

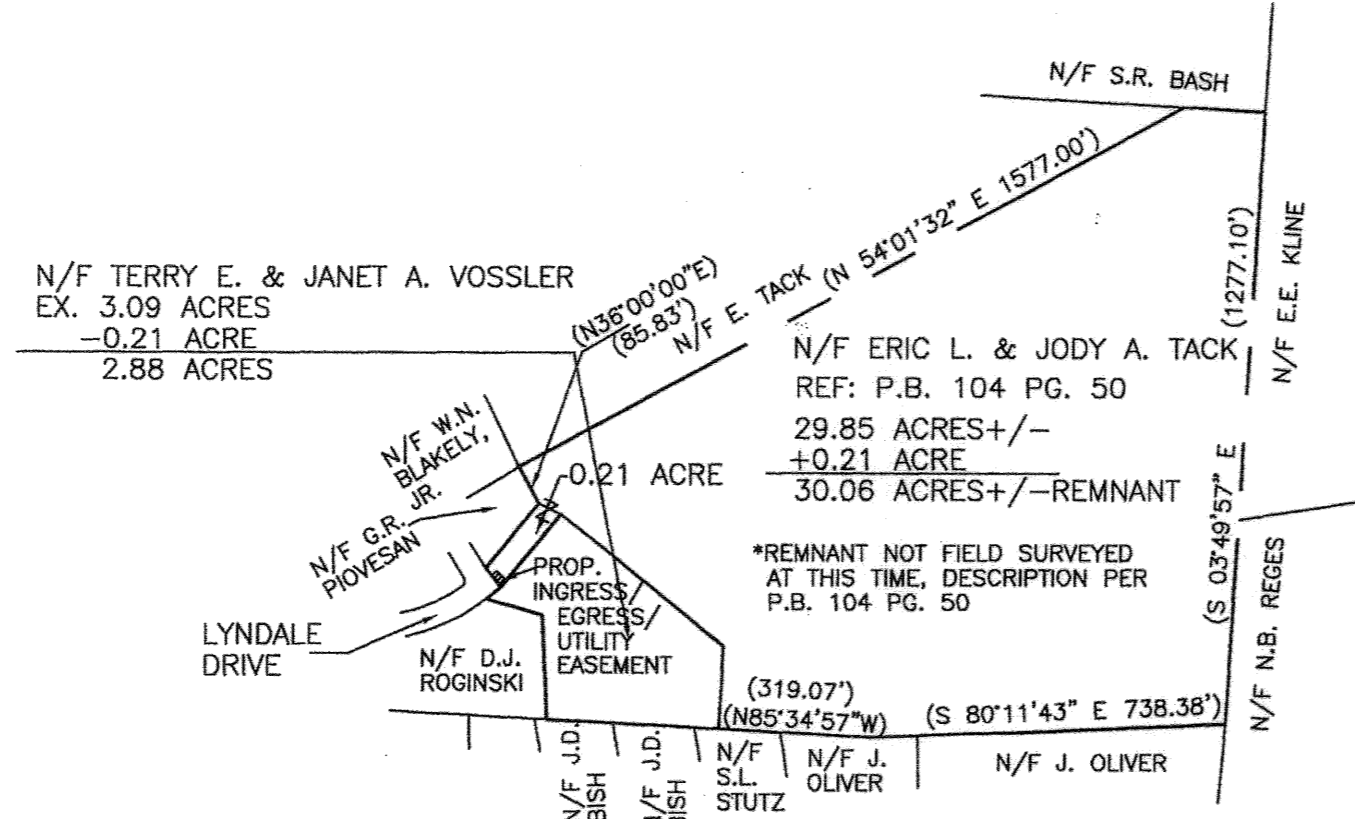
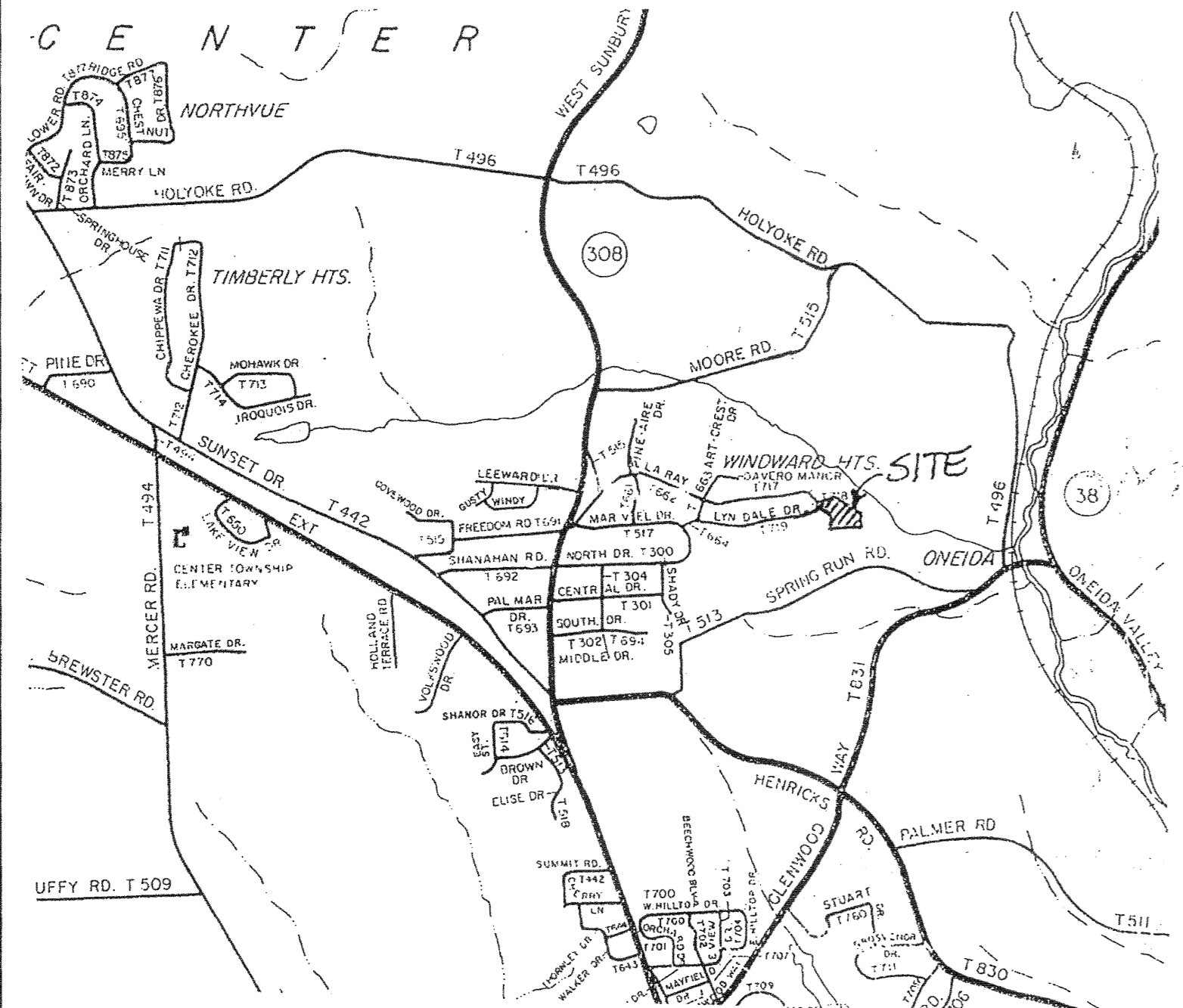
N/F ERIC L. & JODY A. TACK
 REF: P.B. 104 PG. 50
 29.85 ACRES +/-
 +0.21 ACRE PARCEL A
 30.06 ACRES +/- TOTAL
 AFTER CONVEYANCE - REMNANT

PROPOSED PRIVATE INGRESS/EGRESS & UTILITY EASEMENT TO BE RETAINED BY TERRY E. & JANET A. VOSSLER IN ORDER TO MAINTAIN 50' ACCESS TO THEIR PROPERTY

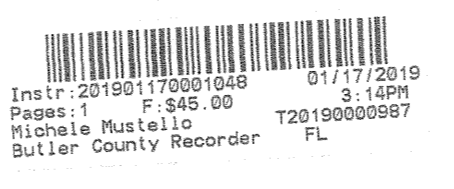
148 LYNDALE DRIVE
 REV. PARCEL 3A OF P.B. 366 PG. 30
 N/F TERRY E. & JANET A. VOSSLER
 EX. 3.09 ACRES
 -0.21 ACRE PARCEL A
 2.88 ACRES TOTAL AFTER CONVEYANCE
 REV. PARCEL 3A

INGRESS/EGRESS DESCRIPTION (0.014 ACRE)

- Ⓒ S 46°14'18" E 30.65'
- Ⓓ S 31°43'41" W 19.60'
- Ⓔ N 46°14'18" W 31.28'
- Ⓕ N 33°31'49" E 19.47'



PLAN BOOK	PAGE
376	1



KNOW ALL MEN BY THESE PRESENTS, that we, Eric L. and Jody A. Tack, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages according to us, 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 ways 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 said County of Butler or said Township of Center we, Eric L. and Jody A. Tack, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, 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 physical grading thereof to any grades that may be established. This dedication and release shall be binding upon the Eric L. and Jody A. Tack, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 26th day of December, A.D. 2019.

ATTEST: Paula J. Riggs Notary Public
Eric L. Tack Owner
Jody A. Tack Owner

The foregoing adoption and dedication is made by the Eric L. and Jody A. Tack, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Eric L. Tack (SEAL) Jody A. Tack (SEAL)
 OWNER OWNER

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 Eric L. and Jody A. Tack who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 26th day of December, 2019.

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

SEAL Paula J. Riggs 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

NOTES:

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

REF: LOT 132 WINDWARD HEIGHTS PLAN NO. 4, R.F. 58 PG. 11.

REF: LOT 3A OF DAVID H. TACK PLAN OF SUBDIVISION BY OLSEN, ZARNICK & SEYBERT, INC., 05/05/83, P.B. 93 PG. 48.

REF: PLAN OF SUBDIVISION FOR DAVID H. TACK BY OLSEN ZARNICK & SEYBERT, INC., 04/01/85, #85-148, P.B. 104 PG. 50.

REF: LOT LINE REVISION FOR DEBORAH J. ROGINSKI AND ESTATE OF DAVID H. TACK BY LAND SURVEYORS, INC., 09/06/17, #17-127, P.B. 366 PG. 30.

ZONING: R-1

- BUILDING SETBACK REQUIREMENTS:
 35' BUILDING LINE FRONT YARD
 15' BUILDING LINE SIDE YARD
 35' BUILDING LINE REAR YARD

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO OUTSIDE THE 500 YEAR FLOOD PLAIN.

PROPERTY OWNERS: TERRY E. & JANET A. VOSSLER 148 LYNDALE DRIVE BUTLER, PA 16001
 ERIC L. & JODY A. TACK 208 NORTH PINE AIRE DRIVE BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO RE-CONVEY A 50' STRIP TO TACK THAT WAS PARCELED IN ERROR BY P.B. 366 PG. 30. PARCEL A IS TO BE RE-COMBINED WITH ADJOINING LANDS OF TACK AND THE PRIVATE INGRESS/EGRESS EASEMENT ACROSS IT TO LANDS OF VOSSLER WILL BE USED AND MAINTAINED JOINTLY BY TACK AND VOSSLER.

BOTH PROPERTIES ARE SERVED BY PUBLIC WATER & SEWER. ACTUAL LOCATION UNKNOWN.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OF MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.

KNOW ALL MEN BY THESE PRESENTS, that we, Terry E. and Janet A. Vossler, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages according to us, 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 ways 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 said County of Butler or said Township of Center we, Terry E. and Janet A. Vossler, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, 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 physical grading thereof to any grades that may be established. This dedication and release shall be binding upon the Terry E. and Janet A. Vossler, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 04th day of January, A.D. 2019.

ATTEST: Dawn M. Stubb Notary Public
Terry E. Vossler Owner
Janet A. Vossler Owner

The foregoing adoption and dedication is made by Terry E. and Janet A. Vossler, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

Terry E. Vossler (SEAL) Janet A. Vossler (SEAL)
 OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS: COUNTY OF BUTLER)

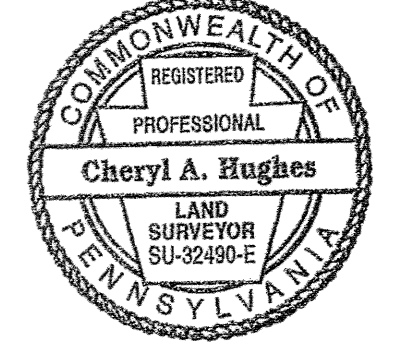
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Terry E. and Janet A. Vossler who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 04th day of January, 2019.

My Commission expires the 06th day of MARCH, 2020.

SEAL Dawn M. Stubb COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Dawn M. Stubb, Notary Public Center Twp., Butler County My Commission Expires March 6, 2020 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.
December 5, 2019 (SEAL) Cheryl A. Hughes (SEAL)
 DATE REGISTRATION NUMBER SU-32490-E



This plat of subdivision has been approved by the Planning Commission of the Township of Center, Butler County, Pennsylvania on this 28th day of November, 2018.
Ronald E. Platt (SEAL) Ann M. Liss (SEAL)
 CHAIRMAN SECRETARY

The Board of Supervisors of the Township of Center, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Center does not constitute an acceptance of the roads, streets, alleys, storm water and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specification and requirements and officially accepted by action of the Board of Supervisors.

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 13th day of December, 2018.
Ronald E. Platt (SEAL) Ann M. Liss (SEAL)
 CHAIRMAN SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 27th day of Nov, 2018.
Fred R. M. (SEAL) Ann M. Liss (SEAL)
 CHAIRMAN SECRETARY

COMMONWEALTH OF PENNSYLVANIA)SS: COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 376 page 1

Given under my hand and seal this 17th day of January, 2019.

SEAL Michele M. Mustello RECORDER OF DEEDS

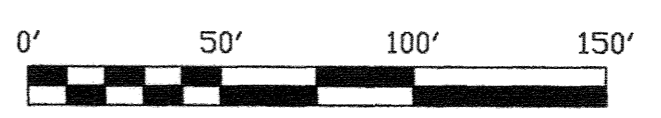
MICHELE M. MUSTELLO RECORDER OF DEEDS My Commission Expires First Monday in January 2020

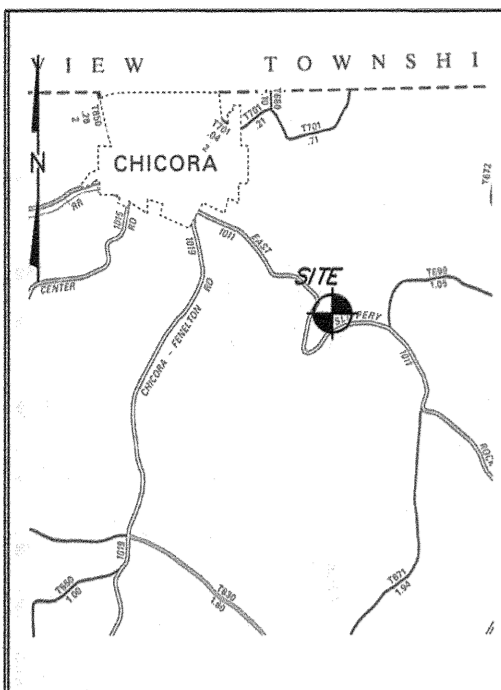
REVISED 12/05/18; INGRESS/EGRESS/UTILITY EASEMENT
 REVISED 11/27/18; ENGINEER'S REVIEW

L Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-8865
 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
 FOR: TERRY E. & JANET A. VOSSLER
 and
 ERIC L. & JODY A. TACK
 SITUATE: CENTER TWP., BUTLER CO., PA

Date 11/13/18	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F63-15/3A, 15	Instr. # 201712180027563	Service No. 201702080002892	18-146





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.

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

BUILDING SETBACK LINES:
FRONT 60' FROM R\W

RIGHT-OF-WAY AGREEMENT

A 50' private R\W is hereby established as shown on this plan. I, Marvin Davis hereby acknowledge that it crosses and passes through my land, and grant permission for egress and regress. The private R\W as shown on this plan, shall be the exclusive means of vehicular/pedestrian entry to lot #1, and shall benefit all heirs, assignees, and successors. The costs and or expenses associated with the maintenance, repair, and or grading, shall be the sole responsibility of the owners of lot #1. The private R\W is not intended as a public road or street, and has not been accepted as a public road/street by Donegal Twp.

I, the undersigned MARVIN DAVIS, (owners) of the Real Estate shown and described, herein do hereby certify that I have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

Marvin E. Davis
Owners



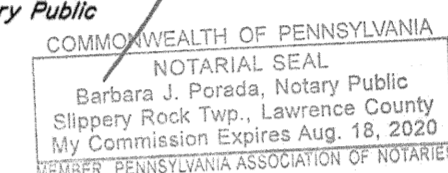
Marvin E. Davis
Owners

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER Lawrence
on this 8 day of January, 2019 Before me a Notary Public

in and for said state and county personally came
Marvin E. Davis known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and official seal.

Barbara J. Porada
Notary Public



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. The monuments and markers have been set as shown on the plan. This plan correctly represents the lots, land, streets and highways as surveyed.



OCT. 2018
DATE

Final approval by the Donegal Twp. Planning Commission

this _____ day of _____, 20____

Secretary _____ Chairman _____

Final approval by the Donegal Twp. Supervisors

this 17 day of Jan, 2019

Secretary *[Signature]* Chairman *[Signature]*

Reviewed by the Butler County Planning Commission

this 16 day of January, 2019

Secretary *Chuck Dawey* Chairman *Frank Eckel*

#19014



COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
Recording Certificate

Recorded this 18 day of January, 2019 in the.

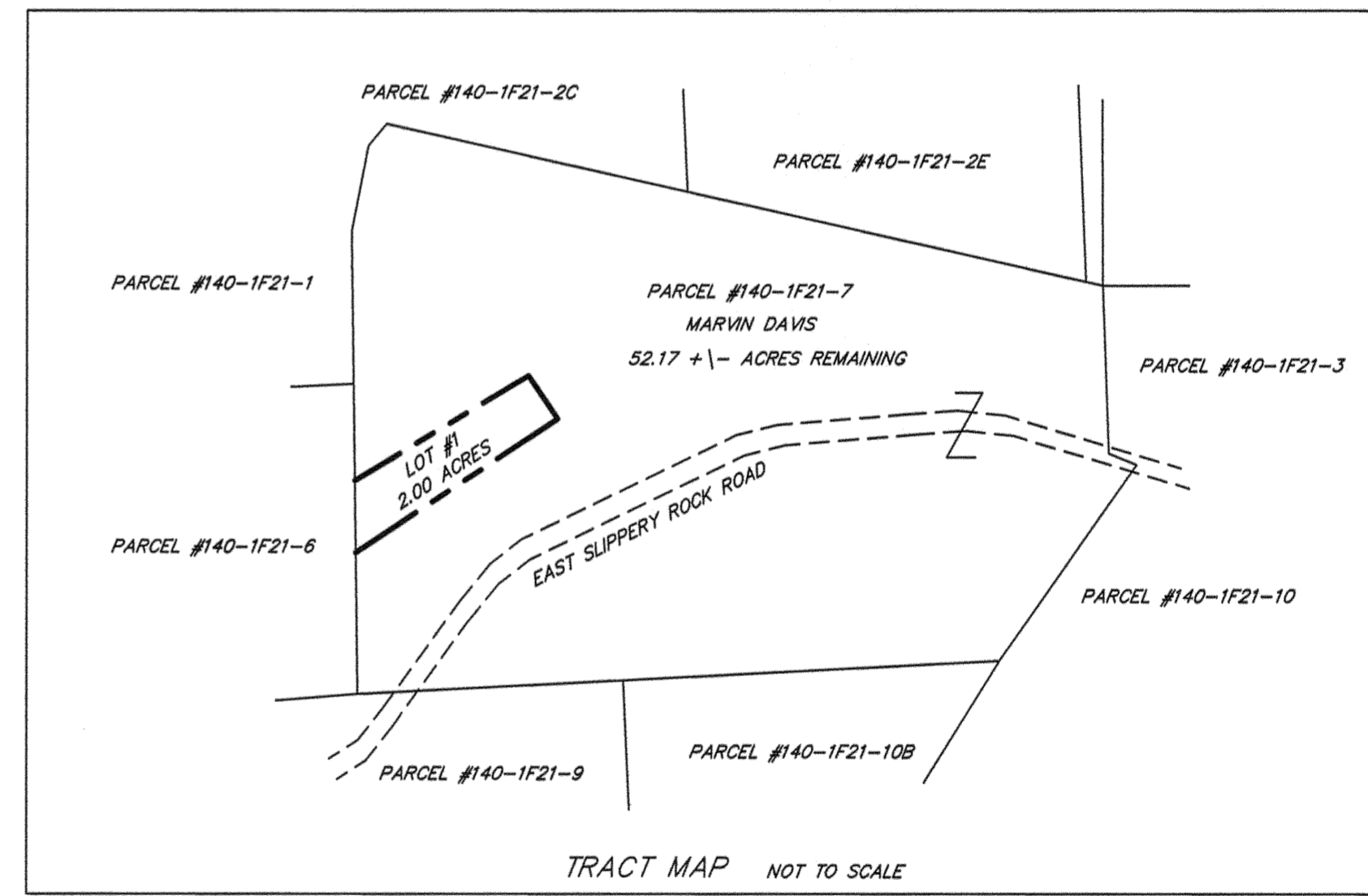
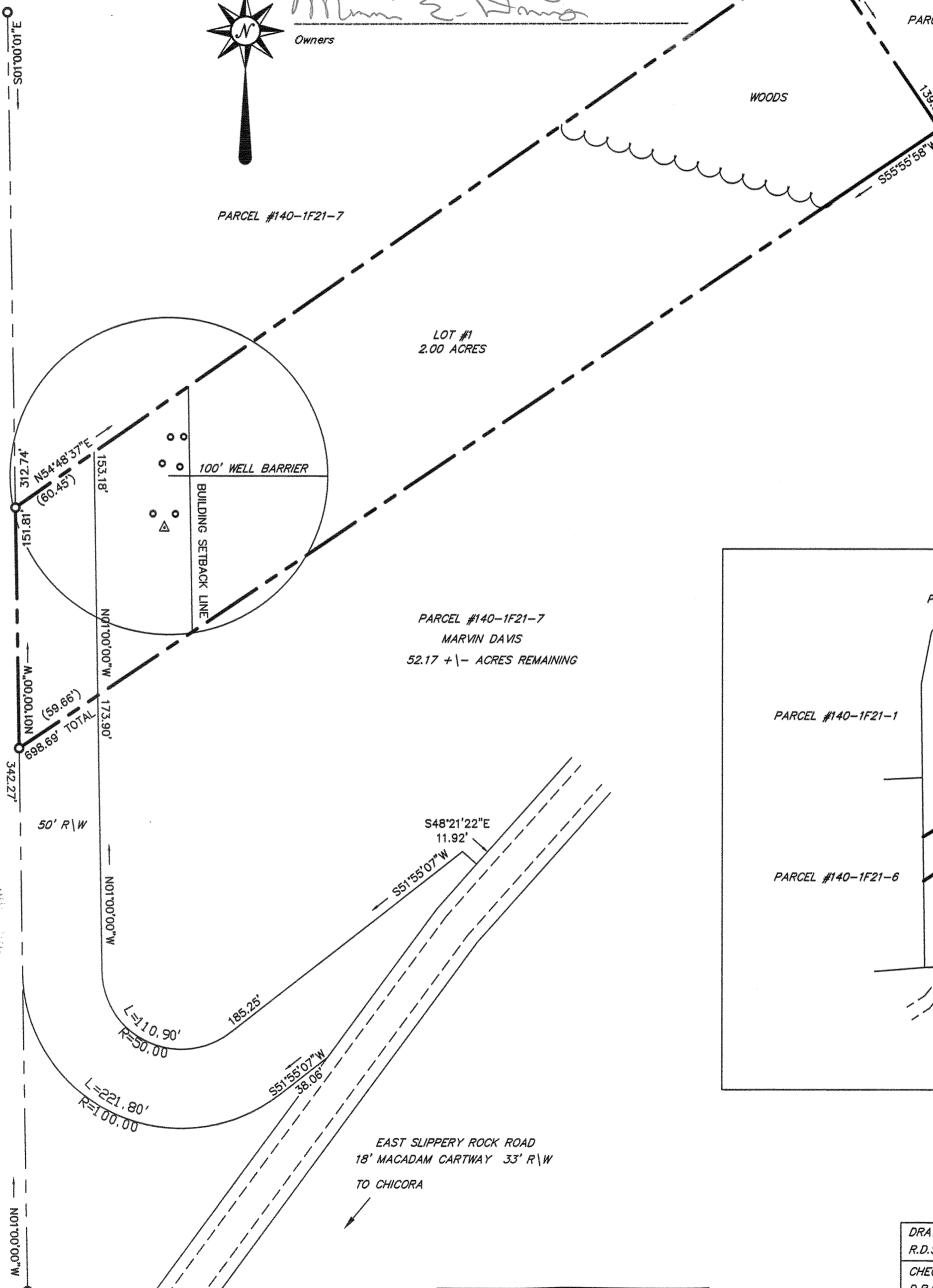
Register and Recorder of Deeds office, in Plan Book, Vol. 376 Page 2 SL.

Michele M. Mustello
Recorder of Deeds

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

Instr: 201901180001115 01/18/2019
Pages: 1 F: \$45.00 12:35PM
Michele Mustello T20190001027
Butler County Recorder FL

PLAN BOOK	PAGE
376	2



MARVIN DAVIS PLAN #1

DRAWN BY: R.D.S.	SUBDIVISION PLAN MADE FOR MARVIN DAVIS		
CHECKED BY: D.R.D.			
SCALE: 1"=60'			
DATE: OCT. 2018	DONEGAL TWP		BUTLER CO.
DRAWING NO: 140-1F21-7	R.D.SEDWICK P.L.S.	KITTANNING, PA.	724-355-9302

KNOW ALL MEN BY THESE PRESENTS that We, Albert L. & Patricia L. Caldwell and Gordon R. & Debra A. Scott of the Township of Jefferson, 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 Jefferson, 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 Jefferson, 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 Jefferson, 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 of 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 19 day of December 2018.

Albert L. Caldwell
Albert L. Caldwell

Patricia L. Caldwell
Patricia L. Caldwell

Gordon R. Scott
Gordon R. Scott

Debra A. Scott
Debra A. Scott

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Albert L. & Patricia L. Caldwell and Wesley Reed & Florence Joan Scott 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 19 day of December 2018.

Alfred J. Juffrot
Notary Public

Seal & Stamp

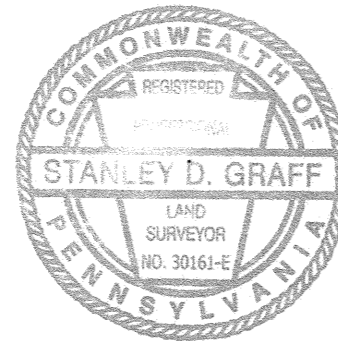
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Township, Butler County
My Commission Expires February 17, 2019

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.

19 Dec '18
Date

Seal

Stanley D. Graff
P. L. S. # 30161-E



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

Approved by the Supervisors of the Township of Jefferson this 20 day of Jan. 2019.

John J. Fenner
Secretary

Seal

John J. Fenner
Chairman

Approved by the Jefferson Township Planning Commission this 17 day of Dec 2018.

William M. Green
Secretary

Seal

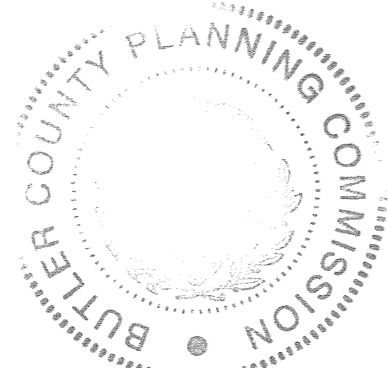
William M. Green
Chairman

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

Angela M. Grem
Secretary

Seal

Angela M. Grem
Chairman

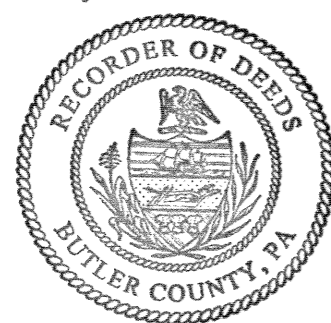


COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

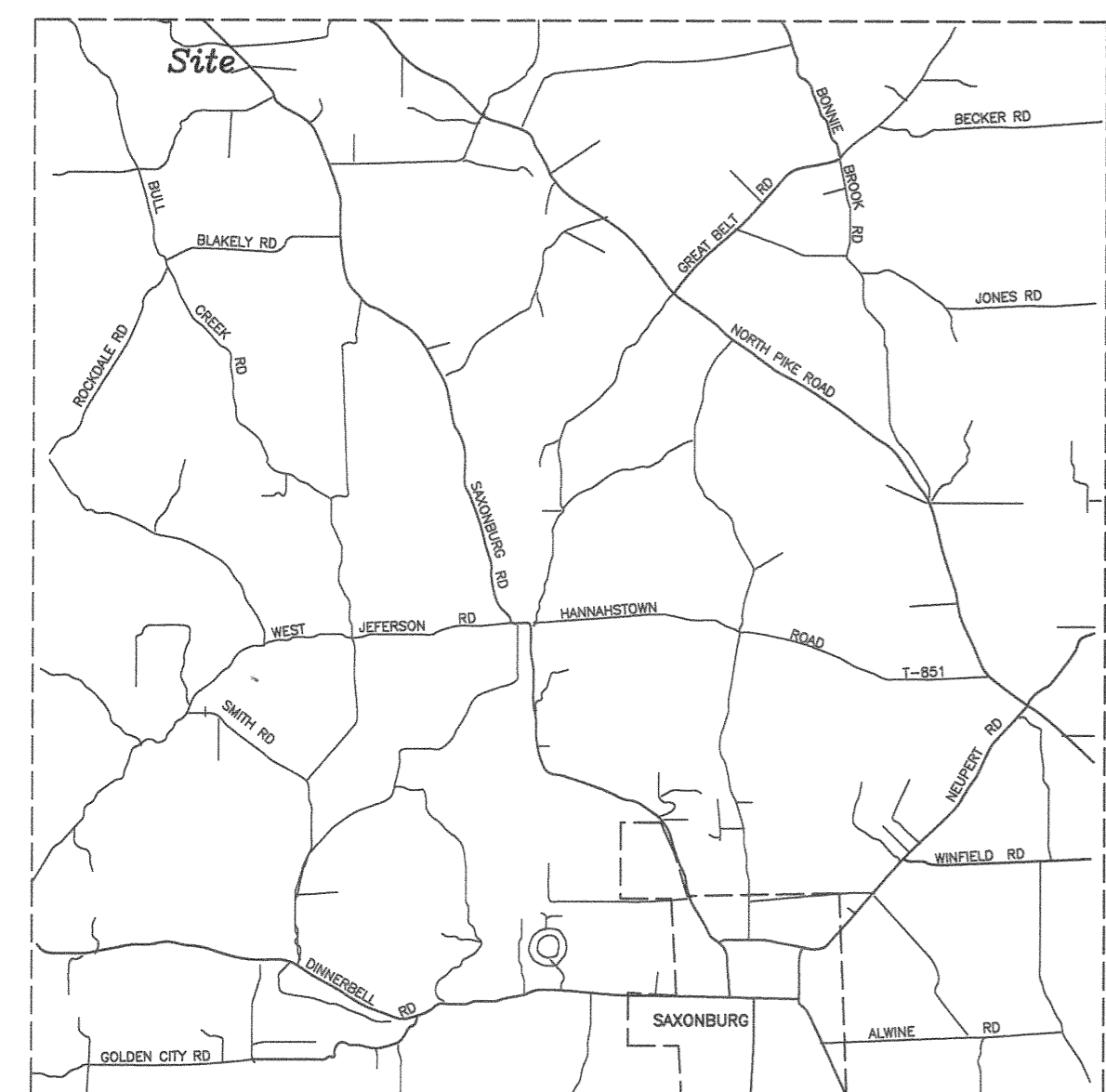
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 376 Page 3.

Given under my hand and seal this 23 day of January 2019.

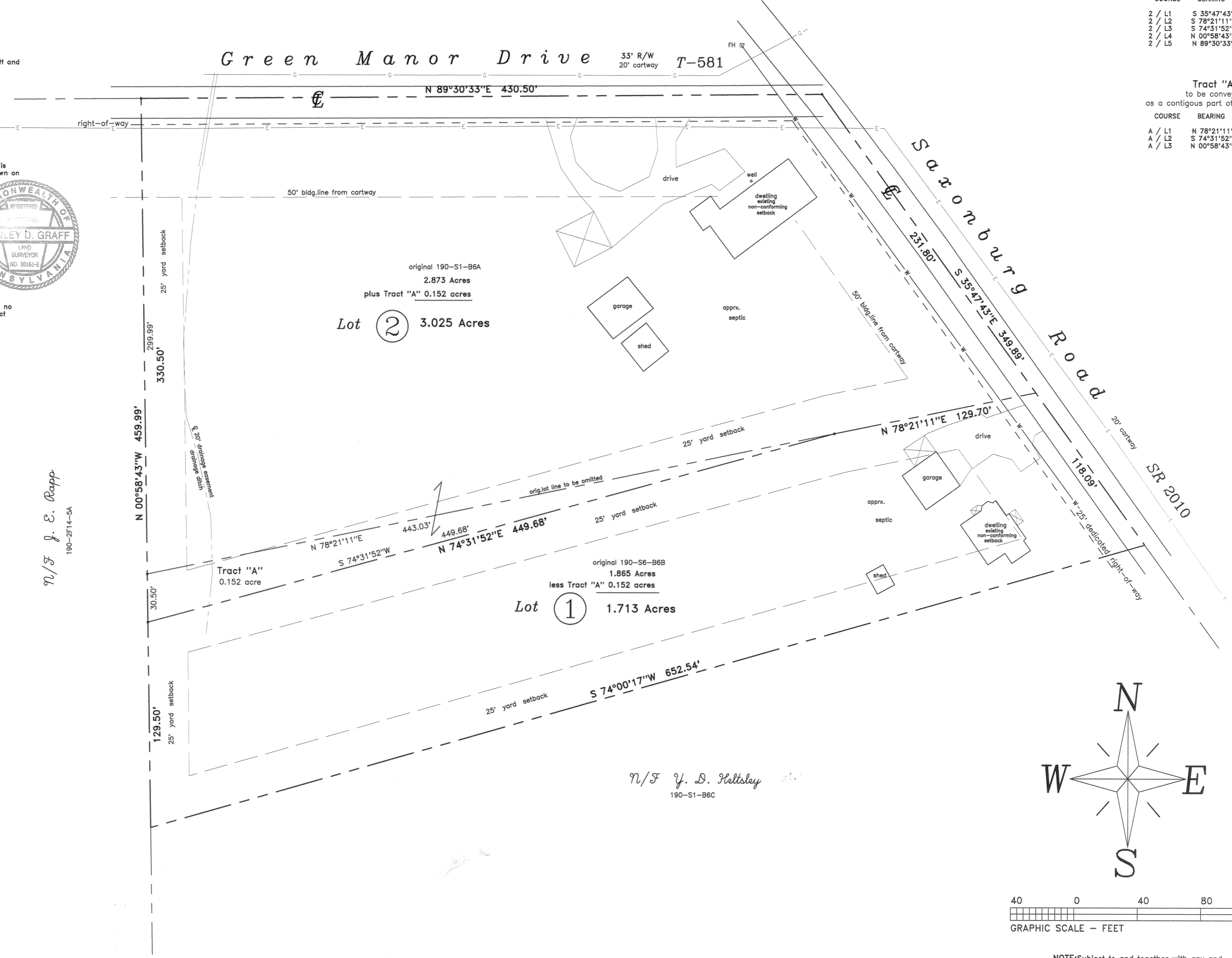
Michele W. Mustello
Recorder of Deeds



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



Vicinity Map



Lot 1
revised 190-S1-B6A

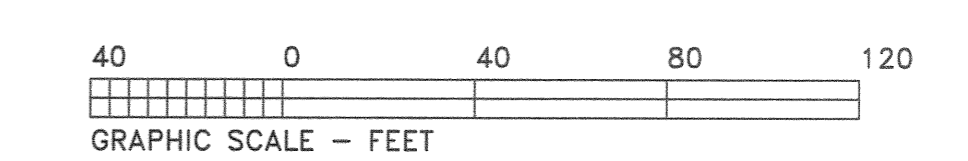
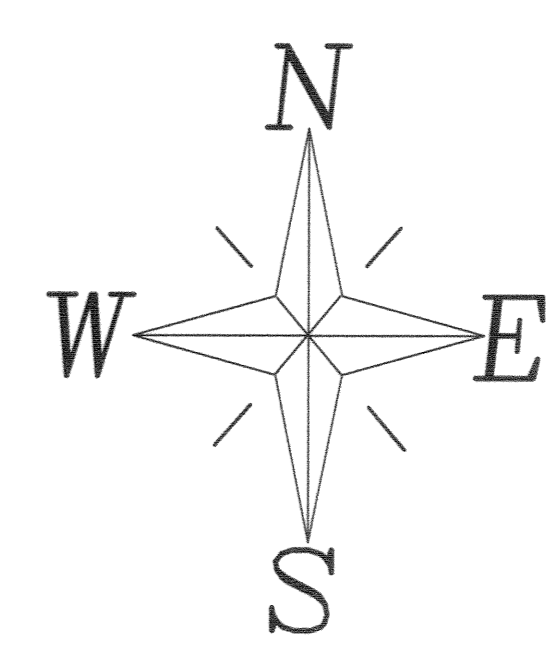
COURSE	BEARING	DISTANCE
1/L1	S 74°00'17"W	652.54'
1/L2	N 00°58'43"W	129.50'
1/L3	N 74°31'52"E	449.68'
1/L4	N 78°21'11"E	129.70'
1/L5	S 35°47'43"E	118.09'

Lot 2
revised 190-S1-B6B

COURSE	BEARING	DISTANCE
2/L1	S 35°47'43"E	231.80'
2/L2	S 78°21'11"W	129.70'
2/L3	S 74°31'52"W	449.68'
2/L4	N 00°58'43"W	330.50'
2/L5	N 89°30'33"E	430.50'

Tract "A"
to be conveyed
as a contiguous part of 190-S1-B6A

COURSE	BEARING	DISTANCE
A/L1	N 78°21'11"E	443.03'
A/L2	S 74°31'52"W	449.68'
A/L3	N 00°58'43"W	330.50'



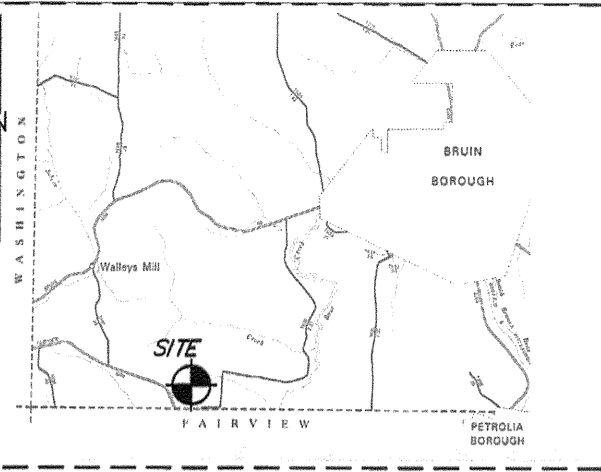
NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.
Courses shown as rotated to PA Grid North Azimuth.

