MAXIMUM PERMITTED BUILDING COVERAGE		40% MAXIMUM																																																																										
MAXIMUM PROVIDED BUILDING COVERAGE		23.1% PROVIDED																																																																										
REQUIRED FRONT YARD SETBACK		20 FT. MINIMUM																																																																										
PROVIDED FRONT YARD SETBACK		20 FT. MINIMUM																																																																										
REQUIRED REAR YARD SETBACK		25 FT. MINIMUM																																																																										
PROVIDED REAR YARD SETBACK		25 FT. MINIMUM																																																																										
REQUIRED SIDE YARD SETBACK		15 FT. TOTAL / 5 FT. MINIMUM ONE SIDE																																																																										
PROVIDED SIDE YARD SETBACK		15 FT. TOTAL / 5 FT. MINIMUM ONE SIDE																																																																										
MAXIMUM PERMITTED BUILDING HEIGHT		35 FT. MAXIMUM																																																																										
MAXIMUM PROVIDED BUILDING HEIGHT		34 FT. - 10 IN																																																																										
PROPOSED SINGLE FAMILY UNITS (PHASE 3)																																																																												
45 UNITS																																																																												
Townhouse Development																																																																												
REQUIRED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY TWO SIDES)		2,000 SQ.FT.																																																																										
PROVIDED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY TWO SIDES)		2,440 SQ.FT.																																																																										
REQUIRED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY ONE SIDE)		3,000 SQ.FT.																																																																										
PROVIDED MINIMUM TOWNHOUSE LOT SIZE (ATTACHED BY ONE SIDE)		3,541 SQ.FT.																																																																										
REQUIRED MINIMUM TOWNHOUSE LOT WIDTH		22 FT. MINIMUM																																																																										
PROVIDED MINIMUM TOWNHOUSE LOT WIDTH		24 FT. PROVIDED																																																																										
REQUIRED TOWNHOUSE FRONT YARD SETBACK		20 FT. MINIMUM																																																																										
PROVIDED TOWNHOUSE FRONT YARD SETBACK		20 FT. MINIMUM																																																																										
REQUIRED TOWNHOUSE REAR YARD SETBACK		25 FT. MINIMUM																																																																										
PROVIDED TOWNHOUSE REAR YARD SETBACK		25 FT. MINIMUM																																																																										
REQUIRED MINIMUM TOWNHOUSE SIDE YARD		10 FT. PROVIDED																																																																										
PROVIDED MINIMUM TOWNHOUSE SIDE YARD		20 FT. MINIMUM																																																																										
REQUIRED MINIMUM DISTANCE B/W BUILDINGS		22 FT. PROVIDED																																																																										
MAXIMUM PERMITTED BUILDING HEIGHT		35 FT. MAXIMUM																																																																										
MAXIMUM PROVIDED BUILDING HEIGHT		34 FT. - 10 IN																																																																										
PROPOSED TOWNHOME UNITS (PHASE 3)																																																																												
52 UNITS																																																																												
WESTERN BUTLER COUNTY AUTHORITY EASEMENT NOTE																																																																												
A TWENTY-FIVE (25) FEET WIDE SANITARY SEWER EASEMENT SHALL BE DEFINED TO EXIST AS BEING CENTERED OVER THE FINAL INSTALLED LOCATION OF THE SANITARY SEWER FACILITIES. IF THE SANITARY IS LOCATED WITHIN ANY TYPE OF SHARED UTILITY EASEMENT WHICH ABUTS TO A PUBLIC RIGHT OF WAY, MINIMUM OF TWELVE AND ONE-HALF (12.5) FEET OF SANITARY EASEMENT SPACE OR COMBINED EASEMENT PLUS PUBLIC ROW SPACE SHALL EXIST FROM THE CENTER OF THE FINAL INSTALLED LOCATION OF THE SANITARY FACILITIES OPPOSITE TO THE SIDE OF THE PUBLIC RIGHT OF WAY																																																																												
<table border="1"> <tr> <td>PLAN BOOK</td> <td>PAGE</td> </tr> <tr> <td>430</td> <td>12</td> </tr> </table>												PLAN BOOK	PAGE	430	12																																																													
PLAN BOOK	PAGE																																																																											
430	12																																																																											
<p>General Notes:</p> <ol style="list-style-type: none"> 1. MERIDIAN SHOWN HEREON IS BASED GRID NORTH, AS OBSERVED IN PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD 83. 2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA STATE PLANE PLANE NAD 83. VERTICAL CONTROL IS NAD 88. 3. NAD 88 COORDINATES OF THE SURVEY POINTS ARE BASED ON THE 100 YEAR FLOODPLAIN, AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C03703, DATED AUGUST 2, 2019. 4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OR CONFLICT WITH THE EASEMENT AGREEMENT. 																																																																												
<p>811. Know what's below. Call before you dig.</p> <p>POCS SER. #: 2017</p> <p>Horizontal Scale: 1 inch = 100 ft.</p> <p>North arrow: NORTH</p>																																																																												
<table border="1"> <tr> <td>Date:</td> <td>Revision Description:</td> <td>By:</td> <td>Professional Seal</td> <td>Prepared By:</td> </tr> <tr> <td>05-28-2024</td> <td>WBCA RESUBMISSION</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>06-12-2024</td> <td>FINAL TOWNSHIP SUBMISSION</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>07-03-2024</td> <td>FINAL TOWNSHIP RESUBMISSION</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>07-03-2024</td> <td>PLAT TO CONSTRUCTION ISSUED FOR CONSTRUCTION</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>10-07-2024</td> <td>REDUNE REVISION FOR WBCA</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>10-25-2024</td> <td>MINOR MODIFICATION INITIAL SUBMISSION TO BCCD</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>12-16-2024</td> <td>WBCA FINAL SUBMISSION</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>02-04-2025</td> <td>UPDATED SMH 316, ISSUED FOR CONSTRUCTION PLANS TO WBCA</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>02-07-2025</td> <td>UPDATED SMH 316</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>02-11-2025</td> <td>WBCA ISSUED FOR CONSTRUCTION</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>03-19-2025</td> <td>REVISED EMERGENCY SPILLWAY</td> <td>RLS</td> <td></td> <td></td> </tr> <tr> <td>05-14-2025</td> <td>REVISED REAR STORM COLLECTOR FOR LOTS 318 TO 324</td> <td>RLS</td> <td></td> <td></td> </tr> </table>												Date:	Revision Description:	By:	Professional Seal	Prepared By:	05-28-2024	WBCA RESUBMISSION	RLS			06-12-2024	FINAL TOWNSHIP SUBMISSION	RLS			07-03-2024	FINAL TOWNSHIP RESUBMISSION	RLS			07-03-2024	PLAT TO CONSTRUCTION ISSUED FOR CONSTRUCTION	RLS			10-07-2024	REDUNE 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			03-19-2025	REVISED EMERGENCY SPILLWAY	RLS			05-14-2025	REVISED REAR STORM COLLECTOR FOR LOTS 318 TO 324	RLS		
Date:	Revision Description:	By:	Professional Seal	Prepared By:																																																																								
05-28-2024	WBCA RESUBMISSION	RLS																																																																										
06-12-2024	FINAL TOWNSHIP SUBMISSION	RLS																																																																										
07-03-2024	FINAL TOWNSHIP RESUBMISSION	RLS																																																																										
07-03-2024	PLAT TO CONSTRUCTION ISSUED FOR CONSTRUCTION	RLS																																																																										
10-07-2024	REDUNE 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																																																																										
03-19-2025	REVISED EMERGENCY SPILLWAY	RLS																																																																										
05-14-2025	REVISED REAR STORM COLLECTOR FOR LOTS 318 TO 324	RLS																																																																										
<p>Seneca-Bartos Property Neighborhood Planned Residential Subdivision - Phase 3</p>																																																																												
<p>Prepared For:</p> <p>Seneca Trails, LLC</p>																																																																												
<p>Situate In:</p> <p>Jackson Township, Butler County, Pennsylvania</p>																																																																												
<p>Being an Consolidation and Subdivision of Butler County Parcel Id Nos. 180-4F123-2A, recorded in Instrument No. 20161230026170, & 180-4F123-3, recorded in Instrument No. 20220920002695.</p>																																																																												
<p>Seneca Trails, LLC Attn: Gregg Heinemann 202 Gabriel Drive Mars, PA 16046 Phone: 412-708-1685</p>																																																																												
<p>Sheet No.</p>																																																																												
<p>DATE ISSUED: 08/22/2023 REVIEWED BY: GAS</p>																																																																												
<p>PROJECT JOB#: 3771 FIELD BOOK#: ---</p>																																																																												
<p>CADD#: REC1 - RESIDENTIAL SUB - PH3.DWG</p>																																																																												
<p>PH3-REC 1</p>																																																																												

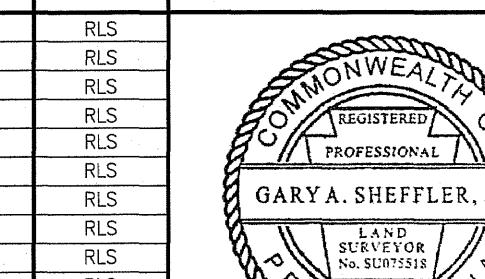


POCS SER. #: 2017

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 BE RESPONSIBLE FOR LOCATING THESE UTILITIES AND SHALL NOT COMMENCE WORK UNTIL THE LOCATIONS HAVE BEEN DETERMINED. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR IN FAILING TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Horizontal Scale
1 inch = 50 ft
(Feet)

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



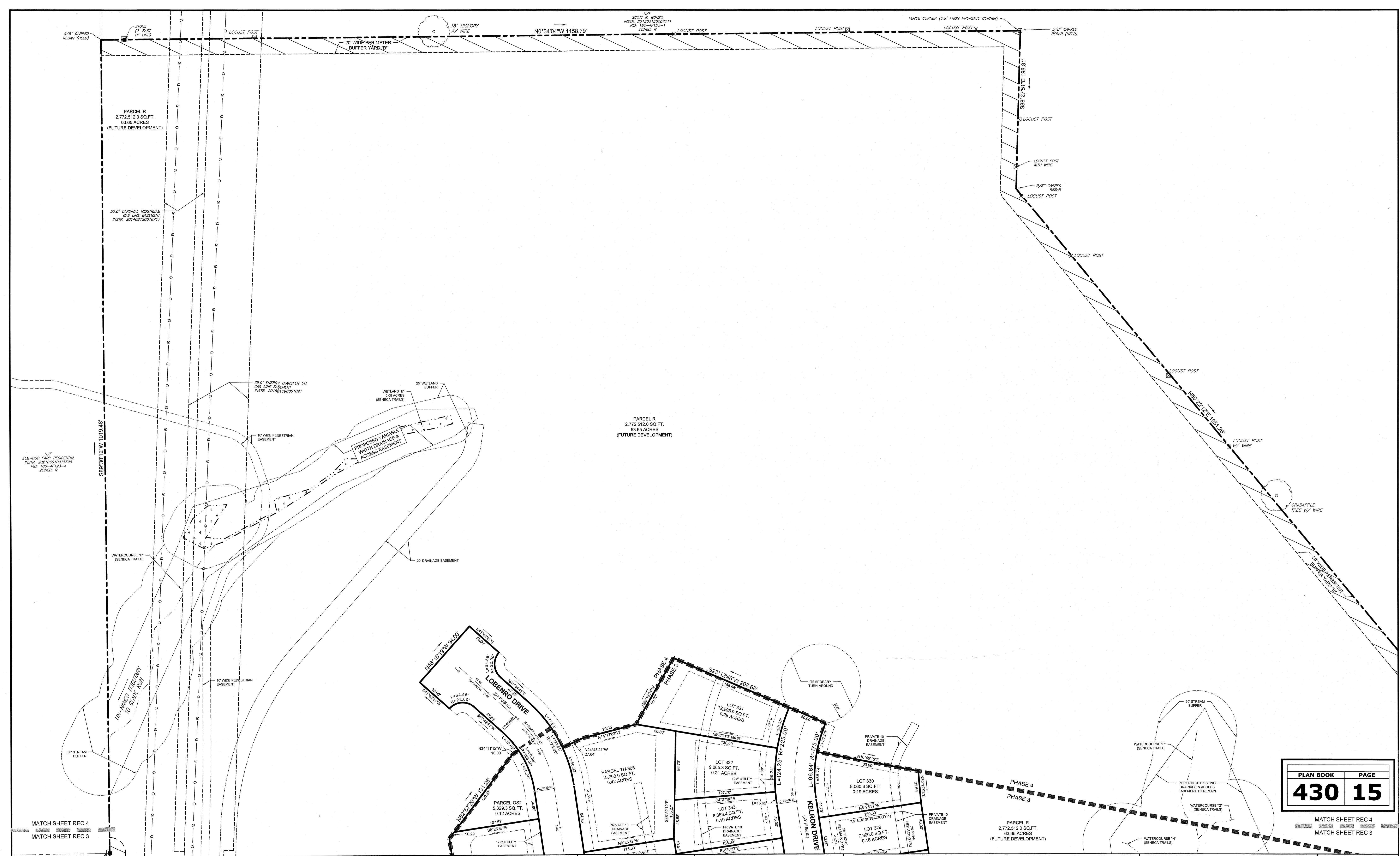
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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
Situete In:
Jackson Township, Butler County, Pennsylvania

Being an Consolidation and Subdivision of Butler County Parcel Id 180-4F123-2AA, recorded in Instrument No. 201612130026170, & 180-4F123-3, recorded in Instrument No. 202209290020695.	Seneca Trails, LLC Attn: Gregg Heinemann 202 Gabriel Drive Mars, PA 16046 Phone: 412-708-1685
DRAWING SCALE: 1" = 50'	DESIGNED BY: RLS
DATE ISSUED: 08/22/2023	REVIEWED BY: GAS
PROJECT JOB#: 3771	FIELD BOOK#: ---
CADD#: REC1 - RESIDENTIAL SUB - PH3.DWG	

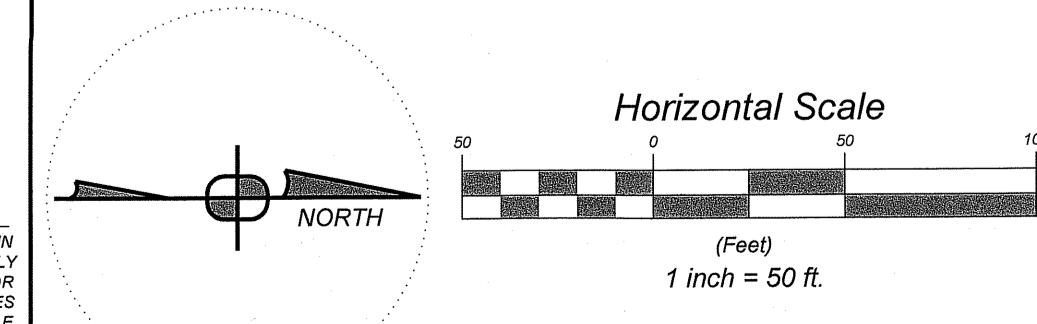
PH3-REC 2



know what's **below**
Call before you **dig**

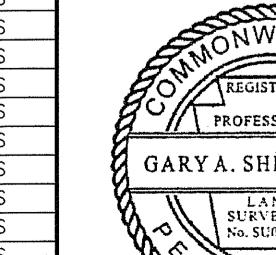
POCS SER. #:

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



Date:	Revision Description
05-28-2024	WBCA-HRG RESUBMIT
06-12-2024	FINAL TOWNSHIP SUBM
07-03-2024	FINAL TOWNSHIP RESUB
08-14-2024	PLANS TO CONTRACT
10-07-2024	ISSUED FOR CONSTR
10-11-2024	REDLINE REVISION FOR
10-25-2024	MINOR MODIFICATION INITIAL SUB
12-16-2024	WBCA FINAL SUBMISSION
02-04-2025	UPDATED SMH 316, ISSUED FOR CONST
02-07-2025	UPDATED SMH 316
02-11-2025	WBCA ISSUED FOR CONST
03-19-2025	REVISED EMERGENCY S
05-14-2025	REVISED REAR STORM COLLECTOR FO

n:	By:	Profes
ON	RLS	
ION	RLS	
SION	RLS	
R	RLS	
ON	RLS	
BCA	RLS	
SION TO BCCD	RLS	
N	RLS	
TION PLANS TO WBCA	RLS	
JCTION	RLS	
.WAY	RLS	
LOTS 318 TO 324	RLS	



The logo for Sheffler & Company consists of a circular seal on the left and the company name with services on the right. The seal is circular with a rope-like border. Inside the border, the words 'EALTH OF' are at the top, 'ERED' is on the left, 'TIONAL' is on the right, and 'EFFLER, JR' is at the bottom. Below the seal, the letters 'D' and 'YOR' are partially visible. To the right of the seal, there is a stylized graphic element consisting of a circle divided into four quadrants by a cross. The top-left quadrant is shaded. To the right of this graphic, the company name 'Sheffler & Company' is written in a large, bold, serif font. Below the name, a horizontal line separates it from the services listed: 'ENGINEERING • SURV.'

ny, Inc.
VEYING

Seneca-Bartos Property

Neighborhood Planned Residential Subdivision - Phase 3

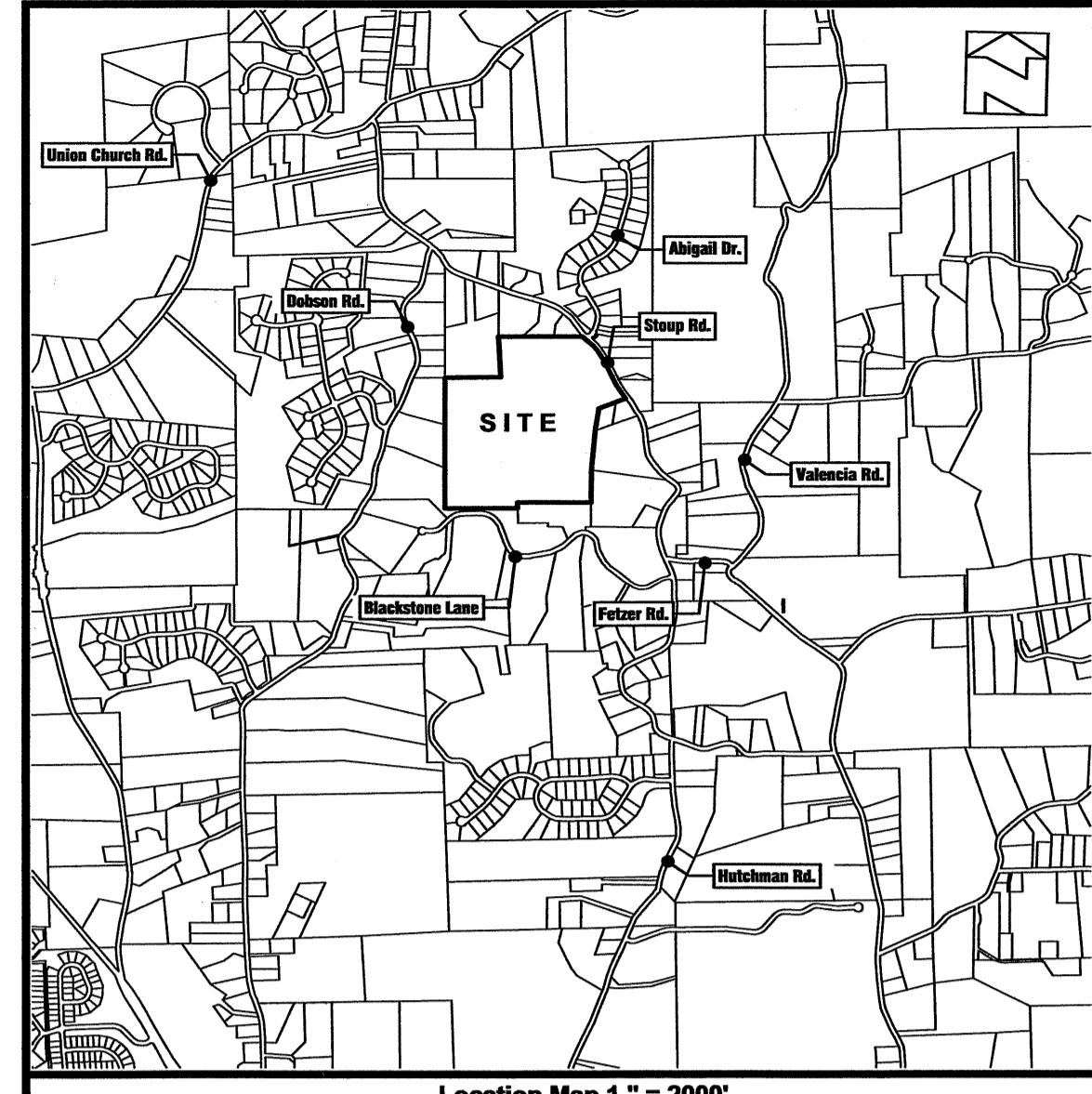
Prepared For:
Seneca Trails, LLC

Phase 3 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.

