

Call before you dig.



Horizontal Scale
30 0 30 60
(Feet)
1 inch = 30 ft.

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**

Prepared For:
Penn Acres LLC

Situate In:
Adams Township, Butler County, Pennsylvania

**POST CONSTRUCTION STORMWATER
MANAGEMENT N.O.T. PLAN**

DRAWING SCALE: 1" = 30' DESIGNED BY: MNR

DATE ISSUED: 12/03/2025 REVIEWED BY: RLS

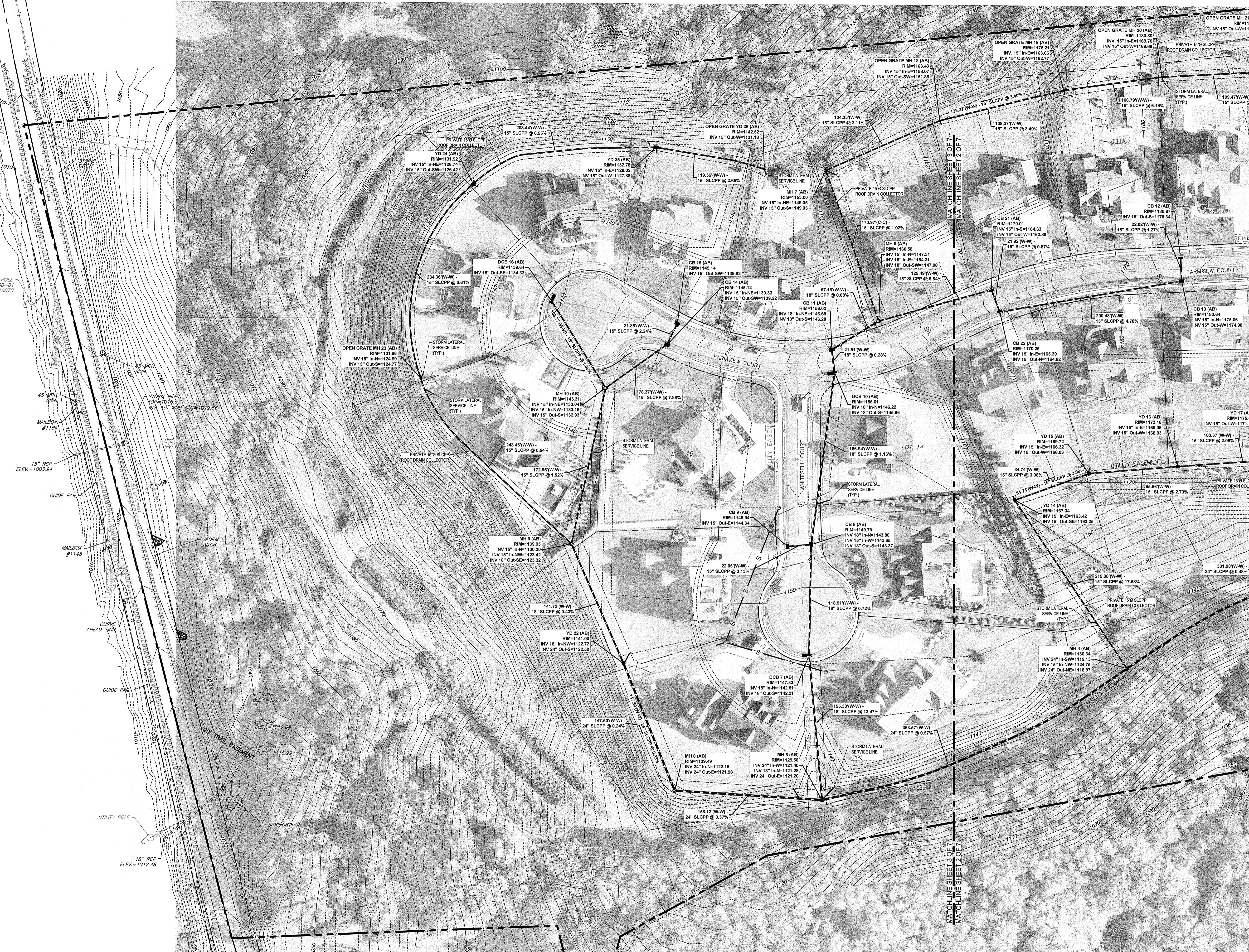
PROJECT JOB#: 3725 FIELD BOOK #: ---

CADD#: 3725-Meadow Point-Basin 1-NOT.dwg

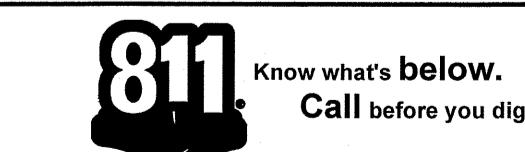
1 of 1

Penn Acres LLC
Attn: Michael Greca
1552 Barrington Drive
Wexford, PA 15090

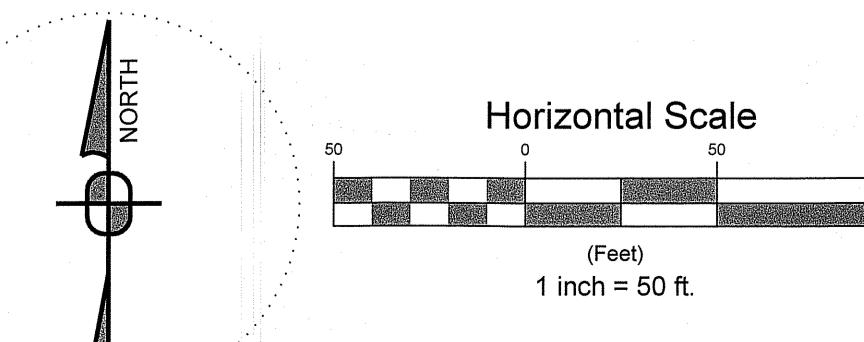
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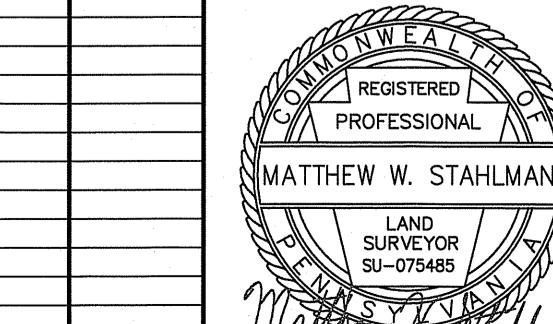
PLAN BOOK PAGE
437 3



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND ARE NOT TO BE INDULGED AS EXACT. THEY ARE PROVIDED BY THE OWNER OR HIS REPRESENTATIVE, THE CONTRACTOR, SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREED TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date: Revision Description: By: Professional Seal Prepared By:



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

**MEADOW POINT
FINAL PLANNED RESIDENTIAL DEVELOPMENT**

Prepared For:
Penn Acres LLC

Situate In:
Adams Township, Butler County, Pennsylvania