Caldwell / Scott Plan No. 2

being a Lot Line Revision of
Tax Parcels 190-S1-B6A and B6B
of the
Scott / Caldwell Plan
Plan Book Volume 168/32

RECORDED	20
PLAN BOOK	PAGE
376	3
SHEET	of

LOT LINE REVISION SURVEY for Albert L. & Patricia L. Caldwell and Gordon R. & Debra A. Scott
PROJECT No: 19267
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA
DATE: 11/29/18 REV: DWN:By: Sdg
LOT LINE REVISION SURVEY LLC
330 Fisher Road
Colton, PA 16025
Info@graffsurveying.com
724.352.3811 fax 724.352.1059



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.

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

BUILDING SETBACK LINES:
FRONT 50' FROM R\W
SIDE & REAR 20'

We, the undersigned, RUSSELL J. & CATHY L. RYAN, (owners) of the Real Estate shown and described, herein 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.

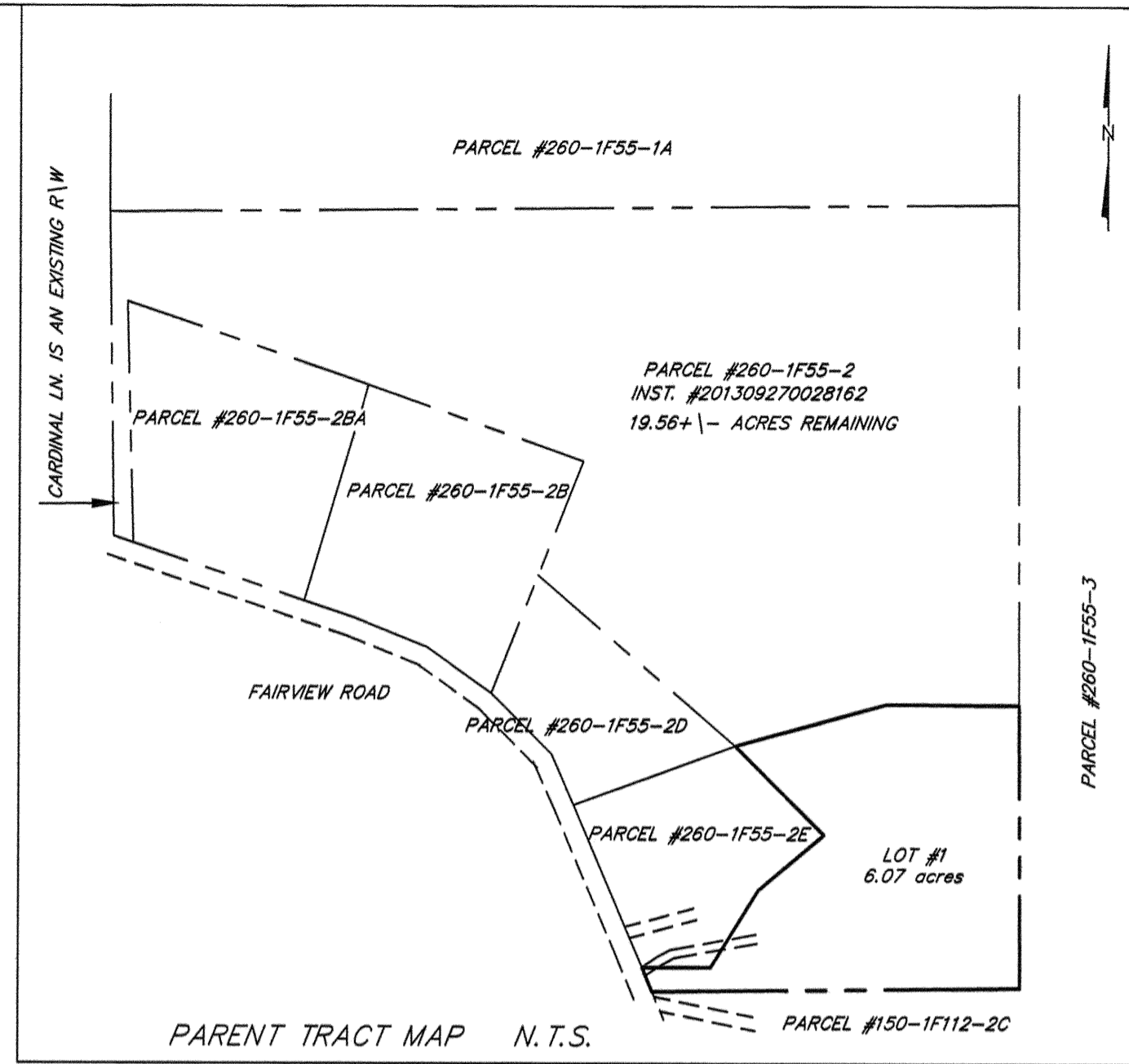
Russell J. Ryan
Owners
Cathy L. Ryan
Owners

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 10 day of January, 2019 Before me a Notary Public

in and for said state and county personally came
Russell J. & Cathy L. Ryan known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and official seal.
David C. Harkins
Notary Public

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1190259
Member, Pennsylvania Association of Notaries



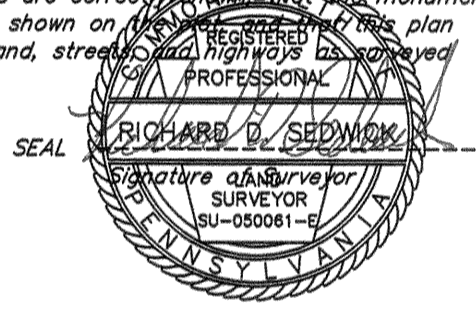
RIGHT-OF-WAY AGREEMENT

A 50' private R\W is hereby established as shown on this plan. We, Russell & Cathy Ryan, hereby acknowledge that it crosses and passes through my land, and grant permission for egress and regress. The private R\W as shown on this plan, shall be the exclusive means of vehicular/pedestrian entry to lot #1. The costs and or expenses associated with the maintenance, repair, and or grading, shall be the sole responsibility of the owners of lot #1, and include all heirs, assignees, and successors. The private R\W is not intended as a public road or street, and has not been accepted as a public road/street by Parker Twp.

Russell J. Ryan
Cathy L. Ryan
Owners

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. I further certify that the monuments and markers have been set as shown on this plan and that this plan correctly represents the lots, land, streets, easements, and other improvements shown thereon.



DEC. 2018
DATE

Reviewed by the Parker Twp. Supervisors

this 23 day of Jan, 2019
Ann L. Prokay
Secretary
Chairman
SUPERVISOR

Approved by the Butler County Planning Commission

this 16 day of January, 2019
Chuck Davey Seal
Secretary #19019
Frank E. Cella
Chairman



COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
Recording Certificate

Recorded this 23 day of January, 2019 in the.

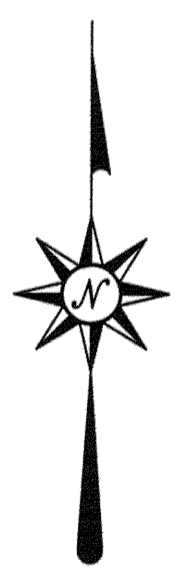
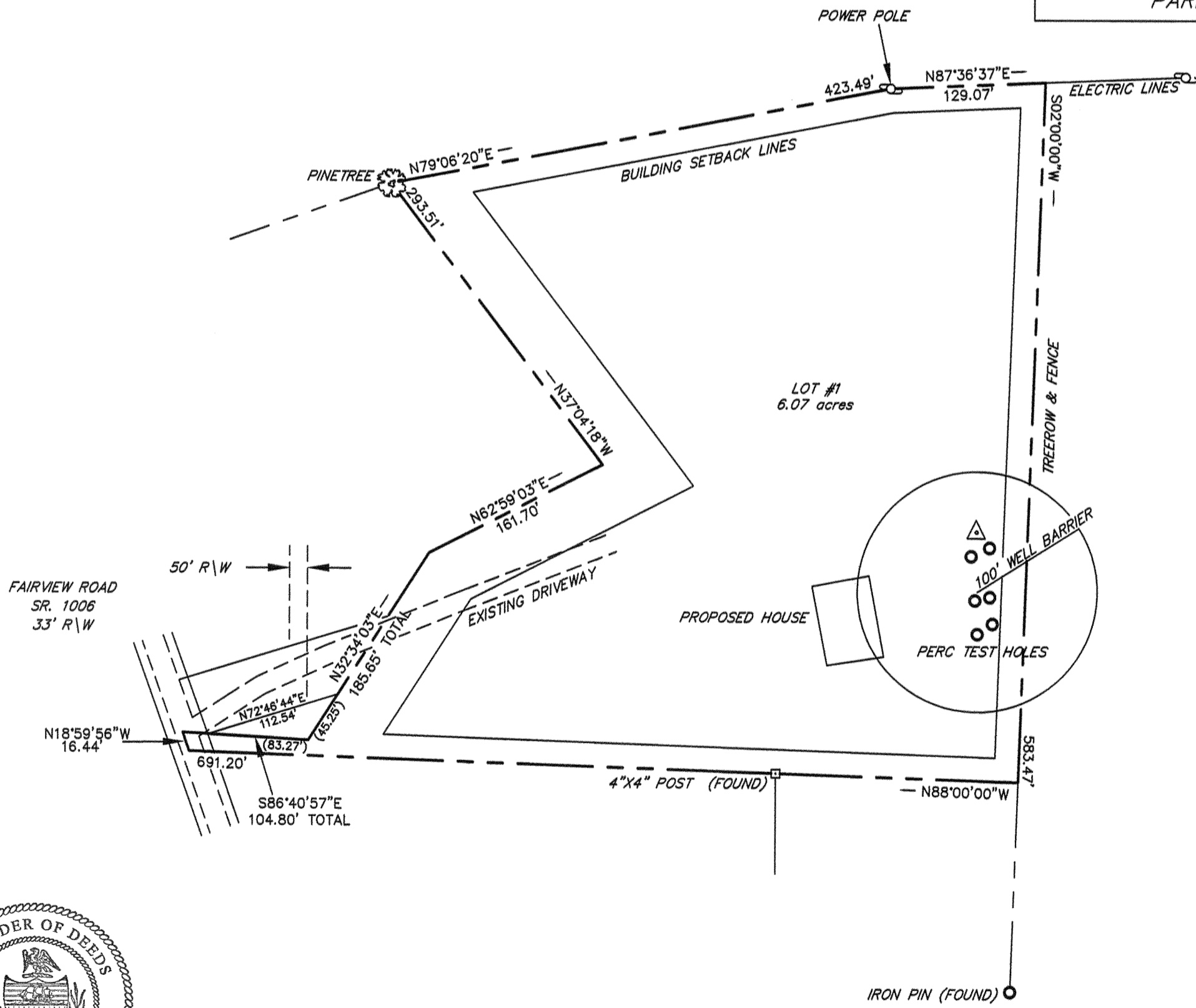
Register and Recorder of Deeds office, in Plan Book, Vol. 376, Page 4, INST NUMBER. 201901230001285

Michele M. Mustello
Recorder of Deeds

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

Instr: 201901230001285 01/23/2019
Pages: 1 F: \$45.00 10:59AM
Michele Mustello T20190001185
Butler County Recorder RP

PLAN BOOK	PAGE
376	4



DRAWN BY: R.D.S.	SUBDIVISION PLAN MADE FOR RUSSELL J. & CATHY L. RYAN	
CHECKED BY: D.R.D.		
SCALE: 1"=100'	PARKER TWP	BUTLER CO.
DATE: DEC. 2018		
DRAWING NO: 260-1F55-2	R.D.SEDWICK P.L.S.	KITTANNING, PA. 724-355-9302

Instr: 2018020021327 01/24/2019
 Pages: 1 P. 545.00 3:48PM
 Michele Mustello T20190001286
 Butler County Recorder FL

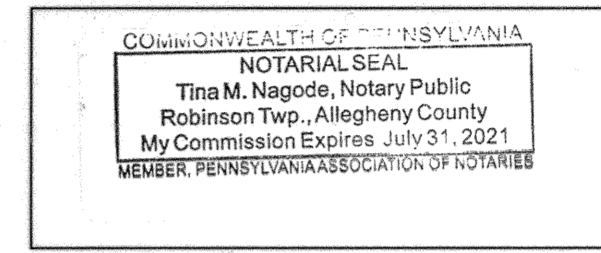
BY RESOLUTION APPROVED ON THE 17 DAY OF JANUARY 19, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 28 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) R. V. P. NVR, INC. [Signature]
 SIGNATURE AND TITLE OF OFFICER WITNESS SIGNATURE AND TITLE OF AUTHORIZED OFFICER

DATE 1/17/19

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED PETE ROBERTSON, V.P. 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 17 DAY OF JANUARY 2019
 (SEAL) [Signature]
 NOTARY PUBLIC



PETE ROBERTSON HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 28 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 2018020021327. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
[Signature] SIGNATURE OF WITNESS
[Signature] SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
1/19/19
 DATE [Signature] JAMES A. SPERDUTE, R.S. # 24457-E

[Signature] 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.
1/23/19
 DATE [Signature] REGISTRATION NO. PE 071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY [Signature] RESOLUTION NO. 2018-98 EFFECTIVE THIS 13th DAY OF December 2018.

[Signature] SECRETARY
[Signature] CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE RESOLUTION NO. 2018-98 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

[Signature]
 TOWNSHIP MANAGER

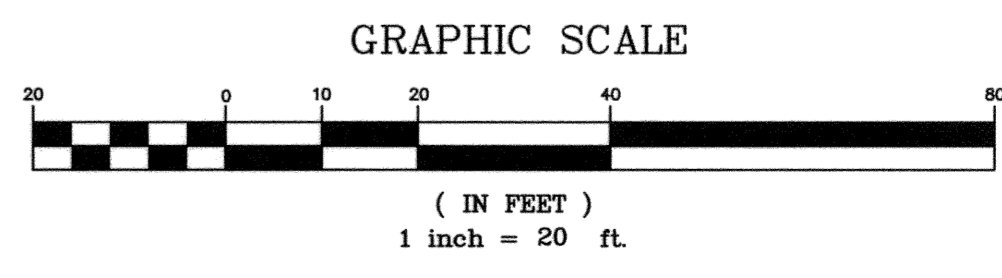
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10 DAY OF December 2018.

[Signature] #18048 SECRETARY
[Signature] CHAIRPERSON

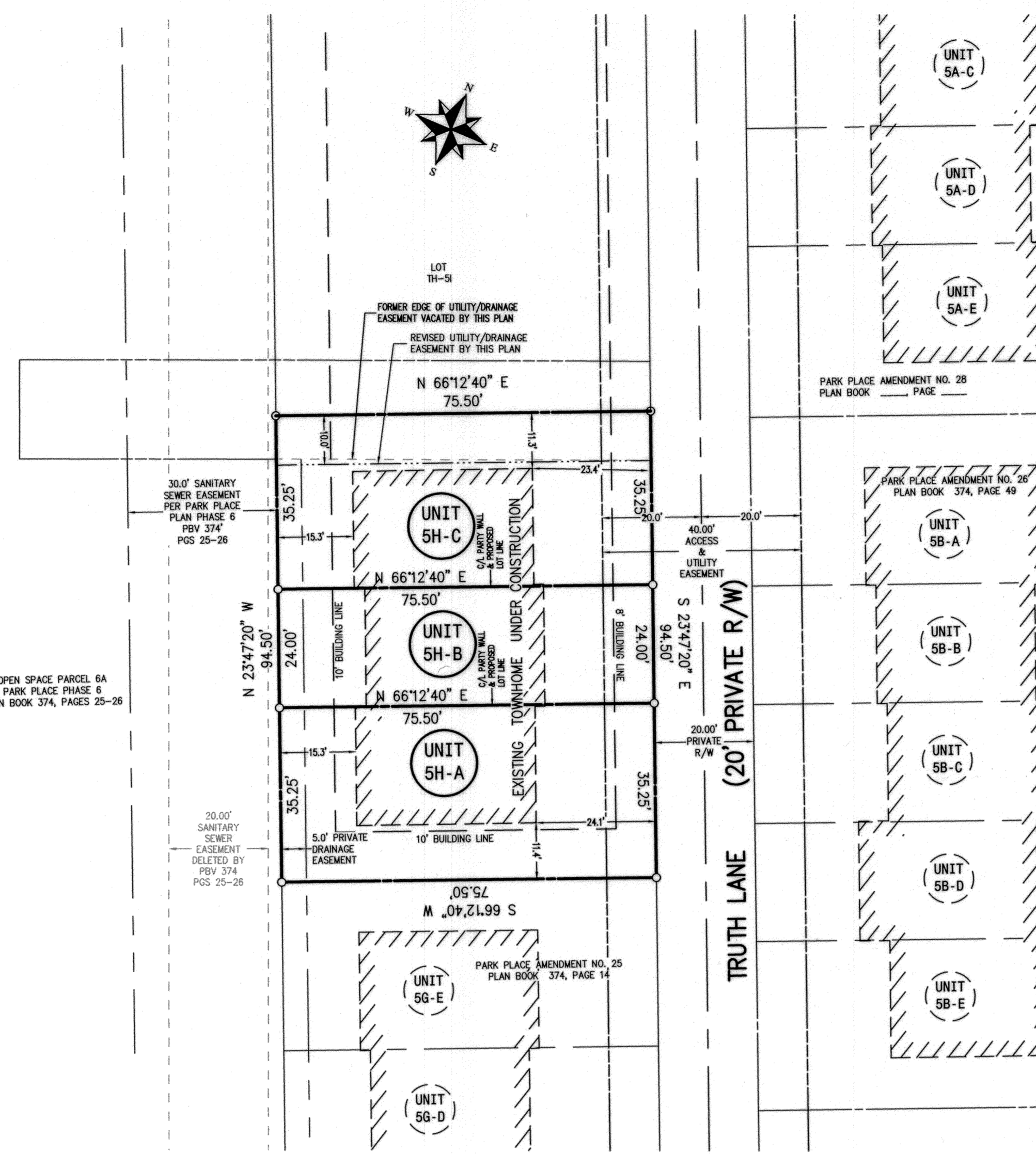
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 376 PAGE 5.

GIVEN UNDER MY HAND AND SEAL THIS 24TH DAY OF JANUARY 2019.

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



PLAN BOOK	PAGE
376	5

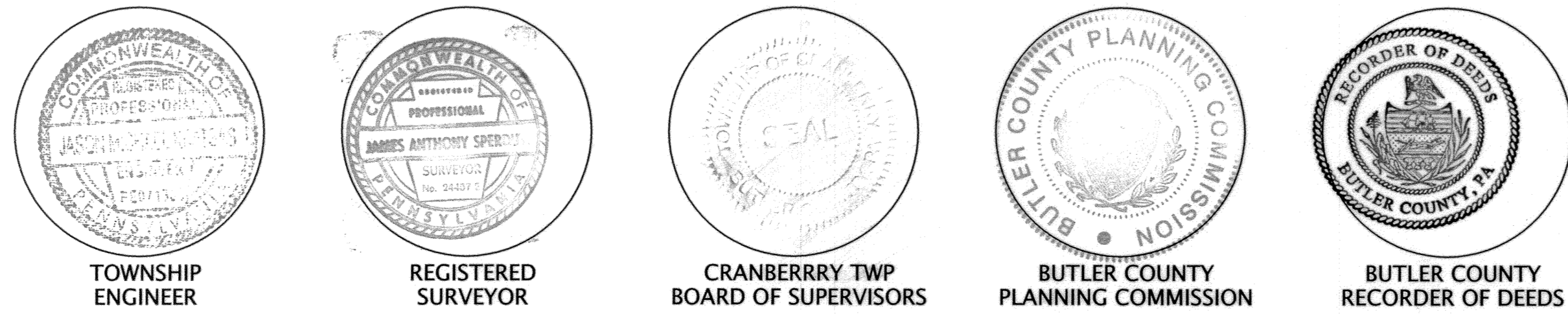
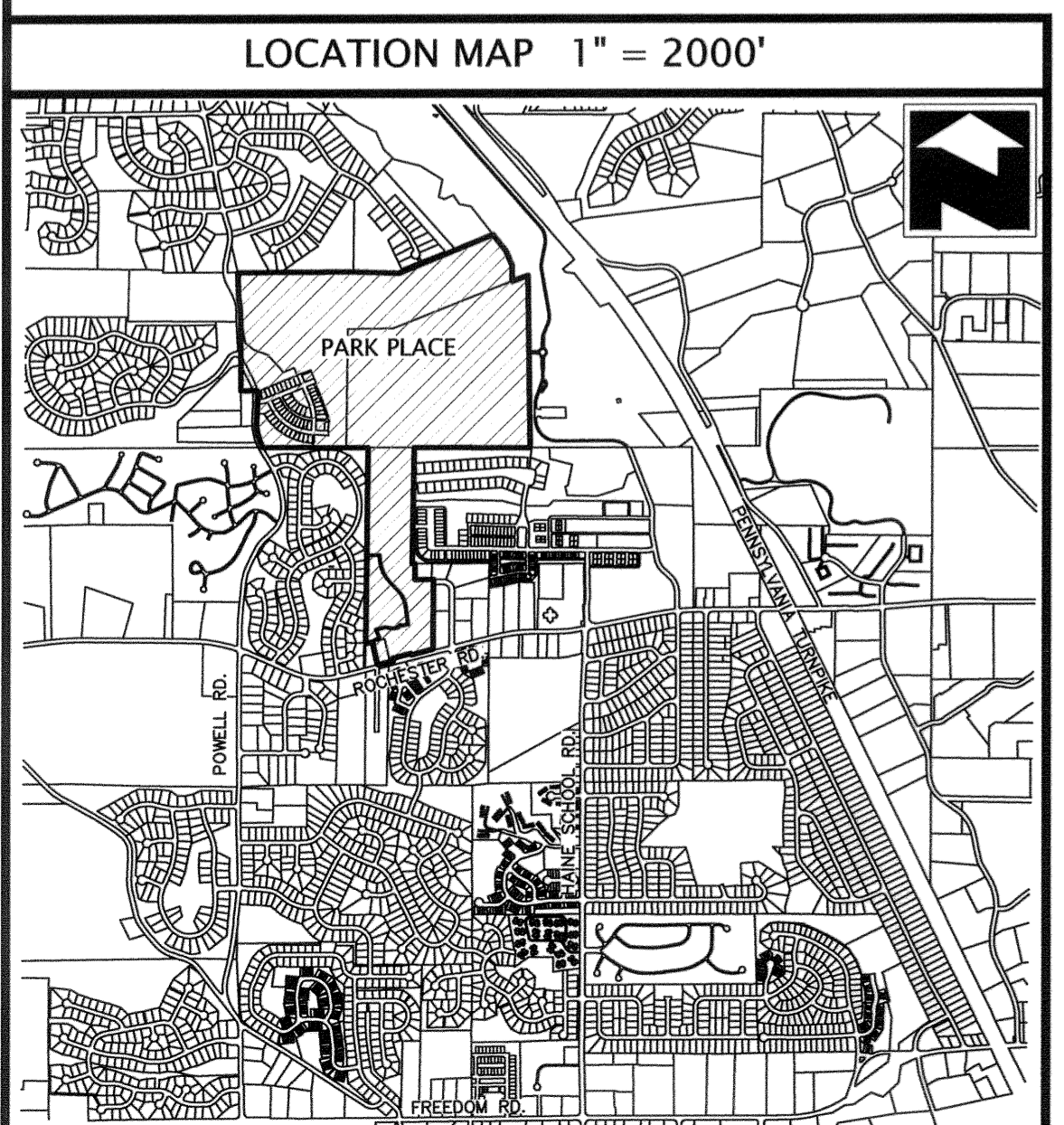


LOT AREAS:	SQUARE FEET	ACRES
UNIT 5H-A	2,661.488	0.061
5H-B	1,811.773	0.042
5H-C	2,661.488	0.061
TOTAL:	7,134.479	0.164

GENERAL PLAN NOTES:
 THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-5H 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.

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-5H
 TAX PARCEL 130-S31-TH
 INST. # 2018020021327



DEVELOPER/PROPERTY OWNER:
NVR
 ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 BUILT BY:
Ryan Homes

DRAWING NUMBER: 1004-181927
 DRAWING SCALE: 1" = 20'
 DATE: NOVEMBER 4, 2018
 DRAWN BY: JSS
 REVISIONS:

PARK PLACE AMENDMENT NO. 28
 BEING A RE-SUBDIVISION OF PARCEL TH-5H
 PARK PLACE RESIDENTIAL SUBDIVISION - PHASES 3 & 5
 AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

OWNER'S ADOPTION

We, Ronald B. and Tammy L. Snyder, owners of the land shown on the Snyder Lot Line Revision Plan, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

Pamela H Miller
Signature of Witness
Date 01-17-19

Ronald B Snyder
Signature of Owner
Date 01-17-19

ACKNOWLEDGMENT OF NOTARY PUBLIC

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Ronald B. and Tammy L. Snyder, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 17th day of January, 2019.

My Commission expires the _____ day of _____, 20____.

(Seal) Lisa Anne Engle, Notary Public
Notary Public

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGEE WHERE APPLICABLE

We hereby certify that the title to the property contained in the Snyder Lot Line Revision Plan is in the name of Ronald B. and Tammy L. Snyder and is recorded as Instrument Number 200905270011400.

Pamela H Miller
Witness

Ronald B Snyder
Signature of Owner

Tammy L Snyder
Signature of Owner

Washington Financial Bank, mortgagee of the property contained in the Snyder Lot Line Revision Plan, consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Jessica L Tokley
Witness

Delberto Hagne Sr Vice President
Name, Title, and Mortgagee

SURVEYOR'S CERTIFICATION

I certify that, to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

01-17-2019
Date

Ed Thamer Ed T
Name of Surveyor

SU 019749E
Registration Number

MUNICIPAL DECLARATIONS

No Acceptance of Dedication

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

JG
Secretary

Richard M Hedley
Chairman, Board of Supervisors

No Building Permits without Approved Sewage Facilities

The Township of Cranberry 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.

1-17-19
Date

JG
Secretary

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS

By the Board of Supervisors

This statement certifies only that action was taken by the Board of Supervisors granting final approval.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No 2019-95 on the 17th day of Jan.

JG
Secretary

Richard M Hedley
Chairman, Board of Supervisors

By the Township Manager

JG
Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No 2019-95 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

JG
Township Manager

Municipal Engineer's Certificate

JG
Registered professional engineer, the Township Engineer for Cranberry Township, do hereby certify that this land development plan meets all the engineering and design requirements of the Township ordinances except as departures have been authorized by the Cranberry Township Board of Supervisors.

JG
Signature

1/21/19
Date

PA071353
Registration Number

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT

The following review statement is required on all subdivisions and land developments:

Reviewed by the Butler County Planning Commission on this 14 day of November, 2018.

Chuck Denny
Secretary

Frank E. Uhl
Chairman
Butler County Planning Commission

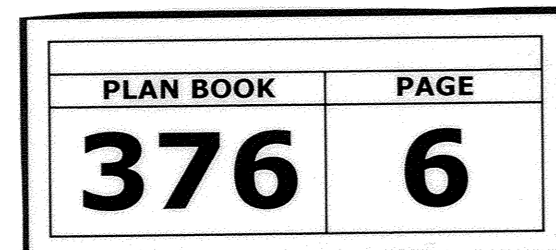
PROOF OF RECORDING

The plan must include a signature space for the recorder of deeds as follows:

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, as Instrument Number 200905270011400 PLAN BOOK 376 6

Given under my hand and seal this 24th day of JANUARY, 2019.

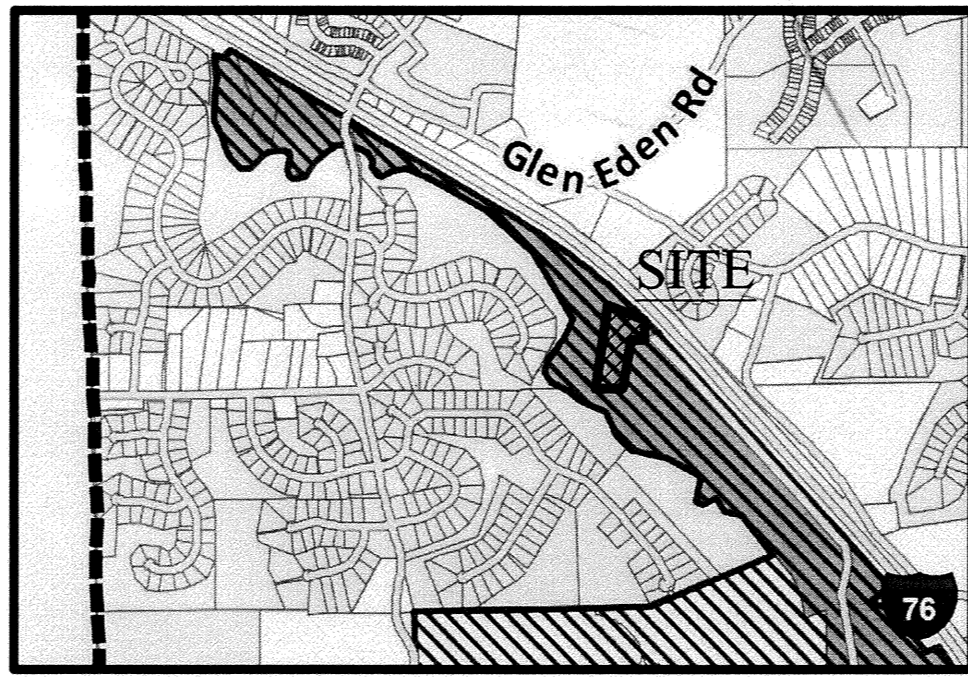
(Seal)



Michele M. Mustello
Recorder of Deeds
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

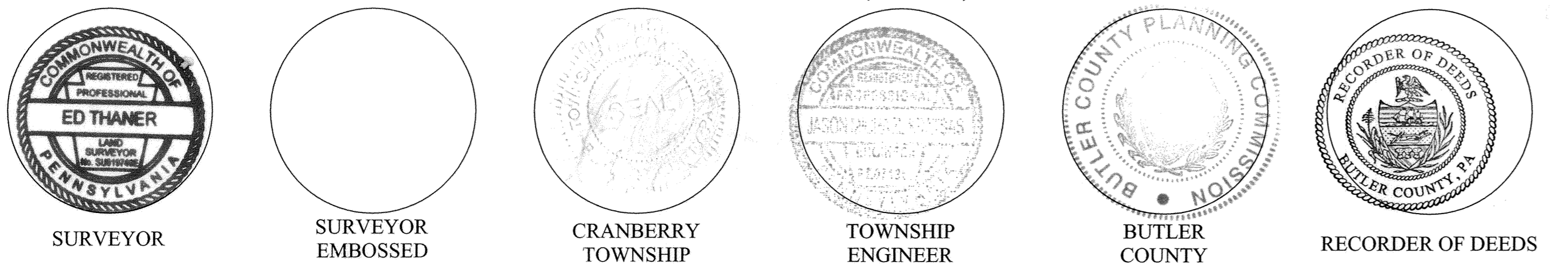
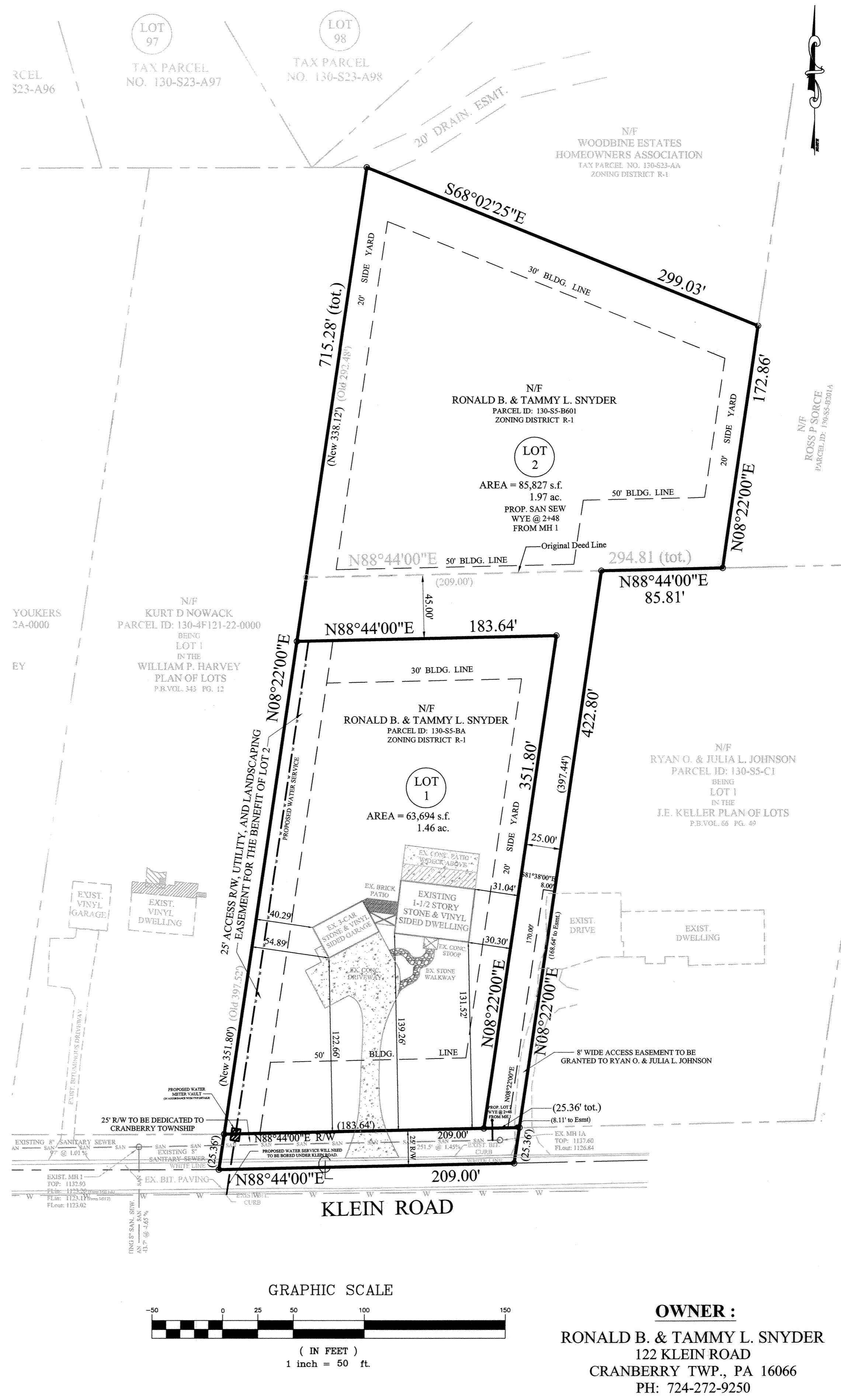
	REQUIRED	EX. PARCEL 130-S5-BA		EX. PARCEL 130-S5-B601	
		EX. PARCEL 130-S5-BA	PROP. LOT 1 (PARCEL 130-S5-BA)	EX. PARCEL 130-S5-B601	PROP. LOT 2 (PARCEL 130-S5-B601)
Lot Area (w/ public sewer)	1.25 ac. min.	1.88 ac.	1.46 ac.	1.55 ac.	1.97 ac.
Lot Width	100 ft. min.	81,694 sf.	63,694 sf.	67,627 sf.	85,827 sf.
Lot Width @ Front Lot Line	25 ft. min.	209 ft.	183.64 ft.	294.81 ft.	294.81 ft.
Maximum Lot Coverage	15 % max.	10.48 %	13.48 %	N/A	N/A
Front Yard Setback (Principal Use)	50 ft. min.	50 ft.	50 ft.	50 ft.	50 ft.
Side Yard Setback (Principal Use)	20 ft. min.	20 ft.	20 ft.	20 ft.	20 ft.
Rear Yard Setback (Principal Use)	30 ft. min.	30 ft.	30 ft.	30 ft.	30 ft.
Front Yard Setback (Accessory Use)	50 ft. min.	50 ft.	50 ft.	50 ft.	50 ft.
Other Yard Setback (Accessory Use)	10 ft. min.	10 ft.	10 ft.	10 ft.	10 ft.
Building Height	35 ft. max.	20 ft. +/-	20 ft. +/-	N/A	N/A ft.

THE PURPOSE OF THIS LOT LINE REVISION PLAN IS TO GIVE ROAD FRONTAGE TO LOT 2, ADJUST THE COMMON LINE BETWEEN LOTS 1 & 2, AND TO GRANT LOT 2 A 25' WIDE ACCESS R/W, UTILITY, AND LANDSCAPING EASEMENT THROUGH LOT 1 AS SHOWN ON THE PLAN.



LOCATION MAP

N.T.S.
Inst: 201901240001024 01/24/2019
Pages: 1 F 845 00 3 BDP
Michele Mustello 720190001288
Butler County Recorder PA



DATE	REVISION	DATE	SCALE
11-28-2018	BSW Cranberry Twp Development Report dated 11-15-2018	11-09-2018	1" = 50'
01-11-2019	BSW Add Utility Info Per Cranberry Twp.		