Seneca Trails, LLC
Attn: Gregg Heinemann
202 Gabriel Drive
Mars, PA 16046
Phone: 412-708-1685

Sheet No.

PH3-REF. 4



Pinewood Farms Revision No. 1

Adams Township
Butler County
Pennsylvania

Being revision to Lots 1 Through 36 of the
Pinewood Farms Planned Residential Development
Plan Book 417, Pages 49 - 53

Plan Notes:

Property Owner: Pinewood Farms Development, LLC
1272 Mars-Evans City Road
Evans City, PA 16033
Instrument No. 201906040010047
Owner of Lots 1 through 5 and 7 through 36 (See table for tax parcels)

NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 15276
Lot 6
Instrument 202504160005490
Tax Parcel 010-3F68-6/6-0000

Plan Reference: Pinewood Farms PRD Plan of Lots
Plan Book 417, Pages 49-53

General Notes:

- This plan is a revision to the previously approved and recorded Pinewood Farms PRD Plan of Lots as recorded in Plan Book 417, Pages 49-53. Lots 1 through 36, inclusive are affected. Lot 37, Open Space 1 and Open Space 2 are not affected by this revision.
- The purpose of this plan is to revise, replace and/or remove easements from the previously recorded plan to reflect the as-built condition of the site. No additional building lots being proposed or created by this plan.
- Additionally, the property line between Lot 5R & 6R is being revised by the proposed transfer of Parcel "6-A" to coincide with the as-graded condition of the driveway for Lot 5. Parcel "6-A" is to be transferred to the owner of Lot 5 by deed upon the recording of this plan. THIS PLAN DOES NOT TRANSFER OWNERSHIP.
- The bearing system shown on this plan is referenced to the Pennsylvania State Plane Coordinate System Zone South 3702 as derived from GPS observations as part of a property boundary survey prepared by Sheffler Company.
- This plan is subject to any and all conditions, restrictions and agreements of the previously approved plan.
- The original Pinewood Farms PRD Plan of Lots was approved in the R-C Zoning District as PRD - Planned Residential Development.
- Lot 5R shall not be subdivided in the future where the subdivision results in a new building lot.
- All private drainage easements and appurtenances shall be maintained by the lot owners and the Pinewood Farms HOAs as outlined in the HOA declaration documents.
- Rights of access shall be granted across all open space parcels and drainage easements for maintenance of the stormwater facilities.

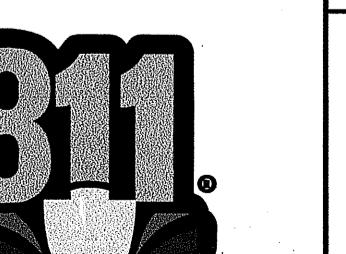
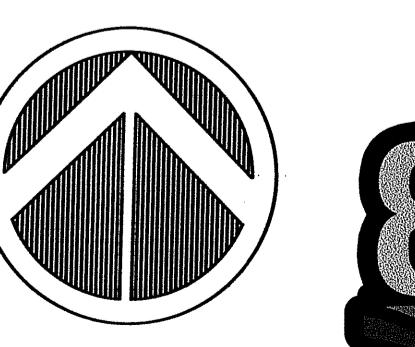
PRD OVERLAY SUMMARY CHART (FROM PREVIOUSLY RECORDED PLAN)		
CRITERIA	REQUIRED	PROPOSED
Minimum Site Size	25.00 Acres	68.37 Acres
Maximum Density	0.80 / Ac = 51 Lots	0.57 / Ac = 37 Lots
Perimeter Setback	50.00 feet	50.00 feet
Open Space Requirement	35% = 23.93 Acres	35.20% = 24.0671 Acres
Minimum Lot Size	21,780 sq. ft. / 0.50 ac	21,820 sq. ft. / 0.50 ac

REQUIRED RATIO OF LOT SIZES

0.50-0.75 Ac Lots	50% Max (20 Lots)	46% Provided (17 Lots)
0.75-1.0 Ac Lots	n/a	14 Lots
1+ Ac Lots	10% Min (4 Lots)	16.2% (6 Lots)

Overall Sheet Key Plan 1" = 200'

0 200 400 Feet



KNOW ALL MEN BY THESE PRESENTS: NVR, Inc. by virtue of a Resolution of its Board of Directors, does hereby adopt this plan as its plan of subdivision if its property in the Township of Adams, County of Butler on Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, land, rights-of-way, easements, ways and other public highway 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.

It Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 25 day of June, 2025.

NVR, Inc. Name of Corporation (SEAL)

ATTEST: Ben Martin Name of Corporation (SEAL)
Secretary Joshua Mowrey Vice President

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

NVR, Inc.
Name of Corporation Joshua Mowrey Vice President

COMMONWEALTH OF PENNSYLVANIA }
SS: }
COUNTY OF BUTLER }
On this 25 day of June, A.D. 2025 before me,

Joshua Mowrey, Vice President of NVR, Inc., 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 said Corporation duly sign and sealed by and as for the act and deed of the said NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as Vice President of NVR, Inc. in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

NVR, Inc., LLC
Name of Corporation Joshua Mowrey

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

WITNESS MY HAND AND NOTARIAL SEAL this 25 day of June, A.D. 2025

My Commission Expires the 14 day of October, A.D. 2022

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperduto, Notary Public
My commission number 1398572
Commissioner number 1398572
Member, Pennsylvania Association of Notaries

I, James A. Sperduto, R.S., a Professional Land Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan shown herein is based upon an 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 agent.

James A. Sperduto, R.S. # 24457-E Date
July 2, 2023

I, Ronald Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that the Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departures have authorized by the approval authority.

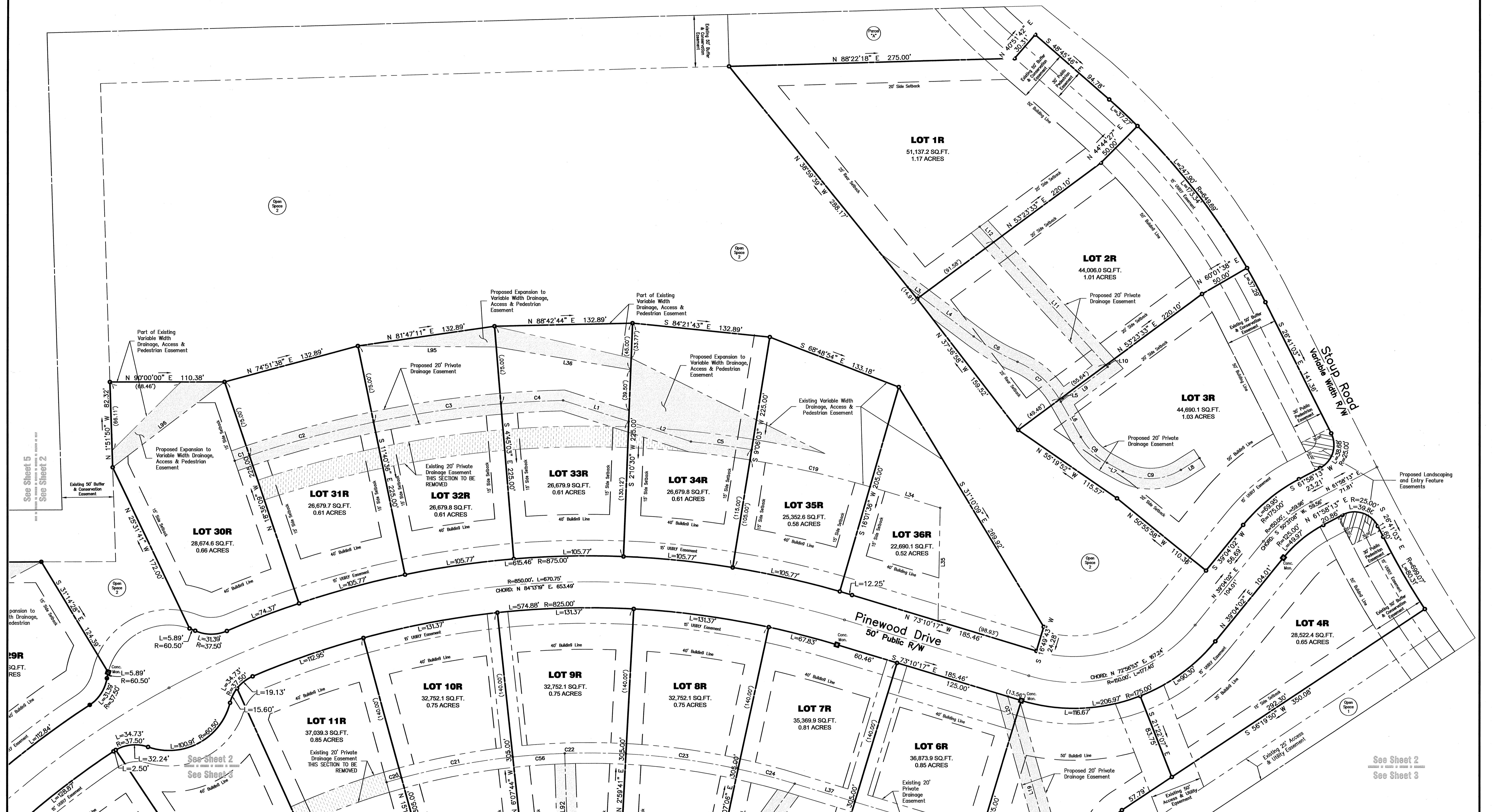
Adams Township Engineer
Z6400E Date
July 2, 2023

Registration Number
PLAN # 25105

Reviewed by the Butler County Planning Commission this 21st day of May, 2025

R. Honshar, AICP Director J. Himes, AICP Chairperson

Supervisor



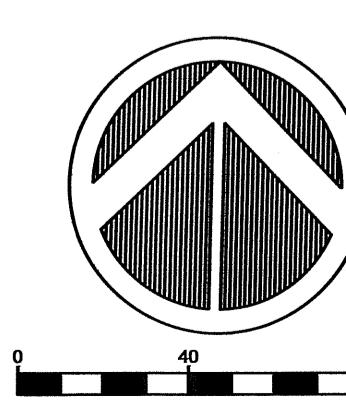
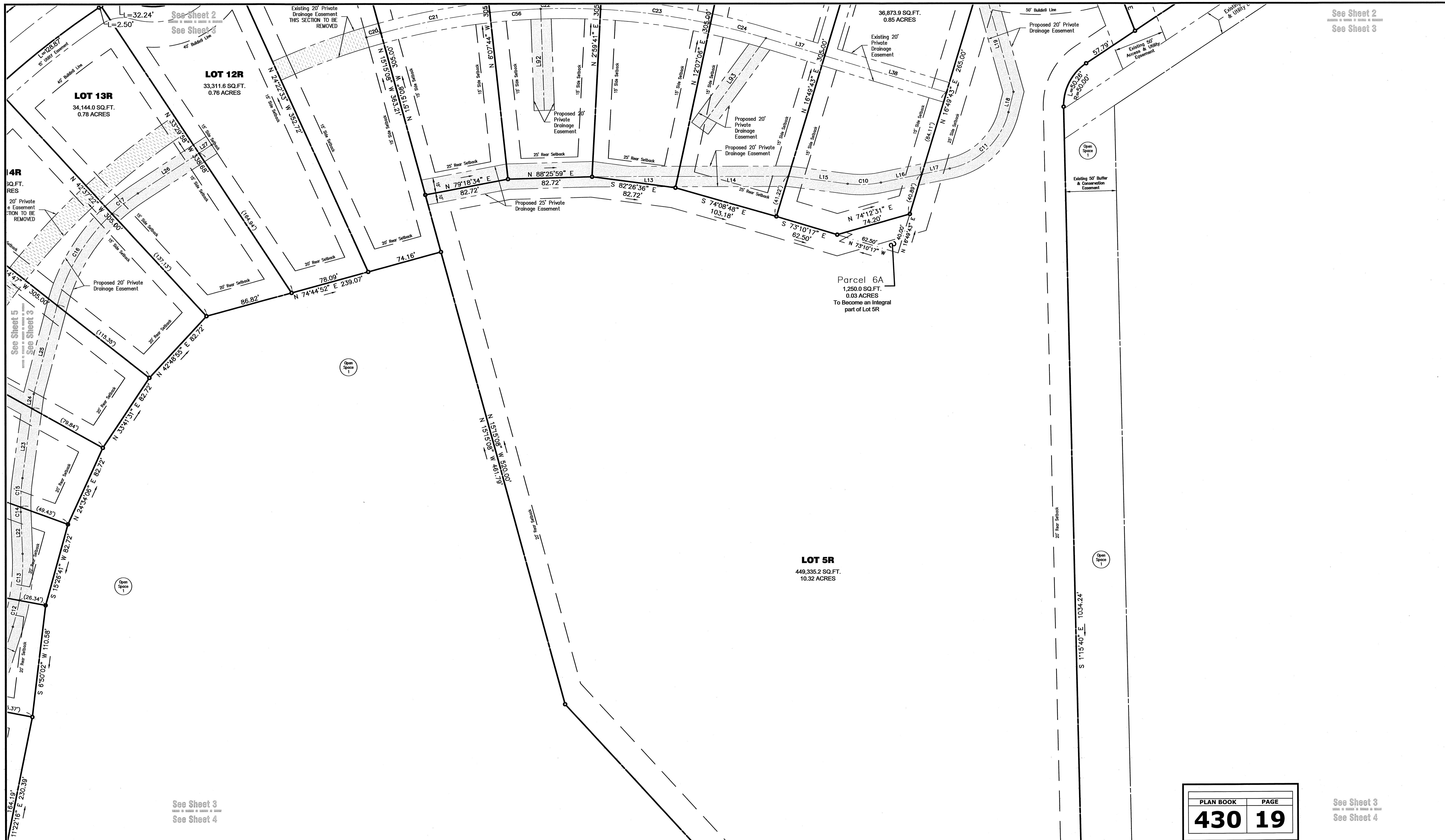
Pinewood Farms - Revision No. 1

Revised Record Plan

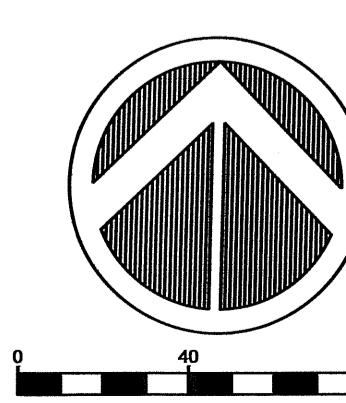
Client:
Pinewood Farms Development, LLC
1272 Mars-Evans City Rd
Evans City, PA 16033

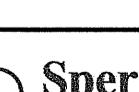
2 of 6

PLAN BOOK	PAGE
430	18



811



Prepared By:  Sperdute Land Surveying A Division of Sheffler & 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	Pinewood Farms - Revision No. 1		Revised Record Plan	Client: Pinewood Farms Development, LLC 1272 Mars-Evans City Rd Evans City, PA 16033
	Prepared For: Pinewood Farms Development, LLC		DRAWING SCALE: 1"=40' DATE ISSUED: May 5, 2025 Revision 1 : May 20, 2025 Revision 2 : May 21, 2025	DESIGNED BY: JSS REVIEWED BY: JAS
	Situate In: Adams Township, Butler County, Pennsylvania		Sheet No. 3 of 6	
			PROJECT JOB#: 1001-2425749	

Open Space
1

Open Space
1

Open Space
1

25' Rear Setback
N 42°37'22" W 608.03'

Existing 50' Buffer
& Conservation
Easement

S 89°20'07" W 101.98"

Open Space
1

Parcel Table - Proposed Lots				
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)	Tax Parcel No.	Street Address
LOT 1R	51,137.199	1.174	010-3F68-6/1-0000	260 Stoup Rd
LOT 2R	44,006.020	1.010	010-3F68-6/2-0000	258 Stoup Rd
LOT 3R	44,690.109	1.026	010-3F68-6/3-0000	256 Stoup Rd
LOT 4R	28,522.352	0.655	010-3F68-6/4-0000	254 Stoup Rd
LOT 5R	449,335.243	10.315	010-3F68-6/5-0000	242 Stoup Rd
LOT 6R	36,873.930	0.847	010-3F68-6/6-0000	300 Pinewood Dr
LOT 7R	35,369.929	0.812	010-3F68-6/7-0000	302 Pinewood Dr
LOT 8R	32,752.091	0.752	010-3F68-6/8-0000	304 Pinewood Dr
LOT 9R	32,752.091	0.752	010-3F68-6/9-0000	306 Pinewood Dr
LOT 10R	32,752.091	0.752	010-3F68-6/10-0000	308 Pinewood Dr
LOT 11R	37,039.285	0.850	010-3F68-6/11-0000	310 Pinewood Dr
LOT 12R	33,311.551	0.765	010-3F68-6/12-0000	312 Pinewood Dr
LOT 13R	34,143.952	0.784	010-3F68-6/13-0000	314 Pinewood Dr
LOT 14R	32,752.091	0.752	010-3F68-6/14-0000	316 Pinewood Dr
LOT 15R	32,752.091	0.752	010-3F68-6/15-0000	318 Pinewood Dr
LOT 16R	32,752.091	0.752	010-3F68-6/16-0000	320 Pinewood Dr
LOT 17R	32,752.091	0.752	010-3F68-6/17-0000	322 Pinewood Dr
LOT 18R	33,238.914	0.763	010-3F68-6/18-0000	324 Pinewood Dr
LOT 19R	47,843.076	1.098	010-3F68-6/19-0000	326 Pinewood Dr
LOT 20R	128,982.521	2.961	010-3F68-6/20-0000	328 Pinewood Dr

