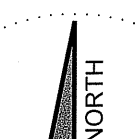
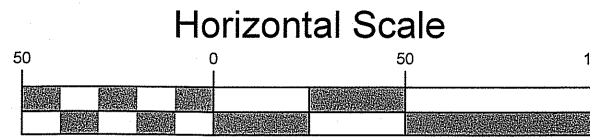


Know what's below.
Call before you dig.





NORTH



Horizontal Scale
(Feet)
1 inch = 50 ft.

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 CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

MEADOW POINT FINAL PLANNED RESIDENTIAL DEVELOPMENT		STORMWATER SEWER AS-BUILT PLAN		Penn Acres LLC Attn: Mr. Michael Greca 1552 Barrington Drive Westford, PA 15090
Prepared For: Penn Acres LLC		DRAWING SCALE: 1" = 50'		Sheet No.
Situate In: Adams Township, Butler County, Pennsylvania		DESIGNED BY: MNR		2 OF 7
		REVIEWED BY: MWS		
		PROJECT JOB#: 3725		
		FIELD BOOK #: ---		
		CADD#: 3725-Dobson Property-Storm AB.dwg		

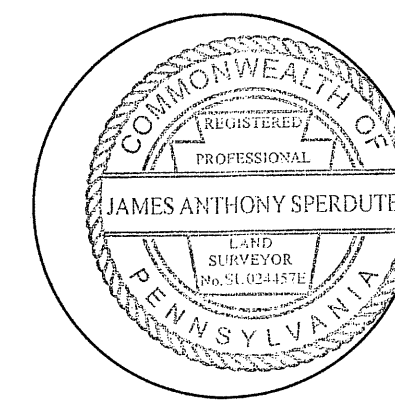
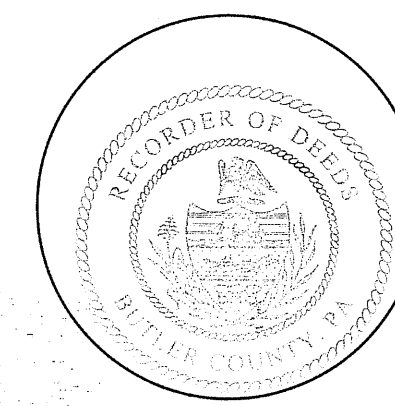
TOTAL PLAN AREA	8.50 ACRES
LOT 1	1.00 ACRES
LOT 2	7.50 ACRES
PARCEL ID'S:	210-2F120-12AC, 210-2F120-12AA 210-2F120-12F
DEED REF:	DB. 1002-1077, 20030204000484;
PLAN REF:	PB. 368 PG. 20 PB. 239 PG. 24

Instr: 202602090002154
Page 3 of 5846
Michele Mustello
Butler County Recorder PA

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN
COUNTY IN PLAN BOOK 437 PAGES 5-6 GIVEN UNDER
MY HAND AND SEAL THIS 9th DAY OF February 2026
Michele M. Mustello
RECORDER OF DEEDS

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



I, JAMES A. SPURDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN
THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE
VILLAS AT FOREST OAKS CONDOMINIUM PLAN, A CONDOMINIUM TO WHICH THIS
CERTIFICATE IS AFFIXED, CONSISTING OF 2 PAGES AND THE PLANS RECORDED WITH
THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS
3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF
1980 (68 PA.C.S.A. SECTIONS 3210(B) AND (C))
BY JAMES A. SPURDUTE, SURVEYOR REG. NO. 24457-E DATE 1-30-2026

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 30 DAY OF January 2026 BEFORE ME, A NOTARY
PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES
A. SPURDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE
TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
Jennifer Lyn Spurdute
NOTARY PUBLIC
MY COMMISSION EXPIRES: October 4, 2027

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Spurdute, Notary Public
Butler County
My commission expires October 4, 2027
Commission number 1358573
Member, Pennsylvania Association of Notaries