SNYDER LOT LINE REVISION PLAN

FOR
PARCEL ID: 130-S5-BA & PARCEL ID: 130-S5-B601
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER CO., PA.
MADE FOR
RONALD & TAMMY SNYDER

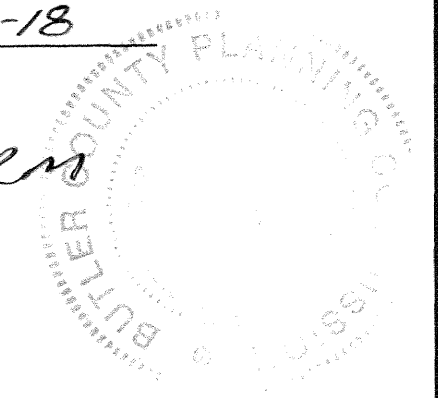
GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724-935-8188 FAX: 724-935-8189

WORTH TOWNSHIP
 APPROVED BY THE BOARD OF SUPERVISORS OF
 THE TOWNSHIP OF WORTH THIS 15th DAY OF NOV, 2018
Franklin B. B... CHAIRMAN
Shawna... SECRETARY

WORTH TWP. PLANNING COMM.
 REVIEWED BY WORTH TWP. PLANNING COMM.
 THIS 15th DAY OF NOV, 2018
Kent L. M... CHAIRMAN
Michael T. D... SECRETARY

Instr: 201901280001509
 Pages: 1 F: \$45.00
 Michele Mustello
 Butler County Recorder
 01/28/2019 11:21AM
 T20190001395 FL

REVIEWED BY
 APPROVED -
 BUTLER COUNTY PLANNING COMMISSION
 DATE 10-22-18
F. Fulgum CHAIRMAN
E. ... SECRETARY

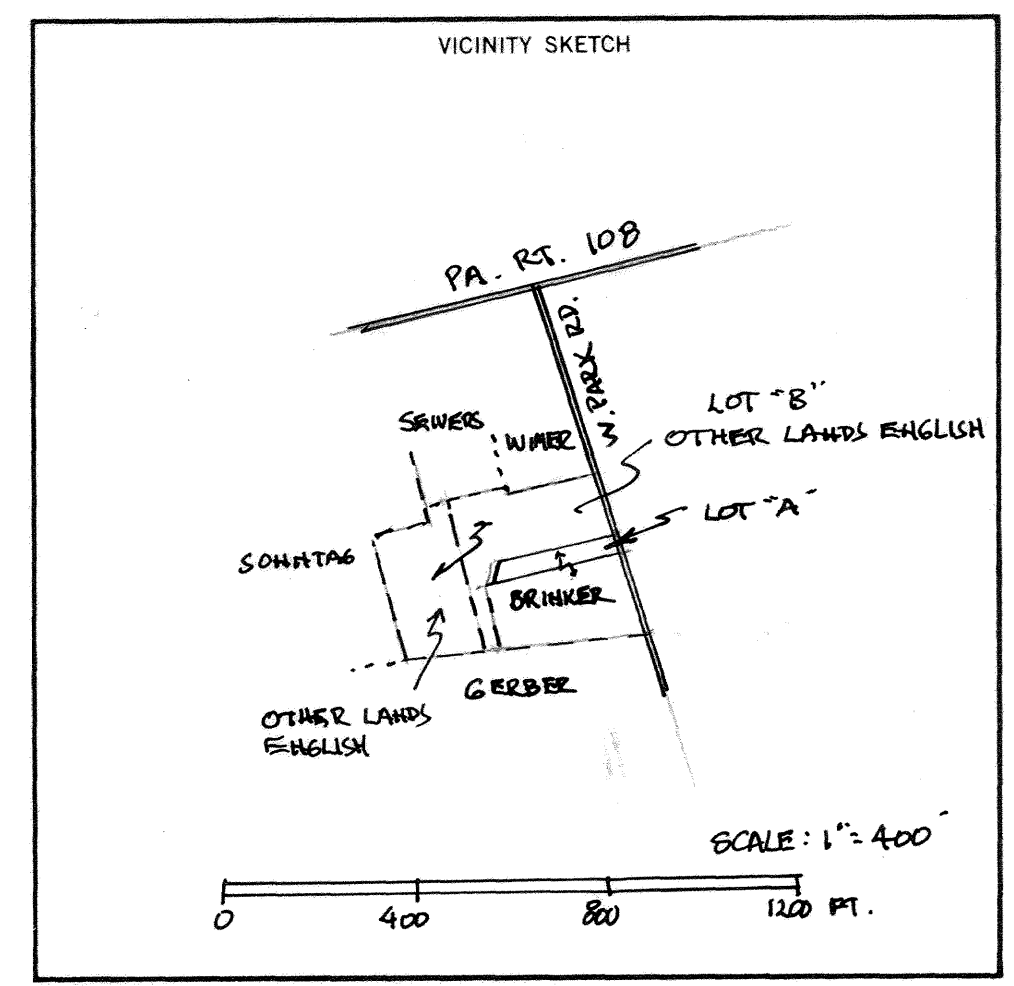
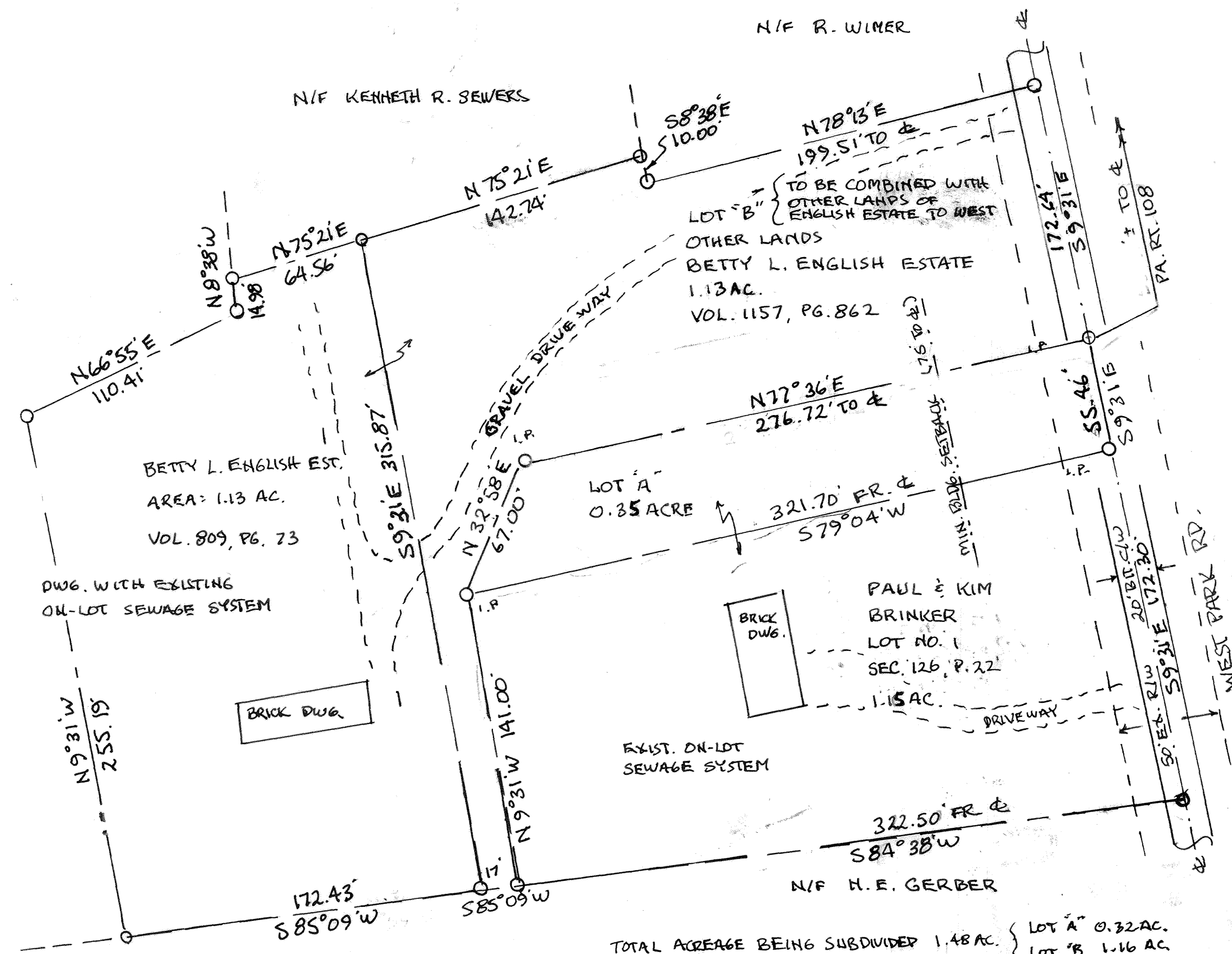


STATE OF PENNSYLVANIA
 County of Mercer
 BEFORE ME THE SUBSCRIBER A notary IN AND FOR THE
 SAID COUNTY AND STATE PERSONALLY APPEARED Kim Maureen Brinker, Deanna Kathleen
Schultz & Joanne Colleen Burger, Exec of the state of Betty L. English
 AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL
 THIS 18th DAY OF October, 2018. MY COMMISSION
 EXPIRES THE 26th DAY OF December, 2021.

Commonwealth of Pennsylvania - Notary Seal
 Brenda K. McBride, Notary Public
 Mercer County
 My commission expires December 26, 2021
 Commission number 1105830

SIGNATURE Brenda K McBride

I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF
 THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.
Kim Maureen Brinker, Deanna Kathleen Schultz, Joanne Colleen Burger
 I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND
 ACCURATE SURVEY, Paul & Kim Brinker



PLAN BOOK	PAGE
376	7

N/F WILLIAM & JEAN SONNATAG

PLAN IS NULL & VOID UNLESS
 RECORDED BY
 NO DEEDS MAY BE TRANSFERRED
 UNTIL PLAN IS RECORDED.

TITLE =
FINAL PLAT
BETTY L. ENGLISH ESTATE
RE PLAT

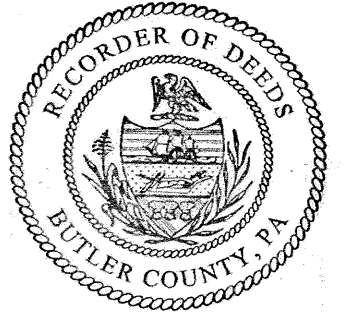
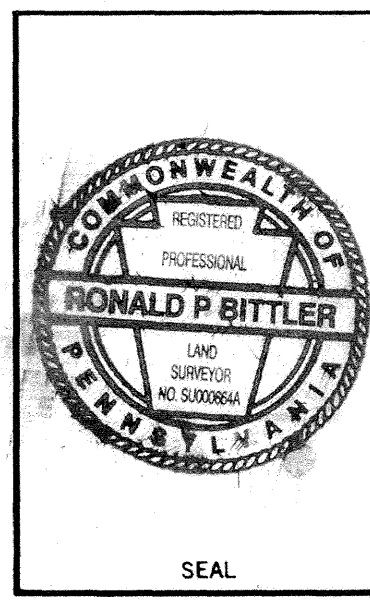
INDICATE WHETHER PRELIMINARY OR FINAL

MUNICIPALITY = WORTH TWP.

COUNTY = BUTLER STATE = PA.

SCALE = 1" = 50' DATE = 6-6-18
 REV. 9-17-18, 10-6-18

R.P. BITTLER, P.L.S. 714-662-5270
 1155 GREENVILLE RD.
 MERCER, PA. 16137



Recorded in the Recorder's office for the recording of Deeds,
 Plans, Etc. in said county in Plan Book Volume 376 Page
7 Given under my hand and seal this 28th day of
January, 2019

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

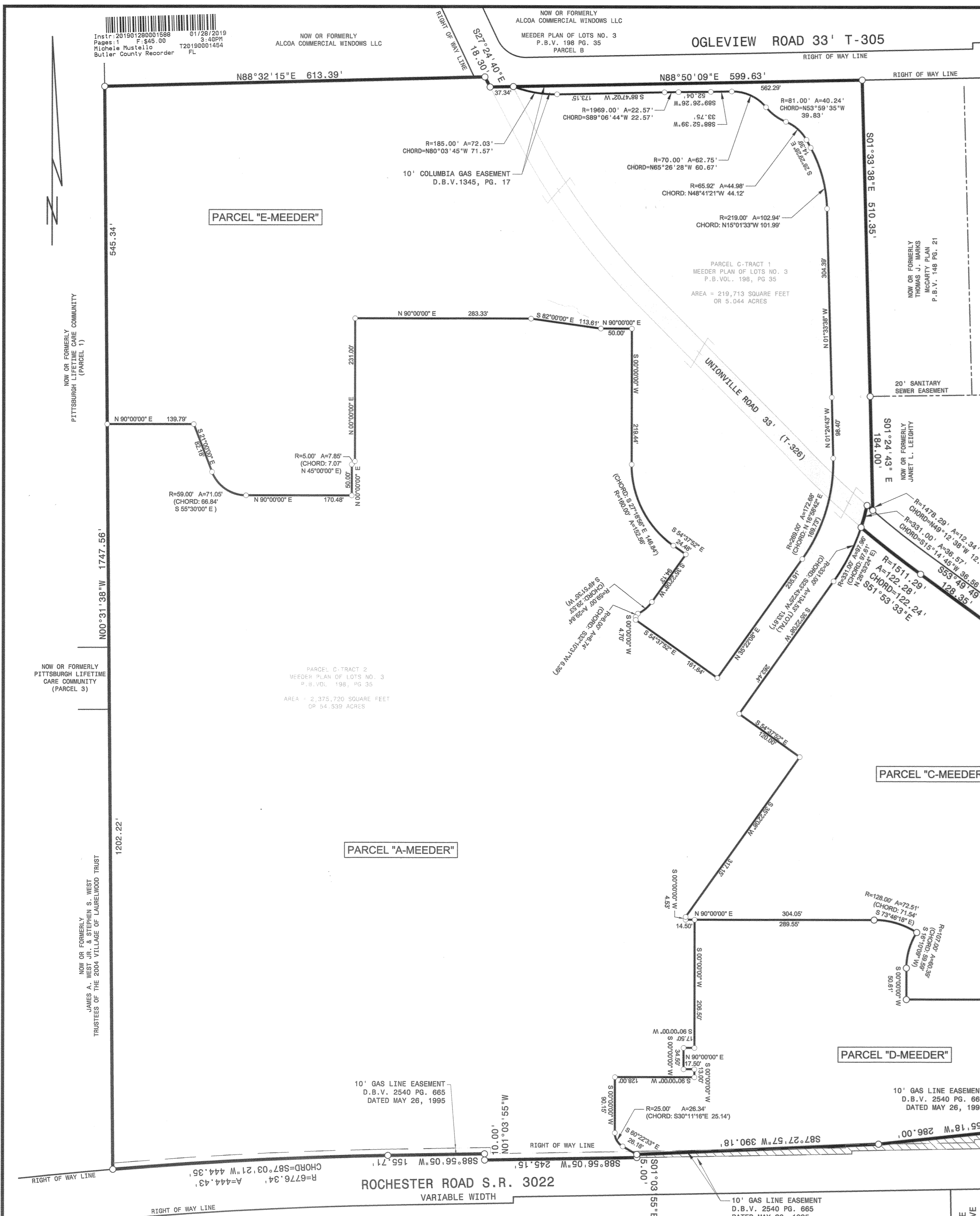
TOTAL ACREAGE BEING SUBDIVIDED 1.48 AC. { LOT "A" 0.32 AC.
 LOT "B" 1.16 AC.

NOTE: LOT "A" IS NOT A SEPARATE BUILDING LOT AND
 IS TO BE CONVEYED AND BECOME PART OF
 ADJOINING LANDS OF PAUL & KIM BRINKER.

PROPOSED TOTAL ACREAGE: BRINKER: 1.50 AC.
 ENGLISH 2.26 AC.
 TOTAL 3.76 AC.

OWNER: BETTY L. ENGLISH ESTATE
 1224 W. PARK RD.
 SLIPPERY ROCK, PA. 16057
 KIM BRINKER PHONE: 724-496-3961

O - INDICATES IRON PIN AT CORNER



OWNERS ADOPTION
 WE, MEEDER FAMILY LP, OWNER OF THE LAND SHOWN ON MEEDER HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

Lois Engle
 SIGNATURE OF WITNESS

Lynn Meeder
 SIGNATURE OF MEEDER MANAGER
 DATE: 01-25-19
 MEEDER DEVELOPMENT LLC, A PENNSYLVANIA LIMITED LIABILITY PARTNERSHIP, GENERAL PARTNER FOR MEEDER FAMILY LP

ACKNOWLEDGMENT
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED LYNN MEEDER REPRESENTATIVE OF MEEDER FAMILY LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25TH DAY OF JANUARY 2019

MY COMMISSION EXPIRES THE 13TH DAY OF DECEMBER 2020

Timothy S. Zinkham
 NOTARY PUBLIC

CERTIFICATION OF TITLE (NO MORTGAGE)
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN MEEDER IS IN THE NAME OF MEEDER FAMILY LP, AND IS RECORDED IN INSTRUMENT NO. 20110602001342. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Lois Engle
 WITNESS

Lynn Meeder
 MEEDER DEVELOPMENT LLC, A PENNSYLVANIA LIMITED LIABILITY PARTNERSHIP, GENERAL PARTNER FOR MEEDER FAMILY LP

SURVEYOR'S CERTIFICATION
 I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE: 1-25-19

Patrick J. Cooper
 PATRICK J. COOPER, P.E.
 REG. NO. SU-040392-E

MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR PUBLIC FACILITIES.

Richard M. Hedley
 CHAIRMAN, BOARD OF SUPERVISORS

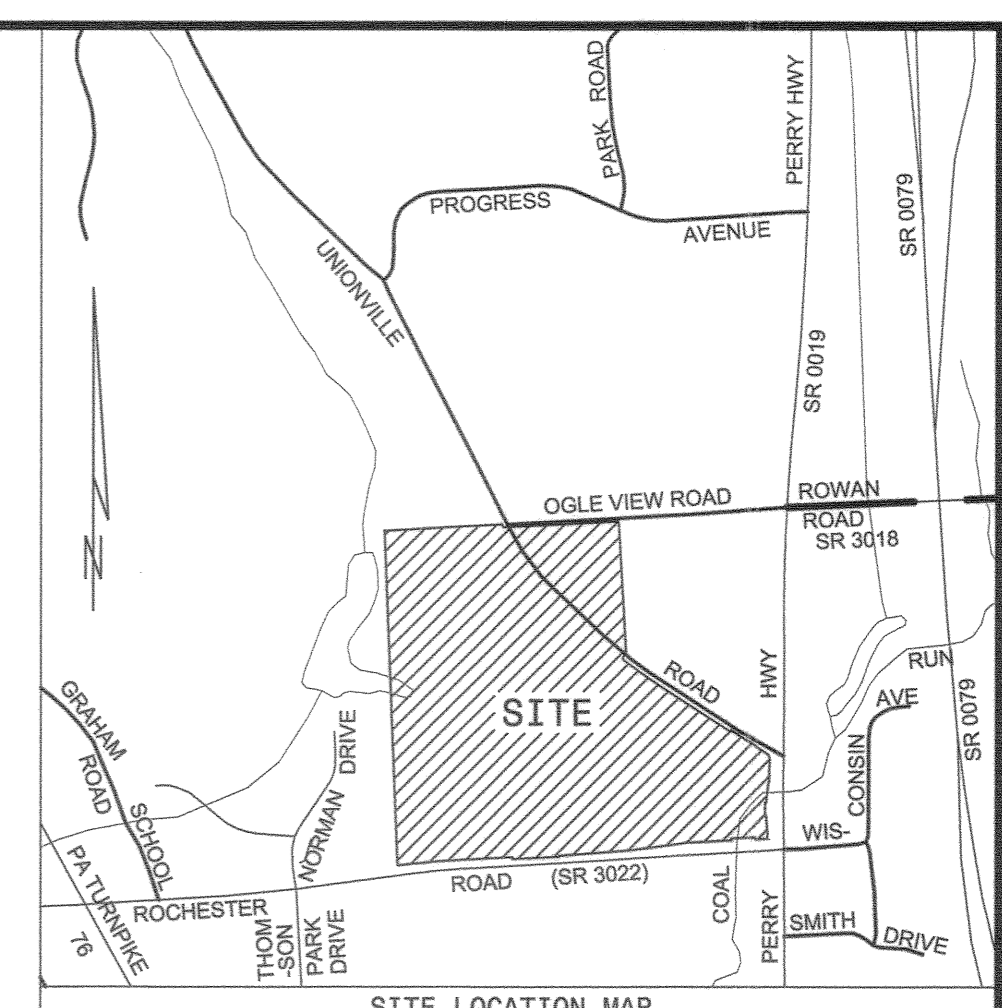
MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2018-77 ON THE 17TH DAY OF OCTOBER 2018.

Richard M. Hedley
 CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER
 I, JAMES KRATZAS, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

James Kratzas
 TOWNSHIP ENGINEER
 REG. NO. PE-01557

DATE: 1/28/19



BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF OCTOBER 2018.

Chris Dwyer
 SECRETARY

Fran Eckel
 CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION
 # 18916

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376 PAGE(S) 8.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF JAN. 2019.

Michele M. Mustello
 RECORDER OF DEEDS

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

NOTES:

1) THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD-HAZARD, & ZONE AE WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, MAP REVISED AUGUST 2, 2018.

EXISTING AREAS

EXISTING PARCEL C IN MEEDER PLAN OF LOTS NO. 3	= 2,595,426 SQ. FT. OR 59.583 ACRES
UNIONVILLE ROAD RIGHT OF WAY	= 30,115 SQ. FT. OR 0.691 ACRES
TOTAL AREA	= 2,625,541 SQ. FT. OR 60.274 ACRES

MEEDER - PLAN AREA SUMMARY

PARCEL "A-MEEDER"	= 1,232,842 SQ. FT. OR 28.302 ACRES
PARCEL "B-MEEDER"	= 122,206 SQ. FT. OR 2.806 ACRES
PARCEL "C-MEEDER"	= 366,950 SQ. FT. OR 8.424 ACRES
PARCEL "D-MEEDER"	= 231,234 SQ. FT. OR 5.308 ACRES
PARCEL "E-MEEDER"	= 672,309 SQ. FT. OR 15.434 ACRES (INCLUDES UNIONVILLE ROAD RIGHT OF WAY)
TOTAL AREA	= 2,625,541 SQ. FT. OR 60.274 ACRES

ENGINEER
James Kratzas
 REGISTERED PROFESSIONAL ENGINEER
 REG. NO. PE-01557

SURVEYOR
Patrick J. Cooper
 REGISTERED PROFESSIONAL SURVEYOR
 REG. NO. SU-040392-E

COUNTY PLANNING

DEPARTMENT OF REAL ESTATE

LEGEND

- EASEMENT LINES
- SETBACK LINES
- FORMER RIGHT OF WAY LINE

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

PLAN BOOK 376 **PAGE** 8

OWNER:
 MEEDER FAMILY LP
 20515 ROUTE 19
 CRANBERRY TOWNSHIP, PA 16066

WISCONSIN AVENUE
 VARIABLE WIDTH

RIGHT OF WAY INFORMATION FOR THIS AREA

- RIGHT OF WAY ACCEPTED BY THE TOWNSHIP OF CRANBERRY, INST. 20180111000704, RECORDED ON JANUARY 01, 2018
- ROAD WIDENING, INST. 20050330007480, DATED JANUARY 27, 2005
- RIGHT OF WAY TAKING, SEE D.B.V. 2667 PG 886
- CONDEMNATION RECORD BOOK 839, PAGE 332, DATED JUNE 29, 1965

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

MEEDER
 BEING A SUBDIVISION OF PARCEL C IN MEEDER PLAN OF LOTS NO. 3, AS RECORDED IN P.B.V. 198, PG 35

SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR
MEEDER FAMILY LP
 A PENNSYLVANIA LIMITED PARTNERSHIP

Date: JANUARY 22, 2019
 Job Number: C-18907-0022
 Dwg No: 403.802

PM: PTC DB: CLR CB: PTC SCALE: 1" = 100'

Instr: 20190129001016 01/29/2019
 Pages: 1 P. 648.00 10, 1904
 Michele Mustello T20190001482
 Butler County Recorder PA

By a resolution approved on the 13 day of November, 2018, the Board of Directors of the Borough of Zelenople, incorporated in the state of Pennsylvania, Borough of Zelenople owner of the land shown on the Reservoir Plan No.2 adopted this plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

(Seal) Borough of Zelenople
 Name of Corporation
Allen E. Bayer Donald C. Pepe
 Allen E. Bayer, Council President Donald C. Pepe, Secretary
11-13-18
 Date

Before me, the undersigned Notary Public and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Allen E. Bayer of the Zelenople Borough, who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the Jackson Township.

Witness my hand and notarial seal this 13 day of November, 2018.
 My commission expires the 16 day of November, 2021.
 (Seal) Shalaine Marchinski
 Notary Public

Commonwealth of Pennsylvania - Notary Seal
 Shalaine Marchinski, Notary Public
 Butler County
 My Commission Expires November 16, 2021
 Commission Number 1322187

The foregoing adoption and dedication is made by Borough of Zelenople with the full understanding and agreement that the approval of the governing body of the Township of Jackson, 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.

Approved by the Board of Supervisors of Jackson Township This 5th day of December, 2018. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording the Township of Jackson 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 facilities.
[Signature] Township Secretary [Signature] Chairperson

When approved without conditions: Approved by the Planning Director of Jackson Township this 5th day of December, 2018, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
[Signature] Township Secretary [Signature] Planning Director (Seal)

Reviewed by the Butler County Planning Commission on this day of Dec, 2018.
[Signature] Secretary [Signature] Chairperson

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

Date _____ Name _____
 Registration number _____

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

October 16, 2018 William F. Hummel
 Date Name
 Registration Number SU-1010-A

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania in Plan Book Volume 376, page(s) 9.

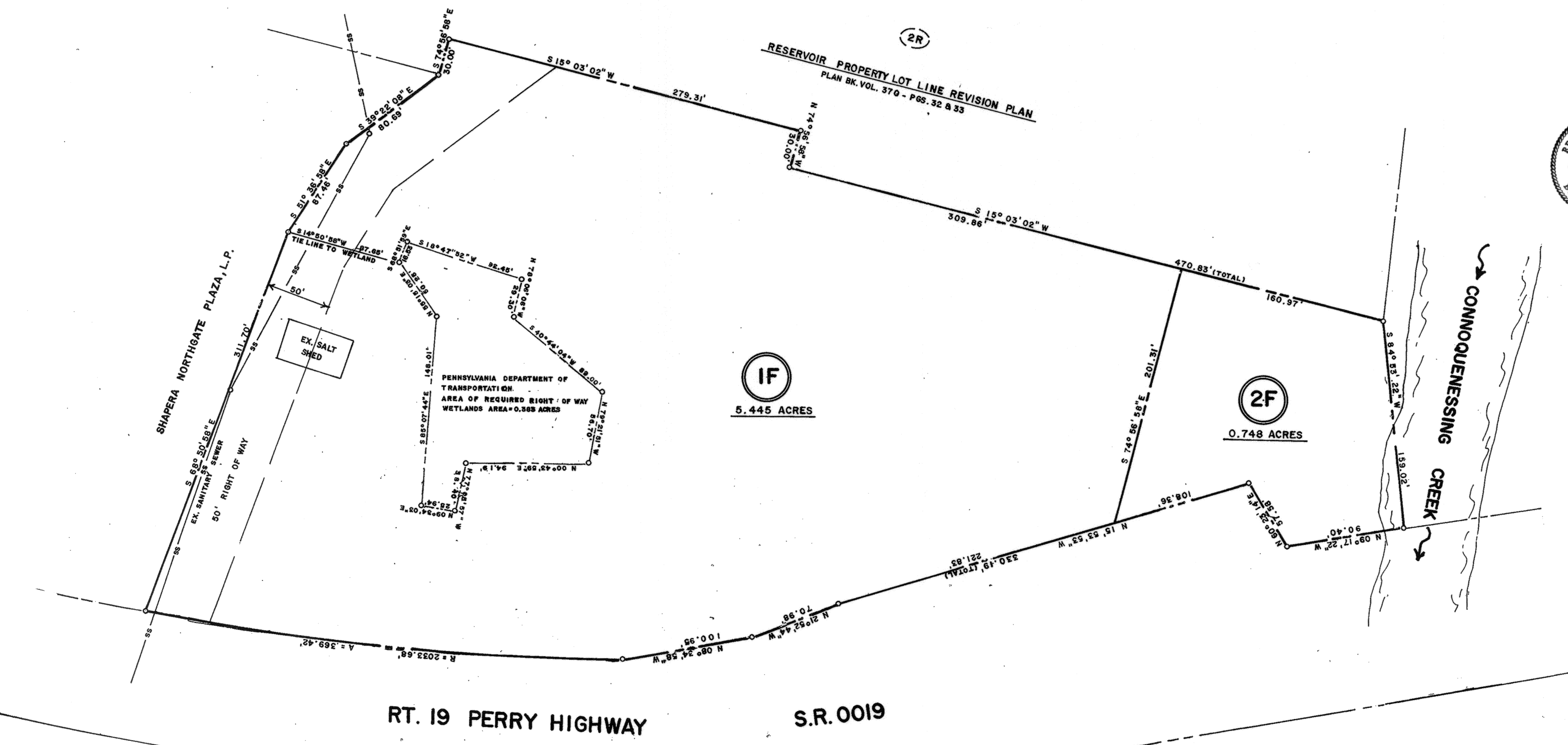
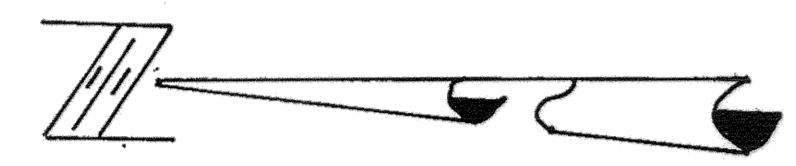
Given under my hand and seal this 29th day of January, 2019.
 (Seal) [Signature]
 Recorder of Deeds

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

A highway occupancy permit is required pursuant to §420 of the Act of June 1, 1945 (P.L. 1212, No. 428), known as the "State Highway Law" before driveway access to the State highway is permitted.

NOTE: This plan is the subdivision of land owned by Zelenople Borough being Tax Parcel 180-4F-125-2E recorded in Deed Bk. Vol. 821 - pg. 29 which is Lot # 1R in the Reservoir Property Lot Line Revision Plan recorded in Plan Bk. Vol. 370 - Pgs. 32 & 33.

ZONING DISTRICT = CC, Commercial Corridor

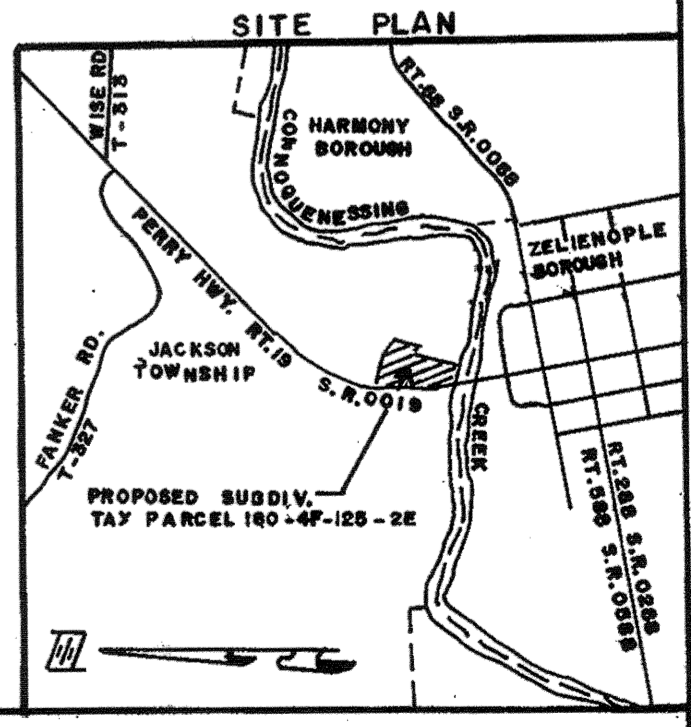


ZONING DISTRICT REQUIREMENTS
 Zoning District - CC Commercial Corridor
Front Yard
 40 feet, and 15 feet from commercial streets
Minimum Rear Yard
 30 feet; accessory; 10 feet
Minimum Side Yard
 15 feet; accessory 10 feet; side yard abutting residential district boundary 30 feet

TOWNSHIP SEAL COUNTY SEAL SURVEYOR SEAL

PLAN BOOK	PAGE
376	9

WILLIAM F HUMMEL
 REGISTERED PROFESSIONAL ENGINEER
 BEAVER FALLS, PA
RESERVOIR PLAN NO.2
 SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA
 FOR: ZELIENOPLE BOROUGH
 DATE: SEPTEMBER 28, 2018 SCALE: 1" = 50'
William F. Hummel F.B. 45/65 **1756**



OGLEVIEW ROAD T-305 VARIABLE WIDTH
(EXISTING PUBLIC ROAD)

OWNERS ADOPTION

WE, ROCHESTER ROAD INVESTMENT CO., OWNER OF THE LAND SHOWN ON THE MEEDER PLAN PHASE ONE HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED **Anthony Ferraro-Diederich** REPRESENTATIVE OF ROCHESTER ROAD INVESTMENT CO., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF January 2019

MY COMMISSION EXPIRES THE ___ DAY OF _____

NOTARIAL SEAL
Lisa Anne Engle, Notary Public
Cranberry Twp., Butler County
My Commission Expires Dec. 13, 2020
MEMBER PENNSYLVANIA REGISTER OF NOTARIES

CERTIFICATION OF TITLE (NO MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MEEDER PLAN PHASE ONE IS IN THE NAME OF ROCHESTER ROAD INVESTMENT CO., AND IS RECORDED IN INSTRUMENT NO. 821902012001302. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

1-30-19
DATE

Patrick T. Cooper
PATRICK T. COOPER, P.E.
REG. NO. SU-040382-E

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

THE TOWNSHIP OF CRANBERRY 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.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2018-19 ON THE 20th DAY OF January, 2019.