Parcel Table - Proposed Lots				
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)	Tax Parcel No.	Street Address
LOT 21R	28,595.607	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
C1	15.00'	S 70°58'42" W / 15.00'	1025.00'
C2	123.90'	S 74°51'38" W / 123.83'	1025.00'
C3	123.90'	S 81°47'11" W / 123.83'	1025.00'
C4	60.00'	S 86°55'34" W / 59.99'	1025.00'
C5	59.03'	N 82°36'26" W / 59.02'	990.00'
C6	48.87'	S 59°57'45" E / 48.75'	205.00'
C7	55.22'	N 48°10'45" W / 54.26'	85.00'
C8	35.85'	S 45°22'00" E / 35.40'	65.00'
C9	58.65'	N 88°17'00" E / 55.91'	55.00'
C10	32.87'	N 87°58'00" E / 32.72'	100.00'
C11	84.50'	N 46°16'30" E / 80.10'	75.00'
C12	26.69'	N 13°55'31" E / 26.67'	210.00'
C13	46.01'	N 04°00'31" E / 45.91'	210.00'
C14	4.56'	S 01°34'47" E / 4.56'	190.00'
C15	28.79'	S 03°26'55" W / 28.76'	190.00'
C16	106.45'	S 30°53'23" W / 105.06'	190.00'
C17	32.43'	S 51°49'49" W / 32.39'	190.00'
C18	118.46'	N 77°26'10" W / 118.39'	980.00'
C19	15.00'	N 74°07'13" E / 15.00'	685.00'
C20	109.08'	N 79°18'34" E / 108.96'	685.00'
C21	109.08'	S 88°25'59" W / 108.96'	685.00'
C22	109.08'	S 82°26'36" W / 108.96'	685.00'
C23	109.08'	N 82°26'36" W / 108.96'	685.00'
C24	56.32'	N 75°31'35" W / 56.30'	685.00'
C25	120.88'	S 18°08'53" W / 120.81'	1000.00'
C26	120.88'	S 25°04'26" W / 120.81'	1000.00'

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	</



Prepared By:

Sperdute Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Road, Suite 313
Valencia, PA 16059

108 Deer Lane 1712 Mount Nebo Road
Harmony, PA 16037 Sewickley, PA 15143

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

Pinewood Farms - Revision No. 1

Prepared For:

Situate In:

Revised Record Plan

DRAWING SCALE: 1"=40'	DESIGNED BY: .
DATE ISSUED: May 5, 2025	REVIEWED BY: .
Revision 1 : May 20, 2025	

PROJECT JOB#: 1001-2425749

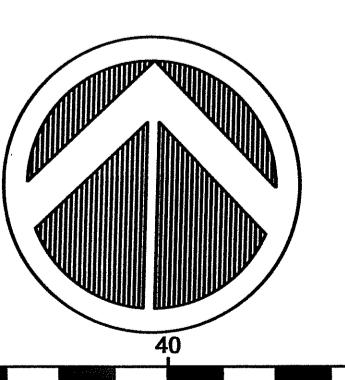
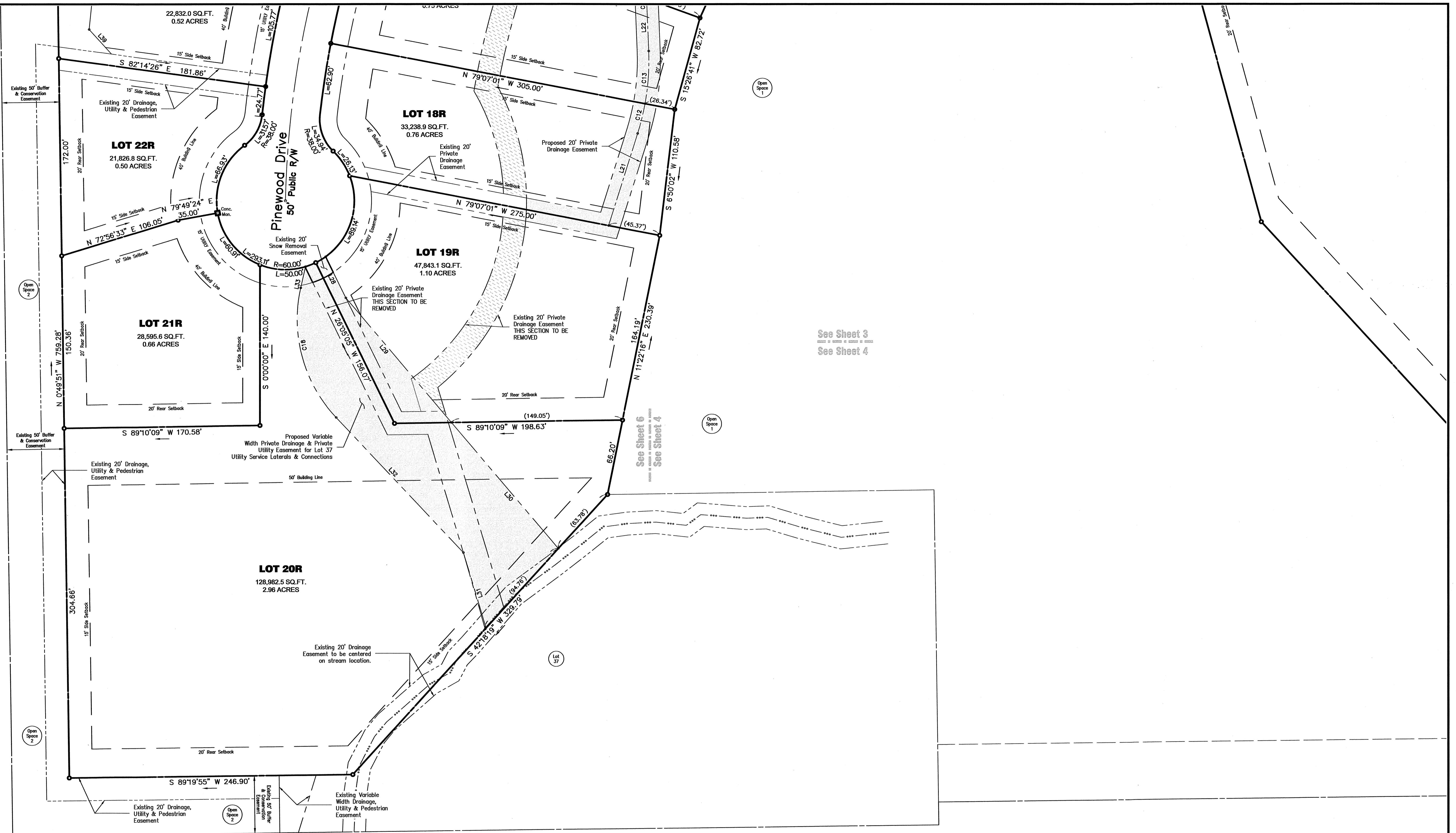
Pinewood Farms Development, LLC
1272 Mars-Evans City Rd
Evans City, PA 16033

Sheet No.

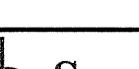
5 of 6

5 of 6

5 of 6

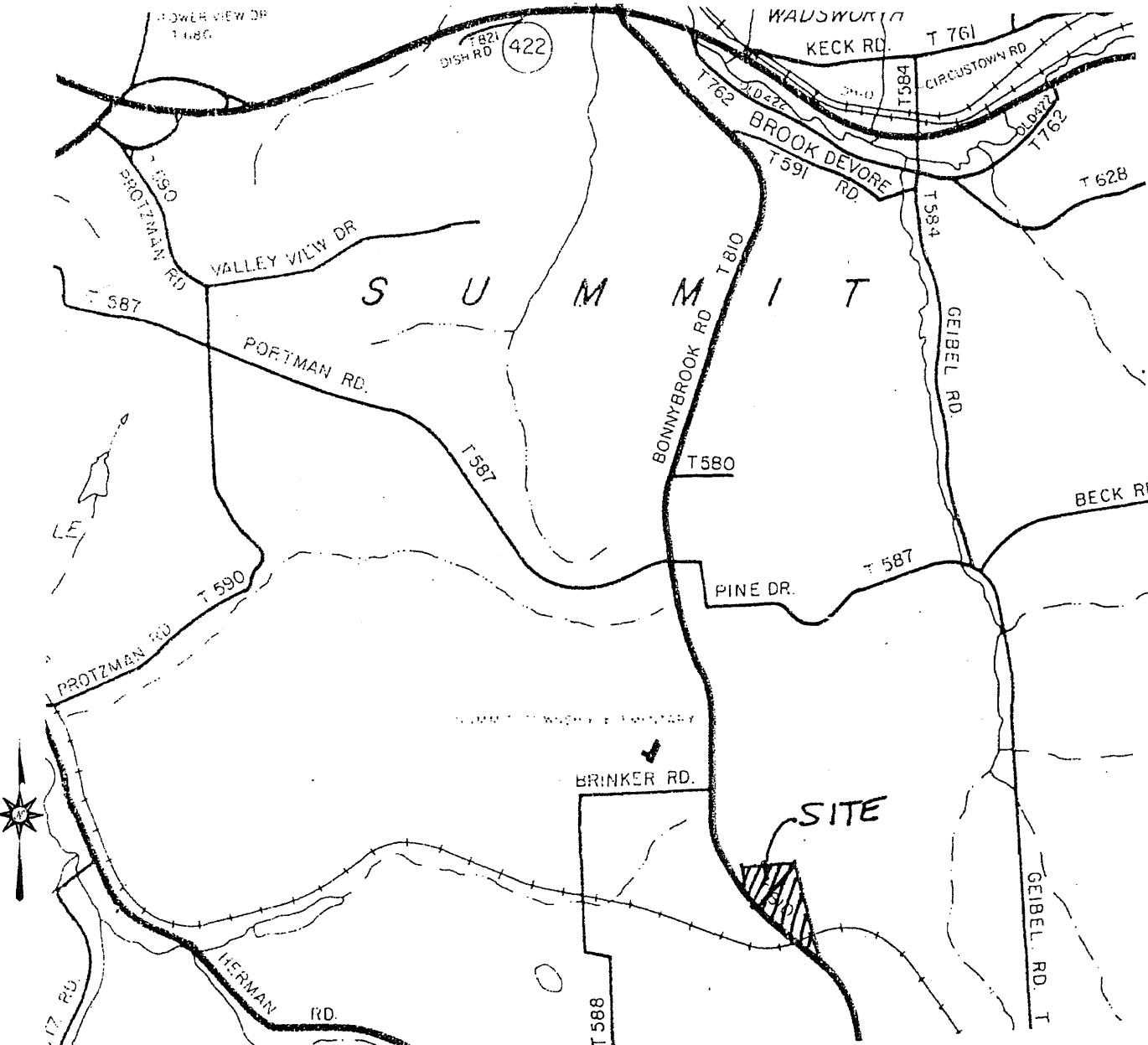


A large, bold, black-outlined number '811' is displayed. Below the number is a white icon of a shovel, positioned as if it has just dug into the ground. The entire graphic is set against a white background.

Prepared By:  Sperdute Land Surveying A Division of Sheffler & 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	Pinewood Farms - Revision No. 1		Revised Record Plan		Client: Pinewood Farms Development, LLC 1272 Mars-Evans City Rd Evans City, PA 16033
Prepared For: Pinewood Farms Development, LLC		DRAWING SCALE: 1"=40'	DESIGNED BY: JSS	Sheet No.	
Situate In: Adams Township, Butler County, Pennsylvania		DATE ISSUED: May 5, 2025 Revision 1 : May 20, 2025 Revision 2 : May 21, 2025	REVIEWED BY: JAS	6 of 6	
		PROJECT JOB#: 1001-2425749			

Client:
newood Farms Development, LLC
1272 Mars-Evans City Rd
Evans City, PA 16033

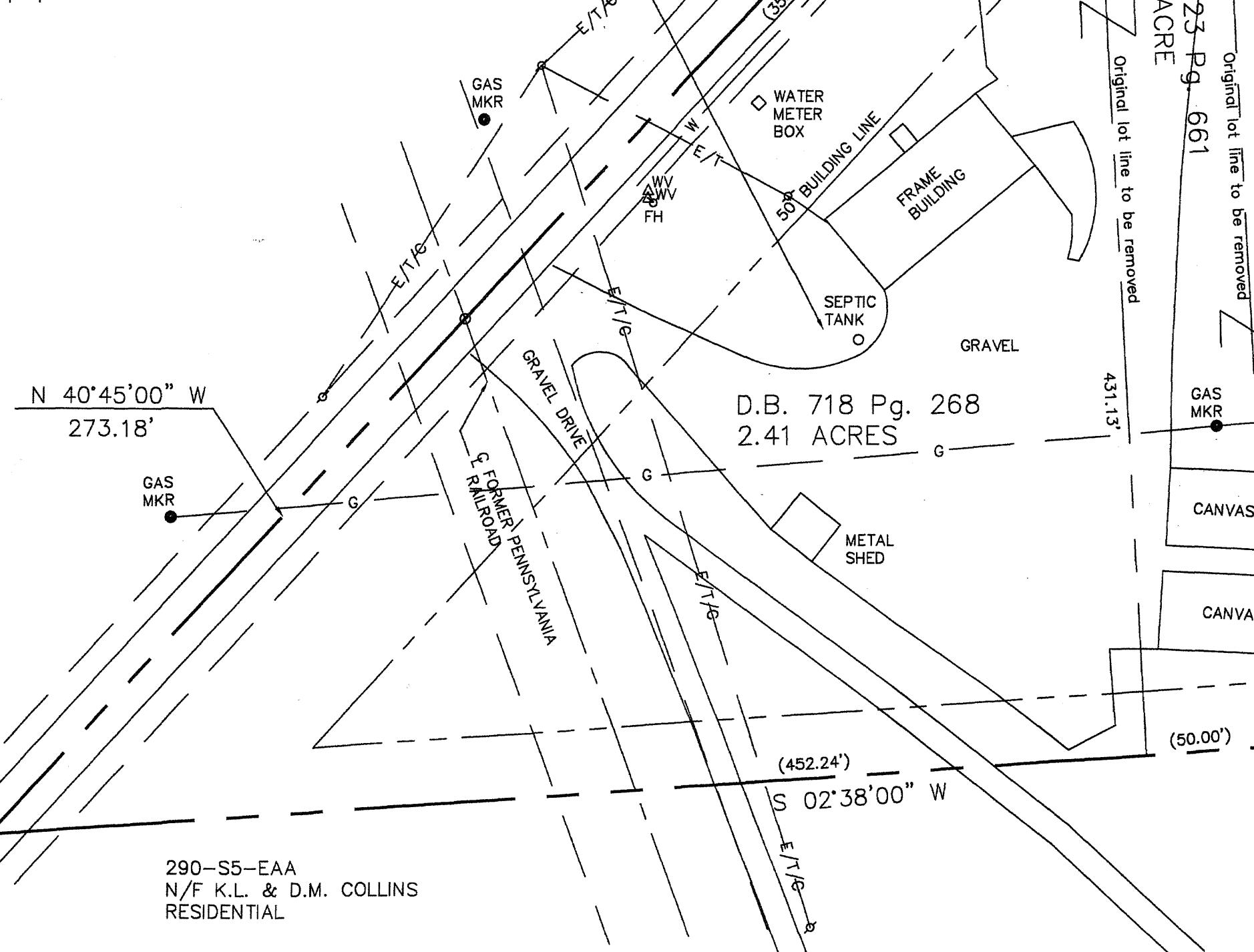
6 of 6



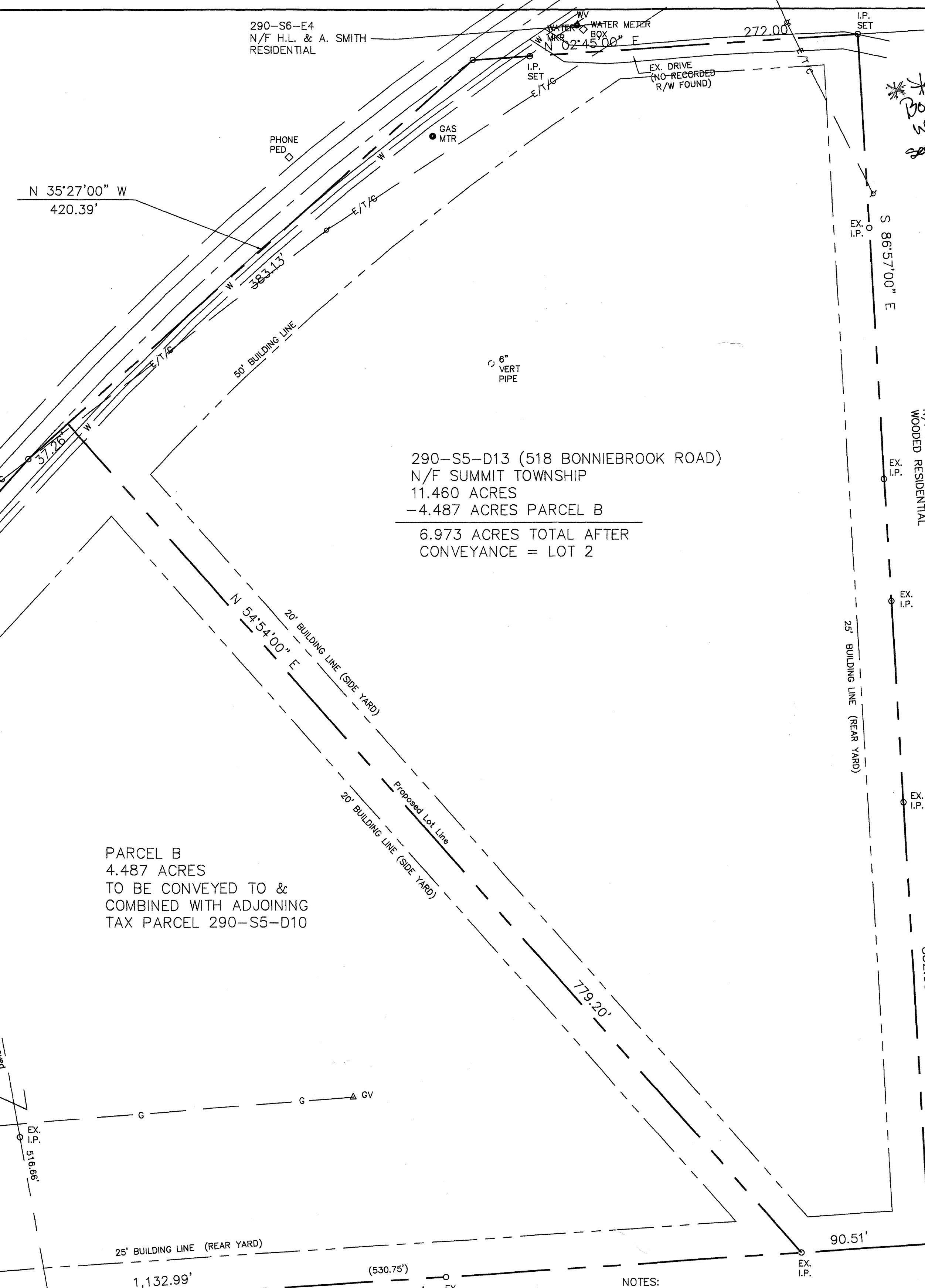
VICINITY MAP Scale: 1" = 2000'

DEED @ BONNIBROOK ROAD
(Paved 21.77')

290-S5-D10 (502 BONNIBROOK ROAD)
N/F SUMMIT TOWNSHIP
D.B. 718 Pg. 268
2.41 ACRES
+0.522 ACRE D.B. 1023 Pg. 661
+0.784 ACRE PARCEL A of P.B. 300 Pg. 47
+4.487 ACRES PARCEL B
8.034 ACRES TOTAL AFTER CONVEYANCES =
LOT 1



0 50 100 150



Re-Approved by the Supervisors of the Township of Summit this 18th day of June 2025
Chairman/President
Secretary

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

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 BONNIBROOK 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.

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

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, the lots described in the plan, and the same, will be affected 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, in consideration of the aforesaid payments to relate and forever, release 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 the plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 8th day of April 2025.