Condo Area Tabulation					
	Parcel "A"		Parcel "B"		Parcel "C"
	Sq.ft.	Acres	Sq.ft.	Acres	Sq.ft.
Original Tract:	366,298	8.41	238,496	5.48	292,830
Condo Plan No. 1	-	-	68,799	1.58	128,642
Condo Plan No. 2	-	-	71,293	1.64	57,671
Condo Plan No. 3	-	-	-	-	92,941
Condo Plan No. 4 Phase 4A	-	-	36,114	0.83	-
Phase 4B	-	-	31,046	0.71	-
Phase 4C	29,050.00	0.67	-	-	-
Condo Plan No. 5	47,430.00	1.09	-	-	-
Condo Plan No. 6	78,298.00	1.80	-	-	-
Area remaining for Development (Convertible/Withdrawable Real Estate)	211,520	4.85	31,244	0.72	13,576

PLAN BOOK 437
PAGE 5

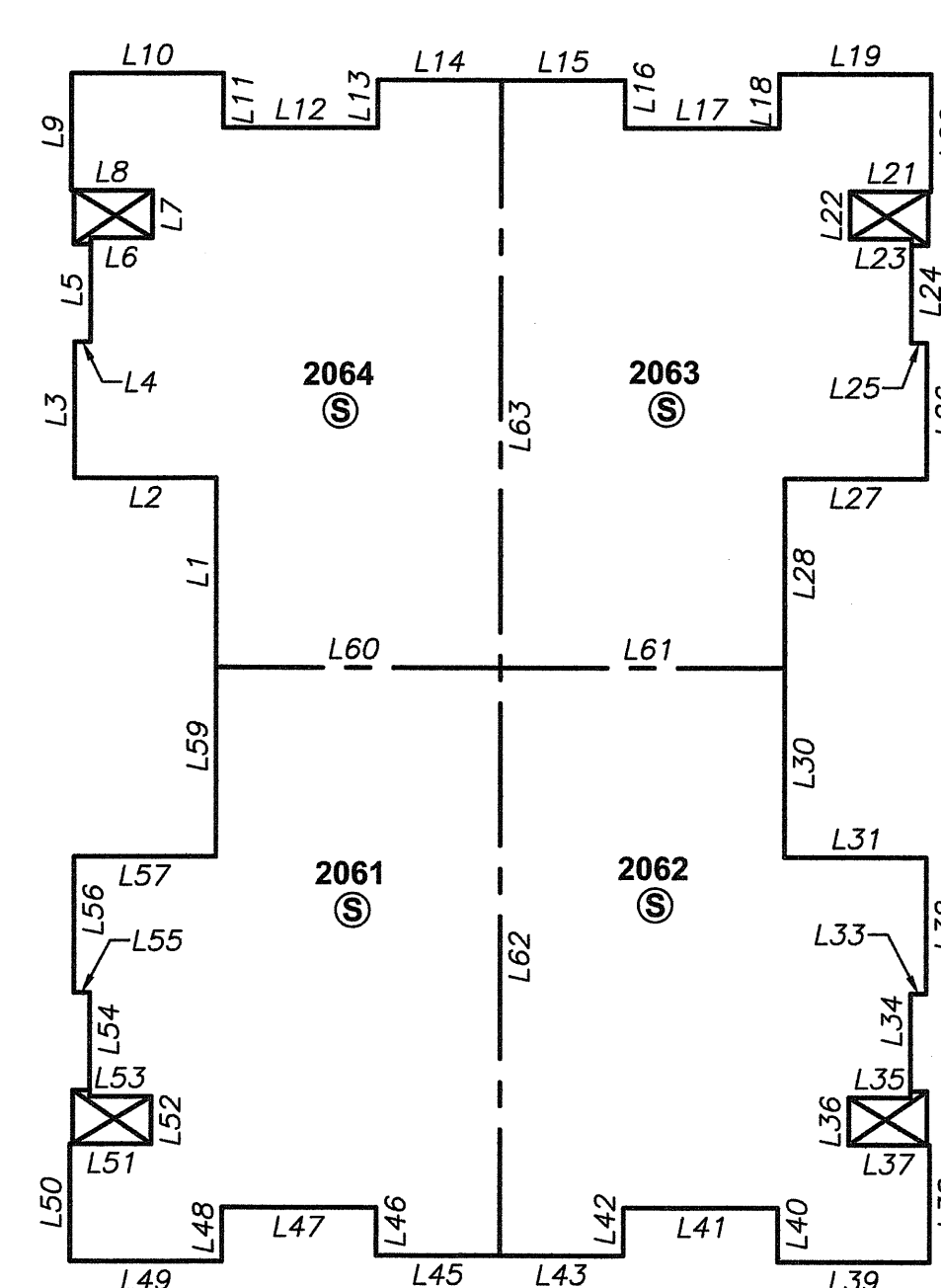
NOTES:
1. All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
2. All unit driveways are considered limited common elements and must be built.
3. See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
4. Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.
5. Plan Reference: The Villas at Forest Oaks PBV 397, Pages 24-25
The Villas at Forest Oaks Condominium Plan No. 1 PBV 402, Pages 43-44
The Villas at Forest Oaks Condominium Plan No. 2 PBV 409, Pages 2-3
The Villas at Forest Oaks Condominium Plan No. 3 PBV 414, Pages 33-34
The Villas at Forest Oaks Condominium Plan No. 4 PBV 420, Pages 4-5
The Villas at Forest Oaks Condominium Plan No. 5 PBV 433, Page 46