John J. Schlegel
SECRETARY
DATE: 1-30-19

Richard M. Hedley
CHAIRMAN, BOARD OF SUPERVISORS

I, JERRY ANDREE TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 2018-19, HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

I, JASON KRATAS, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

TOWNSHIP ENGINEER

Jason Kratas
REG. NO. 258522
DATE: 1/30/19

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19 DAY OF September 2018

Chris Dancy
SECRETARY

Frank G. Uhl
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION
1802

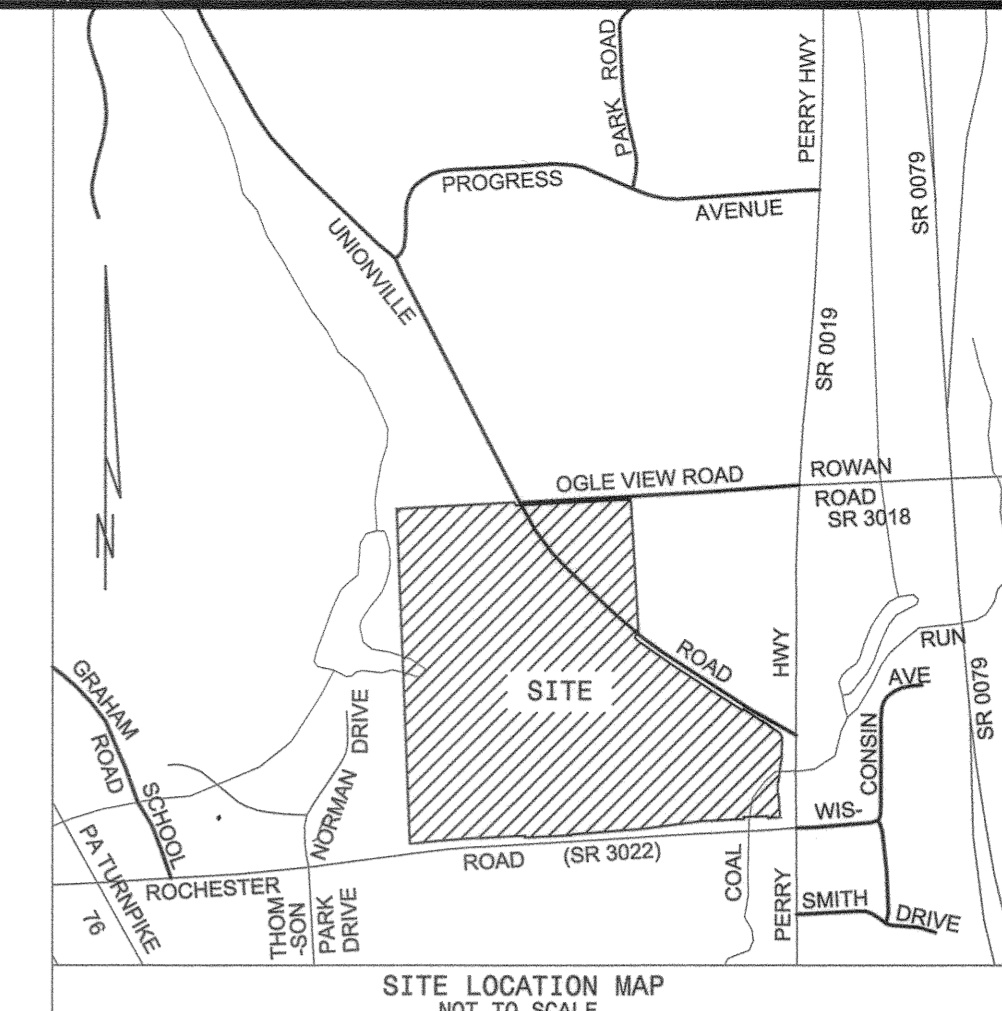
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376 PAGE(S) 10-12

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF February, 2019

MICHELE M. MUSTELLO

RECORDER OF DEEDS
My Commission Expires First Monday in January 2020



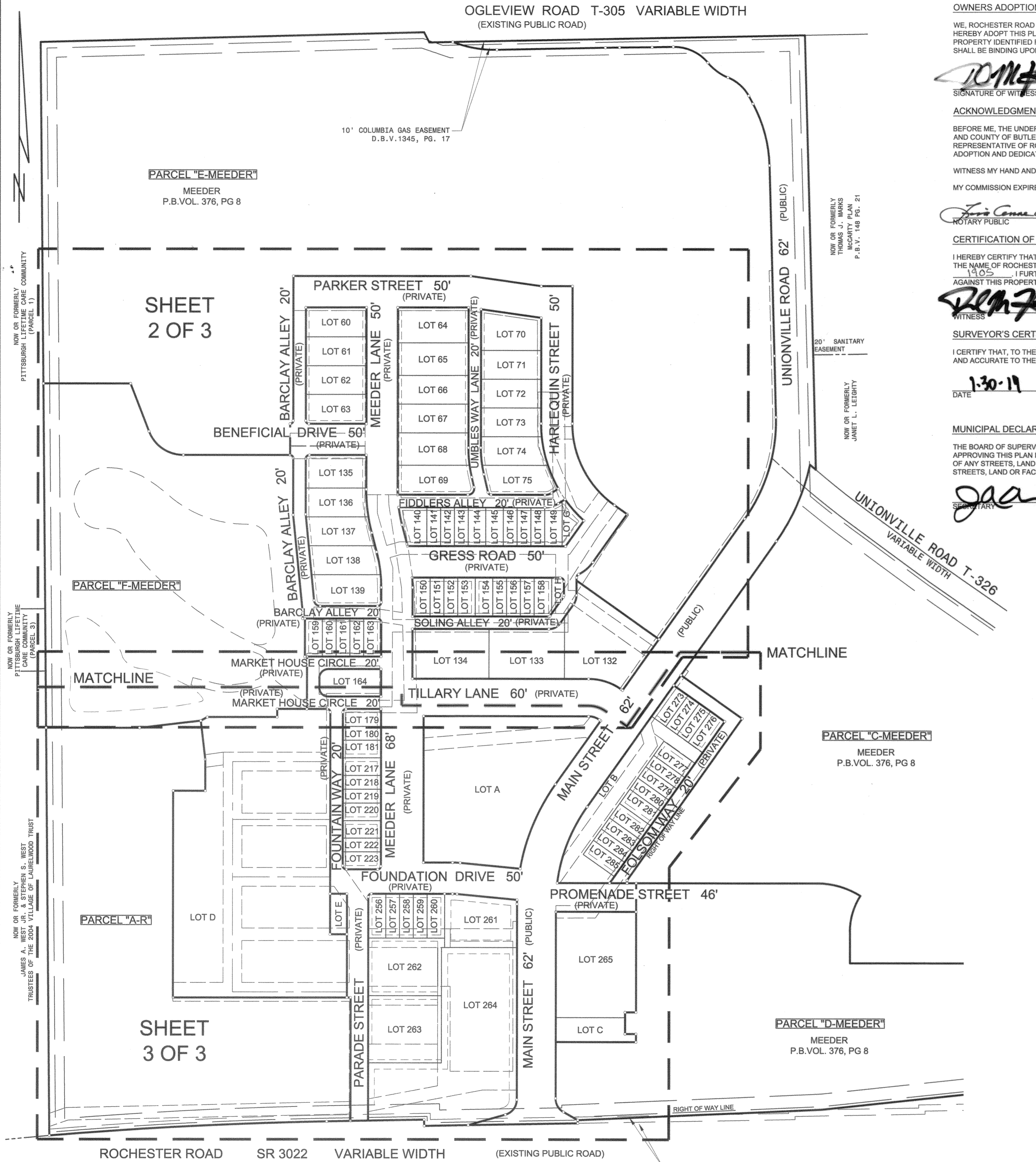
Inst #: 20190201001880
Pages: 1 of 125.00
02/01/2019
Michele Mustello
Butler County Recorder

EXISTING AREAS
PARCEL "A-MEEDER" = 1,232,842 SQ.FT. OR 28.302 ACRES

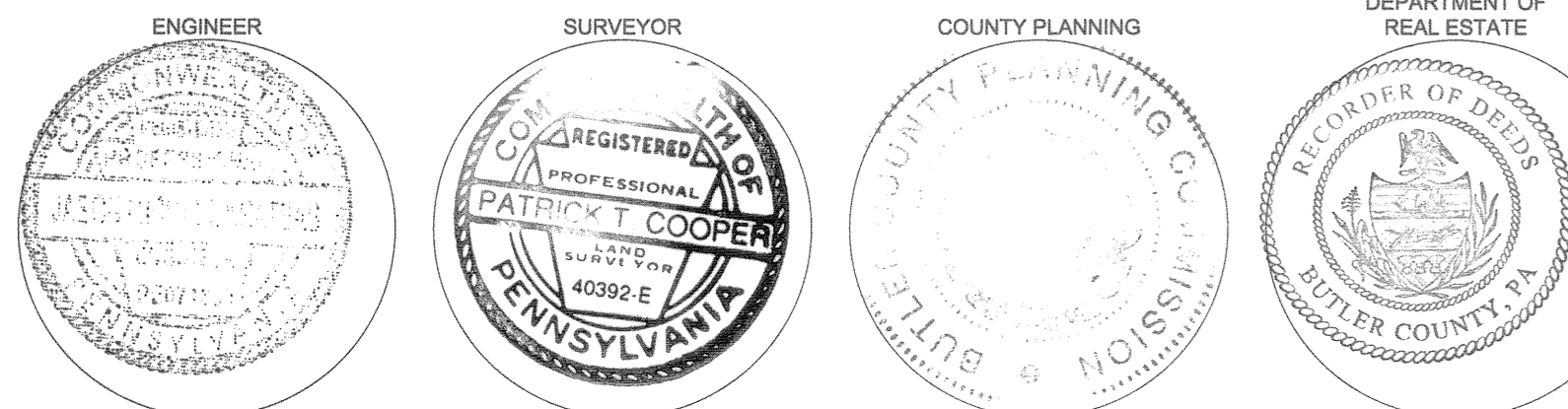
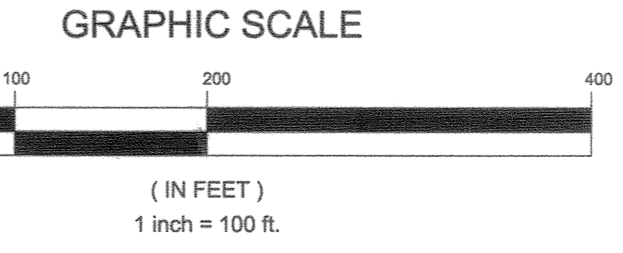
PHASE 1 - PLAN AREA SUMMARY

Lot	Area	Acres	Lot	Area	Acres
LOT 80	4,559 SQ.FT.	0.105 ACRES	LOT 162	1,342 SQ.FT.	0.031 ACRES
LOT 81	4,462 SQ.FT.	0.102 ACRES	LOT 163	1,700 SQ.FT.	0.039 ACRES
LOT 82	4,462 SQ.FT.	0.102 ACRES	LOT 164	9,954 SQ.FT.	0.229 ACRES
LOT 83	4,554 SQ.FT.	0.105 ACRES	LOT 179	1,894 SQ.FT.	0.039 ACRES
LOT 84	6,375 SQ.FT.	0.146 ACRES	LOT 180	1,342 SQ.FT.	0.031 ACRES
LOT 85	5,867 SQ.FT.	0.135 ACRES	LOT 181	1,708 SQ.FT.	0.039 ACRES
LOT 86	5,190 SQ.FT.	0.119 ACRES	LOT 217	1,708 SQ.FT.	0.039 ACRES
LOT 87	5,190 SQ.FT.	0.119 ACRES	LOT 218	1,342 SQ.FT.	0.031 ACRES
LOT 88	5,885 SQ.FT.	0.135 ACRES	LOT 219	1,342 SQ.FT.	0.031 ACRES
LOT 89	5,577 SQ.FT.	0.128 ACRES	LOT 220	1,708 SQ.FT.	0.039 ACRES
LOT 90	5,659 SQ.FT.	0.130 ACRES	LOT 221	1,708 SQ.FT.	0.039 ACRES
LOT 91	4,416 SQ.FT.	0.101 ACRES	LOT 222	1,342 SQ.FT.	0.031 ACRES
LOT 92	4,416 SQ.FT.	0.101 ACRES	LOT 223	1,887 SQ.FT.	0.043 ACRES
LOT 93	4,416 SQ.FT.	0.101 ACRES	LOT 224	1,562 SQ.FT.	0.036 ACRES
LOT 94	4,378 SQ.FT.	0.100 ACRES	LOT 257	1,562 SQ.FT.	0.036 ACRES
LOT 95	4,899 SQ.FT.	0.115 ACRES	LOT 258	1,562 SQ.FT.	0.036 ACRES
LOT 96	15,700 SQ.FT.	0.360 ACRES	LOT 259	1,562 SQ.FT.	0.036 ACRES
LOT 97	9,769 SQ.FT.	0.224 ACRES	LOT 260	1,562 SQ.FT.	0.036 ACRES
LOT 98	9,745 SQ.FT.	0.224 ACRES	LOT 261	9,458 SQ.FT.	0.217 ACRES
LOT 99	5,133 SQ.FT.	0.118 ACRES	LOT 262	10,839 SQ.FT.	0.249 ACRES
LOT 100	4,513 SQ.FT.	0.104 ACRES	LOT 263	12,519 SQ.FT.	0.287 ACRES
LOT 101	4,728 SQ.FT.	0.109 ACRES	LOT 264	44,249 SQ.FT.	1.016 ACRES
LOT 102	5,021 SQ.FT.	0.115 ACRES	LOT 265	21,483 SQ.FT.	0.493 ACRES
LOT 103	5,417 SQ.FT.	0.124 ACRES	LOT 273	1,708 SQ.FT.	0.039 ACRES
LOT 104	1,738 SQ.FT.	0.040 ACRES	LOT 274	1,342 SQ.FT.	0.031 ACRES
LOT 105	1,384 SQ.FT.	0.031 ACRES	LOT 275	1,342 SQ.FT.	0.031 ACRES
LOT 106	1,384 SQ.FT.	0.031 ACRES	LOT 276	1,708 SQ.FT.	0.039 ACRES
LOT 107	1,384 SQ.FT.	0.031 ACRES	LOT 277	1,342 SQ.FT.	0.031 ACRES
LOT 108	1,738 SQ.FT.	0.040 ACRES	LOT 278	1,342 SQ.FT.	0.031 ACRES
LOT 109	1,384 SQ.FT.	0.031 ACRES	LOT 279	1,342 SQ.FT.	0.031 ACRES
LOT 110	1,831 SQ.FT.	0.042 ACRES	LOT 280	1,342 SQ.FT.	0.031 ACRES
LOT 111	1,738 SQ.FT.	0.040 ACRES	LOT 281	1,708 SQ.FT.	0.039 ACRES
LOT 112	1,384 SQ.FT.	0.031 ACRES	LOT 282	1,708 SQ.FT.	0.039 ACRES
LOT 113	1,384 SQ.FT.	0.031 ACRES	LOT 283	1,342 SQ.FT.	0.031 ACRES
LOT 114	1,738 SQ.FT.	0.040 ACRES	LOT 284	1,342 SQ.FT.	0.031 ACRES
LOT 115	1,384 SQ.FT.	0.031 ACRES	LOT 285	1,708 SQ.FT.	0.039 ACRES
LOT 116	1,384 SQ.FT.	0.031 ACRES	LOT A	49,792 SQ.FT.	1.143 ACRES
LOT 117	1,738 SQ.FT.	0.040 ACRES	LOT B	13,927 SQ.FT.	0.320 ACRES
LOT 118	1,738 SQ.FT.	0.040 ACRES	LOT C	4,337 SQ.FT.	0.104 ACRES
LOT 119	1,384 SQ.FT.	0.031 ACRES	LOT D	110,484 SQ.FT.	2.538 ACRES
LOT 120	1,384 SQ.FT.	0.031 ACRES	LOT E	1,755 SQ.FT.	0.040 ACRES
LOT 121	1,384 SQ.FT.	0.031 ACRES	PARCEL F-MEEDER	192,856 SQ.FT.	4.427 ACRES
LOT 122	1,729 SQ.FT.	0.040 ACRES	LOT G	1,392 SQ.FT.	0.032 ACRES
LOT 123	1,708 SQ.FT.	0.039 ACRES	LOT H	846 SQ.FT.	0.019 ACRES
LOT 124	1,342 SQ.FT.	0.031 ACRES	PARCEL A-R	191,946 SQ.FT.	4.406 ACRES
LOT 125	1,342 SQ.FT.	0.031 ACRES	ROADS AND ALLIES	335,236 SQ.FT.	7.696 ACRES
LOT 126	1,342 SQ.FT.	0.031 ACRES	TOTAL AREA	1,232,842 SQ.FT. OR 28.302 ACRES	

- NOTES:
- THE SUBJECT PROPERTY LIES IN AREA ZONE X, AREA OF MINIMAL FLOOD HAZARD, & ZONE AE WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE / FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD HAZARD AS DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 42019C0303D, MAP REVISED AUGUST 2, 2018.
 - ALL STORM SEWERS DEPICTED IN THE PUBLIC RIGHT-OF-WAYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY CRANBERRY TOWNSHIP. ALL STORM SEWERS WITHIN THE "PUBLIC UTILITY EASEMENTS" AND UNDER PRIVATE STREETS AND ALLEYS DEPICTED IN THIS PLAN SHALL BE OWNED AND MAINTAINED BY THE MEEDER NEIGHBORHOOD ASSOCIATION. NO STORM SEWERS SHALL BE RE-LOCATED ANYWHERE IN THIS PLAN WITHOUT PRIOR APPROVAL OF CRANBERRY TOWNSHIP.
 - ALL SANITARY EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF THE CRANBERRY TOWNSHIP SEWER AUTHORITY.
 - ALL WATERLINE EASEMENTS DEPICTED ON THIS PLAN SHALL BE GRANTED AT THE BENEFIT OF THE CRANBERRY TOWNSHIP WATER AUTHORITY.
 - PUBLIC ACCESS IS HEREBY GRANTED OVER THE PRIVATE RIGHT OF WAYS ON THIS PLAN.



PLAN BOOK	PAGE
376	10



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

MEEDER PLAN PHASE ONE
BEING A SUBDIVISION OF PARCEL "A-MEEDER" IN MEEDER, AS RECORDED IN P.B.V. 376, PG 8

SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY, PA
MADE FOR

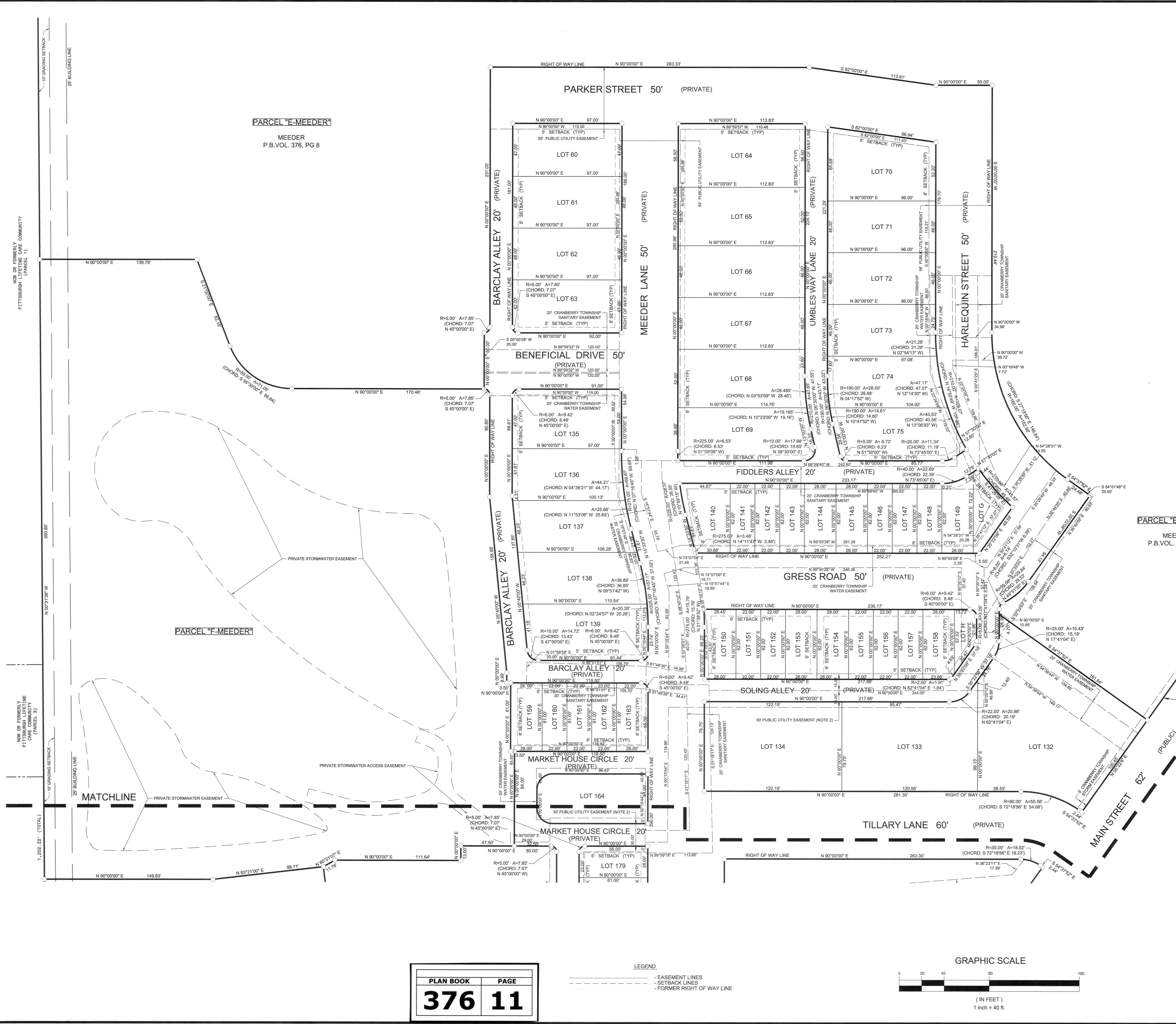
ROCHESTER ROAD INVESTMENT CO.

OWNER:
ROCHESTER ROAD INVESTMENT CO.
1190 DILLERVILLE ROAD
LANCASTER, PA 17601
PHONE: 717-560-1400

Date: JANUARY 30, 2019
Job Number: CJ-18807-0017
Dwg No: 403.793 SHEET: 1 OF 3

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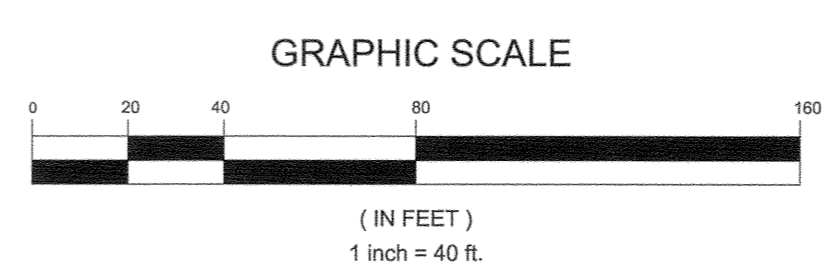
PARCEL "E"-MEEDER
 MEEDER
 P.B.VOL. 376, PG 8

PARCEL "E"-MEEDER
 MEEDER
 P.B.VOL. 376, PG 8

PARCEL "F"-MEEDER

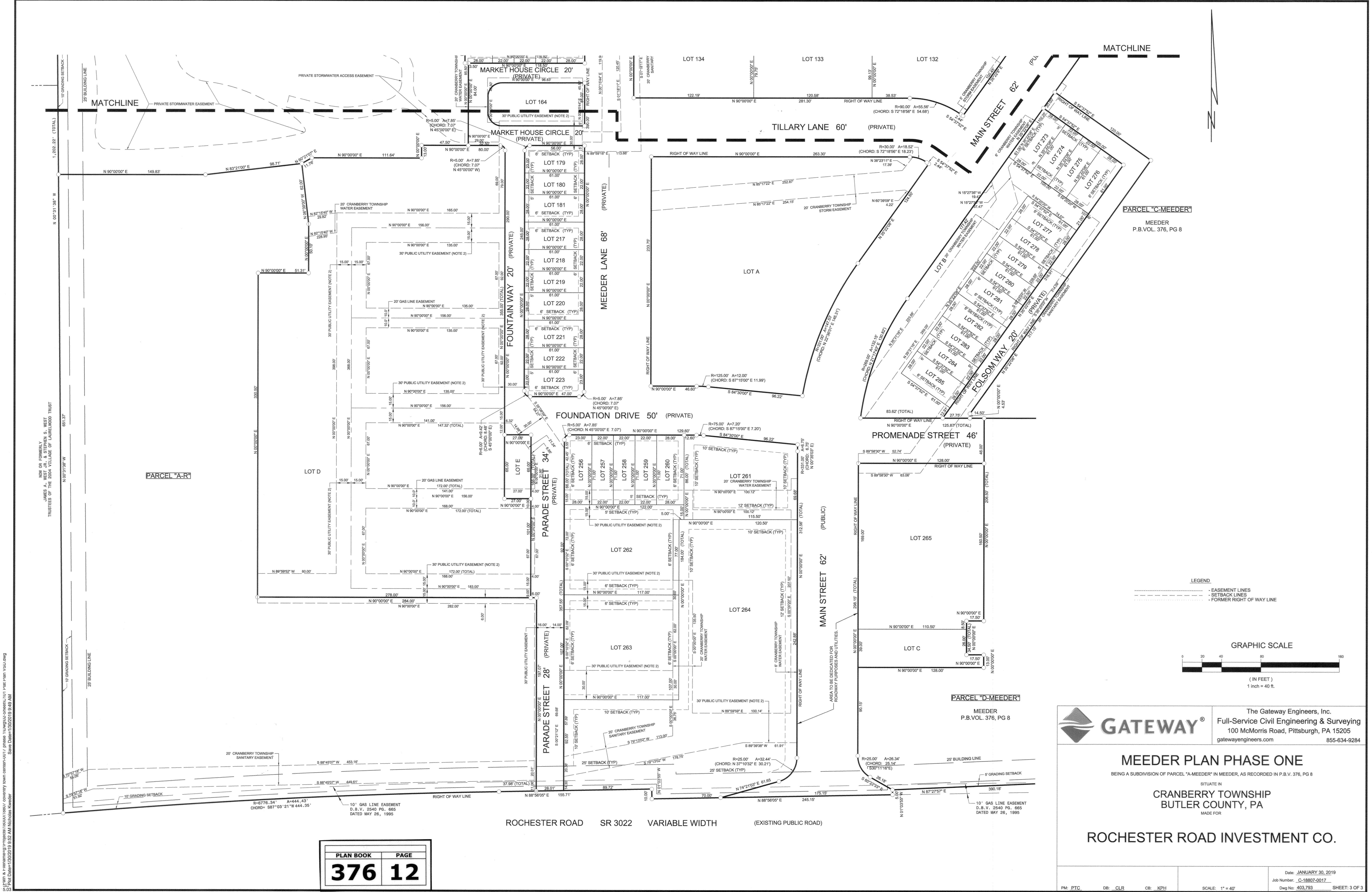
PLAN BOOK	PAGE
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- LEGEND**
- - - - - EASEMENT LINES
 - SETBACK LINES
 - FORMER RIGHT OF WAY LINE



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

MEEDER PLAN PHASE ONE
 BEING A SUBDIVISION OF PARCEL "A"-MEEDER IN MEEDER, AS RECORDED IN P.B.V. 376, PG 8
 SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY, PA
 MADE FOR
ROCHESTER ROAD INVESTMENT CO.



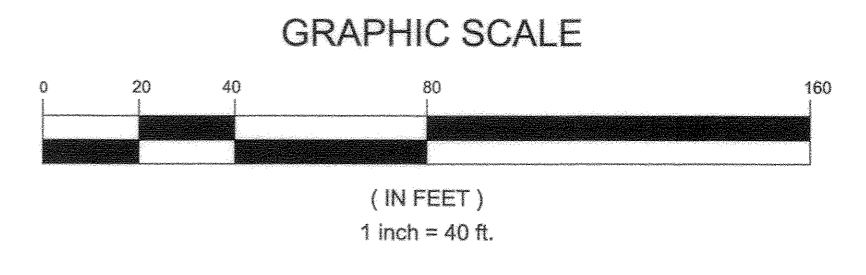
NEW OR FORMERLY
 JAMES A. WEST JR., STEPHEN S. WEST
 TRUSTEES OF THE 2004 VILLAGE OF LAURELWOOD TRUST

PARCEL "A-R"

PARCEL "C-MEEDER"
 MEEDER
 P.B.VOL. 376, PG 8

PARCEL "D-MEEDER"
 MEEDER
 P.B.VOL. 376, PG 8

LEGEND
 - EASEMENT LINES
 - SETBACK LINES
 - FORMER RIGHT OF WAY LINE



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

MEEDER PLAN PHASE ONE
 BEING A SUBDIVISION OF PARCEL "A-MEEDER" IN MEEDER, AS RECORDED IN P.B.V. 376, PG 8
 SITUATE IN
 CRANBERRY TOWNSHIP
 BUTLER COUNTY, PA
 MADE FOR

ROCHESTER ROAD INVESTMENT CO.

PLAN BOOK	PAGE
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 5/10/2019 10:52:21 AM Nicholas Meeder
 Save Date: 5/20/2019 9:48 AM

Instr: 20190204002007 02/04/2019
Pages: 4 P: 5165-00 1:0209
Michele Mustello T20190001848
Butler County Recorder FL

TOWNSHIP ENGINEER'S CERTIFICATION

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

DATE 1/11/19
NAME Benjamin L. Gilberti
REGISTRATION NUMBER PE 077527
Professional Engineer PE077527

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 7 DAY OF March 2018

TOWNSHIP SECRETARY
CHAIRPERSON

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

Approved by the Board of Supervisors of Jackson Township on the 1 day of 14th day of 18th day of 2018, subject to certain conditions referenced in the Township decision letter dated 1/11/19. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Signed and noted as approved this 2nd day of January 2019

TOWNSHIP SECRETARY
(SEAL)

This plat was delivered to [name of landowner/beneficial landowner] by Jackson Township on the 14th day of January, 2019

TOWNSHIP MANAGER/SECRETARY

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

Approved by the Planning Director of Jackson Township on the 7th day of 20th day of 2018, pursuant to Chapter 22, Subdivision and Land Development of the Code of Jackson Township, as amended, and subject to certain conditions referenced in the Township decision letter dated 1/11/19. The Planning Director of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Signed and noted as approved this 2nd day of January 2019

TOWNSHIP SECRETARY
PLANNING DIRECTOR
(SEAL)

This plat was delivered to [name of landowner/beneficial landowner] by Jackson Township on the 14th day of January, 2019

STORMWATER MANAGEMENT FACILITIES

THIS PLAN IS SUBJECT TO EASEMENTS REGARDING THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN AS SET FORTH IN THE STORMWATER OPERATIONS AND MAINTENANCE AGREEMENT DATED December 3, 2018, BETWEEN THE TOWNSHIP OF JACKSON AND AMERICA FIRST ENTERPRISE, LLP (TO BE RECORDED).

ENGINEER'S REQUIREMENTS

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DAVID ALAN HORNICAK
REGISTERED PROFESSIONAL ENGINEER
PE-054433-E
REGISTRATION NUMBER

STORMWATER MANAGEMENT REQUIREMENTS

I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORMWATER FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DAVID ALAN HORNICAK
REGISTERED PROFESSIONAL ENGINEER
PE-054433-E
REGISTRATION NUMBER

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16 DAY OF May 2018

TOWNSHIP SECRETARY
CHAIRPERSON

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376, PAGES 13-16

GIVEN UNDER MY HAND AND SEAL THIS 4 DAY OF February 2019
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

THIS PLAT WAS DELIVERED TO THE DEVELOPER BY JACKSON TOWNSHIP ON THE DAY OF 20

This plan is subject to the conditions and contents the project approval letter may 14, 2018 issued by Jackson Township. These documents, as well as the township approved plan set are available for viewing upon request at the Jackson Township municipal building.

- 1. 22-602.C(3), VERTICAL ALIGNMENT, TO REDUCE THE VERTICAL CURVE FROM 250' TO 100'
- 2. 22-602.E(3), TO REQUEST A REDUCTION IN THE DISTANCE OF INTERSECTING STREETS WITH COLLECTOR AND ARTERIAL STREET FROM 100' TO 50'
- 3. 22-602.E(6), STREET INTERSECTIONS REQUEST TO REDUCE TANGENTIAL ARC AT CARTWAY EDGE OF INTERSECTING STREETS FROM 35 FEET TO 25 FEET
- 4. 22-609.B, REQUEST NOT TO PROVIDE 20% LANDSCAPE AREA.

A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1212, No. 428), known as the "State Highway Law," before driveway access to the state highway is permitted.

OWNERS ADOPTION

BY A RESOLUTION APPROVED ON THE 31st DAY OF January, 2019, THE BOARD OF DIRECTORS OF AMERICA FIRST ENTERPRISE, LLP, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE JACKSON TRAILS SUBDIVISION PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP.

DATE 1/31/19
SIGNATURE OF WITNESS
SIGNATURE OF AUTHORIZED AGENT General Partner

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE-NAMED JON P. MYERS OF AMERICA FIRST ENTERPRISE, LLP, 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.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF January, 2019
MY COMMISSION EXPIRES THE 21st DAY OF April, 2020
NOTARIAL SEAL
Stephanie N. Oliver, Notary Public
Portersville Boro, Butler County
My Commission Expires April 21, 2020

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON TRAILS SUBDIVISION PLAN IS IN THE NAME OF AND IS RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT NO. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS SIGNATURE OF AUTHORIZED AGENT

DATE

SURVEYOR'S CERTIFICATION

I, JON P. MYERS, HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE 12/20/2018
REGISTRATION # SU-051238
Professional Surveyor
JON P. MYERS
SINCE 12/23/08

CERTIFICATION OF TITLE AND CONSENT OF MORTGAGEE

(WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON TRAILS SUBDIVISION PLAN IS IN THE NAME OF AND IS RECORDED IN DEED BOOK NO. PAGE. PLANNING NOS. 201807030013285, 201810090020531, 201810110020723, 201810110020724
WITNESS D. L. ... OWNER General Partner
D. L. ... MORTGAGEE OF THE PROPERTY CONTAINED IN THE JACKSON TRAILS SUBDIVISION PLAN
CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
WITNESS M. ... OWNER Vice President

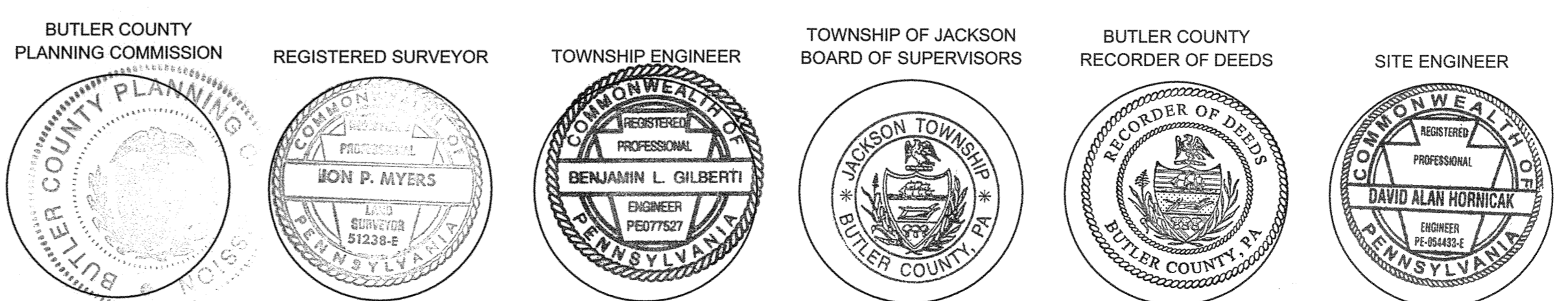
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

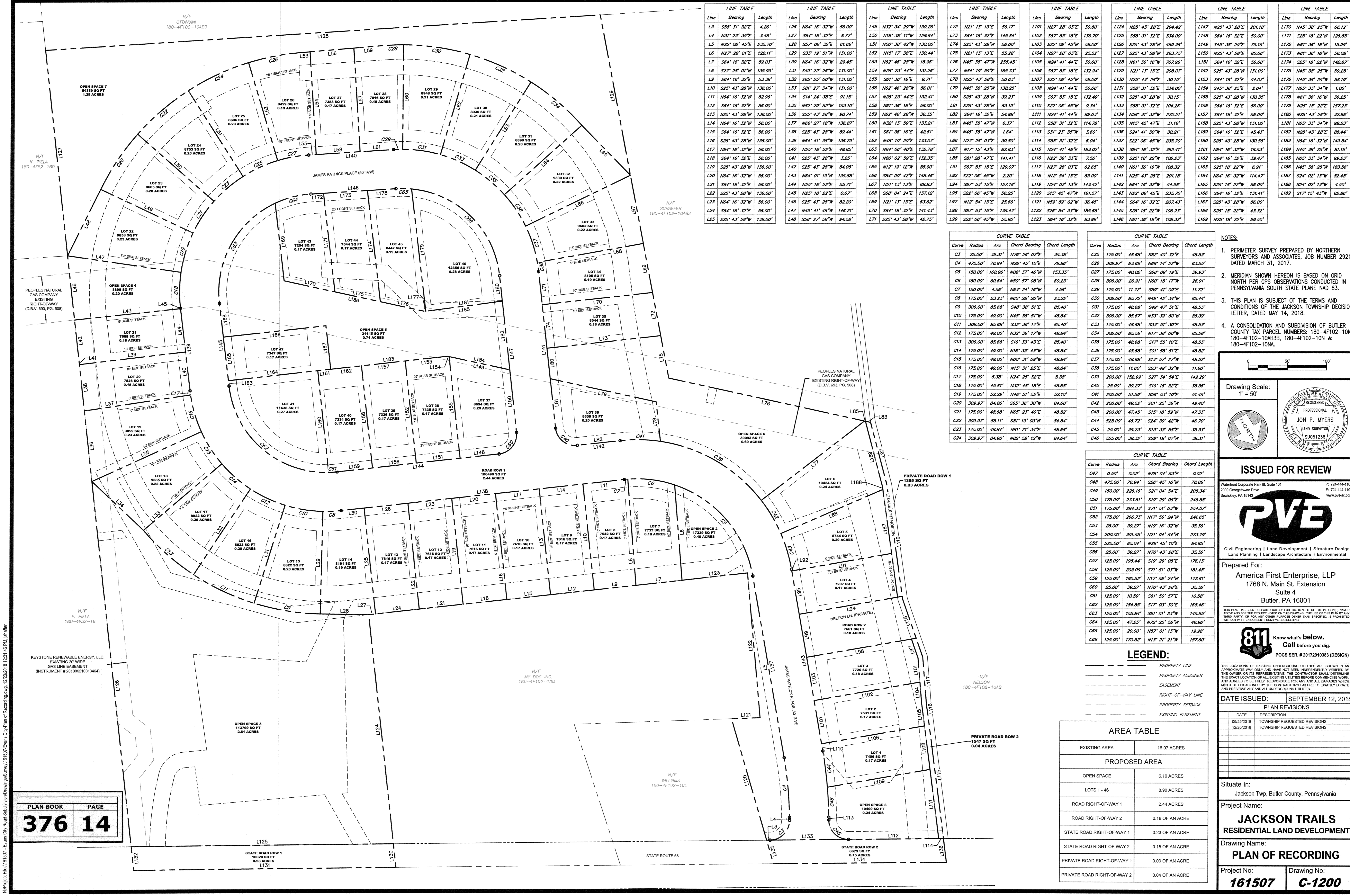
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE-NAMED JON P. MYERS OF AMERICA FIRST ENTERPRISES, LLP, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.
NOTARIAL SEAL
Stephanie N. Oliver, Notary Public
Portersville Boro, Butler County
My Commission Expires April 21, 2020
DATE 01/31/19

ISSUED FOR REVIEW
Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com
PVE
Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental
Prepared For:
America First Enterprise, LLP
1768 N. Main St. Extension
Suite 4
Butler, PA 16001
THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THIS DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERING.
811 Know what's below.
Call before you dig.
POCS SER. # 20172010383 (DESIGN)
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
DATE ISSUED: SEPTEMBER 12, 2018
PLAN REVISIONS
DATE DESCRIPTION
09/25/2018 TOWNSHIP REQUESTED REVISIONS
12/20/2018 TOWNSHIP REQUESTED REVISIONS
Situat In:
Jackson Twp, Butler County, Pennsylvania
Project Name:
JACKSON TRAILS
RESIDENTIAL LAND DEVELOPMENT
Drawing Name:
PLAN OF RECORDING
Project No: 161507
Drawing No: C-1204

PLAN BOOK	PAGE
376	13





LINE TABLE	Line	Bearing	Length
L3	S58° 31' 32"E	4.26'	
L4	N31° 23' 35"E	3.46'	
L5	N22° 06' 45"E	235.70'	
L6	N27° 28' 01"E	122.11'	
L7	S64° 16' 32"E	59.03'	
L8	S27° 28' 01"W	135.99'	
L9	S64° 16' 32"E	53.38'	
L10	S25° 43' 28"W	136.00'	
L11	N64° 16' 32"E	52.96'	
L12	S64° 16' 32"E	56.00'	
L13	S25° 43' 28"W	136.00'	
L14	N64° 16' 32"E	56.00'	
L15	S64° 16' 32"E	56.00'	
L16	S25° 43' 28"W	136.00'	
L17	N64° 16' 32"E	56.00'	
L18	S64° 16' 32"E	56.00'	
L19	S25° 43' 28"W	136.00'	
L20	N64° 16' 32"E	56.00'	
L21	S64° 16' 32"E	56.00'	
L22	S25° 43' 28"W	136.00'	
L23	N64° 16' 32"E	56.00'	
L24	S64° 16' 32"E	56.00'	
L25	S25° 43' 28"W	136.00'	

CURVE TABLE	Curve	Radius	Arc	Chord Bearing	Chord Length
C3	175.00'	48.68'	S82° 40' 32"E	48.53'	
C4	475.00'	76.94'	N26° 45' 10"E	76.86'	
C5	150.00'	160.98'	N08° 37' 46"W	153.35'	
C6	150.00'	60.64'	N50° 57' 08"W	60.23'	
C7	150.00'	4.56'	N63° 24' 16"W	4.56'	
C8	175.00'	23.23'	N80° 28' 20"W	23.22'	
C9	306.00'	85.68'	S48° 38' 51"E	85.40'	
C10	175.00'	49.00'	N48° 38' 51"W	48.84'	
C11	306.00'	85.68'	S32° 36' 17"E	85.40'	
C12	175.00'	49.00'	N32° 36' 17"W	48.84'	
C13	306.00'	85.68'	S16° 33' 43"E	85.40'	
C14	175.00'	49.00'	N16° 33' 43"W	48.84'	
C15	175.00'	49.00'	N00° 31' 09"W	48.84'	
C16	175.00'	49.00'	N15° 31' 25"E	48.84'	
C17	175.00'	5.38'	N24° 25' 32"E	5.38'	
C18	175.00'	45.81'	N32° 48' 18"E	45.68'	
C19	175.00'	52.29'	N48° 51' 52"E	52.10'	
C20	309.97'	84.86'	S65° 36' 30"W	84.60'	
C21	175.00'	48.68'	N65° 23' 40"E	48.52'	
C22	309.97'	85.11'	S81° 19' 03"W	84.84'	
C23	175.00'	48.84'	N81° 21' 34"E	48.68'	
C24	309.97'	84.90'	N82° 58' 12"W	84.64'	

- NOTES:**
- PERIMETER SURVEY PREPARED BY NORTHERN SURVEYORS AND ASSOCIATES, JOB NUMBER 2921, DATED MARCH 31, 2017.
 - MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.
 - THIS PLAN IS SUBJECT OF THE TERMS AND CONDITIONS OF THE JACKSON TOWNSHIP DECISION LETTER, DATED MAY 14, 2018.
 - A CONSOLIDATION AND SUBDIVISION OF BUTLER COUNTY TAX PARCEL NUMBERS: 180-4F102-10K, 180-4F102-10AB3B, 180-4F102-10N & 180-4F102-10NA.