**STORMWATER SEWER
AS-BUILT PLAN**

DRAWING SCALE: 1" = 50' DESIGNED BY: MNR

DATE ISSUED: 11/24/2025 REVIEWED BY: MWS

PROJECT JOB#: 3761 FIELD BOOK #: ---

CADD#: 3725-Dobson Property-Storm AB.dwg

Penn Acres LLC
Attn: Michael Greca
1552 Barrington Drive
Wexford, PA 15090

Sheet No.

3 OF 7

KNOW ALL MEN BY THESE PRESENTS; THAT Paul & Shirley Pierce, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MARION TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS, AND ALL DRIVES, ROADS, STREETS, PLACES, WAYS AND OTHER HIGHWAYS, TOWNSHIP, MARION TOWNSHIP, THE SAME FORM, AND EFFECT AS THE SAME HAD BEEN THROUGH LEGAL PROCEDURES, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MARION, Paul & Shirley Pierce, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS, DOES RELEASE AND FOREVER DISARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF MARION, THE SAME HAD BEEN, AND AGREES FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 12 DAY OF December 2025.

ATTEST:
John
 WITNESS
John
 Shirley Pierce
 OWNER
 Shirley Pierce
 WITNESS

STATE OF PENNSYLVANIA SS:
 COUNTY OF Butler)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVE NAMED Paul & Shirley Pierce AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 5th DAY OF January 2026.
 MY COMMISSION EXPIRES THE 1st DAY OF August 2026.

