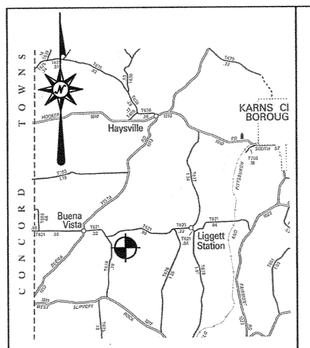


LOCATION MAP

NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEYED PARCEL.

FRONT BUILDING SETBACK 50'

SUBJECT TO :
EASEMENTS, SERVITUDES, RIGHTS-OF-WAY, LEASES, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, ECT.,IF ANY THAT MAY APPEAR EITHER RECORDED OR UNRECORDED.

COMMONWEALTH OF PENNSYVANIA
COUNTY OF BUTLER
on this 06 day of NOV, 2018 Before me a Notary Public in and for said state and county personally came BRIAN ARENDOSH & CARRIE ITALIANO known to be the person whose name is subscribed to the within instrument.
In witness whereof I have here unto set my name and offical seal.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John C Rusch, Notary Public
Chicora Boro, Butler County
My Commission Expires June 16, 2019

We, the undersigned_BRIAN ARENDOSH & CARRIE ITALIANO_(owners) of the Real Estate shown and described, here in do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat,and subdivide said Real Estate in accordance with the within plat.

Owner

Owner

Instr:201811150023325 11/15/2018
Pages:1 F:$45.00 3:48PM
Michele Mustello T20180017181
Butler County Recorder FL

Certification by Professional Land Surveyor

I, Richard D.Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania,do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles,distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, land, streets, and monuments as surveyed

OCT. 2018
DATE

Signature of Land Surveyor

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD D. SEDWICK
LAND SURVEYOR
SU-050061-E

Reviewed by the Fairview Twp. Supervisors
this 12 day of November, 2018

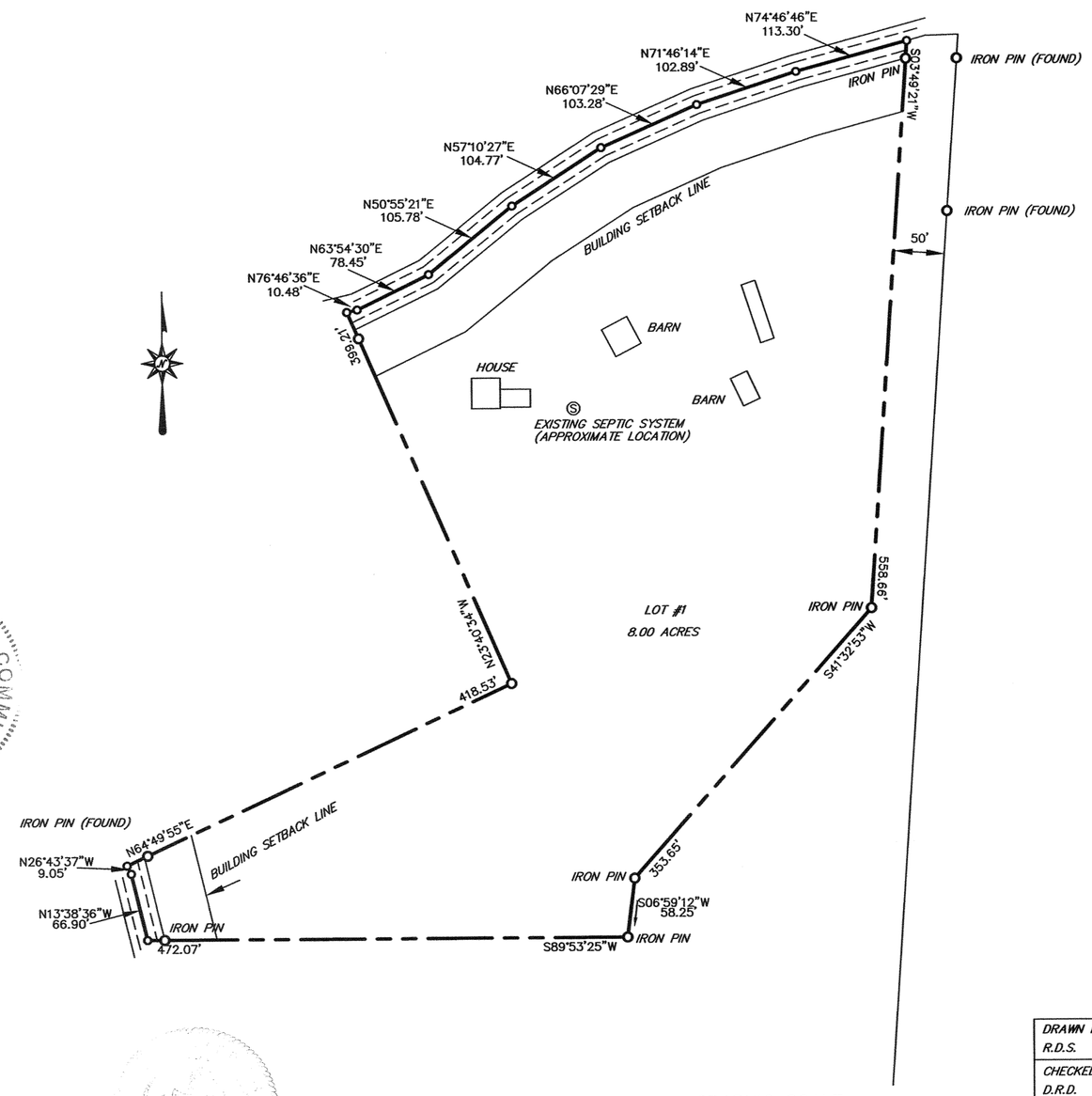
Secretary Chairman

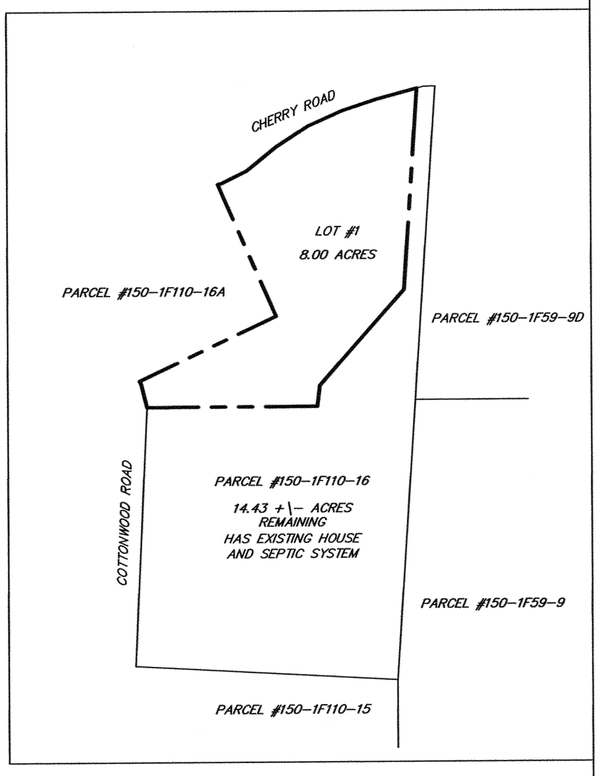
BOARD OF SUPERVISORS
FAIRVIEW TOWNSHIP
BUTLER CO. PA

Final approval by the Butler County Planning Commission
this 30th day of Oct, 2018

Secretary #18219 Seal Chairman

BUTLER COUNTY PLANNING COMMISSION





PARENT TRACT MAP

PLAN BOOK	PAGE
375	1

ARENDOSH PLAN #1

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
Recorded this 15 day of November, 2018 in the.
Register and Recorder of Deeds office, in Plan Book, Vol. 375, Page 1.
Instrument number, 201811150023325

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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

DRAWN BY: R.D.S.	SUBDIVISION PLAN
CHECKED BY D.R.D.	MADE FOR
SCALE: 1"=100'	BRIAN ARENDOSH & CARRIE ITALIANO
DATE: OCT. 2018	FAIRVIEW TWP. BUTLER CO.
DRAWING NO: 1F110-16	RICHARD.D.SEDWICK 303 OAK DR. KITTANNING, PA. 724-355-9302

*PRESIDENT

KNOW ALL MEN BY THESE PRESENTS; THAT CONCORD CEMETERY ASSOCIATION, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CONCORD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CONCORD, CONCORD CEMETERY ASSOCIATION, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CONCORD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CONCORD CEMETERY ASSOCIATION, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 5th DAY OF November 2018

ATTEST:

Lance D. Kaufy — WITNESS

William T. Slater — *PRESIDENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED William T. Slater 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 November 2018.
MY COMMISSION EXPIRES THE _____ DAY OF _____

Carla D. Campbell — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carla D. Campbell, Notary Public
Washington Twp., Butler County
My Commission Expires June 24, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS; THAT ROBERT & DEBORAH BLANKENSHIP, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CONCORD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CONCORD, ROBERT & DEBORAH BLANKENSHIP, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CONCORD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ROBERT & DEBORAH BLANKENSHIP, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL 5th day OF November 2018.

ATTEST:

Lance D. Kaufy — WITNESS

Robert Blankenship — OWNER

Lance D. Kaufy — WITNESS

Deborah Blankenship — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ROBERT & DEBORAH BLANKENSHIP 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 November 2018.
MY COMMISSION EXPIRES THE _____ DAY OF _____

Carla D. Campbell — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carla D. Campbell, Notary Public
Washington Twp., Butler County
My Commission Expires June 24, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15 DAY OF October 2018.

SECRETARY Chuck Davey

CHAIRMAN Frank E. Uhl

#18212

COUNTY OF BUTLER)
COMMONWEALTH OF PENNSYLVANIA) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 2.
GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF November 2018.

Michele M. Mustello — RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

NOTE:
The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONCORD ASSUMES NO 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 BOARD OF SUPERVISORS OF THE TOWNSHIP OF ~~ALLEGHENY~~ Concord, THIS 13 DAY OF November, 2018.

Michelle Thompson — SECRETARY

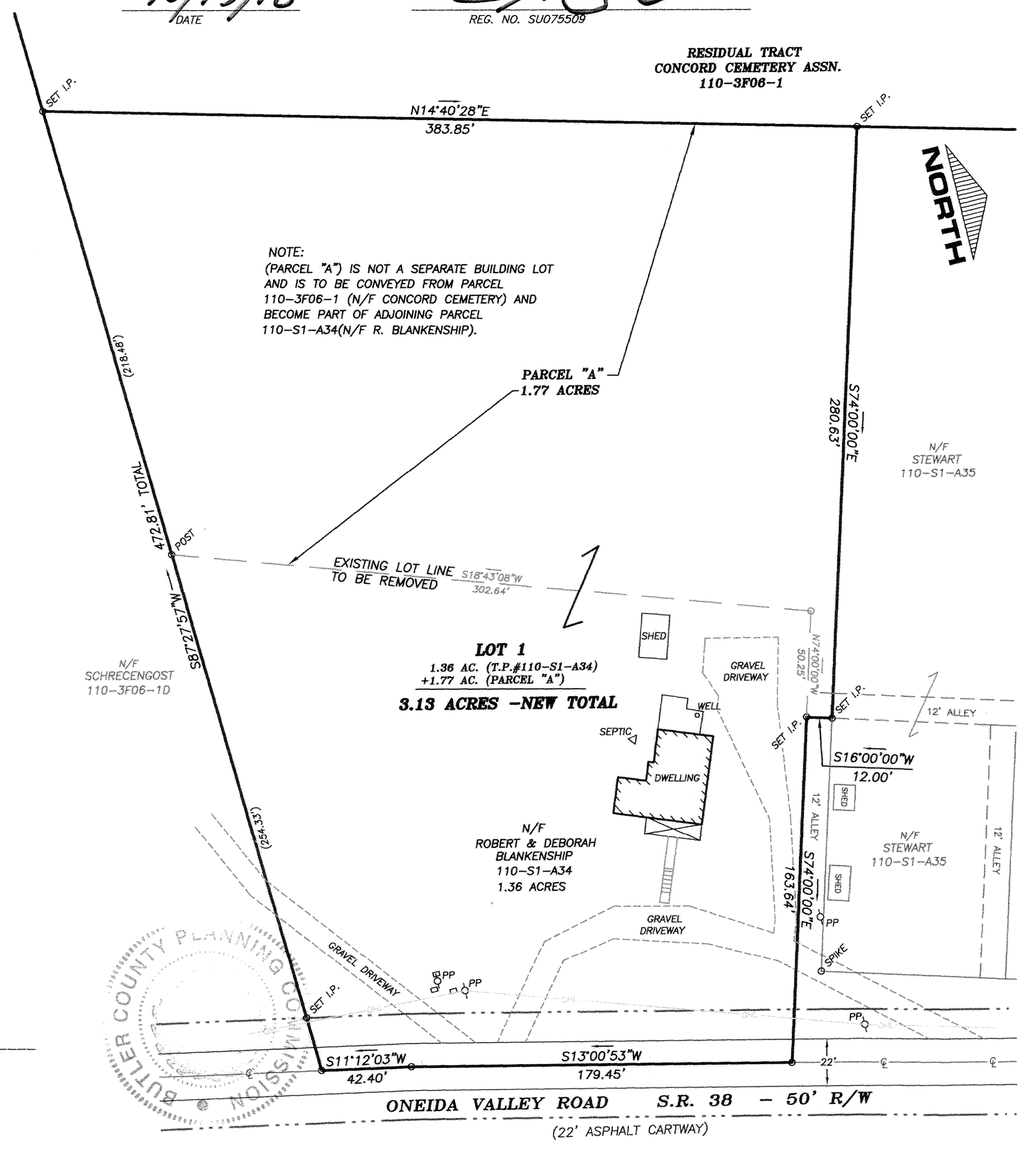
Kandi L. Casey — CHAIRMAN, BOARD OF SUPERVISORS

William Bay — SUPERVISOR

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.

10/15/18 — DATE

REG. NO. SU075509



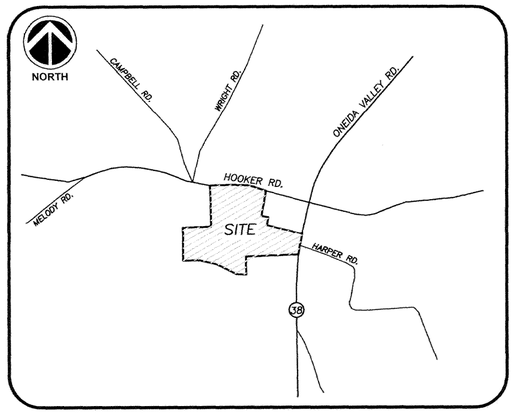
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

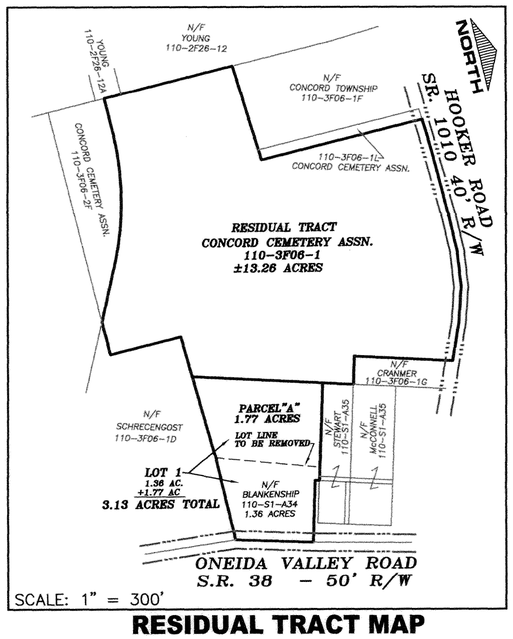
PLAN BOOK	PAGE
375	2

Instr:201811150023327 11/15/2018
Pages:1 F:$45.00 4:04PM
Michele Mustello T20180017183
Butler County Recorder FL



VICINITY MAP

NOT TO SCALE



RESIDUAL TRACT MAP

TAX ID: 110-3F06-1
DEED REF: 201410240025634
PLAN REF: 351 PG. 10

TAX ID: 110-S1-A34
DEED REF: 200708220022018

AREA TABULATIONS

TRACT	AREA
PARCEL "A"	1.77 ACRES
110-S1-A34	1.36 ACRES
RESIDUAL TRACT	13.26 ACRES
TOTAL	16.39 ACRES

OWNERS:

CONCORD CEMETERY ASSN.
111 MANUEL RD.
WEST SUNBURY, PA 16061

ROBERT & DEBORAH BLANKENSHIP
1671 ONEIDA VALLEY RD
CHICORA, PA 16025

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 50'
Date OCT. 8, 2018
Job No. 3076

CONCORD CEMETERY / BLANKENSHIP SUBDIVISION

Situate in Concord Township
Butler County, Pa.

Prepared For
Robert Blankenship

Sheet No. 1 of 1

ALL SIGNATURES MUST BE IN BLACK PERMANENT MARKER

Owners Adoption (Limited Partnership)

KNOW ALL MEN BY THESE PRESENTS: That Leslie Farms, L.P., a Pennsylvania Limited Partnership, does hereby adopt the Leslie Farms P.R.D. Phase 2 Plan of Lots as its Plan of Subdivision of its property situate in the Borough of Connoquenessing, 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 Borough of Connoquenessing. Leslie Farms, L.P. hereby covenants and agrees to and by these presents and forever discharge the Borough of Connoquenessing, 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 Leslie Farms, L.P. its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said Limited Partnership has caused it's seal to be affixed by the hand of it's General Partner, this 8th day of OCTOBER, A.D. 2018.

Leslie Farms, L.P.
By: Dominic Gigliotti
its General Partner
By: DOMINIC GIGLIOTTI, MANAGING PARTNER
(Name & Title)

The foregoing adoption and dedication is made by Leslie Farms, L.P. with full understanding and agreement that the approval of the Borough Council of the Borough of Connoquenessing, 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 90 days of date of said approval.

Leslie Farms, L.P.
By: Dominic Gigliotti
its General Partner
By: DOMINIC GIGLIOTTI MANAGING PARTNER
(Name & Title)

The Commonwealth of Pennsylvania
County of Butler

Limited Partnership Acknowledgement

On this 8th day of OCTOBER, 2018, before me, the undersigned officer, personally appeared DOMINIC GIGLIOTTI, who acknowledged himself to be the MANAGING PARTNER of Leslie Farms, L.P., a Pennsylvania Limited Partnership as General Partner of Leslie Farms, L.P., a Pennsylvania Limited Partnership, and that he, as such MANAGING PARTNER, being authorized so to do, executed the foregoing agreement for the purposes therein contained, by signing the name of the partnership, as general partner of Leslie Farms, L.P. by himself as MANAGING PARTNER.

In witness whereof, I hereunnto set my hand and official seal. Timothy A. Piper
(Notary Public)

My commission expires the 15th day of December, A.D. 2018.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certification of Title and No Mortgage

I hereby certify that the title to the property contained in the Leslie Farms P.R.D. Phase 2 Plan of Lots is in the name Leslie Farms, L.P., and is recorded in instrument number 200802060002472. I further certify that there is no mortgage, lie, or other encumbrance against this property.

Witness — Owner

Borough Planning Commission Approval

This plat of subdivision has been approved by the Planning Commission of the Borough of Connoquenessing, Butler County, Commonwealth of Pennsylvania on this 5th day of November, A.D. 2015.

Attest:

Secretary — Chairman

HIGHWAY OCCUPANCY PERMIT REQUIREMENT
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P. L. 1242, NO. 428, KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. APPROVAL BY THE CONNOQUENESSING BOROUGH COUNCIL IS CONDITIONAL, SUBJECT TO ACTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT OF APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT.

Approval by Borough of Connoquenessing

The Borough Council of the Borough of Connoquenessing, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Borough of Connoquenessing 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 Borough specifications and requirements and officially accepted by action of the Borough Council.

This plat of subdivision approved by the Borough Council of the Borough of Connoquenessing, Butler County, Pennsylvania on this 5th day of November, A.D. 2018.

Attest:

Secretary of Council — President of Council

Signed and noted as approved this 5th day of November, 2018.

Secretary of Council — President of Council

Professional Land Surveyor Certificate

I, Donald P. Trant, 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 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.

(Surveyor's Signature)
SU-075022
(Surveyor's Registration No.)
10-09-2018
(Date)

Borough Engineer's Approval

Approved by the Borough Engineer of Connoquenessing Borough this 5th day of November, 2018.

(Signature)
043880-E
(Registration No.)

Butler County Planning Commission Acknowledgement

Reviewed with comments by the Butler County Planning Commission at a meeting held this 20th day of JUNE, A.D. 2016. Letter to Connoquenessing Borough Council dated 6/20, A.D. 2016.

~~Executive Director~~ CHAIRMAN — SEC.

Proof of Recording

Recorded in the office for the recording of deeds, plats, etc. in Butler County in Plan Book Volume 375 Page 3-7.
Given under my hand and seal this 16th day of November, A.D. 2018.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

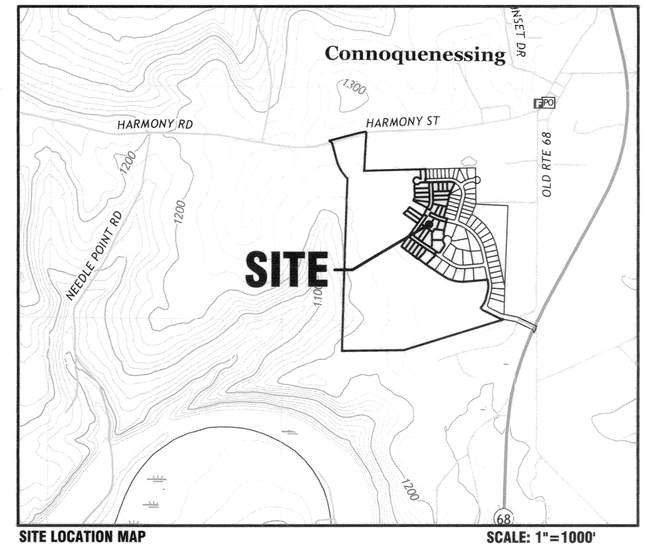
PLAN BOOK	PAGE
375	3

OWNER:
LESLIE FARMS, L.P.
11279 PERRY HIGHWAY, SUITE 509
PITTSBURGH, PA 15220–3434

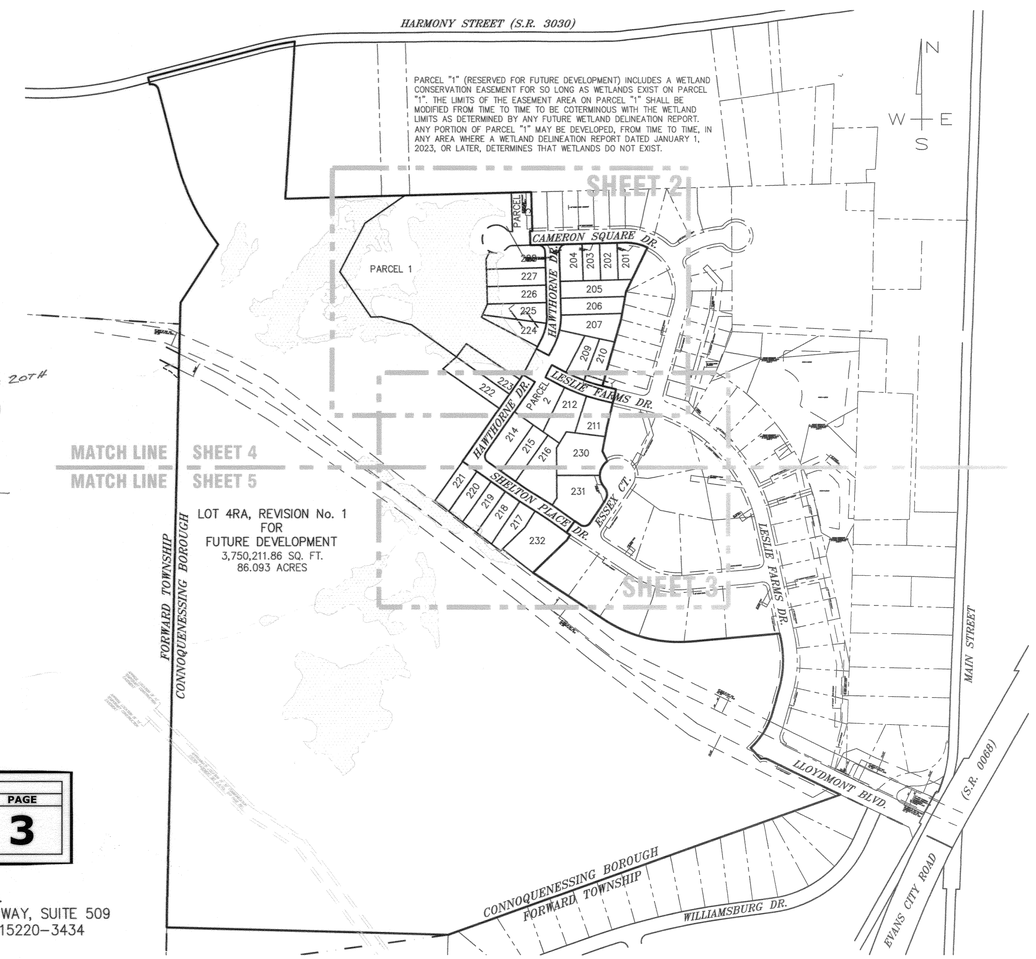
THIS PLAN IS A REVISION TO LOT 4RA OF THE LESLIE FARMS PRD PHASE 1 – REVISED PLAN AS RECORDED IN P.B.V. 316, PAGE 44.

RIGHT–OF–WAY AREA TABLE		
ROAD NAME	SQ. FT.	AC.
LESLIE FARMS DRIVE	12,541.02	0.288
SHELTON PLACE DR.	20,046.76	0.460
HAWTHORNE DRIVE	43,841.83	1.006
TOTAL RIGHT–OF–WAY AREA	77,941.37	1.789

Instr:201811160023358 11/16/2018 11:11:09
Pages:5 F:$205.00 T20180017207
Michele Mustello FL
Butler County Recorder



SITE LOCATION MAP — SCALE: 1"=1000'



INDEX MAP

Registered Surveyor — Connoquenessing Borough Planning Commission — Connoquenessing Borough Council — Connoquenessing Borough Engineer — Butler County Planning Commission — Butler County Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY
1	4–18–17	TEMPORARY ROAD CONNECTION	DUB
2	10–4–18	ISSUED FOR RECORDING	DUB

DWG: 25283–03–PH2–SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

SCALE AS NOTED

TRANT CORPORATION
Engineering Permits & Approvals
Environmental Surveying Site Civil Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D. PHASE 2
PLAN OF LOTS

DATE: 03–16–2017
PROJECT NO.: 25283.03

SHEET 1 OF 5

Plot Date:10/4/2018 11:18 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUBDIVISION.DWG Layout:1

■ – MONUMENTS TO BE SET

THIS PLAN IS A REVISION TO LOT 4RA OF THE LESLIE FARMS PRD PHASE 1 – REVISED PLAN AS RECORDED IN P.B.V. 316, PAGE 44.

N/F MICHAEL & VICKIE FORBES TAX PARCEL ID: 370-S1-A45A

N/F PAUL & BETTY MAGER TAX PARCEL ID: 370-S1-A46

N/F DONALD CLINGENSMITH TAX PARCEL ID: 370-S1-A45J

N/F LESLIE FARMS, L.P. INSTR. #: 200802060002472 TAX PARCEL ID: 370-S1-B2

S 89°07'00" E (REC)
N 88°25'50" E (PLAN) 872.98' (TOTAL)
377.44'
424.94'
10 FT. DRAINAGE EASEMENT
CONSERVATION EASEMENT
50-FT. P.R.D. SETBACK LINE
CONSERVATION ESMT.
N 55°19'52" E 172.64'
N 27°13'52" E 195.69'
S 34°33'22" E 195.10'
N 88°11'58" E 37.28'
S 75°02'49" E 111.18'
N 20°31'40" E 20.00'
20 FT. STORM WATER EASEMENT
N 48°54'19" W 207.22'
200.85'
S 48°54'19" E
S 54°43'16" E 195.61'
N 36°46'29" E 58.86'
S 56°27'42" E 227.93'
N 48°19'18" E 63.71'
S 54°38'15" E 229.75'
244.39'
S 54°38'15" E
N 81°37'37" E 53.13'
S 08°22'23" E 27.74'
N 08°22'23" E 27.74'
R=57.90' A=22.46'
R=23.90' A=31.78'
R=46.43' A=97.59'
R=489.01' A=72.80'
N 02°52'47" E 124.91'
N 14°28'09" E 88.93'
R=35.91' A=58.40'
S 87°07'13" E 33.28'
R=36.00' A=48.22'
N 43°46'42" W 98.02'
N 13°15'51" E
20 FT. STORM SEWER ESMT.
10 FT. UTILITY ESMT.
N 35°01'45" E
HAWTHORNE DR. 50 FT. R/W (PUBLIC)
S 01°33'46" E (PLAN) 138.34'
S 00°53'25" W (REC)
15' 5' 18.60' 1.40'
70.60'
138.33'
N 01°33'46" W
20 FT. SANITARY SEWER EASEMENT
20' PRIVATE UTILITY EASEMENT OWNED BY MAGNER CONSTRUCTION
S 89°06'35" E (REC)
N 88°26'14" E (PLAN) 8.60'
25' FRONT BUILDING SETBACK LINE
10' UTILITY EASEMENT
LESLIE FARMS P.R.D., PHASE 1
LOT 137 LOT 136 LOT 135 LOT 134 LOT 133 LOT 132 LOT 131 LOT 130 LOT 129
THE EXISTING TEMPORARY CUL-DE-SAC EASEMENT TO BE EXTINGUISHED WITH THE RECORDING ON THIS PLAN.
EXISTING TEMPORARY CUL-DE-SAC ESMT.
A=174.36'
PARCEL 3 (RESERVED FOR FUTURE DEVELOPMENT) 21,274.87 SQ. FT. 0.488 ACRE
C9 C8 C7
N 88°26'14" E 2.19'
N 88°26'14" E 91.05'(TOTAL)
S 01°33'46" E (PLAN) 50.00'
S 00°53'25" W (REC)
N 88°26'14" E 76.83'
(4.80' ESMT.)
CAMERON SQUARE DRIVE 50' R/W (PUBLIC)
S 89°06'35" E (REC)
N 88°26'14" E (PLAN) 334.23' (TOTAL)
57.00' 62.00' 62.00' 26.37'
C1 C2 C6
10' UTILITY EASEMENT
5.00' (TYP.)
30 FT. BUILDING LINE & UTILITY EASEMENT
LOT 204 10,685.84 SQ. FT. 0.245 ACRE
LOT 203 8,180.95 SQ. FT. 0.188 ACRE
LOT 202 8,180.95 SQ. FT. 0.188 ACRE
LOT 201 10,372.69 SQ. FT. 0.238 ACRE
PARCEL "1" (RESERVED FOR FUTURE DEVELOPMENT) 252,762.35 SQ. FT. 5.803 ACRES
THE GRADING EASEMENT LOCATED ON LOT 228 WILL BE UTILLIZED UPON ANY FUTURE MITIGATION OF THE WETLANDS AND EXTINGUISHMENT OF THE CONSERVATION EASEMENT LOCATED ON THIS LOT.
A=66.83'
GRADING EASEMENT
N 26°49'58" E 30.00'
(14.92' ESMT.)
N87°42'18"E 50.59'
N68°54'30"E 27.94'
N65°43'46"E 34.14'
N87°42'18"E 28.26'
N40°54'58"E 30.12'
30 FT. BLDG. LINE & UTILITY ESMT.
LOT 228 15,290.30 SQ. FT. 0.351 ACRE
LOT 227 13,020.00 SQ. FT. 0.299 ACRE
LOT 226 13,020.00 SQ. FT. 0.299 ACRE
LOT 225 12,349.68 SQ. FT. 0.284 ACRE
LOT 224 11,160.24 SQ. FT. 0.256 ACRE
LOT 223 13,956.40 SQ. FT. 0.320 ACRE
LOT 222 14,698.36 SQ. FT. 0.337 ACRE
PARCEL "1" (RESERVED FOR FUTURE DEVELOPMENT) INCLUDES A WETLAND CONSERVATION EASEMENT FOR SO LONG AS WETLANDS EXIST ON PARCEL "1". THE LIMITS OF THE EASEMENT AREA ON PARCEL "1" SHALL BE MODIFIED FROM TIME TO TIME TO BE COTERMINOUS WITH THE WETLAND LIMITS AS DETERMINED BY ANY FUTURE WETLAND DELINEATION REPORT. ANY PORTION OF PARCEL "1" MAY BE DEVELOPED, FROM TIME TO TIME, IN ANY AREA WHERE A WETLAND DELINEATION REPORT DATED JANUARY 1, 2023, OR LATER, DETERMINES THAT WETLANDS DO NOT EXIST.
160.63' (TOTAL) 62.00' 62.00'
S 1°33'46" E
N 24°00'58" E 51.18' (TOTAL) 41.53'
N 03°50'32" E 52.56'
228.61'
S 82°26'41" E 9.65'
224.87'
S 62°38'19" E
10 FT. PRIVATE DRAINAGE ESMT.
20 FT. SANITARY SEWER EASEMENT
CONSERVATION ESMT.
20 FT. SANITARY SEWER ESMT.
10 FT. PRIVATE DRAINAGE ESMT.
30 FT. BUILDING LINE & UTILITY EASEMENT
210.00' N 88°26'14" E
62.00' 62.00' 226.95' (TOTAL) 57.00'
45.95'
A=27.84'
A=60.56'
R=200.00' A=100.96'
C10
C3
A=53.44'
24.36'
S 77°57'13" E 92.68'
53.40' 200.55' (TOTAL) 54.46'
LOT 207 16,205.65 SQ. FT. 0.372 ACRE
LOT 206 13,380.09 SQ. FT. 0.307 ACRE
LOT 205 14,398.20 SQ. FT. 0.331 ACRE
10 FT. PRIVATE DRAINAGE ESMT.
82.00' 62.00' 254.88' (TOTAL)
N 88°26'14" E
20 FT. SANITARY SEWER EASEMENT (221.00' ℄ TOTAL)
228.99' N 88°26'14" E
217.01' N 88°26'14" E
106.95' (TOTAL) 226.95' (TOTAL) 276.95'
S 01°33'46" E
N 01°33'46" W 60.00'
131.95' N 01°33'46" W
126.42'
N 26°12'29" E (PLAN) 175.00' (TOTAL)
48.88' 48.58'
17.29'
N 26°29'59" E (REC)
N 09°43'29" E (PLAN) 99.97' (TOTAL)
61.18'
N 12°10'39" E (REC)
21.50'
82.67'
N 15°27'56" E (PLAN) 244.10' (TOTAL)
161.43'
N 12°35'05" E (REC)
LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145
LESLIE FARMS P.R.D., PHASE 1
29' FRONT BUILDING SETBACK LINE
10' UTILITY EASEMENT
CAMERON SQUARE DR. 50' R/W (PUBLIC)
S 76°25'53" E (PLAN) 49.47'
S 71°58'42" E (REC)
52.06' (TOTAL)
N 76°25'53" W 52.06'
5.00' (TYP.)
LESLIE FARMS DR. 50 FT. R/W (PUBLIC)
A=43.86'
A=84.33'
S 76°25'53" E 52.06'
LESLIE FARMS DRIVE 50' R/W (PUBLIC)
30' FRONT BUILDING SETBACK LINE
N 27°21'41" E 119.43' (TOTAL)
UTILITY EASEMENT
TEMPORARY ACCESS ESMT.
TEMPORARY ACCESS EASEMENT
A=60.14'
N 27°21'41" E 171.90'
R=15.00' A=13.88'
LOT 209 9,360.01 SQ. FT. 0.215 ACRE
LOT 210 9,762.21 SQ. FT. 0.224 ACRE
N 20°22'00" E 157.13'
145.95'
N 27°21'41" E
10 FT. PRIVATE DRAINAGE ESMT.
30 FT. BLDG. LINE & UTILITY ESMT.
STORM & SANITARY SEWER EASEMENT
10' SANITARY SEWER EASEMENT
R=575.00' A=138.42'
A=67.15'
A=65.26'
2.59'
S 62°38'19" E 60.06' (TOTAL)
N 62°38'19" W 60.06'
R=25.00' A=16.14'
R=25.00' A=16.24'
(6.82' ESMT.)
N 80°21'41" E 88.34'
N 27°21'41" E 50.00'
S 59°27'44" E 50.00'
N 27°21'41" E
R=400.00' A=31.36'
R=15.00' A=9.87'
(A=33.33' ESMT.)
C11 C12 C14 C5
A=19.64'
A=20.78'
A=9.76'
54.20'
62.00'
345.60' (TOTAL)
S 35°01'45" W 326.60'
270.60' (TOTAL) 95.60'
S 55°01'45" W 123.72'
N 35°01'45" E
HAWTHORNE DR. 50 FT. R/W (PUBLIC)
UTILITY EASEMENT
10 FT. SANITARY SEWER EASEMENT
123.72'
S 54°38'15" E
PARCEL 2 (RESERVED FOR FUTURE DEVELOPMENT) 36,106.06 SQ. FT. 0.829 ACRE
30 FT. BUILDING LINE & UTILITY EASEMENT
LOT 212 16,276.39 SQ. FT. 0.374 ACRE
LOT 211 13,045.13 SQ. FT. 0.299 ACRE
N 25°38'37" E 175.63'
17°45'25" E 137.18'
N 16°01'17" E (REC)
N 13°34'07" E (PLAN) 139.41' (TOTAL)
89.41'
10 FT. PRIVATE DRAINAGE
LOT 4RA, REVISION No. 1 FOR FUTURE DEVELOPMENT 3,750,211.86 SQ. FT. 86.093 ACRES
STORM WATER DETENTION EASEMENT
◑ THE EXISTING 20' STORM SEWER EASEMENT TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.
◪ THIS PORTION OF THE EXISTING 20' SANITARY SEWER EASEMENT THRU LOTS 208, 209, 224 & 225 AND HAWTHORNE DRIVE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.
TO PERMANENTLY EXTINGUISH THIS PORTION OF THE EXISTING SANITARY SEWER EASEMENT AND SANITARY SEWER, AN APPROVAL AND AN AGREEMENT, TO BE RECORDED WITH THE SANITARY SEWER AUTHORITY, WILL BE REQUIRED.
MATCH LINE SHEET 2
MATCH LINE SHEET 3

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	175.00'	84.31'	S 77°45'38" E	83.50'
C2	25.00'	39.27'	N 43°26'15" E	35.36'
C3	225.00'	113.58'	N 12°53'58" E	112.38'
C5	550.00'	132.40'	S 69°32'06" E	132.08'
C6	25.00'	39.27'	S 46°33'46" E	35.36'
C7	25.00'	21.03'	N 64°20'32" E	20.41'
C8	50.00'	241.19'	N 01°33'46" W	66.67'
C9	25.00'	21.03'	S 67°28'04" E	20.41'
C10	175.00'	88.34'	N 12°53'58" E	87.41'
C11	375.00'	50.18'	N 31°11'43" E	50.15'
C12	600.00'	144.44'	S 69°32'06" E	144.09'
C14	425.00'	33.32'	N 32°47'01" E	33.31'
C15	25.00'	39.27'	S 09°58'15" E	35.36'
C16	850.00'	49.47'	S 56°38'17" E	49.47'
C17	775.00'	51.42'	S 56°24'17" E	51.41'
C18	725.00'	48.11'	S 56°24'17" E	48.10'
C19	900.00'	52.38'	S 56°38'17" E	52.38'
C20	35.50'	43.43'	S 07°36'08" E	40.77'
C21	145.00'	15.11'	S 30°25'56" W	15.10'
C22	25.00'	39.27'	S 78°25'03" W	35.36'
C23	250.00'	9.07'	N 55°32'36" W	9.07'
C24	300.00'	10.88'	N 55°32'36" E	10.88'

PLAN BOOK	PAGE
375	4

REV. NO.	DATE	DESCRIPTION	BY
1	4-18-17	TEMPORARY ROAD CONNECTION	DUB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH2-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 40 ft.

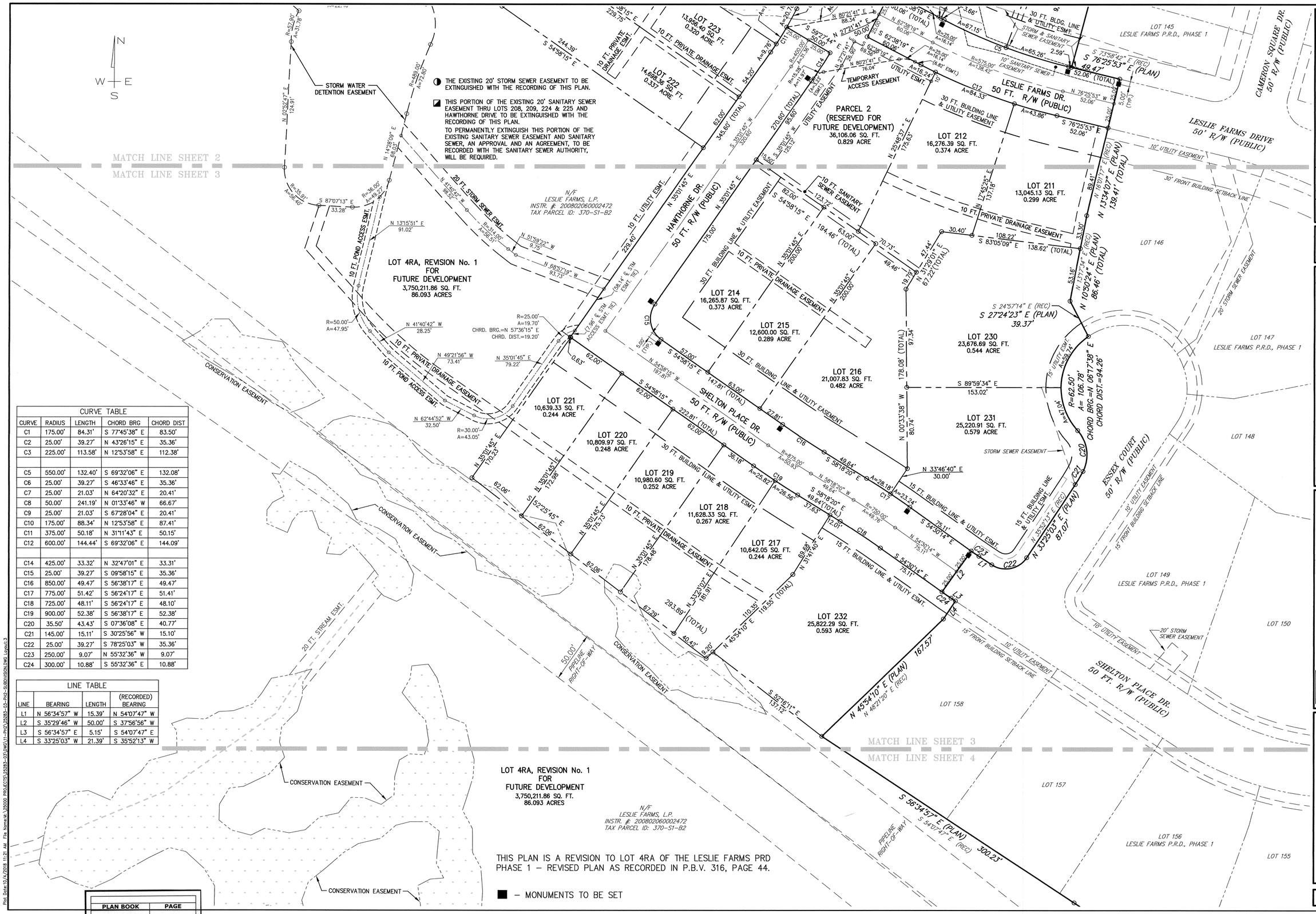
TRANT CORPORATION
Environmental Surveying Site Civil Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D. PHASE 2 PLAN OF LOTS

PROJECT NO.: 25283.03
DATE: 03-16-2017

SHEET 2 OF 5

Plot Date:10/4/2018 10:07 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUBDIVISION.DWG Layout:2



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	175.00'	84.31'	S 77°45'38" E	83.50'
C2	25.00'	39.27'	N 43°26'15" E	35.36'
C3	225.00'	113.58'	N 12°53'58" E	112.38'
C5	550.00'	132.40'	S 69°32'06" E	132.08'
C6	25.00'	39.27'	S 46°33'46" E	35.36'
C7	25.00'	21.03'	N 64°20'32" E	20.41'
C8	50.00'	241.19'	N 01°33'46" W	66.67'
C9	25.00'	21.03'	S 67°28'04" E	20.41'
C10	175.00'	88.34'	N 12°53'58" E	87.41'
C11	375.00'	50.18'	N 31°11'43" E	50.15'
C12	600.00'	144.44'	S 69°32'06" E	144.09'
C14	425.00'	33.32'	N 32°47'01" E	33.31'
C15	25.00'	39.27'	S 09°58'15" E	35.36'
C16	850.00'	49.47'	S 56°38'17" E	49.47'
C17	775.00'	51.42'	S 56°24'17" E	51.41'
C18	725.00'	48.11'	S 56°24'17" E	48.10'
C19	900.00'	52.38'	S 56°38'17" E	52.38'
C20	35.50'	43.43'	S 07°36'08" E	40.77'
C21	145.00'	15.11'	S 30°25'56" W	15.10'
C22	25.00'	39.27'	S 78°25'03" W	35.36'
C23	250.00'	9.07'	N 55°32'36" W	9.07'
C24	300.00'	10.88'	S 55°32'36" E	10.88'

LINE TABLE			
LINE	BEARING	LENGTH	(RECORDED) BEARING
L1	N 56°34'57" W	15.39'	N 54°07'47" W
L2	S 35°29'46" W	50.00'	S 37°56'56" W
L3	S 56°34'57" E	5.15'	S 54°07'47" E
L4	S 33°25'03" W	21.39'	S 35°52'13" W

PLAN BOOK	PAGE
375	5

REV. NO.	DATE	DESCRIPTION	BY
1	4-18-17	TEMPORARY ROAD CONNECTION	DUB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH2-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 40 ft.