ATTEST:
John A. Tracy Chairman
NOTARY PUBLIC
Walter Adams, Chairman
NOTARY PUBLIC
Secretary

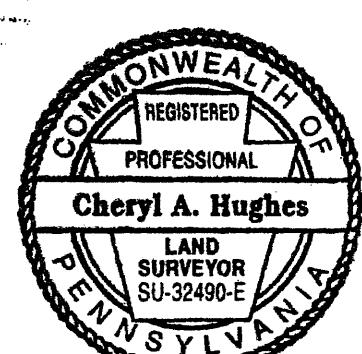
COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Summit Township, who 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 8th day 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
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, hereby certify that this plan as set forth herein is based upon actual field surveys 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.

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 of grade, pave and curb the streets in question, or to construct or maintain any other such service ordinarily installed in Township streets or roads.

John A. Tracy SEAL Chairman/President

Approved by the Supervisors of the Township of Summit this 17th day of July 2024.

John A. Tracy SEAL Chairman/President

Approved by the Summit Township Planning Commission this 9th day of July 2024.

John A. Tracy SEAL Chairman/President

Reviewed by the Butler County Planning Commission this 21st day of May 2025.

John A. Tracy SEAL Chairman/President

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 430, page 24.

Given under my hand and seal this 17th day of July 2024.

25
MICHELE M. MUSTELLO
RECODER OF DEEDS

My Commission Expires First Monday in January 2028

REVISED: 04/28/2025 TWP. RE-APPROVAL SIGNATURES

REVISED: 07/16/2024 VICINITY MAP

REVISED: 06/11/2024 ENGINEER REVIEW

L
S
J
G
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-8665
Chery A. Hughes, PLS Owner

LOT LINE REVISION

FOR: SUMMIT TOWNSHIP

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 02/01/2024 Scale 1" = 50' Dwn By BEC Ckd By CAH
Parcel No. 290-S5-D10 & D13 Inst# 200706220016133 Service No. 23-172
Address 502/518 BONNIBROOK RD. DB-Pg 718-268 & 1023-681

Adams Town Center - Phase 2 Land Development Plan

Situated In

**Adams Township
Butler County, Pennsylvania**

Prepared For

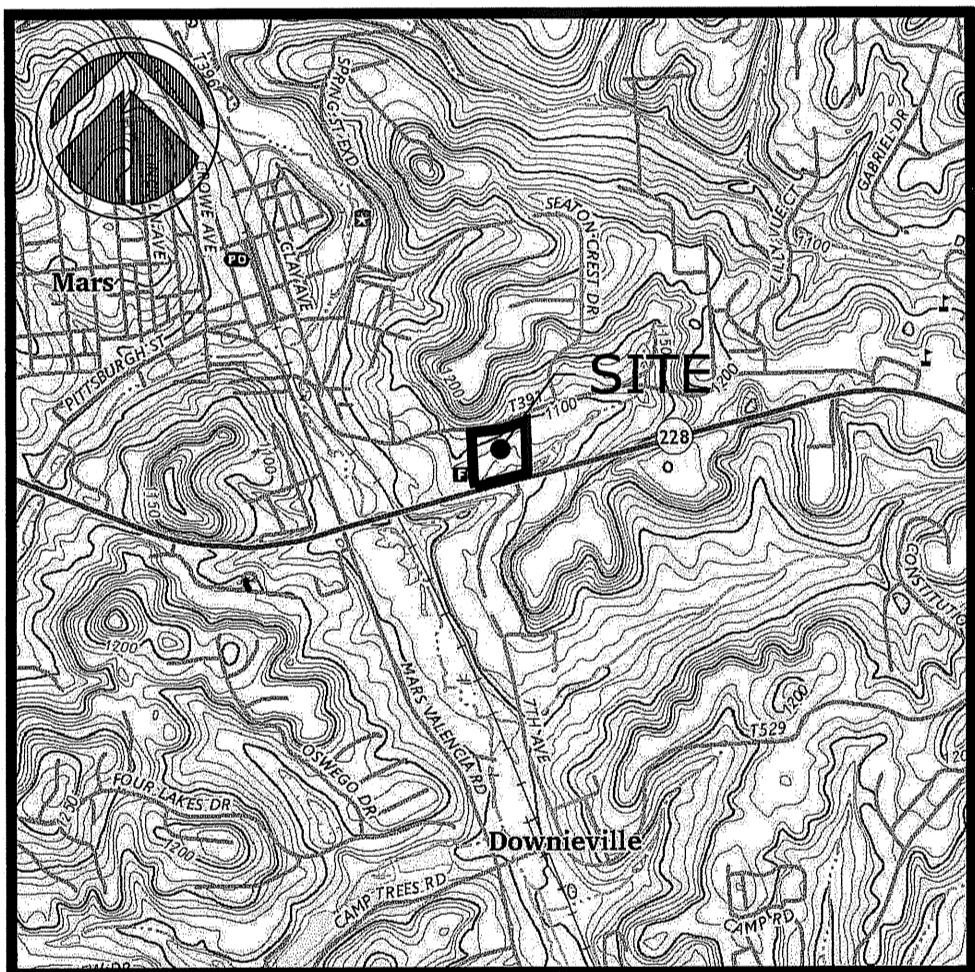
R.M. Nelson Properties, LLC

**637 Route 228
Mars, Pa. 16046
(724) 513-0350**



Aerial Photo

Scale - 1" = 2000'



USGS Map

Mars and Valencia, Pa. - 2024
Scale - 1" = 2000'

Instr: 202507210011274
Pg: 2 T: S800
7/1/2025 11:59 AM
720250009581
Butler County Recorder PA

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT R.M. NELSON PROPERTIES, LLC., A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A RESOLUTION OF ITS PRESIDENT, DOES HEREBY ADOPT THIS AS ITS LAND DEVELOPMENT PLAN OF ITS PROPERTY, SITuate IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE, HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVEN 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 SAME, PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, R.M. NELSON PROPERTIES, LLC, 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 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 R.M. NELSON PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS.

HAS CAUSED ITS SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT THIS 29 DAY OF MAY 2025.

R.M. NELSON PROPERTIES, LLC,
A PENNSYLVANIA LIMITED LIABILITY COMPANY


WITNESS


RAYMOND M. NELSON, PRESIDENT

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

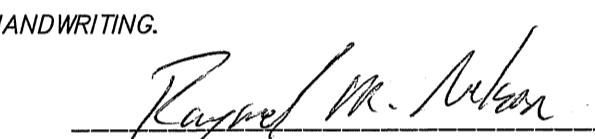
R.M. NELSON PROPERTIES, LLC.


RAYMOND M. NELSON, PRESIDENT

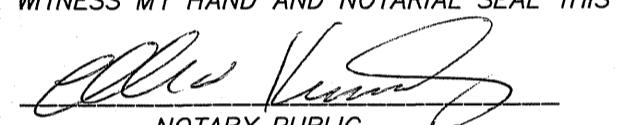
CORPORATE ACKNOWLEDGEMENT

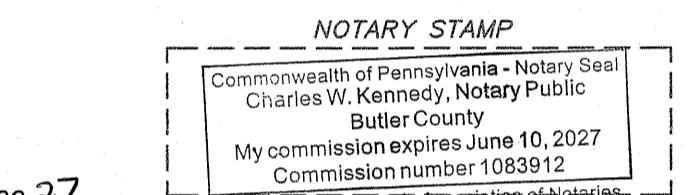
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:
} }
ON THIS 29 DAY OF MAY A.D. 2025, BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED RAYMOND M. NELSON OF R.M. NELSON PROPERTIES, LLC, WHO BEING DULY SWORN, DEPOSES AND SAID PRESIDENT DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID R.M. NELSON PROPERTIES, LLC, THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS RAYMOND M. NELSON AS R.M. NELSON PROPERTIES, LLC, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.


WITNESS


RAYMOND M. NELSON, PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF MAY, 2025.


NOTARY PUBLIC

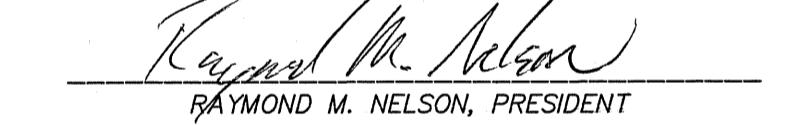


MY COMMISSION EXPIRES THE 10 DAY OF JUNE, 2027.

CERTIFICATION OF TITLE

WE, R.M. NELSON PROPERTIES, LLC, OWNERS OF THE ADAMS TOWN CENTER - PHASE 2 DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF R.M. NELSON PROPERTIES, LLC, AS RECORDED IN INSTRUMENT #202402200008946 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.

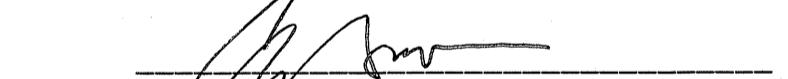

WITNESS


RAYMOND M. NELSON, PRESIDENT

MORTGAGEE

WE, Peoples Security Bank and Trust, MORTGAGEE OF THE PROPERTY EMBRACED IN THE ADAMS TOWN CENTER - PHASE 2 DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.


WITNESS

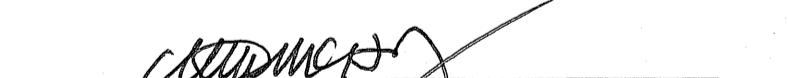

MORTGAGEE

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 41 DAY OF JUNE, 2025.

ATTEST:


SECRETARY


CHAIRMAN

APPROVAL BY TOWNSHIP OF ADAMS

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

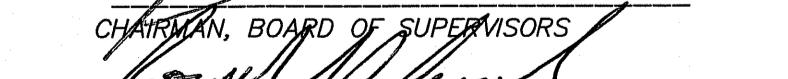
THIS LAND DEVELOPMENT PLAN APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 12 DAY OF JUNE, 2025.

ATTEST:


SECRETARY, BOARD OF SUPERVISORS


CHAIRMAN, BOARD OF SUPERVISORS


SUPERVISOR


SUPERVISOR


SUPERVISOR


SUPERVISOR

TOWNSHIP ENGINEER'S APPROVAL

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


SIGNATURE

06/04/2025
DATE

26400-E
REGISTRATION NUMBER

20-036950-E
REGISTRATION NUMBER

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.

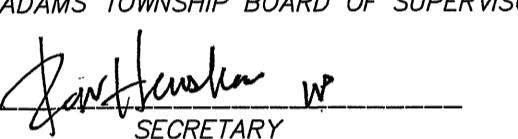

SIGNATURE

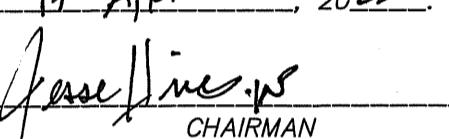
20-036950-E
REGISTRATION NUMBER

5-13-2025
DATE

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULT-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 14 DAY OF APRIL, 2025 LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 17 APRIL, 2025.


SECRETARY


CHAIRMAN

PCAN& 150608
PCAN& 150608

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 VOLUME 430 PAGE(S) 25-26.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF JULY, 2025.

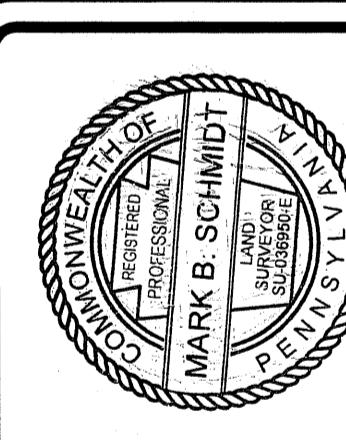
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

PLAN BOOK PAGE
430 25

STOP !!!
CALL BEFORE YOU DIG!
Pennsylvania law requires
3 working days notice for construction phase
and 10 working days notice in design stage

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



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

Corporate Office
100 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) 625-4349

DATE ISSUED: January 10, 2025

PROJECT NAME:
Adams Town Center - Phase 2
Land Development Plan
Site Plan for Recording

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 ACCORDING 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 AGREE TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE APPROPRIATIONS OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADE 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 11 DAY OF July, 2025.

CLEARVIEW MALL CAPITAL HOLDINGS, LLC

ATTEST:
Bella Fiducian JR
MEMBER*JR*
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

ATTEST:
DR
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

ATTEST:
DR
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

ATTEST:
DR
MEMBER

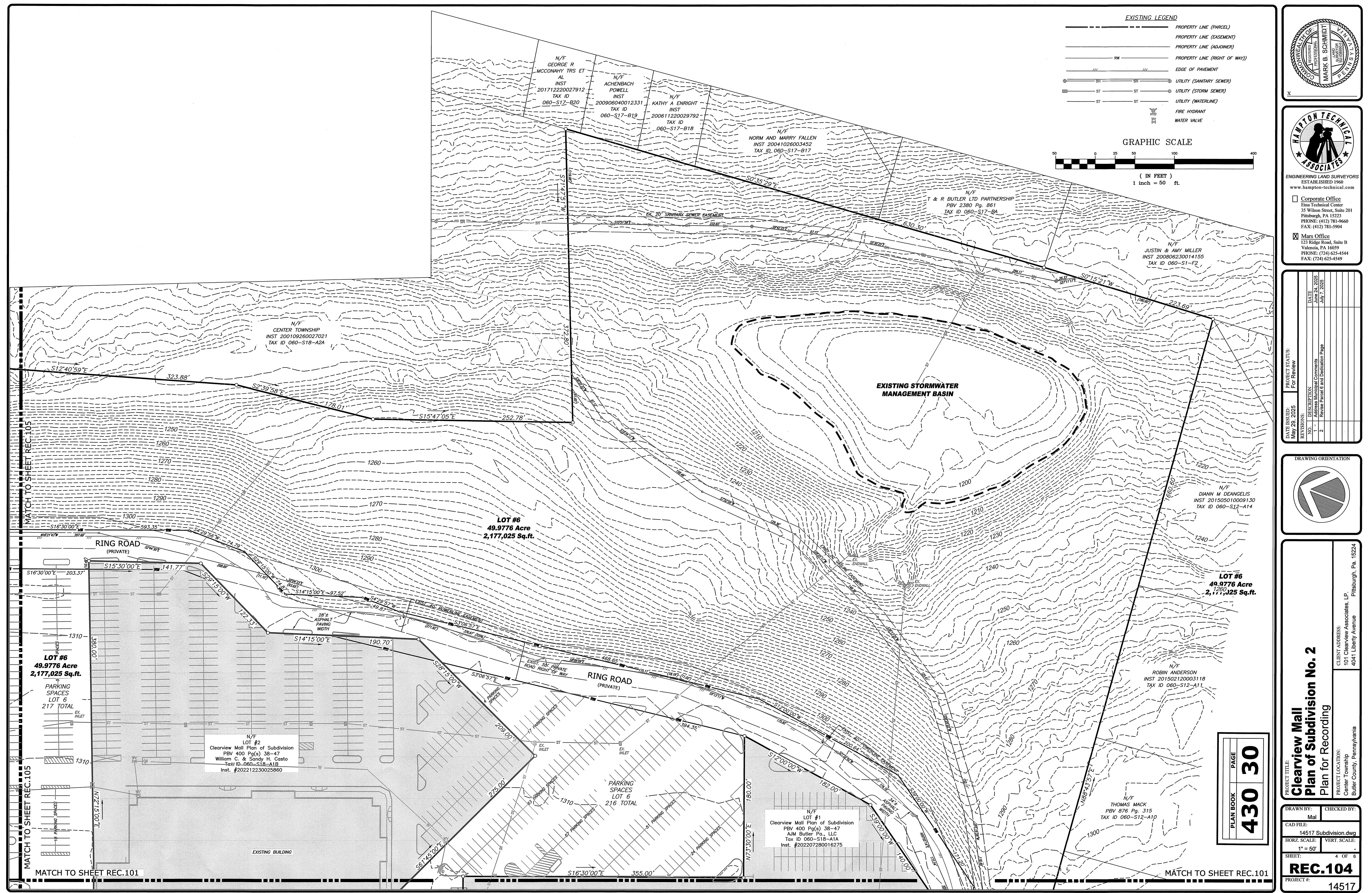
ON THIS 21 DAY OF July, A.D. 2025 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH PERSONALLY APPEARED *Felix Remick* OF CLEARVIEW MALL CAPITAL HOLDINGS, LLC WHILE BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION 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 THIS DEponent SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS *clearview mall capital holdings, llc* OF CLEARVIEW MALL CAPITAL HOLDINGS, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEponent's OWN AND PROPER AND RESPECTIVE HANDWRITING.

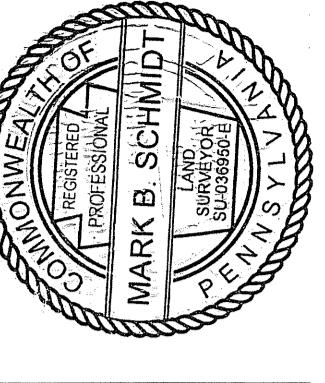
CLEARVIEW MALL CAPITAL HOLDINGS, LLC

ATTEST:
DR
MEMBER

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

NOTARY PUBLIC
*Deleffy**DR*
MEMBERNOTARY PUBLIC
*Deleffy*NOTARY PUBLIC
Deleffy





EXISTING LEGEND

Y LINE (PARCEL)
Y LINE (EASEMENT)
Y LINE (ADJOINER)
Y LINE (RIGHT OF WAY))
PAVEMENT
SANITARY SEWER)
STORM SEWER)
WATERLINE)
RANT
LVE

GRAPHIC SCALE

0 25 50 100 400

(IN FEET)

1 inch = 50 ft.