State of Pennsylvania Notary Seal
 Judith A. Stoops, Notary Public
 Butler County
 Commission expires August 11, 2028
 Commission number 1243793
 Butler, Pennsylvania Association of Notaries

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, ONLY, THE TOWNSHIP OF MARION ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, OF ANY KIND, EITHER TO MAINTAIN 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 BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION, THIS 8th DAY OF December, 2025.

Jeffrey A. Shuty
 SECRETARY
Paul & Shirley Pierce
 CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR



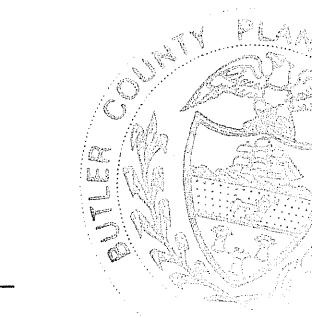
N/F
 210-2F120-13
 DB. 1794 PG. 32

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

10/20/2025
 DATE
 REG. NO. SU075509

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF SEPTEMBER 2025.

Ron Henshaw TJS
 SECRETARY
 # 2598
Jesse Hines TJS
 CHAIRMAN



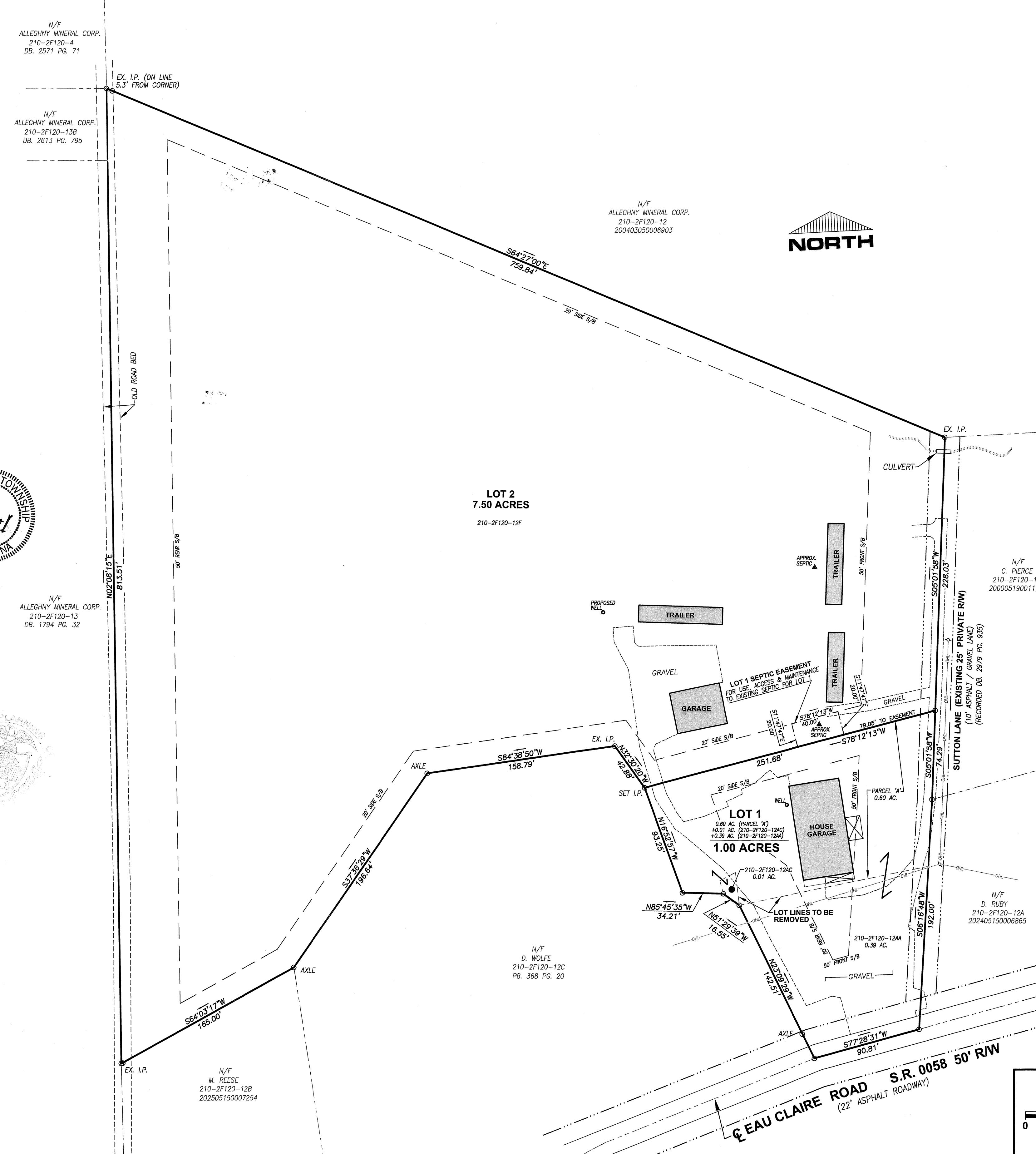
COMMONWEALTH OF PENNSYLVANIA SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK 437 PAGE 1 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF February 2026.