Drawing Scale:
1" = 50'

ISSUED FOR REVIEW

Waterford Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15145

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
America First Enterprise, LLP
1768 N. Main St. Extension
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Butler, PA 16001

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POCS SER. # 20172910383 (DESIGN)

LEGEND:

- PROPERTY LINE
- PROPERTY ADJOINER
- EASEMENT
- RIGHT-OF-WAY LINE
- PROPERTY SETBACK
- EXISTING EASEMENT

DATE	DESCRIPTION
08/25/2018	TOWNSHIP REQUESTED REVISIONS
12/20/2018	TOWNSHIP REQUESTED REVISIONS

DATE ISSUED: SEPTEMBER 12, 2018

DATE	DESCRIPTION
08/25/2018	TOWNSHIP REQUESTED REVISIONS
12/20/2018	TOWNSHIP REQUESTED REVISIONS

Situate In:
Jackson Twp, Butler County, Pennsylvania

Project Name:
**JACKSON TRAILS
RESIDENTIAL LAND DEVELOPMENT**

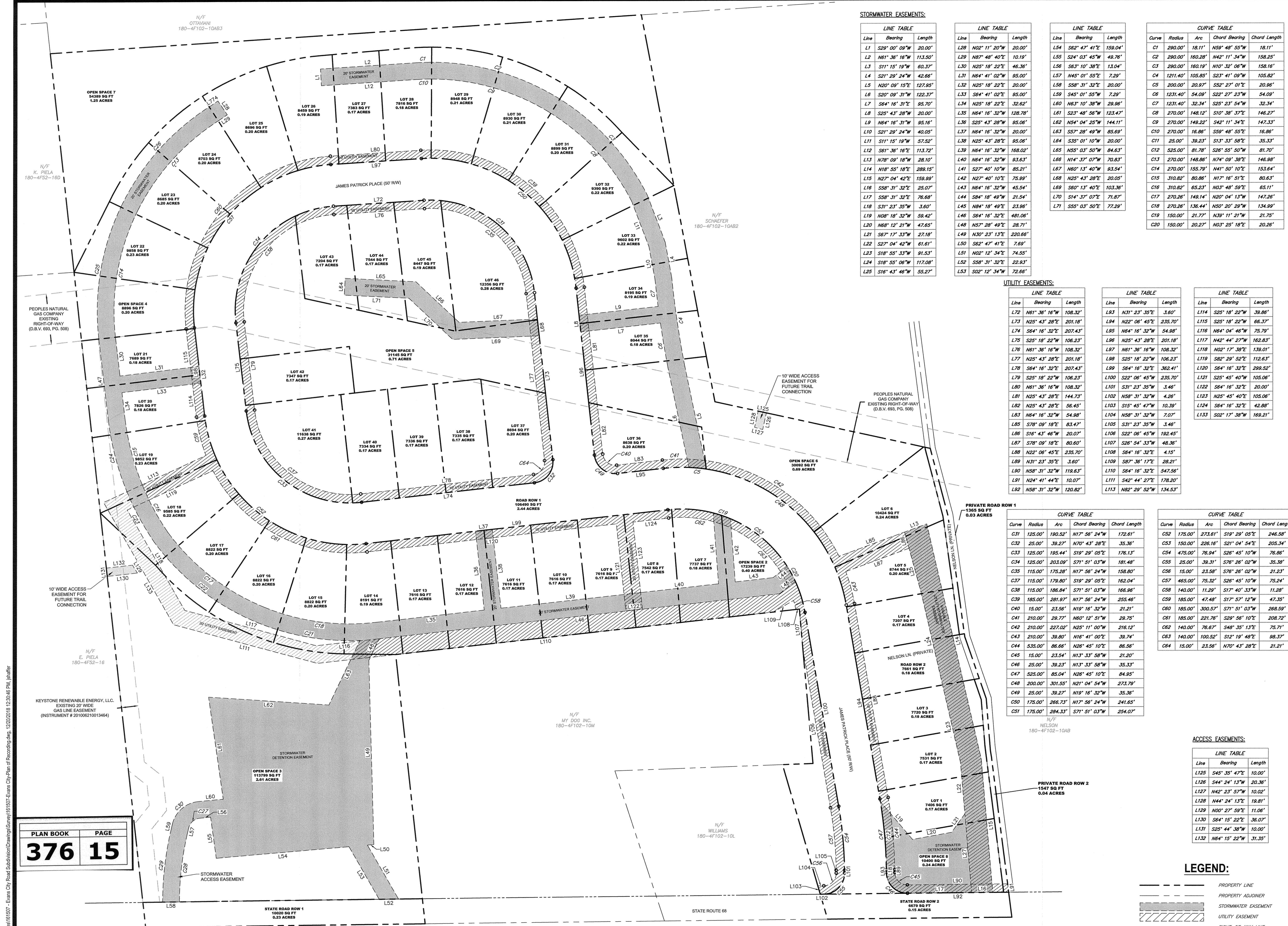
Drawing Name:
PLAN OF RECORDING

Project No:
161507

Drawing No:
C-1200

AREA TABLE	
EXISTING AREA	18.07 ACRES
PROPOSED AREA	
OPEN SPACE	6.10 ACRES
LOTS 1 - 46	8.90 ACRES
ROAD RIGHT-OF-WAY 1	2.44 ACRES
ROAD RIGHT-OF-WAY 2	0.18 OF AN ACRE
STATE ROAD RIGHT-OF-WAY 1	0.23 OF AN ACRE
STATE ROAD RIGHT-OF-WAY 2	0.15 OF AN ACRE
PRIVATE ROAD RIGHT-OF-WAY 1	0.03 OF AN ACRE
PRIVATE ROAD RIGHT-OF-WAY 2	0.04 OF AN ACRE

N:\Project Files\161507 - Evans City Road Subdivision Drawings\Survey\161507-Evans City-Plan of Recording.dwg, 12/20/2018 12:31:46 PM, jphaffner



STORMWATER EASEMENTS:

Table with columns: Line, Bearing, Length. Lists stormwater easements L1 through L25.

Table with columns: Line, Bearing, Length. Lists stormwater easements L26 through L50.

Table with columns: Line, Bearing, Length. Lists stormwater easements L51 through L75.

Table with columns: Curve, Radius, Arc, Chord Bearing, Chord Length. Lists curves C1 through C20.

Table with columns: Curve, Radius, Arc, Chord Bearing, Chord Length. Lists curves C21 through C30.

UTILITY EASEMENTS:

Table with columns: Line, Bearing, Length. Lists utility easements U1 through U24.

Table with columns: Line, Bearing, Length. Lists utility easements U25 through U49.

Table with columns: Line, Bearing, Length. Lists utility easements U50 through U74.

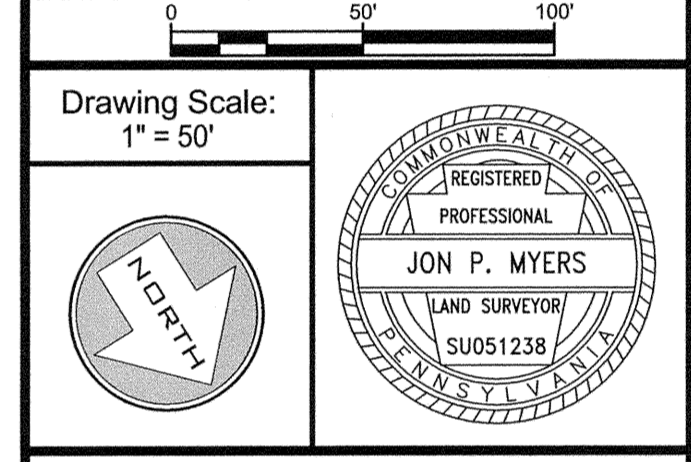
Table with columns: Curve, Radius, Arc, Chord Bearing, Chord Length. Lists curves C31 through C51.

Table with columns: Curve, Radius, Arc, Chord Bearing, Chord Length. Lists curves C52 through C64.

ACCESS EASEMENTS:

Table with columns: Line, Bearing, Length. Lists access easements A1 through A13.

- NOTES:
1. PERIMETER SURVEY PREPARED BY NORTHERN SURVEYORS AND ASSOCIATES, JOB NUMBER 2921, DATED MARCH 31, 2017.
2. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83.
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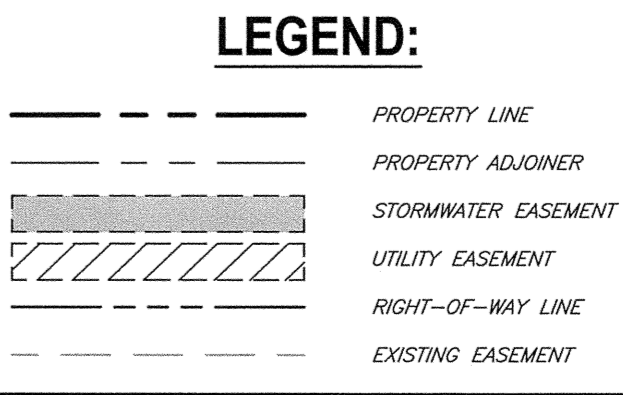
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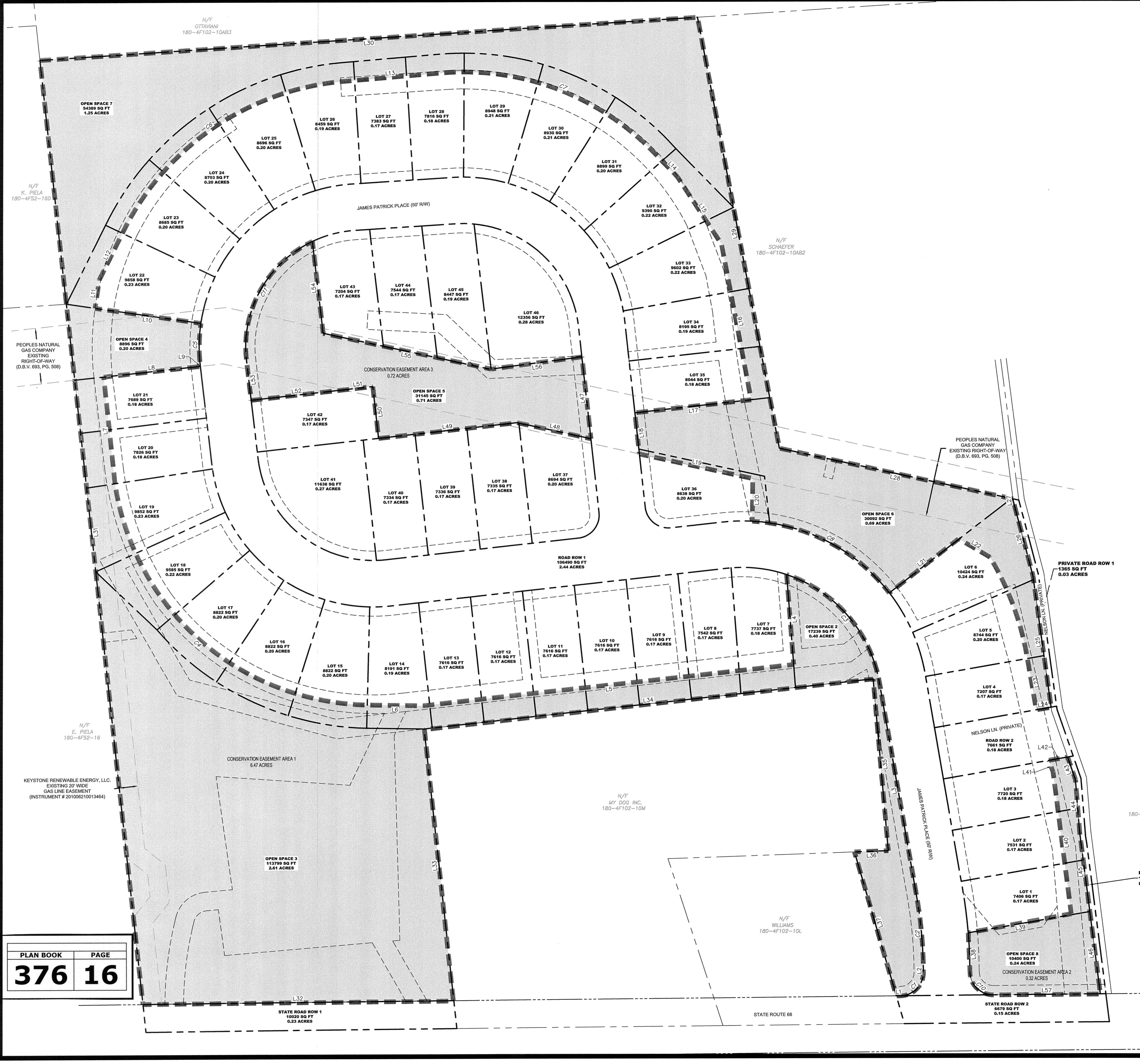
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811 Know what's below. Call before you dig.
POCS SER. # 20172910383 (DESIGN)

DATE ISSUED: SEPTEMBER 12, 2018
PLAN REVISIONS
TABLE with columns: DATE, DESCRIPTION

Situate In: Jackson Twp, Butler County, Pennsylvania
Project Name: JACKSON TRAILS RESIDENTIAL LAND DEVELOPMENT
Drawing Name: PLAN OF RECORDING
Project No: 161507
Drawing No: C-1201

PLAN BOOK PAGE
376 15





CURVE TABLE

Curve	Radius	Arc	Chord Bearing	Chord Length
C1	25.00'	39.31'	S76° 26' 01"W	35.39'
C2	475.00'	76.94'	S26° 45' 10"W	76.88'
C3	150.00'	160.96'	S08° 37' 46"E	153.35'
C4	281.00'	393.31'	S16° 33' 09"E	361.98'
C5	175.00'	45.81'	S32° 48' 18"W	45.68'
C6	269.97'	297.89'	S87° 11' 42"W	284.96'
C7	286.00'	265.31'	N36° 11' 55"W	255.90'
C8	200.00'	171.76'	N30° 16' 10"W	166.53'
C9	311.00'	114.75'	N11° 32' 32"E	114.10'
C10	25.39'	34.68'	N19° 01' 55"W	32.04'
C11	125.00'	155.64'	S61° 01' 23"W	145.95'

CONSERVATION EASEMENT

Line	Bearing	Length
L1	N58° 31' 32"W	4.26'
L2	S31° 23' 35"W	3.46'
L3	S22° 06' 45"W	235.70'
L4	N27° 28' 01"E	97.10'
L5	S64° 16' 32"E	400.38'
L6	S57° 06' 32"E	60.00'
L7	S25° 58' 41"W	115.43'
L8	N64° 01' 19"W	104.52'
L9	S25° 18' 22"W	0.67'
L10	S49° 41' 46"E	114.98'
L11	S40° 12' 55"W	30.89'
L12	S58° 27' 55"W	55.75'
L13	N62° 46' 28"W	108.22'
L14	N12° 18' 17"W	23.88'
L15	N01° 10' 30"W	86.89'
L16	N21° 13' 13"E	170.65'
L17	S64° 16' 32"E	125.78'
L18	N25° 43' 28"E	44.51'
L19	N45° 38' 25"W	124.82'
L20	N32° 44' 03"E	46.06'

Line	Bearing	Length	Line	Bearing	Length
L21	S83° 59' 30"W	94.29'	L41	N12° 54' 13"E	13.51'
L22	N27° 29' 34"W	39.34'	L42	S67° 53' 15"E	20.26'
L23	N22° 06' 45"E	58.45'	L43	S12° 54' 13"W	25.66'
L24	N67° 53' 15"W	16.18'	L44	S27° 28' 00"W	56.35'
L25	S24° 02' 13"W	143.26'	L45	S24° 41' 44"W	86.47'
L26	S17° 15' 43"W	82.86'	L46	S24° 41' 43"W	89.47'
L27	S24° 40' 19"W	2.54'	L47	N25° 43' 28"E	88.44'
L28	S45° 35' 47"E	257.10'	L48	S45° 38' 25"E	81.19'
L29	S21° 13' 13"W	471.88'	L49	S64° 16' 32"E	148.48'
L30	S61° 38' 24"E	707.91'	L50	S25° 39' 47"W	56.00'
L31	N25° 43' 37"E	1022.77'	L51	S64° 16' 32"E	32.17'
L32	N58° 28' 24"W	333.42'	L52	S64° 16' 32"E	99.24'
L33	S25° 53' 03"W	294.06'	L53	S25° 18' 22"W	43.32'
L34	N64° 20' 53"W	484.97'	L54	N25° 18' 22"E	99.50'
L35	N26° 54' 33"E	185.68'	L55	N45° 44' 45"W	184.50'
L36	S59° 59' 02"E	36.45'	L56	N65° 33' 34"W	98.23'
L37	N15° 45' 47"E	161.57'	L57	N58° 23' 40"W	114.81'
L38	N29° 20' 36"E	46.51'			
L39	S68° 26' 16"E	112.53'			
L40	N24° 41' 44"E	153.74'			

- NOTES:**
- PERIMETER SURVEY PREPARED BY NORTHERN SURVEYORS AND ASSOCIATES, JOB NUMBER 2921, DATED MARCH 31, 2017.
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 - A CONSOLIDATION AND SUBDIVISION OF BUTLER COUNTY TAX PARCEL NUMBERS: 180-4F102-10K, 180-4F102-10A3B, 180-4F102-10N & 180-4F102-10NA.

0 50' 100'

Drawing Scale: 1" = 50'

ISSUED FOR REVIEW

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2000 Georgetown Drive
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DATE ISSUED: SEPTEMBER 12, 2018

PLAN REVISIONS

DATE	DESCRIPTION
09/25/2018	TOWNSHIP REQUESTED REVISIONS
12/20/2018	TOWNSHIP REQUESTED REVISIONS

CONSERVATION EASEMENT AREA

Area	Acres
AREA 1	6.47 ACRES
AREA 2	0.32 ACRES
AREA 3	0.72 ACRES
TOTAL	7.51 ACRES

LEGEND:

- PROPERTY LINE
- PROPERTY ADJOINER
- CONSERVATION EASEMENT
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT

PLAN BOOK **376** PAGE **16**

Situate In:
Jackson Twp, Butler County, Pennsylvania

Project Name:
JACKSON TRAILS
RESIDENTIAL LAND DEVELOPMENT

Drawing Name:
PLAN OF RECORDING

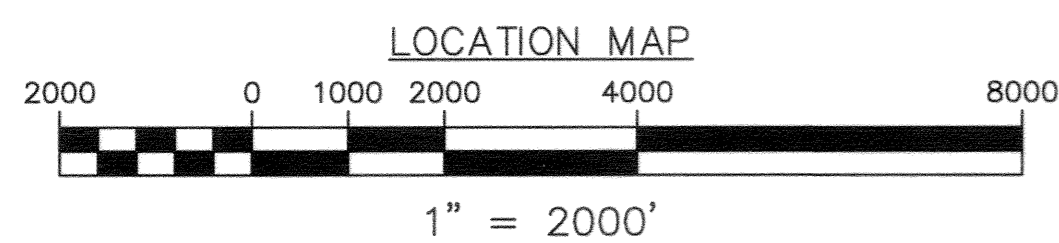
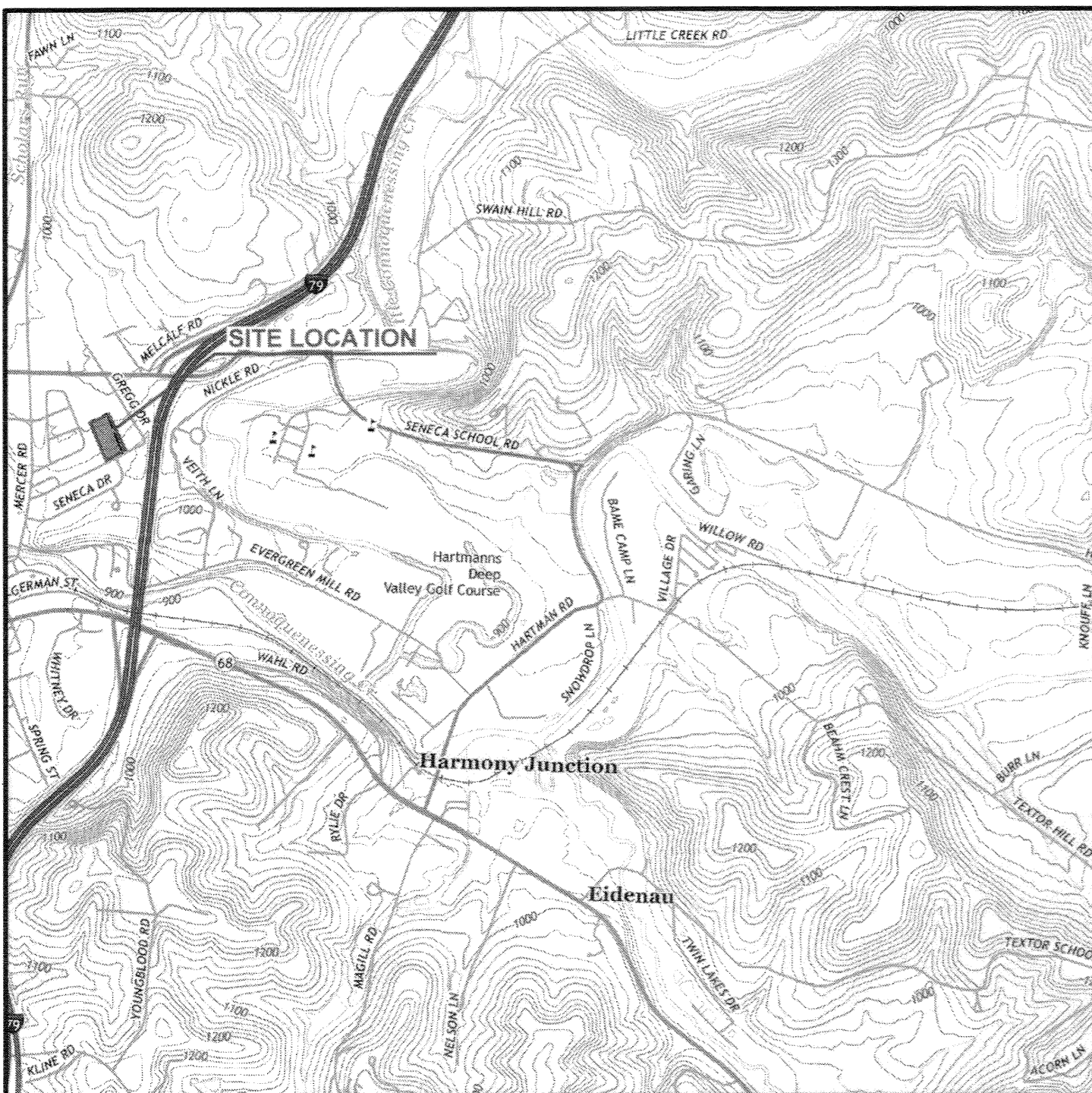
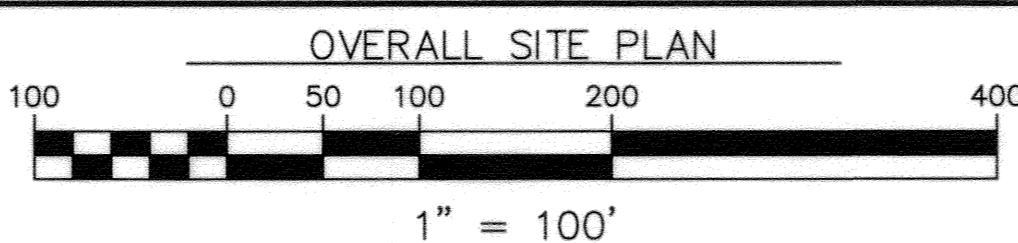
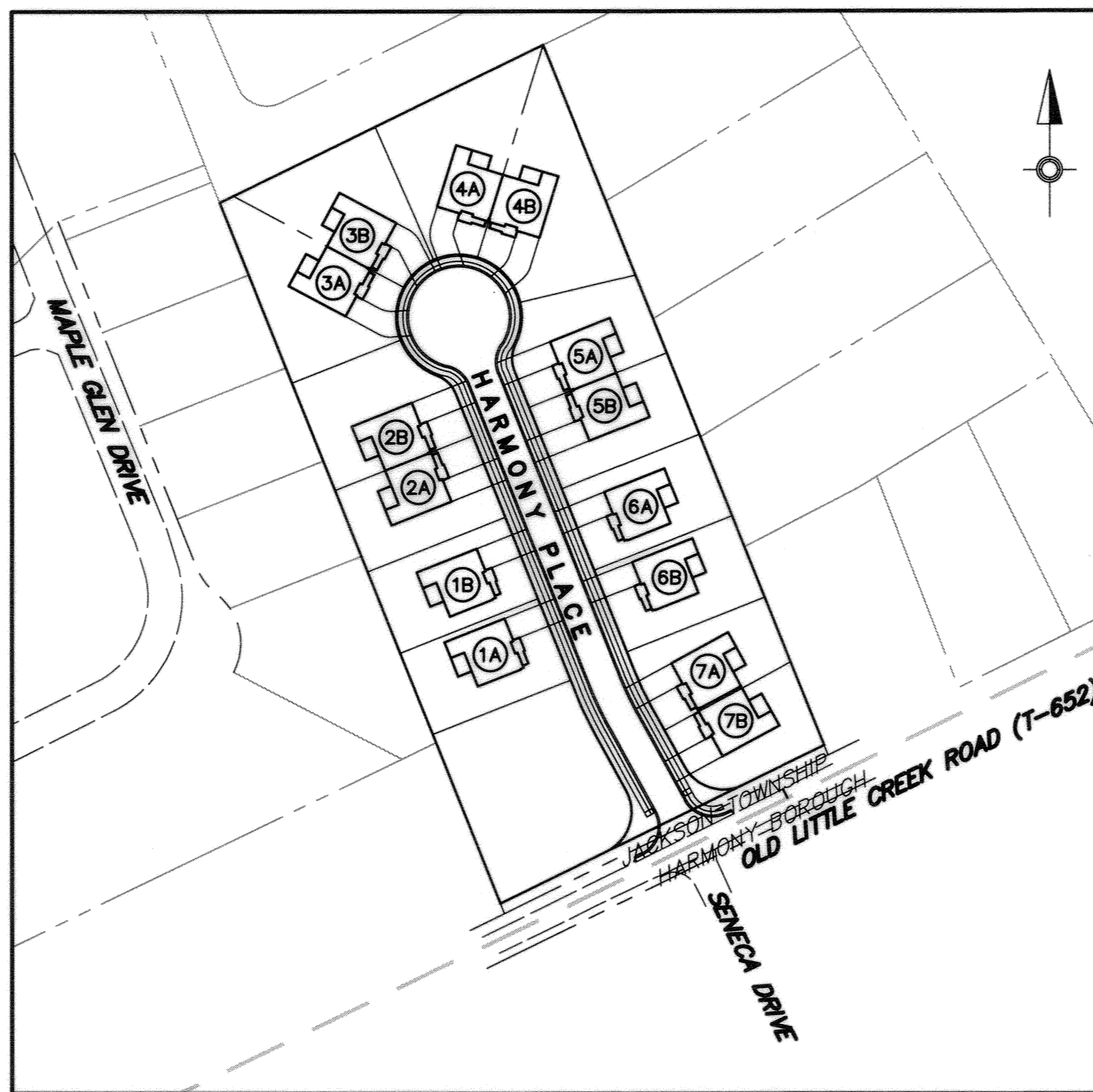
Project No:
161507

Drawing No:
C-1202

N:\Project Files\161507 - Evans City Road Subdivision Drawings\Survey\161507-Evans City Road Subdivision Drawings.dwg, 12/20/2018 12:31:18 PM, jpkaffir

PRELIMINARY/FINAL SUBDIVISION PLAN HARMONY PLACE

JACKSON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA



PENNSYLVANIA DESIGN ONE-CALL SUMMARY															
SERIAL NO.	DATE SUBMITTED	ADDRESS	TOWNSHIP	COUNTY	UTILITY FACILITY OPERATOR										
					AL	AU	BD	IWI	JKT	MWL	PP	QC1	RQ1		
20163013399	10/27/2016	OLD LITTLE CREEK ROAD	JACKSON	BUTLER	MARKED 10/28/16	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES	CLEAR - NO FACILITIES

UTILITY FACILITY OPERATOR LEGEND AND CONTACT INFORMATION		
AL - PEOPLES NATURAL GAS LLC/PEOPLES TWP LLC NO CONTACT INFORMATION	PP - PENNSYLVANIA POWER CO. NO CONTACT INFORMATION	<p>"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</p>
AU - ARMSTRONG NO CONTACT INFORMATION	QC1 - ZELENOPLE BOROUGH NO CONTACT INFORMATION	
BD - VERIZON PENNSYLVANIA LLC NO CONTACT INFORMATION	RQ1 - HARMONY BOROUGH WATER AUTHORITY NO CONTACT INFORMATION	
IWI - WESTERN BUTLER COUNTY AUTHORITY NO CONTACT INFORMATION		
JKT - JACKSON TOWNSHIP BUTLER COUNTY NO CONTACT INFORMATION		
MWL - MARKWEST LIBERTY MIDSTREAM AND RESOURCES NO CONTACT INFORMATION		

EQUITABLE OWNER/APPLICANT

HURSTOCK HOLDINGS, LLC
 CONTACT: JIM CLARKE
 307 W NEW CASTLE STREET
 ZELENOPLE, PA 16063
 PHONE: (724) 453-0335

SOURCE OF TITLE (OWNER)

HURSTOCK HOLDINGS, LLC
 INSTRUMENT NO: 20150310004986
 TAX PARCEL: 180-4F100-9A-0000

ZONING (PER CLUSTER REGULATIONS):

EXISTING ZONING DISTRICT: R-RESIDENTIAL
 REQUIRED MINIMUM LOT AREA: 7,200 S.F.
 REQUIRED MINIMUM LOT WIDTH @ BUILDING LINE: 55 FEET

REQUIRED MINIMUM YARD AREA DEPTHS FOR PRINCIPAL USE:
 • FRONT YARD SETBACK: 25 FEET
 • SIDE YARD SETBACK: 15 FOOT TOTAL (NEITHER SIDE LESS THAN 5 FEET)
 • REAR YARD SETBACK: 25 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM LOT COVERAGE: 50%
 MAXIMUM GROSS DENSITY: 1 UNIT/ACRE
 MAXIMUM MODIFIED GROSS DENSITY: 4 UNITS/ACRE
 MINIMUM COMMON OPEN SPACE AREA: 25% OF SITE (1.0 ACRES)

SITE DATA:

EXISTING USE: VACANT
 EXISTING TRACT AREA: 4.01 ACRES
 EXISTING SANITARY SEWER SERVICE: PUBLIC
 EXISTING DOMESTIC WATER SERVICE: PUBLIC

PROPOSED MINIMUM LOT AREA: 7,200 S.F.
 PROPOSED MINIMUM LOT WIDTH @ BUILDING LINE: 65 FEET
 PROPOSED SANITARY SEWER SERVICE: PUBLIC
 PROPOSED DOMESTIC WATER SERVICE: PUBLIC

PROPOSED USE: INFILL/DUPLEX UNITS (SEE NOTE 9)
 PROPOSED NUMBER OF LOTS: 14 BUILDING LOTS, 1 OPEN SPACE LOTS
 PROPOSED MAXIMUM BUILDING HEIGHT: 35 FEET

PROPOSED MODIFIED GROSS DENSITY: 3.5 UNITS/ACRE MAXIMUM (SEE NOTE 9)
 PROPOSED COMMON OPEN SPACE AREA: 47,332 S.F. (1.3087 AC.)

SURVEY NOTES:

- THE EXISTING BOUNDARY SURVEY USED FOR THIS PLAN WAS PREPARED BY CHARLES F. COE, PLS FOR CURTIS GRAFF, PLAN 15014, DATED APRIL 9, 2015.
- UNDERGROUND UTILITIES HAVE BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION, OR BLASTING. THE ACTUAL LOCATIONS ARE APPROXIMATE. HANOVER ENGINEERING DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT UTILITY LOCATION INFORMATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS IS CORRECT AND ACCURATE. HANOVER ENGINEERING CLAIMS NO RESPONSIBILITY FOR ANY DAMAGE INCURRED AS A RESULT OF UNDERGROUND UTILITIES OMITTED OR INACCURATELY SHOWN.

UTILITY NOTES:

- THE PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER.
- ALL WATER SERVICE CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE LATEST SPECIFICATIONS OF HARMONY BOROUGH.
- ALL SANITARY SEWER LINES SHALL BE INTENDED FOR DEDICATION TO THE WESTERN BUTLER COUNTY AUTHORITY.

STORMWATER MANAGEMENT NOTES:

- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND/OR REPAIR OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE PROPOSED STORMWATER AND/OR DRAINAGE EASEMENTS. THE TOWNSHIP MAY ENTER THE LOT AT ANY TIME TO INSPECT THE STORMWATER MANAGEMENT FACILITIES AND MAY REQUIRE THE HOMEOWNERS ASSOCIATION TO TAKE CORRECTIVE MEASURES TO MAINTAIN AND/OR REPAIR ANY DEFICIENCIES.
- IN ADDITION TO D.E.P. COMPLIANCE PROGRAMS, THE TOWNSHIP OR ITS DESIGNEE MAY INSPECT ALL PHASES OF THE CONSTRUCTION, OPERATIONS, MAINTENANCE AND ANY OTHER IMPLEMENTATION OF STORMWATER B.M.P.'s.
- DURING ANY STAGE OF THE REGULATED EARTH DISTURBANCE ACTIVITIES, IF THE TOWNSHIP OR ITS DESIGNEE DETERMINES THAT ANY B.M.P.'s ARE NOT BEING IMPLEMENTED IN ACCORDANCE WITH THIS CHAPTER, THE TOWNSHIP MAY SUSPEND OR REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED.
- UPON PRESENTATION OF PROPER CREDENTIALS, DULY AUTHORIZED REPRESENTATIVES OF THE TOWNSHIP MAY ENTER AT REASONABLE TIMES UPON ANY PROPERTY WITHIN THE TOWNSHIP TO INSPECT THE IMPLEMENTATION, CONDITION, OR OPERATION AND MAINTENANCE OF THE STORMWATER B.M.P.'s.
- B.M.P. OWNERS AND OPERATORS SHALL ALLOW PERSONS WORKING ON BEHALF OF THE TOWNSHIP READY ACCESS TO ALL PARTS OF THE PREMISES FOR THE PURPOSES OF DETERMINING COMPLIANCE.
- PERSONS WORKING ON BEHALF OF THE TOWNSHIP SHALL HAVE THE RIGHT TO TEMPORARILY LOCATE ON ANY B.M.P. IN THE TOWNSHIP SUCH DEVICES AS ARE NECESSARY TO CONDUCT MONITORING AND/OR SAMPLING OF THE DISCHARGES FROM SUCH B.M.P.

GENERAL NOTES:

- A CLEAR SIGHT TRIANGLE AT EACH INTERSECTION, MEASURED A DISTANCE OF 75 FEET ALONG THE CENTERLINE OF EACH ROADWAY, SHALL BE MAINTAINED. NO OBSTRUCTIONS OVER 2.5 FEET HIGH PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT ITS FUNCTION.
- ALL CONSTRUCTION SHALL CONFORM TO PennDOT PUBLICATION 408 AND 72 STANDARDS AND ALL APPLICABLE JACKSON TOWNSHIP ORDINANCES.
- THE PROJECT IS INTENDED TO BE COMPLETE WITHIN 5 YEARS OF THE START OF CONSTRUCTION DATE.
- ALL PROPOSED STREETS ARE INTENDED FOR DEDICATION TO JACKSON TOWNSHIP.
- NO OBSTRUCTIONS THAT WOULD OBSCURE THE VISION OF A MOTORIST ARE ALLOWED WITHIN THE CLEAR SIGHT TRIANGLES AND EASEMENTS AS SHOWN. UNOBSTRUCTED VISION IS TO BE MAINTAINED BY THE PROPERTY OWNER BETWEEN A HEIGHT OF 30 INCHES AND 10 FEET WITHIN THE SIGHT TRIANGLES.
- ALL STREETS ARE PROPOSED WITH "NO PARKING" ALLOWED.
- ALL LOT GRADING, CONSTRUCTION AND DEVELOPMENT WILL ADHERE TO THE JACKSON TOWNSHIP LAND DEVELOPMENT ORDINANCE.
- THE PROPOSED DEVELOPMENT IS PERMITTED TO CONSTRUCT DUPLEX AND SINGLE FAMILY DETACHED DWELLINGS.
- THE OPEN SPACE SHOWN HEREIN SHALL BE CONSIDERED A CONSERVATION EASEMENT IN FAVOR OF THE DEVELOPMENT'S HOME OWNER'S ASSOCIATION, WHICH HEREBY COVENANTS TO OPERATE AND MAINTAIN THE LAND AND FACILITIES FOR THEIR ORIGINALLY INTENDED USE. THE HOME OWNER'S ASSOCIATION SHALL NOT BE DISSOLVED, NOR SHALL THEY DISPOSE OF THE COMMON OPEN SPACE, BY SALE OR OTHERWISE, UNLESS THE MAINTENANCE OF THE COMMON OPEN SPACE IS OTHERWISE GUARANTEED TO THE TOWNSHIP'S SATISFACTION.
- THERE ARE NO EXISTING TREES OUTSIDE OF THE PROPOSED BUFFER YARD AREA. LAND PRESERVED FOR COMMON OPEN SPACE (EXCEPTING THE ENCLOSED BUFFERYARDS) SHALL BE MAINTAINED IN ITS EXISTING, NATURAL CHARACTER. THE COMMON OPEN SPACE SHALL NOT BE CLEARED OR LOGGED, EXCEPT UPON BOTH THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS AND STRICT COMPLIANCE WITH THE TOWNSHIP'S THEN-EXISTING STANDARDS AND REQUIREMENTS FOR THE SAME.
- ALL ADA ACCESSIBLE SIDEWALK RAMPS SHALL BE EQUIPPED WITH DETECTABLE WARNING SURFACES PER PENNDOT PUBLICATION 72M, STANDARDS FOR ROADWAY CONSTRUCTION, RC-67M, LATEST VERSION.