PLAN BOOK	PAGE
430	31

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

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

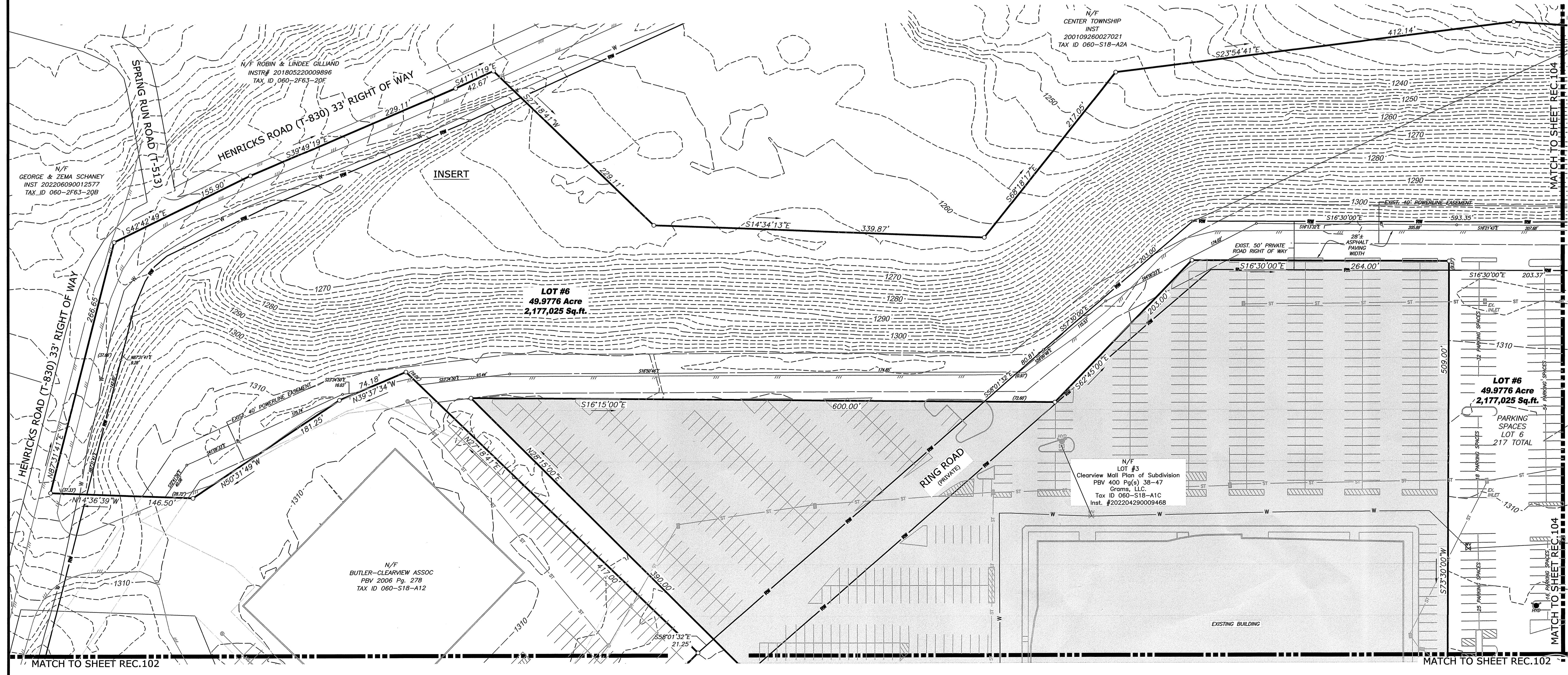
May 29, 2020	For Review	
REVISIONS:		
NO.	DESCRIPTION	
1	Address Municipal Comments	
2	Revise Parcel 6 and Dedication Page	

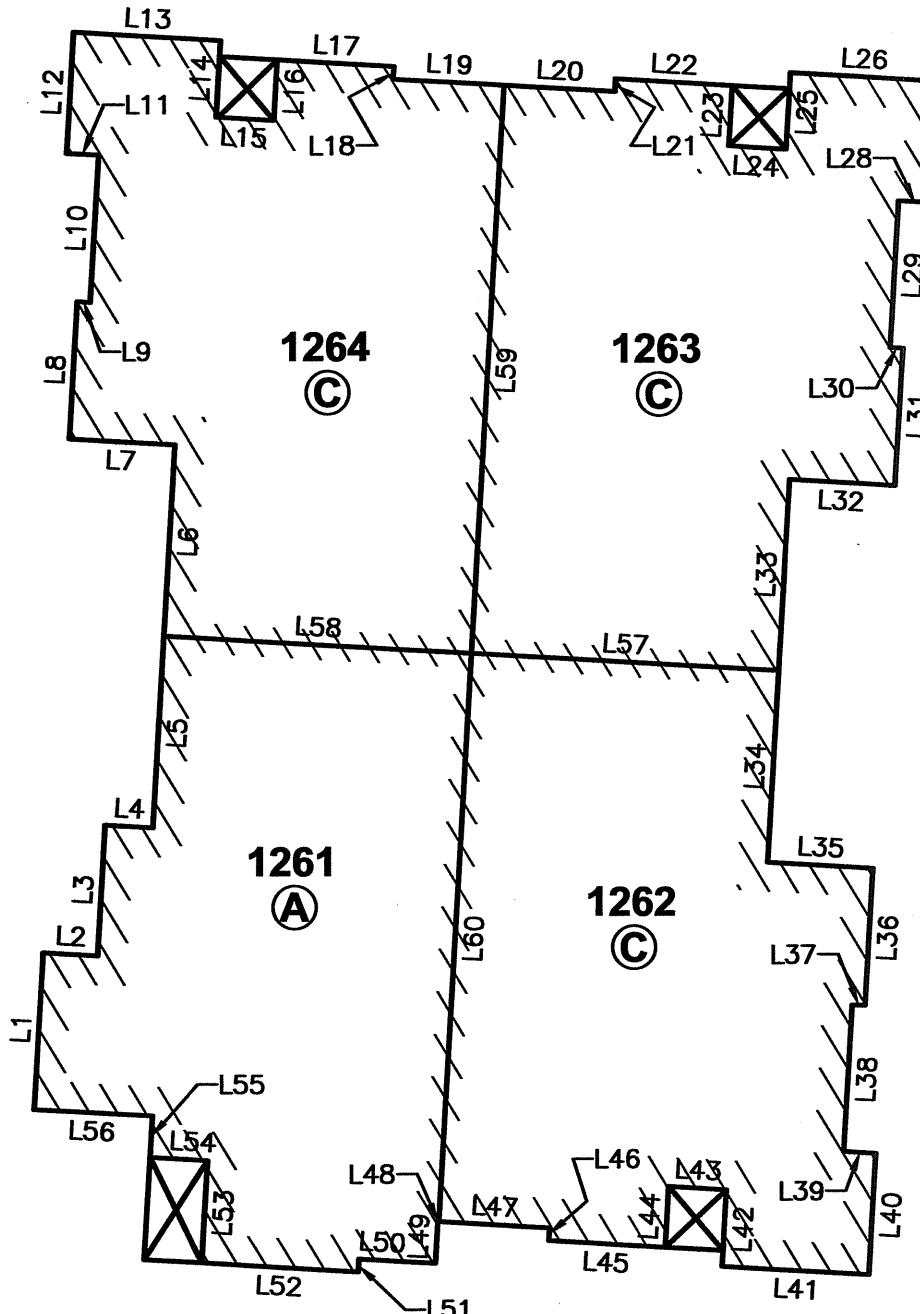
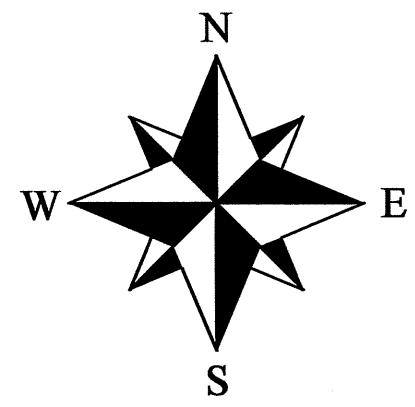
DRAWING ORIENTATION

2
ENT ADDRESS:
Clearview Associates, LP.
Liberty Avenue
Pittsburgh, Pa. 15224

Clearview Mall Plan for Recording

AWN BY:	CHECKED BY:
Mal	
D FILE:	
14517 Subdivision.dwg	
RZ. SCALE:	VERT. SCALE:
1" = 50'	-
EET:	5 OF 6
REC.105	
OBJECT #:	14517





Line Table

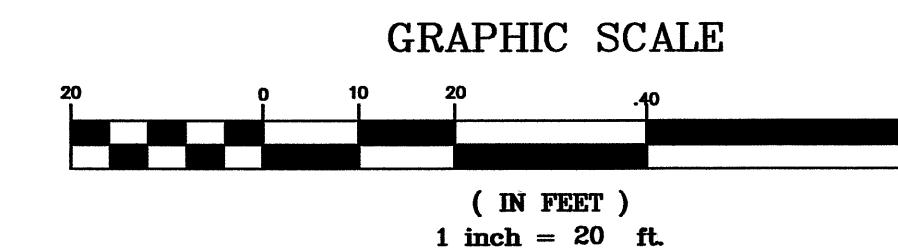
Line #	Length	Direction
L1	16.33'	N59° 20' 52"E
L2	5.67'	S30° 39' 08"E
L3	13.67'	N59° 20' 52"E
L4	5.00'	S30° 39' 08"E
L5	20.00'	N59° 20' 52"E
L6	20.00'	N59° 20' 52"E
L7	11.00'	N30° 39' 08"W
L8	14.33'	N59° 20' 52"E
L9	1.33'	S30° 39' 08"E
L10	15.33'	N59° 20' 52"E
L11	3.33'	N30° 39' 08"W
L12	12.67'	N59° 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"W
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



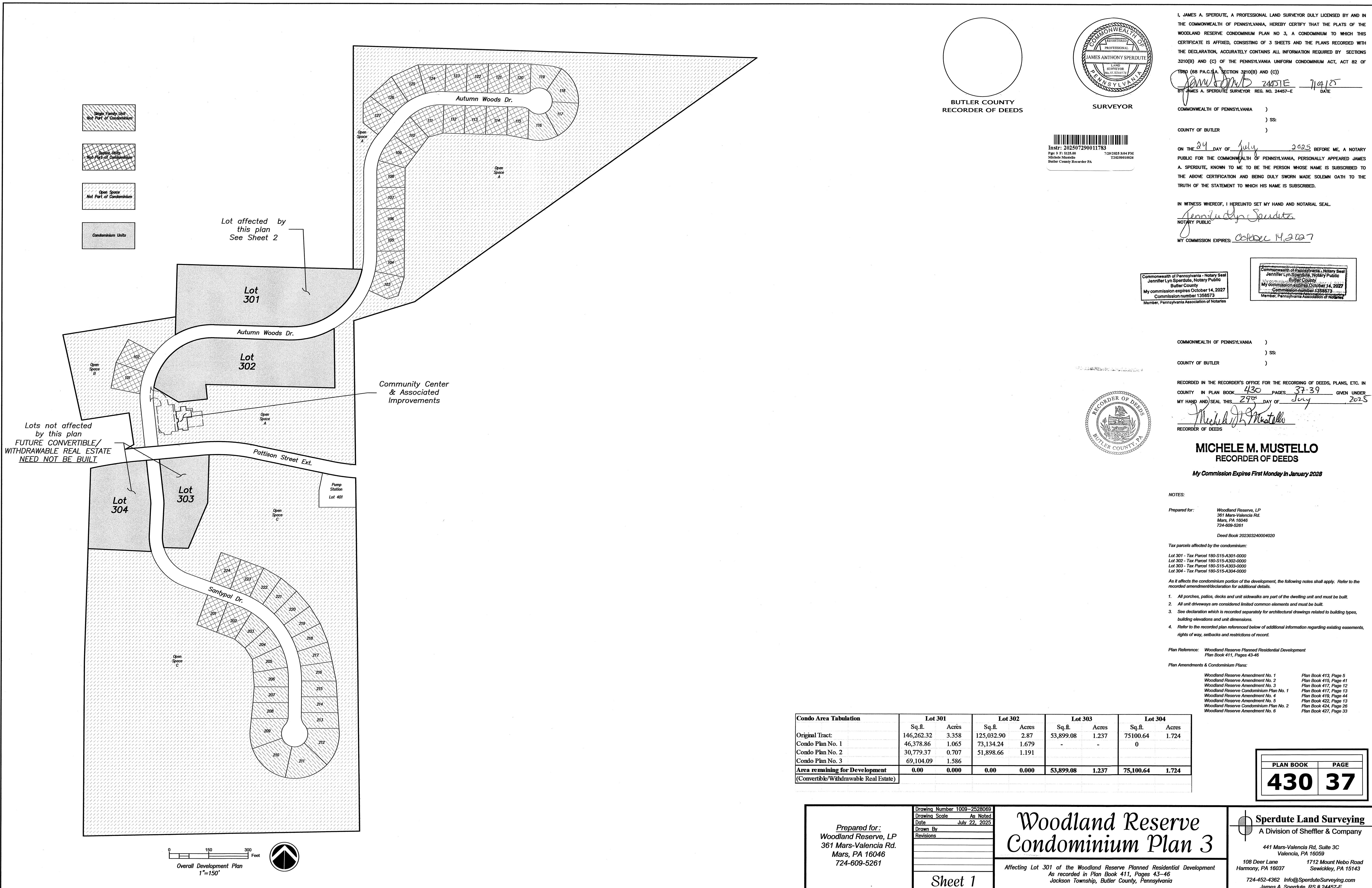
Owner/Developer
Heritage Crossings Partners, L.P.
Box 449
Mars, PA 16046
Reference:
Heritage Crossings Plan of Lots
PBV 368, Pages 24 - 25

DRAWING NUMBER: 1055-258052
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

Sperduto 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@SperdutoSurveying.com

PLAN BOOK PAGE
430 36





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

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

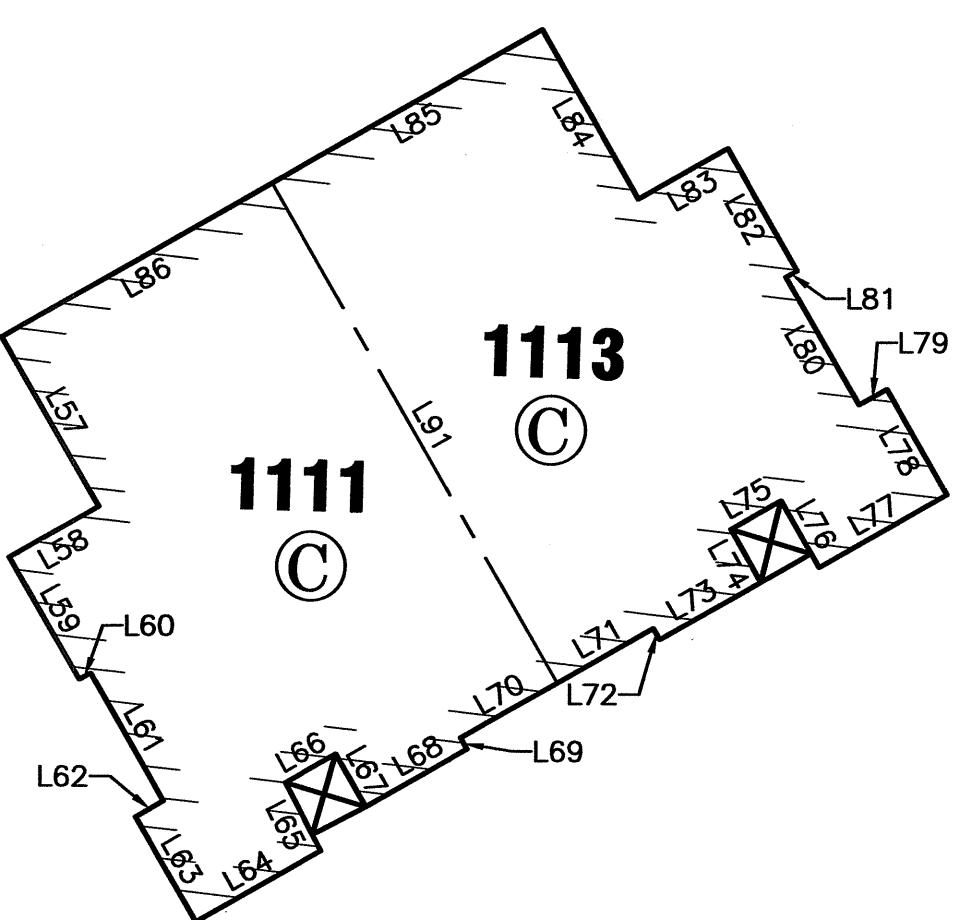
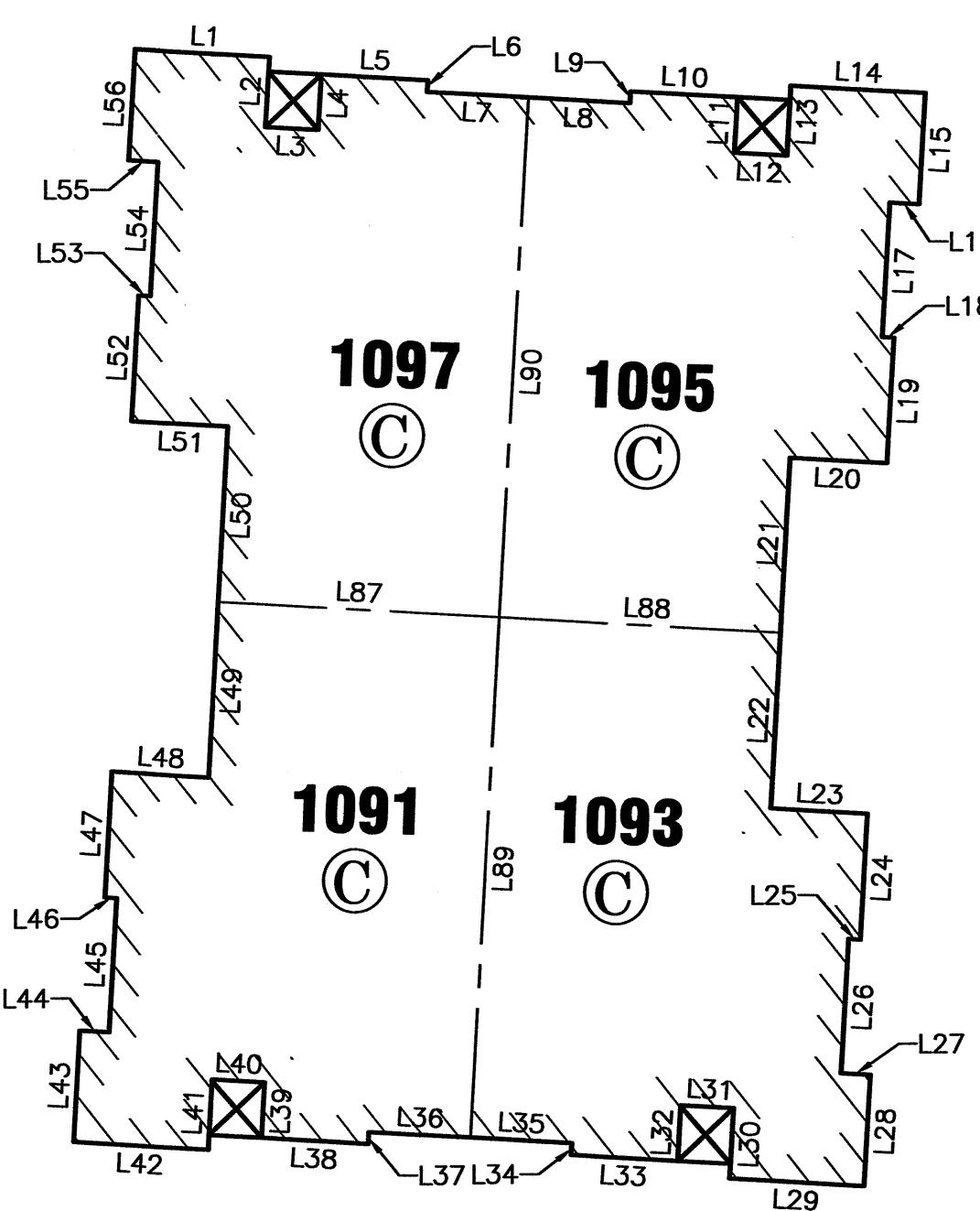
Affecting Lot 301 of the Woodland Reserve Planned Residential Development
As recorded in Plan Book 411, Pages 43-46
Jackson Township, Butler County, Pennsylvania

Sheet 2

Woodland Reserve Condominium Plan 3

Sperduto 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@SperdutoSurveying.com
James A. Sperduto, RS #24457-E