TRANT CORPORATION
Environmental Surveying Site Civil Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

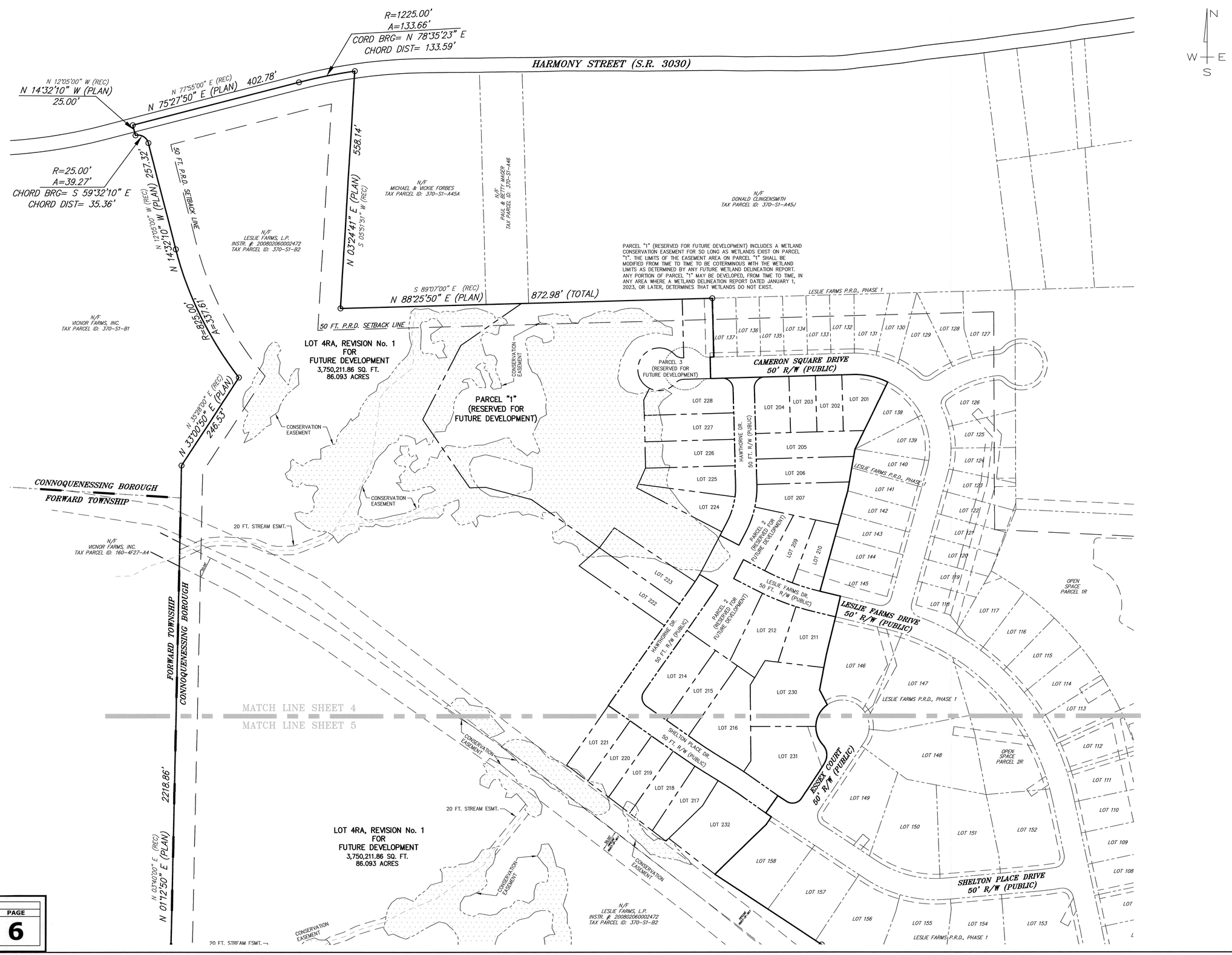
LESLIE FARMS P.R.D. PHASE 2
PLAN OF LOTS

DATE: 03-16-2017

PROJECT NO.: 25283.03

SHEET 3 OF 5

Plot Date:10/4/2018 11:21 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUBDIVISION.DWG Layout:3



PLAN BOOK	PAGE
375	6

REV. NO.	DATE	DESCRIPTION	BY
1	4-18-17	TEMPORARY ROAD CONNECTION	DUB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH2-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS P.R.D.

CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 100 ft.

TRANT CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

THIS PLAN IS A REVISION TO LOT 4RA OF THE LESLIE FARMS PRD PHASE 1 – REVISED PLAN AS RECORDED IN P.B.V. 316, PAGE 44.

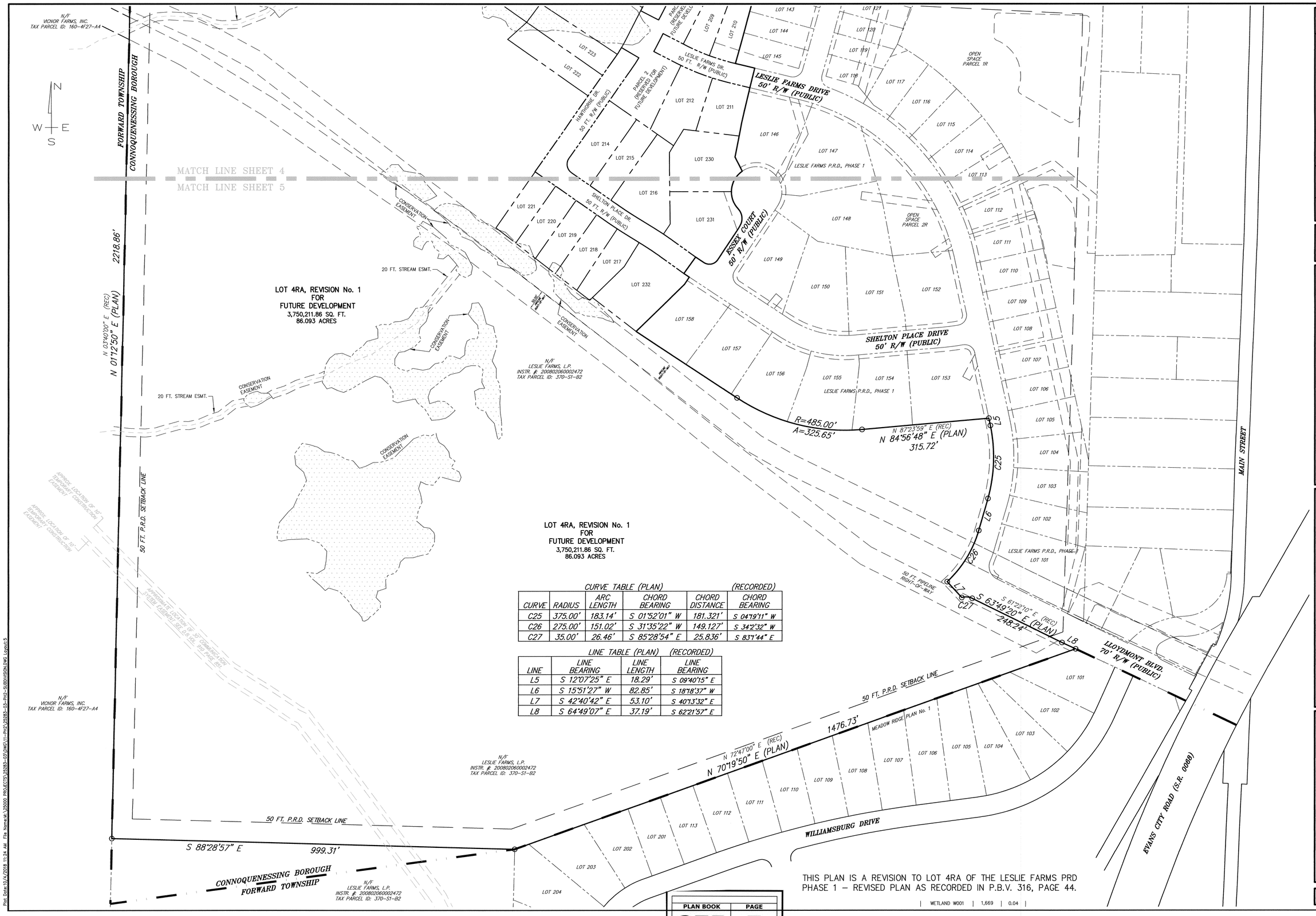
LESLIE FARMS P.R.D. PHASE 2

PLAN OF LOTS

PROJECT NO.: 25283.03 | DATE: 03-16-2017

SHEET 4 OF 5

Plot Date:10/4/2018 11:23 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUBDIVISION.DWG Layout:4



CURVE TABLE (PLAN) (RECORDED)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
C25	375.00'	183.14'	S 01°52'01" W	181.321'	S 04°19'11" W
C26	275.00'	151.02'	S 31°35'22" W	149.127'	S 34°2'32" W
C27	35.00'	26.46'	S 85°28'54" E	25.836'	S 83°1'44" E

LINE TABLE (PLAN) (RECORDED)

LINE	LINE BEARING	LINE LENGTH	LINE BEARING
L5	S 12°07'25" E	18.29'	S 09°40'15" E
L6	S 15°51'27" W	82.85'	S 18°18'37" W
L7	S 42°40'42" E	53.10'	S 40°13'32" E
L8	S 64°49'07" E	37.19'	S 62°21'57" E

THIS PLAN IS A REVISION TO LOT 4RA OF THE LESLIE FARMS PRD PHASE 1 – REVISED PLAN AS RECORDED IN P.B.V. 316, PAGE 44.

| WETLAND W001 | 1,669 | 0.04 |

PLAN BOOK	PAGE
375	7

REV. NO.	DATE	DESCRIPTION	BY
1	4-18-17	TEMPORARY ROAD CONNECTION	DUB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH2-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

100 0 50 100 200 400
1 inch = 100 ft.

TRANT CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals
PINE CENTER
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WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D. PHASE 2
PLAN OF LOTS

DATE: 03-16-2017
PROJECT NO.: 25283.03

SHEET 5 OF 5

Plot Date:10/4/2018 11:24 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUBDIVISION.DWG Layout:5

ALL SIGNATURES MUST BE IN BLACK PERMANENT MARKER

Owners Adoption (Limited Partnership)

KNOW ALL MEN BY THESE PRESENTS: That Leslie Farms, L.P., a Pennsylvania Limited Partnership, does hereby adopt the Leslie Farms P.R.D. Phase 2, Revision No. 1 Plan of Lots as its Plan of Subdivision of its property situate in the Borough of Connoquenessing, 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 Borough of Connoquenessing. Leslie Farms, L.P. hereby covenants and agrees to and by these presents and forever discharge the Borough of Connoquenessing, 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 Leslie Farms, L.P. its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said Limited Partnership has caused it's seal to be affixed by the hand of it's General Partner, this 8th day of OCTOBER, A.D, 2018.

Leslie Farms, L.P.
By: Dominic Giglotti
its General Partner
By: Dominic Giglotti Managing Partner
(Name & Title)

The foregoing adoption and dedication is made by Leslie Farms, L.P. with full understanding and agreement that the approval of the Borough Council of the Borough of Connoquenessing, 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 90 days of date of said approval.

Leslie Farms, L.P.
By: Dominic Giglotti
its General Partner
By: Dominic Giglotti Managing Partner
(Name & Title)

The Commonwealth of Pennsylvania
County of Butler

Limited Partnership Acknowledgement

On this 8th day of OCTOBER, 2018, before me, the undersigned officer, personally appeared Dominic Giglotti, who acknowledged himself to be the Managing Partner of Leslie Farms, L.P., a Pennsylvania Limited Partnership as General Partner of Leslie Farms, L.P., a Pennsylvania Limited Partnership, and that he, as such Managing Partner, being authorized so to do, executed the foregoing agreement for the purposes therein contained, by signing the name of the partnership, as general partner of Leslie Farms, L.P. by himself as Managing Partner.

In witness whereof, I hereunnto set my hand and official seal. Timothy A. Piper
(Notary Public)

My commission expires the 15th day of December, A.D. 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certification of Title and No Mortgage

I hereby certify that the title to the property contained in the Leslie Farms P.R.D. Phase 2, Revision No. 1 Plan of Lots is in the name Leslie Farms, L.P., and is recorded in instrument number 200802060002472. I further certify that there is no mortgage, lie, or other encumbrance against this property.

Witness — Owner: Dominic Giglotti

Borough Planning Commission Approval

This plat of subdivision has been approved by the Planning Commission of the Borough of Connoquenessing, Butler County, Commonwealth of Pennsylvania on this 5th day of November, A.D. 2018.

Attest:

Secretary — Chairman

Approval by Borough of Connoquenessing

The Borough Council of the Borough of Connoquenessing, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Borough of Connoquenessing 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 Borough specifications and requirements and officially accepted by action of the Borough Council.

This plat of subdivision approved by the Borough Council of the Borough of Connoquenessing, Butler County, Pennsylvania on this 5th day of November, A.D. 2018.

Attest:

Secretary of Council — President of Council

Signed and noted as approved this 5th day of November, 2018.

Secretary of Council — President of Council

Professional Land Surveyor Certificate

I, Donald P. Trant, 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 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.

(Surveyor's Signature)

SU-075022
(Surveyor's Registration No.)

10-09-2018
(Date)

Borough Engineer's Approval

Approved by the Borough Engineer of Connoquenessing Borough this 5th day of November, 2018.

(Signature)

043880-E
(Registration No.)

Butler County Planning Commission Acknowledgement

Reviewed with comments by the Butler County Planning Commission at a meeting held this 29th day of June, A.D. 2016. Letter to Connoquenessing Borough Council dated 6/29, A.D. 2016.

~~Executive Director~~ CHAIRMAN — SEC.

Proof of Recording

Recorded in the office for the recording of deeds, plats, etc. in Butler County in Plan Book Volume 375, Page 8-9.
Given under my hand and seal this 16th day of November, A.D. 2018.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

PLAN BOOK	PAGE
375	8

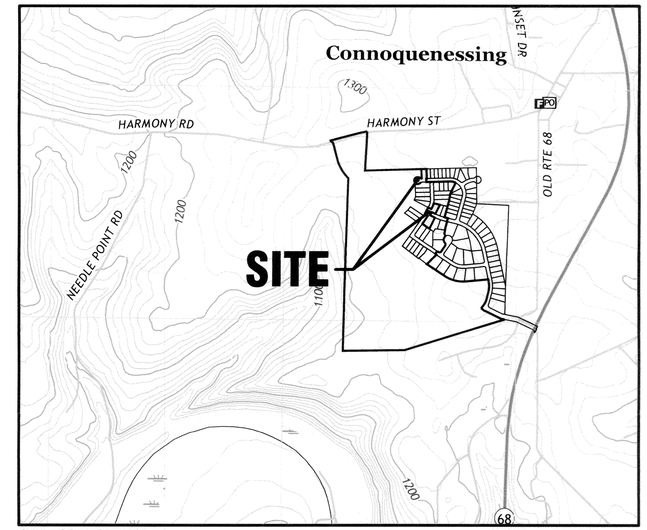
OWNER:
LESLIE FARMS, L.P.
11279 PERRY HIGHWAY, SUITE 509
PITTSBURGH, PA 15220–3434

THIS PLAN IS A REVISION TO PARCEL 2 AND 3 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE ~~8~~ 3-7.

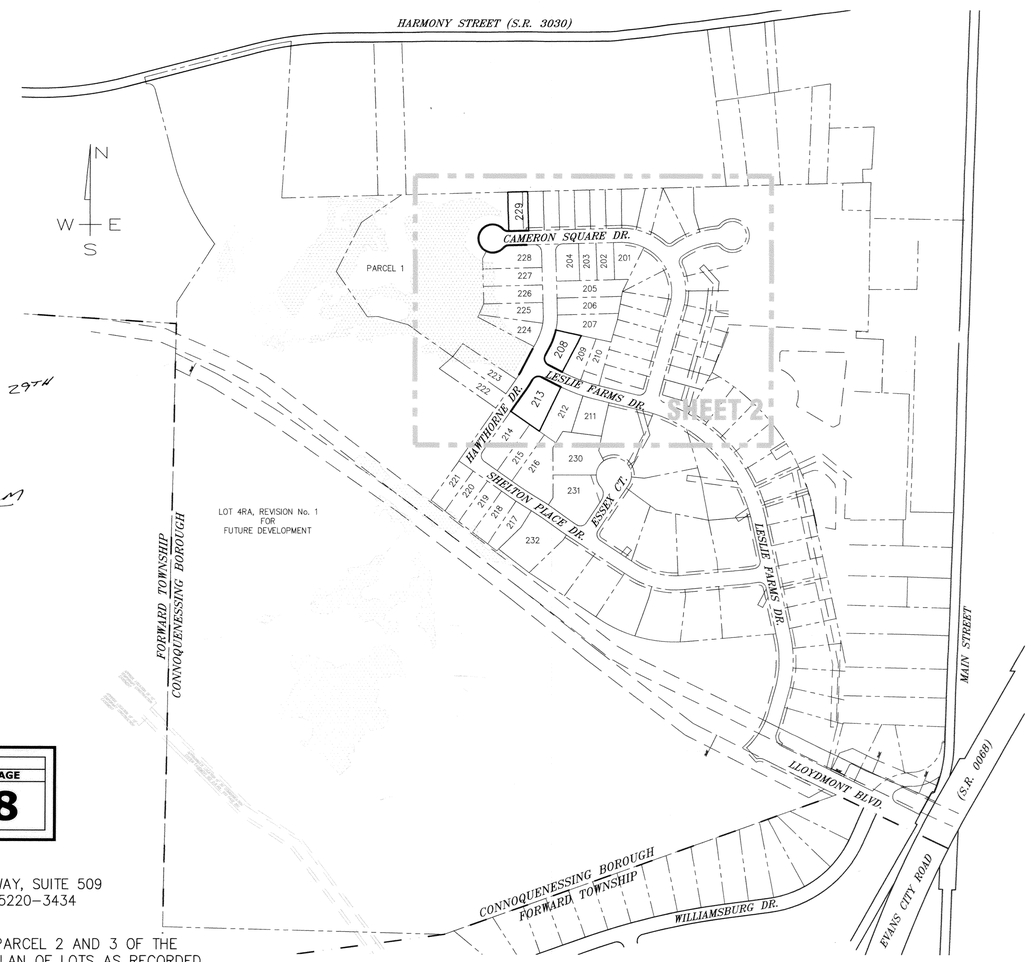
RIGHT–OF–WAY AREA TABLE		
ROAD NAME	SQ. FT.	AC.
CAMERON SQ. DRIVE	11,508.73	0.264
LESLIE FARMS DRIVE	1,511.76	0.035
HAWTHORNE DRIVE	5,227.94	0.120
TOTAL RIGHT–OF–WAY AREA	18,248.43	0.419

LOT AREA TABLE		
LOT NUMBER	SQ. FT.	AC.
208	11,004.91	0.253
213	18,351.42	0.421
229	9,766.14	0.224
TOTAL LOT AREA	39,122.47	0.898

Instr: 201811160023359 11/16/2018
Pages:2 F:$80.00 11:15AM
Michele Mustello T20180017207
Butler County Recorder FL



SITE LOCATION MAP — SCALE: 1"=1000'



INDEX MAP

Registered Surveyor — Connoquenessing Borough Planning Commission — Connoquenessing Borough Council — Connoquenessing Borough Engineer — Butler County Planning Commission — Butler County Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY
1	10–4–18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH2-SUB-REV_1
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

SCALE AS NOTED

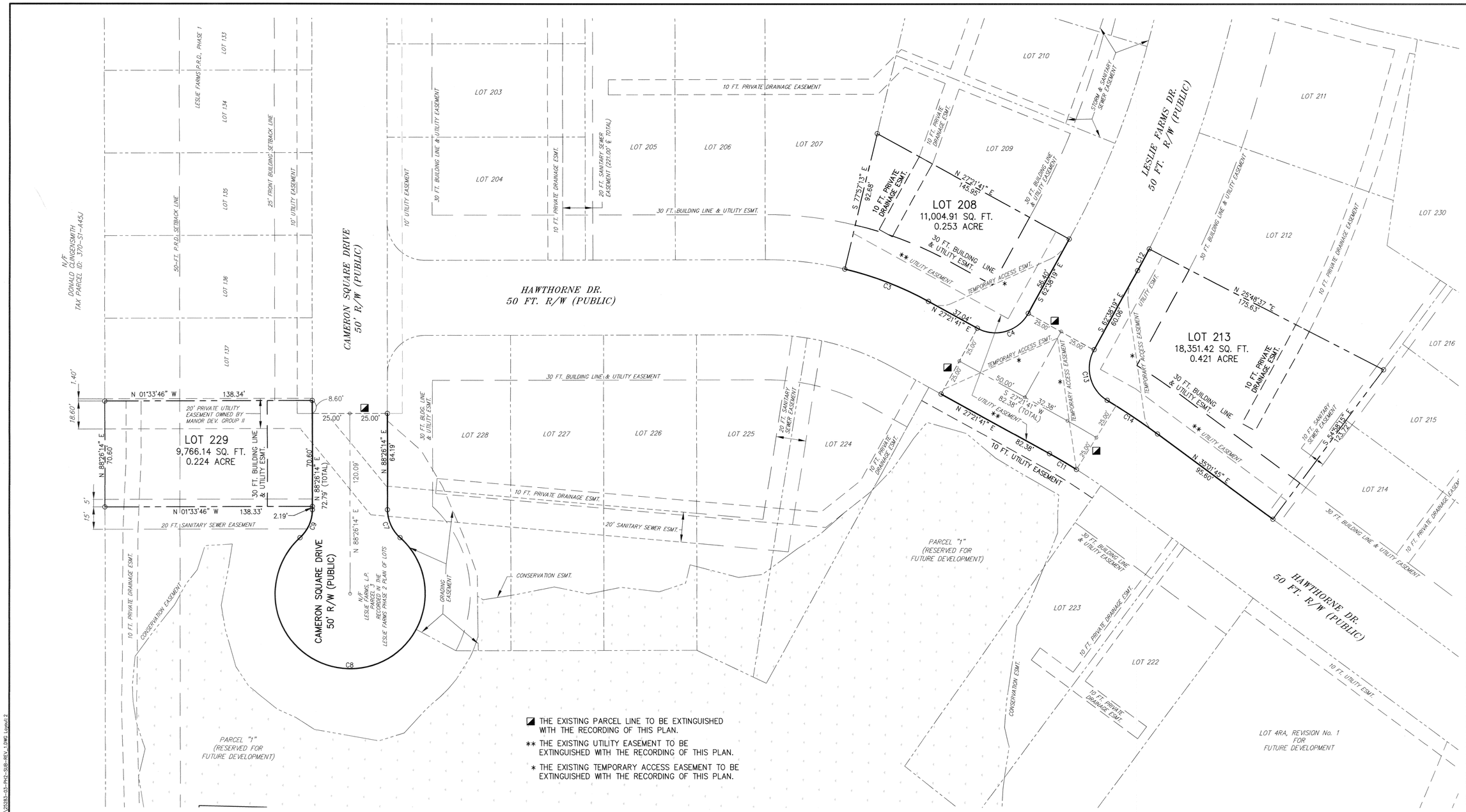
TRANT CORPORATION
Environmental Surveying Site Civil Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D. PHASE 2, REVISION No. 1 PLAN OF LOTS

PROJECT NO.: 25283.08 — DATE: 07–14–2017

SHEET 1 OF 2

Plot Date:10/4/2018 11:11 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUB-REV_1.DWG Layout:1



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C3	225.00'	60.14	N 19°42'14" E	59.96'
C4	25.00'	39.27'	N 17°38'19" W	35.36'
C7	25.00'	21.03'	N 64°20'33" E	20.41'
C8	50.00'	241.19'	N 01°33'46" W	66.67'
C9	25.00'	21.03'	S 67°28'04" E	20.41'
C11	375.00'	20.79	N 28°56'59" E	20.79'
C12	600.00'	16.24'	S 63°24'51" E	16.24'
C13	25.00'	38.29'	N 73°28'59" E	34.66'
C14	425.00'	40.24'	N 32°19'02" E	40.22'

◪ THE EXISTING PARCEL LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

** THE EXISTING UTILITY EASEMENT TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

* THE EXISTING TEMPORARY ACCESS EASEMENT TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

PLAN BOOK	PAGE
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THIS PLAN IS A REVISION TO PARCEL 2 AND 3 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 3-7.

REV. NO.	DATE	DESCRIPTION	BY
1	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH2-SUB-REV_1
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 30 ft.

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D. PHASE 2, REVISION No. 1 PLAN OF LOTS

PROJECT NO.: 25283.08
DATE: 07-14-2017

SHEET 2 OF 2

Plot Date:10/4/2018 9:49 AM File Name:M:\25000 PROJECTS\25283-03\DWG\11-PH2\25283-03-PH2-SUB-REV_1.DWG Layout:2

ALL SIGNATURES MUST BE IN BLACK PERMANENT MARKER

Owners Adoption (Limited Partnership)

KNOW ALL MEN BY THESE PRESENTS: That Leslie Farms, L.P., a Pennsylvania Limited Partnership, does hereby adopt the Leslie Farms P.R.D. Phase 3 Plan of Lots as its Plan of Subdivision of its property situate in the Borough of Connoquenessing, 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 Borough of Connoquenessing. Leslie Farms, L.P. hereby covenants and agrees to and by these presents and forever discharge the Borough of Connoquenessing, 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 Leslie Farms, L.P. its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said Limited Partnership has caused it's seal to be affixed by the hand of it's General Partner, this 8th day of OCTOBER, A.D, 2018.

Leslie Farms, L.P.
By: Dominic Gigliotti
its General Partner
By: DOMINIC GIGLIOTTI, MANAGING PARTNER
(Name & Title)

The foregoing adoption and dedication is made by Leslie Farms, L.P. with full understanding and agreement that the approval of the Borough Council of the Borough of Connoquenessing, 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 90 days of date of said approval.

Leslie Farms, L.P.
By: Dominic Gigliotti
its General Partner
By: DOMINIC GIGLIOTTI, MANAGING PARTNER
(Name & Title)

The Commonwealth of Pennsylvania
County of Butler

Limited Partnership Acknowledgement

On this 8th day of OCTOBER, 2018, before me, the undersigned officer, personally appeared DOMINIC GIGLIOTTI, who acknowledged himself to be the MANAGING PARTNER of Leslie Farms, L.P., a Pennsylvania Limited Partnership as General Partner of Leslie Farms, L.P., a Pennsylvania Limited Partnership, and that he, as such MANAGING PARTNER, being authorized so to do, executed the foregoing agreement for the purposes therein contained, by signing the name of the partnership, as general partner of Leslie Farms, L.P. by himself as MANAGING PARTNER.

In witness whereof, I hereunnto set my hand and official seal. Timothy A. Piper
(Notary Public)

My commission expires the 15th day of December, A.D. 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Certification of Title and No Mortgage

I hereby certify that the title to the property contained in the Leslie Farms P.R.D. Phase 3 Plan of Lots is in the name Leslie Farms, L.P., and is recorded in instrument number 200802060002472. I further certify that there is no mortgage, lie, or other encumbrance against this property.

Witness — Owner: Dominic Gigliotti

Borough Planning Commission Approval

This plat of subdivision has been approved by the Planning Commission of the Borough of Connoquenessing, Butler County, Commonwealth of Pennsylvania on this 5th day of November, A.D. 2018.

Attest:

Secretary — Chairman

HIGHWAY OCCUPANCY PERMIT REQUIREMENT
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P. L. 1242, NO. 428, KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. APPROVAL BY THE CONNOQUENESSING BOROUGH COUNCIL IS CONDITIONAL, SUBJECT TO ACTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT OF APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT.

Approval by Borough of Connoquenessing

The Borough Council of the Borough of Connoquenessing, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Borough of Connoquenessing 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 Borough specifications and requirements and officially accepted by action of the Borough Council.

This plat of subdivision approved by the Borough Council of the Borough of Connoquenessing, Butler County, Pennsylvania on this 5th day of November, A.D. 2018.

Attest:

Secretary of Council — President of Council: Lloyd L Leslie

Signed and noted as approved this 5th day of November, 2018.

Secretary of Council — President of Council: Lloyd L Leslie

Professional Land Surveyor Certificate

I, Donald P. Trant, 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 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.

(Surveyor's Signature)

SU-075022
(Surveyor's Registration No.)

10-09-2018
(Date)

Borough Engineer's Approval

Approved by the Borough Engineer of Connoquenessing Borough this 5th day of November, 2018.

(Signature)

043880-E
(Registration No.)

Butler County Planning Commission Acknowledgement

Reviewed with comments by the Butler County Planning Commission at a meeting held this 18th day of AUG., A.D. 2017 Letter to Connoquenessing Borough Council dated 8/18, A.D. 2017.

~~Executive Director~~ CHAIRMAN — SEC.

Proof of Recording

Recorded in the office for the recording of deeds, plats, etc. in Butler County in Plan Book Volume 375 Page 10-15.
Given under my hand and seal this 16th day of November, A.D. 2018.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

THIS PLAN IS A REVISION TO LOT 4RA, REVISION No. 1 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 8-9.

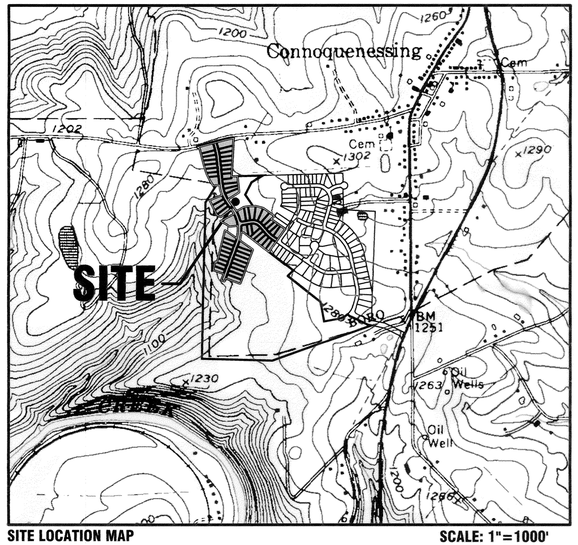
OWNER:
LESLIE FARMS, L.P.
11279 PERRY HIGHWAY, SUITE 509
PITTSBURGH, PA 15220–3434

Registered Surveyor — Connoquenessing Borough Planning Commission — Connoquenessing Borough Council — Connoquenessing Borough Engineer — Butler County Planning Commission — Butler County Recorder of Deeds

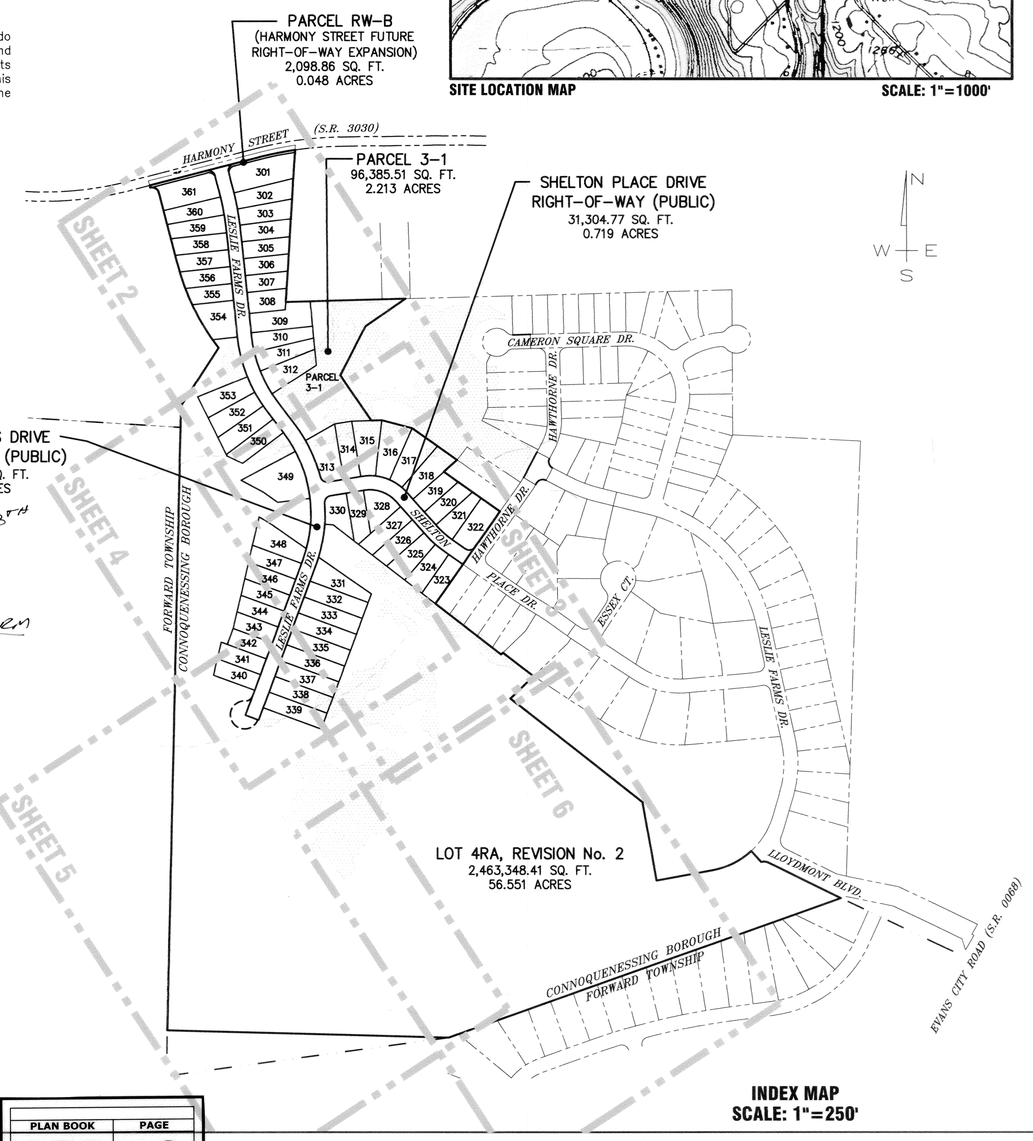
PLAN BOOK	PAGE
375	10

RIGHT–OF–WAY/PARCEL AREA TABLE		
NAME	SQ. FT.	AC.
RIGHT–OF–WAY		
LESLIE FARMS DRIVE	103,632.32	2.379
SHELTON PLACE DRIVE	31,304.77	0.719
PARCELS		
PARCEL RW–A	1,980.09	0.046
PARCEL RW–B	2,098.86	0.048
LOT 4A, REV. No. 2	2,463,348.41	56.551
PARCEL 3–1	96,385.51	2.213
TOTAL	2,698,749.96	61.955

Instr: 201811160023360 11/16/2018
Pages: 6 F:$245.00 11:15PM
Michele Mustello T20180017207
Butler County Recorder FL



SITE LOCATION MAP — SCALE: 1"=1000'



INDEX MAP
SCALE: 1"=250'

REV. NO.	DATE	DESCRIPTION	BY
1	07–25–17	07–19–2017 Borough Comments, Sidewalk Width	RLB
2	10–4–18	ISSUED FOR RECORDING	DUB

DWG: 25283–03–PH3–SUBDIVISION
DRAWN BY: APT
CHECKED BY: DUB

LESLIE FARMS P.R.D.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

SCALE AS NOTED

TRANT CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D.
PHASE 3 PLAN OF LOTS

PROJECT NO.: 25283.09 — DATE: 07–14–2017

SHEET 1 OF 6

Plot Date:10/4/2018 9:30 AM File Name:M:\25000 PROJECTS\25283-03\DWG\12-PH3\25283-03-PH3-SUBDIVISION.DWG Layout:1

◑ – THE EXISTING POND ACCESS EASEMENT, STORMWATER DETENTION POND EASEMENT, AND THE 20 FT. STORM SEWER EASEMENT LOCATED ON LOTS 314 THROUGH 319 AND LOTS, 321 THROUGH 328, AND SHELTON PLACE DRIVE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

THE EXISTING 10 FT. DRAINAGE EASEMENT LOCATED ON LOT 327 TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

PARCEL RW-B
HARMONY ST. FUTURE
RIGHT-OF-WAY EXPANSION
2,098.86 SQ. FT., 0.048 AC.
(NON-BUILDABLE)

PARCEL RW-A
HARMONY ST. FUTURE
RIGHT-OF-WAY EXPANSION
1,980.09 SQ. FT., 0.046 AC.
(NON-BUILDABLE)

HARMONY STREET (S.R. 3030)
33 FT. RIGHT-OF-WAY

N/F
PAUL & BETTY MAGER
TAX PARCEL ID: 370-S1-A46

N/F
MICHAEL & VICKIE FORBES
TAX PARCEL ID: 370-S1-A45A

N/F
VICNOR FARMS, INC.
TAX PARCEL ID: 160-4F27-A4

LESLIE FARMS DR. 50 FT. R/W

OPEN SPACE PARCEL 3-1
96,458.42 SQ. FT.
2.214 AC.

LOT 4RA, REVISION NO.2
2,463,348.408 SQ. FT.
56.551 AC.

■ – MONUMENTS TO BE SET

THIS PLAN IS A REVISION TO LOT 4RA, REVISION No. 1 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 8-9.

PLAN BOOK	PAGE
375	11

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	25.00'	39.27'	S 30°27'50" W	35.36'
C2	1025.00'	152.58'	S 10°16'17" E	152.44'
C3	475.00'	258.61'	S 21°36'16" E	255.43'
C4	525.00'	207.21'	S 25°53'40" E	205.87'
C5	25.00'	36.99'	S 56°58'46" E	33.71
C6	175.00'	176.21'	S 70°31'30" E	168.86'
C7	300.00'	69.60'	S 48°19'28" E	69.44'
C8	25.00'	39.27'	N 80°01'45" E	35.36'
C9	350.00'	81.20'	N 48°19'28" W	81.02'
C10	125.00'	125.87'	N 70°31'30" W	120.62'
C11	25.00'	36.99'	S 38°14'11" W	33.71'
C12	525.00'	223.58'	S 08°02'41" W	221.90'
C13	475.00'	476.25'	S 08°28'42" E	456.55'
C14	525.00'	285.84'	S 21°36'16" E	282.32'
C15	975.00'	145.14'	S 10°16'17" E	145.00'
C16	25.00'	39.27'	S 59°32'10" E	35.36'

REV. NO.	DATE	DESCRIPTION	BY
1	07-25-17	07-19-2017 Borough Comments, Sidewalk Width	RLB
2	08-10-17	strm. esmnt. desc. to Harmony St. r/w	rlb
3	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH3-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS, L.P.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 40 ft.

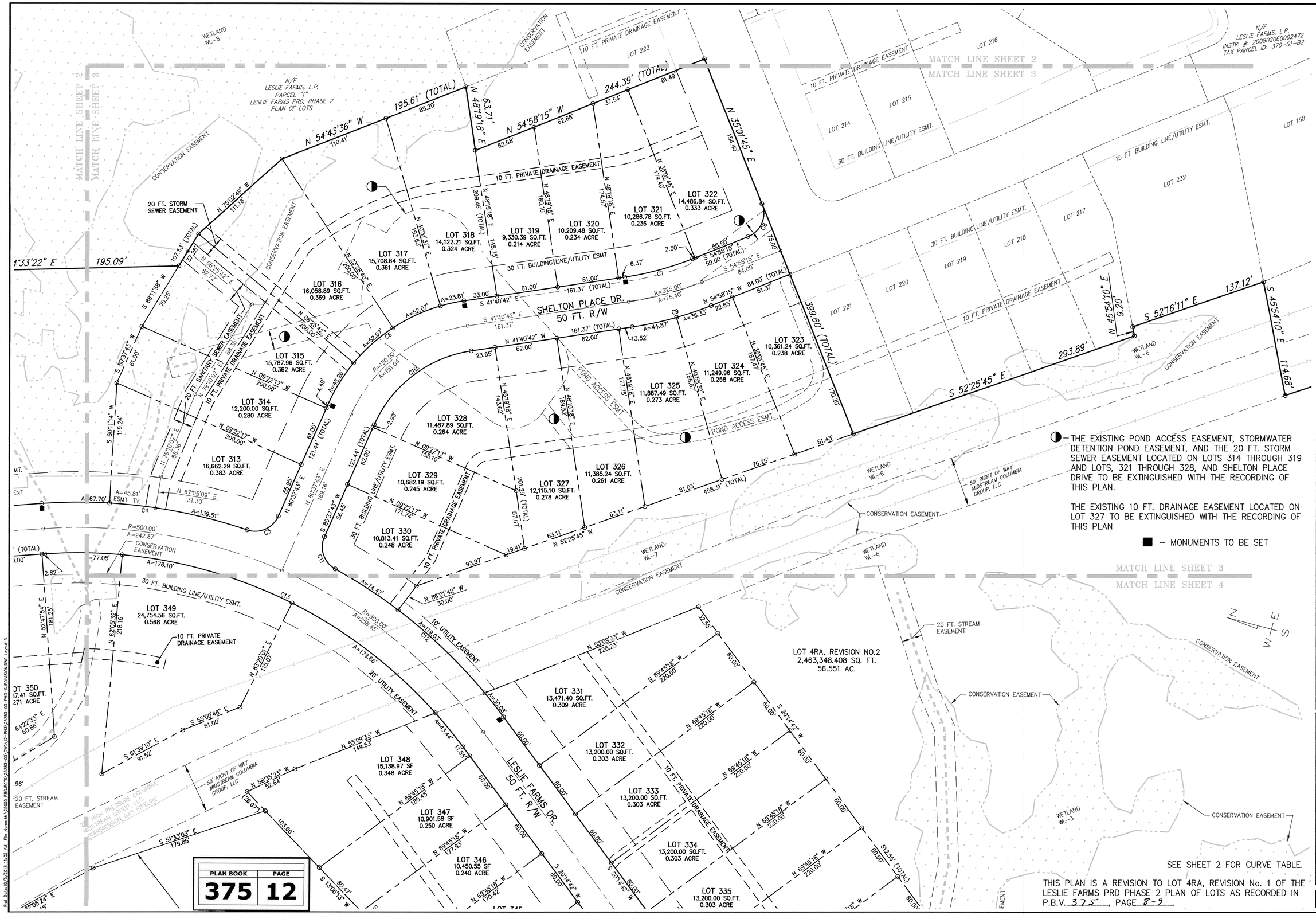
TRANT CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals
PINE CENTER
1227 FREEPORT HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D.
PHASE 3 PLAN OF LOTS

PROJECT NO.: 25283.09
DATE: 07-14-2017

SHEET 2 OF 6

Plot Date:10/9/2018 11:04 AM File Name:M:\25000 PROJECTS\25283-03\DWG\12-PH3\25283-03-PH3-SUBDIVISION.DWG Layout:2



◑ – THE EXISTING POND ACCESS EASEMENT, STORMWATER DETENTION POND EASEMENT, AND THE 20 FT. STORM SEWER EASEMENT LOCATED ON LOTS 314 THROUGH 319 AND LOTS, 321 THROUGH 328, AND SHELTON PLACE DRIVE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

THE EXISTING 10 FT. DRAINAGE EASEMENT LOCATED ON LOT 327 TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

■ – MONUMENTS TO BE SET

SEE SHEET 2 FOR CURVE TABLE.

THIS PLAN IS A REVISION TO LOT 4RA, REVISION No. 1 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 8-9.

REV. NO.	DATE	DESCRIPTION	BY
1	07-25-17	07-19-2017 Borough Comments, Sidewalk Width	RLB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH3-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS, L.P.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 40 ft.

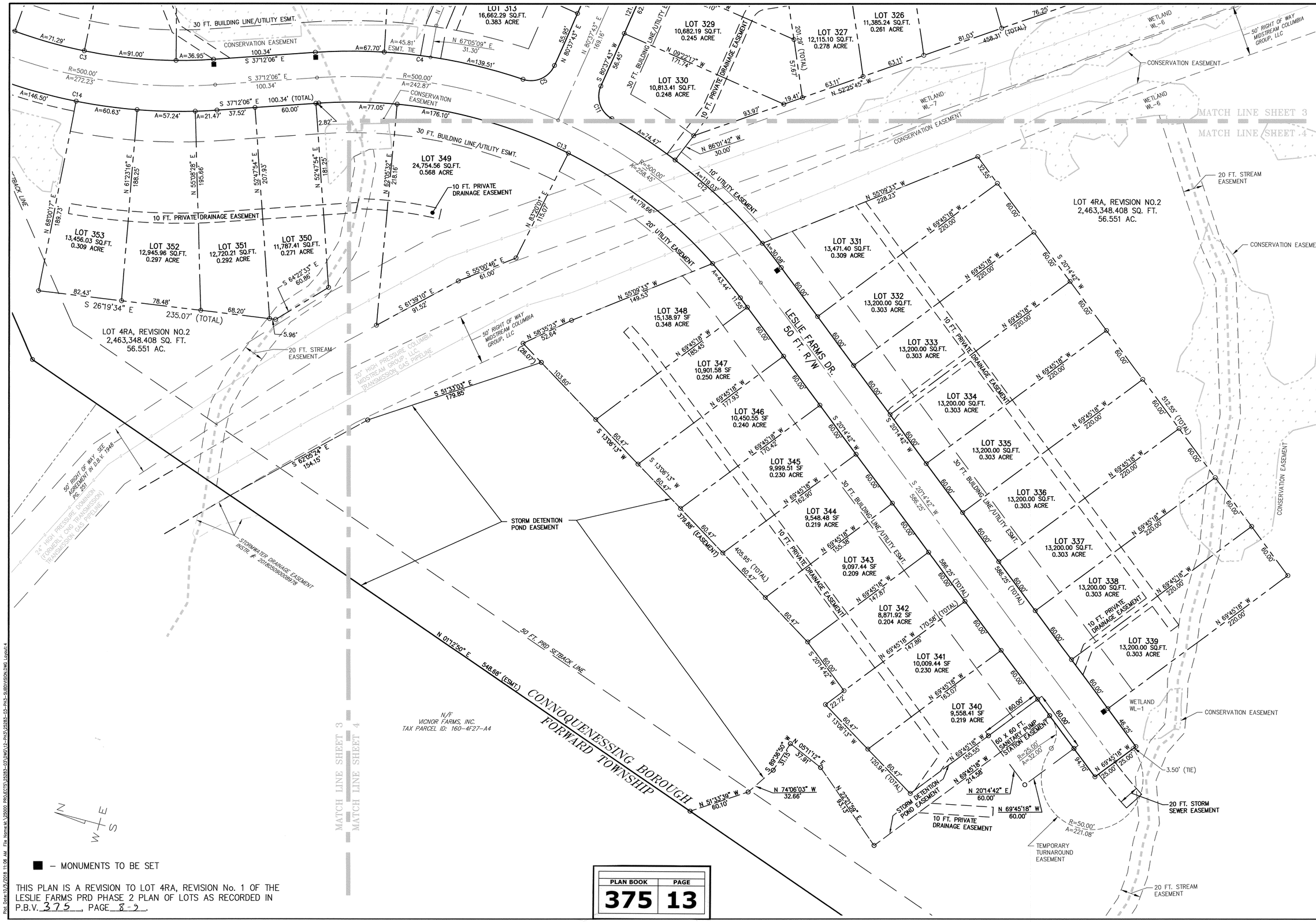
TRANT CORPORATION
Environmental Surveying Site Civil Traffic
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D.
PHASE 3 PLAN OF LOTS

PROJECT NO.: 25283.09
DATE: 07-14-2017

SHEET 3 OF 6

Plot Date: 10/5/2018 11:05 AM File Name: M:\25000 PROJECTS\25283-03\DWGS\2-PH3\25283-03-PH3-SUBDIVISION.DWG Layout: 3



■ – MONUMENTS TO BE SET

THIS PLAN IS A REVISION TO LOT 4RA, REVISION No. 1 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 8-3.