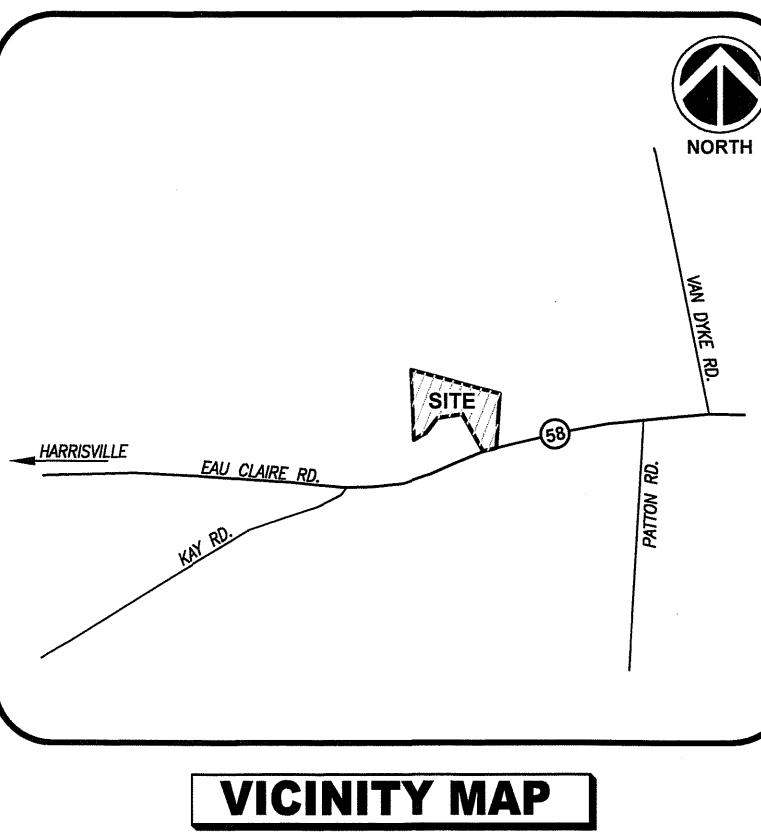
Michele M. Mustello
 RECORDER

MICHELE M. MUSTELLO
 RECORDER OF DEEDS

My Commission Expires First Monday in January 2026



Instr: 20260209002116
 Page: 1 of 54
 Michaela Mustello
 Butler County Recorder PA
 2/2026 1:50 PM
 12026001784



RIGHT-OF-WAY NOTE:
 THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN AS SUTTON LN. SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOT 2 OF THIS PLAN.

RESERVING UNTO THE GRANTOR, THEIR HEIRS AND ASSIGNS THE RIGHT TO USE IN COMMON WITH THE GRANTEES, THEIR HEIRS AND ASSIGNS.