RECORD NOTES:

- THIS PLAN IS SUBJECT TO THE CONDITIONS AND CONTENTS OF THE PROJECT APPROVAL LETTER DATED JUNE 23, 2016 AND JUNE 29, 2018 ISSUED BY JACKSON TOWNSHIP. THESE DOCUMENTS, AS WELL AS THE TOWNSHIP APPROVED PLAN SET, ARE AVAILABLE FOR VIEWING UPON REQUEST AT THE JACKSON TOWNSHIP MUNICIPAL BUILDING.
- THIS PLAT WAS DELIVERED TO THE DEVELOPER BY JACKSON TOWNSHIP ON THE 4th DAY OF February, 2019.

SHEET INDEX:

- CV-1 COVER SHEET*
- EX-1 EXISTING CONDITIONS/DEMOLITION PLAN
- SD-1 SUBDIVISION PLAN*
- GR-1 GRADING PLAN
- UT-1 UTILITY PLAN
- UT-2 UTILITY DETAILS
- LS-1 LIGHTING AND LANDSCAPING PLAN
- PF-1 HARMONY PLACE ROAD PROFILE
- PF-2 SWALE 1 PROFILE
- PF-3 SWALE 2 & STORMWATER PROFILES
- CD-1 CONSTRUCTION DETAILS
- CD-2 STORMWATER MANAGEMENT DETAILS
- CD-3 STORMWATER MANAGEMENT DETAILS
- CD-4 STORMWATER MANAGEMENT DETAILS

* PLAN TO BE RECORDED

GRANTED WAIVERS

THE FOLLOWING WAIVERS OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED BY THE BOARD OF COMMISSIONERS ON JUNE 23, 2016 AND JUNE 29, 2018

- SECTION 22-602.C(3), REGARDING THE VERTICAL CURVE BEING LESS THAN 250' DUE TO THE SHORT LENGTH OF THE CUL-DE-SAC STREET AND ALIGNING WITH SENECA DRIVE
- SECTION 22-602.D(9), REGARDING THE 50' CONTINUOUS SNOW EASEMENT ALLOWING SEPARATE 25' EASEMENTS
- SECTION 22-603.B, REGARDING SIDEWALK CONSTRUCTION ALONG OLD LITTLE CREEK ROAD.
- SECTION 22-602.H, REGARDING WIDENING OF OLD LITTLE CREEK ROAD ALONG THE SITE FRONTAGE. THE ROAD WILL HAVE AN OVERLAY AND EXPANSION TO PROVIDE A BICYCLE LANE WITH APPROPRIATE SIGNAGE.

PLAN BOOK	PAGE
376	17

COVER SHEET

HARMONY PLACE

JACKSON TOWNSHIP
 BUTLER COUNTY
 PENNSYLVANIA

DRAWN BY: NSB
 CHECKED BY: JER
 DATE: 11 MAY 16
 SCALE: AS NOTED

PROJECT NO.: NEW-1043
 SHEET NO.: CV-1

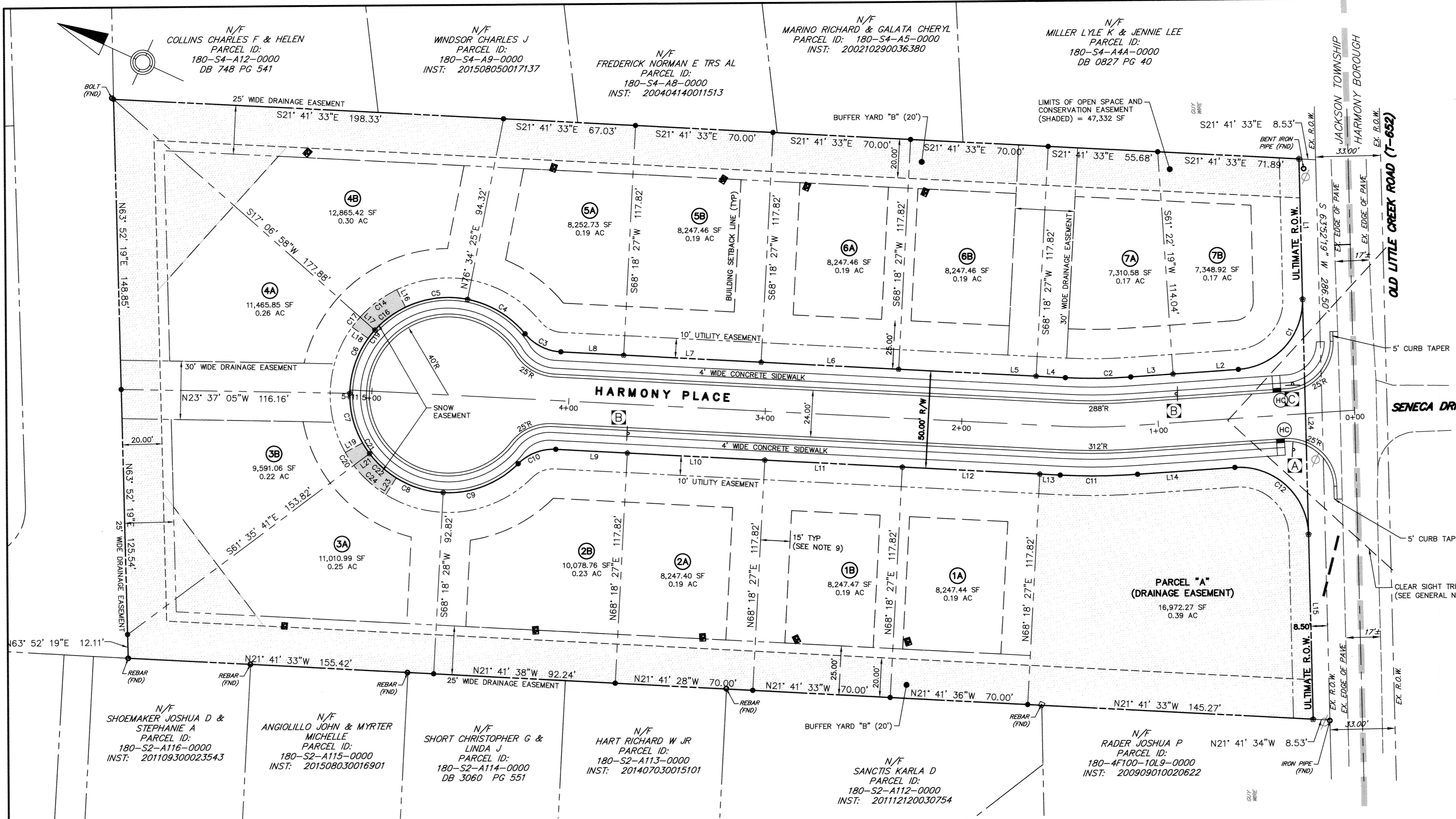
Hanover
 Engineering Associates Inc

20 C Snyder Lane
 Ephrata, PA 17522-9101
 717.721.7444
 Fax 717.721.7447

THIS DOCUMENT IS THE PROPERTY OF HANOVER ENGINEERING ASSOCIATES, INC. ANY USE OF A COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN AN ORIGINAL SEAL AND SIGNATURE IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT PUBLISHED AND ALL RIGHTS ARE RESERVED BY HANOVER ENGINEERING ASSOCIATES, INC. THIS PLAN HAS BEEN SEALED WITH EITHER A RED INK SEAL OR A CRIMP SEAL. IF NEITHER APPEARS ON THIS PLAN, POSSIBLE REPRODUCTIONS OR ALTERATIONS MAY HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.

BENCHMARK FOR THIS PLAN

VERTICAL DATUM = NAVD83
 HORIZONTAL DATUM = PA NAD83 SOUTH
 SANITARY MH TOP OF CASTING ON
 SOUTHWEST SIDE OF SENECA ROAD
 ELEV.=946.54



CERTIFICATES:

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

DATE 11/5/18 Charles H. Unangst II
 CHARLES H. UNANGST, P.L.S. (SU 046656E)

I hereby certify that, to the best of my information, knowledge and belief, the plan shown hereon is true and correct to the accuracy and engineering standards required by the ordinances of Jackson Township

DATE 11/6/18 Joseph E. Rentko
 JOSEPH E. RENTKO, PE085609

I hereby certify that, to the best of my information, knowledge and belief, the storm drainage facilities shown and described hereon are true and correct to the accuracy and standards required by the ordinances of Jackson Township.

DATE 11/6/18 Joseph E. Rentko
 JOSEPH E. RENTKO, PE085609

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER
 OWNER: JAMES CLARKE
 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 Jackson Township. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 7 day of November, 2018

ATTEST: Charles H. Unangst II
 Notary Public Signature of general partner

NOTARY PUBLIC
 Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named James S. Clarke, a partner in the firm of Harmony Holdings and acknowledged the foregoing adoption and dedication to be his act.

Witnessed my hand and notarial seal this 7 day of November, 2018

My commission expires the 23 day of July, 2021

CERTIFICATE OF TITLE
 I hereby certify that the title to the property contained in the Harmony Place Subdivision is in the name of James S. Clarke and is recorded in deed book volume 376, page 18

Witness James S. Clarke Owner

Witness Name, title and mortgagee

DECLARATIONS
 No building permits without approved sewage facilities. This declaration clarifies that buildings may not be constructed without approval of sewage facilities. The Township Secretary or Manager may sign this declaration. Jackson Township agrees not to issue building permits until the Planning Module for Land Development has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection

DATE 2/14/19 Township Manager/Secretary

MUNICIPAL PLANNING COMMISSION
 Reviewed by the Planning Commission of Jackson Township this 20 day of June, 2018

Secretary Chairperson

TOWNSHIP BOARD OF SUPERVISORS
 Approved by the Board of Supervisors of the Jackson Township on this 21 day of June, 2018, subject to certain conditions referenced in the Township decision letter dated June 29, 2018. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such street, land or facilities.

Signed and noted approved this 21 day of December, 2018

Township Secretary Chairperson

This plan was delivered to Jim Clarke/Hurstock Holdings LLC by Jackson Township on the 4 day of February, 2019.

Township Manager/Secretary

TOWNSHIP PLANNING DIRECTOR
 Approved by the Planning Director of the Jackson Township on this 21 day of June, 2018, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended, and subject to certain conditions referenced in the Township decision letter dated June 29, 2018. The Planning Director of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such street, land or facilities.

Signed and noted approved this 4 day of February, 2019

Township Secretary Planning Director

This plan was delivered to Jim Clarke/Hurstock Holdings LLC by Jackson Township on the 11 day of February, 2019.

TOWNSHIP ENGINEER CERTIFICATION:
 This plan was reviewed by the Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinance and other applicable Township ordinances.

DATE 11/28/18 Raymond J. Schmitt
 TOWNSHIP ENGINEER
 PE 0 77527
 REGISTRATION NUMBER

BUTLER COUNTY PLANNING COMMISSION:
 Reviewed by the Butler County Planning Commission on this 26 day of May, 2018

Chris J. GPM F. U. J. R. M.
 Township Secretary Chairperson

PROOF OF RECORDING:
 Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 376, Page(s) 17-18

GIVEN under my hand and seal this 6 day of February, 2019

MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 (SEAL)

SUBDIVISION PLAN
HARMONY PLACE

JACKSON TOWNSHIP
 BUTLER COUNTY
 PENNSYLVANIA

PROJECT NO. NEW-1043
 SHEET NO. SD-1

20 C Snyder Lane
 Ephrata, PA 17522-9101
 717.721.7444
 Fax 717.721.7447

NO.	REVISIONS	DATE
1	PER JACKSON TOWNSHIP COMMENTS	27 MAY 16
2	PER JACKSON TOWNSHIP COMMENTS/NPDES	02 DEC 16
3	PER JACKSON TOWNSHIP COMMENTS	10 APR 17
4	PER JACKSON TOWNSHIP COMMENTS	06 JUL 17
5	PER WBCA COMMENTS	12 JUL 17
6	PLAN RECORDING	05 NOV 18

PLAN BOOK 376 PAGE 18

LINE TABLE

LINE	BEARING	LENGTH
L1	S63° 52' 19"W	71.96
L2	N28° 37' 41"W	33.26
L3	N28° 37' 41"W	21.53
L4	N21° 41' 33"W	14.87
L5	N21° 41' 33"W	70.00
L6	N21° 41' 33"W	70.00
L7	N21° 41' 33"W	70.00
L8	N21° 41' 33"W	31.88
L9	S21° 41' 33"E	36.33
L10	S21° 41' 33"E	70.00
L11	S21° 41' 33"E	70.00
L12	S21° 41' 33"E	70.00
L13	S21° 41' 33"E	10.42
L14	S28° 37' 41"E	49.55
L15	S63° 52' 19"W	94.43
L16	N39° 30' 38"E	10.00
L17	S17° 06' 58"W	10.00
L18	S10° 51' 45"W	10.00
L19	S54° 04' 09"E	10.00
L21	N61° 35' 41"W	10.00
L23	S82° 43' 02"E	10.00
L24	N63° 52' 19"E	120.11

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	53.451	35.000	33.505'	S72° 22' 42"E	48.406'
C2	33.288	275.000	16.664'	S25° 09' 37"E	33.268'
C3	21.027	25.000	11.180'	S2° 24' 08"W	20.412'
C4	34.840	50.000	18.161'	N6° 32' 07"E	34.139'
C5	51.886	50.000	28.553'	N43° 09' 18"W	49.589'
C6	35.547	50.000	18.562'	S86° 44' 57"W	34.804'
C7	33.141	50.000	17.205'	S47° 23' 37"W	32.537'
C8	43.718	50.000	23.367'	S3° 21' 23"W	42.339'
C9	42.054	50.000	22.361'	S45° 47' 14"E	40.825'
C10	21.027	25.000	11.180'	N45° 47' 15"W	20.412'
C11	39.341	325.000	19.694'	S25° 09' 37"E	39.317'
C12	56.505	35.000	36.561'	N17° 37' 19"E	50.565'
C14	23.451	60.000	11.877'	N61° 41' 12"W	23.302'
C16	19.543	50.000	9.898'	S61° 41' 12"E	19.418'
C17	6.549	60.000	3.278'	N76° 00' 38"W	6.546'
C19	5.457	50.000	2.731'	N78° 47' 39"E	5.455'
C20	7.881	60.000	3.946'	N32° 10' 05"E	7.875'
C21	6.567	50.000	3.288'	S32° 10' 05"W	6.562'
C22	18.433	50.000	9.322'	N17° 50' 39"E	18.329'
C24	22.119	60.000	11.187'	S17° 50' 39"W	21.994'

GENERAL NOTES:

- A CLEAR SIGHT TRIANGLE AT EACH INTERSECTION, MEASURED A DISTANCE OF 75 FEET ALONG THE CENTERLINE OF EACH ROADWAY, SHALL BE MAINTAINED. NO OBSTRUCTIONS OVER 2.5 FEET HIGH PERMITTED IN THE CLEAR SIGHT TRIANGLE.
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- THE PROPOSED DEVELOPMENT IS PERMITTED TO CONSTRUCT DUPLEX AND SINGLE FAMILY DETACHED DWELLINGS.
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PLAN LEGEND - EXISTING

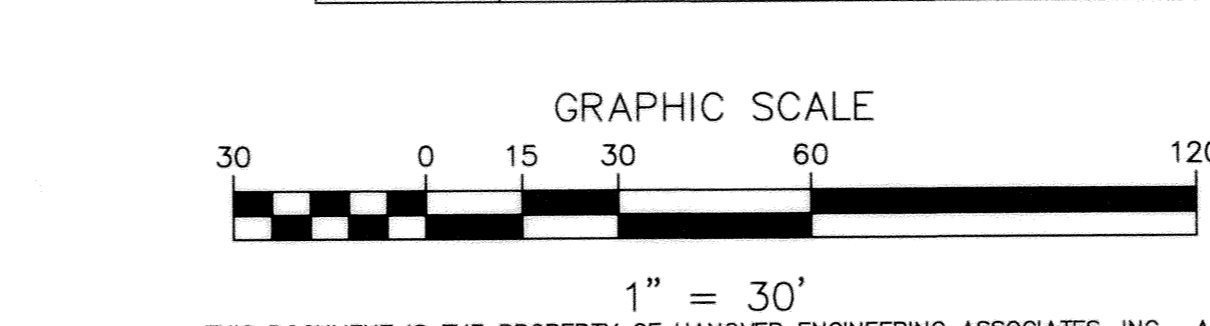
- Existing Sign
- Property Corner/PPK Nail
- Property Corner/Steel Rebar
- Existing Utility Pole
- Existing Edge of Pavement
- Existing Edge of Gravel/Driveway
- Existing Legal Right-of-Way
- Existing Property Boundary
- Existing Zoning Boundary

PLAN LEGEND - PROPOSED

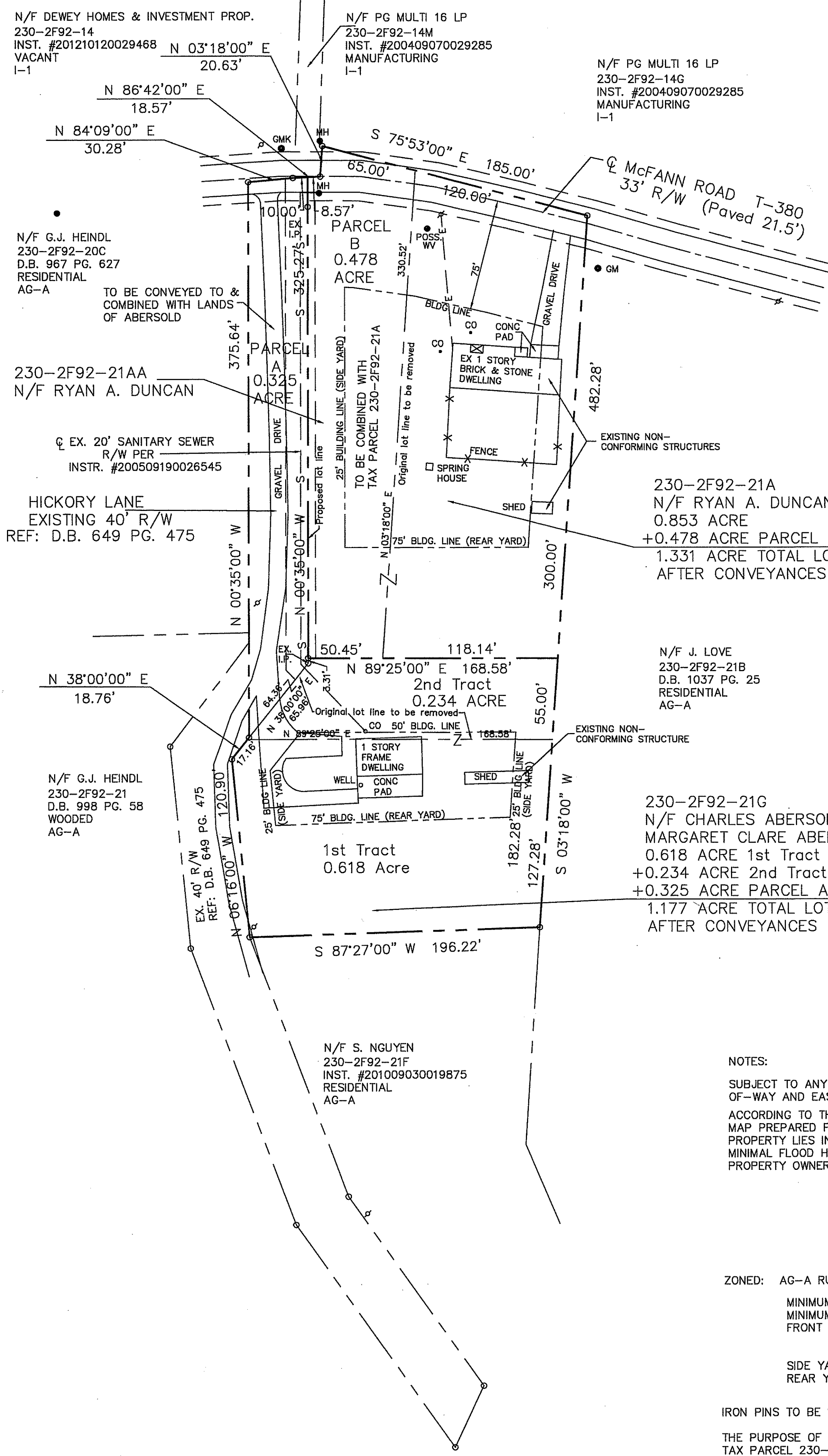
- Proposed Road Centerline
- Proposed Right-of-Way
- Proposed Lot Line
- Proposed Easement
- Building Setback Line
- Proposed 4" Sidewalk
- Proposed Bituminous Curbing
- Proposed Contouring
- IP. (3/4" Rebar)
- Mon. (Concrete Monument)
- Proposed Sanitary Sewer
- Proposed Water Line
- Stormwater Inlet and Associated Piping
- Depressed Curb Location

SIGN SCHEDULE

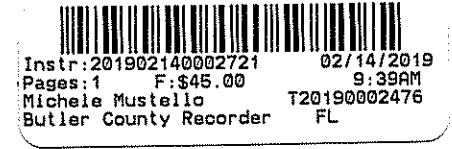
SYMBOL	QUANTITY	DESCRIPTION	SIZE
	1	PENNDOT R1-1 "STOP"	30"x30"
	2	PENNDOT R2-1 "SPEED LIMIT 25"	24"x30"
	1	PENNDOT D3-1 "STREET NAME SIGN"	SEE SHEET CD-1



THIS DOCUMENT IS THE PROPERTY OF HANOVER ENGINEERING ASSOCIATES, INC. ANY USE OF A COPY OF THIS DOCUMENT THAT DOES NOT CONTAIN AN ORIGINAL SEAL AND SIGNATURE IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT PUBLISHED AND ALL RIGHTS ARE RESERVED BY HANOVER ENGINEERING ASSOCIATES, INC. THIS PLAN HAS BEEN SEALED WITH EITHER A RED INK SEAL OR A CRIMP SEAL. IF NEITHER APPEARS ON THIS PLAN, POSSIBLE REPRODUCTIONS OR ALTERATIONS MAY HAVE BEEN MADE WITHOUT THE APPROVAL OR KNOWLEDGE OF THE SIGNATORY.



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 X - AREA OF MINIMAL FLOOD HAZARD
 PROPERTY OWNERS: CHARLES & MARGARET ABERSOLD 200 HICKORY LANE VALENCIA, PA 16059
 RYAN DUNCAN 132 MCFANN ROAD VALENCIA, PA 16059
 ZONED: AG-A RURAL RESIDENTIAL DISTRICT
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT WIDTH: 150'
 FRONT SETBACK: 50' FROM FRONT LOT LINE OR 75' FROM CENTERLINE, WHICHEVER IS GREATER
 SIDE YARD: 25'
 REAR YARD: 75'
 IRON PINS TO BE SET AT LOT CORNERS.
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO SUBDIVIDE TAX PARCEL 230-2F92-21AA INTO TWO PARCELS, A & B, THEN COMBINE ABERSOLD'S TWO ADJOINING TRACTS AND PARCEL A INTO LOT 2 AND TO COMBINE DUNCAN'S PROPERTY WITH PARCEL B. NO NEW BUILDING LOTS AREA CREATED BY THIS PLAN.



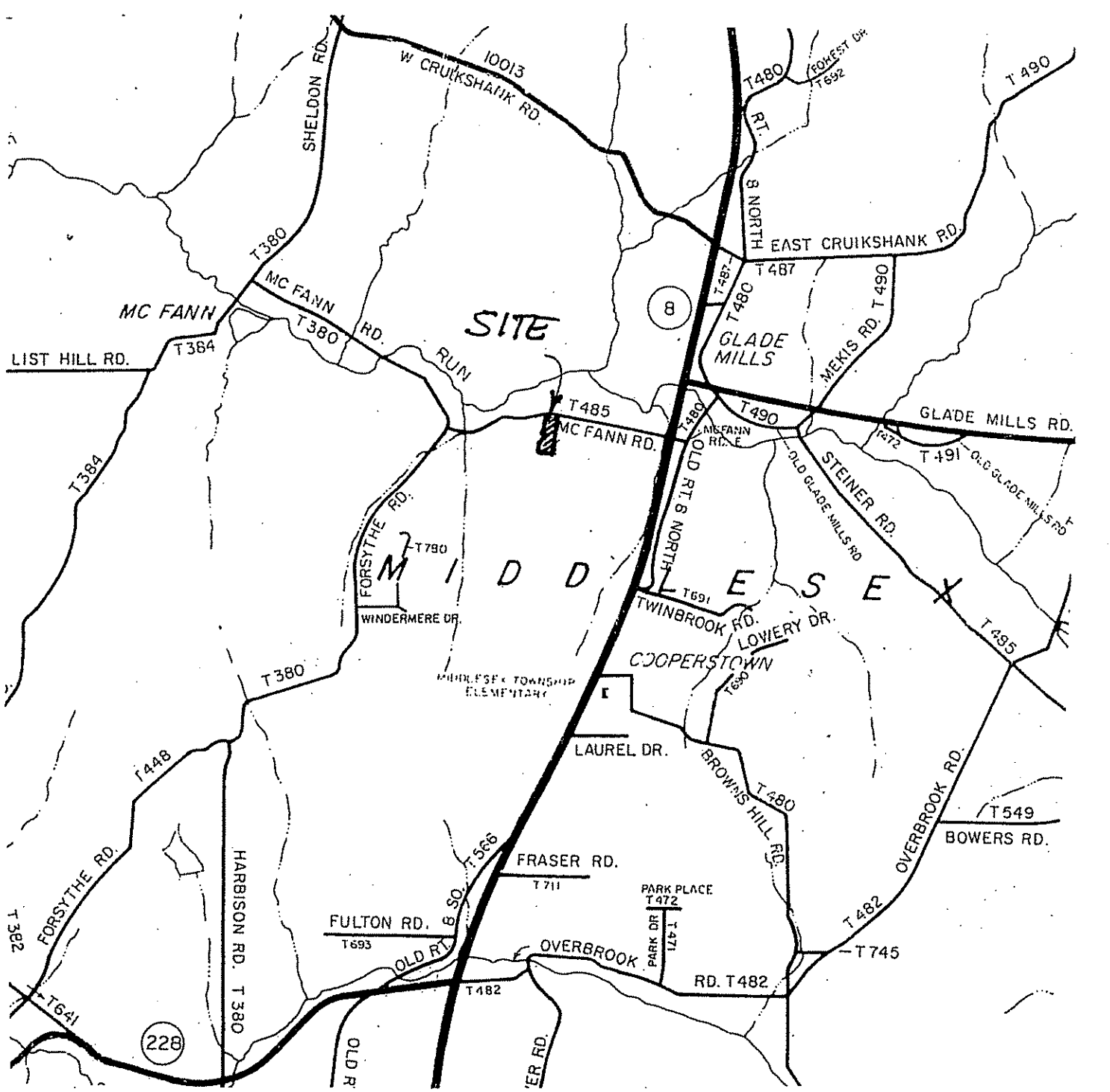
I, Ryan A. Duncan, of the land shown on the Charles Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision, hereby adopt this plan as our Plan of Lots and Irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, 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 Middlesex, 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 my heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 5 day of Nov. 2018
 ATTEST: Kathy Jo Prichard Notary Public
 COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER
 My Commission Expires April 11, 2019

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named Ryan A. Duncan, and acknowledged the foregoing adoption, 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 5 day of Nov. 2018
 My Commission expires the 11 day of April, 2019
 SEAL: Kathy Jo Prichard Notary Public
 COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER
 My Commission Expires April 11, 2019

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE)
 I hereby certify that the title to the property contained in the Charles Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision is in the names of Charles Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision is recorded in Deed Book Volume 1159 Page 919. We further certify that there is no mortgage, lien or other encumbrance against this property.
 WITNESS: Michael J. Pate Attorney
 WITNESS: N/A Owner
 Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision consents to the recording of said plan and the dedications and all other matters appearing on the plan.
 Partial Release of Mortgage executed by the lender shall be recorded hereafter. NAME, TITLE & MORTGAGEE
 WITNESS: Michael J. Pate Attorney

OWNER	ADDRESS	TAX I.D.	DB/PG	EX. ACREAGE	FINAL ACREAGE
CHARLES & MARGARET CLARE ABERSOLD	200 HICKORY LANE	230-2F92-21G	1159-919	0.852 AC.	1.177 AC.
RYAN A. DUNCAN	132 MCFANN ROAD	230-2F92-21A, 21AA	201806220012463 201806220012462	1.656 AC.	1.331 AC.
TOTAL AREA				2.508 AC.	2.508 AC.



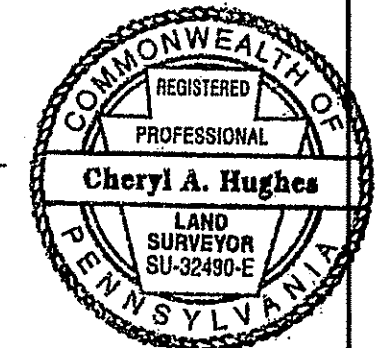
We, Charles Abersold and Margaret Clare Abersold, of the land shown on the Charles Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision, hereby adopt this plan as our Plan of Lots and Irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, 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 Middlesex, 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.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 2nd day of Nov. 2018
 ATTEST: Kathy Jo Prichard Notary Public
 COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER
 My Commission Expires April 11, 2019

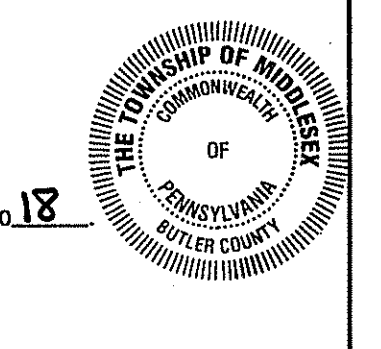
Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named Charles Abersold and Margaret Clare Abersold, and acknowledged the foregoing adoption, dedication and plan to be their act and deed and desired the same to be recorded as such.
 WITNESS MY HAND AND NOTARIAL SEAL this 2nd day of Nov. 2018
 My Commission expires the 11 day of April, 2019
 SEAL: Kathy Jo Prichard Notary Public
 COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER
 My Commission Expires April 11, 2019

CERTIFICATION OF TITLE (NO MORTGAGE)
 We hereby certify that the title to the property contained in the Charles Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision is in the names of Charles Abersold and Margaret Clare Abersold and is recorded in Deed Book Volume 1159 Page 919. We further certify that there is no mortgage, lien or other encumbrance against this property.
 WITNESS: Michael J. Pate Attorney
 WITNESS: N/A Owner
 Abersold, Margaret Clare Abersold and Ryan A. Duncan Lot Line Revision consents to the recording of said plan and the dedications and all other matters appearing on the plan.
 Partial Release of Mortgage executed by the lender shall be recorded hereafter. NAME, TITLE & MORTGAGEE
 WITNESS: Michael J. Pate Attorney

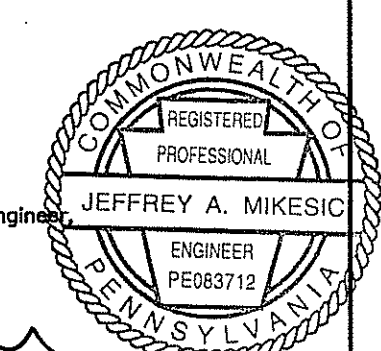
I certify that, to the best of my knowledge, that the survey and plan shown herein correctly represents the lots, lands, streets and highways as surveyed and plotted by me.
 DATE: September 27, 2018
 SIGNATURE: Cheryl A. Hughes
 REGISTRATION NO. SU-32490-E
 (SEAL)



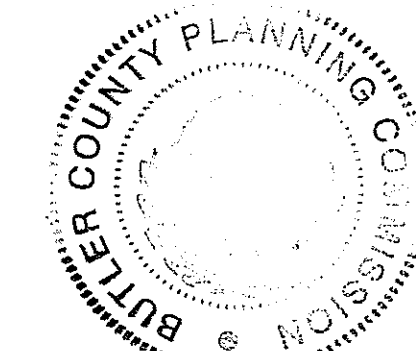
The Board of Supervisors of the Township of Middlesex hereby gives public notice that in approving this plan for recording, the Township of Middlesex has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, lands or facilities.
 SECRETARY: Cheryl A. Hughes
 CHAIRMAN: Jeffrey A. Mikesic
 Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 1107 on the 11th day of November 2018
 SECRETARY: Cheryl A. Hughes
 CHAIRMAN: Jeffrey A. Mikesic



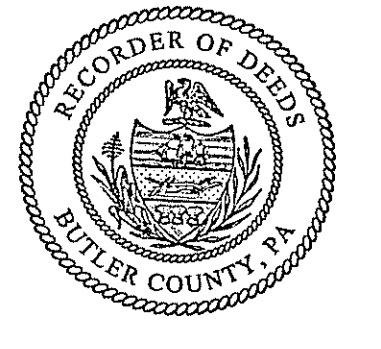
Reviewed by the Planning Commission of the Township of Middlesex this 23rd day of October 2018
 SECRETARY: Jeffrey A. Mikesic
 CHAIRMAN: Jeffrey A. Mikesic



Reviewed by the Butler County Planning Commission this 15th day of Oct. 2018
 SECRETARY: Cheryl A. Hughes
 CHAIRMAN: Jeffrey A. Mikesic



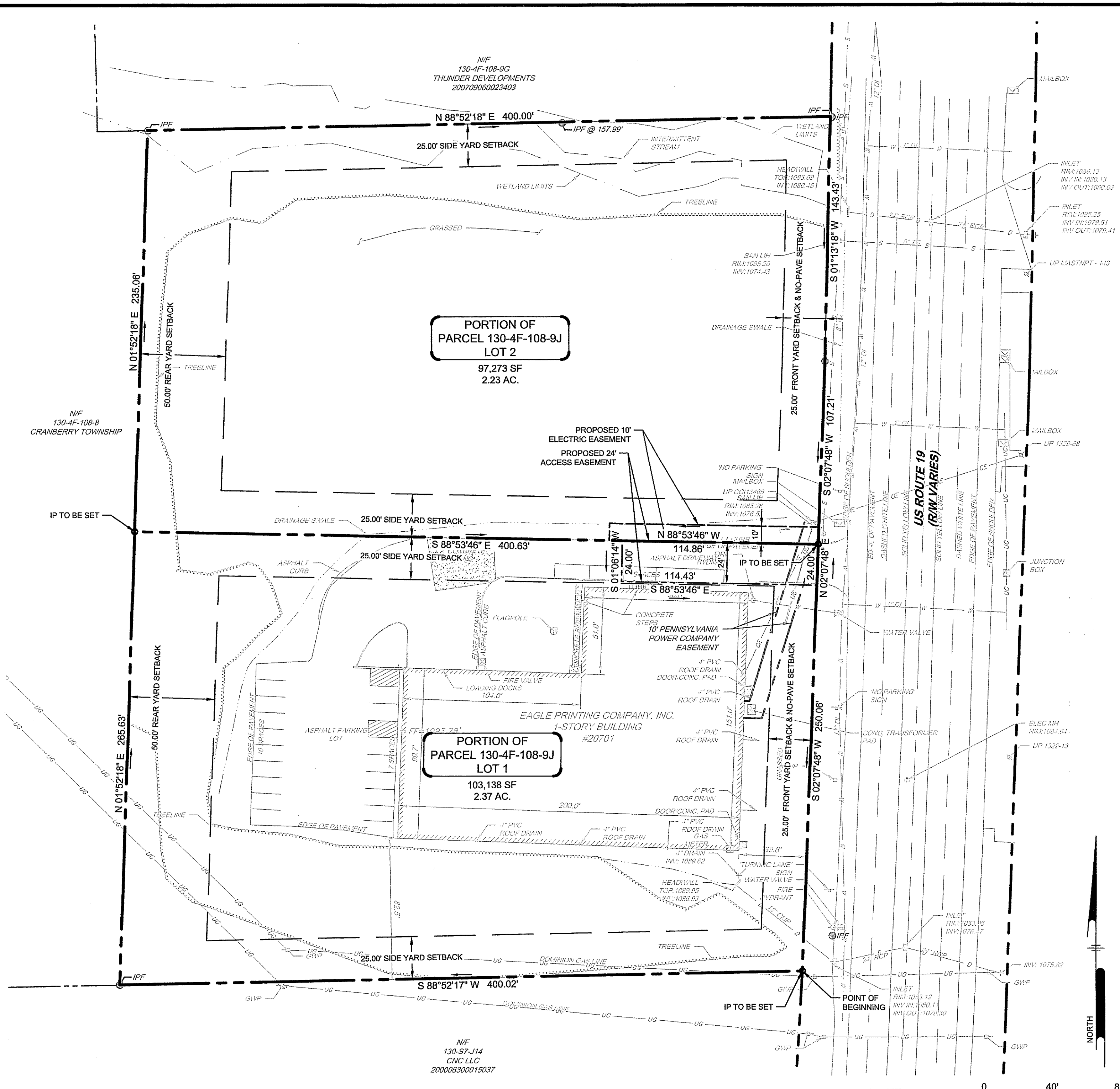
COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER
 Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 376 Page(s) 19
 Given under my hand and seal this 14 day of February 2019
 SEAL: Michele M. Mustello
 RECORDER OF DEEDS



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

PLAN BOOK	PAGE
376	19

Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-8865
 Cheryl A. Hughes, PLS Owner
 LOT LINE REVISION
 FOR: CHARLES ABERSOLD & MARGARET CLARE ABERSOLD
 and
 RYAN A. DUNCAN
 SITUATE: MIDDLESEX TWP., BUTLER CO., PA
 Date 09/27/18 Scale 1" = 50' Dwn By BEC Ckd By CAH
 Parcel # 230-2F92-21G, 21A, 21AA Db-Pg 1159-919
 Address 200 HICKORY LN/132 MCFANN RD. Inst. # 201806220012463
 Service No. 18-123



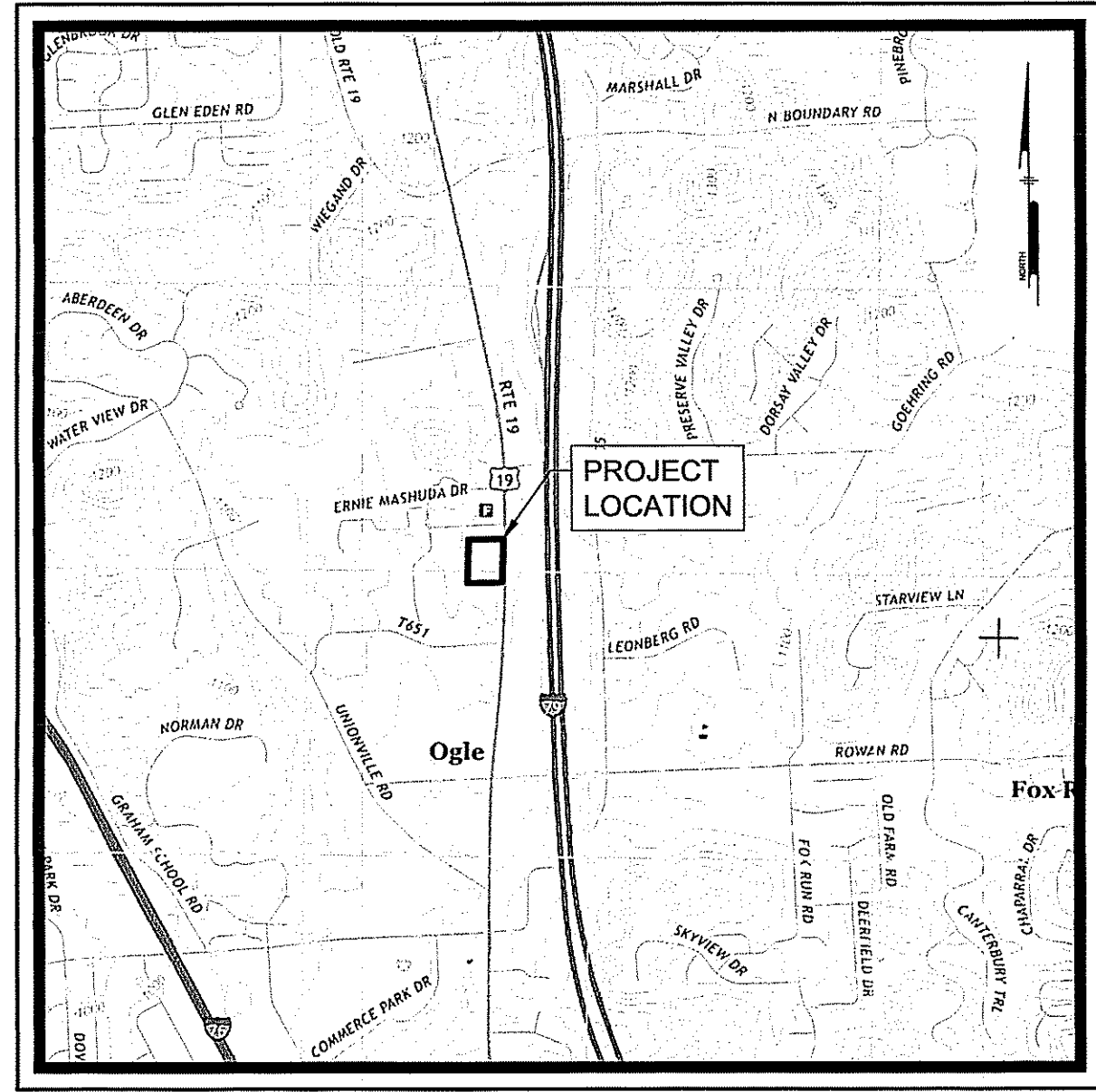
The Board of Supervisors of the Township of Cranberry hereby gives notice that in approving this plan for recording, the Township of Cranberry has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

[Signature]
Richard M. Hedley
Chairman, Board of Supervisors



AREA TABULATIONS	
ORIGINAL TAX PARCEL 130-4F-108-9J	4.60 Ac (200,411 sf)
TOTAL	4.60 Ac (200,411 sf)
LOT 1	2.37 Ac (103,138 sf)
LOT 2	2.23 Ac (97,273 sf)
TOTAL	4.60 Ac (200,411 sf)

- NOTES:
- THIS PLAN PROPOSES A SUBDIVISION OF THE ORIGINAL PARCEL 130-4F-108-9J INTO TWO PARCELS (LOT 1 AND LOT 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.
 - THE PROPERTIES SHOWN HEREON ARE NOT LOCATED IN A FEMA FLOOD, PER FEMA MAP PANEL 42121700108, EFFECTIVE DATE APRIL 01, 1982.
 - ALL EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE ENTITIES INDICATED, BY THE RECORDING OF THIS PLAN.