PLAN BOOK	PAGE
375	13

REV. NO.	DATE	DESCRIPTION	BY
1	07-25-17	07-19-2017 Borough Comments, Sidewalk Width	RLB

DWG: 25283-03-PH3-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS, L.P.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

40 0 20 40 80 160
1 inch = 40 ft.

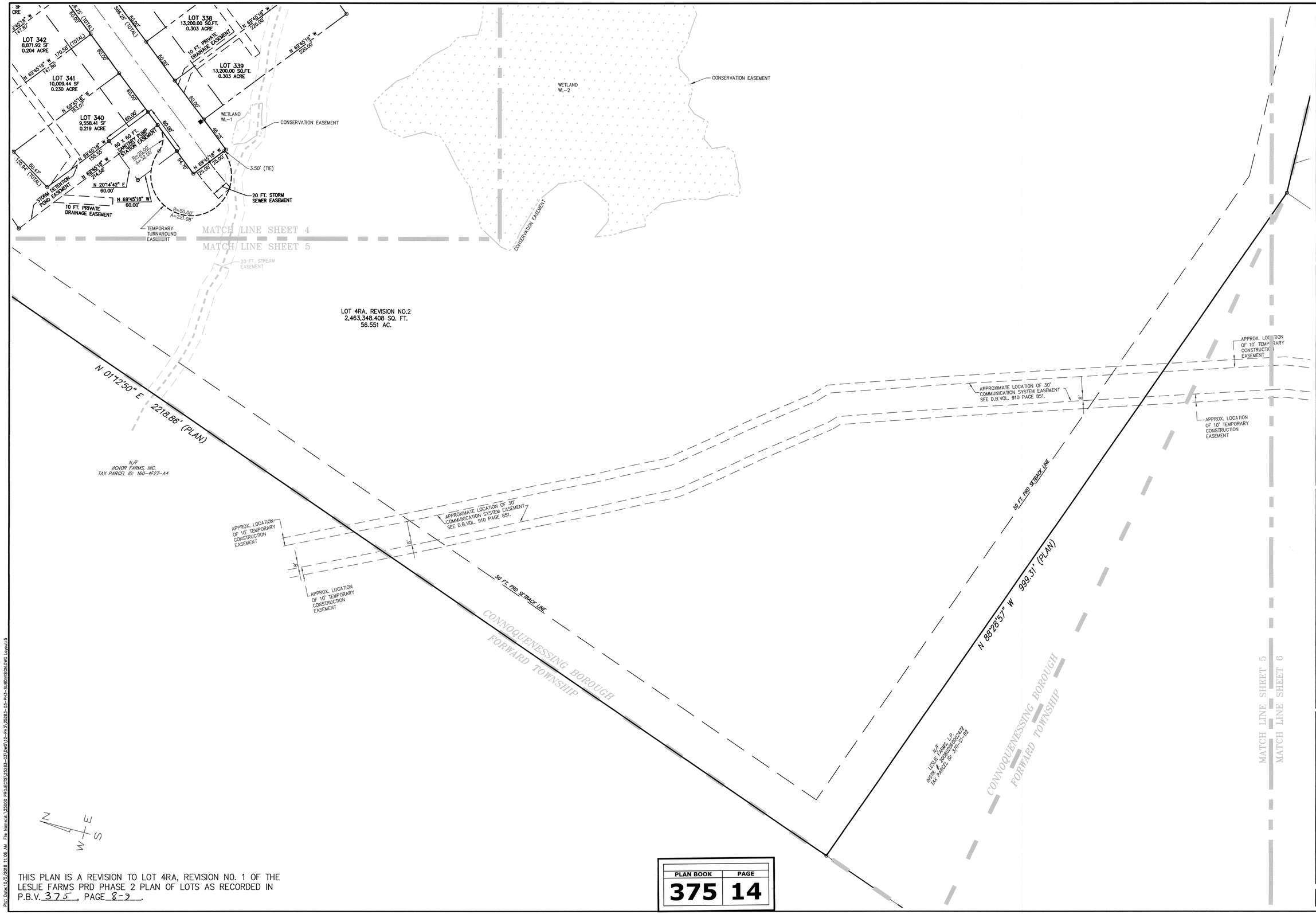
TRANT CORPORATION
Engineering Permits & Approvals
Environmental Surveying Site Civil Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D.
PHASE 3 PLAN OF LOTS

PROJECT NO.: 25283.09
DATE: 07-14-2017

SHEET 4 OF 6

Plot Date:10/5/2018 11:06 AM File Name:W:\25000 PROJECTS\25283-03\DWG\25-PH3\25283-03-PH3-SUBDIVISION.DWG Layout:4



THIS PLAN IS A REVISION TO LOT 4RA, REVISION NO. 1 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 8-9.

PLAN BOOK	PAGE
375	14

REV. NO.	DATE	DESCRIPTION	BY
1	07-25-17	07-19-2017 Borough Comments, Sidewalk Width	RLB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH3-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS, L.P.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 50 ft.

TRANT CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals
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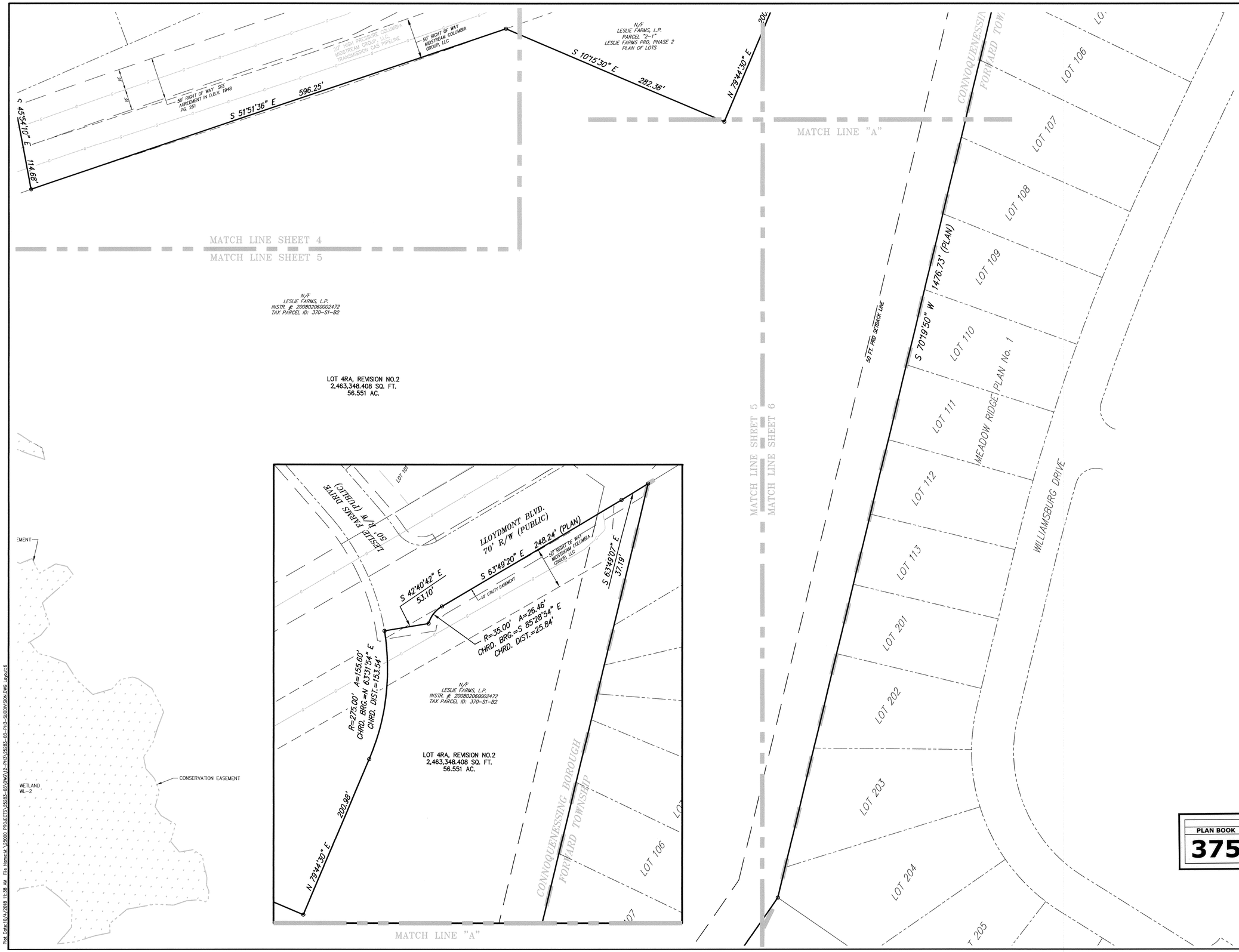
LESLIE FARMS P.R.D.
PHASE 3 PLAN OF LOTS

PROJECT NO.: 25283.09
DATE: 07-14-2017

SHEET 5 OF 6

Plot Date:10/5/2018 11:06 AM File Name:M:\25000 PROJECTS\25283-03\DWG\12-PH3\25283-03-PH3-SUBDIVISION.DWG Layout:5



PLAN BOOK	PAGE
375	15

THIS PLAN IS A REVISION TO LOT 4RA, REVISION No. 1 OF THE LESLIE FARMS PRD PHASE 2 PLAN OF LOTS AS RECORDED IN P.B.V. 375, PAGE 5-9.

REV. NO.	DATE	DESCRIPTION	BY
1	07-25-17	07-19-2017 Borough Comments, Sidewalk Width	RLB
2	10-4-18	ISSUED FOR RECORDING	DUB

DWG: 25283-03-PH3-SUBDIVISION
DRAWN BY: DUB
CHECKED BY: DPT

LESLIE FARMS, L.P.
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

1 inch = 50 ft.

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Site Civil
Traffic
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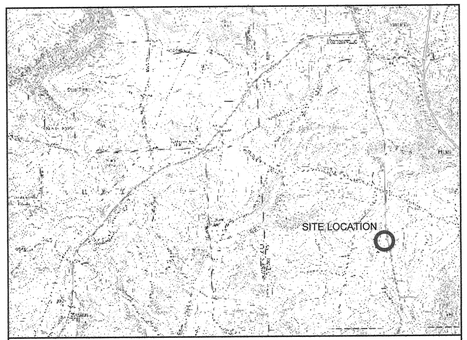
EMAIL: permits@trantcorp.com

LESLIE FARMS P.R.D.
PHASE 3 PLAN OF LOTS

PROJECT NO.: 25283.09
DATE: 07-14-2017

SHEET 6 OF 6

Plot Date:10/4/2018 11:38 AM File Name:W:\25000 PROJECTS\25283-03\DWG\12-PH3\25283-03-PH3-SUBDIVISION.DWG Layout:6



PORTION OF THE PORTERSVILLE, PA U.S.G.S.
NTS

PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN

FOR

JEFFREY PRADY EXISTING GARAGE

SR 0019

Township of Muddy Creek, County of Butler
Commonwealth Of Pennsylvania

August 3, 2018
Revised October 16, 2018

PREPARED FOR

JEFFREY PRADY
1000 PERRY HIGHWAY
HARMONY, PA 16037

PREPARED BY

FTB
Frank B. Taylor Engineering
149 Taylor Drive
New Castle, PA 16101
(724) 654-6141

KNOW ALL MEN BY THESE PRESENTS, THAT I, JEFFREY PRADY, OF THE TOWNSHIP OF MUDDY CREEK, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGN, DO HEREBY ADOPT THIS AS MY LAND DEVELOPMENT OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE 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, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF MUDDY CREEK, OF BUTLER COUNTY, I, JEFFREY PRADY, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, MY 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 MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

ATTEST: Bradley L Kunzman

OWNER

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF Lawrence:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, JEFFREY PRADY, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND THE LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 31 DAY OF October, 2018.

Renee J Phillips SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Renee J. Phillips, Notary Public
Scott Twp., Lawrence County
My Commission Expires May 14, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 14 DAY OF May, 2019.

CERTIFICATE OF TITLE – NO MORTGAGE

I, JEFFREY PRADY, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF JEFFREY PRADY AND IS RECORDED IN INSTRUMENT NUMBER 199908240023720. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: Bradley L Kunzman

OWNER:

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, JOHN FRANK TAYLOR, 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 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.

10/25/2018
DATE

SURVEYOR'S NAME

su-075367
REGISTRATION NO.

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN FRANK TAYLOR
LAND SURVEYOR
No. SU-075367

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 16-18

GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF November, 2018.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

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

Kelly Livermore
SECRETARY

CHAIRMAN

DATE: 11/15/2018

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 17TH DAY OF October, 2018.

ATTEST:

Kelly Livermore
SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE MUDDY CREEK TOWNSHIP PLANNING COMMISSION THIS 2ND DAY OF October, 2018.

SECRETARY

VICE-CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF OCT., 2018.

SECRETARY

CHAIRMAN

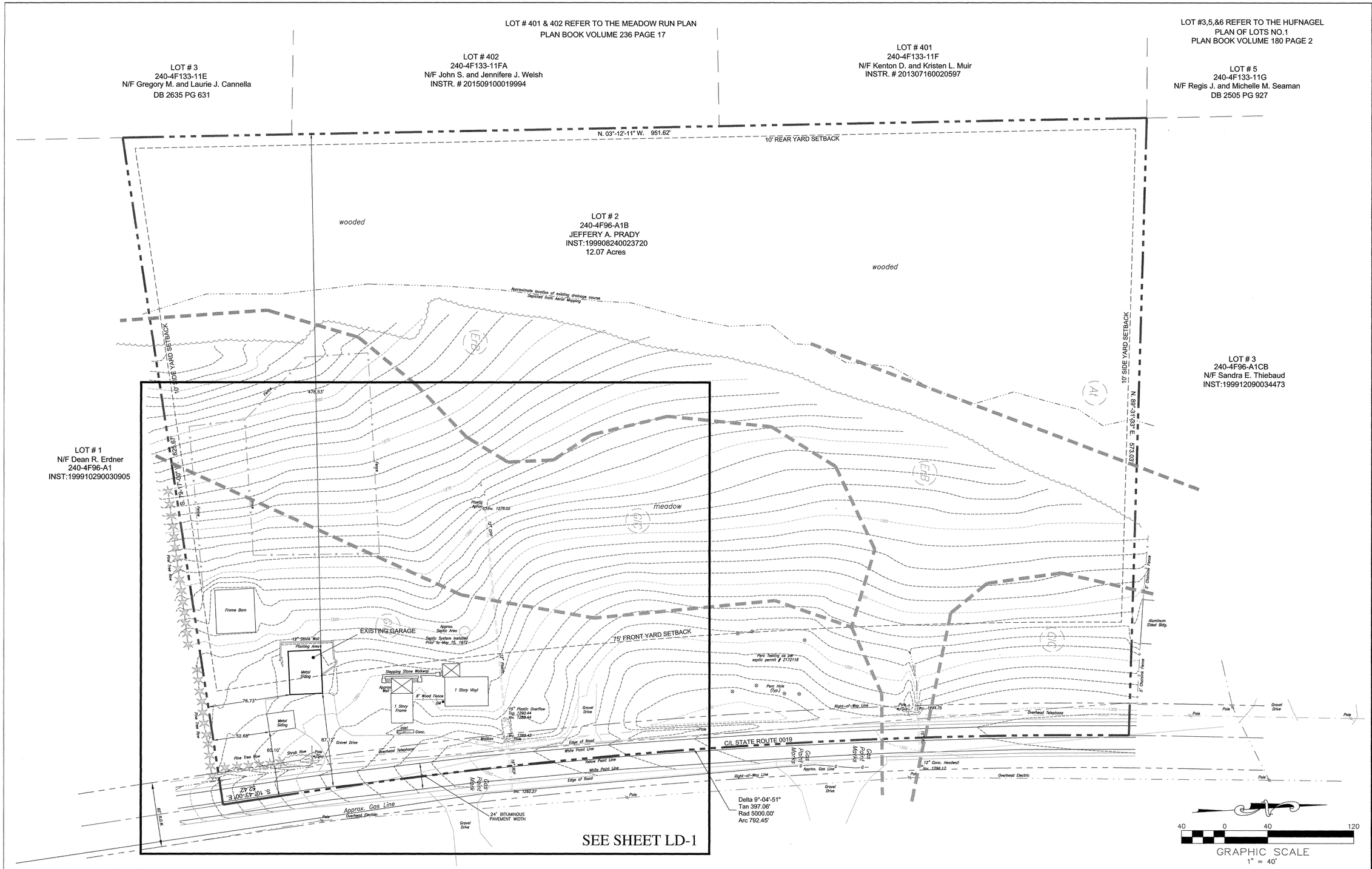
PLAN BOOK	PAGE
375	16

SCHEDULE OF DRAWINGS

SHEET NUMBER	DESCRIPTION	SCALE	NO. OF PAGES
EX-1	EXISTING CONDITIONS PLAN	1" = 40'	1
LD-1	LAND DEVELOPMENT PLAN	1" = 20'	1

These plans shall be recorded at the Butler County Courthouse, and a copy of the recorded plans shall be provided to Muddy Creek Township.

Instr:201811200023920 11/20/2018
Pages:3 F:$125.00 3:21PM
Michele Mustello T20180017451
Butler County Recorder FL



PLAN BOOK	PAGE
375	17

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW 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

GENERAL SITE NOTE:
An attempt has been made to locate existing utilities, however, any utilities encountered at the site not shown on drawings are the responsibility of the contractor to protect from disturbance. Any damage to existing utilities will be repaired by the contractor at his/hers expense.

Frank B. Taylor Engineering, Inc.
149 Taylor Drive
New Castle, PA 16101
(724) 654-6141

DRAWN BY	CHK'D	APPV'D	DATE	PROJECT NO.
BLK	BLK	BLK	8.3.18	3441

SCALE 1" = 40'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN FRANK TAYLOR
LAND SURVEYOR
No. SU-025367

REVISIONS:

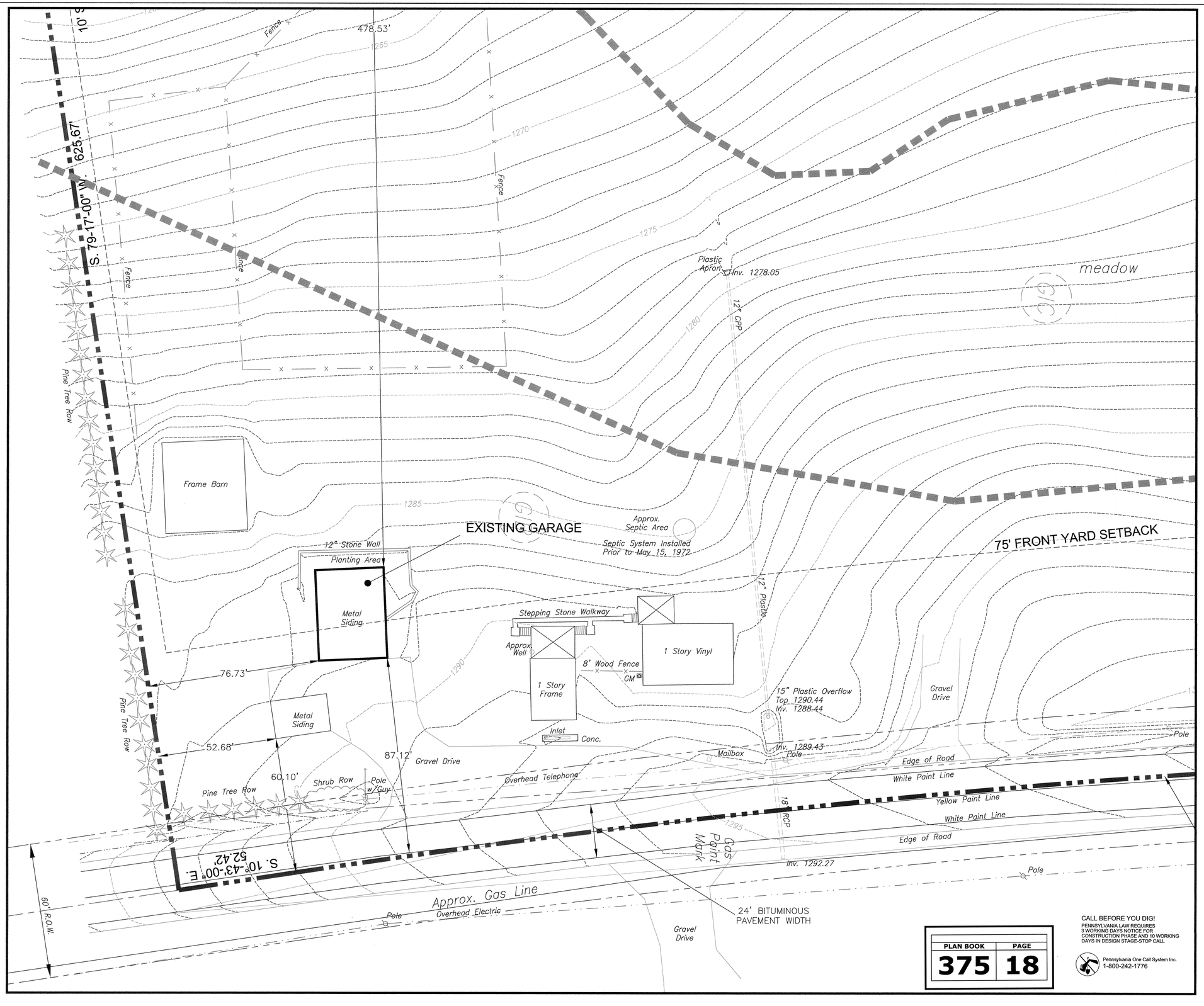
NO.	DATE	
1	10.16.18	per twp review

JEFFREY PRADY
LAND DEVELOPMENT PLAN
MUDDY CREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Prepared for:
JEFFREY PRADY
1000 PERRY HIGHWAY
HARMONY, PA 16037

EXISTING CONDITIONS PLAN

DRAWING NO.
EX-1



NOTES:

1. GEOTECHNICAL SUBSURFACE EXPLORATION HAS NOT BEEN COMPLETED BY FRANK B. TAYLOR ENGINEERING. FRANK B. TAYLOR ENGINEERING SHALL ASSUME NO RESPONSIBILITY FOR ADDITIONAL WORK REQUIRED DUE TO SUBSURFACE CONDITIONS.

2. PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS AND EASEMENT OF RECORD.

3. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

4. FIELD SURVEY AND PROPERTY BOUNDARY COMPLETED BY FRANK B. TAYLOR ENGINEERING.

5. THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

6. THE ONLOT SEWAGE DISPOSAL SYSTEM PERMIT APPLICATION IS Z172116. NO WATER AND SEWAGE IS BEING PROPOSED FOR THE GARAGE.

LEGEND

- PROPERTY BOUNDARY
- CONTOUR
- BUILDING SETBACK
- EXISTING DRAINAGE COURSE
- SOIL BOUNDARY
- RoB2 — SOIL DESCRIPTION
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE

NO ZONING WITHIN MUDDY CREEK TOWNSHIP – FOLLOW SALDO REQUIREMENTS

	REQUIRED	PROPOSED
Min. Front Yard	75 feet	59.34 feet
Min. Side Yard	10 feet	76.73 feet
Min. Rear Yard	10 feet	478.53 feet
Min. Lot Area	1.50 Acres	12.07 Acres

GRAPHIC SCALE
20 0 20 60
1" = 20'

GENERAL SITE NOTE:
An attempt has been made to locate existing utilities, however, any utilities encountered at the site not shown on drawings are the responsibility of the contractor to protect from disturbance. Any damage to existing utilities will be repaired by the contractor at his/hers expense.

PLAN BOOK	PAGE
375	18

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW 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

FBT
Frank B. Taylor Engineering, Inc.
149 Taylor Drive
New Castle, PA 16101
(724) 654-6141

DRAWN BY	CHK'D	APPV'D	SCALE	DATE	PROJECT NO.
BLK	BLK	BLK	1" = 20'	8.3.18	3441

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BRANDY L. KUNSMAN
ENGINEER
No. PE067448

DATE	NO.	REVISIONS:
10.16.18	1	per twp review

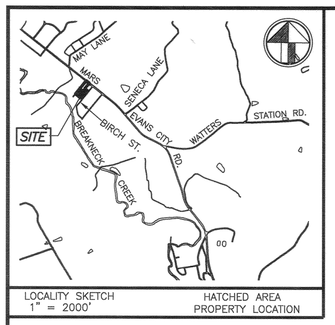
JEFFREY PRADY
LAND DEVELOPMENT PLAN
MUDDY CREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Prepared for:
JEFFREY PRADY
1000 PERRY HIGHWAY
HARMONY, PA 16037

LAND DEVELOPMENT PLAN

DRAWING NO.
LD-1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION, LETTER TO FORWARD TOWNSHIP BOARD OF SUPERVISORS DATED June 05, 20 18.

Chuck Dewey
SECRETARY

Frank E. Uhl
CHAIRMAN

#18137

BUTLER COUNTY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION SEAL:

FORWARD TOWNSHIP SEAL:

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 23 DAY OF OCTOBER, 20 18.

Betty Chittenden
SECRETARY

CHAIRMAN

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 23 DAY OF October, 20 18.

IF APPLICABLE

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 13 DAY OF Nov., 20 18.

Lindsey Everett
SECRETARY

PRESIDENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, PEGGY A. BIEBER & LINDA J. DEFEO, EXECUTORS OF THE ESTATE OF JESSICA M. BIEBER, DECEASED, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR 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 WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAYS.

WE 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 ACCEPETED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 16th DAY OF October, 20 18.

ATTEST:

NOTARY PUBLIC

PEGGY A. BIEBER – EXECUTOR OF THE ESTATE OF JESSICA M. BIEBER, DECEASED

LINDA J. DEFEO – EXECUTOR OF THE ESTATE OF JESSICA M. BIEBER, DECEASED

* Peggy A. Bieber, Executor
Linda J. DeFeo, Executor

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

SWORN TO SUBSCRIBED BEFORE ME THIS 16 DAY OF October, 20 18

MY COMMISSION EXPIRES THE 29 DAY OF OCT, 2021.

NOTARY PUBLIC

SEAL:

Commonwealth of Pennsylvania
Notarial Seal
EILEEN M HORNE - Notary Public
CRANBERRY TWP, BUTLER COUNTY
My Commission Expires Oct 29, 2021

WE, PEGGY A. BIEBER & LINDA J. DEFEO, EXECUTORS OF THE ESTATE OF JESSICA M. BIEBER, DECEASED, OWNERS OF THE JESSICA M. BIEBER ESTATE SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JULIAN J. BIEBER AND JESSICA BIEBER, AS RECORDED IN DEED BOOK VOLUME 900, PAGE 380, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

PEGGY A. BIEBER – EXECUTOR OF THE ESTATE OF JESSICA M. BIEBER, DECEASED

LINDA J. DEFEO – EXECUTOR OF THE ESTATE OF JESSICA M. BIEBER, DECEASED

COMMONWEALTH OF PENNSYLVANIA SS
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 375, PAGE 19.

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF November, 20 18.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER

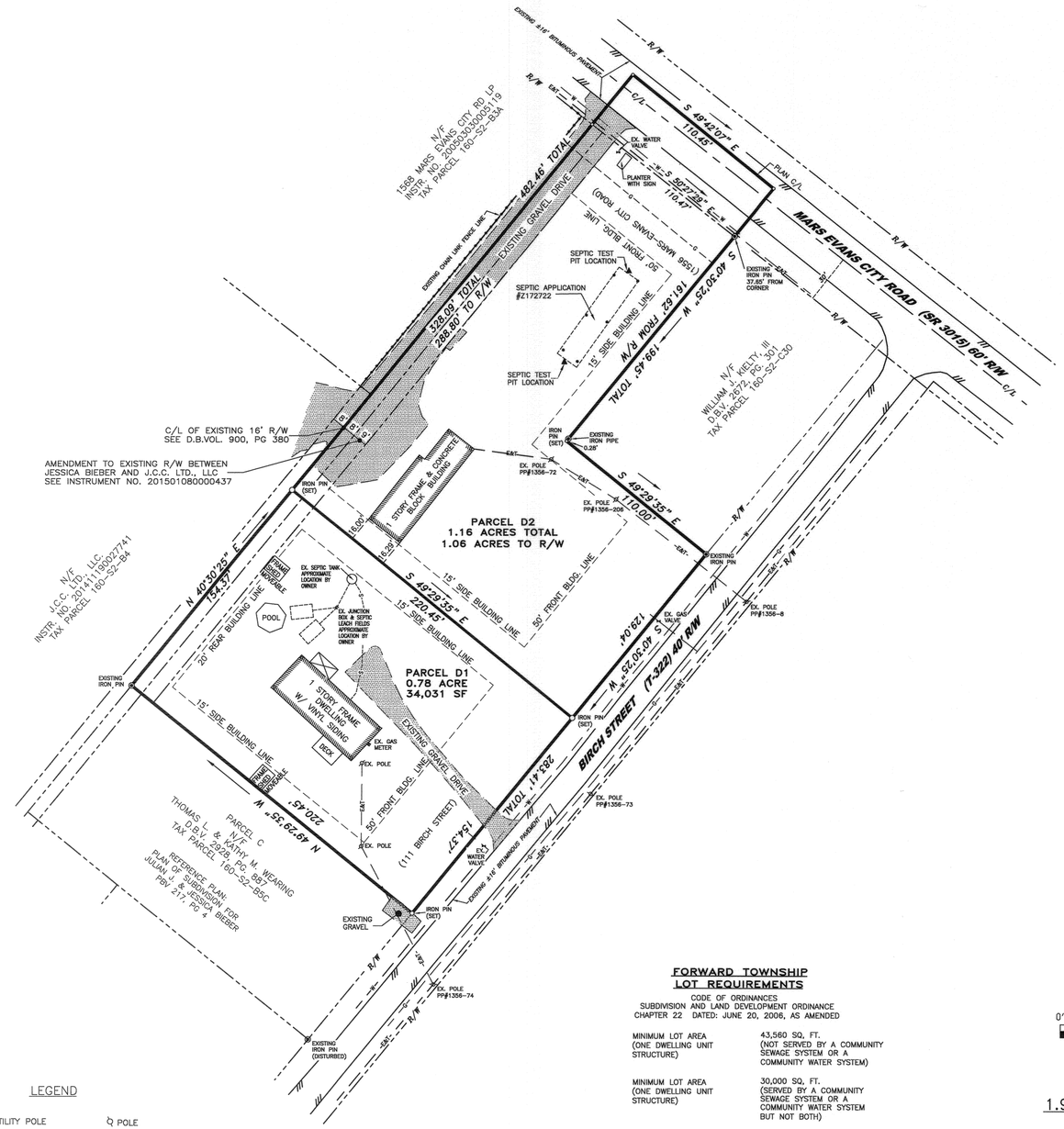
SEAL:

NOTES:

(1) 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 DEPTH. CALL 1-800-242-1776.

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



REFERENCE PLAN:
PLAN OF SUBDIVISION FOR
JULIAN J. & JESSICA BIEBER
PBV 217, PG 4

NORTH

0' 40' 80' 120'

SCALE: 1" = 40'

1.94 ACRES = TOTAL ACREAGE

ZONING DISTRICT: NO ZONING

PROPERTY ADDRESS: 1556 MARS EVANS CITY ROAD
EVANS CITY, PA 16033

OWNERS: JULIAN J. BIEBER (DECEASED)
& JESSICA BIEBER (DECEASED)

DEED REFERENCE: D.B.VOL. 900, PG. 380
TAX PARCEL NO.: 160-S2-B5

FORWARD TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CHAPTER 22 DATED: JUNE 20, 2006, AS AMENDED

MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	43,560 SQ. FT. (NOT SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM)
MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	30,000 SQ. FT. (SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM BUT NOT BOTH)
MINIMUM LOT WIDTH	100 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	20 FEET

PLAN BOOK	PAGE
375	19

LEGEND

EXISTING UTILITY POLE	POLE
EXISTING OVERHEAD ELECTRIC, TELEPHONE LINES	E & T
EXISTING SUBSURFACE WATER LINE (APPROXIMATE LOCATION)	W
EXISTING SUBSURFACE GAS LINE (APPROXIMATE LOCATION)	G

JESSICA M. BIEBER ESTATE SUBDIVISION

[SUBDIVISION OF PARCEL D OF THE PLAN OF SUBDIVISION FOR JULIAN J. & JESSICA BIEBER (PBV 217, PG. 4]

SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 18, 2018 SCALE: 1" = 40'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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

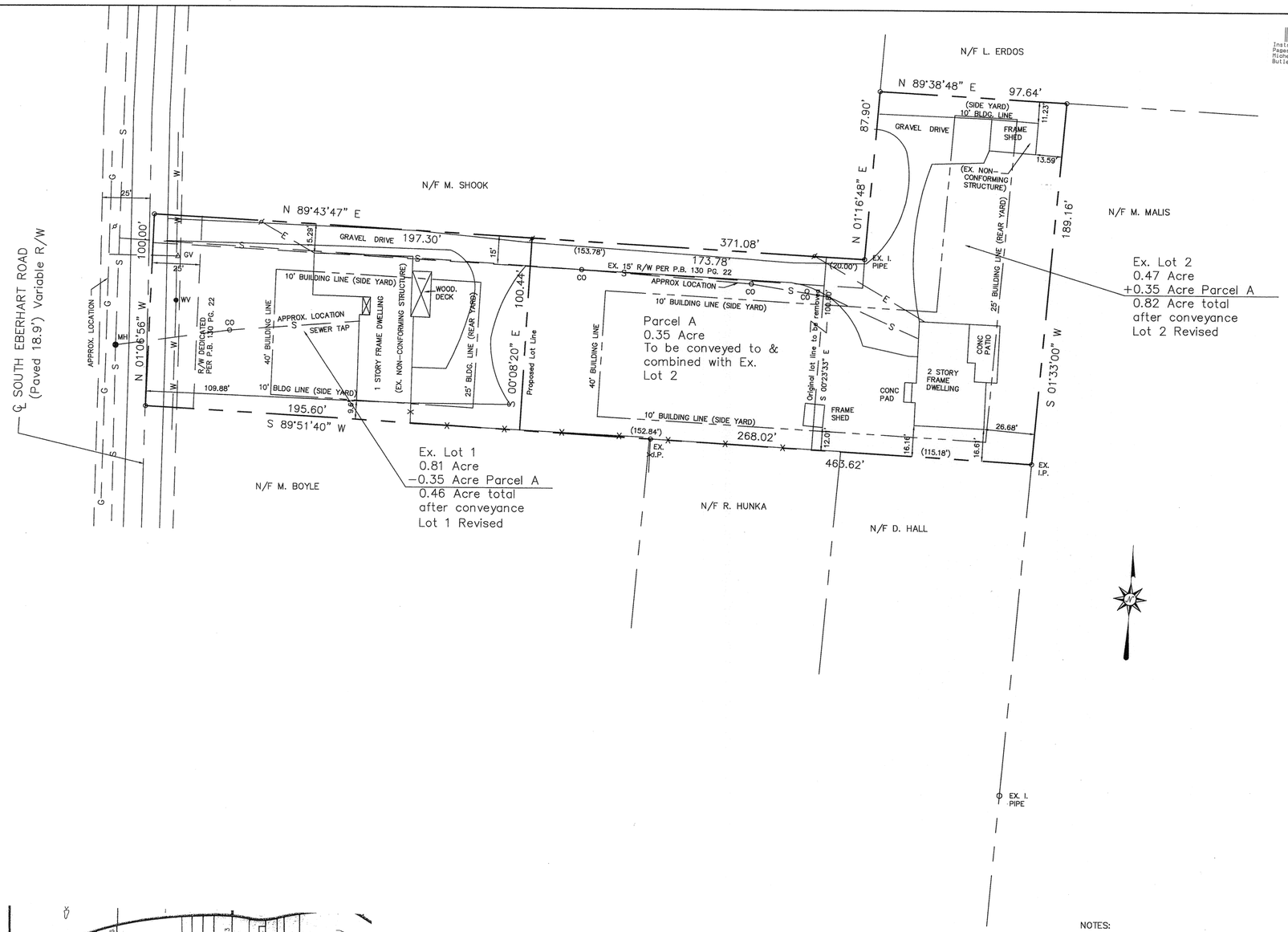
REVISIONS:

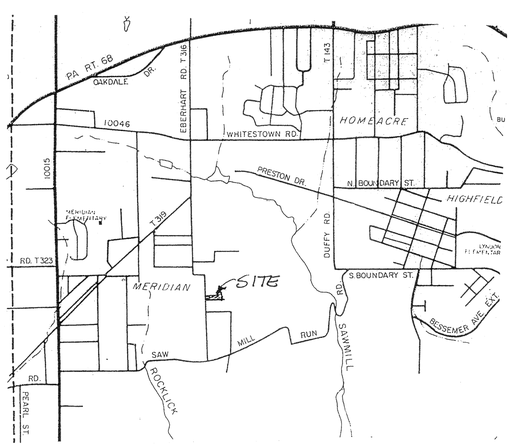
DRAWN BY:	CHECKED BY:	REGISTRATION NO. SU-051843E
DF/TR	T.R.	DWG. NO: 5460-2018-SUB SHEET 1 OF 1

Instr 201811210023705 11/21/2018
Pages 1 F $45.00 3:40PM
Michele Mustello T20180017538
Butler County Recorder FL

G:\DeFeo-Bieber-5460-2018 sub\DeFeo-Bieber-5460-2018 sub-state.DWG – Jun 18, 2018 @ 1:44pm

(SUBPLAN) DEFEO-STATE 2018 SUB.crd





VICINITY MAP Scale: 1" = 2000'

0 30 60 90

NOTES:

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

PROPERTY OWNER: WESLEY & DENISE DAVIS
491 SOUTH EBERHART ROAD
BUTLER, PA 16001

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS OF MINIMAL FLOODING.

ZONING: R-1

BUILDING SETBACK REQUIREMENTS:

40' FRONT
10' SIDE
25' REAR

REF: SUBDIVISION FOR BERNARD & ELIZABETH JARBECK BY S.D. GRAFF, P.B. 130 PG. 22

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO EXISTING LOT 2. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

PLAN BOOK	PAGE
375	20

Instr: 201811270025862 11/27/2018
Pages: 1 F: $45.00 2:37PM
Michele Mustello T20180017734
Butler County Recorder FL

Know all men by these Presents, that we, Wesley E. and Denise M. Davis, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 19th day of October, 2018

NOTARY PUBLIC — OWNER — OWNER

Commonwealth of Pennsylvania - Notary S
Caitlin D. Davis, Notary Public
Butler County
My commission expires September 21, 2022
Commission number 1285789
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 19th day of October, 2018

My Commission Expires the 21st day of September, 2022

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Caitlin D. Davis, Notary Public
Butler County
My commission expires September 21, 2022
Commission number 1285789
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
We, Wesley E. and Denise M. Davis, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Wesley E. and Denise M. Davis, as recorded in Deed Book Volume 2490 page 7, and Instrument Number 201009210021362 Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — OWNER — OWNER

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

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

October 19 2018 — DATE — SEAL — SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 19th day of November, 2018

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 6th day of November 2018

SECRETARY — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 26th day of June 2018

SECRETARY — SEAL — CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 375 page 20

Given under my hand and seal this 27 day of November, 2018

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REV. 10/19/18; MORTGAGE CLAUSE
REV. 06/29/18; LOT NAME

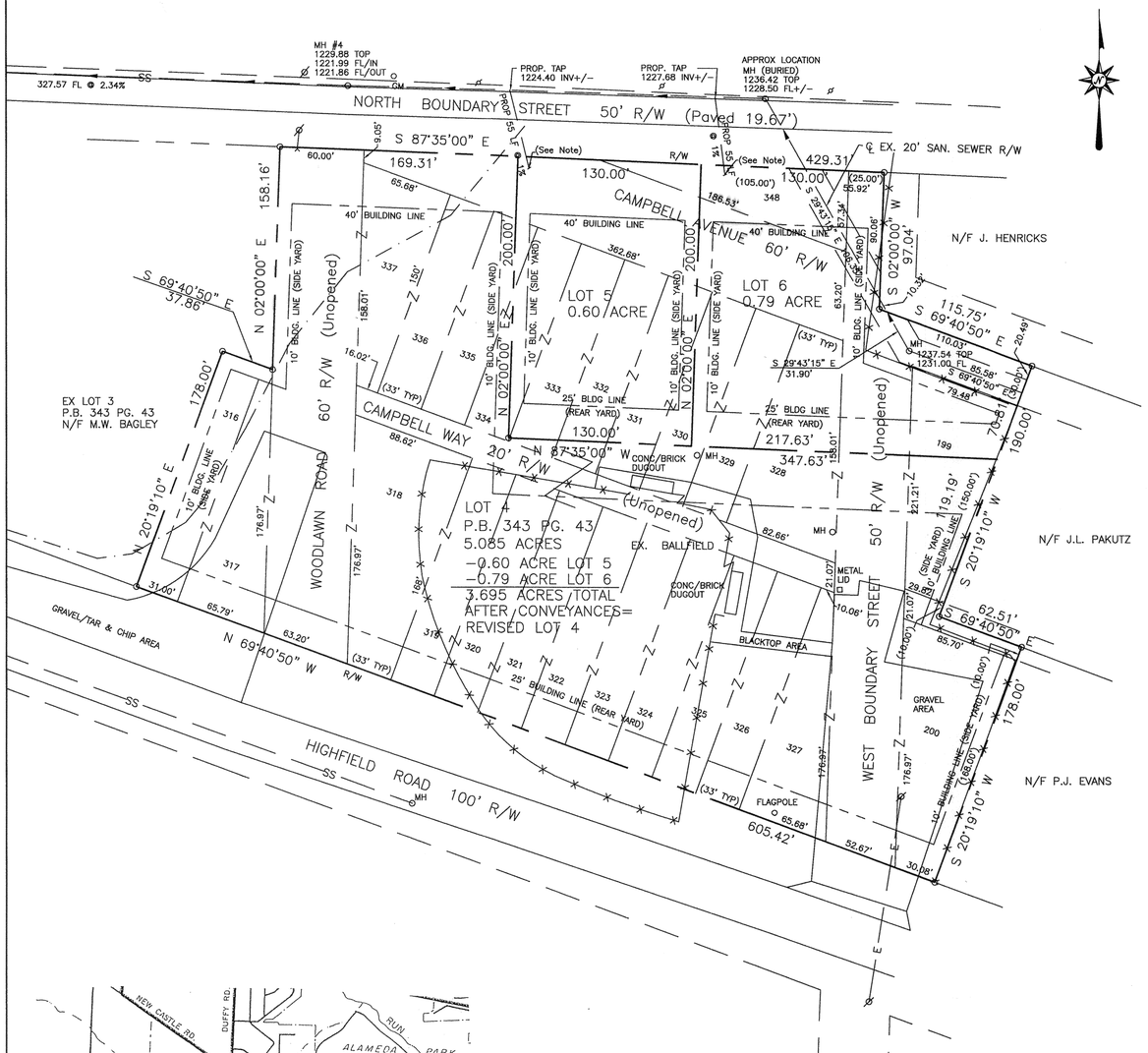
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

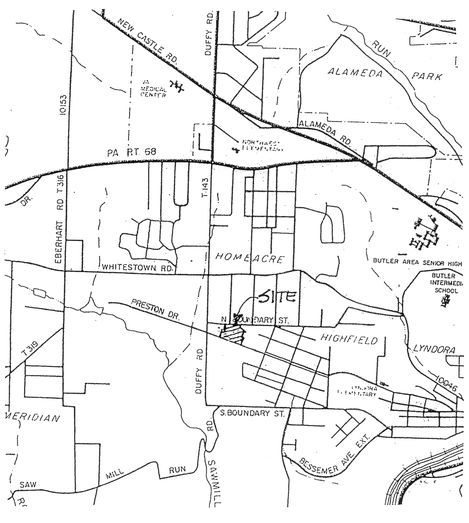
LOT LINE REVISION

FOR: WESLEY E. & DENISE M. DAVIS

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 05/30/18	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 054-34-63A, 63AA	Db-Pg 2490-7		Service No.
Address 491 S. EBERHART ROAD	Inst. # 201009210021362		18-038





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS OF MINIMAL FLOODING.