Owner/Developer
The Villas at Forest Oaks, LP
Box 449
Mars, PA 16046
Reference:
The Villas at Forest Oaks
PBV 397, Pages 24 - 25

DRAWING NUMBER: 1021-2628757
DRAWING SCALE: 1"=50'
DATE: January 24, 2026
DRAWN BY: JSS
REVISIONS:
1/27/2026 - Add buildings 208 & 210
Sheet 1 of 2

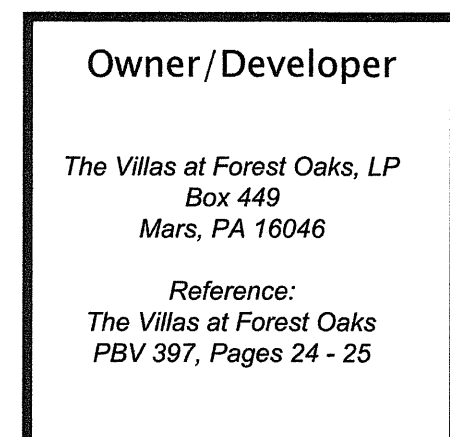
The Villas At
Forest Oaks
Condominium Plan 6
Center Township & Butler Township,
Butler County, Pennsylvania

Spurdute Land Surveying
A Division of Sheffer & Company
441 Mars-Valencia Rd, Suite 3C
Valencia, PA 16059
108 Deer Lane
Harmony, PA 16037
Office Phone: 724-452-4362
Email: info@SpurduteSurveying.com



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L201	62.05'	S00° 00' 00"E	L233	5.05'	S00° 00' 00"E
L202	30.00'	N90° 00' 00"E	L234	13.08'	N90° 00' 00"E
L203	30.00'	N90° 00' 00"E	L235	13.06'	N90° 00' 00"E
L204	62.05'	S00° 00' 00"E	L236	5.05'	N00° 00' 00"E
L206	13.06'	N90° 00' 00"W	L237	16.33'	N90° 00' 00"E
L207	5.05'	S00° 00' 00"E	L238	5.72'	S00° 00' 00"E
L208	16.33'	N90° 00' 00"W	L239	16.05'	N90° 00' 00"E
L209	5.72'	S00° 00' 00"E	L240	12.39'	N00° 00' 00"E
L210	16.05'	N90° 00' 00"W	L241	8.55'	N90° 00' 00"W
L211	12.39'	S00° 00' 00"E	L242	5.05'	N00° 00' 00"E
L212	8.55'	N90° 00' 00"E	L243	6.50'	N90° 00' 00"E
L213	5.00'	S00° 00' 00"E	L244	11.00'	N00° 00' 00"E
L214	6.50'	N90° 00' 00"W	L245	1.67'	N90° 00' 00"E
L215	11.00'	S00° 00' 00"E	L246	14.33'	N00° 00' 00"E
L216	1.67'	N90° 00' 00"W	L247	15.00'	N90° 00' 00"W
L217	14.33'	S00° 00' 00"E	L248	20.00'	N00° 00' 00"E
L218	15.00'	N90° 00' 00"E	L249	20.00'	N00° 00' 00"E
L219	20.00'	S00° 00' 00"E	L250	15.00'	N90° 00' 00"E
L221	20.00'	S00° 00' 00"E	L251	14.33'	N00° 00' 00"E
L222	15.00'	N90° 00' 00"E	L252	1.67'	N90° 00' 00"W
L223	14.33'	S00° 00' 00"E	L253	11.00'	N00° 00' 00"E
L224	1.67'	N90° 00' 00"E	L254	6.50'	N90° 00' 00"W
L225	11.00'	S00° 00' 00"E	L255	5.00'	N00° 00' 00"E
L226	6.50'	N90° 00' 00"E	L256	8.55'	N90° 00' 00"E
L227	5.00'	S00° 00' 00"E	L257	12.39'	N00° 00' 00"E
L228	8.55'	N90° 00' 00"W	L258	16.05'	N90° 00' 00"W
L229	12.39'	S00° 00' 00"E	L259	5.72'	S00° 00' 00"E
L230	16.05'	N90° 00' 00"E	L260	16.33'	N90° 00' 00"W
L231	5.72'	N00° 00' 00"E	L261	5.05'	N00° 00' 00"E
L232	16.33'	N90° 00' 00"E	L262	13.06'	N90° 00' 00"W