VICINITY MAP
Scale: 1" = 2000'

Instr: 201902150002077 02/15/2019
Pages: 1 of 548.00 3:37PM
Michael Mustelo T20190202057
Butler County Recorder PL

— EAGLE PRINTING COMPANY, INC. —

OWNER'S ADOPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT EAGLE PRINTING COMPANY, INC. (A PENNSYLVANIA CORPORATION) OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, HEREOF, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF THEIR PROPERTIES SITUATED IN THE TOWNSHIP OF CRANBERRY, 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 CRANBERRY.

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 CRANBERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC PURPOSES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFORESAID OWNERS, THEIR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

[Signature] WITNESS
2-4-19 DATE
[Signature] OWNER SIGNATURE
[Signature] PRINTED NAME OF OWNER

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF FEBRUARY, 2019.

MY COMMISSION EXPIRES THE 25th DAY OF MARCH, 2020.

Commonwealth of Pennsylvania - Notary Seal
Jessica Smith, Notary Public
Butler County
My commission expires March 25, 2020
Commission number 1297159
Member, Pennsylvania Association of Notaries

[Signature] NOTARY PUBLIC (SIGNATURE)

CERTIFICATION OF TITLE

WE, EAGLE PRINTING COMPANY, INC., OWNER OF THE PLAN SHOWN HEREON, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF EAGLE PRINTING COMPANY, INC., AS RECORDED AS INSTRUMENT 2008 016 0000 1134 BUTLER COUNTY RECORDER OF DEEDS OFFICE.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature] WITNESS
[Signature] EAGLE PRINTING COMPANY, INC.

— ALL SIGNATURES SHALL BE WITH PERMANENT BLACK INK —

MUNICIPAL DECLARATIONS

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

[Signature] PRESIDENT
[Signature] DATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY THIS 13th DAY OF FEBRUARY, 2019.

[Signature] SECRETARY
[Signature] BOARD OF SUPERVISORS

Jerry Andree TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2018-59 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

[Signature] TOWNSHIP MANAGER

COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF JUNE, 2019.

[Signature] DIRECTOR CHAIR
[Signature] (SEAL)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: _____

SURVEYOR'S CERTIFICATION

I, HARRY J. HIBBARD, 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.

2/4/2019 DATE
[Signature] HARRY J. HIBBARD, PLS
REGISTRATION NO. SJ-075167

THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE DEVELOPMENT PLAN:

[Signature] TOWNSHIP ENGINEER
REGISTRATION NO. 1E01583

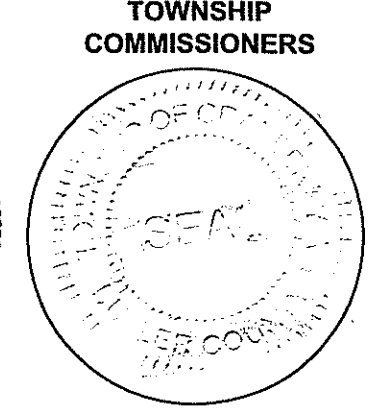
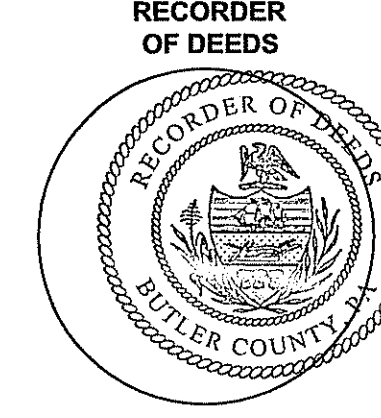
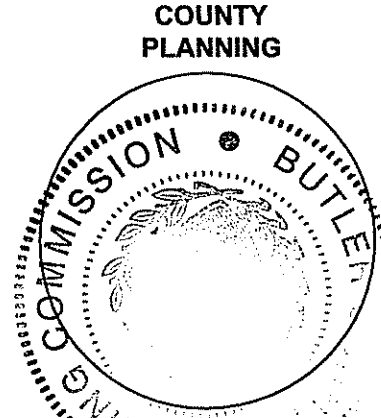
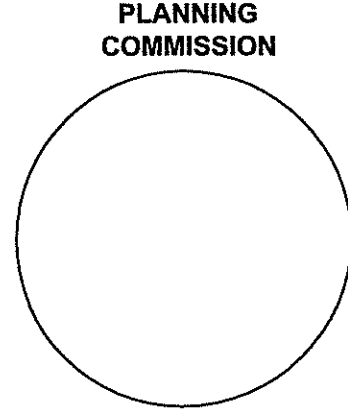
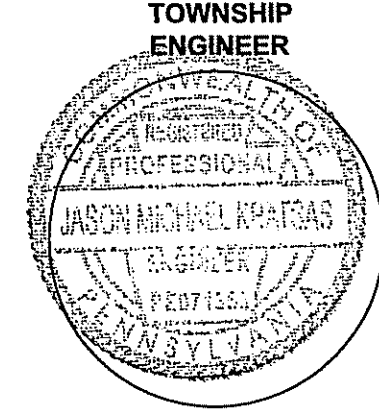
PROOF OF RECORDING

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 376 PAGE 20.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF Feb, 2019.

MICHELE W. MUSTELLO
RECORDER OF DEEDS
(SEAL) Commission Expires First Monday in January 2020
[Signature] RECORDER



RECORDED
PLAN BOOK PAGE
376 20

Pennoni
PENNONI ASSOCIATES INC.
Foster Plaza 9
750 Holiday Drive, Suite 700
Pittsburgh, PA 15220
T 412.521.3000 F 412.521.1206

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER. MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

LANDS OF
EAGLE PRINTING COMPANY, INC.
20709 ROUTE 19
CRANBERRY TOWNSHIP, PA 16806

EAGLE PRINTING COMPANY, INC.
SUBDIVISION PLAN

DATE	NO.	REVISIONS	BY
07-06-2016	1	LAND DEVELOPMENT & MAPS SUBMISSION #2	JJA

PROJECT: NUVOX17004
DATE: 2019-01-30
DRAWING SCALE: 1"=40'
DRAWN BY: TLR
APPROVED BY: HJH

CS0901

OWNER'S ADOPTION:

THE NPL CRANBERRY REAL ESTATE, LLC. OWNERS OF THE LAND SHOWN ON THE NORTH PARK LOUNGE SITE PLAN HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

OWNER BRAD DRESSEN owner/President
NPL Cranberry Real Estate LLC

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED NPL CRANBERRY REAL ESTATE, LLC., AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HIS ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND SEAL THIS 21st DAY OF January, 2019.
MY COMMISSION EXPIRES THE 24th DAY OF August, 2020

(NOTARY PUBLIC)
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Caleb A. Falco, Notary Public
Cranberry Twp., Butler County
My Commission Expires Aug. 24, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE WITH MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE NORTH PARK LOUNGE SITE PLAN IS IN THE NAME OF NPL CRANBERRY REAL ESTATE, LLC. AND IS RECORDED IN INSTR. No. 201310310031558.

SIGNATURE OF WITNESS
SIGNATURE OF OWNER BRAD DRESSEN
SIGNATURE OF WITNESS
SIGNATURE OF OWNER

First Commonwealth Bank MORTGAGEE OF THE PROPERTY CONTAINED IN THE NORTH PARK LOUNGE SITE PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

SIGNATURE OF WITNESS
Senior Vice President
NAME, TITLE, AND MORTGAGEE First Commonwealth Bank

MUNICIPAL DECLARATION (NO ACCEPTANCE OF DEDICATION):

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

BY THE SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY
ORDINANCE/RESOLUTION NO. 2017-42, EFFECTIVE THIS 14th DAY OF February 2019

SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

SIGNED AND NOTED AS APPROVED THIS 14th DAY OF February 2019

SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

BY THE PLANNING COMMISSION:
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CRANBERRY THIS ____ DAY OF ____

SECRETARY
CHAIRMAN, PLANNING COMMISSION

REQUIRED COUNTY PLANNING REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF APRIL 2017

SECRETARY
CHAIRMAN, 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 376, PAGE(S) 21-22.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF February, 2019

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

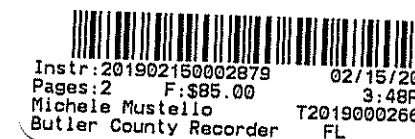
MUNICIPAL ENGINEER'S CERTIFICATE:

I, Jason Kates, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE
DATE 2/14/19

CRANBERRY TOWNSHIP STORMWATER MAINTENANCE CLAUSE

AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORE-MENTIONED RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.



PENNSYLVANIA ACT 187 (1996)

REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DIGGING, DRILLING, EJECTING OR EXCAVATING. CONTRACTOR SHALL CONTACT:

PA ONE-CALL
1-800-242-1776
PRIOR TO START OF WORK.

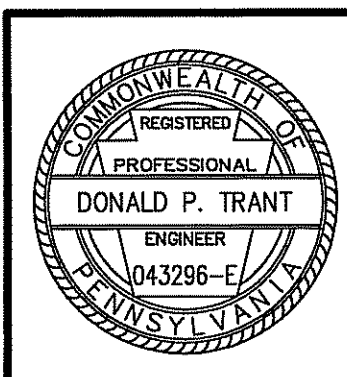
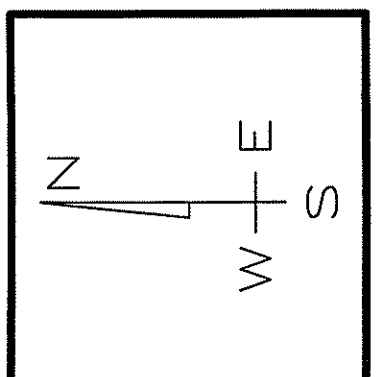
EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

SERIAL# 20111012150

Doc Date: 07/2017 10:01 AM File Name: 14200 PROJECTS\9494\9494-STE.DWG User: SJK

Table with 4 columns: REV. NO., DATE, DESCRIPTION, BY. Row 1: 1, 06-09-17, ADDRESS TOWNSHIP COMMENTS, APT

DWG. NAME: 24994-SITE
DRAWN BY: MDK
CHECKED BY: DPT



TRANT CORPORATION
Engineering Permits & Approvals
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090

Environmental Surveying
Site Civil
Traffic
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

20810 ROUTE 19
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA
NOT TO SCALE
UNLESS NOTED

SITE NOTES AND SIGNATURES
PLAN
PROJECT NO.: 24994
DATE: 03-31-2017

SHEET NO.
C104

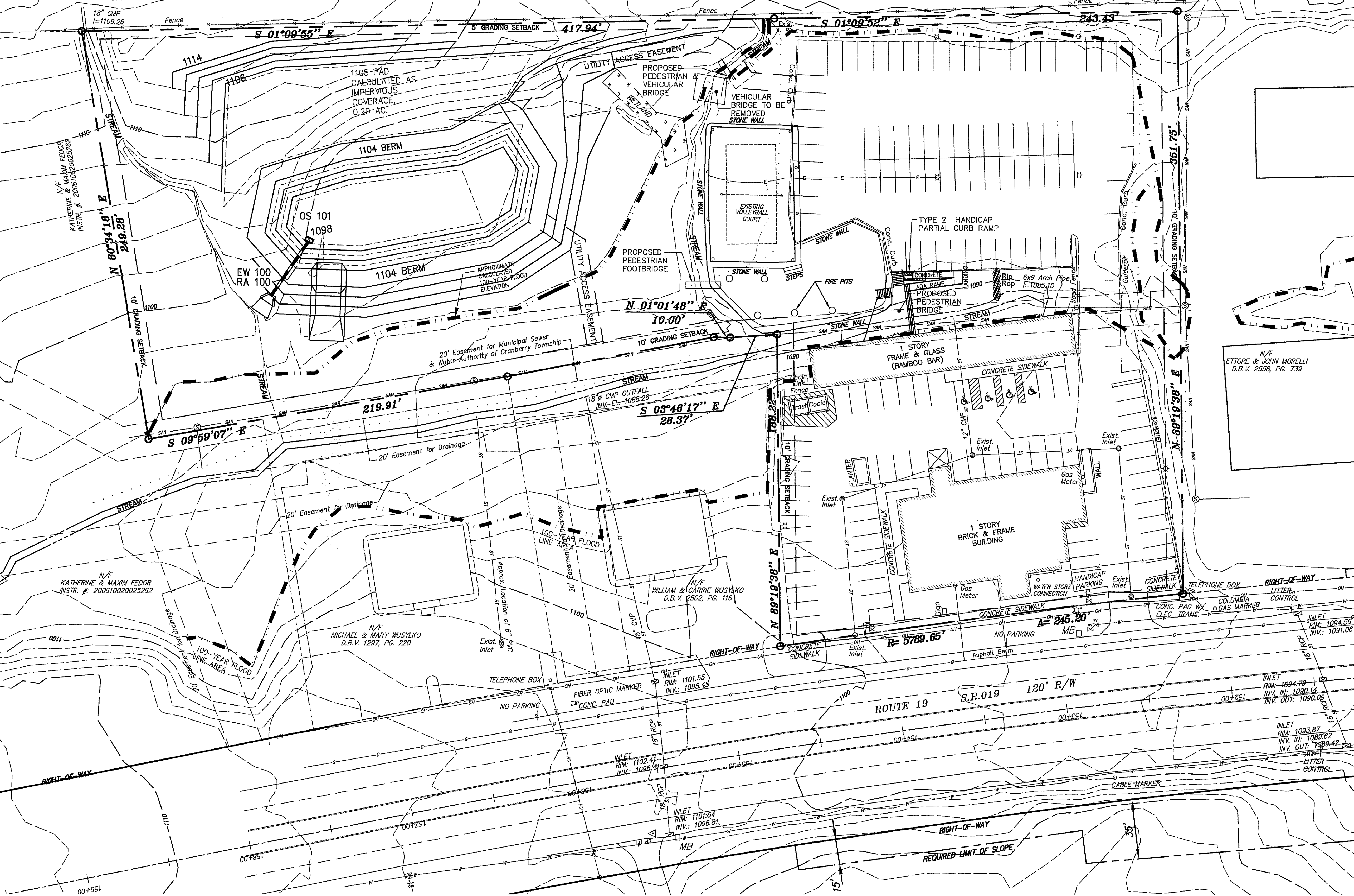
THIS PLAN IS OWNED BY TRANT CORPORATION. UNAUTHORIZED REPRODUCTION OR USE VIOLATES CONTRACTUAL AGREEMENTS AND IS SUBJECT TO LEGAL RECOUSE AND FINANCIAL COMPENSATION. PLAN INTERPRETATION IS THE SOLE RESPONSIBILITY OF TRANT CORPORATION, AND ANY SCALING OF PLAN DIMENSIONS, DESIGN INTERPRETATION OR FIELD MODIFICATION WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED. CONDITIONS RESULTING FROM UNAUTHORIZED USE OF PLANS IS THE SOLE RESPONSIBILITY OF SUCH INDIVIDUALS TAKING ACTION. SUBSTITUTIONS OF CONSTRUCTION MATERIALS OR OTHER SITE ELEMENTS WITHOUT VISUAL OR WRITTEN AUTHORIZATION IS PROHIBITED.

PENNSYLVANIA ACT 187 (1996)
 REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DIGGING, DRILLING, GRADING OR EXCAVATING. CONTRACTOR SHALL CONTACT:

PA ONE-CALL
 1-800-242-1776
 PRIOR TO START OF WORK.

EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.

SERIAL# 20111012150



SU-1 ZONING DISTRICT STANDARDS		
AUTHORIZED USE: RESTAURANT (BY RIGHT)		
SITE STANDARDS:	REQ'D./PERMITTED	PROVIDED
MINIMUM LOT AREA:	ONE ACRE	4.037 AC.
BUILDING SETBACKS:		
FRONT YARD	50 FT. (a)	9 FT. (EXISTING BUILDING)
SIDE YARD	15 FT. (a)	15 FT. (a)
REAR YARD	15 FT. (a)	15 FT. (a)
MINIMUM LOT WIDTH:	80 FT.	245.20 FT.
BUILDING HEIGHT:	50 FT. (a,b)	1 STORY
IMPERVIOUS SURFACE:	60%	1.41 AC. (EXISTING) 0.23 AC. (PROPOSED) 40.62%
NO PAVE SETBACK:		
S.R. 0019	50 FT.	2.5 FT. (EXISTING PARKING LOT)
SITE PERIMETER BUFFER:	10 FT. MIN.	10 FT.
(a) No structure shall exceed 50 feet in height unless every required yard is increased by 1 foot for each additional 2 feet in height over 50 feet.		
(b) Any structure higher than 50 feet on a lot which abuts residential zoning district shall be set back an additional 1 foot for every foot over 50 feet in addition to the requirements of (a).		
*Additional impervious consists of proposed pedestrian bridge, footbridge, and concrete ADA ramp.		

SITE INFORMATION	
SITE OWNER:	MARK BARANKOWSKI NORTH PARK LOUNGE 20810 ROUTE 19 CRANBERRY, PA 16066
SITE LOCATION:	20810 ROUTE 19
SITE AREA:	175,840.36 SQ. FT./4.037 ACRES

SITE DATA/PARKING REQUIREMENTS		
EXISTING USES	MIN. REQUIREMENT:	REQUIRED PARKING
RESTAURANT	1 STALL PER 65 SQ. FT. OF GFA.	10,664 SQ. FT. = 165 STALLS
TOTAL EXISTING PARKING STALLS:		138 STALLS (4 ACCESSIBLE INCLUDED)
ADDITIONAL SHARED PARKING AS PER AGREEMENT WITH ADJACENT PROPERTY OWNER:		88 STALLS
TOTAL PARKING PROVIDED:		221 PARKING STALLS 2 VAN ACCESSIBLE STALL 3 HANDICAP STALLS 226 PARKING STALLS TOTAL

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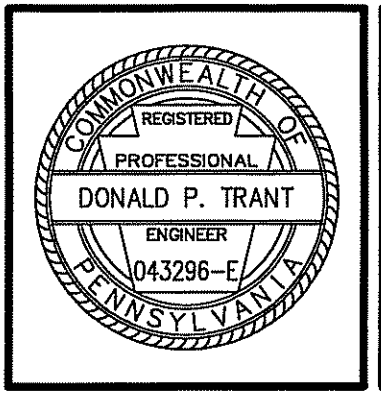
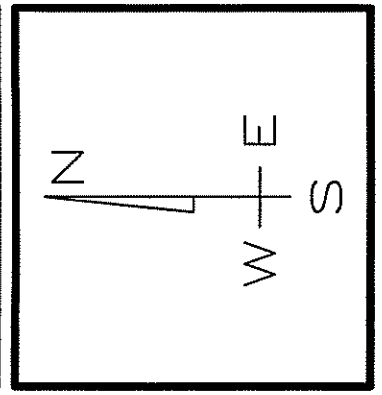
- LEGEND**
- ST — ST — STORM SEWER
 - ⊗ — STORM INLET
 - ⊙ — DRAINAGE MANHOLE
 - ⊕ — SANITARY MANHOLE
 - SAN — SANITARY SEWER
 - GAS — GAS LINE
 - ⊗ — GAS VALVE
 - W — WATER LINE
 - ⊗ — WATER VALVE
 - ⊗ — FIRE HYDRANT
 - ⊗ — POWER POLE WITH OVERHEAD WIRES
 - ETC — UNDERGROUND ELEC./TELE./CABLE LINE
 - ⊗ — POST MOUNTED SIGN
 - ⊙ — LIGHT POLE

NOTE:
 All existing utilities shown on this plan were plotted based on the location of aboveground facilities, markers, and as-built locations of visible storm and sanitary sewers structures only. These locations must be considered approximate. Trant Corporation has not field verified any underground utilities and accepts no responsibility for the location of any underground utilities. The Property owner is cautioned on the location of all underground utility facilities located on the property.

The existing topographical information shown on this plan was taken from current PAMAP Program LIDAR Processing/Contour Enhancement Lines of Pennsylvania. Trant Corporation accepts no responsibility for the accuracy of the existing topographical information shown on this plan.

REV. NO.	DATE	DESCRIPTION	BY
1	06-09-17	ADDRESS TOWNSHIP COMMENTS	APT
2	11-21-18	ADDRESS TOWNSHIP COMMENTS	MDK

DWG. NAME: 24994-SITE
 DRAWN BY: MDK
 CHECKED BY: DPT



TRANT CORPORATION
 Engineering Permits & Approvals

Environmental Surveying
 Site Civil
 Traffic

PHONE: (724) 935-7900
 FAX: (724) 935-6060
 EMAIL: permits@trantcorp.com

20810 ROUTE 19
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA

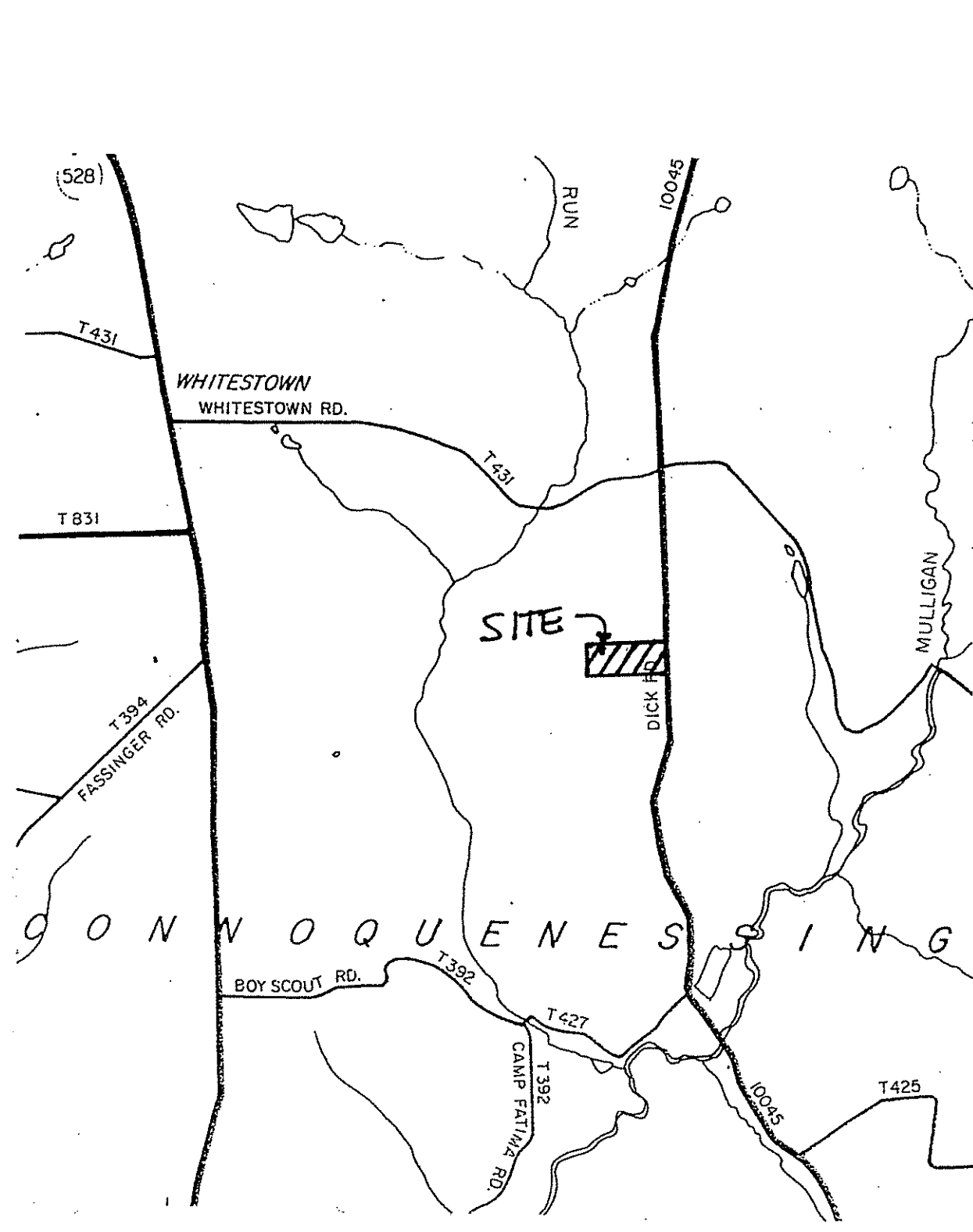
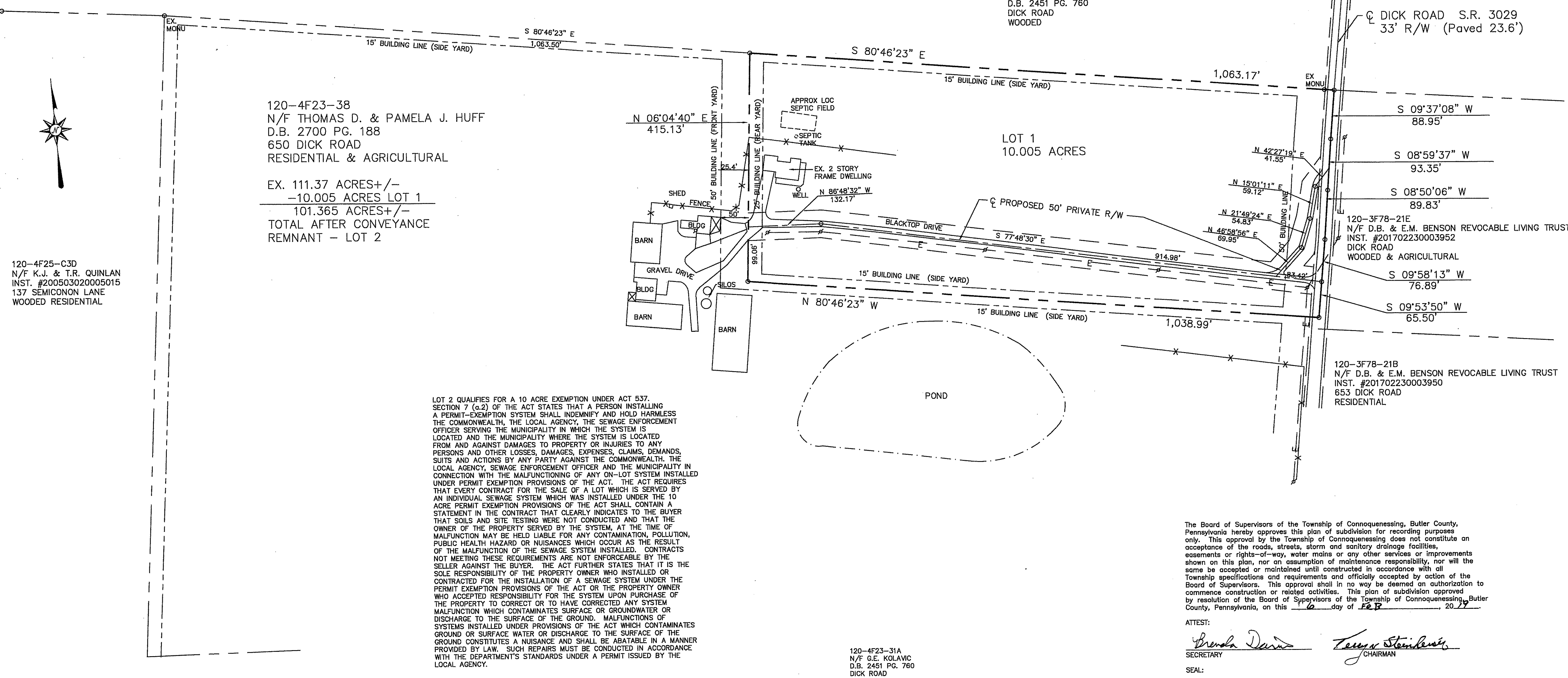
1 inch = 30 ft.

SITE, GRADING, AND STORMWATER MANAGEMENT PLAN

PROJECT NO.: 24994 DATE: 03-31-2017

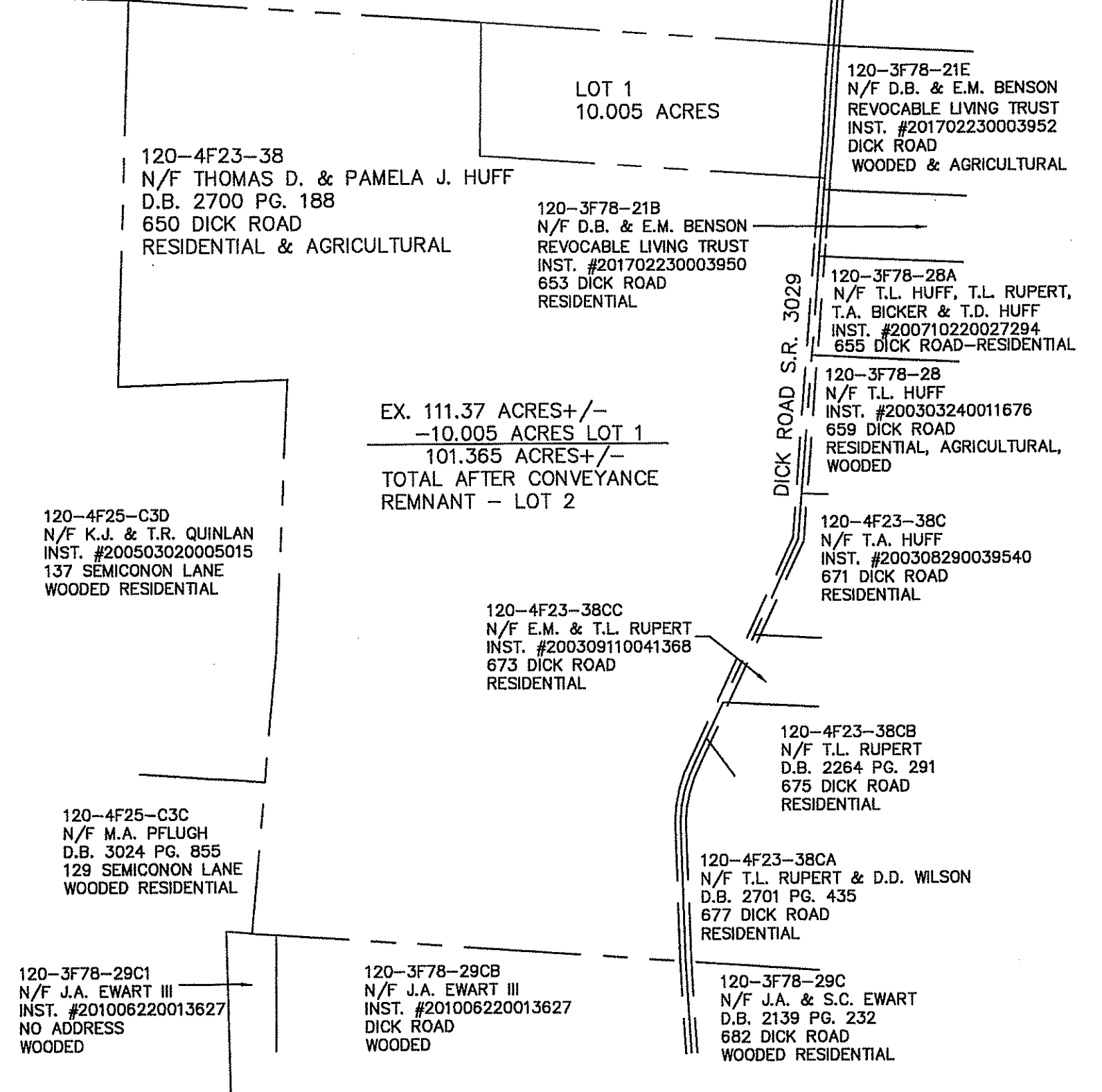
SHEET NO.
C103

Inst: 201702230003952 02/21/2019
 Pages: 1 F: \$45.00 1: 16PPI
 Michele Mustello 12018002932
 Butler County Recorder FL



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.
 REF: PROPERTY SURVEY FOR FRED R. GUIHER BY LAND SURVEYORS, INC., 07/06/93, #93-223.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 PROPOSED WATER WELL TO SERVE THE REMNANT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.
 PROPERTY OWNERS: THOMAS D. & PAMELA J. HUFF
 BUTLER, PA 16001

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The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision 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 rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This 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 6 day of Feb, 2019.