ZONING: R-1 SINGLE FAMILY

BUILDING SETBACK REQUIREMENTS

MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 15,000 SQ. FT.
40' FRONT YARD SETBACK
10' SIDE YARD SETBACK
25' REAR YARD SETBACK

OTHER USES:
MIN. LOT WIDTH: 100'
MIN. LOT SIZE: 1 ACRE
50' FRONT YARD SETBACK
20' SIDE YARD SETBACK
40' REAR YARD SETBACK

IRON PINS TO BE SET AT LOT CORNERS.

REF: IHMSEN HEIGHTS PLAN OF LOTS, R.F. 8 PG. 18.

REF: PLAN OF SUBDIVISION FOR HIGHFIELD COMMUNITY ASSOCIATION AND PATRICK A. & KATHLEEN BURKE BY LAND SURVEYORS, INC., #13-136, P.B. 343 PG. 43.

PROPERTY OWNERS: HIGHFIELD COMMUNITY ASSOCIATION
229 HIGHFIELD ROAD
BUTLER, PA 16001

SUBJECT TO ANY PRIVATE RIGHTS OR INTERESTS TO UNOPENED STREETS AND ALLEYS THAT MAY BE HELD BY OTHER LANDOWNERS. BUTLER TOWNSHIP ASSUMES NO RESPONSIBILITY FOR UNOPENED STREETS AND ALLEYS, AND TAKES NO POSITION REGARDING RIGHTS OF PRIVATE LANDOWNERS THEREIN.

Z INDICATES LOT LINES TO BE REMOVED
THESE LINES WERE TO BE ELIMINATED BY P.B. 343 PG. 43 BUT THE CURRENT DEED DOES NOT REFLECT THAT.

PROPOSED CLEANOUT, INSPECTION TEES& LATERALS TO BE INSTALLED IN ACCORDANCE WITH BASA DRAWINGS #8, #13 & #14.

LOTS 5 & 6 WILL HAVE FIRST FLOOR SEWER SERVICE ONLY

BUTLER TOWNSHIP IN APPROVING THIS PLAN OF LOTS DOES NOT CERTIFY TO THE ADEQUACY OF LOTS 5 AND 6 FOR HOME CONSTRUCTION.

0' 50' 100' 150'

Instr:201811270023898 11/27/2018
Pages:1 F:$45.00 3:31PM
Michele Mustello T20180017753
Butler County Recorder FL

I, David A. Savage, President of

Know all men by these Presents, that Highfield Community Association, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hands and seals this 9 day of November, 2018.

NOTARY PUBLIC — ~~OWNER~~ PRESIDENT — N/A OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the ~~subscriber~~ David A. Savage, President of Highfield Community Association, a Notary Public in and for said Commonwealth and County, personally appeared the above named and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 9th day of November, 2018.

My Commission Expires the 6th day of June, 2021.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Paula J. Riggs, Notary Public
Center Twp., Butler County
My Commission Expires June 6, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)
We, Highfield Community Association, owners of this plan of subdivision in our name, do hereby certify that the title of this property is in the name of Highfield Community Association as recorded in Deed Book Volume 942 page 251, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS — ~~OWNER~~ PRESIDENT — N/A OWNER

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

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

DATE October 11, 2018 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 15th day of ~~November~~ October, 2018.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 2nd day of October, 2018.

SECRETARY SEAL CHAIRMAN

Reviewed by the Butler County Planning Commission this 26TH day of SEPT., 2018.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

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 375 page 21.

Given under my hand and seal this 27 day of November, 2018.

SEAL
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

REVISED 10/11/18 – NOTE REGARDING LOTS 5 & 6
REVISED 09/27/18 – B.A.S.A. R/W DESCRIPTION

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

PLAN OF SUBDIVISION

FOR: HIGHFIELD COMMUNITY ASSOCIATION

SITUATE: BUTLER TWP., BUTLER CO., PA

PLAN BOOK	PAGE
375	21

Date 05/31/18	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 055-28-G4		Instrument # 201504150007781	Service No. 18-002

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 13 day of Nov 2018.

Frederick C. Miller — Frederick C. Miller

Merry L. Miller — Merry L. Miller

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Frederick C. & Merry L. Miller and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 13 day of Nov 2018.

Debra L Jeffcoat — Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

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

13 Nov '18 — Date — Seal — P. L. S. # 30161-E

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

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, except to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Winfield this 29 day of NOVEMBER 2018.

Secretary — Seal — Chairman

Approved by the Winfield Township Planning Commission this 3rd day of October 2018.

Marla K Klebrick — Secretary — Davi Kennedy — Chairman

Reviewed by the Butler County Planning Commission this 4 day of October 2018.

Chuck Davey — Secretary — Seal — Frank E. Uhl — Chairman — #18207

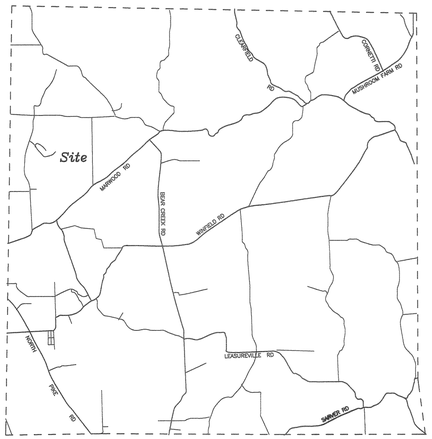
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 375 Page 22.

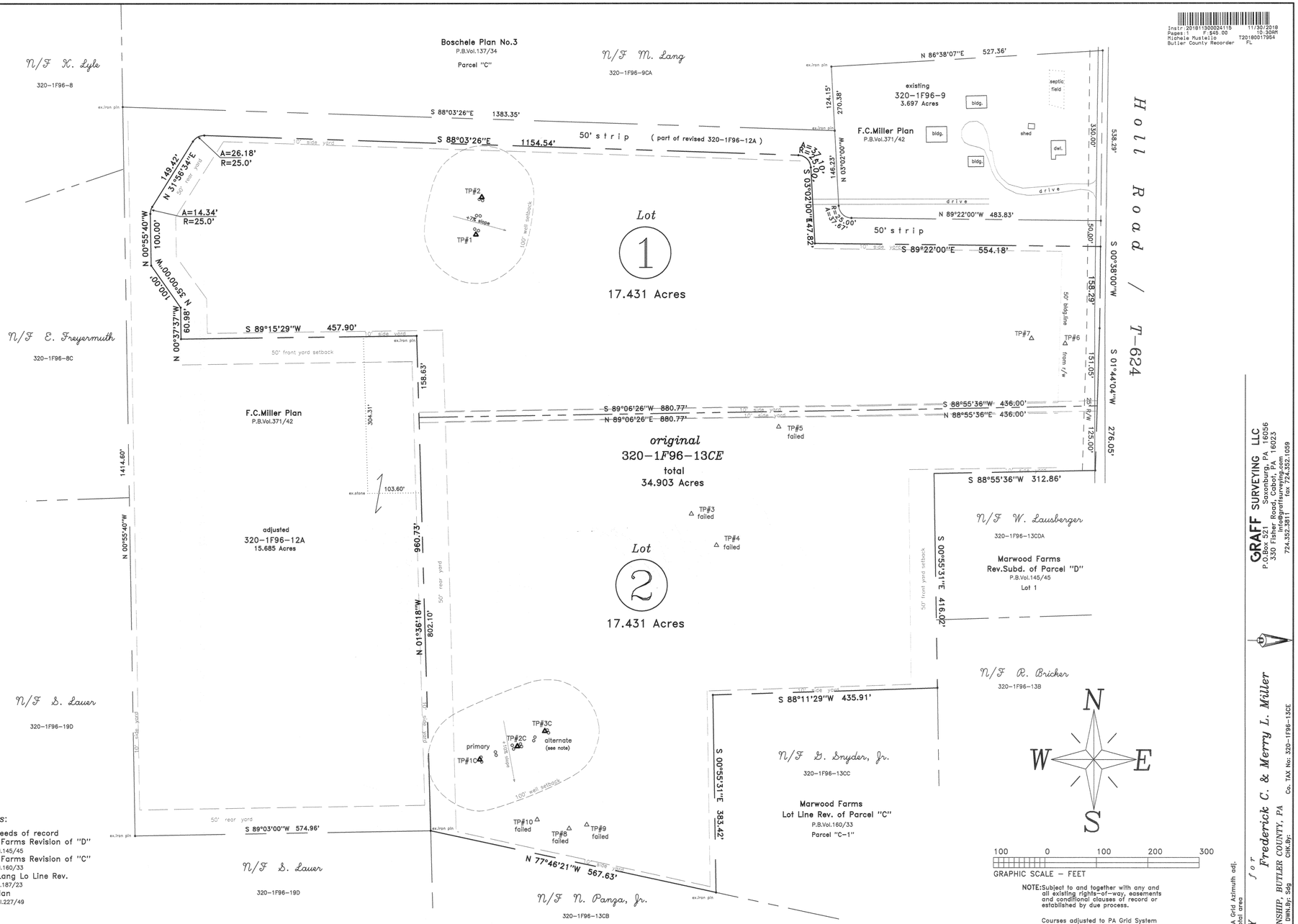
Given under my hand and seal this 30 day of November 2018.

Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



Vicinity Map



Instr: 201811300024115 11/30/2018
Pages: 1 F:$45.00 10:30AM
Michele Mustello T20180017954
Butler County Recorder FL

GRAFF SURVEYING LLC
P.O.Box 521 Saxonburg, PA 16056
330 Fisher Road, Cabot, PA 16023
info@graffsurveying.com
724.352.2811 fax: 724.352.1059

Rev.11/08/18...PA Grid Azimuth adj.
Rev.10/01/18...total area

SUBDIVISION SURVEY
PROJECT No: 18185
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 9/20/18 REV: 10/01/18 DWN:Sp. Sag Chk:Rp.

for Frederick C. & Merry L. Miller

Co. TAX No. 320-1F96-13CE

References:
...current deeds of record
...Marwood Farms Revision of "D"
Plan Book Vol.145/45
...Marwood Farms Revision of "C"
Plan Book Vol.160/33
...Miller & Lang Lo Line Rev.
Plan Book Vol.187/23
...Yarnall Plan
Plan Book Vol.227/49

1

COURSE	BEARING	DISTANCE	
L1-1	S 00°38'00"W	158.29'	
L1-2	S 01°44'04"W	151.05'	
L1-3	S 88°55'36"W	436.00'	
L1-4	S 89°06'26"W	880.77'	
L1-5	N 01°36'18"W	158.63'	
L1-6	S 89°15'29"W	457.90'	
L1-7	N 00°37'37"W	60.98'	
L1-8	N 35°00'00"W	100.00'	
L1-9	N 00°55'40"W	100.00'	
RAD.: 25.00' TAN.: 7.37' LEN.: 14.34' DELTA: 32°52'14"			curve to right
L1-10	N 15°30'27"E	14.15'	chord
L1-11	N 31°56'34"E	149.42'	
RAD.: 25.00' TAN.: 14.43' LEN.: 26.18' DELTA: 60°00'00"			curve to right
L1-12	N 61°56'34"E	25.00'	chord
L1-13	S 88°03'26"E	1154.54'	
RAD.: 25.00' TAN.: 22.92' LEN.: 37.10' DELTA: 85°01'26"			curve to right
L1-14	S 45°32'43"E	33.79'	chord
L1-15	S 03°02'00"E	147.82'	
L1-16	S 89°22'00"E	554.18'	

2

COURSE	BEARING	DISTANCE
L2-1	S 01°44'04"W	125.00'
L2-2	S 88°55'36"W	312.86'
L2-3	S 00°55'31"E	416.02'
L2-4	S 88°11'29"W	435.91'
L2-5	S 00°55'31"E	383.42'
L2-6	N 77°46'21"W	567.63'
L2-7	N 01°36'18"W	802.10'
L2-8	N 89°06'26"E	880.77'
L2-9	N 88°55'36"E	436.00'

Total 34.862 Acres
Zone – R/A

NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

Courses adjusted to PA Grid System and adjacent Recorded Plans.

ALTERNATE DISPOSAL SITE NOTE:
The alternate disposal site is reserved for replacement absorption area in the event the primary onlot system fails and the area must not be disturbed.

OWNER:
Frederick Miller
148 Holl Road
Cabot, PA 16023

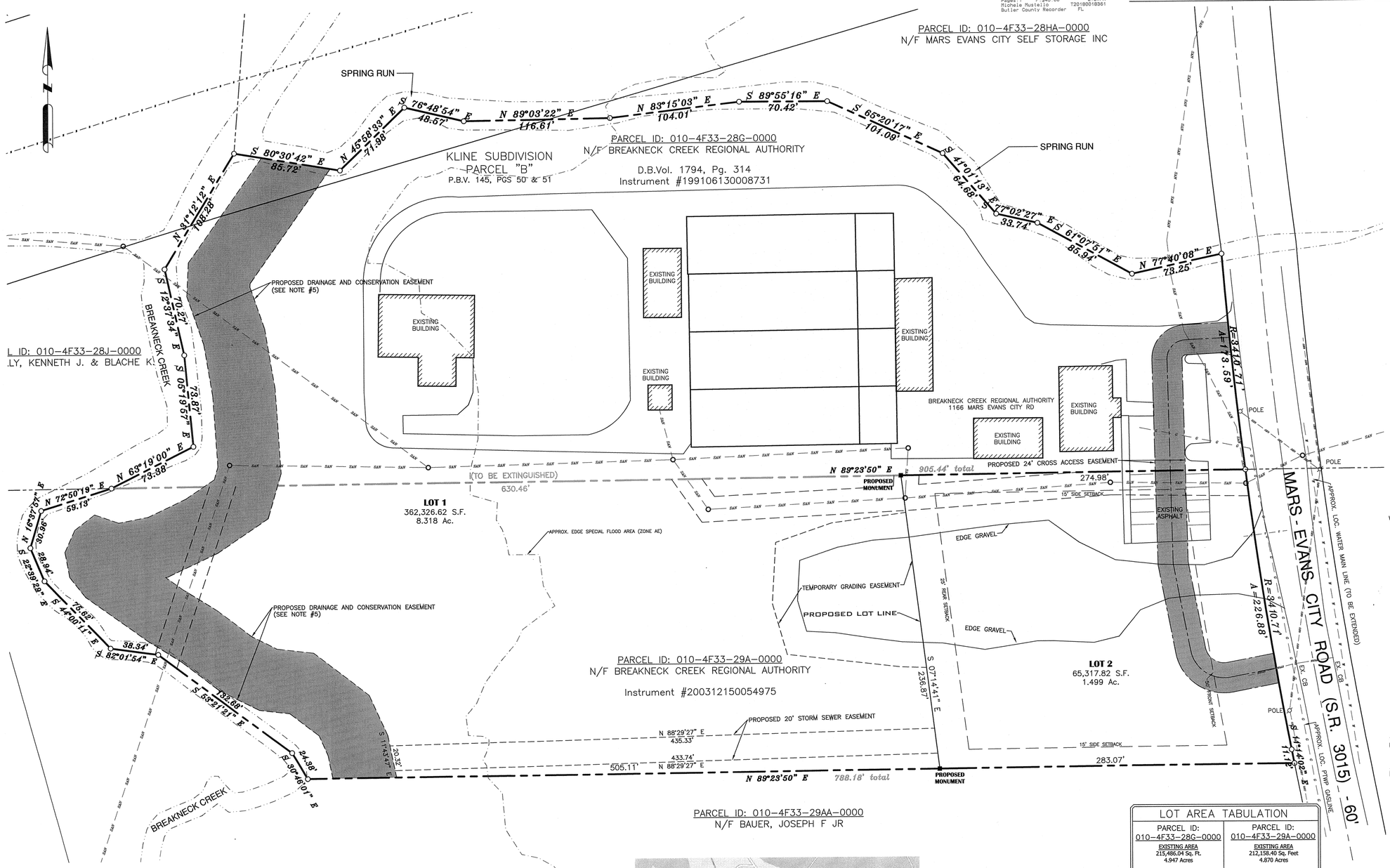
F.C.Miller Plan No.2

being a subdivision of
Revised Tax Parcel 320-1F96-13CE of the
F.C.Miller Plan
Plan Book Volume 371/42
and Call Adjustments to 12A

RECORDED _____ 20__	
PLAN BOOK	PAGE
375	22
SHEET ____ of ____	

Instr:201812060024701 12/06/2018
Pages:1 2:37PM
Michele Mustello T20180018861
Butler County Recorder FL

NOTE: ALL SIGNATURES AND SEALS MUST BE MADE WITH A BLUE FELT TIP INK PEN !



Breakneck Creek Regional Authority, owner of the land shown on **The Breakneck Creek Plan**, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to **Adams Township.** This adoption and dedication shall be binding upon the corporation, and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 25th day of September, 2018.

ATTEST:

Notary Public — **Authorized Signatory**

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Robert R. Gold of **Breakneck Creek Regional Authority,** and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 25th day of September, 2018.

My commission expires the 9 day of Feb, 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Gary A. Peaco, Notary Public
Adams Twp., Butler County
My Commission Expires Feb. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(RECTANGULAR INK STAMP)

Notary Public

I hereby certify that the title to the property contained in **The Breakneck Creek Plan** is in the name of **Breakneck Creek Regional Authority**, and is recorded by Instrument #199106130008731 and Instrument #200312150054975. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness — **Authorized Signatory**

I, Douglas T. Tait, 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.

July 26, 2018
Date — **Douglas T. Tait** **Reg. No. SU-050050-E**

I certify that this plan meets all engineering and design requirement of the applicable ordinances of **Adams Township**, except as departures have been authorized by the appropriate officials of the municipality.

10/3/18
Date — Ronald Olsen **Registered Professional Engineer**

Reg. No. 26400 E

Reviewed by the **Planning Commission of Butler County** on this 24th day of Sept 2018

Secretary — **Chairperson**

Approved by the **Planning Commission of Adams Township** this 5th day of September 2018

Secretary — **Chairperson**

The **Board of Supervisors of Adams Township** gives notice that, in approving this plan for recording, **Adams Township** assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary — **Chairperson**

Approved by the **Board of Supervisors of Adams Township** this 5th day of September 2018

Secretary — **Chairperson**

Recorded in the office of the **Recorder of Deeds** of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 375, Page(s) 23.

Given under my hand and seal this 6 day of Dec 2018

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

The (Name of Municipality) 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.

Date — Authorized municipal office

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

Notes:

1. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
2. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and/ or their respective easements.
3. Property subject to any issues that may be revealed by a current and complete title report
4. A portion of the property is located within the Flood Zone AE according to FEMA map 42019C0507D, effective Aug. 2, 2018.
5. A 50' wide "drainage and conservation easement for the use of Adams Township in addressing stream bank rehabilitation as part of the PaDEP MS4 program" is shown on this plan. The easement is to be 50' landward from the top of bank of Breakneck Creek. Accees to this easement should be allowed for convenient access through the properties shown on this plan to reach this easement with the condition that any disturbed land by the Township outside the MS4 easement will be restored to pre-existing conditions.

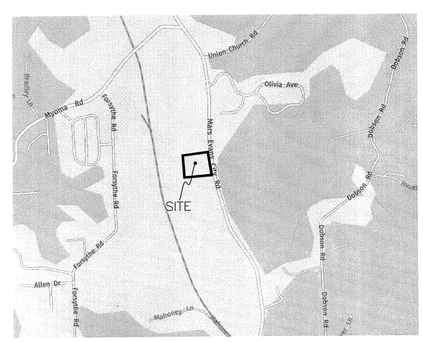
Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776 SN: 2018 156 2709

ZONED I - INDUSTRIAL ZONING DISTRICT

ZONING REQUIREMENTS	REQUIRED
FRONT YARD	50 FEET
REAR YARD	25 FEET
SIDE YARD	15 FEET
MIN. LOT WIDTH	100 FEET
MIN. NET LOT AREA	43,560 SQUARE FEET (1.00 ACRE)



LOCATION MAP n.t.s.

0' 40' 80' 120'
GRAPHIC SCALE

LOT AREA TABULATION	
PARCEL ID: 010-4F33-28G-0000	PARCEL ID: 010-4F33-29A-0000
EXISTING AREA 215,486.04 Sq. Ft. 4.947 Acres	EXISTING AREA 212,158.40 Sq. Feet 4.870 Acres
LOT 1	LOT 2
PROPOSED AREA 362,326.62 Sq. Ft. 8.318 Acres	PROPOSED AREA 65,317.82 Sq. Feet 1.499 Acres
AREA TO BE TRANSFERRED 65,317.82 Sq. Ft. 1.499 Acres	
TOTAL PLAN AREA 427,644.44 Sq. Ft. 9.817 Acres	

REGISTERED SURVEYOR — TOWNSHIP ENGINEER — BUTLER COUNTY PLANNING COMMISSION — RECORDER OF DEEDS

PLAN BOOK	PAGE
375	23

THE BREAKNECK CREEK PLAN

BEING A LOT LINE REVISION BETWEEN
BUTLER COUNTY TAX PARCELS 10-4F33-28G & 10-4F33-29A
SITUATE IN
ADAMS TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
MUNICIPAL WATER AUTHORITY
OF ADAMS TOWNSHIP

Date: July 26, 2018
Scale: 1"=40'
Drawn By: MAR
Reviewed By: DTT
File Number: 35901
CAD File: 180109
Revisions: 8-31-2018

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DOUGLAS T. TAIT
LAND SURVEYOR
SU-050050-E

Registered Surveyor
Reg. No. SU050050E

908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

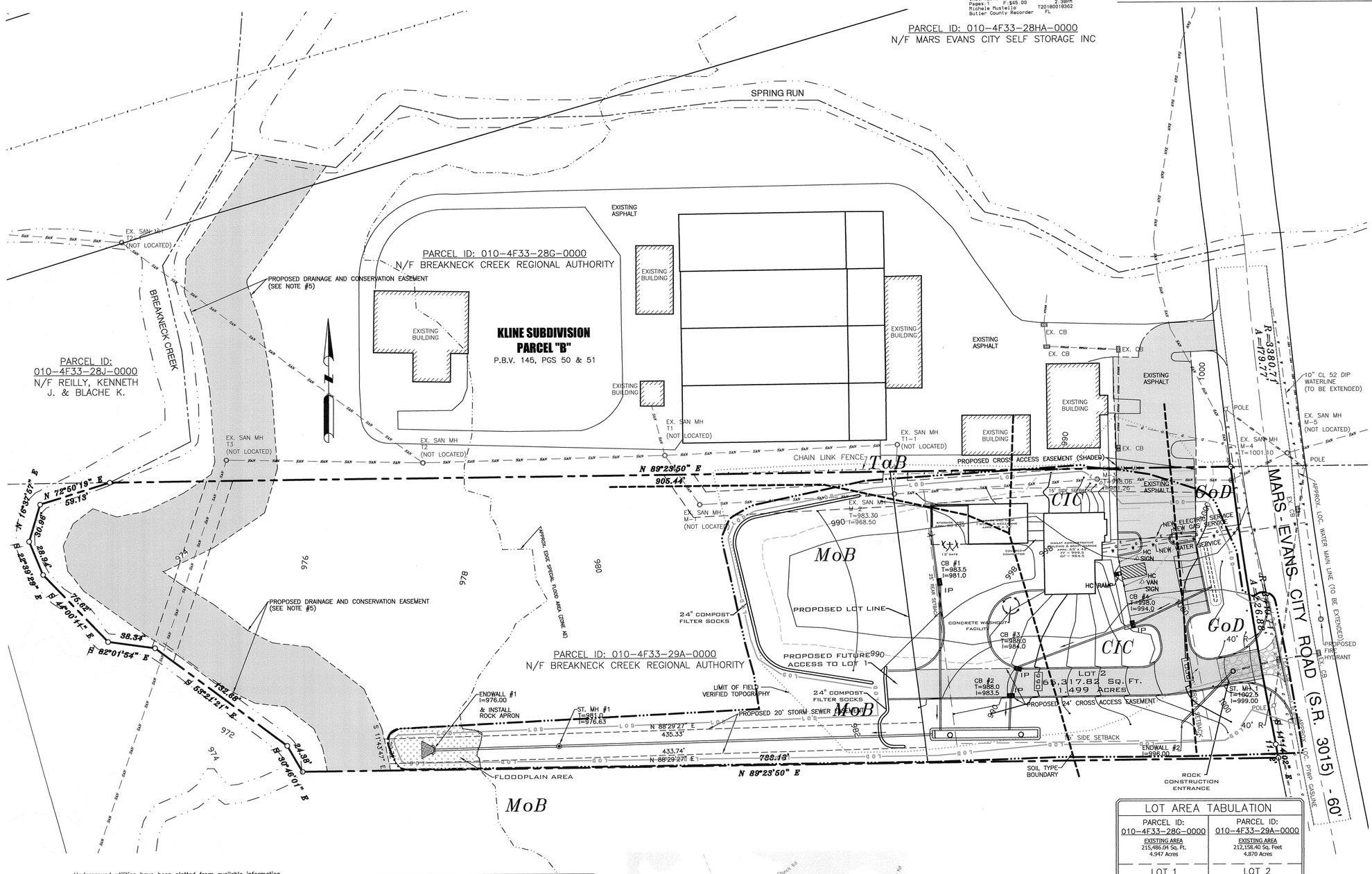
TAIT ENGINEERING, INC.

File No. 35901 180109

SHEET 1 of 1

Instr: 201812060024702 12/06/2018
Pages:1 F:$45.00 2:38PM
Michele Mustello T20180018362
Butler County Recorder FL

NOTE: ALL SIGNATURES AND SEALS MUST BE MADE WITH A BLUE FELT TIP INK PEN !



Breakneck Creek Regional Authority, owner of the land shown on **The Breakneck Creek Plan**, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to **Adams Township**. This adoption and dedication shall be binding upon the corporation, and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 30 day of October, 2018 GP

ATTEST:

Notary Public — Authorized Signatory: Robert R. Gold

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Chairman Robert R. Gold, of **Breakneck Creek Regional Authority**, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 30 day of October, 2018 GP

My commission expires the 2 day of 9, 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Gary A. Peaco, Notary Public
Adams Twp., Butler County
My Commission Expires Feb. 9, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(RECTANGULAR INK STAMP)

Notary Public

I, **Douglas T. Tait**, 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.

10-22-2018
Date

Douglas T. Tait
Reg. No. SU-050050-E

I certify that this plan meets all engineering and design requirement of the applicable ordinances of **Adams Township**, except as departures have been authorized by the appropriate officials of the municipality.

11-26-18
Date

Registered Professional Engineer

Reg. No. 26400 E

Approved by the **Board of Supervisors of Adams Township** this 24th day of September 2018.

Secretary — **Chairperson**

The **Board of Supervisors of Adams Township** gives notice that, in approving this plan for recording, **Adams Township** assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary — **Chairperson**

Reviewed by the **Planning Commission of Butler County** on this 17th day of OCT 2018

Secretary — **Chairperson**

Recorded in the office of the **Recorder of Deeds** of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 375, Page(s) 24.

Given under my hand and seal this 6 day of December 20 18

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Recorder of Deeds

Approved by the **Planning Commission of Adams Township** this 5th day of September 2018

Secretary — **Chairperson**

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

Notes:

1. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
2. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and/ or their respective easements.
3. Property subject to any issues that may be revealed by a current and complete title report
4. A portion of the property is located within the Flood Zone AE according to FEMA map 42019C0507D, effective Aug. 2, 2018.
5. A 50' wide "drainage and conservation easement for the use of Adams Township in addressing stream bank rehabilitation as part of the PaDEP MS4 program" is shown on this plan. The easement is to be 50' landward from the top of bank of Breakneck Creek. Accses to this easement should be allowed for convenient access through the properties shown on this plan to reach this easement with the condition that any disturbed land by the Township outside the MS4 easement will be restored to pre-existing conditions.

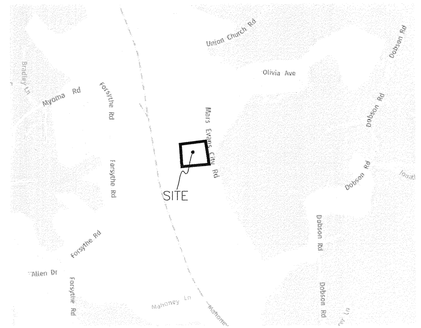
Underground utilities have been plotted from available information and the locations must be considered approximate. Other underground utilities may exist which are not shown. It will be the contractor's responsibility to ascertain all physical locations of utility lines prior to the time of construction. In no way shall the contractor hold the surveyor responsible for any utility locations shown or not shown on this plan.

Pennsylvania legislation, act 38, requires notification to utility companies prior to any digging, drilling, blasting, or excavation. For location requests in the state of Pennsylvania call toll free.

1-800-242-1776 SN: 2018 156 2709

ZONED I - INDUSTRIAL ZONING DISTRICT

ZONING REQUIREMENTS	REQUIRED
FRONT YARD	50 FEET
REAR YARD	25 FEET
SIDE YARD	15 FEET
MIN. LOT WIDTH	100 FEET
MIN. NET LOT AREA	43,560 SQUARE FEET (1.00 ACRE)



LOCATION MAP n.t.s.

0' 40' 80' 120'
GRAPHIC SCALE

LOT AREA TABULATION	
PARCEL ID: 010-4F33-28G-0000	PARCEL ID: 010-4F33-29A-0000
EXISTING AREA 215,486.04 Sq. Ft. 4.947 Acres	EXISTING AREA 212,158.40 Sq. Feet 4.870 Acres
LOT 1	LOT 2
PROPOSED AREA 362,326.62 Sq. Ft. 8.318 Acres	PROPOSED AREA 65,317.82 Sq. Feet 1.499 Acres
AREA TO BE TRANSFERRED 65,317.82 Sq. Ft. 1.499 Acres	
TOTAL PLAN AREA 427,644.44 Sq. Ft. 9.817 Acres	

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, DOUGLAS T. TAIT, ENGINEER, PE060125

TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS — RECORDER OF DEEDS, BUTLER COUNTY, PA.

PLAN BOOK	PAGE
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BREAKNECK CREEK LAND DEVELOPMENT PLAN FOR RECORDING

SITUATE IN
ADAMS TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP

Date: October 22, 2018
Scale: 1"=40'
Drawn By: MAR
Reviewed By: DTT
File Number: 35901
CAD File: 180109
Revisions:

COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, DOUGLAS T. TAIT, ENGINEER, PE060125

Registered Surveyor
Reg. No. SU050050E

TAIT ENGINEERING, INC.
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

File No. 35901 180109

SHEET 1 of 1

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29th day of November 2018.

Matthew Klabnik

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Matthew Klabnik and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 29 day of Nov 2018.

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

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

29 Nov '18
Date

Seal — P. L. S. # 30161-E

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.

Approved by the Supervisors of the Township of Winfield this 29 day of NOVEMBER 2018.

Secretary — Seal — Chairman

Approved by the Winfield Township Planning Commission this 5th day of December 2018.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 8TH day of Nov 2018.

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 375 Page 25.

Given under my hand and seal this 10 day of December 2018.

Recorder — Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 9th day of DECEMBER 2018.

Joseph Topolski, III

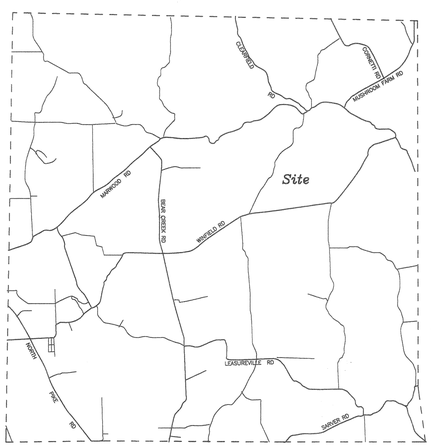
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Joseph Topolski, III and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

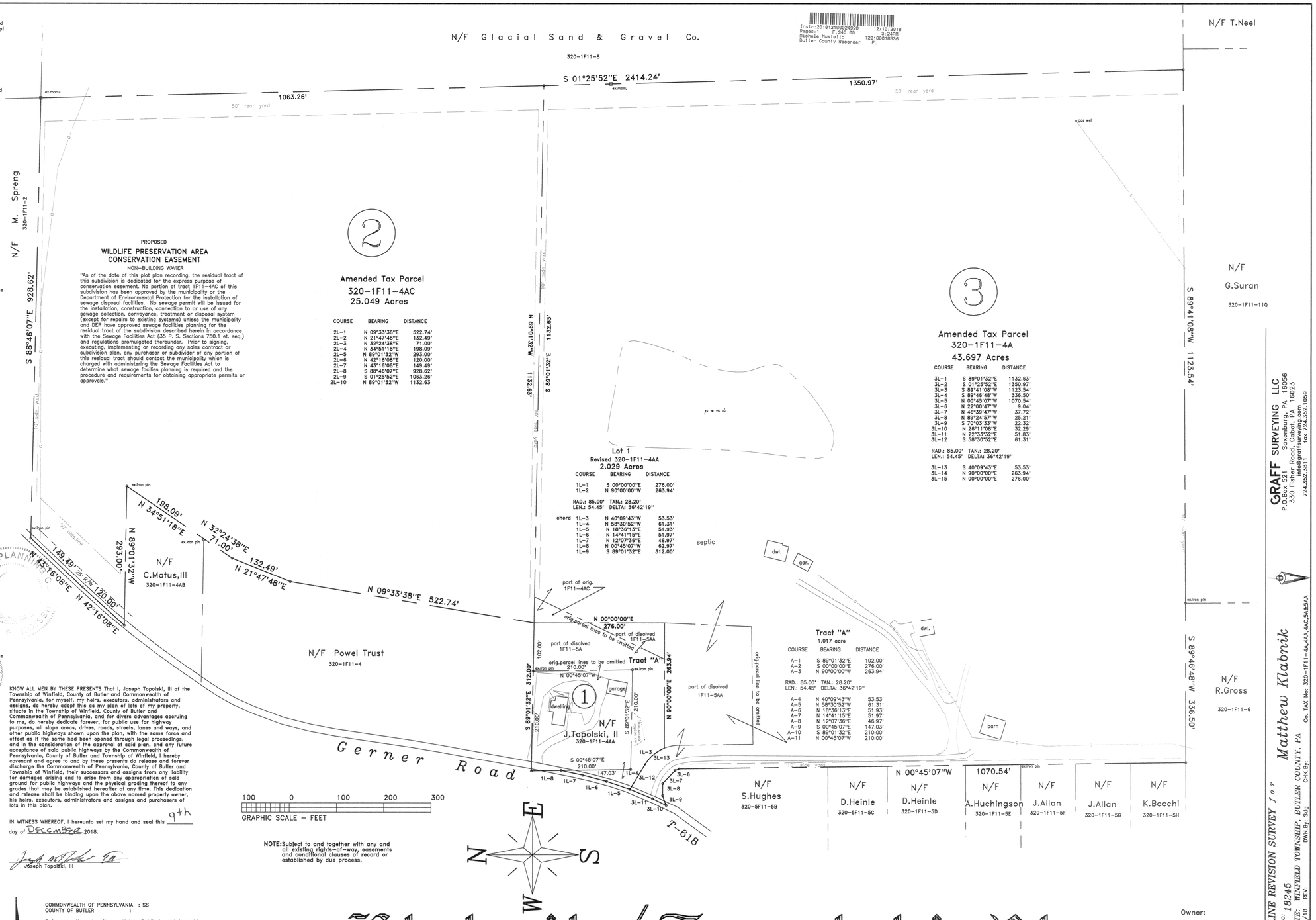
WITNESS MY HAND AND NOTARIAL SEAL this 9th day of December 2018.

Notary Public — Seal & Stamp

Commonwealth of Pennsylvania - Notary Seal
Marla K. Klabnik, Notary Public
Butler County
My commission expires April 13, 2022
Commission number 1331238
Member, Pennsylvania Association of Notaries



Vicinity Map



NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

Klabnik/Topolski Plan

being a Lot Line Revision of
Tax Parcels 320-1F11-4A, 4AA, 4C and
Consolidation of 320-1F11-5A & 5AA
of the October 2018 Assessment Map

Total 69.763 Acres
Zone – RA

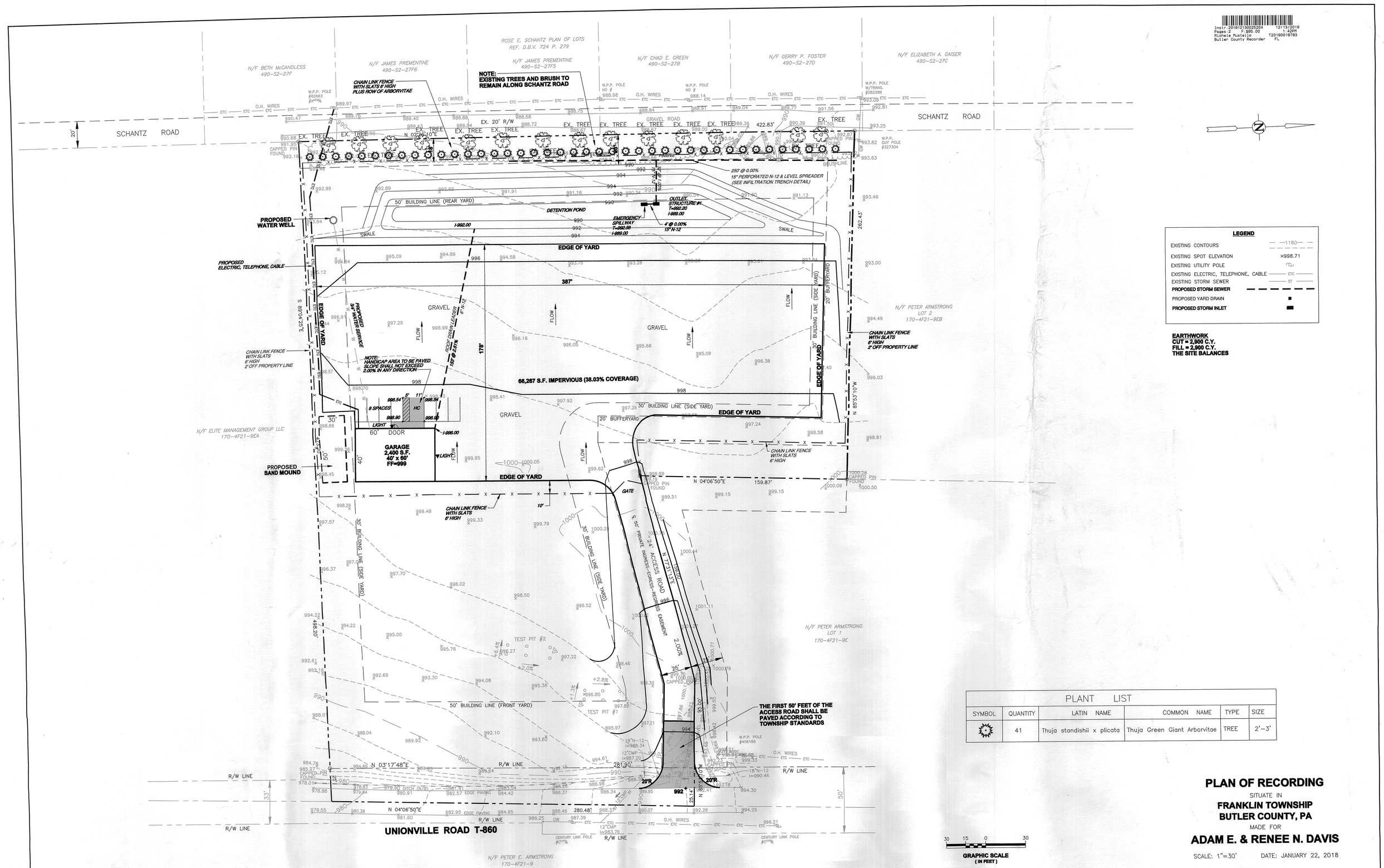
Owner:
Matthew Klabnik
105 Sunrise Valley Lane
Cabot, PA 16023

GRAFF SURVEYING LLC
P.O.Box 521
330 Fisher Road, Cabot, PA 16023
www.graffsurveying.com
724.352.3811 fax 724.352.1059

LOT LINE REVISION SURVEY for Matthew Klabnik
PROJECT No: 18245
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
Co. TAX No: 320-1F11-4A,4AA,4AC,5A&5AA
DATE: 11/08/18 REV: DWN.By: Sdg CHK.By:

RECORDED ____ 20__	
PLAN BOOK	PAGE
375	25
SHEET ____ of ____	

Instr:201812190025204 12/13/2018
Pages:2 F:$85.00 1:42PM
Michele Mustello T20180018783
Butler County Recorder FL



LEGEND

EXISTING CONTOURS	1180
EXISTING SPOT ELEVATION	×998.71
EXISTING UTILITY POLE	
EXISTING ELECTRIC, TELEPHONE, CABLE	ETC
EXISTING STORM SEWER	ST
PROPOSED STORM SEWER	
PROPOSED YARD DRAIN	
PROPOSED STORM INLET	

EARTHWORK
CUT = 2,900 C.Y.
FILL = 2,900 C.Y.
THE SITE BALANCES

PLANT LIST

SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	TYPE	SIZE
	41	Thuja standishii x plicata	Thuja Green Giant Arborvitae	TREE	2'-3'

GRAPHIC SCALE (IN FEET) 30 15 0 30

DATE	REVISION
2/5/18	REVISED PER COMMENT LETTER
4/13/18	REVISED PER COMMENT LETTER
5/11/18	REVISED PER COMMENT LETTER

PLAN OF RECORDING

SITUATE IN
FRANKLIN TOWNSHIP
BUTLER COUNTY, PA
MADE FOR

ADAM E. & RENEE N. DAVIS

SCALE: 1"=30' DATE: JANUARY 22, 2018

PREPARED BY:
J.R. GALES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
Phone: 412-885-8885 Fax: 412-885-1320

17-147095

SHEET 1 OF 2

PLAN BOOK	PAGE
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THE UTILITIES HAVE BEEN LOCATED BASED UPON VISUAL OBSERVATION. J. R. GALES & ASSOCIATES, INC. CANNOT BE HELD RESPONSIBLE FOR PROVIDING THE LOCATION OF PRIVATE UTILITIES WHICH CANNOT BE IDENTIFIED BY VISUAL OBSERVATION.

"We, Adam E. & Renee N. Davis, owners of the land shown on the Davis Plan, hereby adopt this planas our land development 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 Franklin, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Franklin, 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."

Renee N. Davis

State of PA, County of Butler.

"This record was acknowledge before me ~~Renee N. Davis~~ (date) by Adam E. & Renee N. Davis as owners who represent that they are authorized to act on behalf of whom the record was executed."

Witness my hand and Notorial seal this 12 day of Dec. 2018.

My commission expires the 12 day of Sept. 20 22.

(Seal)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

"The Board of Supervisors of the Township of Franklin hereby give public notice that in approving this plan for recording purposes, the Township of Franklin assumes no obligations, legal or otherwise, to accept all streets and other property identified for dedication on the plan."

Approved by the Board of Supervisors of the Township of Franklin ~~by Resolution No._____~~ effective this 17th day of September, 2018.

(Seal)

Chairperson, Board of Supervisors

Reviewed by the Planning Commission of the Township of Franklin this 11th day of September, 2018.

Chairperson, Planning Commission

Reviewed by the Butler County Planning Commission this 21st day of March, 2018.

(Seal)

Chairperson, Butler County Planning Commission

SEC.

BUTLER COUNTY PLANNING COMMISSION

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 375, Page(s) 26-27
Given under my hand and seal this 13th day of December, 2018.

(Seal)

Recorder

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

ONE CALL SERIAL #20173322255

NOTE: The utility locations shown on this plan are approx. locations only as per utility company information and information supplied by the PA One Call System.

*Before you dig anywhere in Pennsylvania STOP! Call PA. One-Call at 1-800-242-1776 Toll Free for actual field utility locations.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!

Pennsylvania Act 38 (1991) requires no less than 3 working days notice nor more than 10 working days notice from excavators who are about to dig, drill, blast, auger, bore, grade, trench, or demolish when in the construction phase. A designer is required to give no less than 10 working days nor more than 90 working days notice when engaged in the design phase. Both of these conditions involve the entire Commonwealth.

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"To the best of my knowledge, belief and ability based upon a visual inspection of the surface of the premises as shown hereon, no gas well exists."

"To the best of my knowledge, belief and ability based upon a visual inspection of the surface of the property, no wetlands exist on the premises as shown hereon." 2/6/18 by John R. Gales.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN ROBERT GALES LAND SURVEYOR No. 8203-E

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

John Robert Gales 5-11-18

John Robert Gales — Registration No. 8203-E

DATE	REVISION
2/5/18	REVISED PER COMMENT LETTER
4/13/18	REVISED PER COMMENT LETTER
5/11/18	REVISED PER COMMENT LETTER

PROPERTY OWNER/DEVELOPER
ADAM DAVIS
1130 HEARTLAND DRIVE
BUTLER, PA 16001
724-679-8357

PROPERTY INFORMATION
826 UNIONVILLE ROAD
TAX PARCEL 170-4F21-9EC
INSTR. NO. 201709290021276
4.00 ACRES
PLAN OF SUBDIVISION FOR
PETER E. ARMSTRONG REVOCABLE TRUST
PBV 334 PG 19

ZONED I – GENERAL INDUSTRIAL

	REQUIRED	PROVIDED
LOT SIZE (MINIMUM)	43,560 S.F.	4 ACRES
LOT WIDTH (MINIMUM)	100'	281.90'
HEIGHT (MINIMUM)	60'	2 STORIES OR LESS
FRONT SETBACK (MINIMUM)	50'	50'
SIDE SETBACK (MINIMUM)	30'	30'
REAR SETBACK (MINIMUM)	50'	50'
LOT COVERAGE (MAXIMUM)	45%	38.03%

GENERAL NOTES:

1. THERE ARE NO EXISTING GAS OR OIL WELLS LOCATED ON THE PROPERTY.
2. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
3. THERE ARE NO STEEP SLOPES.
4. THERE ARE NO LANDSLIDE PRONE AREAS LOCATED ON THE SITE.
5. DATUM IS BASED ON AN ASSUMED ELEVATION OF 1000.
6. LIGHTS WILL BE INSTALLED ABOVE DOORS FOR INGRESS AND EGRESS.