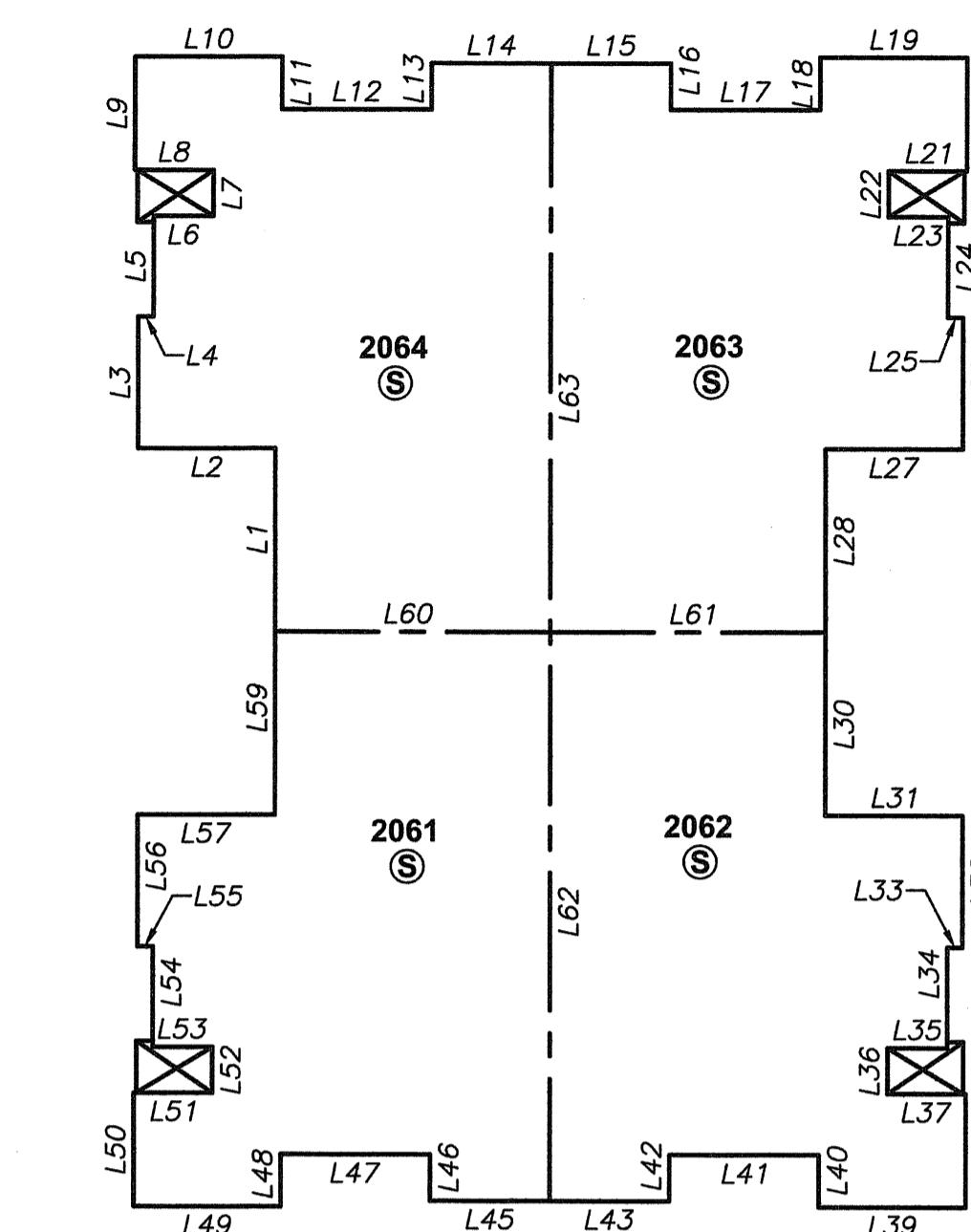
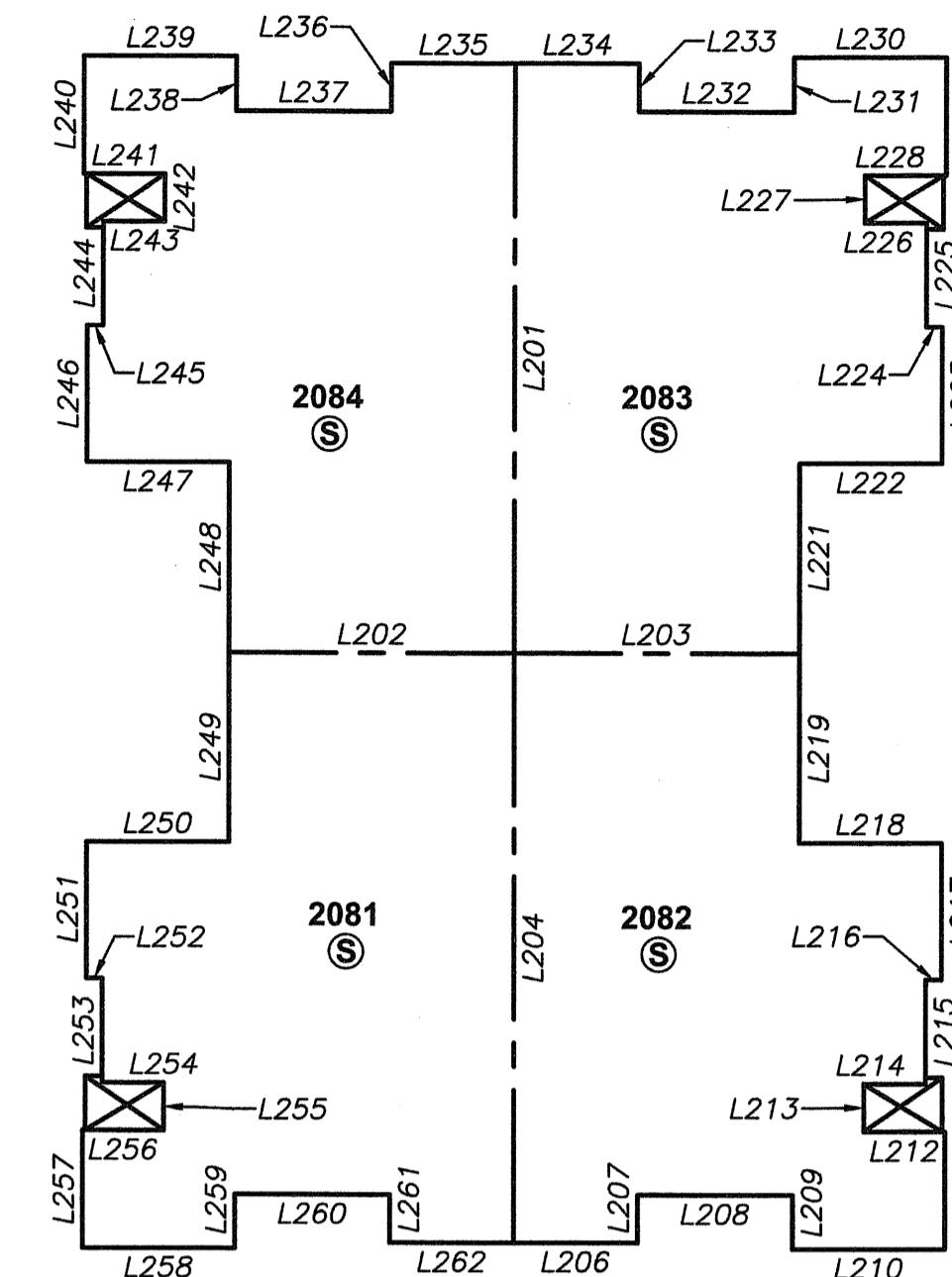
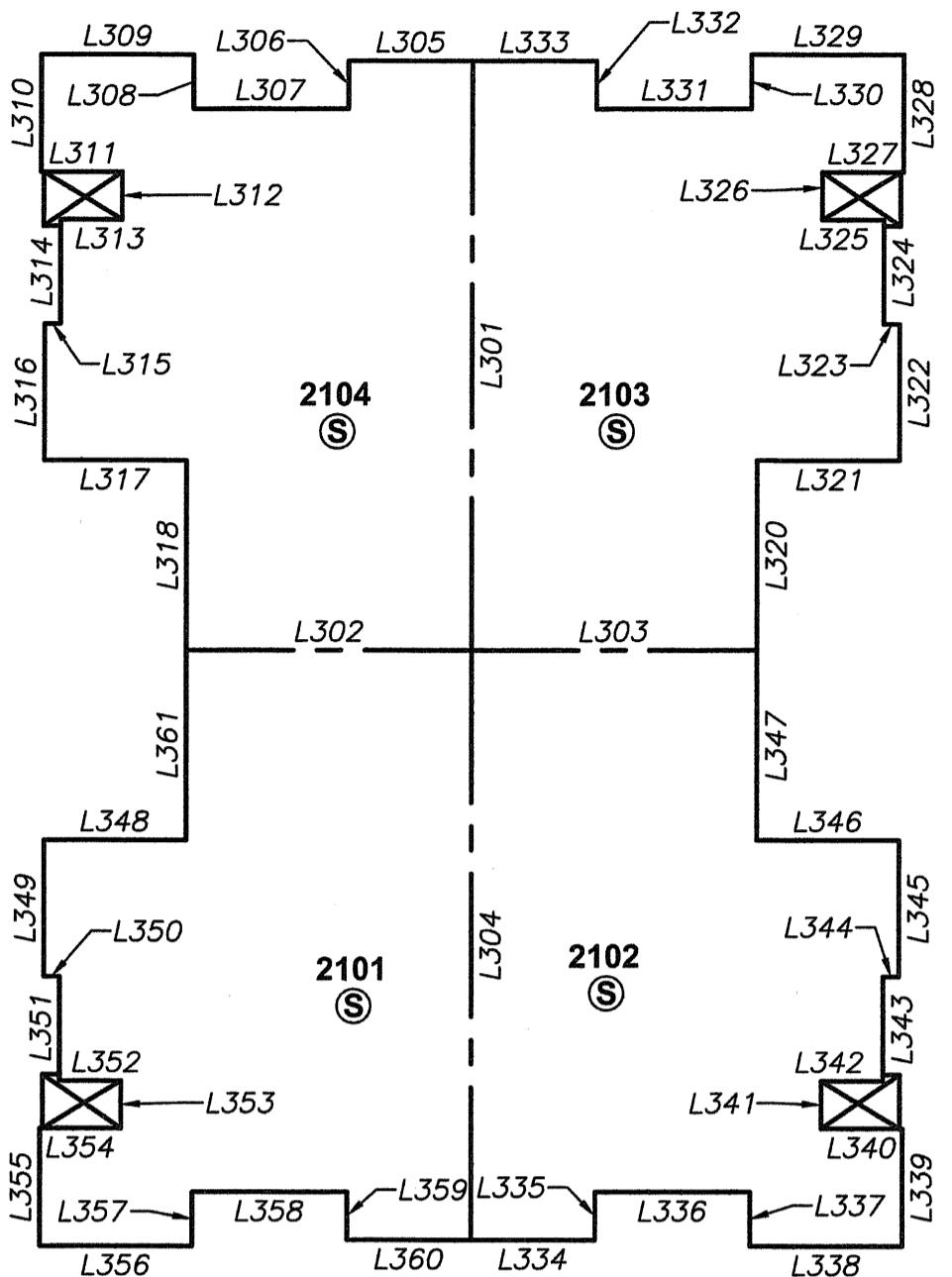
THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS AND THIS PRIVATE RIGHT-OF-WAY, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOT 2 OF THIS PLAN AND ANY OTHER OWNERS WITH ACCESS RIGHTS.