PLAN BOOK PAGE
430 38

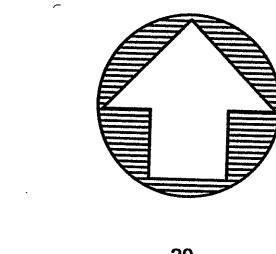


Line Table		
Line #	Length	Direction
L1	15.33'	S86° 45' 55"E
L2	8.00'	S03° 14' 05"W
L3	6.00'	S86° 45' 55"E
L4	6.33'	N03° 14' 05"E
L5	12.17'	S86° 45' 55"E
L6	1.33'	S03° 14' 05"W
L7	11.56'	S86° 45' 55"E
L8	11.56'	S86° 45' 55"E
L9	1.33'	N03° 14' 05"E
L10	12.17'	S86° 45' 55"E
L11	6.33'	S03° 14' 05"W
L12	6.00'	S86° 45' 55"E
L13	8.00'	N03° 14' 05"E
L14	15.33'	S86° 45' 55"E
L15	12.67'	S03° 14' 05"W
L16	3.33'	N86° 45' 55"W
L17	15.33'	S03° 14' 05"W
L18	1.33'	S86° 45' 55"E
L19	14.33'	S03° 14' 05"W
L20	11.00'	N86° 45' 55"W
L21	20.00'	S03° 14' 05"W
L22	20.00'	S03° 14' 05"W
L23	11.00'	S86° 45' 55"E
L24	14.33'	S03° 14' 05"W
L25	1.33'	N86° 45' 55"W
L26	15.33'	S03° 14' 05"W
L27	3.33'	S86° 45' 55"E
L28	12.67'	S03° 14' 05"W
L29	15.33'	N86° 45' 55"W
L30	8.00'	N03° 14' 05"E
L31	6.00'	N86° 45' 55"W
L32	6.33'	S03° 14' 05"W
L33	12.17'	N86° 45' 55"W
L34	1.33'	N03° 14' 05"E
L35	11.56'	N86° 45' 55"W
L36	11.56'	S86° 45' 55"W
L37	1.33'	S03° 14' 05"W
L38	12.17'	N86° 45' 55"W
L39	6.33'	N03° 14' 05"E
L40	6.00'	N86° 45' 55"W
L41	8.00'	S03° 14' 05"W
L42	15.33'	N86° 45' 55"W
L43	12.67'	N03° 14' 05"E
L44	3.33'	S86° 45' 55"E
L45	15.33'	N03° 14' 05"E
L46	1.33'	N86° 45' 55"W
L47	14.33'	N03° 14' 05"E
L48	11.00'	S86° 45' 55"E
L49	20.00'	N03° 14' 05"E
L50	20.00'	N03° 14' 05"E
L51	11.00'	N86° 45' 55"W
L52	14.33'	S03° 14' 05"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"W
L88	31.99'	S86° 45' 55"W
L89	59.33'	S03° 14' 05"W
L90	59.33'	S03° 14' 05"W
L91	60.00'	S29° 37' 08"E

PLAN BOOK	PAGE
430	39

Drawing Number 1009-2528069
 Drawing Scale As Noted
 Date July 22, 2025
 Drawn By
 Revisions
 724-609-5261

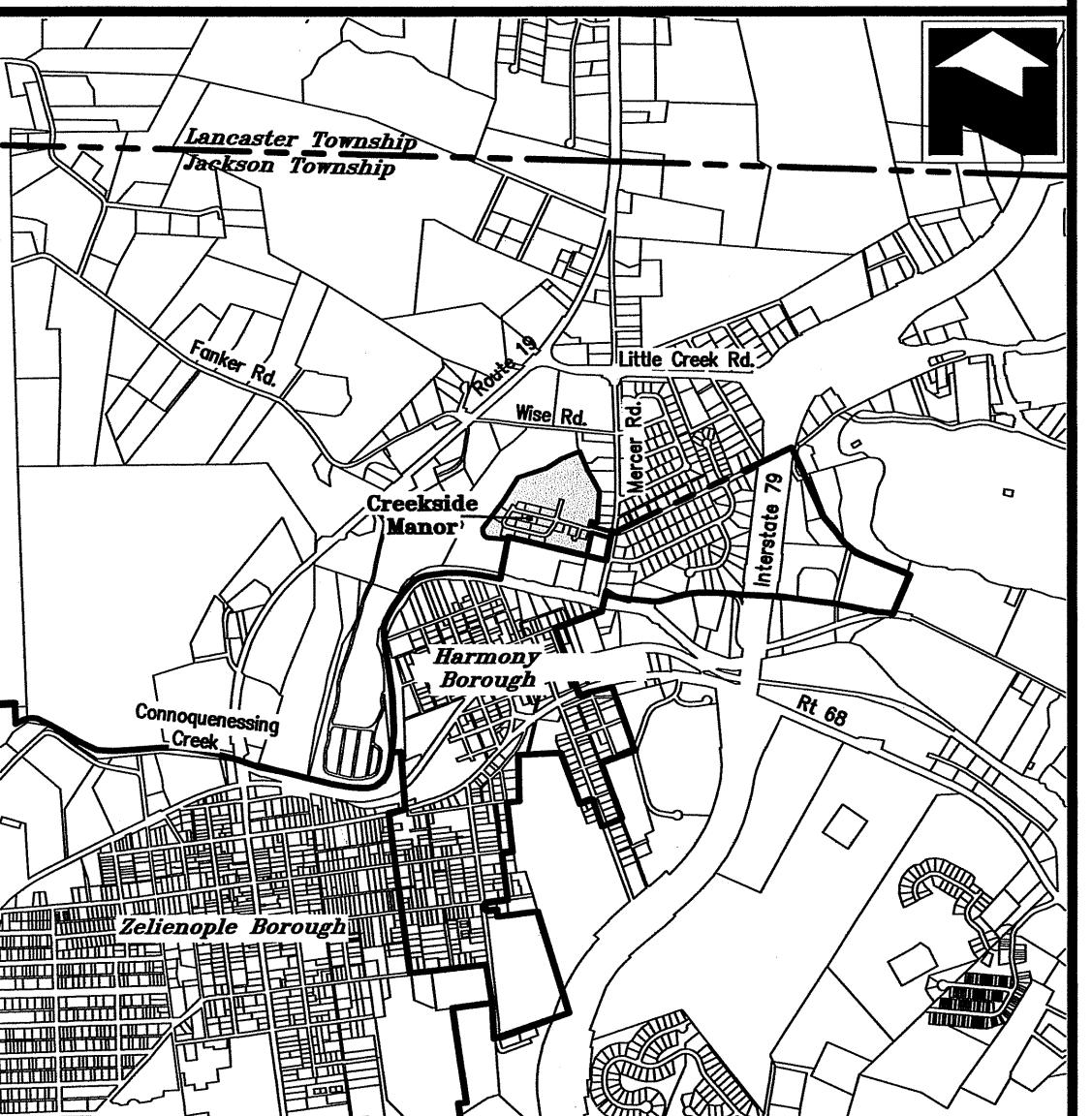


0 20 40 Feet

**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
 Sheet 3

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

LOCATION MAP 1" = 2000'



Parcel Table - Original Lots		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
102	7,099.81	0.163

Parcel Table - Proposed Lots/Units		
Unit Number	Lot Area (Sq.Ft.)	Lot Area (Acres)
102-A	2,744.494	0.063
102-B	1,528.000	0.035
102-C	2,827.319	0.065

Tabulation of Zoning Data at time of master plan approval.

Affected Zoning District : V-TND - Village Traditional Neighborhood Development

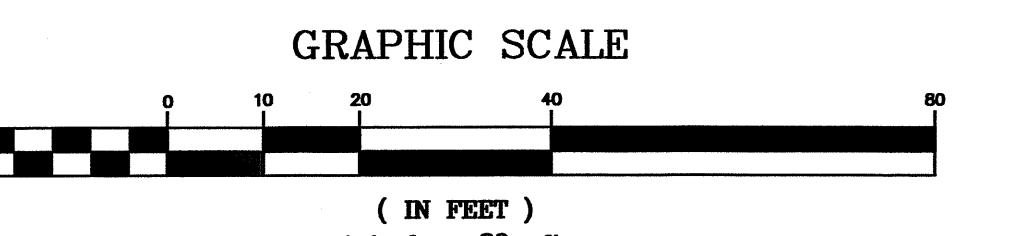
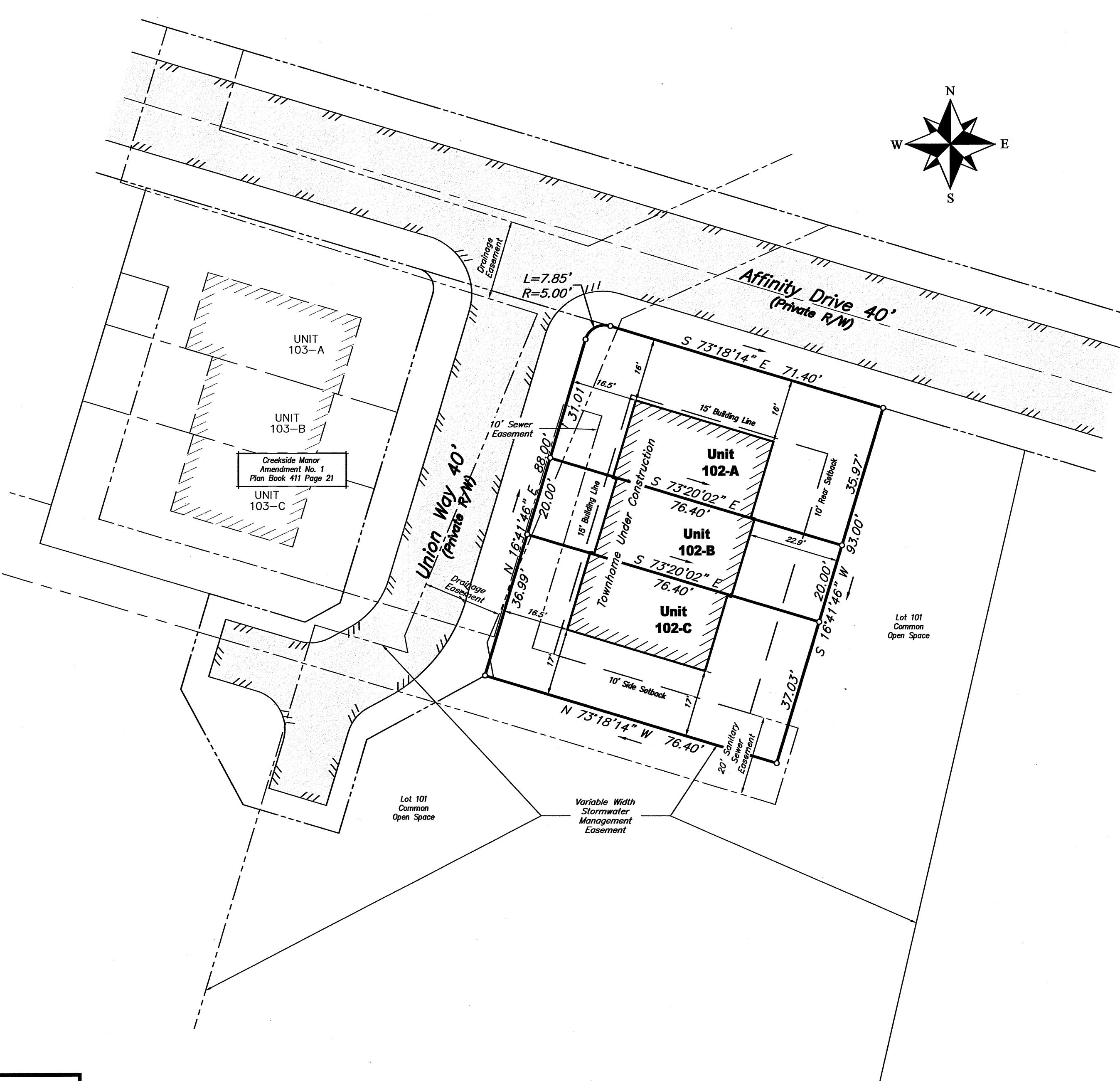
Minimum Lot Size (Per Lot)
 Minimum Lot Width at Street Right of Way Line:
 Minimum Lot Width at Front Building Setback Line:
 Minimum Front Yard Setback
 Minimum Side Yard Setback (At End Dwelling Units):
 Minimum Distance Between Primary Buildings:

Required	Provided on Master Plan	Provided on This Plan	Reference
6000.00 sf	7083.89 sf	1,528.000 sf	(1)
55.00 ft	76.40 ft	20.00 ft	(1)
55.00 ft	68.00 ft	20.00 ft	
15.00 ft	15.00 ft	15.00 ft	(2)
5.00 ft	5.00 ft	5.00 ft	
10.00 ft	10.00 ft	10.00 ft	
5.00 ft	5.00 ft	5.00 ft	
30.00 ft	20 ft	20 ft	

*Modification Granted for Building Separation as part of overall PRD Approval.
 (1) Minimum on master plan referred to lot prior to subdivision and not per unit
 (2) From right of way line

Waivers granted on master plan that affect townhome construction:

S 27-1208.D (2)(b): A waiver from this section to allow for the construction of decks/patios to protrude a perpendicular distance of no greater than 8.00' into the allowable rear yard of the townhome structure. Townhome structure building faces would remain compliant with the existing 20 foot rear setback.
 All other waivers associated with site improvements not associated with the construction of a townhome lot can be found on Sheet S-200 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.



General Plan Notes

- This plan is a re-subdivision of Lot 102 of the Creekside Manor Phase 1 Plan of Lots as recorded in Plan Book 405, Pages 12-14.
- No additional units are proposed that were not originally planned for.
- This plan is subject to any and all conditions of the previously approved and recorded plans.
- If applicable, bearings labeled as (NR) are non-radial to the intersecting right of way line.

Property References

Ownership Reference:
 Lot 102
 Tax Parcel 180-S14-A102
 Instrument # 202504020004579

Drawing Number 1009-27751
 Drawing Scale 1"-20'
 Date April 29, 2025
 Drawn By
 Revisions

Property Owner:
 D.R. Horton - WPA, LLC
 1603 Campion Court
 Suite 300
 Sewickley, PA 15143
 412-218-4384

PLAN BOOK PAGE
 430 42

73000

Creekside Manor Amendment 11

Being a Re-subdivision of Lot 102 of the Creekside Manor Phase 1 Plan of Lots As recorded in Plan Book 405, Pages 12-14
 Jackson Township, Butler County, Pennsylvania

Sperduto 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@SperdutoSurveying.com
 James A. Sperduto, RS # 24457-E

Instr: 202508040012083
 Pg: 1 F: 345-00
 Mahanoy
 Butler County Recorder PA

D.R. Horton - WPA, LLC

By a resolution approved on the 30th day of May, 2025, the Board of Directors of the D.R. Horton - WPA, LLC, a Delaware Limited Liability Company, owners of the land shown on the Creekside Manor Amendment No. 11, adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

D.R. Horton - WPA, LLC

James S. Sperduto
 Signature of Officer Witnessing
Lori Sue Deal
 Signature of Authorized Officer

Scott Linkenski, Assistant Secretary
 Printed Name & Title of Officer Witnessing
Lori Sue Deal - Assistant Secretary
 Printed Name & Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny personally appeared *Lori Sue Deal* of D.R. Horton - WPA, LLC who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 30th day of May, 2025.

My commission expires the 18th day of August, 2026.

(Seal) *James S. Sperduto* Notary Public

Commonwealth of Pennsylvania - Notary Seal
 DAVID BERICK - Notary Public
 Allegheny County
 My Commission Expires August 28, 2027
 Commission Number 1438332

I hereby certify that the title to the property contained in the Creekside Manor Amendment No. 11 is in the name of D.R. Horton - WPA, LLC and is recorded in Instrument No. 202504020004579. I further certify that there is no mortgage, lien, or other encumbrance against this property.

James S. Sperduto
 Witness
Lori Sue Deal
 Signature of Authorized Officer

Surveyor

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

5/28/25

James A. Sperduto
 James A. Sperduto, RS # 24457-E

Jackson Township Planning Director/Manager

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

8/1/25

James Anthony Sperduto
 Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 7th day of May, 2025, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

James Anthony Sperduto
 Township Secretary
Michelle Colan
 Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 25th day of July, 2025. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

James Anthony Sperduto
 Township Secretary
Chairperson
 Chairperson

This plan was delivered to *James Anthony Sperduto* by Jackson Township on the 20th day of August, 2025.

James Anthony Sperduto
 Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 21 day of MAY, 2025.

James Anthony Sperduto
 Secretary
Chairperson
 Chairperson

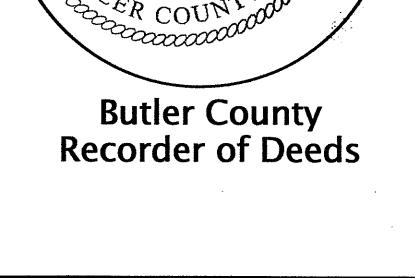
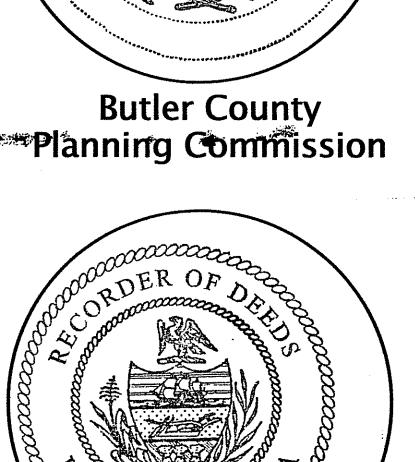
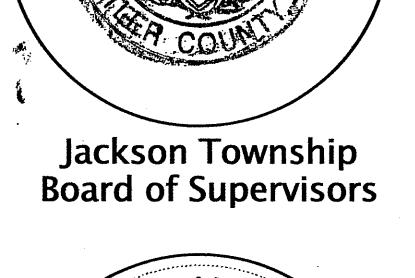
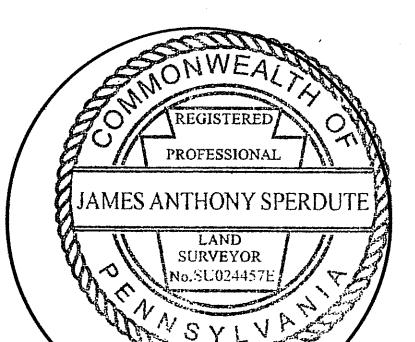
PLAN 25097

Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 430, page(s) 42.

Given under my hand and seal this 4th day of August, 2025.