PLAN OF RECORDING

SITUATE IN

FRANKLIN TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

ADAM E. & RENEE N. DAVIS

SCALE: NOT TO SCALE DATE: JANUARY 22, 2018

PREPARED BY:

J.R. GALES & ASSOCIATES, INC.
2704 Brownsville Road
Pittsburgh, Pennsylvania 15227
Phone: 412-885-8885 Fax: 412-885-1320

17-147095

Instr:201812130025211 12/13/2018
Pages:2 F:$85.00 2:45PM
Michele Mustello T201800018795
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS; THAT Donna Grossman, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WORTH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, Donna Grossman HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON Donna Grossman, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 7th DAY OF December 20 18.

ATTEST:

Linda L. McCue — WITNESS
Donna M. Grossman — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, _____ PERSONALLY APPEARED ABOVED NAMED Donna Grossman 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 7th DAY OF December 20 18.
MY COMMISSION EXPIRES THE 3rd DAY OF November 2022.

Commonwealth of Pennsylvania - Notary Seal
Julie Bartley, Notary Public
Butler County
My commission expires November 3, 2022
Commission number 1206596
Member, Pennsylvania Association of Notaries

Julie Bartley — NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS; THAT Richard & Katherine Grossman, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WORTH TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, Richard & Katherine Grossman HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON Richard & Katherine Grossman, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 4th DAY OF December 20 18.

ATTEST:

Linda L. McCue — WITNESS
Richard G. Grossman — OWNER

Linda L. McCue — WITNESS
Katherine M. Grossman — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, _____ PERSONALLY APPEARED ABOVED NAMED Richard & Katherine Grossman 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 4th DAY OF December 20 18.
MY COMMISSION EXPIRES THE 3rd DAY OF November 2022.

Commonwealth of Pennsylvania - Notary Seal
Julie Bartley, Notary Public
Butler County
My commission expires November 3, 2022
Commission number 1206596
Member, Pennsylvania Association of Notaries

Julie Bartley — NOTARY PUBLIC

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 18th DAY OF Oct 20 18.

Michael F. Doran — SECRETARY
Kenneth A. Marsh — CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WORTH 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 BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 1ST DAY OF December, 20 18.

Shari Meurs — SECRETARY
Frank E. Uhl — CHAIRMAN, BOARD OF SUPERVISORS
_____ SUPERVISOR

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

11-4-2017 — DATE
REG. NO. SU -052331-E

REVIEWED, BY THE BUTLER COUNTY PLANNING COMMISSION THIS 5TH DAY OF NOVEMBER 20 18. #18223

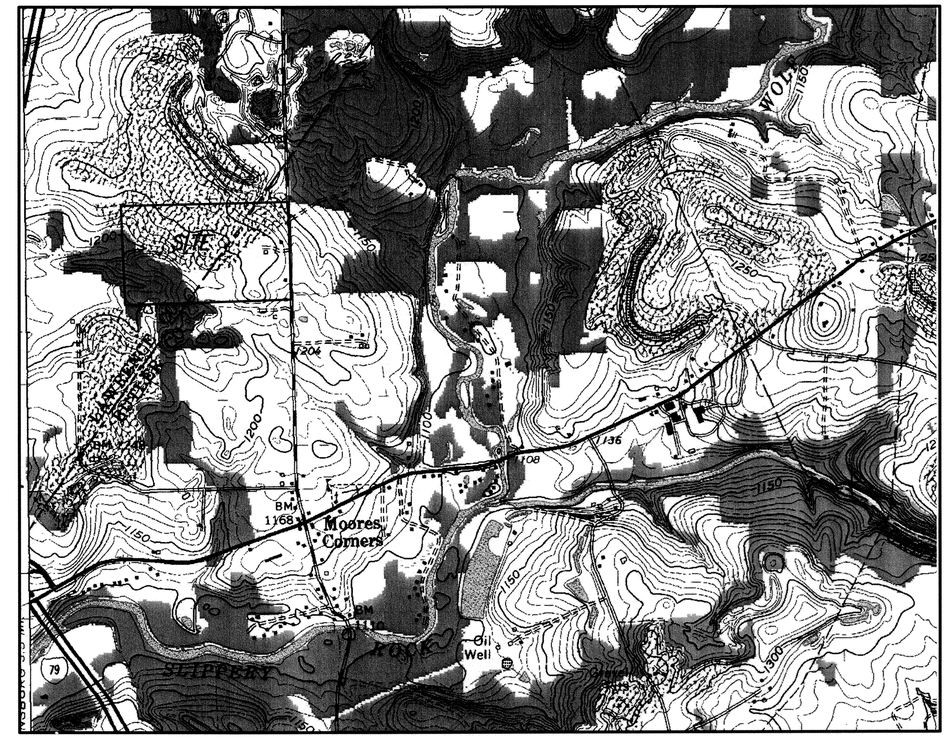
Chuck Davies — SECRETARY
Frank E. Uhl — CHAIRMAN

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 VOLUME 375 PAGE 28-29.

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF December 20 18.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



LOCATION MAP

NOTES:
1. THIS PROPERTY IS IN, OR ABUTS, AN AGRICULTURAL SECURITY AREA, AND THE OWNER/RESIDENT MUST TOLERATE THE NOISE, DUST AND ODORS WHICH ARE INHERENT PARTS OF NORMAL FARMING PRACTICES.

2. THE BEARING SYSTEM USED ON THIS PLAN IS BASED ON THE NORTH AMERICAN DATUM (NAD) 1983.

OWNERS:
RICHARD & KATHERINE GROSSMAN
1368 West Park Road
Slippery Rock, PA 16057
Phone: 724-496-0980

Donna Grossman
1358 West Park Road
Slippery Rock, PA 16057

SITE DATA

TOTAL PLAN AREA	73.76 ACRES
MINIMUM LOT AREA	1 1/2 ACRES
MINIMUM LOT WIDTH	150 FEET MINIMUM
MINIMUM FRONT YARD	50 FEET MINIMUM
MINIMUM SIDE YARD	25 FEET MINIMUM
MINIMUM REAR YARD	50 FEET MINIMUM

Grossman Lot Line Revision

Situate in

Worth Township
Butler County, Pennsylvania

Prepared For

Donna Grossman,
Richard & Katherine Grossman

Prepared By:
Greg Jones Surveying
752 Harmony Road
Slippery Rock, Pa. 16057
(724) 421-6163

Scale: 1" = 100'
Date: August 26, 2017
DWG: GROSSMAN-LOT-LINE-REVISION
DRAWN BY: MAM
CHECKED BY: GBJ

SHEET 1 OF 2

Notary Public

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GREGORY B. JONES — LAND SURVEYOR — SU-052331-E

Registered Surveyor

Worth Township Planning Commission

Worth Rock Township Board of Supervisors

Butler County, Pa. Planning Commission

Butler County, Pa. Recorder of Deeds

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Plot Date:10/23/2017 7:34 PM File Name:E:\WORK GROSSMAN\GROSSMAN-LOT-LINE-REVISION.DWG Layout:1

N/F
KIND FAMILY LIMITED PARTNERSHIP
ASSESSED IN LAWRENCE COUNTY

N/F
ALLEGHENY MINERAL
ASSESSED IN LAWRENCE COUNTY

S 89°38'31" E
2340.26'

25' SIDE YARD (TYP.)

RIGHT-OF-WAY
17' CART WAY
RIGHT-OF-WAY

N/F
RICHARD L. & KATHERINE M. GROSSMAN
TAX PARCEL NO. 330-4F86-1
D.B.V. 2408 PG. 899
3,050,968.825 SQ. FT.
70.04 ACRES

50' BUILDING LINE

1047.07'

50' REAR YARD (TYP.)

N 00°38'31" W
1389.30'

Approximate Lawrence County Line
Approximate Butler County Line

LOT 1
3,117,304.718 SQ. FT.
71.56 ACRES

WOOD BUILDING
WOOD BUILDING
SEPTIC SYSTEM
WATER WELL
1½ STORY WOOD & STONE DWELLING
WOOD SHED
WOOD SHED
WOOD BUILDING

1368.85'

N/F
ALLEGHENY MINERAL
ASSESSED IN LAWRENCE COUNTY

WEST PARK ROAD 33' R/W

N 00°13'05" E

N/F
DONNA M. GROSSMAN &
RICHARD L. GROSSMAN
TAX PARCEL NO. 330-4F86-1A
D.B.V. 1403 PG. 862
161,903.779 SQ. FT.
3.72 ACRES

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

S 89°46'55" E
296.14'

PAVILION
WATER WELL
½ STORY BRICK DWELLING
SEPTIC SYSTEM
BLOCK GARAGE

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN.

N 00°13'05" E
323.64'

LOT 2
95,567.886 SQ. FT.
2.19 ACRES

50' BUILDING LINE

321.78'

25' SIDE YARD (TYP.)

EXISTING IRON PIN

2023.30'

N 89°51'29" E

2319.45'

EXISTING IRON PIN

296.15'

RIGHT-OF-WAY
RIGHT-OF-WAY

N/F
KATHERINE FOX
TAX PARCEL NO. 330-4F86-2
INSTRUMENT NO.: 200508050021265

N/F
DONALD L. & CAROL L. MAHONEY
TAX PARCEL NO. 330-4F86-39
D.B.V. 1327 PG. 221

N/F
PENNSYLVANIA LAND SUBDIVISIONS,LLC
TAX PARCEL NO. 330-4F86-2D
INSTRUMENT NO.: 200805050009708

PLAN BOOK	PAGE
375	29

100 0 50 100 200 400
1 inch = 100 ft.

Grossman Lot Line Revision

Situate in

Worth Township
Butler County, Pennsylvania

Prepared For

Donna Grossman,
Richard & Katherine Grossman

Prepared By:
Greg Jones Surveying
752 Harmony Road
Slippery Rock, Pa. 16057
(724) 421-6163

Scale: 1" = 100'
Date: August 26, 2017
DWG: GROSSMAN-LOT-LINE-REVISION
DRAWN BY: MAM
CHECKED BY: GBJ

SHEET 2 OF 2

Plot Date:10/23/2017 7:01 PM File Name:E:\BICK GROSSMAN\GROSSMAN-LOT-LINE-REVISION.DWG Layout:2

KNOW ALL MEN BY THESE PRESENTS; THAT ARROWHEAD POINTE PARTNERS LP, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, ARROWHEAD POINTE PARTNERS LP, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ARROWHEAD POINTE PARTNERS LP, MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 12TH DAY OF December 20 18.

ATTEST:

OWNER/PARTNER — Michael E. Bencic, OWNER/PARTNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Butler)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED Michael E Bencic A PARTNER OF ARROWHEAD POINTE PARTNERS LP 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 12TH DAY OF December 20 18.
MY COMMISSION EXPIRES THE 14TH DAY OF April 2021.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jenelle L. Shanor, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires April 14, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

WE HEREBY CERTIFY THEAT THE TITLE OF THE PROPERTY CONTAINED IN THE ARROWHEAD POINTE SUBDIVISION PLAN IS IN THE NAME OF ARROWHEAD POINTE PARTNERS LP AND IS RECORDED IN INSTRUMENT NO. 201412030028729

WITNESS — OWNER — OWNER

BRENTWOOD BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE ARROWHEAD POINTE SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — SVP, NAME, TITLE, AND MORTGAGEE

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 14th DAY OF December, 20 18.

SECRETARY — CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 14th DAY OF December, 20 18.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS — SUPERVISOR

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.

DATE 12/12/18 — REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12TH DAY OF DEC. 20 18.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 30.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF December 2018.

RECORDER

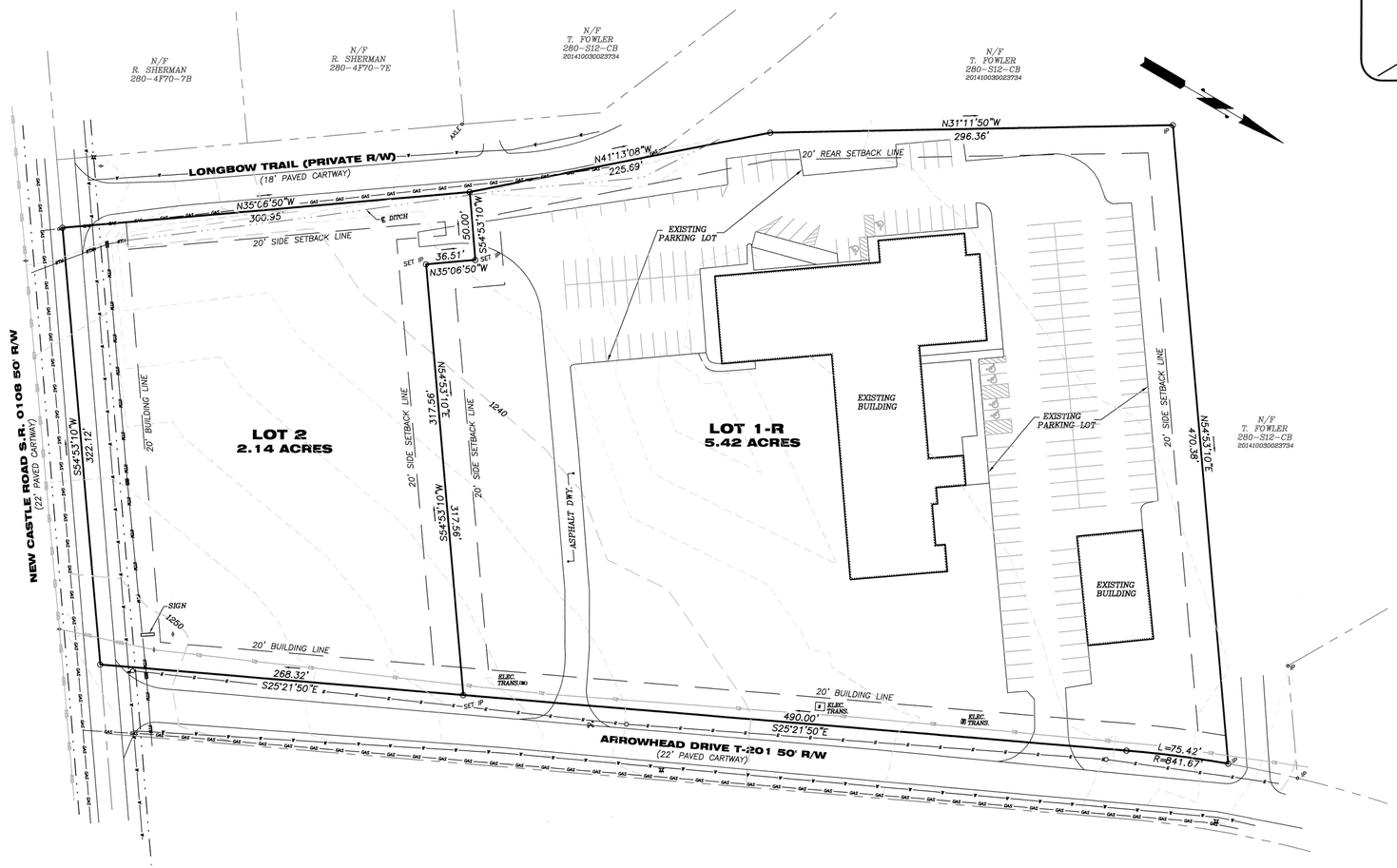
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA

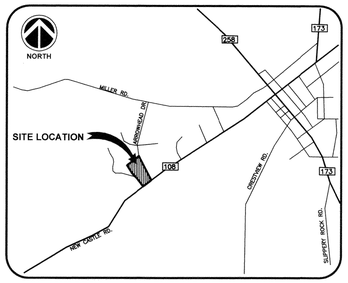
NOTE:
The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"

PLAN BOOK	PAGE
375	30

Instr: 201812140025301 12/14/2018
Pages:1 F:$45.00 10:39AM
Michele Mustello T20190018840
Butler County Recorder ND



NOTES:
LOT 1-R SHALL RETAIN RIGHTS OF ENTER LOT 2 FOR ANY PURPOSE RELATED TO THE MAINTENANCE OF ALTERATION OF THE EXISTING SIGN, INCLUDING ALL SUBSURFACE ELECTRICAL CONNECTIONS TO THE SIGN.



VICINITY MAP
NOT TO SCALE

TOTAL PLAN AREA 7.56 ACRES
LOT 1-R 5.42 AC.
LOT 2 2.14 AC.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OWNER:
ARROWHEAD POINTE PARTNERS, LP
202 SELDOM SEEN DRIVE
SLIPPERY ROCK, PA 16057
724-333-0355

PARCEL ID: 280-S12-CBA
DEED REF: 201412030028729
PBV 259 PG 46

ZONING – C-1 HIGHWAY COMMERCIAL

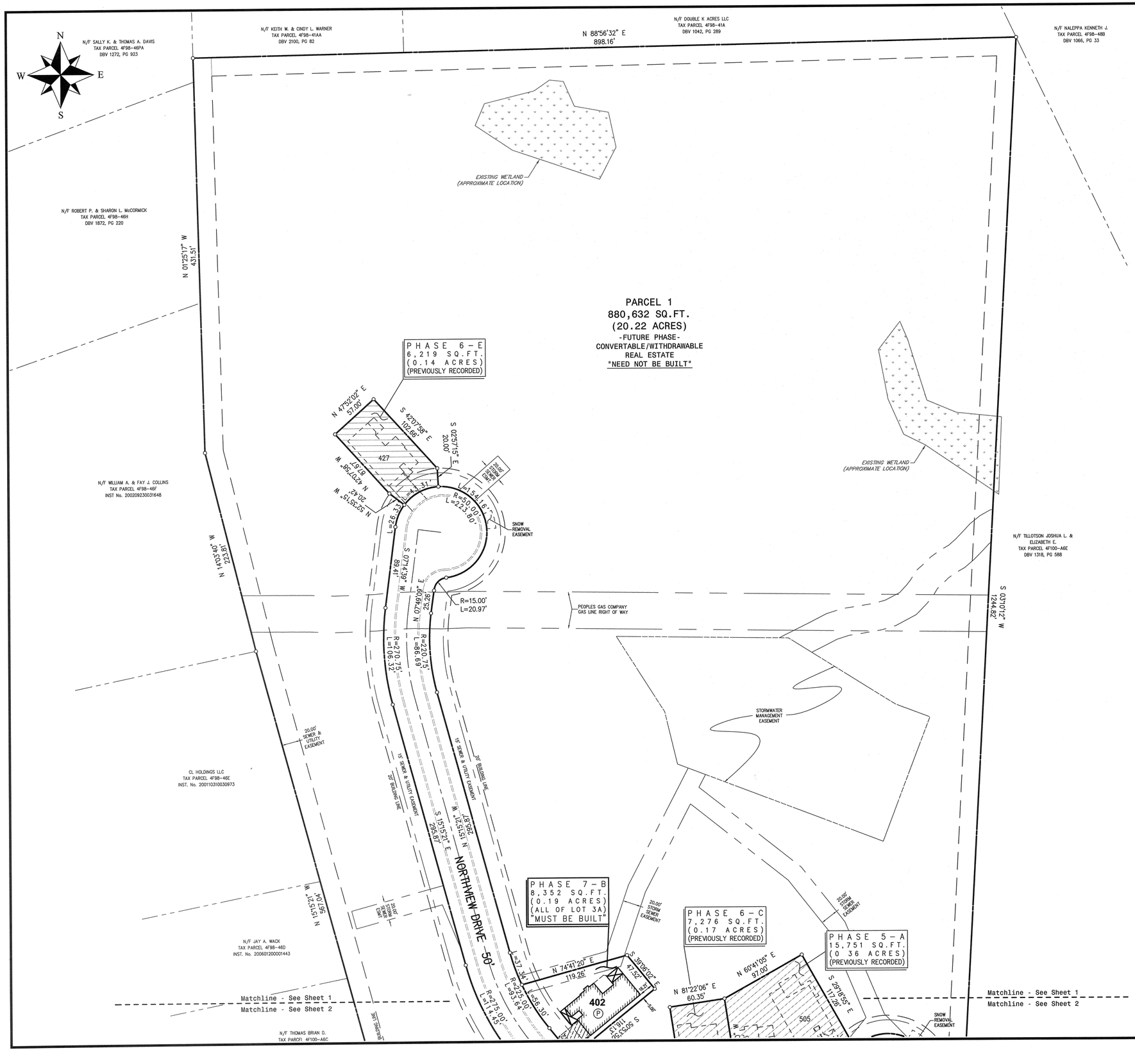
MIN. LOT AREA	25,000 S.F.
MIN. LOT WIDTH	100'
SETBACKS:	
FRONT YARD	20'
SIDE YARD	20'
REAR YARD	20'
MAX. BLDG. HT.	45'
MAX. COVERAGE	25%

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
REG. SU075509

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 50'
Date Nov. 28, 2018
Job No. 3093

Arrowhead Pointe Subdivision
Situate in Slippery Rock Township Butler County, Pa.
Prepared For Arrowhead Pointe Partners, L.P.
Sheet No. 1 of 1



Instr:201812140025976 12/14/2018
Pages:4 F:$165.00 3:21PM
Michele Mustello T20180019903
Butler County Recorder ND

LIMIT OF ENCLOSED UNIT AREA

PREVIOUSLY DECLARED PROPERTY

LIMITED COMMON ELEMENTS (DRIVEWAYS) MUST BE BUILT

UNIT TYPES

- (A) ABBEY
- (C) CANTERBURY
- (L) CAPRI-II
- (Z) PALLAZZO
- (P) PORTICO
- (R) PROMENADE
- (S) SALERNO
- (T) TORINO
- (V) VERONA

NOTES:

PREPARED FOR: SCENIC RIDGE PARTNERS, LP
P.O. BOX 449
MARS, PA 16046

1. ALL PORCHES AND PATIOS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
2. ALL UNIT SIDEWALKS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
3. ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
4. UNITS MAY BE BUILT IN REVERSE.
5. SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.
6. SEE SHEET 2 OF 4 FOR AREA TABLULATIONS

PLAN REFERENCE : SCENIC RIDGE PLAN OF LOTS
RECORDED IN PLAN BOOK 356, PAGES 12-16

SCENIC RIDGE CONDOMINIUM PLAN NO. 1
RECORDED IN PLAN BOOK 360, PAGE 34

SCENIC RIDGE CONDOMINIUM PLAN NO. 2
RECORDED IN PLAN BOOK 362, PAGE 21

SCENIC RIDGE CONDOMINIUM PLAN NO. 3
RECORDED IN PLAN BOOK 365, PAGE 35

SCENIC RIDGE CONDOMINIUM PLAN NO. 4
RECORDED IN PLAN BOOK 366, PAGE 37

SCENIC RIDGE CONDOMINIUM PLAN NO. 5
RECORDED IN PLAN BOOK 370, PAGE 24

SCENIC RIDGE CONDOMINIUM PLAN NO. 6
RECORDED IN PLAN BOOK 372, PAGE 26

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF SCENIC RIDGE, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 4 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C))

BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E — DATE 12/13/18

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 13 DAY OF December 2018 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-6-19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John Hockenberger Jr., Notary Public
Zelienople Boro, Butler County
My Commission Expires May 6, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 375 PAGES 31-34 GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF December 2018

RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
SURVEYOR
No. 24457-E

SURVEYOR

BUTLER COUNTY RECORDER OF DEEDS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
375	31

DRAWING NUMBER:	1010-1819630
DRAWING SCALE:	1"=50'
DATE:	DECEMBER 11, 2018
DRAWN BY:	JSS
REVISIONS:	

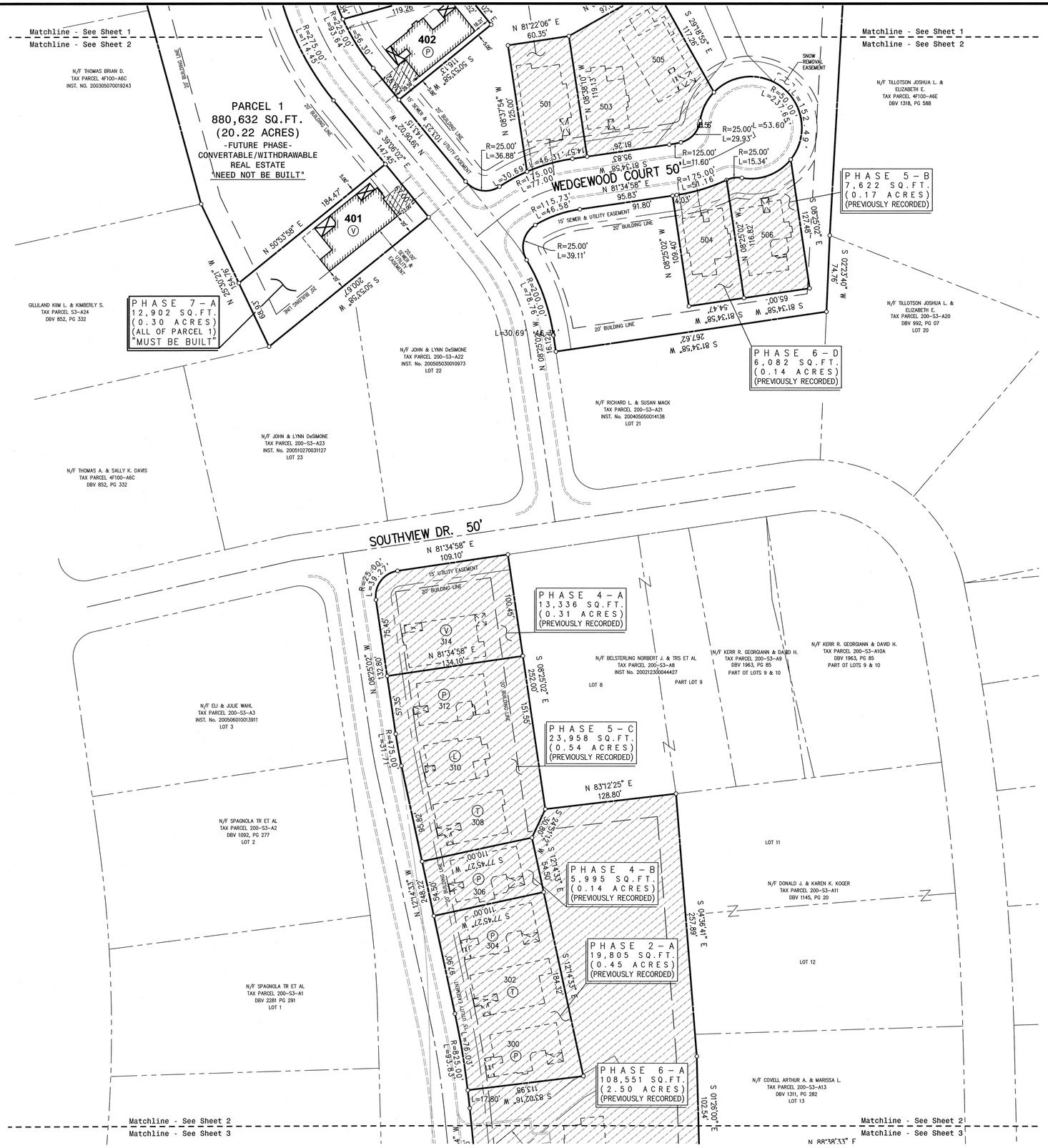
SHEET 1 OF 4

SCENIC RIDGE CONDOMINIUM PLAN NO. 7

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
CONSTRUCTION LAYOUT • TOPOGRAPHIC MAPPING
SUBDIVISION PLANS DEVELOPMENT PLANS



LOT AREA TABULATION	PARCEL 1		PARCEL 2-A		PARCEL 2-B		LOT 3A		LOT 3B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41	246,372	5.66	391,683	8.99
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73	–	–	–	–
CONDO PLAN NO. 2	0	0	19,805.00	0.45	0	0	–	–	–	–
CONDO PLAN NO. 3	0	0	75,101.43	1.72	84,534.68	1.94	–	–	–	–
CONDO PLAN NO. 4 (PHASE 4-A)	0	0	13,336.00	0.31	0	0	–	–	–	–
CONDO PLAN NO. 4 (PHASE 4-B)	0	0	5,995.00	0.14	0	0	–	–	–	–
CONDO PLAN NO. 4 (PHASE 4-C)	0	0	0	0	50,874.00	1.17	–	–	–	–
CONDO PLAN NO. 5 (PHASE 5-A)	15,751	0.36	0	0	0	1.17	–	–	–	–
CONDO PLAN NO. 5 (PHASE 5-B)	7,622	0.17	0	0	0	1.17	–	–	–	–
CONDO PLAN NO. 5 (PHASE 5-C)	0	0	23,598	0.54	0	1.17	–	–	–	–
CONDO PLAN NO. 5 (PHASE 5-D)	0	0	28,475	0.65	0	1.17	–	–	–	–
CONDO PLAN NO. 6 (PHASE 6-A)	0	0	108,551	2.50	0	0	–	–	–	–
CONDO PLAN NO. 6 (PHASE 6-B)	0	0	0	0	93,477	2.15	–	–	–	–
CONDO PLAN NO. 6 (PHASE 6-C)	7,276	0.17	0	0	0	0	–	–	–	–
CONDO PLAN NO. 6 (PHASE 6-D)	6,082	0.14	0	0	0	0	–	–	–	–
CONDO PLAN NO. 6 (PHASE 6-E)	6,219	0.14	0	0	0	0	–	–	–	–
SPRINGFIELD DR. R/W THROUGH PARCEL 2-B	0	0	0	0	14,052	0.32	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-A)	12,902	0.30	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-B)	8,352	0.19	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-C)	0	0	0	0	0	0	246,372	5.66	0	0
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	880,632	20.22	0.00	0.00	309,119	7.10	0.00	0.00	391,683	8.99

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N
W E
S

PLAN BOOK	PAGE
375	32

DRAWING NUMBER:	1010-1819630
DRAWING SCALE:	1"=50'
DATE:	DECEMBER 11, 2018
DRAWN BY:	JSS
REVISIONS:	

SHEET 2 OF 4

SCENIC RIDGE CONDOMINIUM PLAN NO. 7

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SHERBUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
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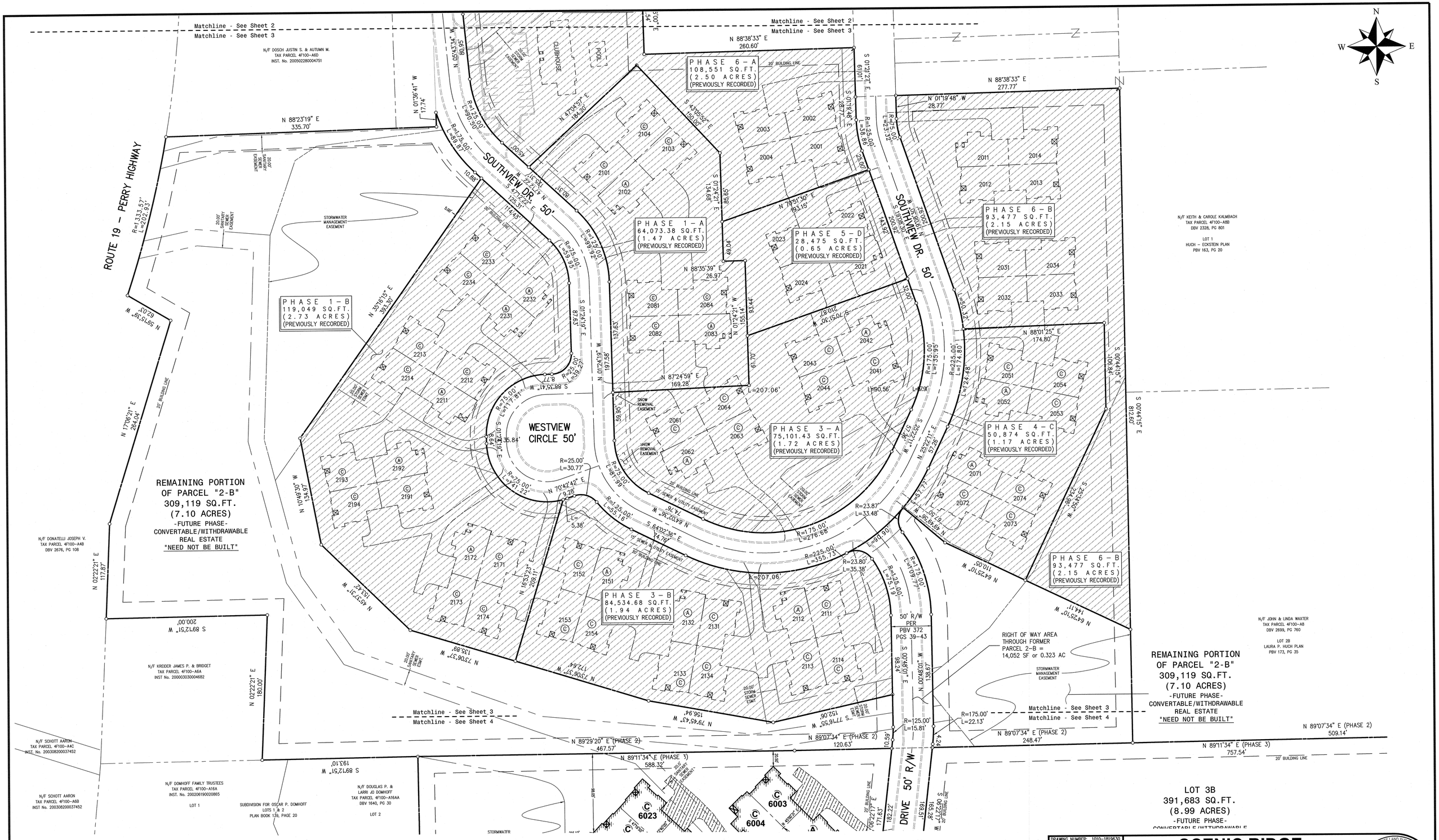
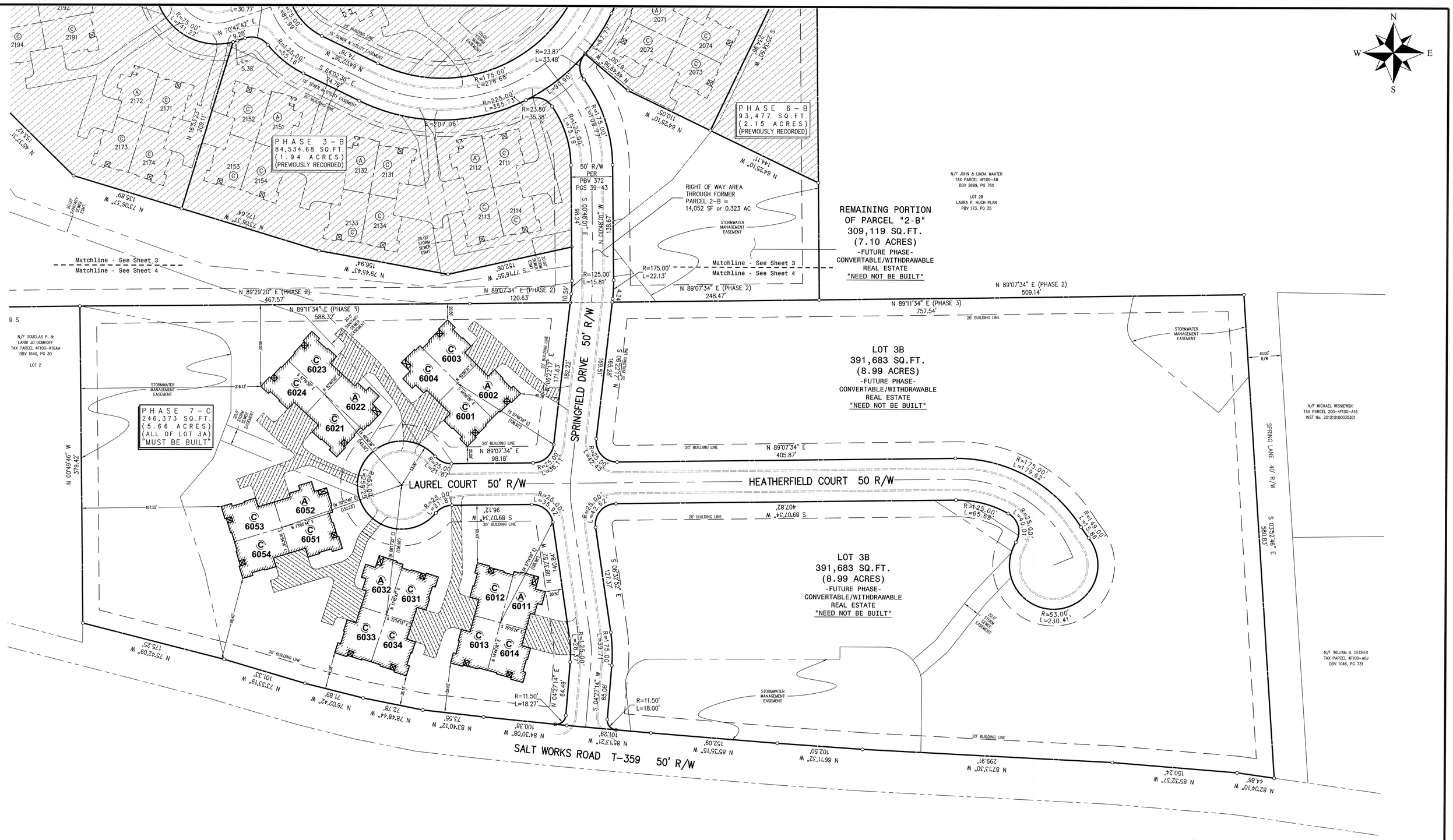
SURVEYING • LAYOUT • TOPOGRAPHY • MAPPING
SUBDIVISION & LAND DEVELOPMENT


Matchline - See Sheet 2
Matchline - See Sheet 3
N/F DOSCH JUSTIN S. & AUTUMN M.
TAX PARCEL 4F100-A6D
INST. No. 200502280004751
ROUTE 19 – PERRY HIGHWAY
SOUTHVIEW DR. 50'
WESTVIEW CIRCLE 50'
CLUBHOUSE
POOL
PHASE 6 – A
108,551 SQ.FT.
(2.50 ACRES)
(PREVIOUSLY RECORDED)
PHASE 1 – A
64,073.38 SQ.FT.
(1.47 ACRES)
(PREVIOUSLY RECORDED)
PHASE 5 – D
28,475 SQ.FT.
(0.65 ACRES)
(PREVIOUSLY RECORDED)
PHASE 6 – B
93,477 SQ.FT.
(2.15 ACRES)
(PREVIOUSLY RECORDED)
PHASE 1 – B
119,049 SQ.FT.
(2.73 ACRES)
(PREVIOUSLY RECORDED)
PHASE 3 – A
75,101.43 SQ.FT.
(1.72 ACRES)
(PREVIOUSLY RECORDED)
PHASE 4 – C
50,874 SQ.FT.
(1.17 ACRES)
(PREVIOUSLY RECORDED)
PHASE 3 – B
84,534.68 SQ.FT.
(1.94 ACRES)
(PREVIOUSLY RECORDED)
REMAINING PORTION
OF PARCEL "2-B"
309,119 SQ.FT.
(7.10 ACRES)
-FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"
N/F KEITH & CAROLE KALMBACH
TAX PARCEL 4F100-A8B
DBV 2328, PG 801
LOT 1
HUCH – ECKSTEIN PLAN
PBV 163, PG 20
N/F DONATELLI JOSEPH V.
TAX PARCEL 4F100-A4B
DBV 2676, PG 108
N/F KREDER JAMES P. & BRIDGET
TAX PARCEL 4F100-A6A
INST No. 200003030004682
N/F JOHN & LINDA WAXTER
TAX PARCEL 4F100-A8
DBV 2699, PG 760
LOT 2B
LAURA P. HUCH PLAN
PBV 173, PG 35
RIGHT OF WAY AREA
THROUGH FORMER
PARCEL 2-B =
14,052 SF or 0.323 AC
50' R/W
PER
PBV 372
PGS 39-43
DRIVE 50' R/W
N/F SCHOTT AARON
TAX PARCEL 4F100-A4C
INST. No. 200308200037452
N/F SCHOTT AARON
TAX PARCEL 4F100-A6B
INST No. 200308200037452
N/F DOMHOFF FAMILY TRUSTEES
TAX PARCEL 4F100-A16A
INST. No. 200206190020865
LOT 1
SUBDIVISION FOR OSCAR P. DOMHOFF
LOTS 1 & 2
PLAN BOOK 159, PAGE 20
N/F DOUGLAS P. &
LARRI JO DOMHOFF
TAX PARCEL 4F100-A16AA
DBV 1640, PG 30
LOT 2
LOT 3B
391,683 SQ.FT.
(8.99 ACRES)
-FUTURE PHASE-
N 89°29'20" E (PHASE 2)
467.57'
N 89°11'34" E (PHASE 3)
588.32'
N 89°07'34" E (PHASE 2)
120.63'
N 89°07'34" E (PHASE 2)
248.47'
N 89°07'34" E (PHASE 2)
509.14'
N 89°11'34" E (PHASE 3)
757.54'
S 89°12'51" W
200.00'
S 89°12'51" W
193.10'
N 02°22'21" E
180.00'
N 02°22'21" E
117.87'
N 17°08'21" E
284.04'
N 10°49'30" W
134.97'
N 45°37'17" W
153.42'
N 73°06'37" W
135.89'
N 73°06'37" W
172.64'
N 79°45'43" W
156.94'
S 77°16'55" W
152.06'
N 00°48'01" W
135.67'
S 00°44'15" E
812.60'
N 88°38'33" E
260.60'
N 88°38'33" E
277.77'
N 88°01'25" E
174.80'
N 88°35'39" E
26.97'
N 87°24'59" E
169.28'
N 70°42'42" E
9.26'
N 70°51'30" E
193.18'
N 47°04'57" E
184.00'
N 01°36'44" W
17.74'
N 88°23'19" E
335.70'
N 35°16'15" E
351.30'
N 59°15'39" W
62.03'
N 01°24'19" W
197.58'
N 01°24'21" W
155.14'
S 01°24'21" E
134.88'
S 01°24'19" E
87.93'
S 88°35'41" W
8.77'
S 01°24'21" E
114.43'
S 47°22'21" E
125.51'
S 43°05'32" E
150.00'
S 01°22'27" E
61101'
S 01°16'48" E
87.77'
N 01°19'48" W
28.77'
S 00°44'15" E
106.84'
S 25°27'11" E
57.26'
N 25°27'11" E
57.26'
N 49°49'36" W
67.30'
N 64°25'10" W
110.09'
N 64°25'10" W
144.11'
S 25°34'50" W
224.98'
N 64°02'36" W
74.76'
S 64°02'36" E
74.76'
N 16°53'23" E
269.11'
S 00°48'01" W
98.24'
N 00°48'01" E
98.24'
N 01°22'47" E
169.97'
S 01°22'47" W
169.97'
N 01°22'47" E
171.63'
S 01°22'47" E
182.22'
Matchline - See Sheet 3
Matchline - See Sheet 4
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
PLAN BOOK 375
PAGE 33
DRAWING NUMBER: 1010-1819630
DRAWING SCALE: 1"=50'
DATE: DECEMBER 11, 2018
DRAWN BY: JSS
REVISIONS:
SHEET 3 OF 4
SCENIC RIDGE
CONDOMINIUM
PLAN NO. 7
PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
SLS
HARMONY, PA
724-452-5362
SLS1@zoomtownnet.net



PLAN BOOK	PAGE
375	34

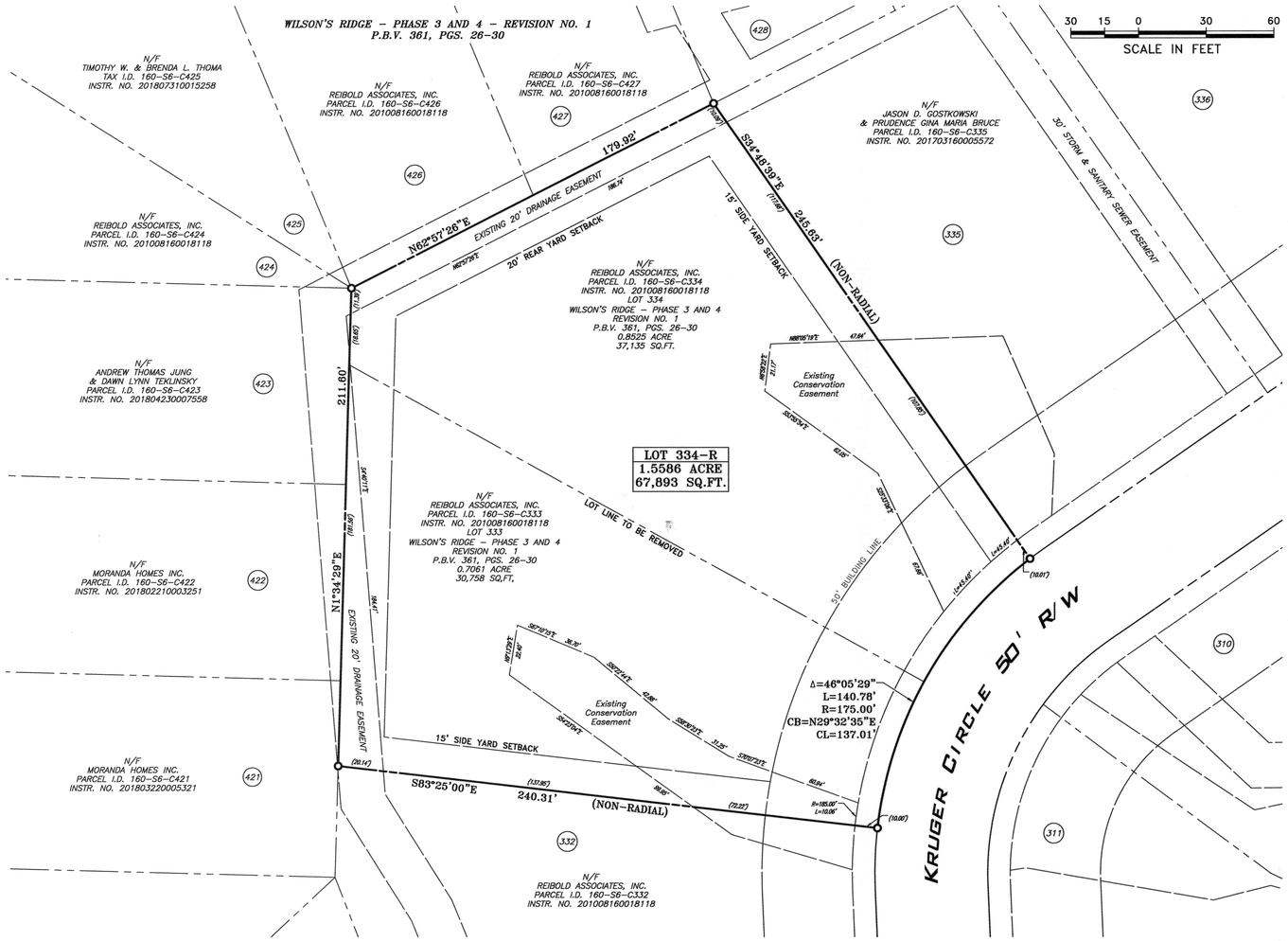
DRAWING NUMBER:	1010-1819630
DRAWING SCALE:	1"=50'
DATE:	DECEMBER 11, 2018
DRAWN BY:	JSS
REVISIONS:	

SHEET 4 OF 4

SCENIC RIDGE CONDOMINIUM PLAN NO. 7

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERGUTE LAND SURVEYING INC.
SLS
HARMONY, PA
724-452-4362
SLS1@zoomtelemail.net
CERTIFICATION LATITUDE / LONGITUDE / ORTHOMETRIC HEIGHTS
CONSTRUCTION & LAND DEVELOPMENT SURVEYING



FORWARD TOWNSHIP PLANNING COMMISSION

APPROVED BY THE FORWARD TOWNSHIP PLANNING COMMISSION THIS 27 DAY OF NOVEMBER, 20 18.