NOTES:

- 1) LOT 1 IS THE CONSOLIDATION OF TAX PARCELS 210-2F120-12AC, 210-2F120-12AA PLUS PARCEL 'A' TO FORM ONE CONTIGUOUS PARCEL SHOWN AS LOT 1.
- 2) THE SEPTIC EASEMENT LOCATED ON LOT 2 OF THIS PLAN, IS FOR THE EXCLUSIVE USE, ACCESS AND MAINTENANCE FOR LOT 1 ONLY.
- 3) THIS PROPERTY IS SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHT OF WAYS, EASEMENTS, AND OTHER MATTERS AS MAY BE CONTAINED IN PRIOR INSTRUMENTS OF RECORD.
- 4) ALL UTILITIES SHOWN HEREON WERE COLLECTED FROM FIELD EVIDENCE AND AVAILABLE DRAWINGS OF RECORD, AND SHOULD BE CONSIDERED APPROX. ONLY, ONE CALL PROCEDURES SHOULD BE FOLLOWED BEFORE EXCAVATION.

PLAN BOOK **437** PAGE **4**

OWNER:		TOTAL PLAN AREA 8.50 ACRES	
PAUL & SHIRLEY PIERCE 839 EAU CLAIRE RD. HARRISVILLE, PA 16038		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, 200302040004843 PLAN REF: PB. 368 PG. 20 PB. 239 PG. 24	
Scale 1" = 50' Date AUG. 28, 2025		PIERCE - LOT 1 AND LOT 2 MINOR SUBDIVISION - FINAL PLAN	
Situete in Marion Township Butler County, Pa.		Prepared For Paul & Shirley Pierce Sheet No. 1 of 1	
NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889		Job No. 3856	



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L301	62.05'	S00° 00' 00"E	L332	5.05'	S00° 00' 00"E
L302	30.00'	N90° 00' 00"E	L333	13.06'	N90° 00' 00"E
L303	30.00'	N90° 00' 00"E	L334	13.06'	N90° 00' 00"W
L304	62.05'	S00° 00' 00"E	L335	5.05'	S00° 00' 00"E
L305	13.06'	N90° 00' 00"E	L336	16.33'	N90° 00' 00"W
L306	5.05'	N00° 00' 00"E	L337	5.72'	N00° 00' 00"E
L307	16.33'	N90° 00' 00"E	L338	16.05'	N90° 00' 00"W
L308	5.72'	S00° 00' 00"E	L339	12.39'	S00° 00' 00"E
L309	16.05'	N90° 00' 00"E	L340	8.55'	N90° 00' 00"E
L310	12.39'	N00° 00' 00"E	L341	5.00'	S00° 00' 00"E
L311	8.55'	N90° 00' 00"W	L342	6.50'	N90° 00' 00"W
L312	5.00'	N00° 00' 00"E	L343	11.00'	S00° 00' 00"E
L313	6.50'	N90° 00' 00"E	L344	1.67'	N90° 00' 00"W
L314	11.00'	N00° 00' 00"E	L345	14.33'	S00° 00' 00"E
L315	1.67'	N90° 00' 00"E	L346	15.00'	N90° 00' 00"E
L316	14.33'	N00° 00' 00"E	L347	20.00'	S00° 00' 00"E
L317	15.00'	N90° 00' 00"W	L348	15.00'	N90° 00' 00"E
L318	20.00'	N00° 00' 00"E	L349	14.33'	S00° 00' 00"E
L320	20.00'	S00° 00' 00"E	L350	1.67'	N90° 00' 00"W
L321	15.00'	N90° 00' 00"W	L351	11.00'	N00° 00' 00"E
L322	14.33'	S00° 00' 00"E	L352	6.50'	N90° 00' 00"W
L323	1.67'	N90° 00' 00"E	L353	5.00'	N00° 00' 00"E
L324	11.00'	S00° 00' 00"E	L354	8.55'	N90° 00' 00"E
L325	6.50'	N90° 00' 00"E	L355	12.39'	S00° 00' 00"E
L326	5.00'	S00° 00' 00"E	L356	16.05'	N90° 00' 00"W
L327	8.55'	N90° 00' 00"W	L357	5.72'	S00° 00' 00"E
L328	12.39'	S00° 00' 00"E	L358	16.33'	N90° 00' 00"W
L329	16.05'	N90° 00' 00"E	L359	5.05'	N00° 00' 00"E
L330	5.72'	N00° 00' 00"E	L360	13.06'	N90° 00' 00"W
L331	16.33'	N90° 00' 00"E	L361	20.00'	N00° 00' 00"E

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	13.06'	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'	N00° 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	5.00'	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"W
L221	20.00'	S00° 00' 00"E	L251	14.33'	N00° 00' 00"E
L222	15.00'	N90° 00' 00"W	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'	N90° 00' 00"W	L33	1.67'	N90° 00' 00"W
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"W
L7	5.00'	N00° 00' 00"E	L38	12.39'	S00° 00' 00"E
L8	8.55'	N90° 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'	N90° 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'	N90° 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"W
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'	N90° 00' 00