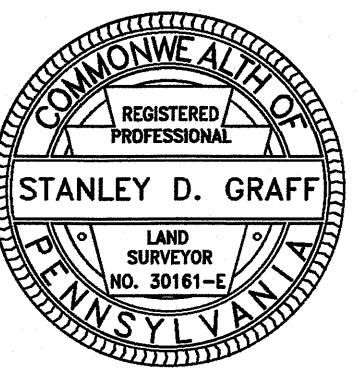
James Anthony Sperduto
 Recorder of Deeds



PROPERTY AREA SUMMARY:

EXISTING TOTALS	
REV LOT 3 (320-1F96-7C)	13.72 AC
REV LOT 4 (320-1F96-7E)	4.59 AC
+ 190-1F96-4	82.47 AC (assessed)
EXISTING TOTAL	
100.69 AC	

REVISED TOTALS	
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
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
320-1F96-7E RONALD AND REBECCA SHAW
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/SHAW PLAN PG 12
PLAN BOOK 175 PG 29
 - JONES SUBDIVISION NO. 3
PLAN BOOK 206 PG 34
 - JONES/SHAW PLAN
PLAN BOOK 328 PG 12

A	REVISIONS PER JEFFERSON TOWNSHIP ENGINEER REVIEW LETTER DATED 2/17/2025	SDG	3/5/2025
REV	DESCRIPTION	BY	DATE

GRAFF
SURVEYING

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

PROJECT DESCRIPTION

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

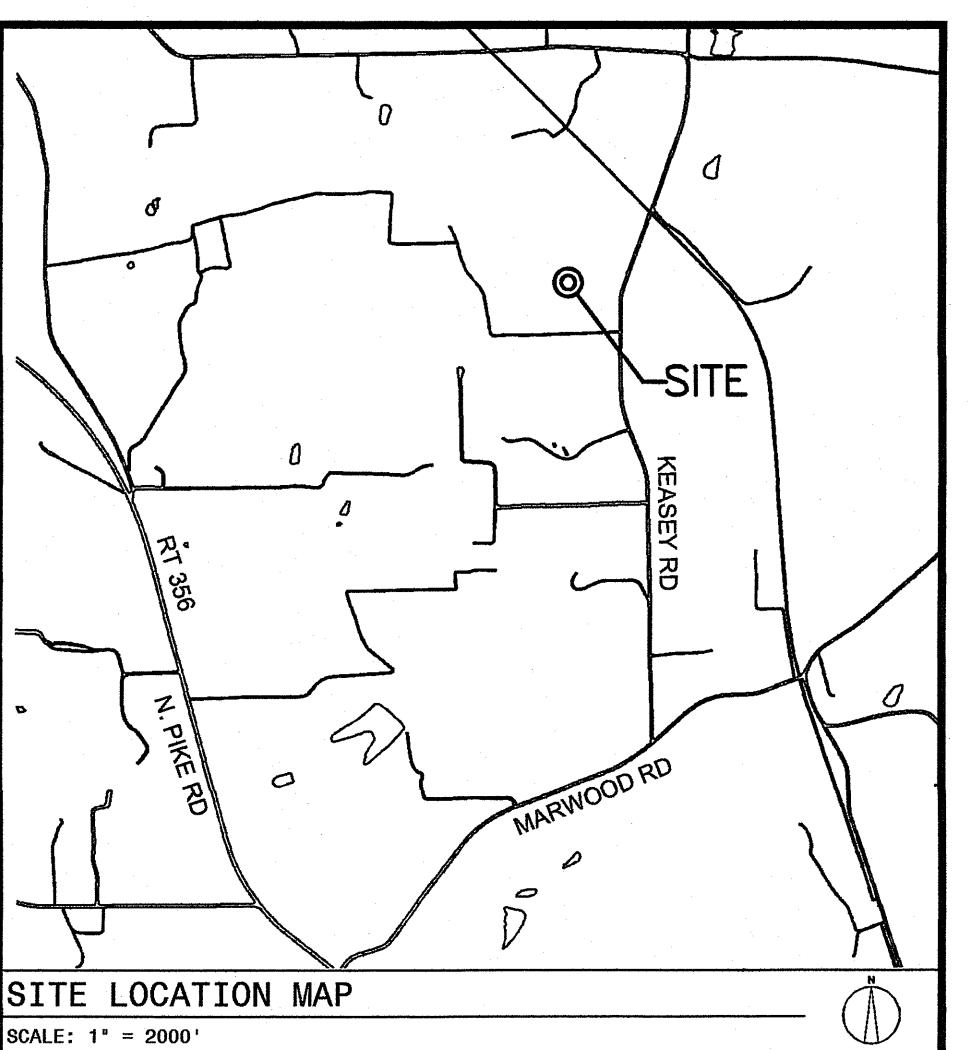
11/04/2024 SDG Sdg 1" = 60'

PROJECT NO. TAX PARCEL NO.

22-083 320-1F96-7C, 7E
190-1F96-4

REVISION A

RECORDED	20
PLAN BOOK	PAGE
430	45
SHEET 2 of 2	

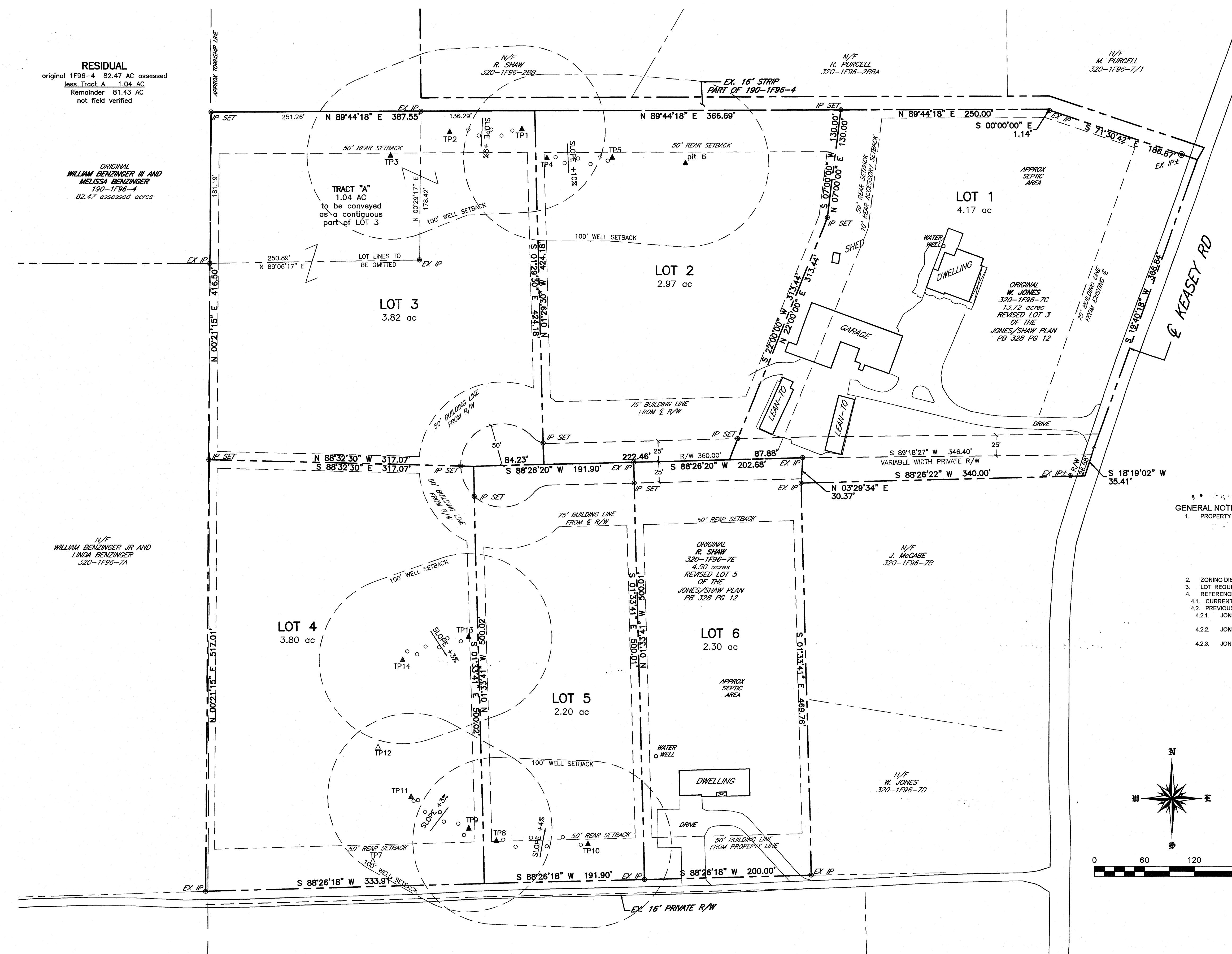


PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET
THE REQUIRED SEPTIC ISOLATION DISTANCES.

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.



WINFIELD TOWNSHIP R/A - RESIDENTIAL/AGRICULTURAL DISTRICT	
Dimension	Requirement
Min. Lot Area	2 ac (w/o 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)

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
30th day of July, 2025.

(Partner/Owner of Wolf Creek Properties, LLC)
Brett Ligo
(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 W. & Cynthia C. 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 30th day of July, 2025.

Sean R. Newton SEAL
(Notary Public)
My commission expires the 29th day of July, 2026.

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
30th day of July, 2025.

(Owner)
Cynthia C. Ligo
(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 30th day of July, 2025.

Sean R. Newton SEAL
(Notary Public)
My commission expires the 29th day of July, 2026.

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

The Board of Supervisors of 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 SUPERVISORS
this 9th day of June, 2025.

Christina Farley Paul A. Dill
(Secretary) (Chairman)
Slippery Rock Township
Butler County, PA

Reviewed by the TOWNSHIP of SLIPPERY ROCK PLANNING COMMISSION

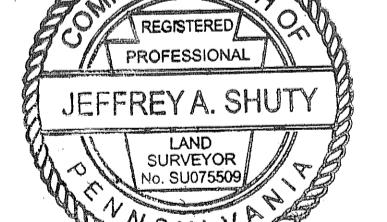
this 9th day of June, 2025.

Christina Farley Dr. C. E. S.
(Secretary) (Chairman)
Slippery Rock Township
Butler County, PA

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)
6/30/2025
(Professional's Registration No.)
SU075509
(Date)



BUTLER COUNTY PLANNING COMMISSION REVIEW

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

R. Hanckow MKG J. Hause MKG
(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 25124

SEAL



RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS
BUTLER COUNTY, PA

RECORDED ON 6/30/2025 AT PAGE 47 OF PLAN BOOK 430

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

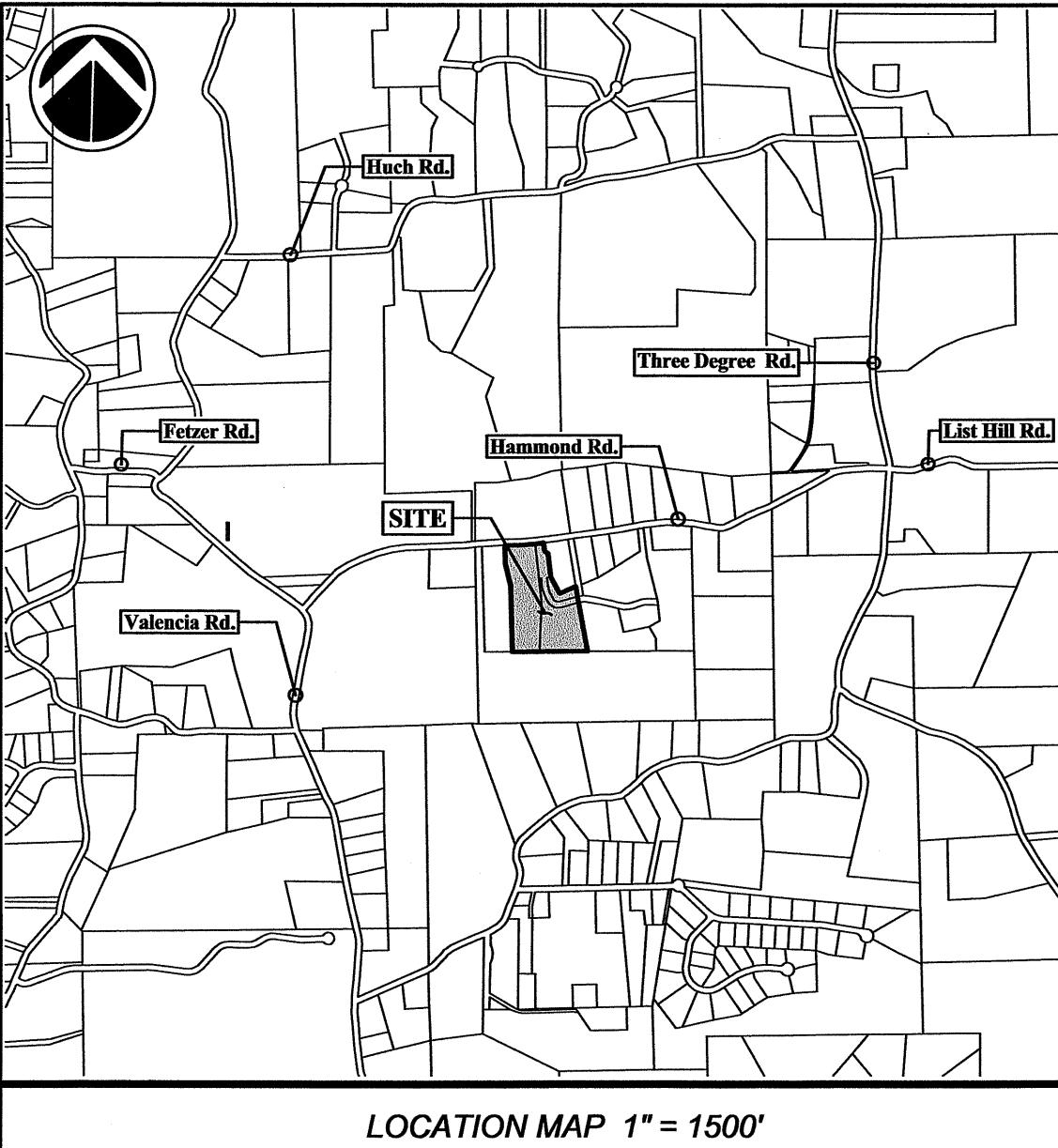
PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA

RECORDED FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN

PLAN BOOK VOLUME 430, PAGE 47, OF THE RECORDER OF DEEDS, BUTLER COUNTY, PA



LOCATION MAP 1" = 1500'

Instrument No. 202508080012407
Page 1 of 4
Butler County Recorder PA

8/9/2025 10:49 AM
T2025010552

Instrument No. 010-3F68-50BED-0000
Page 1 of 4
Meadow Creek Farms Plan 3
Plan Book 319, Pg 7

Lot 301

Instrument No. 010-3F68-50BED-0000
Page 1 of 4
Meadow Creek Farms Plan 3
Plan Book 319, Pg 7

Instrument No. 202508080012407
Page 1 of 4
Butler County Recorder PA

Owners Adoption

We, George W. & Laurie K. Staudacher, owners of the land shown on the Meadow Creek Farms Plan, Revision No. 2, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Adams, we hereby covenant and agree to and by this presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Adams, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

George W. Staudacher

George W. Staudacher

Laurie K. Staudacher

Laurie K. Staudacher

Before me, the undersigned Notary Public and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named George W. & Laurie K. Staudacher and acknowledged the foregoing adoption, dedication and plan to be their act and desired the same to be recorded as such.

Witness my hand and notarial seal this 28 day of July 2025

My commission expires the 14th day of October 2027
Seal Notary Public Jennifer Lyn Sperduto
My commission expires October 14, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries

We hereby certify that the title to a portion of the property contained in the Meadow Creek Farms Plan, Revision No. 2 is in the name of George W. & Laurie K. Staudacher, and is recorded at Instrument No. 20105260011191 & 20240630007749.

George W. Staudacher

Laurie K. Staudacher

Land Surveyor

I certify that, to the best of my knowledge, that the survey and plan shown hereon correctly represents the lots, lands, streets and highways as surveyed and plotted by me.

James A. Sperduto, PLS #24457-E

Date 7/28/2025

Adams Township
Reviewed by the Township Engineer, the Township Engineer of the Township of Adams, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

8/6/2025
Signature

Reg# 1606368
Reviewed by the Planning Commission of the Township of Adams, this 2nd day of July 2025

Signature

Chairperson-Planning Commission

The Board of Supervisors of the Township of Adams, hereby gives notice that in approving this plan for recording, the Township of Adams has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Approved by the Board of Supervisors of the Township of Adams by Resolution No. 2025-24 on this 28th day of July 2025, effective

Signature

Chairperson-Board of Supervisors

Butler County Planning Commission
Reviewed by the Butler County Planning Commission 18th day of June 2025

R. Hinchey, AICP
Signature

J. Heim, AICP
Signature

Chairperson-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 48

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8th day of August 2025

(SEAL) Michele M. Mustello
Recorder of Deeds

Michele M. Mustello
Signature

Given under my hand and seal this 8

NVR, Inc. - Owner

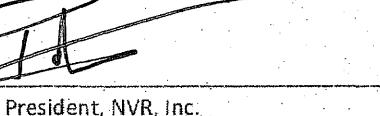
Known all men by these presents that NVR, Inc., virtue of resolution of its Board of Directors does hereby adopt this as its plan of subdivision of its property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage 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 28th day of July, A.D. 2025.

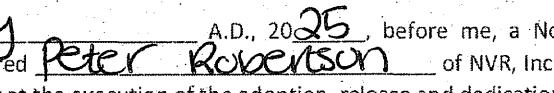
ATTEST:

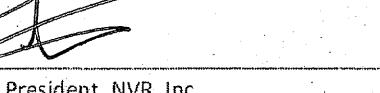
Witness


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.

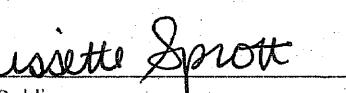
Commonwealth of Pennsylvania)
County of Butler)
SS

On this 28th day of July, A.D. 2025, before me, a Notary Public in and for said County and Commonwealth, personally appeared  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 deponent's 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 28th day of July, A.D. 2025.


Lisette Sprott
Notary Public

My commission expires the 7th day of December, 2026.

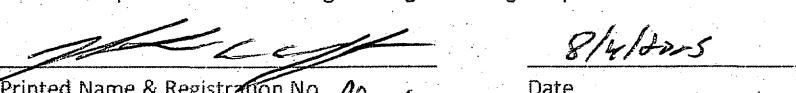
Commonwealth of Pennsylvania - Notary Seal
LISSETTE SPOTT - Notary Public
Allegheny County
My Commission Expires December 7, 2026
Commission Number 1195287

REGISTERED PROFESSIONAL
LAND SURVEYOR
No. SL054457E
James A. Sperduto, RS #24457-E
James A. Sperduto, 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/Agent.

7/16/25

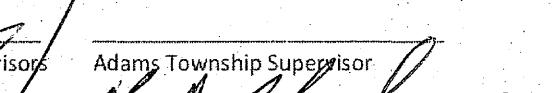
Township Engineer

I, Richard W. Craft, 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. PE063068 Date 8/4/2025

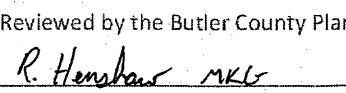
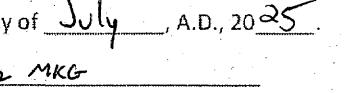
Adams Township Board of Supervisors

Approved by the Adams Township Board of Supervisors this 28th 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 Supervisor

Chairperson, Adams Township Supervisor

Adams Township Supervisor

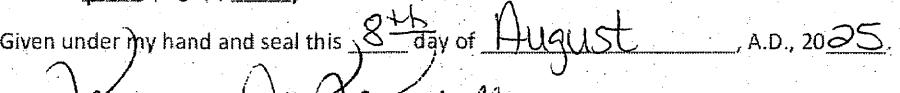
Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 18th day of July, A.D. 2025.