SECRETARY CHAIRMAN

FORWARD TOWNSHIP BOARD OF SUPERVISORS

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

SECRETARY CHAIRMAN OF THE BOARD

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 11 DAY OF December, 2018.

SECRETARY CHAIRMAN OF THE BOARD

BUTLER COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF Nov, 2018.

SECRETARY CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:

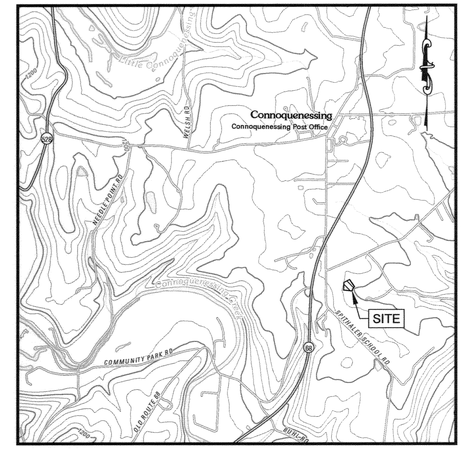
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 35.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF December, 2018.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS



LOCATION MAP
USGS 7.5 MIN. QUADRANGLE
EVANS CITY, PA. 2010
SCALE: 1" = 2000'

AREA TABULATION			
EXISTING LOT 333:	0.7061	ACRES	30,758 SQ. FT
EXISTING LOT 334:	0.8525	ACRES	37,135 SQ. FT.
PROPOSED LOT 334-R:	1.5586	ACRES	67,893 SQ. FT.

LOT & SETBACK REQUIREMENTS		
MIN. LOT AREA	15,000	SQ.FT.
MIN. LOT WIDTH [1]	80	FT.
MIN. BUILDING LINE [2]	50	FT
MIN. ARC DIST. [3]	35	FT
MIN. SIDE YARD	15	FT
MIN. REAR YARD	20	FT

1. MEASURED AT BUILDING LINE..
2. MEASURED FROM RIGHT-OF-WAY LINE.
3. MEASURED AT RIGHT-OF-WAY LINE.

PLAN BOOK	PAGE
375	35

Instr 201812170025446 12/17/2018
Pages:1 F $45.00 SBMM
Michele Mustello T20180018965
Butler County Recorder ND

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT REIBOLD ASSOCIATES, INC., A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN FORWARD TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF 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, WE HEREUNTO SET OUR HAND AND SEAL THIS 11TH DAY OF DECEMBER, 2018.

ATTEST

Commonwealth of Pennsylvania – Notary Seal
CHRIS LYNN SHIPLEY – Notary Public
Butler County
My Commission Expires Jan 5, 2022
Commission Number 1200039

REIBOLD ASSOCIATES, INC.

NOTARY PUBLIC FRANK L. SHIPLEY, PRESIDENT

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:

COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED FRANK L. SHIPLEY, PRESIDENT OF THE REIBOLD ASSOCIATES, INC., WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID REIBOLD ASSOCIATES, INC., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

PRESIDENT,

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11TH DAY OF DECEMBER, 2018.

MY COMMISSION EXPIRES THE 4TH DAY OF JANUARY, 2022.

Commonwealth of Pennsylvania – Notary Seal
CHRIS LYNN SHIPLEY – Notary Public
Butler County
My Commission Expires Jan 5, 2022
Commission Number 1200039

NOTARY PUBLIC

TITLE CLAUSE

WE, REIBOLD ASSOCIATES, INC., OWNERS OF A PORTION OF THE WILSON RIDGE - PHASE 3 AND 4, LOT 334-R, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF REIBOLD ASSOCIATES, INC., AS RECORDED IN INSTRUMENT NUMBER 201008160018118 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS FRANK L. SHIPLEY, PRESIDENT

WE, SOMERSET TRUST COMPANY, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, WILSON'S RIDGE - PHASE 3 AND 4, LOT 334-R, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARED HEREON.

WITNESS SOMERSET TRUST COMPANY

SURVEYOR'S CERTIFICATION

I, MARK B. SCHMIDT, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLANS SHOWN HEREIN ARE BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT IN MY PROFESSIONAL OPINION 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.

12-4-2018
DATE

MARK B. SCHMIDT, P.L.S.
REGISTRATION NO. SU-36950-E

PURPOSE OF PLAN:

TO CONSOLIDATE LOTS 333 AND 334 AS SHOWN ON THE WILSON'S RIDGE - PHASE 3 AND 4 - REVISION NO. 1 PLAN AS RECORDED IN P.B.V. 361, PGS. 26-30 INTO ONE LOT (LOT 334-R).

OWNER/DEVELOPER:
REIBOLD ASSOCIATES, INC.
8037 ROWAN ROAD
CRANBERRY TOWNSHIP, PA 16066
PH. (724)-776-6060

FORWARD TOWNSHIP PLANNING COMMISSION | FORWARD TOWNSHIP BOARD OF SUPERVISORS | BUTLER COUNTY PLANNING COMMISSION | RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
SU-036950-E

HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

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

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

DATE ISSUED: 10/30/2018	PROJECT STATUS:
REVISIONS:	
NO.	DESCRIPTION	DATE

DRAWING ORIENTATION

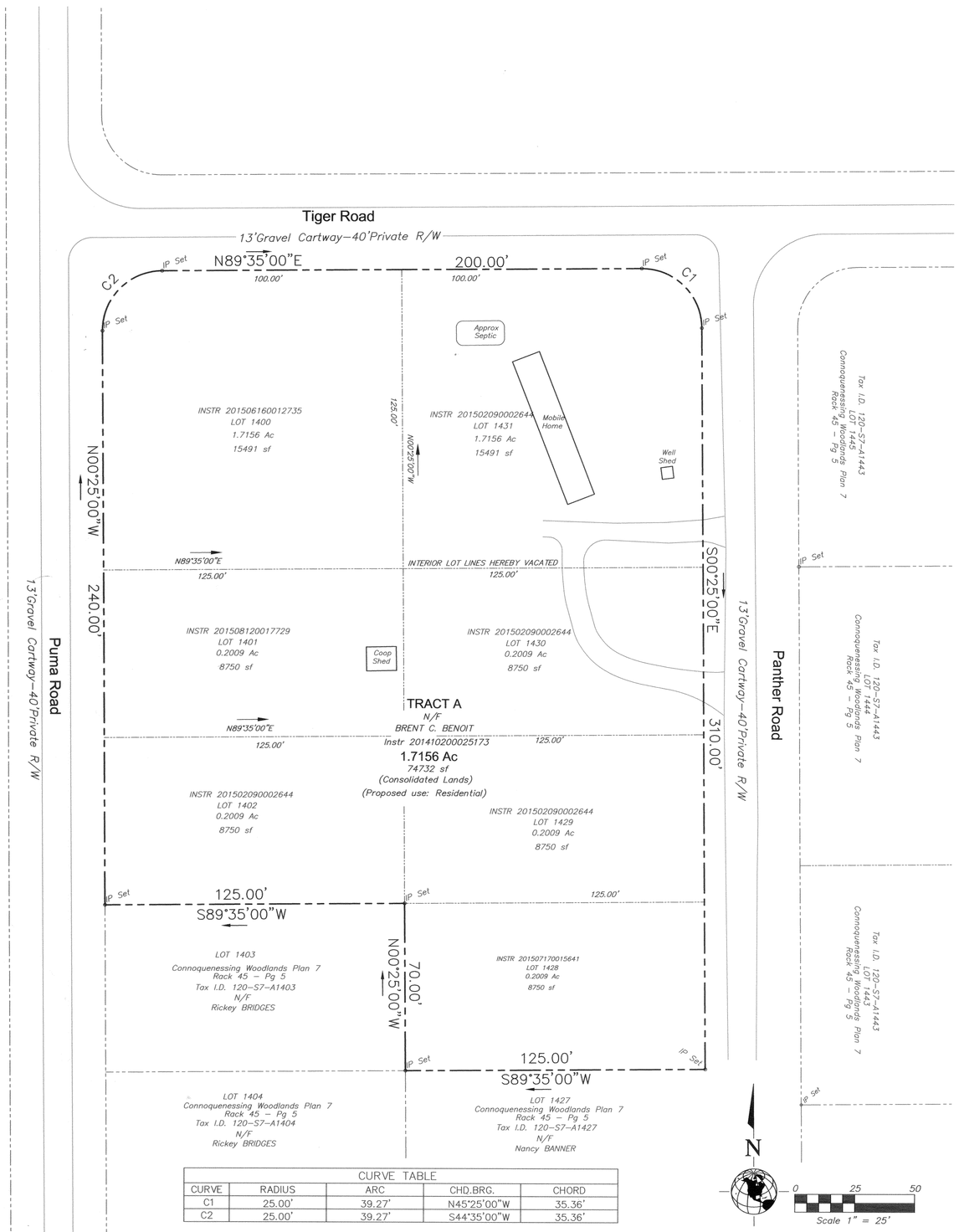
PROJECT TITLE:
Wilson's Ridge - Phase 3 and 4
Lot 334-R
Lot Consolidation Plan

CLIENT ADDRESS:
Reibold Associates, Inc.
8037 Rowan Road Cranberry Township, PA 16066

PROJECT LOCATION:
Forward Township
Butler County, Pennsylvania

DRAWN BY: JEC	CHECKED BY: MBS
CAD FILE: 11113-2 Lot 334-R.dwg	
HORZ. SCALE: 1" = 30'	VERT. SCALE: -
SHEET: 1 OF 1	
LOT 334-R	
PROJECT #: 11113-2	

X:\18-XXXX Jobs\18-11100 Jobs\18-11113\Production Drawings\11113-2 Lot 334-R.dwg, 24x36, 11/12/2018 10:20 AM, Jason Carroll



CURVE TABLE				
CURVE	RADIUS	ARC	CHD.BRG.	CHORD
C1	25.00'	39.27'	N45°25'00"W	35.36'
C2	25.00'	39.27'	S44°35'00"W	35.36'

Instr 201812170025456 Pages: 1 $45.00 Michele Mustello Butler County Recorder
12/17/2018 2:56PM T20180018977 FL

KNOW ALL MEN BY THESE PRESENTS, THAT BRENT C. BENOIT OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF CONNOQUENESSONG, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CONNOQUENESSING.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CONNOQUENESSING, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 23rd DAY OF November, 2018.

ATTEST:

NOTARY PUBLIC — BRENT C. BENOIT

MY COMMISSION EXPIRES THE 06th DAY OF MARCH, 2020

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED BRENT C. BENOIT AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF November 2018.

MY COMMISSION EXPIRES: 06 DAY OF MARCH 2020

NOTARY PUBLIC (SIGNATURE) (SEAL)

DARRIN J NICHTER
PRINTED NAME OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, BRENT C. BENOIT, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BRENT C. BENOIT , AS RECORDED AS INSTRUMENTS 201502090002644, 201507170015641, 201506160012735 & 201508120017729 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — BRENT C. BENOIT

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT–OF–WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 12th DAY OF November 2018

ATTEST:

SECRETARY — CHAIRMAN (SEAL)

REVIEWED/APPROVED BY THE CONNOQUENESSING TOWNSHIP COUNTY PLANNING COMMISSION THIS 13th DAY OF November, 2018.

SECRETARY — CHAIRMAN

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF SEPT., 2018.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 18119 (SEAL)

BUTLER COUNTY PLANNING COMMISSION

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

11-11-2018 — DATE

James A. Day — REGISTRATION NO. SU–039394–E

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 36

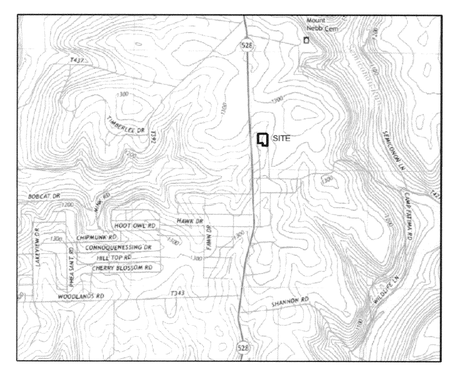
GIVEN UNDER OUR HAND AND SEAL THIS 17 DAY OF December 2018.

(SEAL) RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

NOTES :

1. THIS PLAN PROPOSES CONSOLIDATION OF SEVEN LOTS INTO A SINGLE TRACT. NO NEW LOTS ARE CREATED ALL PRIOR INTERIOR LOT LINES AND SETBACK LINES ARE HERBY VACATED/EXTINGUISHED AND SUPERCEDED BY GRAPHICS AND NOTES SHOWN ON THIS PLAN.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. ORIGINAL PLAN FOR CONNOQUENESSING WOODLANDS – PLAN 1, RECORDED AT RACK 45 – PAGE 5 DID NOT RESTRICT THE EXISTING LOTS WITH A FIXED FRONT SETBACK LINE. TYPICAL FOR NEIGHBORHOOD IS 40' FROM ROAD CENTERLINE.
4. ACCESS TO PROPERTY IS VIA EXISTING RECORDED PLAN PRIVATE ROAD NETWORK. OWNERSHIP AND MAINTENANCE OF ACCESS ROADS ARE IMPLIED TO BE THE RESPONSIBILITY OF ALL LAND OWNERS IN THE RECORDED PLAN. THE TOWNSHIP OF CONNOQUENESSING ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF SAID ROADS.



VICINITY MAP
SCALE: 1"=2000'
USGS–EVANS CITY, PA (2016)

SUBDIVISION OWNER:

BRENT C. BENOIT
138 PANTHER ROAD
EVANS CITY, PA 16033

RECORDED	
PLAN BOOK	PAGE
375	36

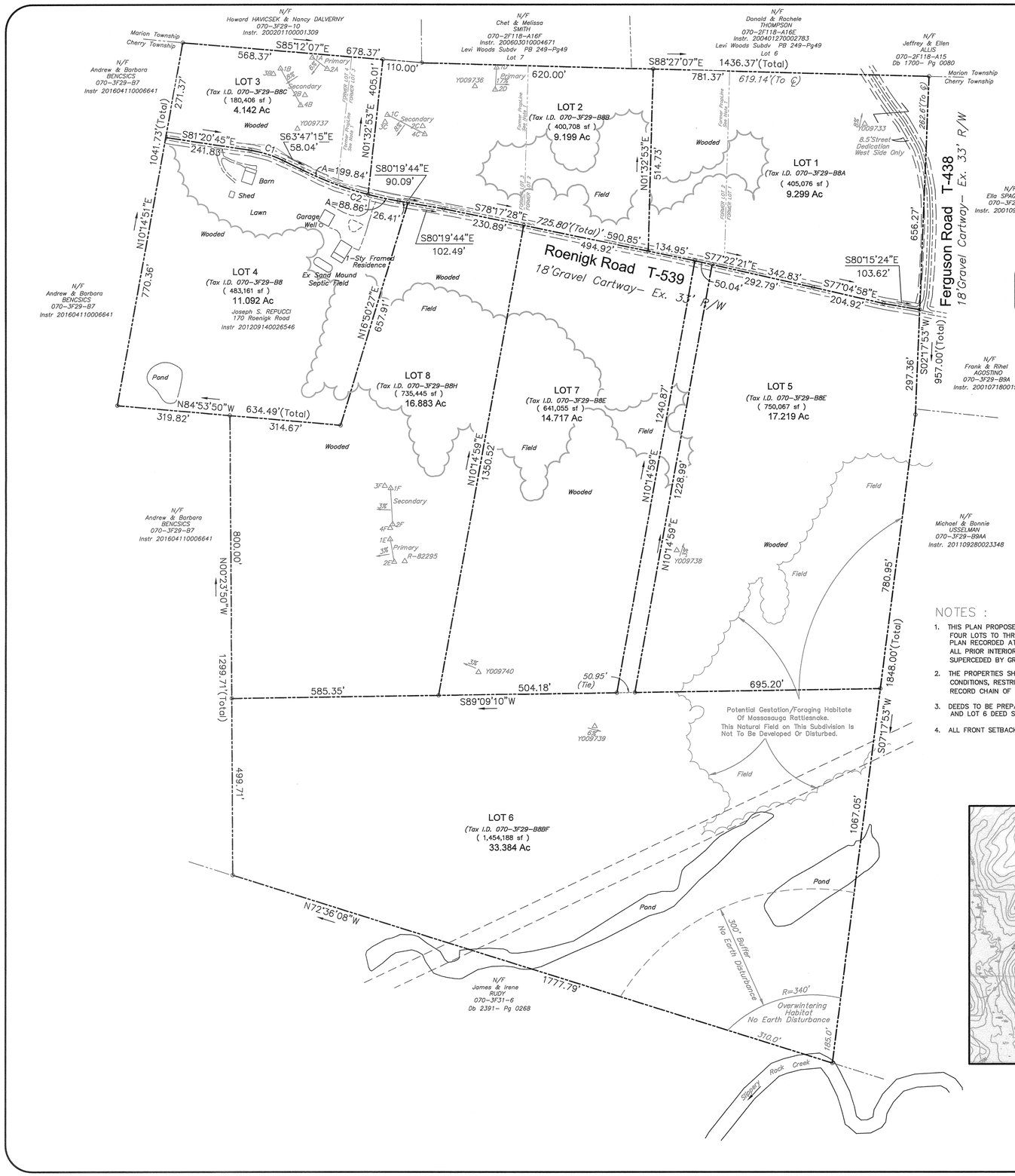
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU–039394–E

Situated at:
138 PANTHER ROAD
EVANS CITY, PA 16033
TOWNSHIP OF CONNOQUENESSING
BUTLER COUNTY, PA

BENOIT LOT CONSOLIDATION PLAN

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724–283–3287
email: jadmday@msn.com

DRAWING DATE: 10–09–2018
SCALE: 1" = 25'



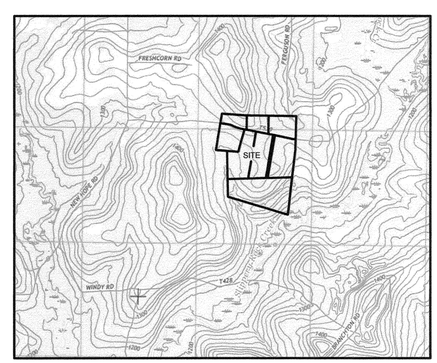
Curve	Radius	Arc	Chd Brgn	Chord
C1	325.00'	99.60'	S72°34'00"E	99.21'
C2	1000.00'	288.70'	S70°03'30"E	287.70'

AREA TABULATIONS

LOT 1	9.299 Ac
LOT 2	9.199 Ac
LOT 3	4.142 Ac
LOT 4	11.092 Ac
LOT 5	17.219 Ac
LOT 6	33.384 Ac
LOT 7	14.717 Ac
LOT 8	16.883 Ac
TOTAL	115.934 Ac

NOTES :

1. THIS PLAN PROPOSES LOT LINE REVISION TO THE LOTS NORTH OF ROENIGK ROAD TO REDUCE FROM FOUR LOTS TO THREE. THIS PLAN CORRECTS THE LOCATION OF ROENIGK ROAD FROM PREVIOUS PLAN PLAN RECORDED AT PB 364 – PG 12, AND CORRECTS VARIOUS MISCLOSED LOTS IN SAID PLAN. ALL PRIOR INTERIOR LOT LINES AND SETBACK LINES ARE HERBY VACATED/EXTINGUISHED AND SUPERCEDED BY GRAPHICS AND NOTES SHOWN ON THIS PLAN.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. DEEDS TO BE PREPARED FOR LOTS 5 & 6 MUST INDICATE THE POTENTIAL GESTATION NOTE & RESTRICTION AND LOT 6 DEED SHALL ALSO NOTE THE OVERWINTERING ZONE, 300' BUFFER AND RESTRICTION
4. ALL FRONT SETBACKS ARE TO BE 75' FROM CURRENT ROAD CENTERLINES..



VICINITY MAP
SCALE: 1"=2000'
USGS–WEST SUNBURY, PA (2016)

SUBDIVISION OWNER:
070–3F29–B8
JOSEPH S. REPUCCI
170 ROENIGK ROAD
BOYERS, PA 16020

RECORDED	
PLAN BOOK	PAGE
375	37

KNOW ALL MEN BY THESE PRESENTS, THAT JOSEPH S. REPUCCI OF THE TOWNSHIP OF CHERRY, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF CHERRY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF CHERRY.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF November, 2018.

ATTEST:

NOTARY PUBLIC — JOSEPH S. REPUCCI

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathy L. Dillaman, Notary Public
Marion Twp, Butler County
My commission expires November 16, 2020

MY COMMISSION EXPIRES THE 16th DAY OF November, 2020

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED JOSEPH S. REPUCCI AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24th DAY OF November 20__

MY COMMISSION EXPIRES: 16th DAY OF November 2020

NOTARY PUBLIC (SIGNATURE) (SEAL)

PRINTED NAME OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathy L. Dillaman, Notary Public
Marion Twp, Butler County
My commission expires November 16, 2020

I, JOSEPH S. REPUCCI, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOSEPH S. REPUCCI , AS RECORDED AS INSTRUMENT 201209140026546 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — JOSEPH S. REPUCCI

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF VENANGO DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT–OF–WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, BUTLER COUNTY, PENNSYLVANIA, ON THIS 7th DAY OF November, 2018

ATTEST:

SECRETARY — CHAIRMAN (SEAL)

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22ND DAY OF Nov, 2018.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 17152

(SEAL)

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

11-07-2018 — James A. Day

DATE — REGISTRATION NO. SU–039394–E

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 37

GIVEN UNDER OUR HAND AND SEAL THIS 19 DAY OF December 2018.

(SEAL) RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU–039394–E

Situated at:
170 ROENIGK ROAD
BOYERS , PA 16020
TOWNSHIP OF CHERRY
BUTLER COUNTY, PA

REPUCCI LOT LINE REVISIONS

JAMES A. DAY , P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
3124 Beech Road
Butler, PA 16001
Ph/Fax: 724–283–3267
email: jadaday@msn.com

DRAWING DATE: 10–20–2018
SCALE: 1" = 150'

Instr: 201812200029714 12/20/2018
Pages: 1 F:$45.00 11:16AM
Michele Mustello T20180019247
Butler County Recorder FL

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 7 DAY OF DECEMBER, 20 18.

x Craig A. Taylor — CRAIG A. TAYLOR
x Lisa R. Fox — LISA R. FOX

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF DECEMBER, 20 18.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

x Debra L. Jeffcoat — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF DECEMBER, 20 18.

x Virgil W. Cypher — VIRGIL W. CYPHER

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF DECEMBER, 20 18.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

x Debra L. Jeffcoat — NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

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

29 NOV '18
DATE

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

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

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 29 DAY OF NOVEMBER, 20 18.

x SECRETARY — x CHAIRPERSON, BOARD OF SUPERVISORS

SEAL — TOWNSHIP OF WINFIELD — BUTLER COUNTY — COMMONWEALTH OF PENNSYLVANIA

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 5th DAY OF December, 20 18.

x SECRETARY — x CHAIRPERSON, PLANNING COMMISSION

WINFIELD TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF Nov, 20 18

x SECRETARY — x CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 375 PAGE(S) 38

GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF December, 20 18

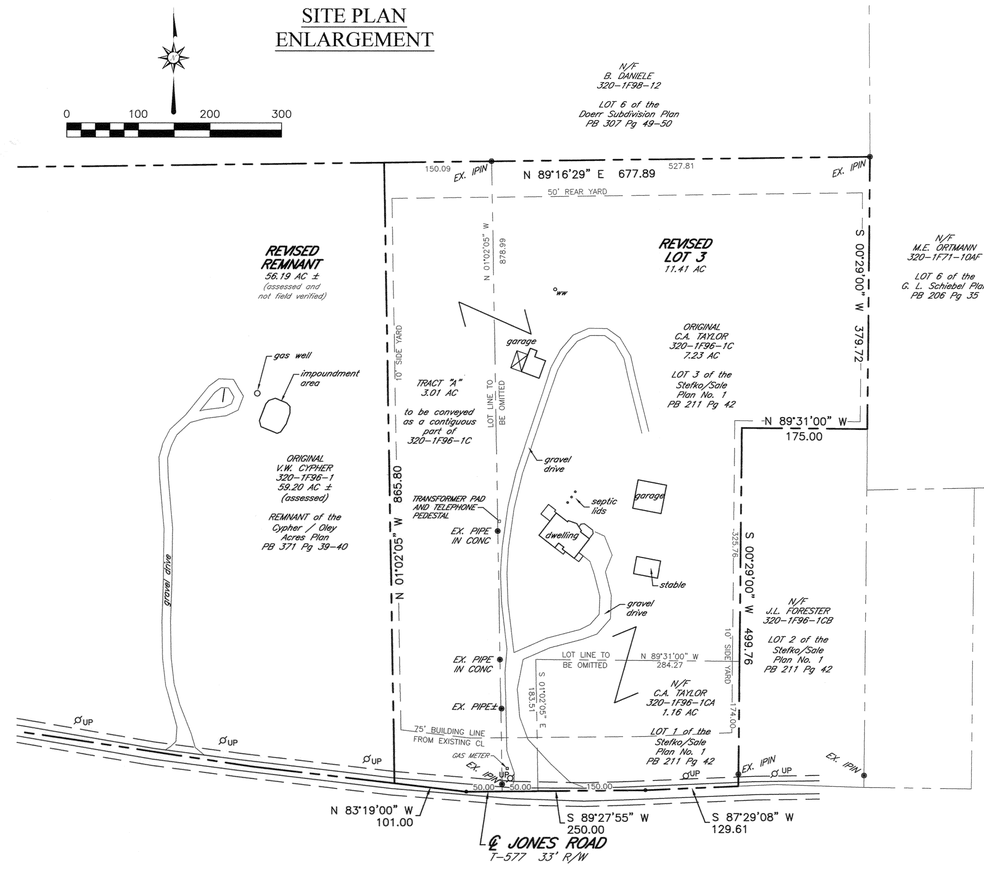
x RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA

AREA SUMMARY:	
EXISTING TOTALS	
320-1F96-1 (REMNANT)	59.20 AC ± (assessed)
320-1F96-1CA (LOT 1)	1.16 Ac
+320-1F96-1C (LOT 3)	7.24 AC
EXISTING TOTAL	67.60 AC
REVISED REMNANT	
ORIGINAL REMNANT	59.20 AC ±
- TRACT A	3.01 AC
REVISED 1F69-29 TOTAL	56.19 AC ±
REVISED LOT 3	
ORIGINAL LOT 3	7.24 AC
ORIGINAL LOT 1	1.16 AC
+TRACT A	3.01 AC
REVISED LOT 3 TOTAL	11.41 AC
REVISED TOTALS	
REVISED REMNANT	56.19 AC ±
+REVISED LOT 3	11.41 AC
REVISED TOTAL	67.60 AC

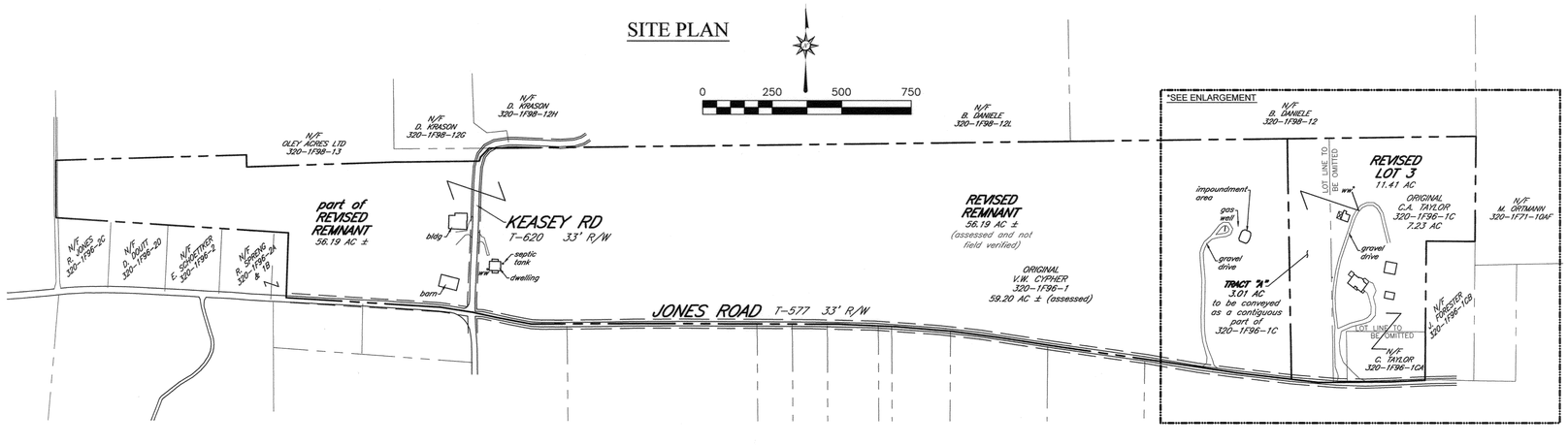
SITE PLAN ENLARGEMENT

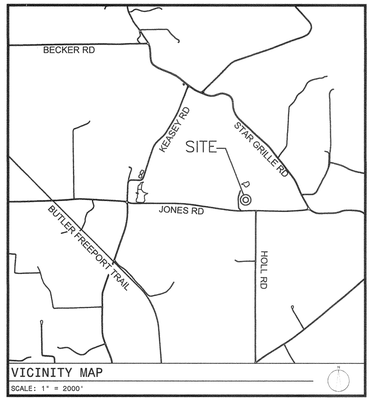


GENERAL NOTES:

1. OWNERS: 320-1F96-1C & 1CA - CRAIG A TAYLOR & LISA R. FOX
   320-1F96-1 - VIRGIL W. CYPHER
2. ZONING: RA - RESIDENTIAL AGRICULTURAL
3. SETBACKS: SEE TABLE
4. REFERENCES
   4.1. CURRENT DEEDS OF RECORD
   4.2. PREVIOUSLY RECORDED PLANS
   4.2.1. STEFKO/SALE PLAN NO. 1 PLAN BOOK 211 PG 42
   4.2.2. DOERR SUBDIVISION PLAN PLAN BOOK 307 PG 49-50
   4.2.3. CYPHER / OLEY ACRES LOT LINE REVISION PLAN BOOK 371 PGS 39-40

SITE PLAN





VICINITY MAP
SCALE: 1" = 2000'

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)

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

C. TAYLOR PLAN

Being a lot line revision of Butler County Tax Parcels 320-1F96-1 (Remnant) and 320-1F96-1C (Lot 3) and consolidation of 320-1F96-1CA (Lot 1)

RECORDED _____ 20___	
PLAN BOOK	PAGE
375	38
SHEET ____ of ____	

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

C. TAYLOR PLAN

BEING A

LOT LINE REVISION

FOR

CRAIG TAYLOR & LISA FOX AND VIRGIL CYPHER

SITUATE

WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/09/18	SDG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
18-235	320-1F96-1, 1C & 1CA	-

Instr:201901020000027 01/02/2019
Pages:1 F:$45.00 1:48PM
Michele Mustello T20190000052
Butler County Recorder FL

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 18 day of DECEMBER 2018.

Wayne M. Watson — Cecelia M. Watson

Philip W. Watson

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Wayne M. & Cecelia M. Watson and Philip W. Watson and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 18 day of DEC 2018.

Notary Public — Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jefficoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

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

6 Dec '18 — Date — Seal — P. L. S. # 30161-E

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

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.

Approved by the Supervisors of the Township of Winfield this 27th day of DECEMBER 2018.

Secretary — Seal — Chairman

Approved by the Winfield Township Planning Commission this 5th day of December 2018.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 10th day of Dec 2018.

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

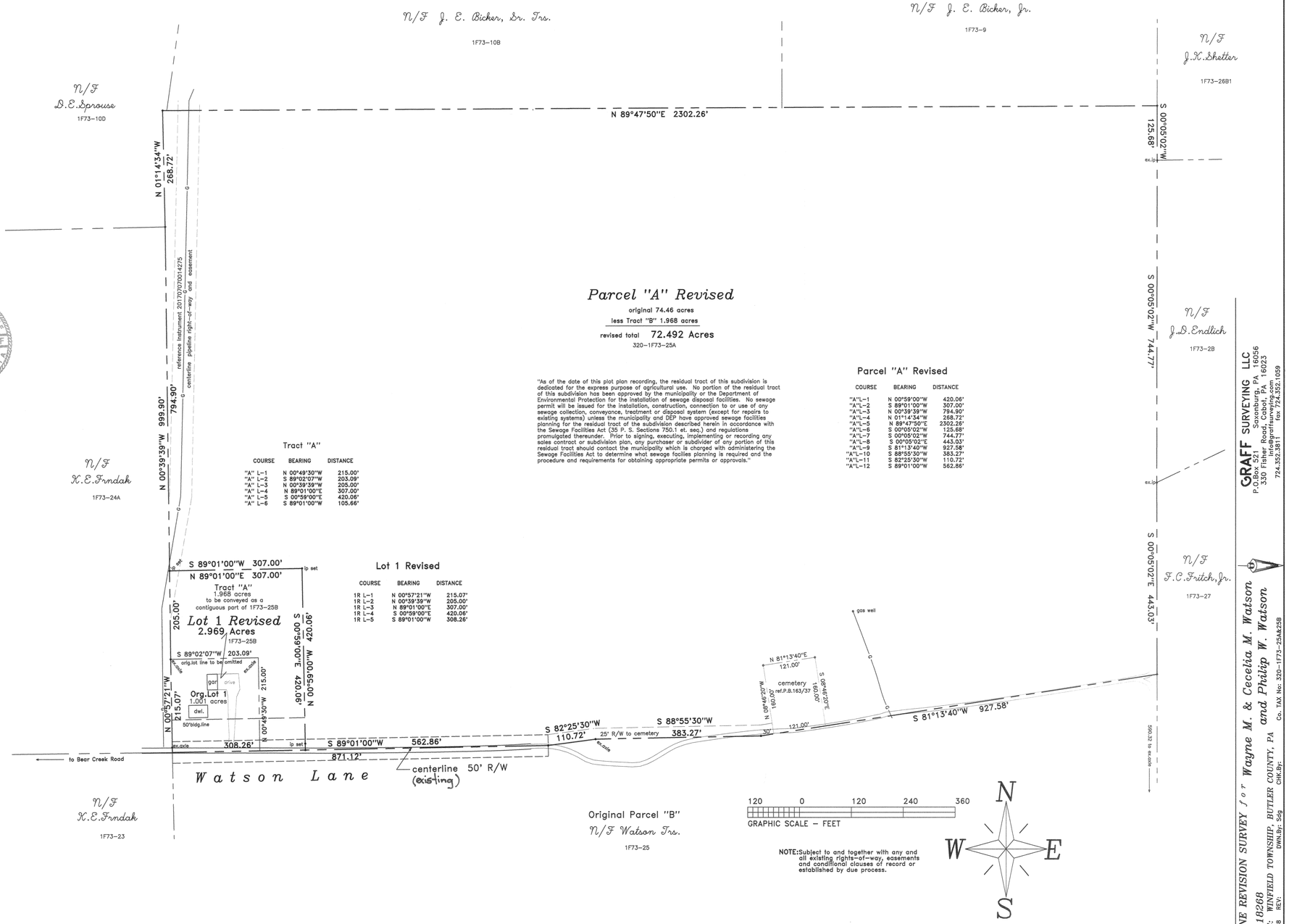
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 375 Page 39.

Given under my hand and seal this 2nd day of January 2019.

Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

Vicinity Map



Parcel "A" Revised

original 74.46 acres
less Tract "B" 1.968 acres
revised total 72.492 Acres
320-1F73-25A

"As of the date of this plot plan recording, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have approved sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P. S. Sections 750.1 et. sec.) 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 residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilies planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

Parcel "A" Revised

COURSE	BEARING	DISTANCE
"A"L-1	N 00°59'00"W	420.06'
"A"L-2	S 89°01'00"W	307.00'
"A"L-3	N 00°39'39"W	794.90'
"A"L-4	N 01°14'34"W	268.72'
"A"L-5	N 89°47'50"E	2302.26'
"A"L-6	S 00°05'02"W	125.68'
"A"L-7	S 00°05'02"W	744.77'
"A"L-8	S 00°05'02"E	443.03'
"A"L-9	S 81°13'40"W	927.58'
"A"L-10	S 88°55'30"W	383.27'
"A"L-11	S 82°25'30"W	110.72'
"A"L-12	S 89°01'00"W	562.86'

Tract "A"

COURSE	BEARING	DISTANCE
"A" L-1	N 00°49'30"W	215.00'
"A" L-2	S 89°02'07"W	203.09'
"A" L-3	N 00°39'39"W	205.00'
"A" L-4	N 89°01'00"E	307.00'
"A" L-5	S 00°59'00"E	420.06'
"A" L-6	S 89°01'00"W	105.66'

Lot 1 Revised

COURSE	BEARING	DISTANCE
1R L-1	N 00°57'21"W	215.07'
1R L-2	N 00°39'39"W	205.00'
1R L-3	N 89°01'00"E	307.00'
1R L-4	S 00°59'00"E	420.06'
1R L-5	S 89°01'00"W	308.26'

NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.

Watson Plan No. 2

being a Lot Line Revision of
Parcel "A" & Lot 1 of the
Watson Plan of Lots
Plan Book Volume 163/37

GRAFF SURVEYING LLC
P.O.Box 521
Saxonburg, PA 16056
330 Fisher Road, Cabot, PA 16023
www.graffsurveying.com
fax: 724.352.1059
724.352.3811

LOT LINE REVISION SURVEY for Wayne M. & Cecelia M. Watson and Philip W. Watson

PROJECT No: 18268
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA
DATE: 12/01/18 REV:
DWN.By: Sdg CHK.By:
Co. TAX No: 320-1F73-25A&25B

RECORDED ____ 20____	
PLAN BOOK	PAGE
375	39
SHEET ____ of ____	

THE RITENOUR FAMILY LIMITED PARTNERSHIP #1, OWNER OF THE LAND SHOWN ON THE RITENOUR CONSOLIDATION PLAN, HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS — SIGNATURE OF PARTNER — DATE 12-21-18

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Robert D. Ritenour, A PARTNER IN THE FIRM OF RITENOUR FAMILY LIMITED PARTNERSHIP #1, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF Dec, 2018

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 2022

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192674

WE RITENOUR FAMILY PARTNERSHIP #1, OWNER OF THE RITENOUR CONSOLIDATION PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RITENOUR FAMILY PARTNERSHIP #1 AS RECORDED IN INSTRUMENT NUMBERS 200206070019575 AND 201211080032362.

SIGNATURE AND TITLE OF OFFICER WITNESSING — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

WE, Farmer's Nat'l Bank MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, RITENOUR CONSOLIDATION PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

WITNESS — BANK REPRESENTATIVE SVP

I 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.

DATE December 20, 2018 — KEVIN P. HANNEGAN, P.L.S. REG. NO. SU-048536-E

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

SECRETARY — PRESIDENT

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER ON THIS 15TH DAY OF October, 2018

SECRETARY — PRESIDENT OF BOARD

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION ON THIS 2nd DAY OF October, 2018.

SECRETARY — CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 6TH DAY OF SEPT., 2018.

SEC — CHAIRPERSON

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 375, PAGE(S) 40.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF January, 2019.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

NOTES:

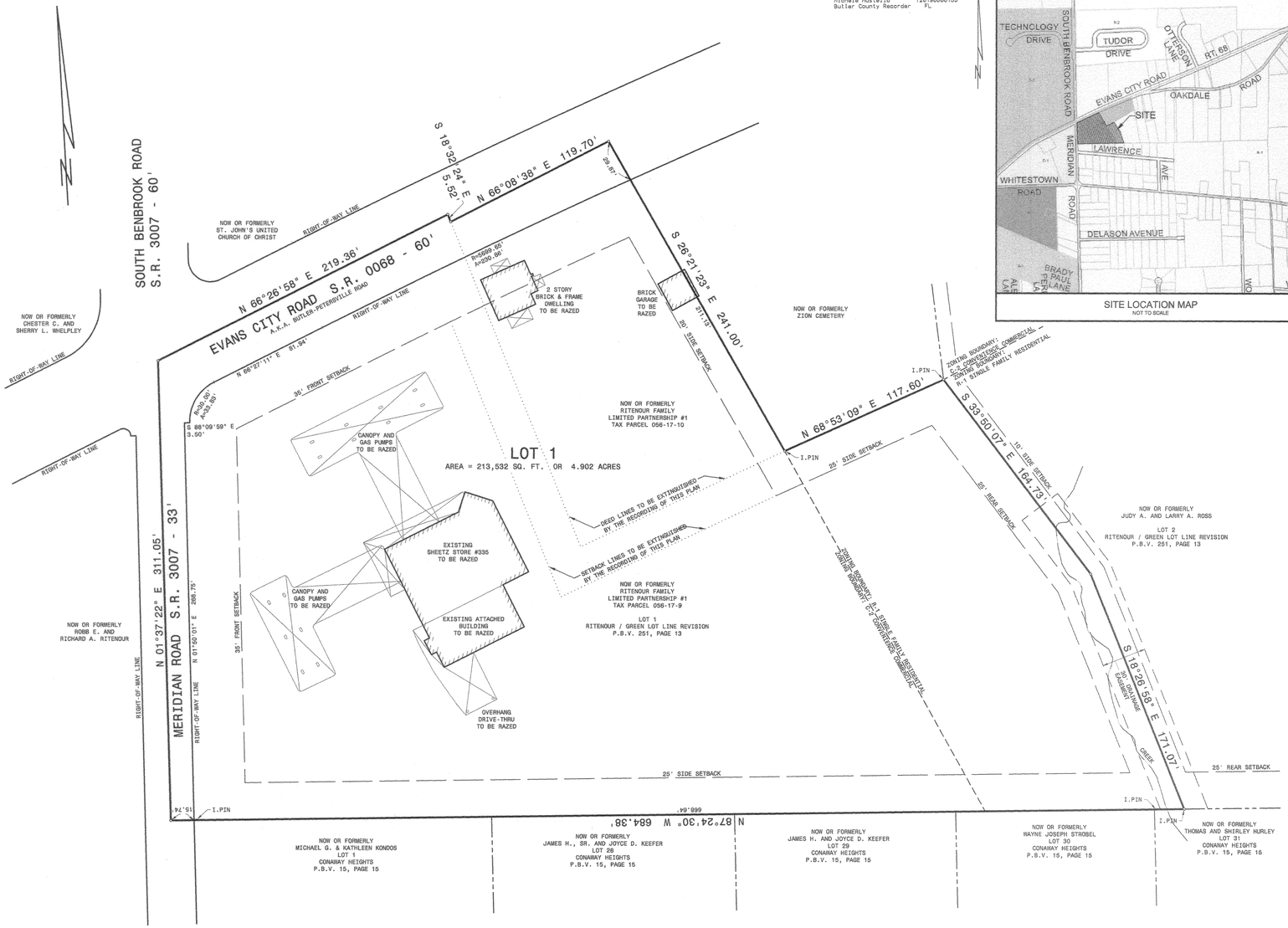
1. FOR NEW DRIVEWAY ACCESS POINTS TO A STATE HIGHWAY, A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
2. FOR THIS PROJECT AND THE CURRENT DRIVEWAY AND ACCESS POINT CONFIGURATIONS TO THE STATE HIGHWAY, A HIGHWAY OCCUPANCY PERMIT EXISTS HAVING PERMIT NUMBER 10011561.
3. WETLAND AREAS AS SHOWN ON THE RITENOUR / GREEN LOT LINE REVISION ARE NOT SHOWN ON THIS PLAN.

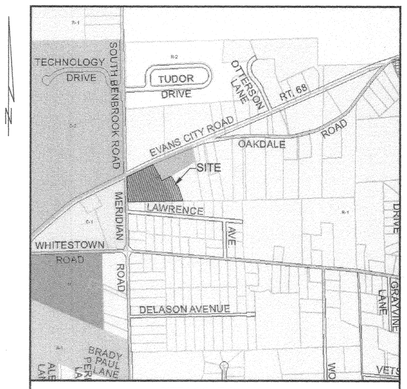
LEGEND:

I.PIN	- IRON PIN
P.B.VOL.	- PLAN BOOK VOLUME
SQ. FT.	- SQUARE FEET

PLAN BOOK	PAGE
375	40

SURVEYOR SEAL — BUTLER TOWNSHIP BOARD OF COMMISSIONERS — BUTLER TOWNSHIP PLANNING — BUTLER COUNTY PLANNING — RECORDER





SITE LOCATION MAP
NOT TO SCALE

ZONING HEARING BOARD APPROVALS:

1) §300-20.C Special Exceptions in the C-2 Zoning District
   a. §300-20.C(5) - the Ordinance establishes that a canopy is a special exception within the C-2 zoning district. Applicant hereby requests a special exception to construct a fueling canopy over proposed fueling island. The proposed canopy and this Application comply with the express criteria set forth in Section 300-23.B(12) and general criteria set forth in Section 300-23.A.