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	20.00'	N00° 00' 00"E	L32	14.33'	S00° 00' 00"E
L2	15.00'	N00° 00' 00"W	L33	1.67'	N90° 00' 00"E
L3	14.33'	N00° 00' 00"E	L34	11.00'	S00° 00' 00"E
L4	1.67'	N90° 00' 00"E	L35	6.50'	N90° 00' 00"W
L5	11.00'	N00° 00' 00"E	L36	5.00'	S00° 00' 00"E
L6	6.50'	N90° 00' 00"E	L37	8.55'	N90° 00' 00"E
L7	5.00'	N00° 00' 00"E	L38	12.39'	S00° 00' 00"E
L8	8.55'	N00° 00' 00"W	L39	16.05'	N90° 00' 00"W
L9	12.39'	N00° 00' 00"E	L40	5.72'	N00° 00' 00"E
L10	16.05'	N90° 00' 00"E	L41	16.33'	S00° 00' 00"W
L11	5.72'	S00° 00' 00"E	L42	5.05'	S00° 00' 00"E
L12	16.33'	N90° 00' 00"E	L43	13.06'	N90° 00' 00"W
L13	5.05'	N00° 00' 00"E	L45	13.06'	N90° 00' 00"W
L14	13.06'	N90° 00' 00"E	L46	5.05'	N00° 00' 00"E
L15	13.06'	N00° 00' 00"E	L47	16.33'	N90° 00' 00"W
L16	5.05'	S00° 00' 00"E	L48	5.72'	S00° 00' 00"E
L17	16.33'	N90° 00' 00"E	L49	16.05'	N90° 00' 00"W
L18	5.72'	N00° 00' 00"E	L50	12.39'	N00° 00' 00"E
L19	16.05'	N90° 00' 00"E	L51	8.55'	N90° 00' 00"E
L20	12.39'	S00° 00' 00"E	L52	5.00'	N00° 00' 00"E
L21	8.55'	N90° 00' 00"W	L53	6.50'	N90° 00' 00"W
L22	5.00'	S00° 00' 00"E	L54	11.00'	N00° 00' 00"E
L23	6.50'	N90° 00' 00"E	L55	1.67'	N00° 00' 00"W
L24	11.00'	S00° 00' 00"E	L56	14.33'	N00° 00' 00"E
L25	1.67'	N90° 00' 00"E	L57	15.00'	N90° 00' 00"E
L26	14.33'	S00° 00' 00"E	L59	20.00'	N00° 00' 00"E
L27	15.00'	N90° 00' 00"W	L60	30.06'	N90° 00' 00"E
L28	20.00'	S00° 00' 00"E	L61	30.06'	N90° 00' 00"E
L30	20.00'	S00° 00' 00"E	L62	124.11'	S00° 00' 00"E
L31	15.00'	N90° 00' 00"E	L63	124.11'	S00° 00' 00"E



DRAWING NUMBER:	1021-2626757
DRAWING SCALE:	1"=20'
DATE:	January 24, 2026
DRAWN BY:	JSS
REVISIONS:	
1/27/2026 - Add buildings 208 & 210	

The Villas At Forest Oaks Condominium Plan 6

Center Township & Butler Township,
Butler County, Pennsylvania