Secretary, Butler County Planning Commission
Chairperson, Butler County Planning Commission
Plan # 28157

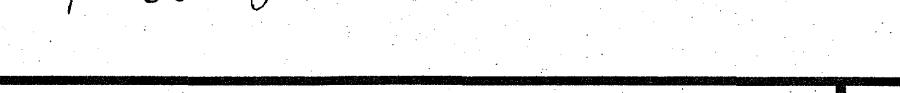
Butler County Recorder of Deeds

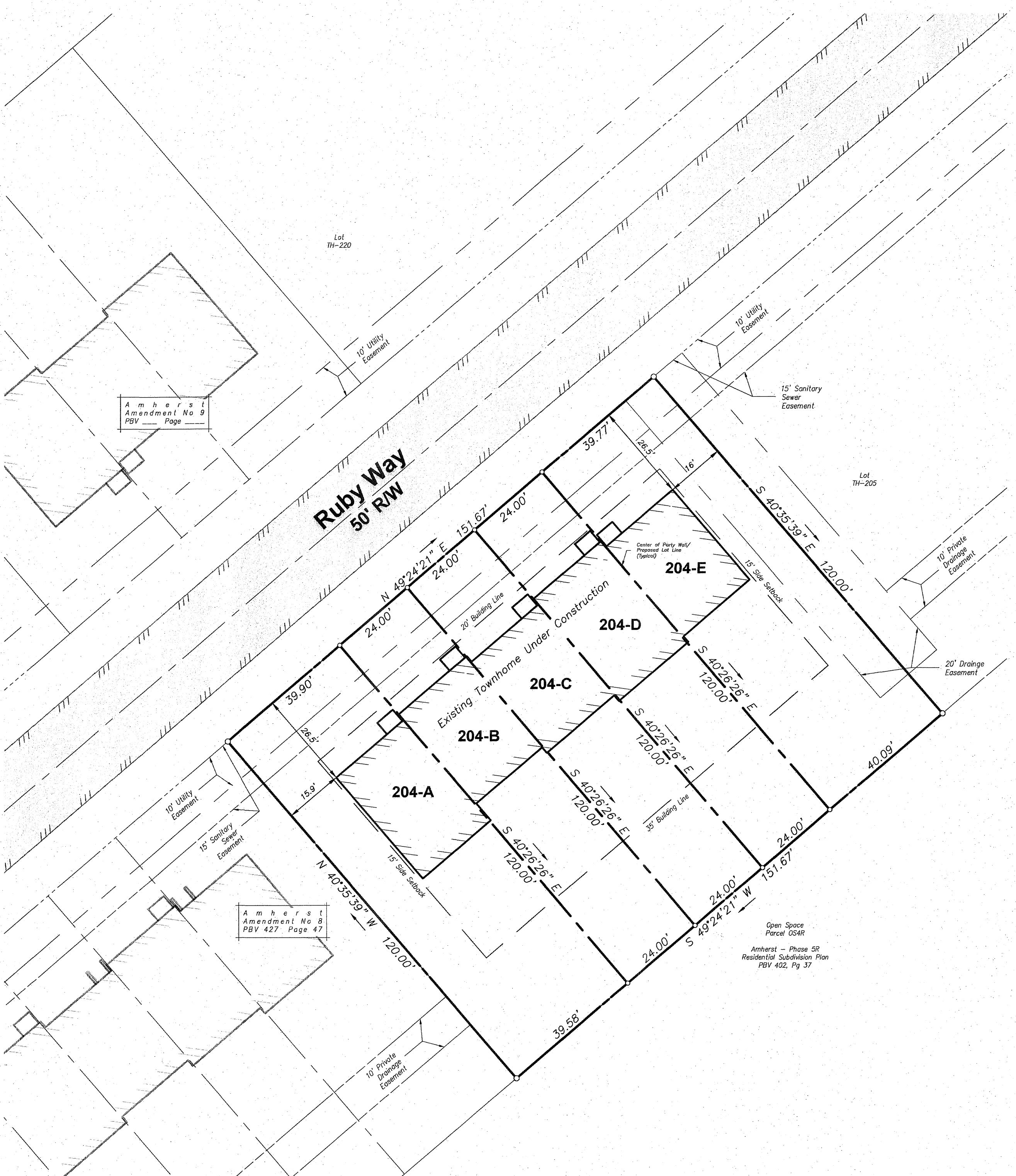
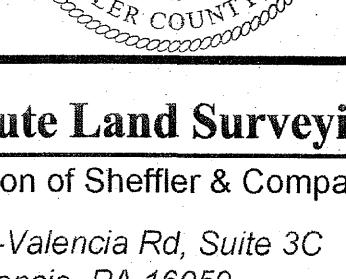
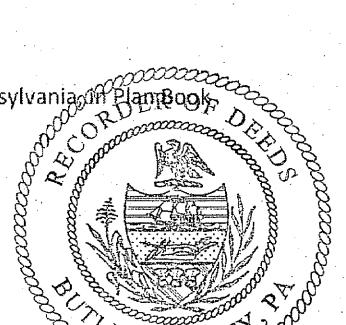
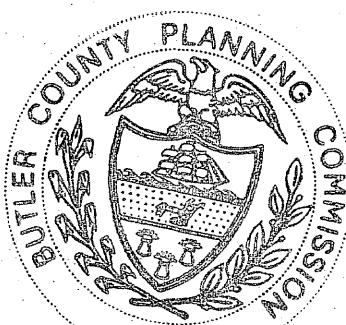
Commonwealth of Pennsylvania)
County of Butler)
SS

Recorded in the Recorder office for the recording of Deeds, Plans, etc. in Butler County, Commonwealth of Pennsylvania
Volume 430, page(s) 49

Given under my hand and seal this 8th day of August, A.D. 2025.

Recorder of Deeds
Michele M. Mustello
Chairperson, Butler County Planning Commission

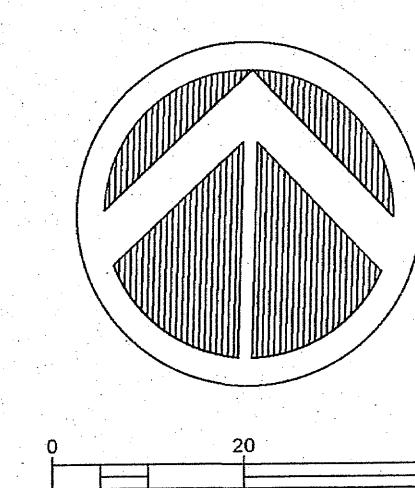
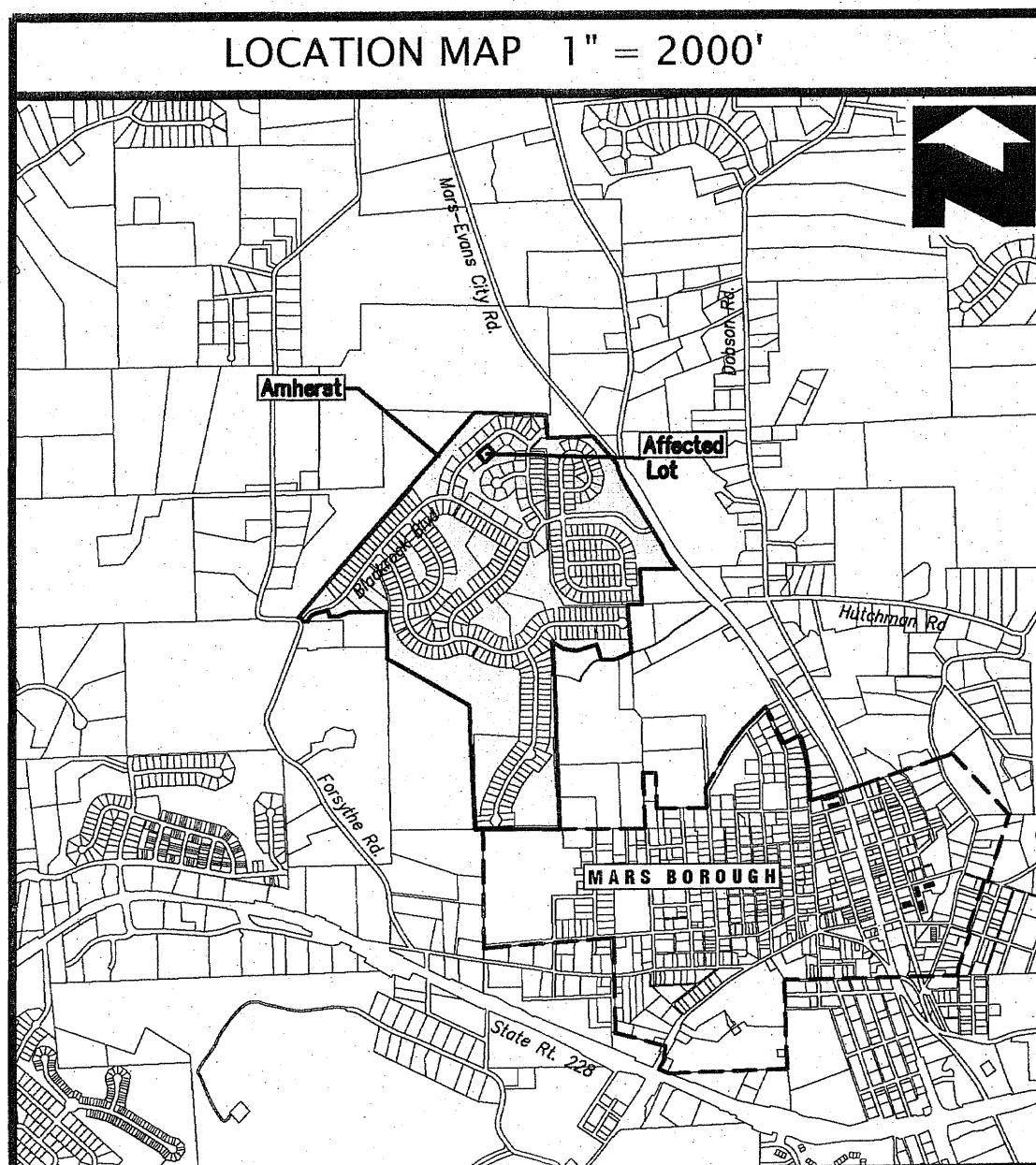
Recorded in the Recorder office for the recording of Deeds, Plans, etc. in Butler County, Commonwealth of Pennsylvania
Volume 430, page(s) 49

Given under my hand and seal this 8th day of August, A.D. 2025.

Recorder of Deeds
Michele M. Mustello
Chairperson, Butler County Planning Commission



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
a. 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.
b. No additional units are proposed by this plan that were not originally planned for.
c. This plan is subject to any and all conditions of the previously approved plans as approved by Adams Township.
d. If applicable, lines labeled to include (NR) are non-radial to the intersecting right of way line.

PLAN BOOK **430** PAGE **49**

Property References

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

Lot:
TH-204
Tax Parcel 010-4F35-9/204-00000
Deed Book 202505200007488

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

MICHELE M. MUSTELLO
RECODER OF DEEDS

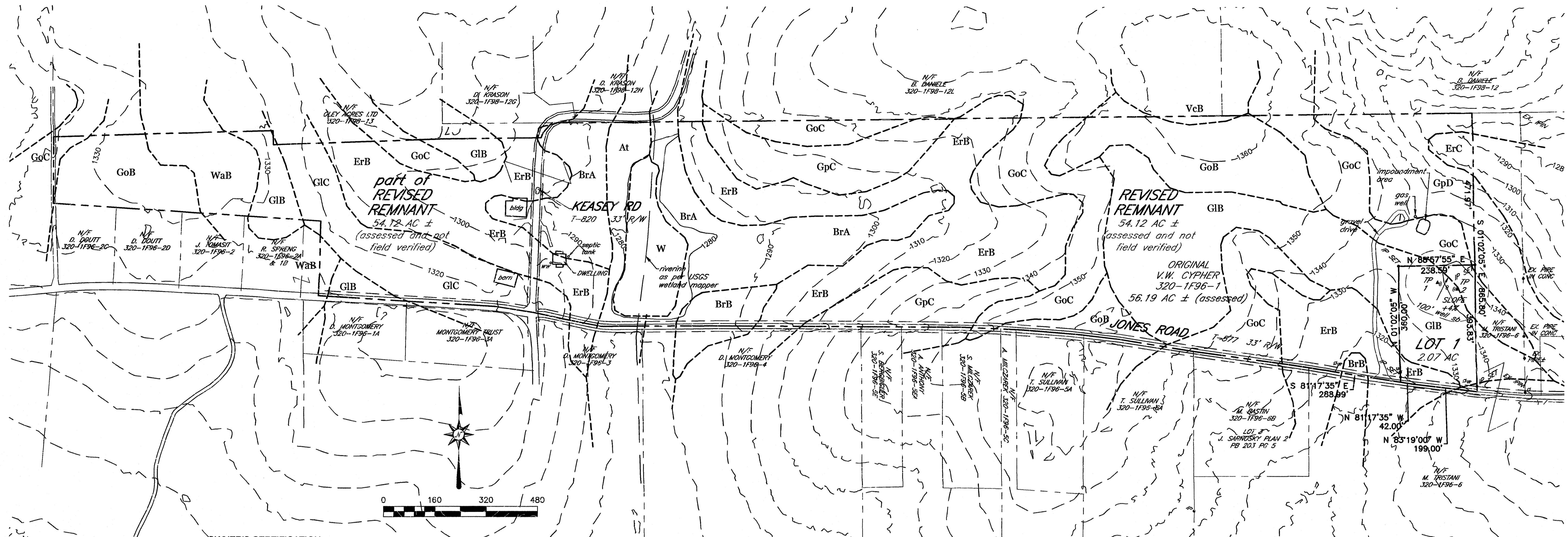
My Commission Expires First Monday in January 2028

**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

Sperduto Land Surveying
A Division of Sheffler & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059

108 Deer Lane
Harmar, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
724-452-4362 Info@SperdutoSurveying.com
James A. Sperduto, RS # 24457-E



OWNER'S CERTIFICATION

I, VIRGIL W. CYPER, 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 Cypher
VIRGIL W. CYPER

PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL
MEET THE REQUIRED SEPTIC ISOLATION
DISTANCES, BEING ATLEAST 100 FEET
FROM THE SEWAGE ABSORPTION AREAS.

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

ACKNOWLEDGMENT OF NOTARY PUBLIC

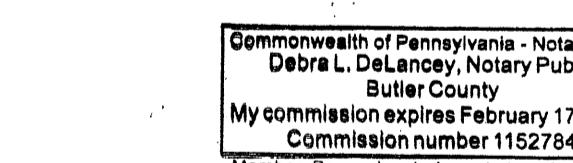
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

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

Michele M. Mustello
NOTARY PUBLIC

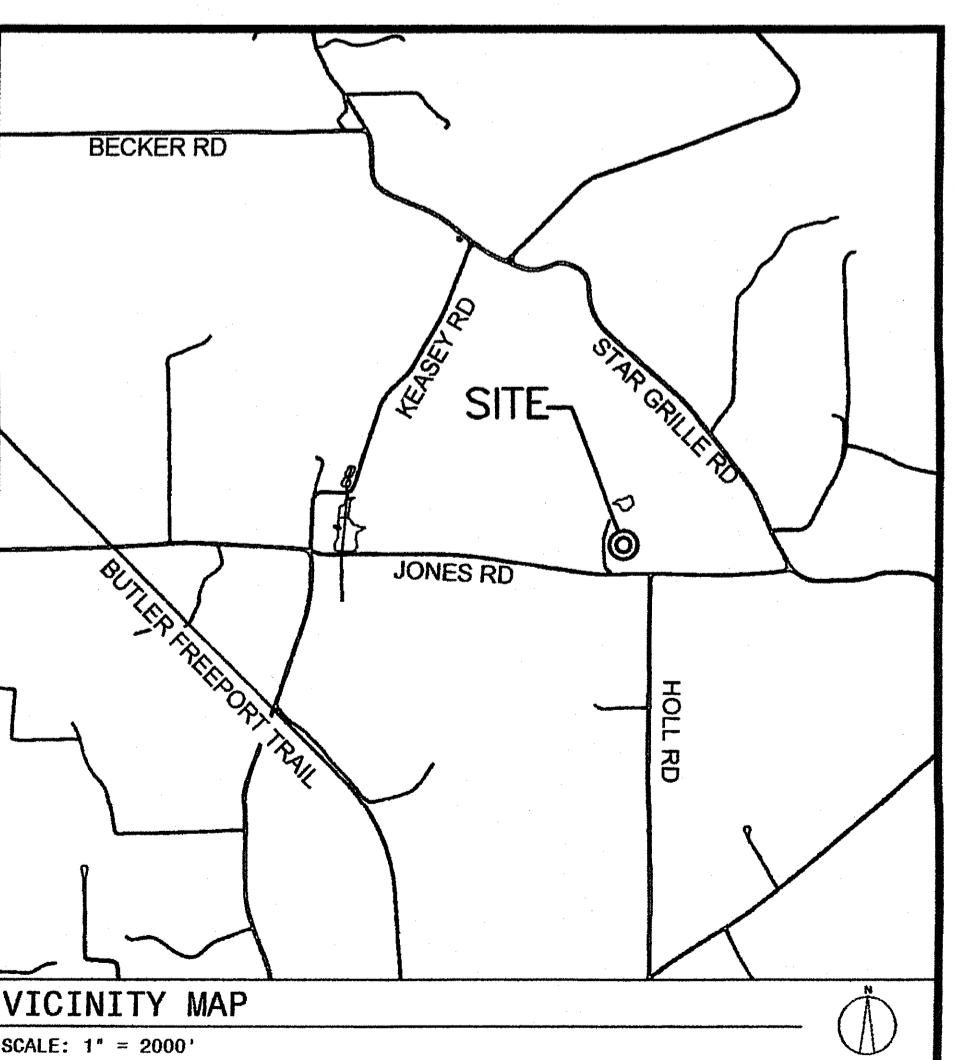
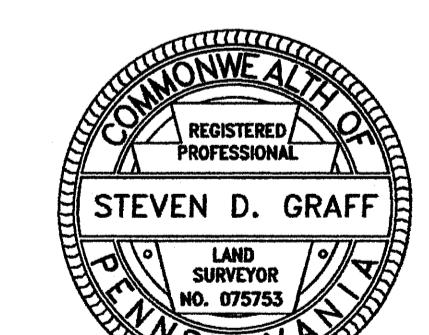


SURVEYOR'S CERTIFICATION

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.

JULY 21, 2025
DATE

Steven D. Graff
STEVEN D. GRAFF
REG. NO. SU-075753



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

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)

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 20th DAY OF MAY, 2025.

Patricia Kraff
SECRETARY

John Kennedy
CHAIRPERSON
BOARD OF SUPERVISORS

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

Patricia Kraff
SECRETARY

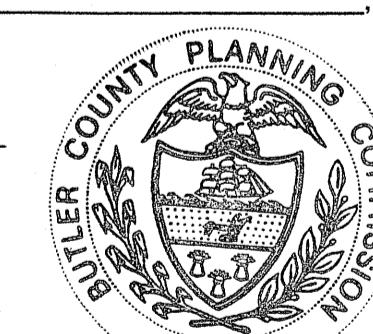
John Kennedy
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

R. Hanover MKC
SECRETARY

G. House MKC
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.

Michele M. Mustello
RECORDER OF DEEDS

My Commission Expires First Monday in January 2028

V. CYPER PLAN

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

GENERAL NOTES:

1. TAX PARCEL: 320-1F96-1
2. OWNER: VIRGIL W. CYPER
3. ZONING: RA - RESIDENTIAL AGRICULTURAL
4. SETBACKS: SEE TABLE
5. REFERENCES:
 - 5.1. CURRENT DEEDS OF RECORD
 - 5.2. PREVIOUSLY RECORDED PLANS
 - 5.2.1. STEPHEN DOERR 320-1F96-1
DOERR SUBDIVISION PLAN
PLAN BOOK 211 PG 42
 - 5.2.2. STEPHEN DOERR 320-1F96-1
DOERR SUBDIVISION PLAN
PLAN BOOK 307 PG 49-50
 - 5.2.3. STEPHEN DOERR 320-1F96-1
CYPER / OLEY ACRES LOT LINE REVISION
PLAN BOOK 371 PG 39-40
 - 5.2.4. STEPHEN DOERR 320-1F96-1
TRISTANI / CYPER LOT LINE REVISION
PLAN BOOK 14 PG 40

Instr: 202508130012746
Pg: 1 F: \$45.00
Mobile/Email: 913-320-5311 PM
T202508130012746
Butler County Recorder PA

REV	DESCRIPTION	BY	DATE
GRAFF SURVEYING GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
PROJECT DESCRIPTION			
V. CYPER PLAN			
BEING A SUBDIVISION FOR VIRGIL CYPER			
SITUATE			
WINFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
RECORDED <u>20</u>			
PLAN BOOK	PAGE		
430	50		
SHEET <u>1</u> of <u>1</u>			
DATE <u>03/20/2025</u>		DRAWN <u>SDG</u>	CHECKED <u>Sdg</u>
SCALE <u>1" = 160'</u>			
PROJECT NO. <u>23-167</u>		TAX PARCEL NO. <u>320-1F96-1</u>	REVISION <u>-</u>