2) §300-28 Performance Standards
   a. §300-28.G - Glare - the Ordinance provides that the maximum illumination at a property line of a public right of way shall not exceed 0.2 footcandle. Applicant request a variance from this Section. In order to maintain adequate and safe access and use of the Property, the Applicant requests a variance permitting the illumination at the property line of a right of way at the proposed vehicle access drive on Evans City Road (S.R. 68) at a maximum of 2.1 footcandles and at the proposed vehicle access drive on Meridian Road at a maximum of 1.7 footcandles. The only locations in which footcandles exceed the restrictions set forth in the Ordinance are at points of ingress and egress to permit adequate and safe lighting for vehicular access.

3) §300-27 Signs
   a. §300-27.A - Wall Signs - the definition of a "Wall Sign" as set forth in the Ordinance provides that a wall sign may not project more than twelve (12) inches from the surface of structure to which it is attached. Applicant proposes to install walls signs on the building which will project up to a maximum of seventeen (17) inches from the surface of the wall.
   b. §300-27.E.7 - On Premises Directional Signs
      i. §300-27.E.7(a) - the Ordinance provides that any directional signs shall not exceed four square feet in size and the height of any sign shall not exceed three feet. To permit sufficient identification of and clearance for vehicles the Drive-Through Clearance Bar signage associated with the drive-through facility, and Order Point Menu Board will exceed the maximum size and height permitted for a directional sign. The Drive-Through Clearance Bar directional sign will be 38.66 square feet in size and positioned 15' 2" high to permit vehicle clearance. The Order Point Canopy will be 9 square feet in size and positioned 12' 6" high similarly to permit vehicle clearance. The Order Point Menu Board directional sign will be 17.46 square feet in size and 6' 2½" in height.
      ii. §300-27.E.7(b) - the Ordinance permits on-premise directional signs to be either nonilluminated or indirectly illuminated. Applicant proposes to internally illuminate the Drive-Through Clearance Bar, Order Point Canopy, and Order Point Menu Board directional signage to permit visibility and readability of the signage and to reduce any glare and/or light spillage from the signs if indirectly illuminated.

EXISTING PARCEL AREAS

PARCEL ID 056-17-9	181,167 SQ.FT.	OR	4.159 ACRES
PARCEL ID 056-17-10	32,365 SQ. FT.	OR	0.743 ACRES
TOTAL EXISTING	213,532 SQ. FT.	OR	4.902 ACRES

DEVELOPER:
SHEETZ, INC.
5700 SIXTH AVENUE
ALTOONA, PA 16602-1111
PHONE: 1-814-946-3611

OWNER:
RITENOUR FAMILY LIMITED PARTNERSHIP #1
107 CORKS LANE
BUTLER, PA 16001

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

TOTAL PLAN AREA = 213,532 SQ. FT. OR 4.902 ACRES

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

REVISIONS:

RITENOUR CONSOLIDATION PLAN

BEING A REVISION OF LOT 1 IN THE RITENOUR / GREEN LOT LINE REVISION PLAN AS RECORDED IN PLAN BOOK VOLUME 251, PAGE 13 AND OTHER LANDS RECORDED IN INSTRUMENT NUMBER 201211080032362

SITUATE IN
BUTLER TOWNSHIP
BUTLER COUNTY, PA

MADE FOR
SHEETZ, INC.

PM: J.A.B. DB: T.A.G. CB: K.P.H.

DATE: OCTOBER 25, 2018
SCALE: 1" = 40'

PROJECT No.: C-19905
DRAWING No.: 403,750

Instr: 201901040000123 01/04/2019 Pages: 1 F:$45.00 8:23AM Michele Mustello T2019000001B5 Butler County Recorder FL

15.02 | Path & Filename=C:\Projects\19\0001\19905 Sheetz Butler #335\0-0000 Survey\Dwg\01-Base\19905-VSD_Consolidation_Plan.dwg | Plot Date=12/20/2018 8:51 AM Thomas A. Gaus, GISP, P.L.S. Save Date=12/20/2018 8:07 AM

Instr:201901040000152 01/04/2019
Pages:1 F:$49.00 12:42PM
Michele Mustello T20190000189
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RENE L. FRANK & LISA THOMAS, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE _____ AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 6 DAY OF DECEMBER, 2018.

x René L. Frank — RENE L. FRANK
x Lisa Thomas — LISA THOMAS

ACKNOWLEDGMENT OF NOTARY PUBLIC

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF DECEMBER, 2018.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2019

x Debra L Jeffcoat — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

CERTIFICATION OF TITLE (MORTGAGE)

WE, RENE L. FRANK & LISA THOMAS, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE C.V. THOMAS PLAN IS IN THE NAME OF RENE L. FRANK & LISA THOMAS AND IS RECORDED IN INSTRUMENT NUMBER 201712150027387.

x Debra L Jeffcoat — WITNESS
x René L. Frank — RENE L. FRANK
x Lisa Thomas — LISA THOMAS

_____ (NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY CONTAINED IN THE C.V. THOMAS PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION

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

3 Dec '18 — DATE
x — STANLEY D. GRAFF, REG. NO. SU-030161-E

MUNICIPAL DECLARATIONS

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

x Theresa Greisle — SECRETARY
x — PRESIDENT, BOARD OF COMMISSIONERS — SEAL

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER THIS 17th DAY OF December, 2018.

x Theresa Greisle — SECRETARY
x — PRESIDENT, BOARD OF COMMISSIONERS — SEAL

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF November, 2018.

x Eric Cornell JEH — SECRETARY
x — CHAIRMAN, PLANNING COMMISSION — SEAL

BUTLER COUNTY REVIEW AND APPROVALS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18 DAY OF June, 2018.

x Chuck Dancy — SECRETARY
x Frank E. Uhl — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION — SEAL

#8129

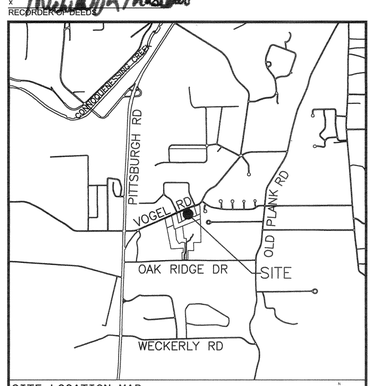
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 375 PAGE 41

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF January, 2019

x Michele M. Mustello — RECORDER OF DEEDS

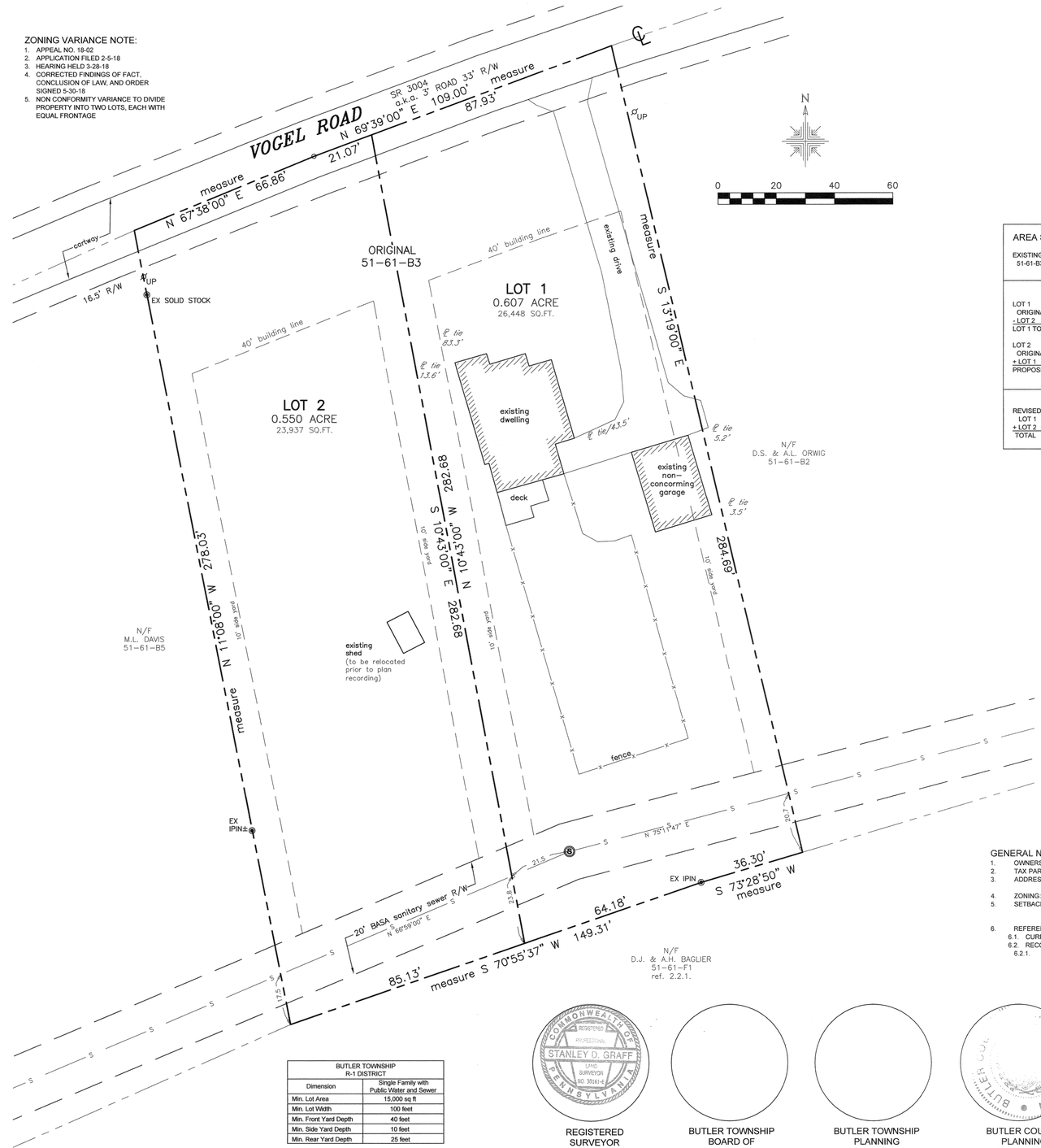
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



SITE LOCATION MAP
SCALE: 1" = 2000'

ZONING VARIANCE NOTE:

1. APPEAL NO. 18-02
2. APPLICATION FILED 2-5-18
3. HEARING HELD 3-28-18
4. CORRECTED FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER SIGNED 5-30-18
5. NON CONFORMITY VARIANCE TO DIVIDE PROPERTY INTO TWO LOTS, EACH WITH EQUAL FRONTAGE



AREA SUMMARY:	
EXISTING TOTAL	
51-61-B3	1.157 AC
LOT 1	
ORIGINAL 61-B3	1.157 AC
- LOT 2	0.550 AC
LOT 1 TOTAL	0.607 AC
LOT 2	
ORIGINAL 61-B3	1.157 AC
+ LOT 1	0.607 AC
PROPOSED LOT 2 TOTAL	0.550 AC
REVISED TOTALS	
LOT 1	0.607 AC
+ LOT 2	0.550 AC
TOTAL	1.157 AC

GENERAL NOTES:

1. OWNERS: RENE L. FRANK & LISA THOMAS
2. TAX PARCEL: 51-61-B3
3. ADDRESS: 265 VOGEL ROAD, BUTLER, PA 16002
4. ZONING: R-1 DISTRICT
5. SETBACKS: FRONT BUILDING LINE - 40', SIDE YARD - 10', REAR YARD - 25'
6. REFERENCES
   6.1. CURRENT DEEDS OF RECORD
   6.2. RECORDED PLANS
      6.2.1. CERMINARA/BAGLIER PLAN P.B. 331 PG. 20

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

HIGHWAY OCCUPANCY PERMIT

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, No. 428).

BUTLER TOWNSHIP R-1 DISTRICT	
Dimension	Single Family with Public Water and Sewer
Min. Lot Area	15,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet

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

REGISTERED SURVEYOR | BUTLER TOWNSHIP BOARD OF COMMISSIONERS | BUTLER TOWNSHIP PLANNING COMMISSION | BUTLER COUNTY PLANNING COMMISSION | BUTLER COUNTY RECORDER OF DEEDS

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/24/18	SDG	10/26/18	-

0 20 40
SCALE: 1" = 20'

DRAWN BY: MDH
DATE: 01/03/18
CHECKED BY: Sdg
DATE:
APPROVED:

DESIGNER
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: C. V. THOMAS PLAN : BEING A SUBDIVISION OF BUTLER COUNTY TAX PARCEL 051-61-B3

BUTLER TOWNSHIP–BUTLER COUNTY, PENNSYLVANIA

DWG.No. 17-147

RECORDED_____ 20____
PLAN BOOK 375 PAGE 41
SHEET _____ of _____

Know All Men by These Presents, that I Carol A. Baker of the Borough of Evans City County of Butler State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Subdivision of my property, situate in the Borough of Evans City, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public 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 Borough of Evans City, I Carol A. Baker hereby agree to and by these presents do release and forever discharge the Borough of Evans City, its successors or assigns from any liability for damages arising and to arise from to arise from the appropriation of said ground for public highways, and other public uses and physical grading thereof any grades that may be established. This dedication and release shall be binding upon Carol A. Baker my heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereto set my hand(s) and seal(s) this 8 day of JAN, A.D. 2019.

ATTEST: Carol Baker SEAL — Carol Baker (Owner or Owners)

Gary L Rask SEAL Notary Public — (Owner or Owners)

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Gary L. Rask, Notary Public Forward Twp., Butler County, My Commission Expires April 17, 2021 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My commission expires the 17 day of APRIL A.D., 2022.

Know All Men by These Presents, that I Carol A. Baker of the Borough of Evans City, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this Subdivision of land until such time as I, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Borough's specifications and requirements and the same is officially accepted by the Borough Council, Evans City Borough, and until such formal acceptance I for ourselves, our heirs, executors, administrators, and assigns do hereby release the Borough of Evans City from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Carol A. Baker our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS Day of 8, JAN, A.D. 2019.

Carol Baker SEAL (Owner or Owners)

(Owner or Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 day of JAN, A.D., 2019.

Gary L Rask SEAL (Notary Public)

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Gary L. Rask, Notary Public Forward Twp., Butler County My Commission Expires April 17, 2021 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

MY COMMISSION EXPIRES THE 17 DAY OF APRIL A. D., 2021

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 Carol A. Baker Who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 8 day of JAN, 2019.

Gary L Rask SEAL Notary Public

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Gary L. Rask, Notary Public Forward Twp., Butler County My Commission Expires April 17, 2021 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My commission Expires the 17 day of APRIL, 2021.

The foregoing adoption and dedication is made by Carol A. Baker with the full understanding and agreement that the approval of the Borough Council of the Borough of Evans City, 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 days of date of said approval.

The Borough Council of the Borough of Evans City, Butler County, Pennsylvania. hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this plat by the Borough of Evans City 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 Borough specifications and requirements and officially accepted by action of the Borough Council.

This plat of subdivision approval by resolution of the Borough Council of the Borough of Evans City, Butler County, Pennsylvania on this 7 day of January A.D. 2019.

ATTEST: (Secretary of Council) (President of Council)

This plat of subdivision has been approved by the Planning Commission of the Borough of Evans City, Butler County, Commonwealth of Pennsylvania on this _____ Day of JAN 4, A.D. 2019.

ATTEST: (Secretary) Paul P Foster (President)

APPROVED ~~Reviewed~~ with comments by the Butler County Planning Commission. Letter to Evans City Borough Council dated 1-9, A.D., 2019.

SEC. (~~Executive Director~~) CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 375 Page 42.

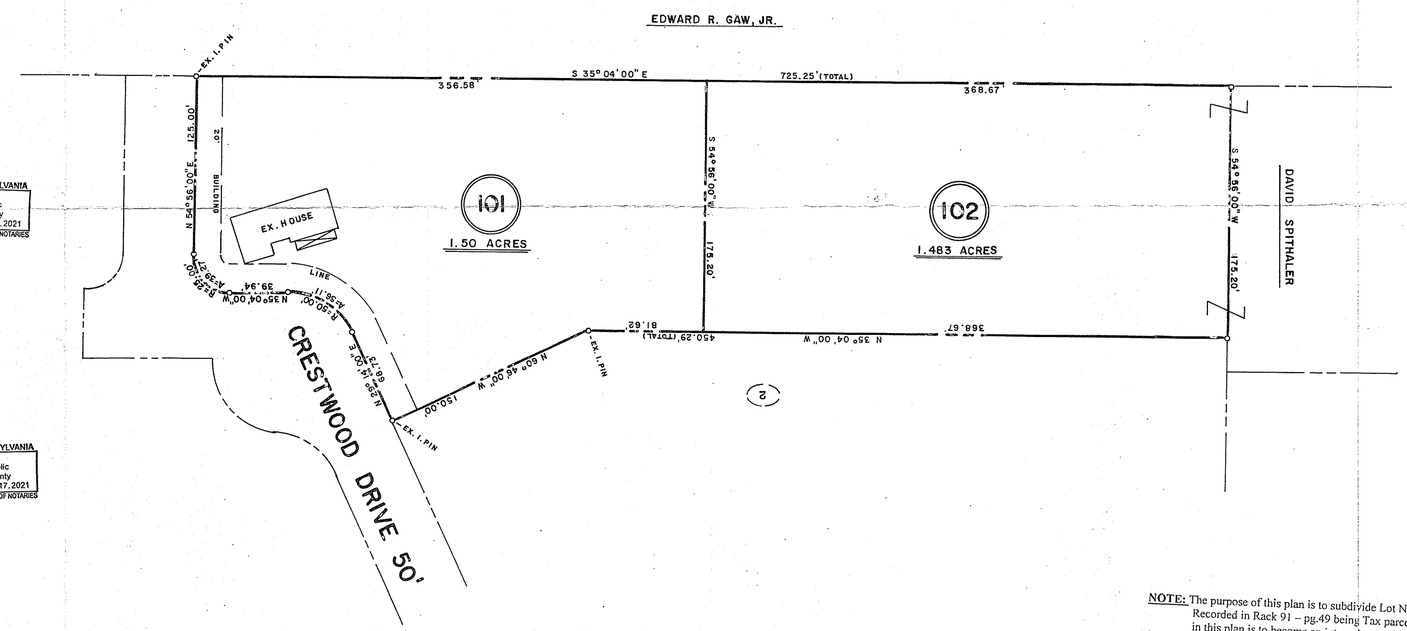
Given under my hand and seal this 9 day of January, A.D. 2019

MICHELE M. MUSTELLO RECORDER OF DEEDS My Commission Expires First Monday in January 2020 (Recorder of Deeds)

RECORDER OF DEEDS BUTLER COUNTY, PA.

I, William F. Hummel, 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 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

William F. Hummel
SU-1010-A (Surveyors's Registration No.)
DECEMBER 17, 2018. (Date)

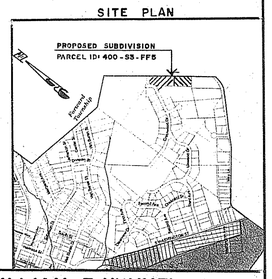


NOTE: The purpose of this plan is to subdivide Lot No. 5 in the Highview Plan Recorded in Rack 91 – pg.49 being Tax parcel 400 – S3 – FF5 also Lot No. 102 in this plan is to become an integral part of land owned by David and Edna Spithaler, Tax parcel 400 – S3 – FD and not to be used as a separate lot.

ZONING DISTRICT: R-1 Residential

PRELIMINARY

SITE PLAN



BOROUGH SEAL | COUNTY SEAL | SURVEYOR SEAL

WILLIAM F HUMMEL
REGISTERED PROFESSIONAL ENGINEER
BEAVER FALLS, PA

BAKER PLAN

SITUATE: EVANS CITY BOROUGH, BUTLER COUNTY, PA

FOR: CAROL BAKER

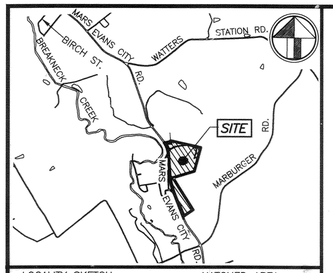
DATE: DECEMBER 14, 2018 SCALE: 1" = 50'

William F. Hummel F.B. B-50/6 1830

PLAN BOOK	PAGE
375	42

Instr:201901090000345 01/09/2019 10:24PM
Pages: 1 $45.00 T20190000380
Michele Mustello FL
Butler County Recorder

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH
1" = 2000'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO FORWARD TOWNSHIP BOARD OF SUPERVISORS DATED 12-18, 2018.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

FORWARD TOWNSHIP SEAL:

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 12th DAY OF December, 2018.

SECRETARY — CHAIRMAN

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 12th DAY OF December, 2018.

IF APPLICABLE

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 7 DAY OF January, 2019

SECRETARY — PRESIDENT

NOT APPLICABLE MORTGAGEE OF THE PROPERTY CONTAINED IN THE TOKARSKI HOLDINGS LLC – BARBISH LANDSCAPING, LLC LOT LINE REVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

X — X

WITNESS — (MORTGAGEE FOR TOKARSKI HOLDINGS LLC PRINT NAME AND TITLE WITH SIGNATURE)

KNOW ALL MEN BY THESE PRESENTS, THAT, BARBISH LANDSCAPING, LLC, DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN FORWARD TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES WAYS, RIGHTS–OF–WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS–OF–WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF 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, WE HEREUNTO SET OUR HAND AND SEAL THIS 7 DAY OF January, 2019.

ATTEST: BARBISH LANDSCAPING, LLC

NOTARY PUBLIC — KENNETH W. BARBISH, MANAGER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED KENNETH W. BARBISH, MANAGER OF THE BARBISH LANDSCAPING, LLC, WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID BARBISH LANDSCAPING, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID LIMITED LIABILITY COMPANY, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF January, 2019
MY COMMISSION EXPIRES THE 10 DAY OF June, 2019. SEAL:

SEAL — NOTARY PUBLIC

BARBISH LANDSCAPING, LLC, OWNER OF THE TOKARSKI HOLDINGS LLC – BARBISH LANDSCAPING, LLC LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BARBISH LANDSCAPING, LLC, AS RECORDED IN INSTR. NO. 201810220021319, RECORDER OF DEEDS OFFICE.

KENNETH W. BARBISH, MANAGER — WITNESS

NOT APPLICABLE MORTGAGEE OF THE PROPERTY CONTAINED IN THE TOKARSKI HOLDINGS LLC – BARBISH LANDSCAPING, LLC LOT LINE REVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

X — X

WITNESS — (MORTGAGEE FOR BARBISH LANDSCAPING, LLC PRINT NAME AND TITLE WITH SIGNATURE)

KNOW ALL MEN BY THESE PRESENTS, THAT, TOKARSKI HOLDINGS LLC, DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN FORWARD TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES WAYS, RIGHTS–OF–WAY AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS–OF–WAY.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF 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, WE HEREUNTO SET OUR HAND AND SEAL THIS 7 DAY OF Jan, 2019.

ATTEST: TOKARSKI HOLDINGS LLC

NOTARY PUBLIC — RONALD TOOK, MEMBER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

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

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF Jan, 2019
MY COMMISSION EXPIRES THE 7 DAY OF Nov, 2019. SEAL:

SEAL — NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Elizabeth J. Musher, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

TOKARSKI HOLDINGS LLC, OWNER OF THE TOKARSKI HOLDINGS LLC – BARBISH LANDSCAPING, LLC LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TOKARSKI HOLDINGS LLC, AS RECORDED IN INSTR. NO. 201107050015914, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

RONALD TOOK, MEMBER — WITNESS

COMMONWEALTH OF PENNSYLVANIA SS
COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 375, PAGE 43.

GIVEN UNDER MY HAND AND SEAL
THIS 9 DAY OF Jan, 2019. SEAL:

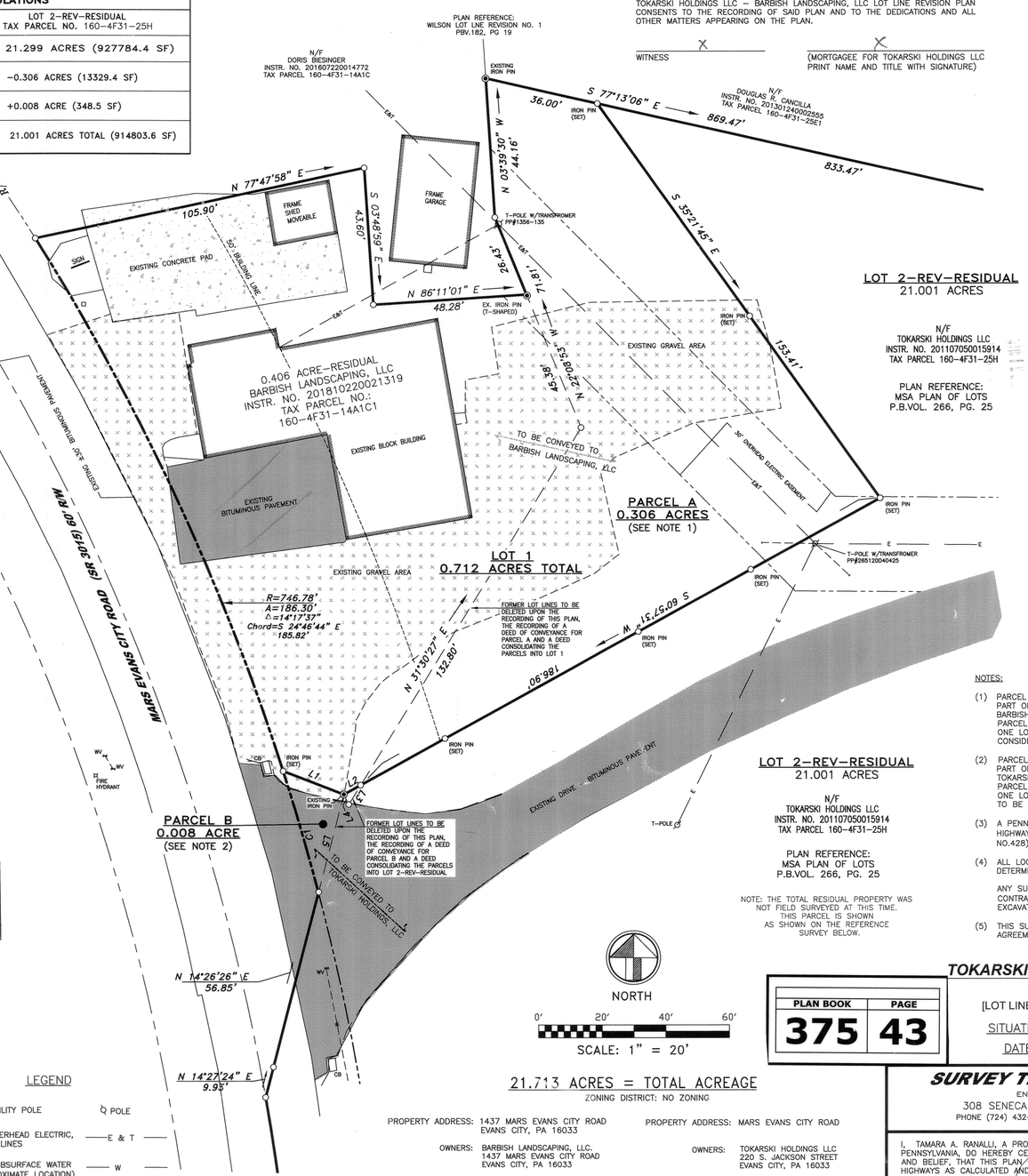
RECORDER

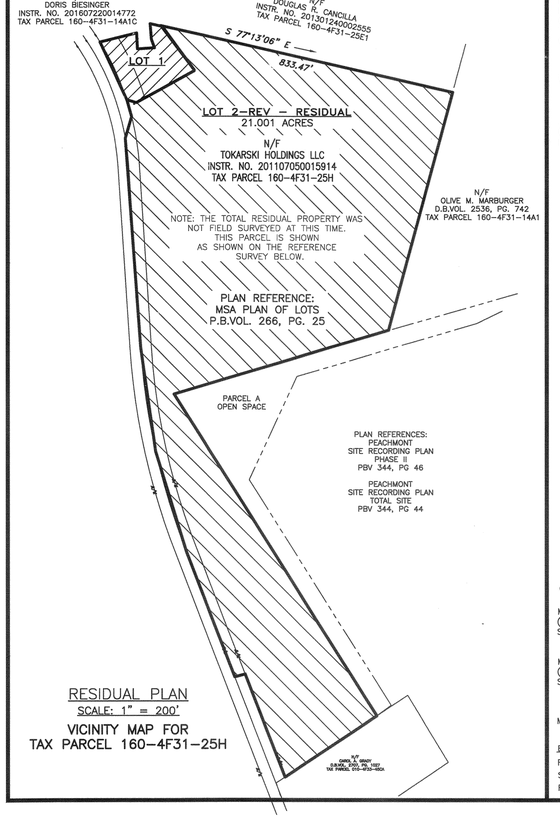
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS — BUTLER COUNTY, PA.

REVISED LOT CALCULATIONS

	LOT 1 TAX PARCEL NO. 160–4F31–14A1C1	LOT 2–REV–RESIDUAL TAX PARCEL NO. 160–4F31–25H
EXISTING AREA	0.414 ACRE TOTAL (18033.8 SF)	21.299 ACRES (927784.4 SF)
PARCEL A	+0.306 ACRES (13329.4 SF)	–0.306 ACRES (13329.4 SF)
PARCEL B	–0.008 ACRE (348.5 SF)	+0.008 ACRE (348.5 SF)
TOTAL REVISED LOT AREAS	0.712 ACRE TOTAL (31014.7 SF)	21.001 ACRES TOTAL (914803.6 SF)





RESIDUAL PLAN
SCALE: 1" = 200'
VICINITY MAP FOR
TAX PARCEL 160–4F31–25H

Instr: 201901090000371 01/09/2019
Pages:1 F:$45.00 11:34AM
Michele Mustello T20190000408
Butler County Recorder FL

PARCEL B PROPERTY DESCRIPTION

LINE	BEARING	DISTANCE
L1	S 68°45'54" E	20.46'
L2	N 60°57'31" E	6.10'
L3	S 31°30'27" W	7.19'
L4	N 28°20'47" W	3.54'
L5	S 14°26'26" W	32.03'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.00'	746.78'	3°04'08"	N 16°05'51" W	40.00'

FORWARD TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
CHAPTER 22 DATED: JUNE 20, 2006, AS AMENDED

MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	43,560 SQ. FT. (NOT SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM)
MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	30,000 SQ. FT. (SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM BUT NOT BOTH)
MINIMUM LOT WIDTH	100 FEET AT BUILDING LINE
BUILDING SETBACKS	
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	20 FEET

LEGEND

EXISTING UTILITY POLE	POLE
EXISTING OVERHEAD ELECTRIC, TELEPHONE LINES	E & T
EXISTING SUBSURFACE WATER LINE (APPROXIMATE LOCATION)	W
EXISTING SUBSURFACE GAS LINE (APPROXIMATE LOCATION)	G

NOTES:

(1) PARCEL A IS TO BE CONVEYED TO BARBISH LANDSCAPING, LLC AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160–4F31–14A1C1, THE ADJOINING LANDS AS PRESENTLY OWNED BY BARBISH LANDSCAPING, LLC AS RECORDED IN INSTRUMENT NO. 201810220021319. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160–4F31–14A1C1 AND BECOME ONE LOT KNOWN AS LOT 1, CONSISTING OF 0.712 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

(2) PARCEL B IS TO BE CONVEYED TO TOKARSKI HOLDINGS, LLC AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160–4F31–25H, THE ADJOINING LANDS AS PRESENTLY OWNED BY TOKARSKI HOLDINGS, LLC AS RECORDED IN INSTRUMENT NO. 201107050015914. PARCEL B IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160–4F31–25H AND BECOME ONE LOT KNOWN AS LOT 2–REV–RESIDUAL, CONSISTING OF 21.001 ACRES. SAID PARCEL B IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

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

(4) 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 DEPTH. CALL 1–800–242–1776.

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

21.713 ACRES = TOTAL ACREAGE
ZONING DISTRICT: NO ZONING

PROPERTY ADDRESS: 1437 MARS EVANS CITY ROAD, EVANS CITY, PA 16033
OWNERS: BARBISH LANDSCAPING, LLC. 1437 MARS EVANS CITY ROAD, EVANS CITY, PA 16033
DEED REFERENCE: INSTR. NO. 201810220021319, TAX PARCEL NO.: 160–4F31–14A1C1

PROPERTY ADDRESS: MARS EVANS CITY ROAD
OWNERS: TOKARSKI HOLDINGS LLC, 220 S. JACKSON STREET, EVANS CITY, PA 16033
DEED REFERENCE: INSTR. NO. 201107050015914, TAX PARCEL NO.: 160–4F31–25H

PLAN BOOK	PAGE
375	43

TOKARSKI HOLDINGS LLC - BARBISH LANDSCAPING, LLC
LOT LINE REVISION PLAN

[LOT LINE REVISION OF LOT 2 OF THE MSA PLAN OF LOTS (PBV 266, PG. 25)]

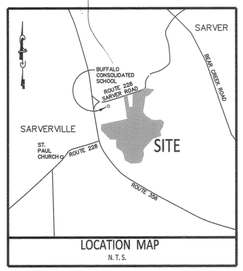
SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.
DATE: DECEMBER 13, 2018 SCALE: 1" = 20'

SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE – EVANS CITY, PA. 16033
PHONE (724) 432–3007 FAX: (724) 432–3012

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

REGISTRATION NO. SU–051843E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
DECEMBER 27, 2018: ADD TOTAL ACREAGE–MORTGAGE CLAUSE–REVISE ELECTRIC EASEMENT NOTE	DF/TR	T.R.	5516–2018–SUB SHEET 1 OF 1



LOCATION MAP
N.T.S.

LOT 126
ZONING CLASSIFICATION: R-2
P.R.D.

MINIMUM LOT AREA = 40,000 SQ. FT.
MINIMUM LOT WIDTH = 50'
MINIMUM LOT FRONTAGE = 50'
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 5' (TOTAL 15')
MINIMUM REAR YARD = 5'

LOT 220R2 AND LOT 221R2
ZONING CLASSIFICATION: R-2
GENERAL RESIDENTIAL

MINIMUM LOT AREA = 40,000 SQ. FT.
MINIMUM LOT WIDTH = 75'
MINIMUM LOT FRONTAGE = 75'
MINIMUM FRONT YARD = 20'
MINIMUM SIDE YARD = 10'
MINIMUM REAR YARD = 20'

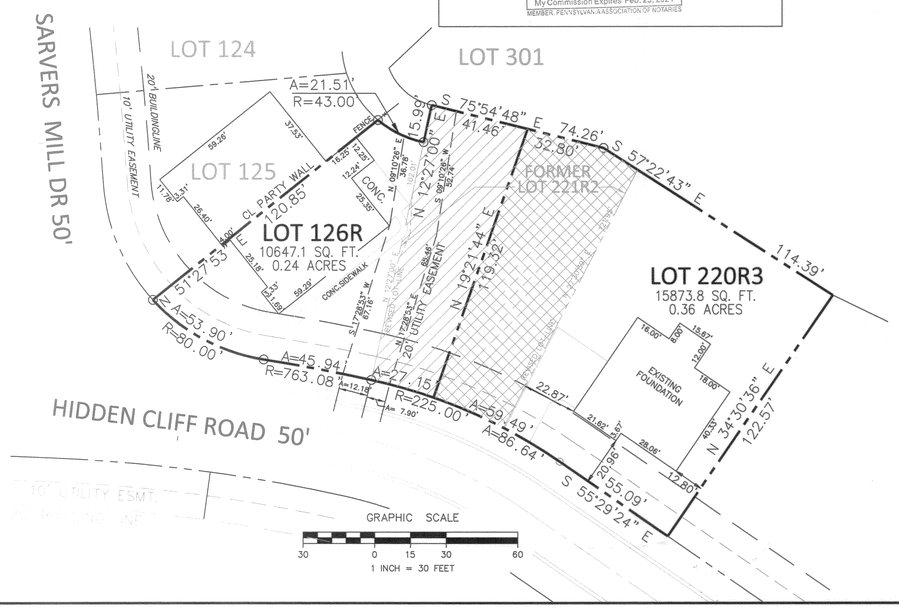
LOT TABULATION

	EXIST. AREA		PROPOSED AREA
LOT 126	6593.2 sq. ft. 0.15 AC.	LOT 126R	10647.1 sq. ft. 0.245 AC.
LOT 221R2	9008.7 sq. ft. 0.21 AC.	CONSOLIDATED	
LOT 220 R	10919.0 sq. ft. 0.25 AC.	LOT 220 R3	15873.8 sq. ft. 0.365 AC.
TOTAL	26520.9 sq. ft. 0.61 AC.		

LEGEND:

4053.9 SQ. FT. 0.095 ACRES — PORTION OF PROPERTY BEING CONVEYED FROM LOT 221R2 TO LOT 126R

4954.8 SQ. FT. 0.115 ACRES — PORTION OF PROPERTY BEING CONVEYED FROM LOT 221R2 TO LOT 220R3



DEDICATION
ON THIS 9th DAY OF JANUARY, 2019. WE, GEORGE R. STOVER AND ANGELA M. STOVER OWNERS OF LOTS 220R2 AND 221R2 ON THE SARVERS MILL LOT-LINE REVISION AND CONSOLIDATION LOTS 126R & 220R2 ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO BUFFALO TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON GEORGE R. STOVER AND ANGELA M. STOVER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

WITNESS — GEORGE R. STOVER
WITNESS — ANGELA M. STOVER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, AND COUNTY OF ALLEGHENY PERSONALLY APPEARED GEORGE R. STOVER AND ANGELA M. STOVER WHO ACKNOWLEDGED THE FOREGOING DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF JANUARY, 2019.

MY COMMISSION EXPIRES THE 30th DAY OF DECEMBER, 2021.

Commonwealth of Pennsylvania - Notary Seal
Janet M. Bochek, Notary Public
Allegheny County
My commission expires December 30, 2021
Commission number 1013421
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

WE, HEREBY CERTIFY THAT THE TITLE OF LOT 220R2 AND LOT 221R2 OF THE PROPERTY CONTAINED IN THE SARVERS MILL LOT-LINE REVISION AND CONSOLIDATION PLAN LOTS 126R, 221R2, AND LOT 220R2 IS IN THE NAMES OF GEORGE R. STOVER AND ANGELA M. STOVER, BEING RECORDED LOT 220R2 IN INSTRUMENT NUMBER 201606230012354, JUNE 23, 2016 AND LOT 221R2 IN INSTRUMENT NUMBER 201606230012354, JUNE 23, 2016. WE HEREBY FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THE PROPERTY OWNED BY GEORGE R. STOVER AND ANGELA M. STOVER.

WITNESS — GEORGE R. STOVER
WITNESS — ANGELA M. STOVER

DEDICATION
ON THIS 7 DAY OF JAN, 2019. I, DEBRA NEYMAN AKA DEBRA ANN REZAK, OWNER OF LOT 126 ON THE VILLAGE AT SARVERS MILL PLAN OF LOTS ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO BUFFALO TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON DEBRA NEYMAN AKA DEBRA ANN REZAK, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

WITNESS — DEBRA NEYMAN AKA DEBRA ANN REZAK

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, AND COUNTY OF Allegheny PERSONALLY APPEARED DEBRA NEYMAN AKA DEBRA ANN REZAK WHO ACKNOWLEDGED THE FOREGOING DEDICATION. TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF JAN, 2019.

MY COMMISSION EXPIRES THE 23 DAY OF FEB, 2021.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Marilyn Zembrzuski, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Feb. 23, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY PUBLIC

Instr:201901100000566 01/10/2019
Pages:1 F:$45.00 2:08PM
Michele Mustello T20190000526
Butler County Recorder PL

I, HEREBY CERTIFY THAT THE TITLE OF LOT 126 OF THE PROPERTY CONTAINED IN THE SARVERS MILL LOT-LINE REVISION AND CONSOLIDATION PLAN LOTS 126R, 221R2, AND LOT 220R2 IS IN THE NAMES OF DEBRA NEYMAN AKA DEBRA ANN REZAK BEING RECORDED IN INSTRUMENT NUMBER 201101050000411, JANUARY 1, 2011.

WITNESS — DEBRA NEYMAN AKA DEBRA ANN REZAK

_____, MORTGAGEE OF LOT 126R CONTAINED IN THE SARVERS MILL LOT-LINE REVISION LOTS AND CONSOLIDATION PLAN LOTS 126, 220R2, AND 221R2 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATION AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS — MORTGAGEE OFFICER (TITLE)

I 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.

DATE: December 20, 2018 — SURVEYOR

SU-051042-E
REGISTRATION NUMBER

I CERTIFY THAT THIS MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF BUFFALO, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE TOWNSHIP.

DATE: NOVEMBER 14, 2018 — ENGINEER

28838-E
REGISTRATION NUMBER

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO GIVES NOTICE THAT, IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF BUFFALO 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.

DATE: NOVEMBER 14, 2018 — CHAIRPERSON

THE TOWNSHIP OF BUFFALO 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.

SECRETARY — AUTHORIZED MUNICIPAL OFFICIAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO, THIS 7TH DAY OF NOVEMBER, 2018.

SECRETARY — CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, BY RESOLUTION, THIS 14TH DAY OF NOVEMBER, 2018.
SIGNED AND NOTED AS APPROVED THIS 14TH DAY OF NOVEMBER, 2018.

SECRETARY — CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10TH DAY OF JAN., 19.

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME - 375, PAGES - 44.

RECORDER

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF January, 2019.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, ROBERT R. BEDNAR, LAND SURVEYOR, SU-051042-E

BUFFALO TOWNSHIP SUPERVISORS — BUFFALO TOWNSHIP SEAL, BUTLER COUNTY, PA

BUFFALO TOWNSHIP PLANNING COMMISSION

BUFFALO TOWNSHIP ENGINEER

BUTLER COUNTY, PA PLANNING COMMISSION — BUTLER COUNTY, PA

BUTLER COUNTY, PA RECORDER OF DEEDS — RECORDER OF DEEDS, BUTLER COUNTY, PA

Sheet No. 1 of 1
Drawing No. MG-SM 126R

Revisions
11/08/2018 ADDRESS TOWNSHIP ENGINEERS COMMENTS FROM LETTER DATED NOVEMBER 7, 2018.
12/19/2018 REMOVE JOHN NEYMAN NAME FROM PLAN PER DEBRA NEYMAN

DATE: 04/02/2017
SCALE: 1" = 30'

SARVERS MILL LOT-LINE REVISION AND CONSOLIDATION PLAN LOT 126, LOT 220R2, AND LOT 221R2

prepared for
GEORGE STOVER & DEBRA NEYMAN

situate
BUFFALO TOWNSHIP, BUTLER CO., PENNSYLVANIA

The Meritage Group L.P.
772 Pine Valley Drive
Pittsburgh, PA. 15239
PH: 724-327-5755
Fax: 724-733-0189

THE MERITAGE GROUP L.P.

Instr:201901110000639 01/11/2019
Pages:1 F:$45.00 10:39AM
Michele Mustello T201900000587
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS; THAT J.M. BEATTY FURNITURE, INC., A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF , DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WASHINGTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WASHINGTON, J.M. BEATTY FURNITURE, INC., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON J.M. BEATTY FURNITURE, 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 SAME TO BE ATTESTED BY ITS SECRETARY THIS 17 DAY OF December 2018.

ATTEST:

SECRETARY PRESIDENT

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, Chad Z. Beatty, _____ OF J.M. BEATTY FURNITURE, INC., AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 17 DAY OF Dec. 2018.
MY COMMISSION EXPIRES THE 13 DAY OF Sept. 2019.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Jenny L. McGinnis, Notary Public
Eau Claire Boro, Butler County
My Commission Expires Sept. 13, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WASHINGTON 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 BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON, THIS 7th DAY OF January, 2019.

SECRETARY CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

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.

10/31/18
DATE REG. NO. SU075509

BUTLER COUNTY PLANNING COMMISSION

~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF OCT. 2018.

SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

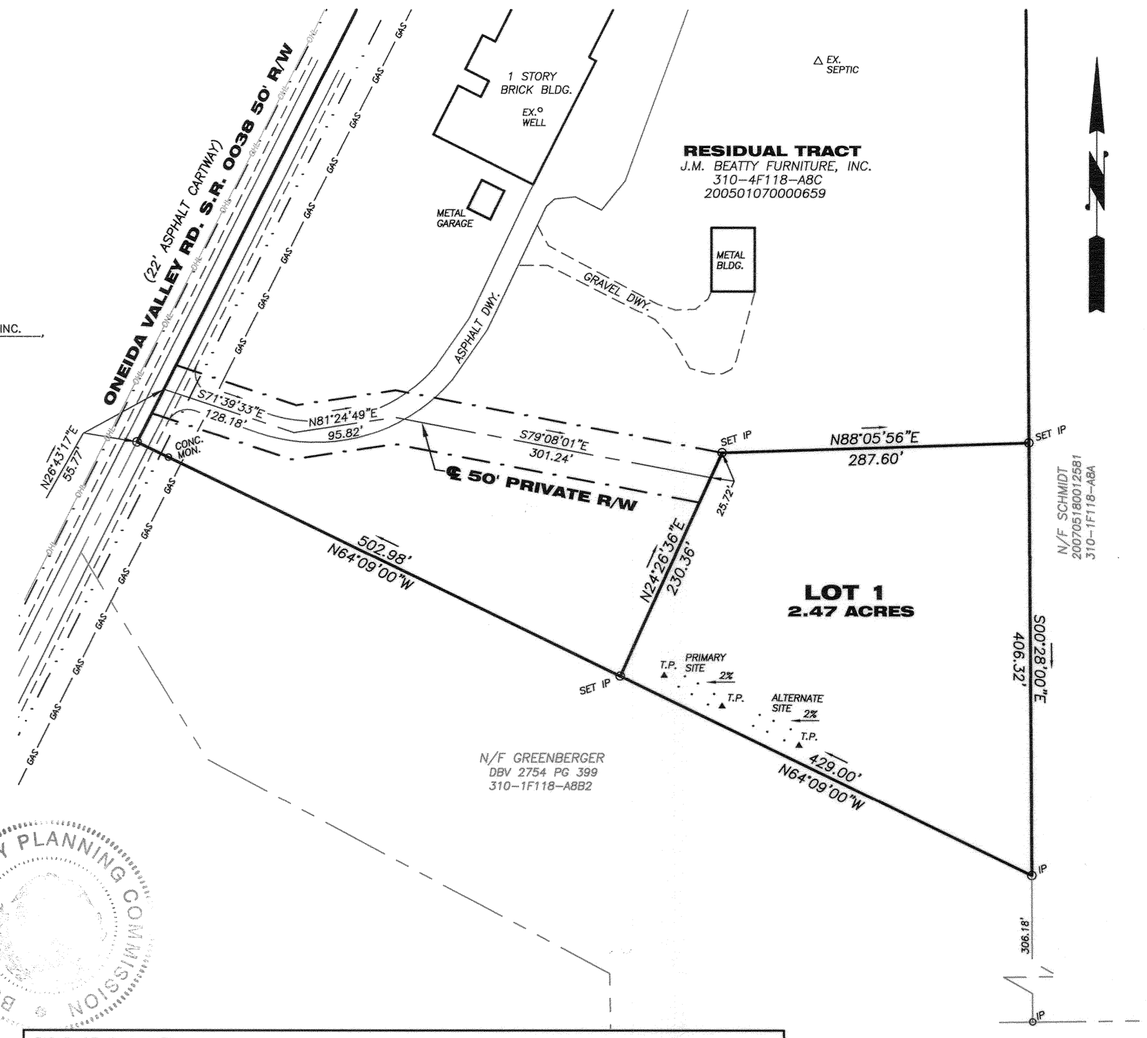
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 375 PAGE 45.

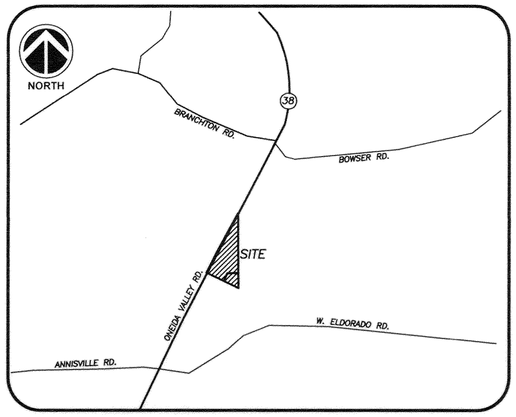
GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF January 2019.

RECORDER

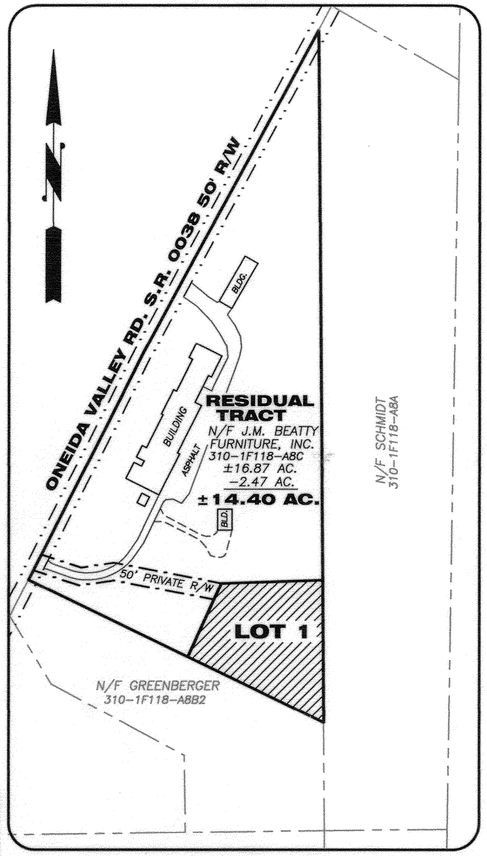
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA





VICINITY MAP
NOT TO SCALE



RESIDUAL MAP
1"= 300'

RIGHT-OF-WAY NOTE:

THE 50' PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDSTRIAN, ENTRY, EGRESS AND REGRESS TO/FROM LOT 1.

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

THE PRIVATE RIGHT-OF-WAY IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY WASHINGTON TWP.

THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS SHALL BE THE FULL AND SOLE RESPONSIBILITY OF THE OWNERS OF LOT 1 AND THE GRANTORS, THEIR HEIRS AND ASSIGNS.

PLAN BOOK	PAGE
375	45

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

OWNER:
J.M. BEATTY FURNITURE, INC.
106 S. WASHINGTON ST.
EAU CLAIRE, PA 16030
724-894-2505

TOTAL PLAN AREA ±16.87 ACRES
LOT 1 2.47 ACRES

PARCEL ID: 310-1F118-A8C
DEED REF: 200501070000659

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JEFFREY A. SHUTY
LAND SURVEYOR
No. SU075509

NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 100'
Date Sept. 17, 2018
Job No. 3066

Beatty Subdivision
Situate in Washington Township
Butler County, Pa.
Prepared For Chad Beatty

Sheet No. 1 of 1

NOTE:
The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"

Know All Men by These Presents, that I Carol A. Baker of the Borough of Evans City County of Butler State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Subdivision of my property, situate in the Borough of Evans City, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public 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 Borough of Evans City, I Carol A. Baker hereby agree to and by these presents do release and forever discharge the Borough of Evans City, its successors or assigns from any liability for damages arising and to arise from to arise from the appropriation of said ground for public highways, and other public uses and physical grading thereof any grades that may be established. This dedication and release shall be binding upon Carol A. Baker my heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereto set my hand(s) and seal(s) this 12 day of January, A.D. 2019.

ATTEST:
Carol Baker SEAL — Carol Baker (Owner or Owners)
Brandea A. Bailey SEAL Notary Public — Brandea A. Bailey (Owner or Owners)

My commission expires the 14th day of July A.D., 2022.

Commonwealth of Pennsylvania - Notary Seal
Brandea A. Bailey, Notary Public
Butler County
My commission expires July 14, 2022
Commission number 1284671
Member, Pennsylvania Association of Notaries

Know All Men by These Presents, that I Carol A. Baker of the Borough of Evans City, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this Subdivision of land until such time as I, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Borough's specifications and requirements and the same is officially accepted by the Borough Council, Evans City Borough, and until such formal acceptance I for ourselves, our heirs, executors, administrators, and assigns do hereby release the Borough of Evans City from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Carol A. Baker our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 12th Day of January, A.D. 2019.

Carol Baker SEAL
(Owner or Owners)
Carol Baker
(Owner or Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th day of January A.D., 2019.

Commonwealth of Pennsylvania - Notary Seal
Brandea A. Bailey, Notary Public
Butler County
My commission expires July 14, 2022
Commission number 1284671
Member, Pennsylvania Association of Notaries

Brandea A. Bailey SEAL
(Notary Public)

MY COMMISSION EXPIRES THE 14th DAY OF July A. D., 2022.

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 Carol A. Baker Who acknowledged the foregoing release and dedication and plan of subdivision to be her act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 12th day of January, 2019.

Brandea A. Bailey SEAL
Notary Public

My commission Expires the 14th day of July, 2022.

Commonwealth of Pennsylvania - Notary Seal
Brandea A. Bailey, Notary Public
Butler County
My commission expires July 14, 2022
Commission number 1284671
Member, Pennsylvania Association of Notaries

The foregoing adoption and dedication is made by Carol A. Baker with the full understanding and agreement that the approval of the Borough Council of the Borough of Evans City, 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 days of date of said approval.

The Borough Council of the Borough of Evans City, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this plat by the Borough of Evans City 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 Borough specifications and requirements and officially accepted by action of the Borough Council.

This plat of subdivision approval by resolution of the Borough Council of the Borough of Evans City, Butler County, Pennsylvania on this 11 day of January A.D. 2019.

ATTEST:
Denise A. Powell (Secretary of Council) — Andrew L. Drew (President of Council)

This plat of subdivision has been approved by the Planning Commission of the Borough of Evans City, Butler County, Commonwealth of Pennsylvania on this 11 Day of January, A.D. 2019.

ATTEST:
(Secretary) — Paul F. Fiorito (President)

APPROVED ~~Reviewed~~ with comments by the Butler County Planning Commission. Letter to Evans City Borough Council dated JAN 9TH, A.D., 2019.

SEC — FULGRM (Executive Director) CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA}
}
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 375 Page 46.

Given under my hand and seal this 14th day of Jan A.D. 2019

Instr: 201901140000695 01/14/2019
Pages: 1 F:$45.00 9:43AM
Michele Mustello T20190000830
Butler County Recorder NO

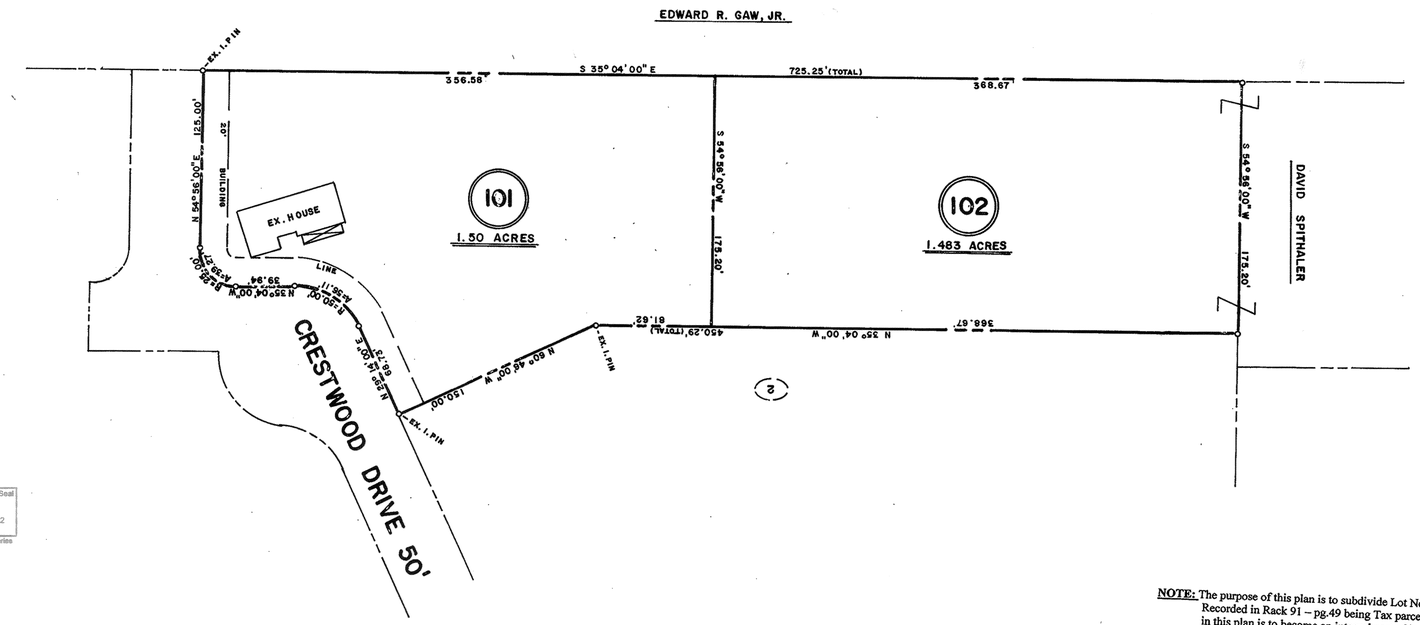
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

RECORDER OF DEEDS BUTLER COUNTY, PA.

I, William F. Hummel, 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 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

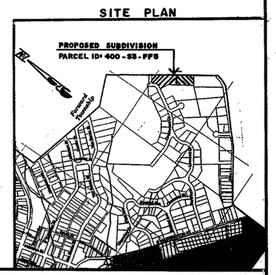
William F. Hummel SEAL
SU-1010A
(Surveyors's Registration No.)
JAN. 10, 2019
(Date)



NOTE: The purpose of this plan is to subdivide Lot No. 5 in the Highview Plan Recorded in Rack 91 – pg.49 being Tax parcel 400 – S3 – FF5 also Lot No. 102 in this plan is to become an integral part of land owned by David and Edna Spithaler, Tax parcel 400 – S3 – FD and not to be used as a separate lot.

ZONING DISTRICT: R-1 Residential

SITE PLAN



PLAN BOOK	PAGE
375	46

BOROUGH SEAL

COUNTY SEAL
BUTLER COUNTY PLANNING COMMISSION

SURVEYOR SEAL

ENGIN.
A

ER COUNT., PA

F.B. B-50/6 SC. 1" = 50' 1830

WILLIAM F. HUMMEL
REGISTERED PROFESSIONAL ENGINEER
BEAVER FALLS, PA

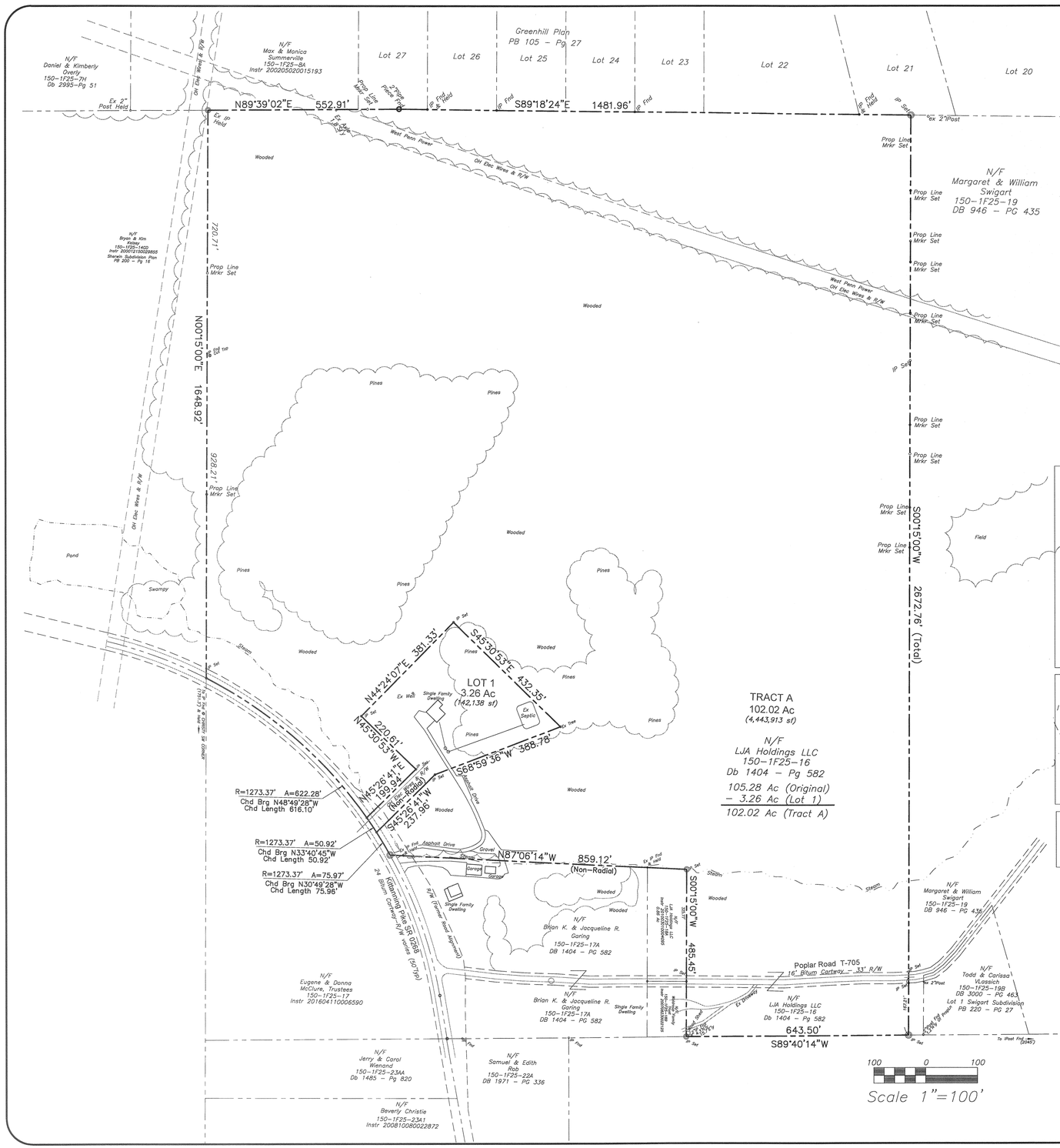
BAKER PLAN

SITUATE: EVANS CITY BOROUGH, BUTLER COUNTY, PA

FOR: CAROL BAKER

DATE: DECEMBER 14, 2018 SCALE: 1" = 50'

William F. Hummel F.B. B-50/6 1830



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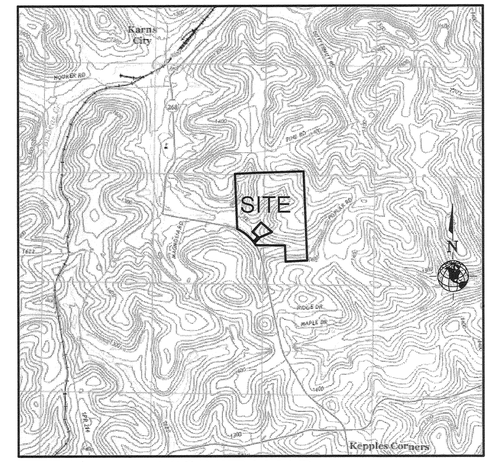
Pages:1 F:$45.00 2:29PM
Michele Mustello T20190000774
Butler County Recorder FL



VICINITY MAP
1"=2000
(ref: USGS Chicora 2016)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
SR 268 & POPLAR ROAD
TOWNSHIP OF FAIRVIEW
BUTLER COUNTY, PA

KNOW ALL MEN BY THESE PRESENTS, THAT LJA HOLDINGS LLC OF THE TOWNSHIP OF FAIRVIEW, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF FAIRVIEW, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF FAIRVIEW.

I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FAIRVIEW, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, OUR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 11 DAY OF January, 2019.

ATTEST:
Debra A Stout — NOTARY PUBLIC
Brian K. Garing — BRIAN K. GARING (Manager)

Commonwealth of Pennsylvania - Notary Seal
Debra A. Stout, Notary Public
Butler County
My commission expires April 27, 2022
Commission number 1332583
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 27 DAY OF April, 2022

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRIAN K. GARING OF LJA HOLDINGS LLC AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF January 2019.

MY COMMISSION EXPIRES: 27 DAY OF April 2022

Debra A Stout
NOTARY PUBLIC (SIGNATURE) (SEAL)
DEBRA A STOUT
PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Debra A. Stout, Notary Public
Butler County
My commission expires April 27, 2022
Commission number 1332583
Member, Pennsylvania Association of Notaries

I, BRIAN K. GARING OF LJA HOLDINGS LLC , OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF LJA HOLDINGS LLC, AS RECORDED AS INSTRUMENT 200803070004609 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — BRIAN K. GARING

NOTES:

1. THIS PLAN PROPOSES SUBDIVISION OF AN EXISTING RESIDENTIAL HOUSE FROM THE REMAINDER LANDS, FOR PURPOSE OF SELLING THE HOUSE TRACT. NO NEW SEWAGE IS GENERATED.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE A NEW DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

SUBDIVISION OWNER:
150-1F25-16
LJA HOLDINGS, LLC
c/o BRIAN GARING
1337 KITTANNING PIKE
KARNS CITY, PA 16041

THE TOWNSHIP OF FAIRVIEW GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF FAIRVIEW BOARD OF SUPERVISORS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE OPENED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP OF FAIRVIEW BOARD OF SUPERVISORS BUTLER COUNTY, PENNSYLVANIA, ON THIS 1 DAY OF January 2019.

ATTEST:
Debra D Naff — SECRETARY
Paul E. Dorn — CHAIRMAN
(SEAL)

BOARD OF SUPERVISORS FAIRVIEW TOWNSHIP BUTLER CO. PA

REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 4 DAY OF January 2019

Chuck Dover — SECRETARY
Frank Eckel — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 19013

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

01-04-19 — DATE
James A. Day — REGISTRATION NO. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 375, PAGE 47
GIVEN UNDER OUR HAND AND SEAL THIS 15 DAY OF January 2018.

(SEAL) RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

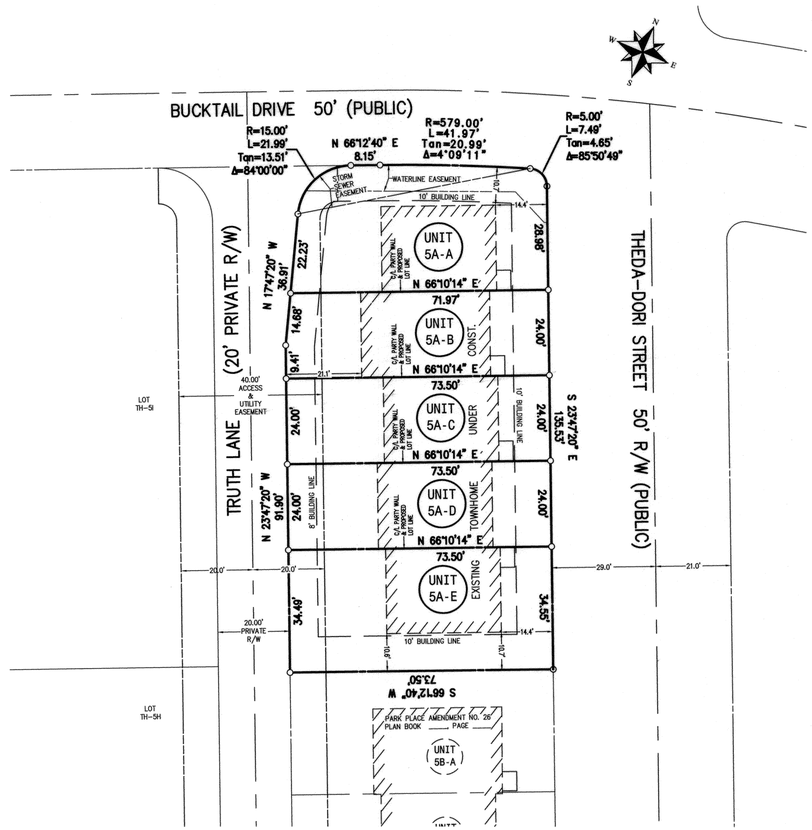
PROPERTY SUBDIVISION
LANDS OF
LJA HOLDINGS, LLC

RECORDED	
PLAN BOOK	PAGE
375	47

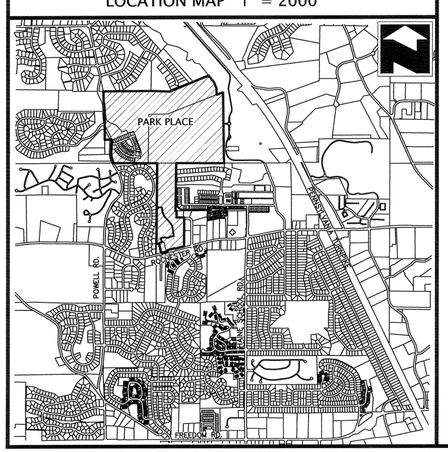
JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING
ASSOCIATES OF BUTLER
304 Beech Road
Butler, PA 16001
(W) 724-285-1526
email: jdaywv@gmail.com

DATE: 11-16-2018
SCALE: 1"=100'

Instr:201901190000893 01/18/2019
Pages:1 F:$45.00 3:34PM
Michele Mustello T20190080798
Butler County Recorder FL



LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-5A OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASES 3 & 5 AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33

a. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

b. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

LOT AREAS:

UNIT	SQUARE FEET	ACRES
5A-A	2,418.326	0.0555
5A-B	1,752,806	0.0402
5A-C	1,764.000	0.0405
5A-D	1,764.000	0.0405
5A-E	2,536.962	0.0582
TOTAL:	10,236.094	0.2349

ZONING INFORMATION :

AFFECTED ZONING CLASSIFICATION:	CCD-2
PROPOSED USE	CCD-2
• MINIMUM LOT SIZE	PER PATTERN BOOK
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	PER PATTERN BOOK
• MINIMUM REAR SETBACK	PER PATTERN BOOK
• MINIMUM SIDE SETBACK	PER PATTERN BOOK
• MAXIMUM BUILDING HEIGHT	PER PATTERN BOOK

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

TAX PARCEL: LOT TH-5A
TAX PARCEL 130-S31-TA
INST. # 201809270019802

BY RESOLUTION APPROVED ON THE 7th DAY OF December, 2018, THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 27 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

-V.P. — SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC. — -VP — SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

12/7/18
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF December 2018

(SEAL)

Tina M. Nagode
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 27 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201809270019802. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

-VP — SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

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

11/28/18
DATE

JAMES A. SPERDUTE, R.S. # 24457-E

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

12/20/18
DATE

SIGNATURE
REGISTRATION NO. PE071357

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2018-94 EFFECTIVE THIS 17th DAY OF December 20 18.

SECRETARY — CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2018-94 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OR

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 31 DAY OF October 20 18

Chuck Davey — SECRETARY
Frank E. Uhl — CHAIRPERSON

#18031

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 375 PAGE 48.

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF January 20 19.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN BOOK	PAGE
375	48

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1004-1819473
DRAWING SCALE:	1"=20'
DATE:	OCTOBER 24, 2018
DRAWN BY:	JSS
REVISIONS:	

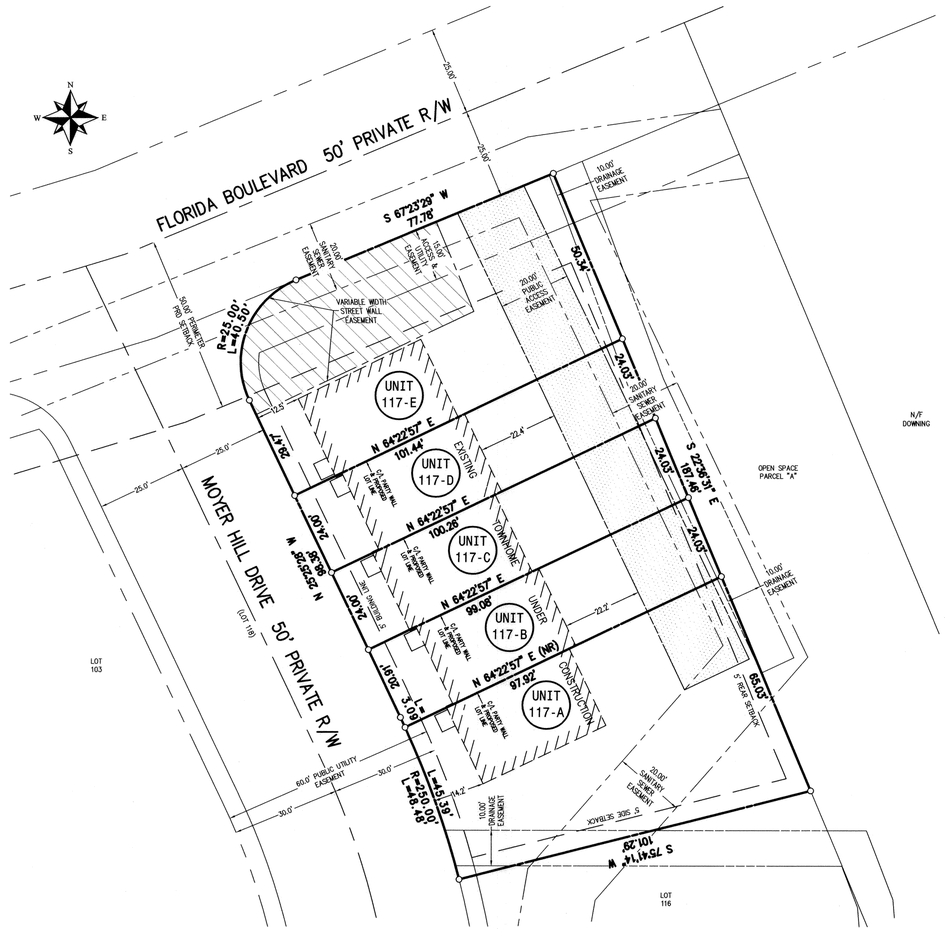
PARK PLACE AMENDMENT NO. 27

BEING A RE-SUBDIVISION OF PARCEL TH-5A
PARK PLACE RESIDENTIAL SUBDIVISION – PHASES 3 & 5
AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@comcastnetwork.net
CONSULTING • LAYOUT • TOPOGRAPHIC MAPPING
LAND DEVELOPMENT SURVEYS

Instr:201901150000894 01/15/2019
Pages:1 F:$45.00 3:36PM
Michele Mustello T20190000860
Butler County Recorder FL



LOCATION MAP 1" = 2000'

LOT AREAS:

UNIT	SQUARE FEET	ACRES
117-A	5,434.136	0.1248
117-B	2,363.769	0.0543
117-C	2,392.085	0.0549
117-D	2,420.420	0.0556
117-E	5,294.882	0.1216
TOTAL:	17,905.292	0.4112

GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF LOT 117 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36-40

a. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

b. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

c. REFER TO ABOVE RECORDED PLAN FOR DIMENSIONS AND TIES TO ALL EASEMENTS SHOWN.

d. SANITARY SEWER EASEMENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

ZONING INFORMATION :

AFFECTED ZONING CLASSIFICATION:	R-3
PROPOSED USE	PLANNED RESIDENTIAL DEVELOPMENT (TOWNHOMES)
• TYPICAL LOT SIZE	0.426 ACRES
• MINIMUM LOT WIDTH	PER PATTERN BOOK
• MINIMUM FRONT SETBACK	5.00 FEET
• MINIMUM REAR SETBACK	5.00 FEET
• MINIMUM SIDE SETBACK	5.00 FEET AT END UNITS
• MINIMUM PRD SETBACK	50.00 FEET

OWNERSHIP REFERENCE

PROPERTY OWNER: NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276

TAX PARCEL: LOT 117
TAX PARCEL 130-S1-A117
INST. # 201808070015928

BY RESOLUTION APPROVED ON THE 29 DAY OF OCT 2018, THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 1 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

Joshua Mauney -Ass
SIGNATURE AND TITLE OF OFFICER WITNESSING

NVR, INC.
-V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

10/29/18
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF OCTOBER, 2018

(SEAL)

Tina M. Nagode
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tina M. Nagode, Notary Public
Robinson Twp., Allegheny County
My Commission Expires July 31, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 1 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201807230014646. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Joshua Mauney
SIGNATURE OF WITNESS

-V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson

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

10/22/18
DATE

James A. Sperdute
JAMES A. SPERDUTE, R.S. # 24457-E

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

12/20/18
DATE

SIGNATURE
REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUION NO. 2018-84 EFFECTIVE THIS 17th DAY OF December, 20 18

SECRETARY

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2018-84 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OR

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10 DAY OF September, 20 18

SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 375 PAGE 49

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF January, 20 ~~18~~ 19

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

PLAN BOOK	PAGE
375	49

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

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

DRAWING NUMBER:	1004-1819317
DRAWING SCALE:	1"=20'
DATE:	SEPTEMBER 4, 2018
DRAWN BY:	JSS
REVISIONS:	

THE RESERVE AT EAGLE HILL AMENDMENT NO. 1

BEING A RE-SUBDIVISION OF LOT 117 OF THE
RESERVE AT EAGLE HILL PRD
AS RECORDED IN PLAN BOOK 369, PAGES 36-40

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SLS1@zoominternet.net
SUBDIVISION • TITLE • TOPOGRAPHIC SURVEYS
CONSTRUCTION & LAND DEVELOPMENT SURVEYS

Instr:201901160000907 01/16/2019
Pages:2 F:$85.00 8:58AM
Michele Mustello T20190000813
Butler County Recorder PL

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
WILLIAM D. MOHNEY
16237-E

SURVEYOR – WILLIAM D. MOHNEY – PLS# 16237-E

12-26-2018
DATE

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, VERNON Y. KERRY OF THE TOWNSHIP OF MUDDY CREEK, OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC 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 OR TOWNSHIP OF MUDDY CREEK, I VERNON Y. KERRY HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON VERNON Y. KERRY MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF SAID LOT IN THIS LOT LINE REVISION.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 24th DAY OF Dec, A.D. 2018

ATTEST:

NOTARY PUBLIC

TERRI L FINNEY
51752
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires: 02/11/2020

OWNER

MY COMMISSION EXPIRES THE 11 DAY OF Feb 2018

I, VERNON Y. KERRY, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, 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.

OWNER

ACKNOWLEDGMENT

STATE OF ID
COUNTY OF Bonner } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED VERNON Y. KERRY, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND DEED, AND THAT HE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF Dec, 2018

MY COMMISSION EXPIRES THE 11 DAY OF Feb 2018

SEAL — TERRI L FINNEY 51752 NOTARY PUBLIC STATE OF IDAHO My Commission Expires: 02/11/20

NOTARY PUBLIC

CERTIFICATE OF TITLE – NO MORTGAGE

I VERNON Y. KERRY, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF VERNON Y. KERRY AND ARE RECORDED IN DEED BOOK VOLUME 1125, PAGE 762 AND DEED BOOK VOLUME 1125, PAGE 758.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4 DAY OF December, 2018.

ATTEST: SECRETARY — CHAIRMAN

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS DAY OF December 17 2018

ATTEST:

MUDDY CREEK TOWNSHIP BUTLER CO., PA. OFFICIAL SEAL

SECRETARY, BOARD OF SUPERVISORS – CHAIRMAN

CHAIRMAN, BOARD OF SUPERVISORS – Secretary

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10TH DAY OF Dec., 2018

SEC. — DIRECTOR CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NUMBER 201901160000907
BK 375 PG 50-51

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF January, A.D. 2019

SEAL — RECORDER OF DEEDS BUTLER COUNTY, PA.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, WILLIAM R. JR. AND CHRISTINE L. SANTA OF THE TOWNSHIP OF MUDDY CREEK, OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC 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 OR TOWNSHIP OF MUDDY CREEK, I WILLIAM R. JR. AND CHRISTINE L. SANTA HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON WILLIAM R. JR. AND CHRISTINE L. SANTA THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF SAID LOT IN THIS LOT LINE REVISION.

IN WITNESS WHEREOF, I/WE HEREUNTO SET MY HAND AND SEAL THIS 27th DAY OF December, A.D. 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Helen Ross, Notary Public
Zelienople Boro, Butler County
My Commission Expires May 27, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

ATTEST:

NOTARY PUBLIC — OWNER — OWNER

MY COMMISSION EXPIRES THE 27th DAY OF May .2019

I/WE WILLIAM R. JR. AND CHRISTINE L. SANTA FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, 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.

OWNER — OWNER

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED WILLIAM R. JR. AND CHRISTINE L. SANTA, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER/S OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED, AND THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF December, 2018.

MY COMMISSION EXPIRES THE 27th DAY OF May 2019.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Helen Ross, Notary Public
Zelienople Boro, Butler County
My Commission Expires May 27, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SEAL — NOTARY PUBLIC

CERTIFICATE OF TITLE – NO MORTGAGE

I/WE, WILLIAM R. JR. AND CHRISTINE L. SANTA, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF WILLIAM R. JR. AND CHRISTINE L. SANTA AND IS RECORDED AT INSTRUMENT #200308110035975.

I/WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER — OWNER

NOTES:

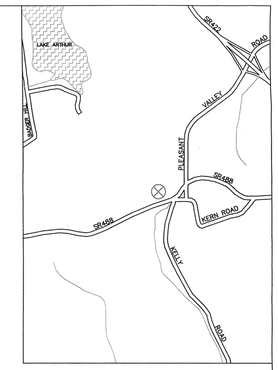
1. THE PURPOSE OF THIS PLAN IS TO REDUCE PARCEL 240–4F94–3–0000 BY 6.29 ACRES AND INCREASE PARCEL 240–4F94–4B–0000 BY 6.29 ACRES.
2. THE REVISED ACREAGE OF PARCEL 240–4F94–3–0000 WILL BE 65.64 ACRES.
3. THE REVISED ACREAGE OF PARCEL 240–4F94–4B–0000 WILL BE 10.26 ACRES.
4. THE FINAL PLAN MEETS ALL TOWNSHIP & COUNTY MINIMUM ACREAGE REQUIREMENTS.
5. THE FINAL PLAN MEETS ALL TOWNSHIP & COUNTY MINIMUM STREET FRONTAGE REQUIREMENTS.
6. ACCORDING TO FEMA MAP #422353A PARCEL 240–4F94–4B–0000 IS WITHIN ZONE C AND FALLS OUTSIDE OF THE 500 YEAR FLOOD AREA.
7. WETLAND AND WOODED AREAS TAKEN FROM AERIAL PHOTOGRAPHY.
8. AS OF THE DATE OF THIS PLAN RECORDING, NO PORTION OF PARCEL 240–4F94–3–0000 IS APPROVED BY MUDDY CREEK TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR PARCEL 240–4F94–3–0000 UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER.

Morris Drive

LE1 N 60°00'01" E 93.50'
C1 241.00' RADIUS, 381.09' ARC LENGTH, 342.61' CHORD LENGTH, S 74°41'59" E CHORD BEARING TOTAL
LE2 S 29°23'59" E 156.44'
LE3 S 39°40'54" W 53.53'
LE4 N 29°23'59" W 175.55'
C2 191.00' RADIUS, 302.02' ARC LENGTH, 271.53' CHORD LENGTH, N 74°41'59" W CHORD BEARING
LE5 S 60°00'01" W 96.30'
LE6 N 26°47'27" W 50.08'

PRIVATE ROAD/STREET NOTICE

1. A PRIVATE ROAD/STREET, KNOWN AS MORRIS DRIVE, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. THE PRIVATE ROAD/STREET IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY MUDDY CREEK TOWNSHIP
2. THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 240–4F94–3 AND 240–4F94–9A, INCLUSIVE.
3. THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR AND/OR GRADING OF THE PRIVATE ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF LOTS 240–4F94–3 AND 240–4F94–9A, INCLUSIVE, ON A SHARED AND EQUAL PRORATED BASIS.
4. A DECLARATION OF COVENANTS FOR PRIVATE ROAD/STREET, CONSTRUCTION, USE AND PERPETUAL MAINTENANCE AND REPAIR, HAS BEEN PREVIOUSLY RECORDED AS PART OF A LOT LINE REVISION PLAN FOR VERNON Y. KERRY.
5. FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE MUDDY CREEK TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE ROAD/STREET HEREBY ESTABLISHED.



LOCATION MAP

MUDDY CREEK TOWNSHIP
BUTLER COUNTY
SCALE: 1" = 2,000'

SITE LOCATION

LEGEND

- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- PROPERTY LINES TO BE REMOVED
- SOIL BOUNDARIES
- PROPERTY EVIDENCE FOUND
- PROPERTY CORNER
- IRON PIN SET
- GAS LINE
- POWER & TELEPHONE LINE
- WOODED AREA
- UTILITY POLE
- WETLAND

MINIMUM LOT LAYOUT REQUIREMENTS

MINIMUM AREA:	1.5 ACRES
MINIMUM FRONT WIDTH:	100'
FRONT SETBACK:	75' FROM ROW
SIDE SETBACK:	10'
REAR SETBACK:	10'

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Santa Lot Line Revision
Owner/Developer
Vernon Y. Kerry
Muddy Creek Township
Butler County

W.D. Mohney & Associates
544 Greentree Road, Kittanning, PA. 16201

Date:	October 15, 2018	Drawn By:	J.E.Z.
Scale:	N/A	Exhibit:	NB. PG.

Now or Formerly
General State Authority
PARCEL ID: 240-4F92-27AA-0000
DEED BOOK/PAGE: 0791/0190

Now or Formerly
VERNON Y. KERRY
PARCEL ID: 240-4F92-27A1-0000
DEED BOOK/PAGE: 1401/0184

Now or Formerly
Jay R. &
Stephanie L. Daugherty
PARCEL ID: 240-4F92-27A5-0000
Instrument #201206080016591

Now or Formerly
Dustin J. &
Judith A. Coldwell
PARCEL ID: 240-4F92-30-0000
Instrument #200606160014800

Now or Formerly
General State Authority
PARCEL ID: 240-4F92-27-0000
DEED BOOK/PAGE: 0791/0184

S 87°37'58" E
1714.90'
2473.51'
572.19' Total
N 87°36'36" W
S 12°03'24" W
40.59'
S 03°40'52" W
904.84'
301.40'
575.00'
S 88°00'00" E
1206.24' Total
S 03°26'41" E
190.35'
425.00'
N 88°00'00" W
S 59°08'07" W
241.00'
S 02°45'00" W
356.00'
N 87°11'31" W
1000.20'
N 00°15'59" E
271.52' Total
276.59'
S 02°00'00" W
214.14'
S 39°40'54" W
332.00' Total
S 50°40'54" W
123.00'
S 62°40'54" W
151.60'
N 26°47'27" W
384.85'
A=6.50'
R=241.00'
B=S 60°46'23" W
C=6.50'
C2
R/W Width From ℄ 24'
R/W Width From ℄ 16.50'
R/W Width From ℄ 18'
75' BUILDING SETBACK (FROM R/W)
50' SETBACK (FROM R/W)
50' Wide Right of Way
Morris Drive
PLEASANT VALLEY ROAD
KERN ROAD (T-342)
KELLY ROAD (T-342)
STATE ROUTE 488
22' WIDE BITUMINOUS CONCRETE
SR 4005
20' WIDE BITUMINOUS CONCRETE
House
Septic Area
Permit #2172123
Barn
Shed
Line to Be Removed
Line to Be Added
Line to Be Added
6.29 Acres
446946.7 Sq. Feet
10.26 Acres

OWNER: VERNON Y. KERRY
PARCEL ID: 240-4F94-3-0000
INSTRUMENT NO.201312300036275
ORIGINAL AREA ACCORDING TO DEED: 71.93 ACRES
BEING PART OF A LOT LINE REVISION RECORDED AT PB. 339 PG. 32

THIS PARCEL IS APPROVED UNDER A NON-BUILDING WAIVER
(SEE NOTE 8)

SUBJECT TO DECLARATION OF COVENANTS FOR PRIVATE ROAD/STREET
CONSTRUCTION USE AND PERPETUAL MAINTENANCE AND REPAIR.
INSTRUMENT NO.201312300036274

Now or Formerly
Marv V. Young
PARCEL ID: 240-4F94-38A-0000
DEED BOOK/PAGE: 0995/0855

Now or Formerly
Mathew W. Pyle
PARCEL ID: 240-4F94-4D-0000
Instrument #201409080021158

Now or Formerly
Jason M. &
Nicole L. Robinson
PARCEL ID: 240-4F94-4-0000
Instrument #200708310022942

Now or Formerly
Max L. & Evelyn Y. Newton
PARCEL ID: 240-4F94-4A-0000
Instrument #201505060009535

Now or Formerly
William R. Jr. &
Christine L. Santo
PARCEL ID: 240-4F94-4B-0000
Instrument #200308110035975

Now or Formerly
Edward C. Jr. &
Abigail A. Spurk
PARCEL ID: 240-4F94-3A-0000
Instrument #201310290031262

Now or Formerly
Robert W. &
Christine E. Jones
PARCEL ID: 240-4F94-6A-0000
Instrument #200702050002658

Now or Formerly
Gerald W. &
M. Frances Magee
PARCEL ID: 240-4F94-6C-0000
DEED BOOK/PAGE: 0751/0586

Now or Formerly
Randall T. &
Patti L. Ireland
PARCEL ID: 240-4F94-8-0000
DEED BOOK/PAGE: 1157/0935

Now or Formerly
Gerald R. &
Patricia J. Kern
PARCEL ID: 240-4F94-8A-0000
Instrument #200101020000032

Now or Formerly
Parkside Group Association L.P.
PARCEL ID: 240-4F92-26AB-0000
DEED BOOK/PAGE: 2664/0964

Now or Formerly
Portersville Christian & Missionary Alliance
PARCEL ID: 240-4F94-9A-0000
Instrument #201312300036276

Now or Formerly
Portersville Christian & Missionary Alliance
PARCEL ID: 240-4F94-9-0000
DEED BOOK/PAGE: 0951/0722

Now or Formerly
Mathew K. &
Candy J. France
PARCEL ID: 240-4F94-10D-0000
Instrument #200606020013321

EXISTING HIGHWAY OCCUPANCY PERMIT
ENGINEERING DISTRICT: 10-0
PERMIT NUMBER: 10018653
STATE ROUTE: 0488
SEGMENT: 0090, OFFSET: 0264

Morris Drive

LE1 N 60°00'01" E 93.50'
C1 241.00' RADIUS, 381.09' ARC LENGTH, 342.61' CHORD LENGTH, S 74°41'59" E CHORD BEARING TOTAL
LE2 S 29°23'59" E 156.44'
LE3 S 39°40'54" W 53.53'
LE4 N 29°23'59" W 175.55'
C2 191.00' RADIUS, 302.02' ARC LENGTH, 271.53' CHORD LENGTH, N 74°41'59" W CHORD BEARING
LE5 S 60°00'01" W 96.30'
LE6 N 26°47'27" W 50.08'

LEGEND

- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- PROPERTY LINES TO BE REMOVED
- SOIL BOUNDARIES
- PROPERTY EVIDENCE FOUND
- PROPERTY CORNER
- IRON PIN SET
- GAS LINE
- POWER & TELEPHONE LINE
- WOODED AREA
- UTILITY POLE
- WETLAND

0 100 200 300

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Lot Line Revision
Owner/Developer
Vernon Y. Kerry
Muddy Creek Township
Butler County

W.D. Mohney & Associates
544 Greentree Road, Kittanning, PA. 16201

Date:	October 15, 2018	Drawn By:	J.E.Z.
Scale:	1" = 100'	Exhibit:	Alliance-kerry jez