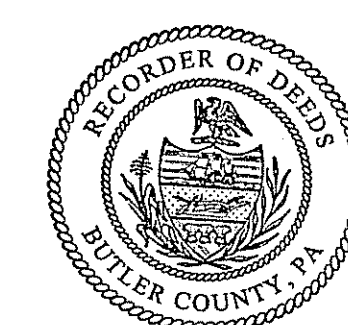
ATTEST:
Brenda Davis SECRETARY
Laura Steinhaus CHAIRMAN

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)
 This plot requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approval of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.
 Reviewed and approved by the Connoquenessing Township Planning Commission this 6 day of Feb, 2019.
Diane C. Harlosky SECRETARY
Bruce Bennett CHAIRMAN

Reviewed with comments by the Butler County Planning Commission at a meeting held this 16th day of JAN, 2019. Letter #
 Connoquenessing Township Board of Supervisors dated 1-17
 2019
Charger SECRETARY
E. Ulgen 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 376 Page 23
 Given under my hand and seal this 20 day of February, 2019.
Michele Mustello
 RECORDER OF DEEDS

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



KNOW ALL MEN BY THESE PRESENTS, that we, Thomas D. and Pamela J. Huff, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do 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 this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, we, Thomas D. and Pamela J. Huff, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Thomas D. and Pamela J. Huff, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals
 this 6 day of February, 2019
 ATTEST:
Thomas D. Huff OWNER
Pamela J. Huff OWNER
Dutcher NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Dwight C. Boice, Notary Public
 Prospect Boro, Butler County
 My Commission Expires May 5, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
 My Commission Expires the 5 day of MAY, A.D., 2020

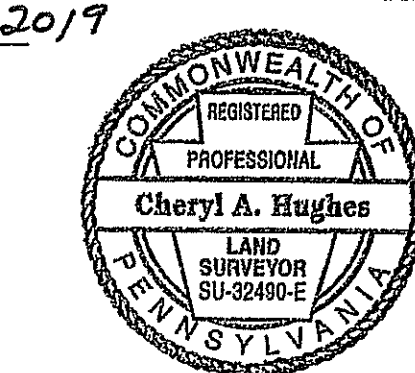
The foregoing adoption and dedication is made by Thomas D. and Pamela J. Huff with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.
 COMMONWEALTH OF PENNSYLVANIA : SS:
 COUNTY OF BUTLER
 Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Thomas D. and Pamela J. Huff, 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 6 DAY OF February, 2019
Dutcher
 NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, THAT we, Thomas D. and Pamela J. Huff, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Thomas D. and Pamela J. Huff, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals
 this 6 day of February, A.D., 2019
 ATTEST:
Thomas D. Huff OWNER
Pamela J. Huff OWNER

WITNESS My hand and notarial seal this 6 day of February, A.D., 2019
Dutcher NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Dwight C. Boice, Notary Public
 Prospect Boro, Butler County
 My Commission Expires May 5, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
 My Commission Expires the 5 day of May, A.D., 2020

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
Cheryl A. Hughes January 15, 2019
 SURVEYOR - REGISTRATION #SU-32490-E DATE



REVISED 01/15/2019; ENGINEER'S REVIEW

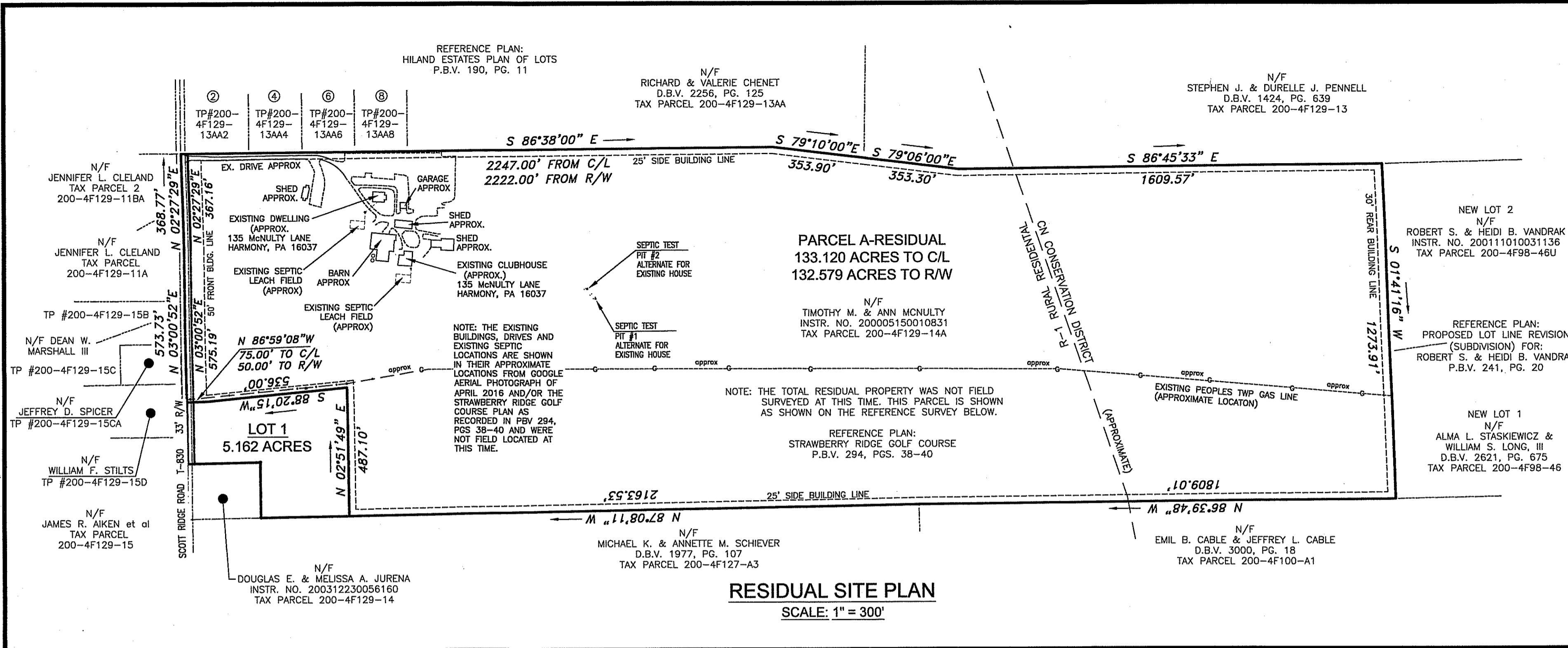
L
S
F

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: THOMAS D. & PAMELA J. HUFF

SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA

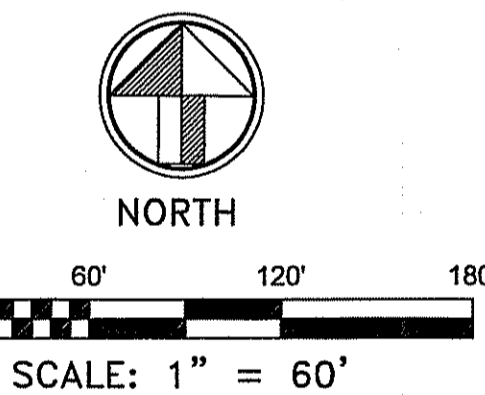
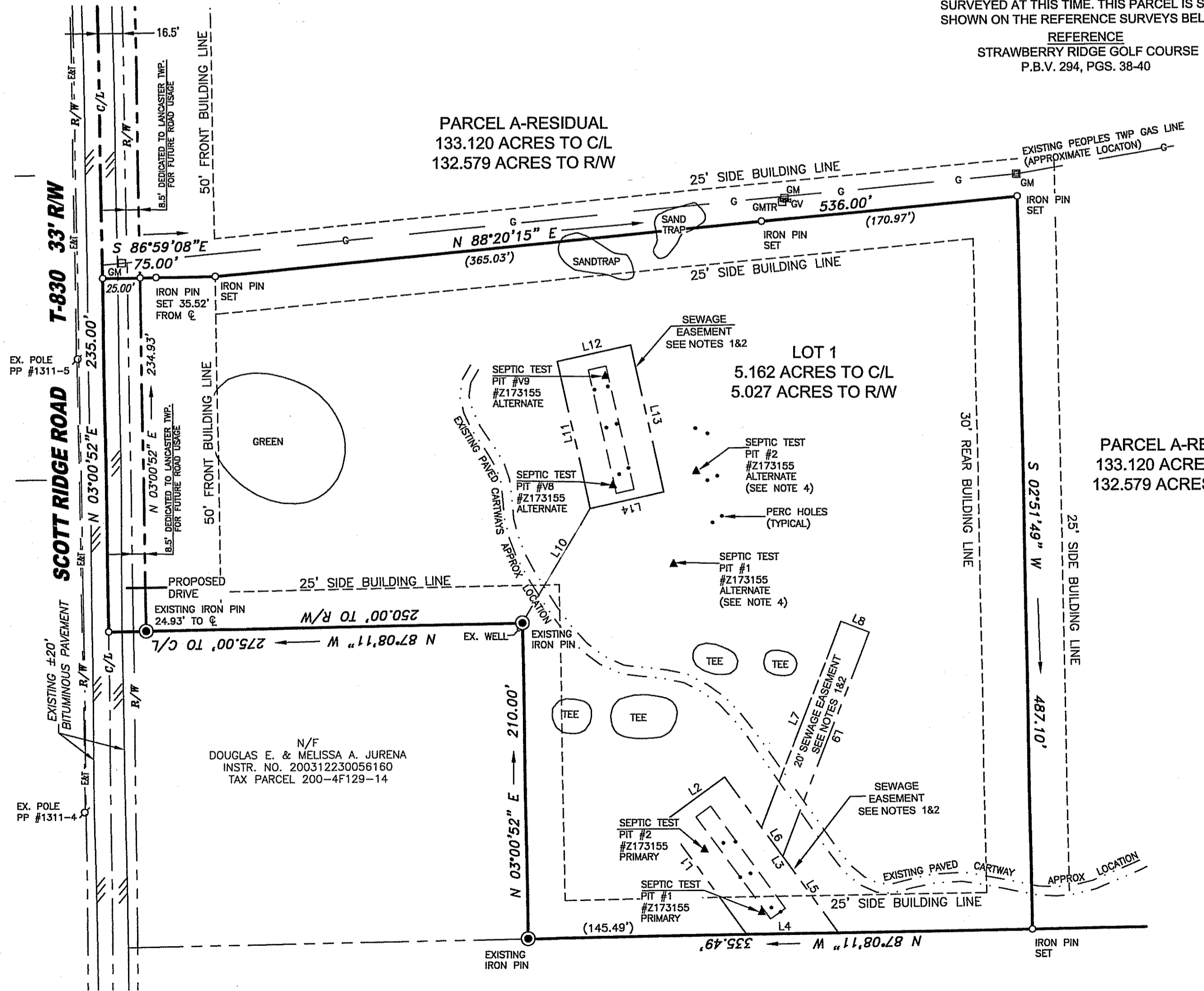
Date 12/28/18	Scale 1" = 100'	Drawn By BEC	Checked By CAH
Parcel No. 120-4F23-38	Db-Pg 2700-188	Service No. 18-162	
Address 650 DICK ROAD			



RESIDUAL SITE PLAN
SCALE: 1" = 300'

NOTE: THE TOTAL RESIDUAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME. THIS PARCEL IS SHOWN AS SHOWN ON THE REFERENCE SURVEYS BELOW.

REFERENCE STRAWBERRY RIDGE GOLF COURSE
P.B.V. 294, PGS. 38-40



- NOTES:
- (1) NO IMPROVEMENTS SHALL BE CONSTRUCTED UPON THE SEWAGE EASEMENTS EXCEPT THE INSTALLATION OF AN ON-LOT SEWAGE SYSTEM AND/OR SEWAGE PIPING. AT THAT TIME THE REMAINING EASEMENT ON THE LOT WILL THEN BE CONSIDERED THE REPLACEMENT EASEMENT, UNLESS THIS AREA IS REPLACED BY THE SEWAGE ENFORCEMENT OFFICER APPROVAL.
 - (2) NEITHER THE OWNER OF LOT 1 OR ANY LESSEE, LICENSEE OR OTHER PARTY PERMITTED TO USE LOT 1 SHALL INTERFERE WITH OR OTHERWISE DISTURB THE SEWAGE EASEMENT AREAS AS DEPICTED HEREON.
 - (3) 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.
 - (4) SEPTIC TEST PIT #1 AND #2 - #2173155 ALTERNATE SITE WILL NOT BE USED FOR LOT 1. ANOTHER LOCATION OF AN ALTERNATE SITE HAS BEEN LOCATED AND AN EASEMENT HAS BEEN CREATED.
 - (5) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

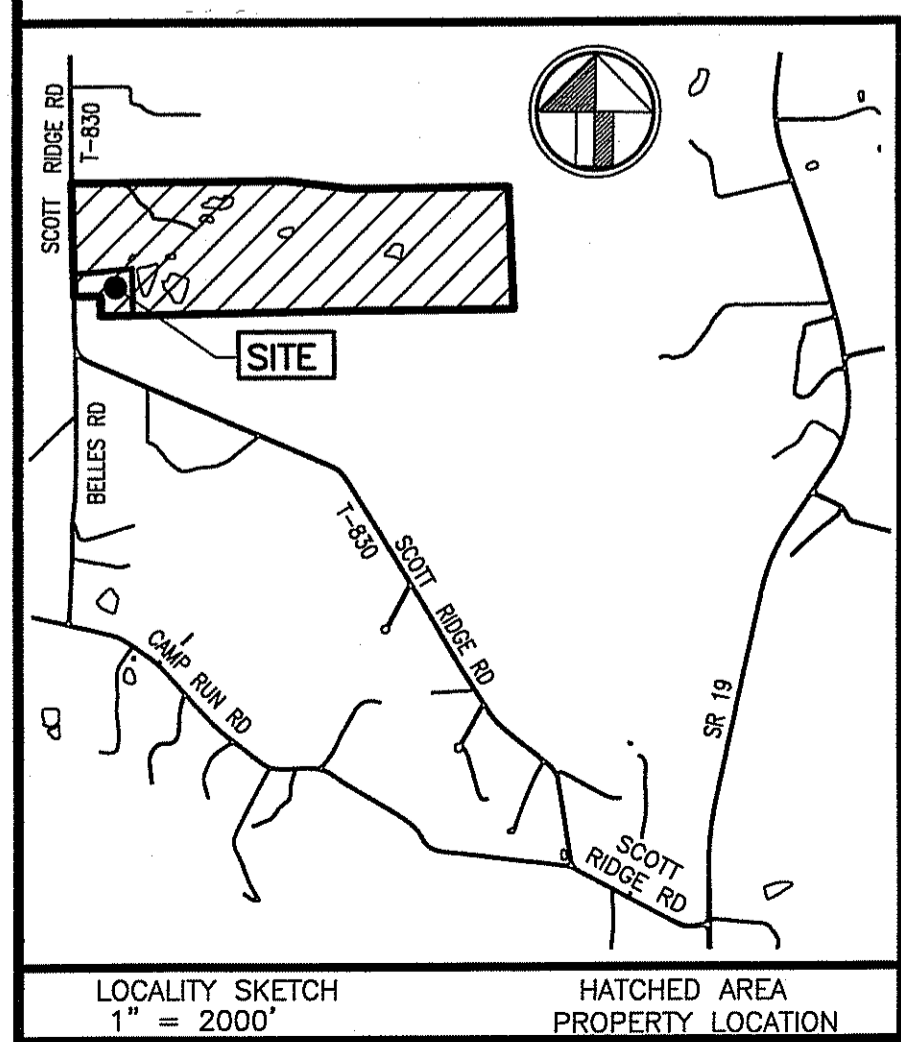
LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ORDINANCE NO. 86 DATED: MAY 23, 2007
ZONING ORDINANCE
ORDINANCE NO. 89 DATED: NOVEMBER 17, 2008
AS AMENDED

R-1 RURAL RESIDENTIAL DISTRICT	ON CONSERVATION DISTRICT
MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER	2 ACRES
MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER	1 ACRE
MINIMUM LOT WIDTH	150 FEET
MAXIMUM LOT COVERAGE	10% (INCLUDES ACCESSORY STRUCTURES)
FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	30 FEET

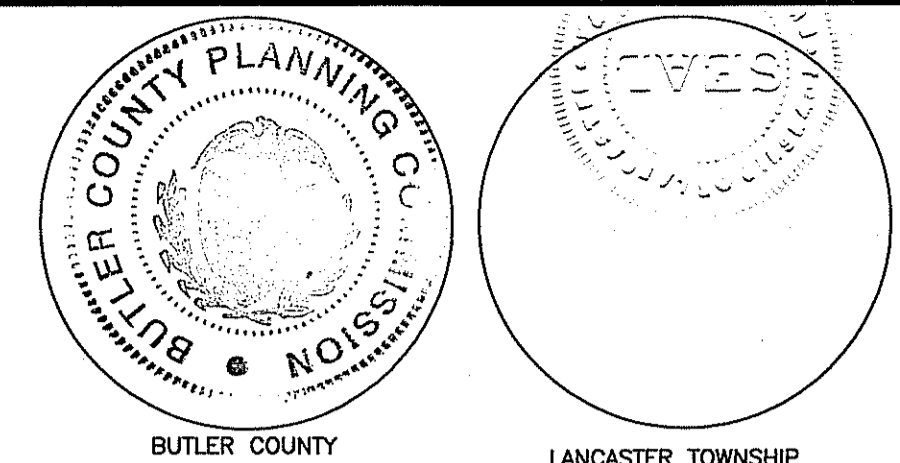
SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC					
POSTED SPEED LIMIT = 35 MPH					
10' OFF EDGE OF TWP. RD.	EXISTING AVERAGE TWP. RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE TWP. RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)
PROPOSED LOT 1	+/-3%	239'	±547'	-3%	280'
					±357'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS



SEWAGE EASEMENTS DESCRIPTIONS

LINE	BEARING	DISTANCE
L1	N 32°10'00" W	92.89
L2	N 57°50'00" E	50.00
L3	S 32°10'00" E	127.94
L4	N 87°08'11" W	61.06
L5	N 32°10'00" W	62.79
L6	N 32°10'00" W	23.79
L7	N 25°03'54" E	147.10
L8	S 64°56'06" E	20.00
L9	S 25°03'54" W	159.98
L10	N 34°40'50" E	88.64
L11	N 08°32'50" W	100.00
L12	N 81°27'10" E	50.00
L13	S 08°32'50" E	100.00
L14	S 81°27'10" W	14.44



REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION, LETTER TO LANCASTER TOWNSHIP BOARD OF SUPERVISORS DATED Nov 20, 2018

[Signature] SECRETARY
[Signature] CHAIRMAN

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 12 DAY OF DECEMBER, 2018

[Signature] SECRETARY
[Signature] CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 17 DAY OF DECEMBER, 2018

[Signature] SECRETARY
[Signature] PRESIDENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TIMOTHY M. & ANN MCNULTY, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC, UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON TIMOTHY M. & ANN MCNULTY, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 21 DAY OF February, 2019

ATTEST:
[Signature] SECRETARY
[Signature] CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA
NOTARY PUBLIC
Helen Ross, Notary Public
Zellenoople Boro, Butler County
My Commission Expires May 27, 2019
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

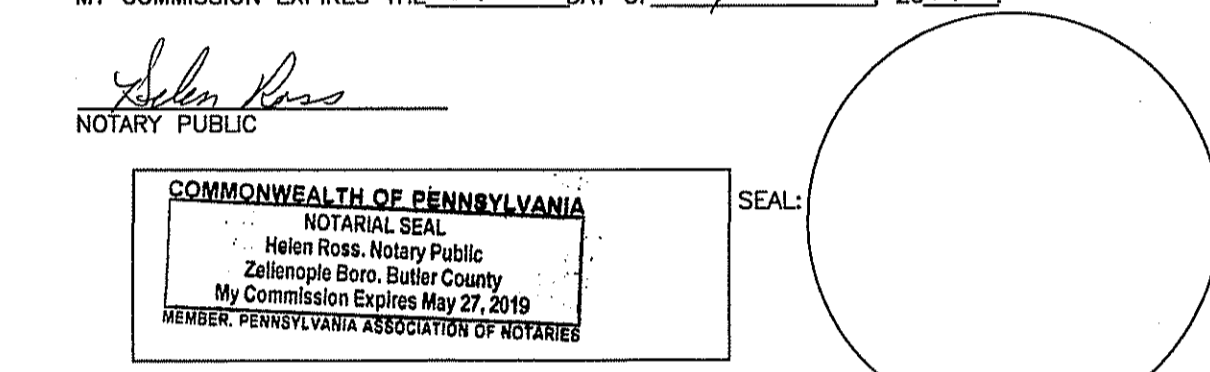
WE, TIMOTHY M. & ANN MCNULTY, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED TIMOTHY M. & ANN MCNULTY 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 DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 5 DAY OF February, 2019
MY COMMISSION EXPIRES THE 27 DAY OF May, 2019

[Signature]
NOTARY PUBLIC



WE, TIMOTHY M. & ANN MCNULTY, OWNERS OF THE TIMOTHY M. MCNULTY SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY SHOWN HEREON IS IN THE NAME OF TIMOTHY M. & ANN MCNULTY, AND IS RECORDED IN INSTR. NO. 200005150010831, RECORDER OF DEEDS OFFICE AND IS NOT AFFECTED BY THE TOWNSHIP OF LANCASTER.

WITNESS
[Signature] TIMOTHY M. MCNULTY
[Signature] ANN MCNULTY

[Signature] ELEN H FLEMMA MORTGAGEE OF THE PROPERTY CONTAINED IN THE TIMOTHY M. MCNULTY SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
WITNESS
[Signature] ELEN H FLEMMA
[Signature] ELEN H FLEMMA

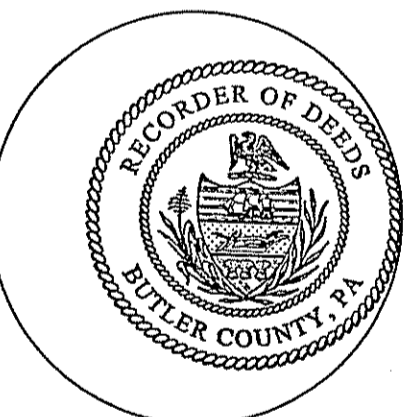
(PRINT NAME AND TITLE WITH SIGNATURE)

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 376, PAGE 24

GIVEN UNDER MY HAND AND SEAL
THIS 21 DAY OF February, 2019

[Signature]
RECORDER



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

TIMOTHY M. MCNULTY SUBDIVISION PLAN
(SUBDIVISION OF THE STRAWBERRY RIDGE GOLF COURSE AS RECORDED IN P.B. VOL. 294, PGS. 38-40)

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: NOVEMBER 14, 2018 SCALE: 1" = 60'

138.282 ACRES = TOTAL ACREAGE

ZONING DISTRICT: CN CONSERVATION DISTRICT
R-1 RURAL RESIDENTIAL DISTRICT

PROPERTY ADDRESS: 135 MCNULTY LANE
HARMONY, PA 16037

OWNER: TIMOTHY M. & ANN MCNULTY
135 MCNULTY LN
HARMONY, PA 16037

DEED REFERENCE: INSTR. NO. 200005150010831
TAX PARCEL NO.: 200-4F129-14A

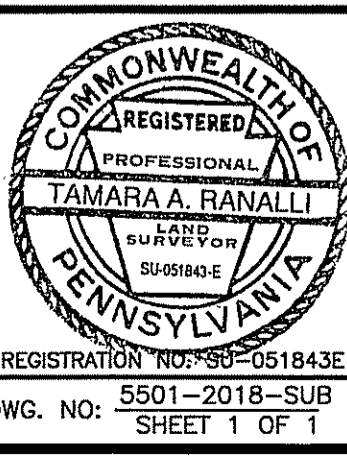
PLAN BOOK	PAGE
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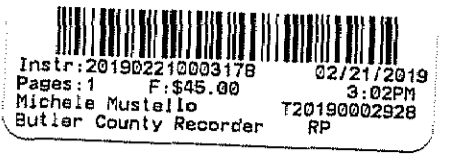
SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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

REVISIONS: DECEMBER 14, 2018 (ENG COMMENTS-12-11-18)

REGISTRATION NO.: SB-051843E
DWG. NO.: 5501-2018-SUB SHEET 1 OF 1





OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, WILLIAM H. AND JANICE G. KRAUSE, OF THE TOWNSHIP OF CLEARFIELD, 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 CLEARFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUEING 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 CLEARFIELD, 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 CLEARFIELD, 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 GRADINGS 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, I HEREBY SET MY HAND AND SEAL THIS 15 DAY OF FEBRUARY, 2019.

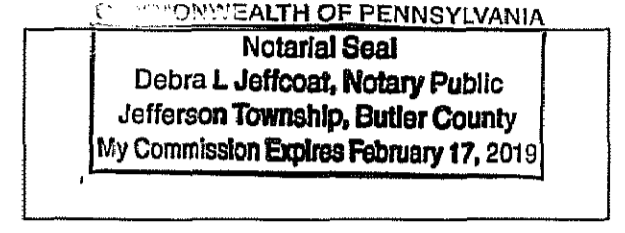
William H Krause
 WILLIAM H. KRAUSE
Janice G Krause
 JANICE G. KRAUSE

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, WILLIAM H. AND JANICE G. KRAUSE, 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 15 DAY OF FEBRUARY, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2019

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.

11th FEB 19
 DATE



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLEARFIELD 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 CLEARFIELD THIS 14th DAY OF February, 2019.

Don Boudell
 SECRETARY
Debra L. Jeffcoat
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 14 DAY OF FEB, 2019.

Raymond J. Gable
 SECRETARY
Philip J. Hays
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF FEB, 2019.

Carren JEM
 SECRETARY
F. U. JEM
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

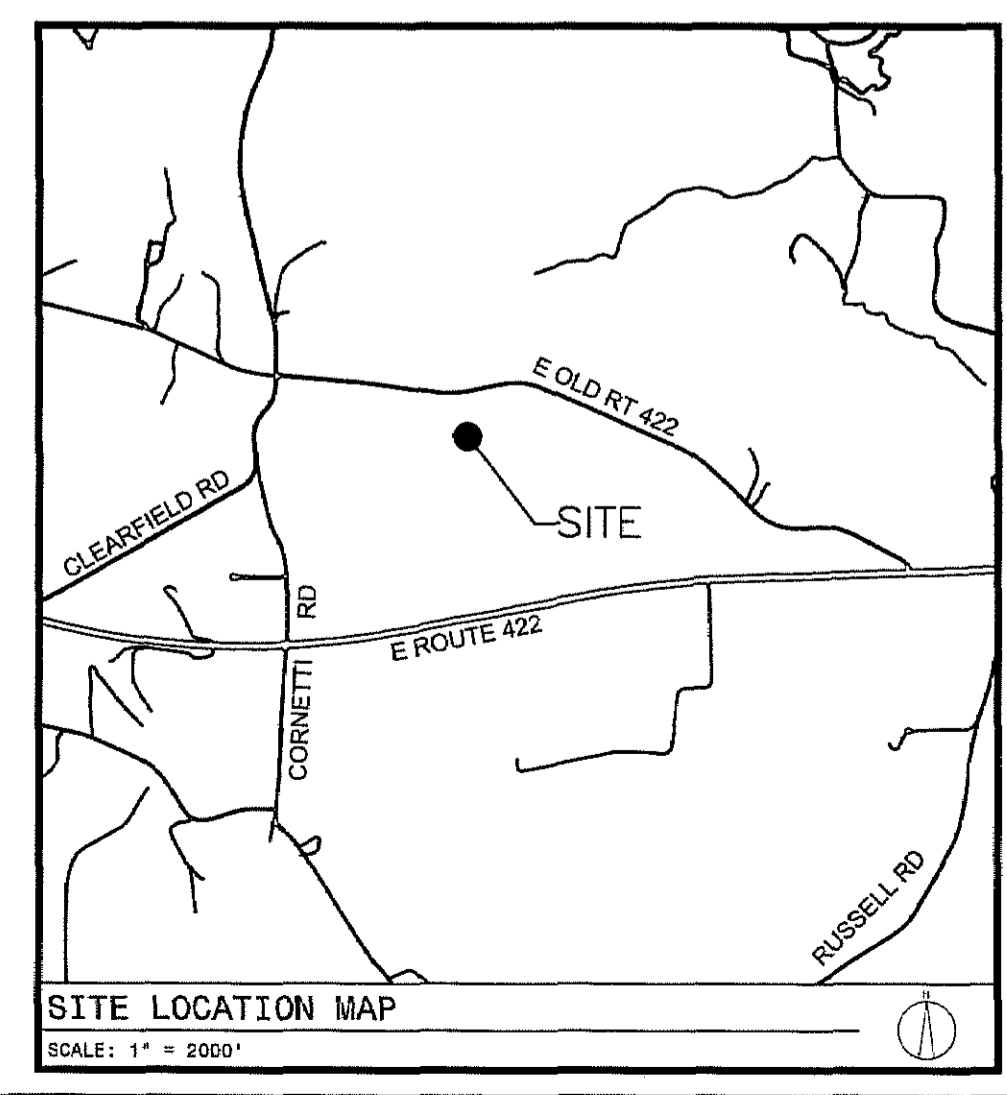
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376 PAGE(S) 25

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF February, 2019.

Michele M. Mustello
 RECORDER



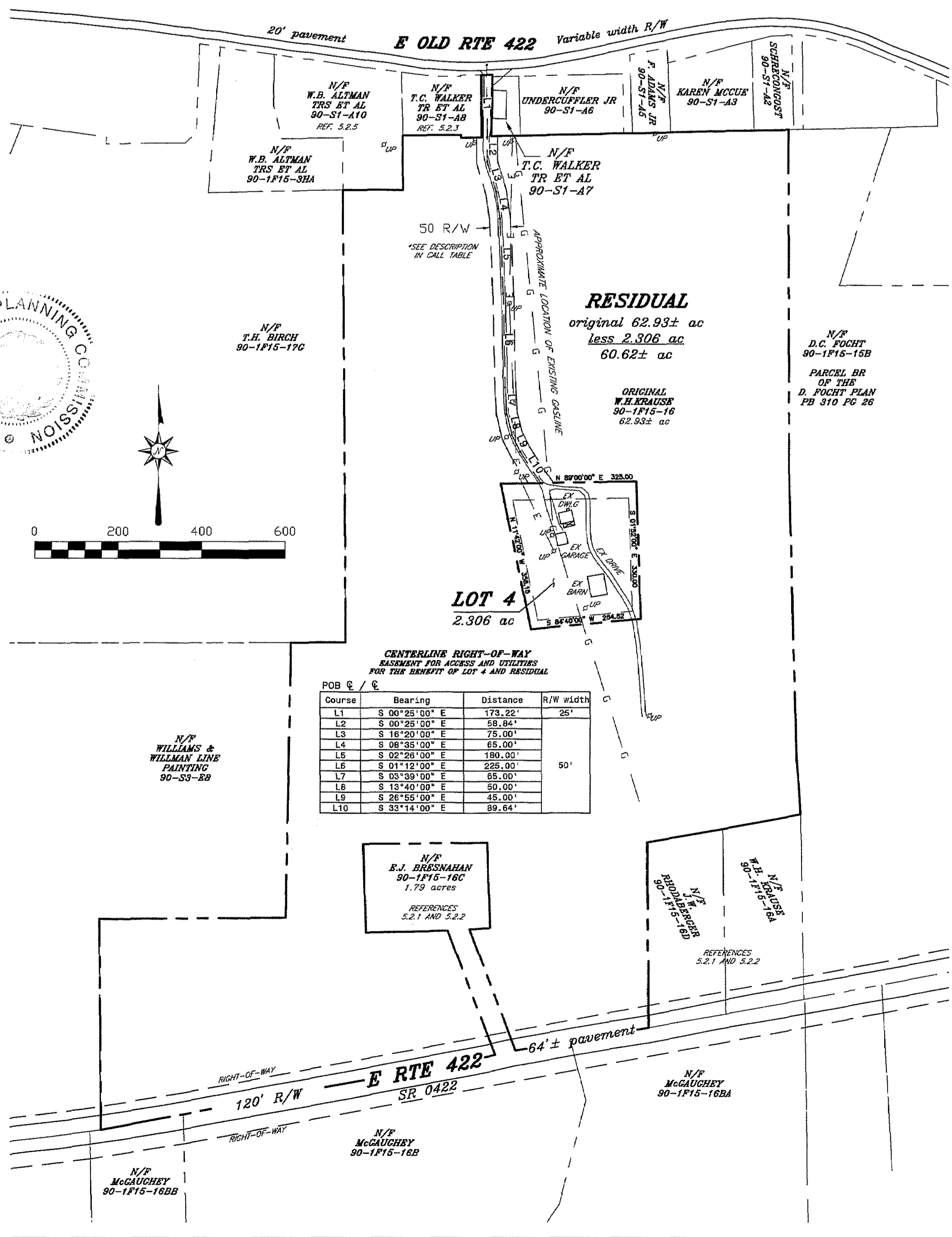
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



NON-BUILDING WAIVER / RESIDUAL TRACT RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (25 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

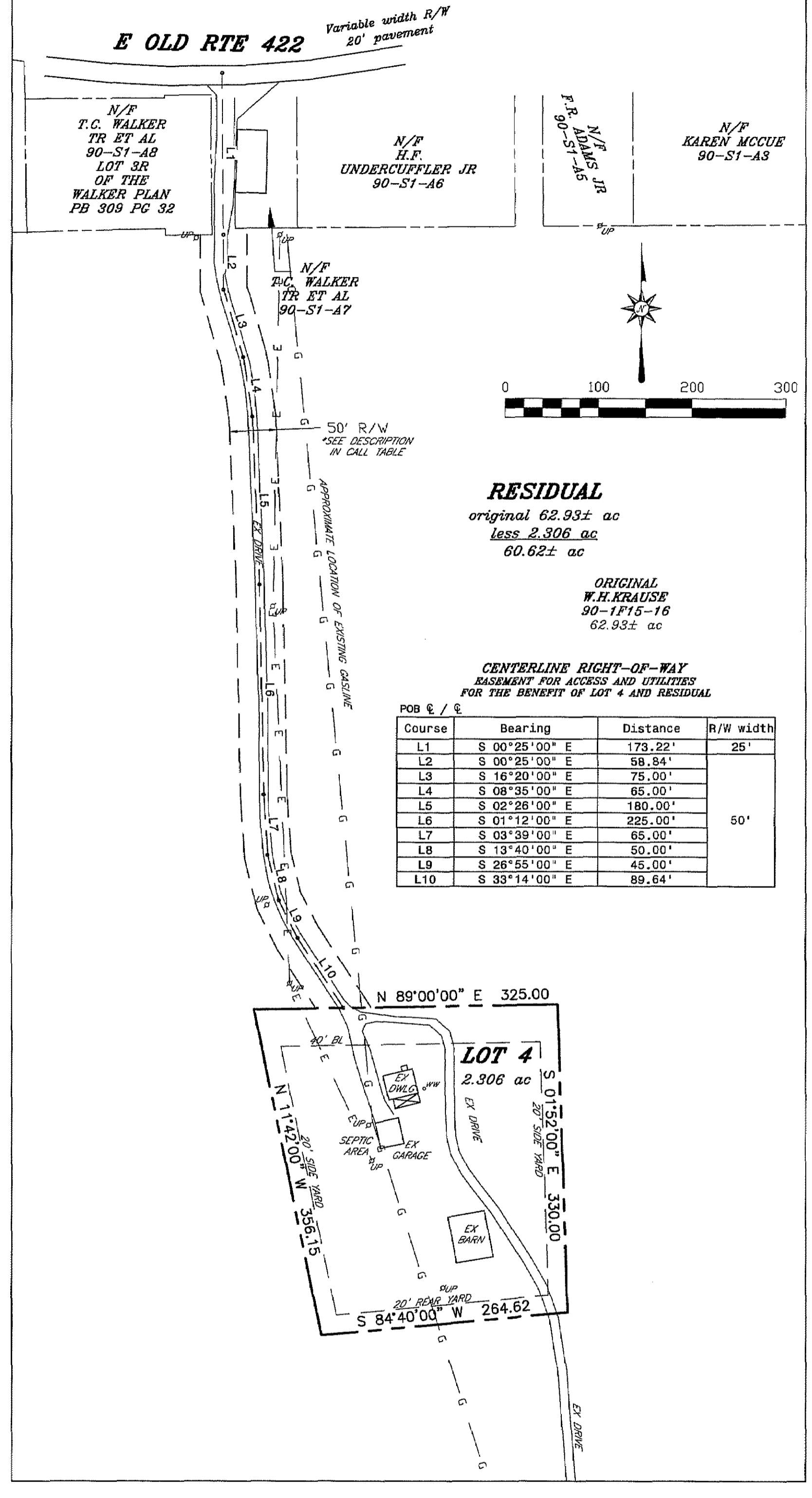
SITE PLAN



CENTRALINE RIGHT-OF-WAY EASEMENT FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOT 4 AND RESIDUAL

Course	Bearing	Distance	R/W width
L1	S 00°25'00" E	173.22'	25'
L2	S 00°25'00" E	58.84'	
L3	S 16°20'00" E	75.00'	
L4	S 08°35'00" E	65.00'	
L5	S 02°28'00" E	180.00'	
L6	S 01°12'00" E	225.00'	
L7	S 03°39'00" E	65.00'	
L8	S 13°40'00" E	50.00'	
L9	S 28°55'00" E	45.00'	
L10	S 33°14'00" E	89.64'	

SITE PLAN ENLARGEMENT



RESIDUAL
 original 62.93± ac
 less 2.306 ac
 60.62± ac

ORIGINAL
 W.H. KRAUSE
 90-1F15-16
 62.93± ac

CENTRALINE RIGHT-OF-WAY EASEMENT FOR ACCESS AND UTILITIES FOR THE BENEFIT OF LOT 4 AND RESIDUAL

Course	Bearing	Distance	R/W width
L1	S 00°25'00" E	173.22'	25'
L2	S 00°25'00" E	58.84'	
L3	S 16°20'00" E	75.00'	
L4	S 08°35'00" E	65.00'	
L5	S 02°28'00" E	180.00'	
L6	S 01°12'00" E	225.00'	
L7	S 03°39'00" E	65.00'	
L8	S 13°40'00" E	50.00'	
L9	S 28°55'00" E	45.00'	
L10	S 33°14'00" E	89.64'	

- GENERAL NOTES:**
- PROPERTY OWNER: 696-1F15-16 WILLIAM AND JANICE KRAUSE
 - ADDRESS: 1631 RT 422 E FENELTON, PA 16034
 - PA ONE CALL: 20190232489
 - FEMA FLOOD DESIGNATION: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 42018C0465D FIRM EFFECTIVE: 8/22/2018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - KRAUSE SUBDIVISION A PLAN BOOK 246 PG 31
 - KRAUSE SUBDIVISION B PLAN BOOK 247 PG 19
 - WALKER PLAN PLAN BOOK 309 PG 32
 - D. FOCHT PLAN PLAN BOOK 310 PG 28
 - ALTMAN LOT LINE REVISION PLAN BOOK 321 PG 18

W. KRAUSE PLAN NO. 3

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
W. KRAUSE PLAN NO. 3
 BEING A
 SUBDIVISION
 FOR
 WILLIAM AND JANICE
 KRAUSE

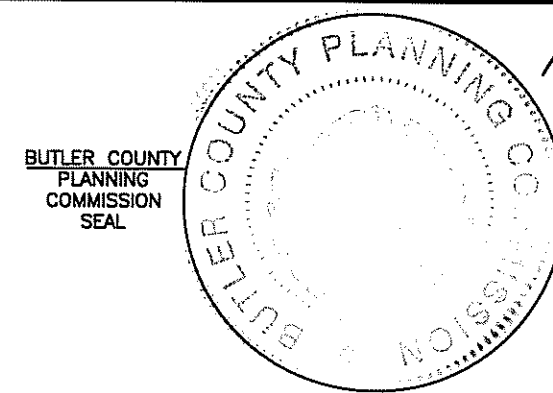
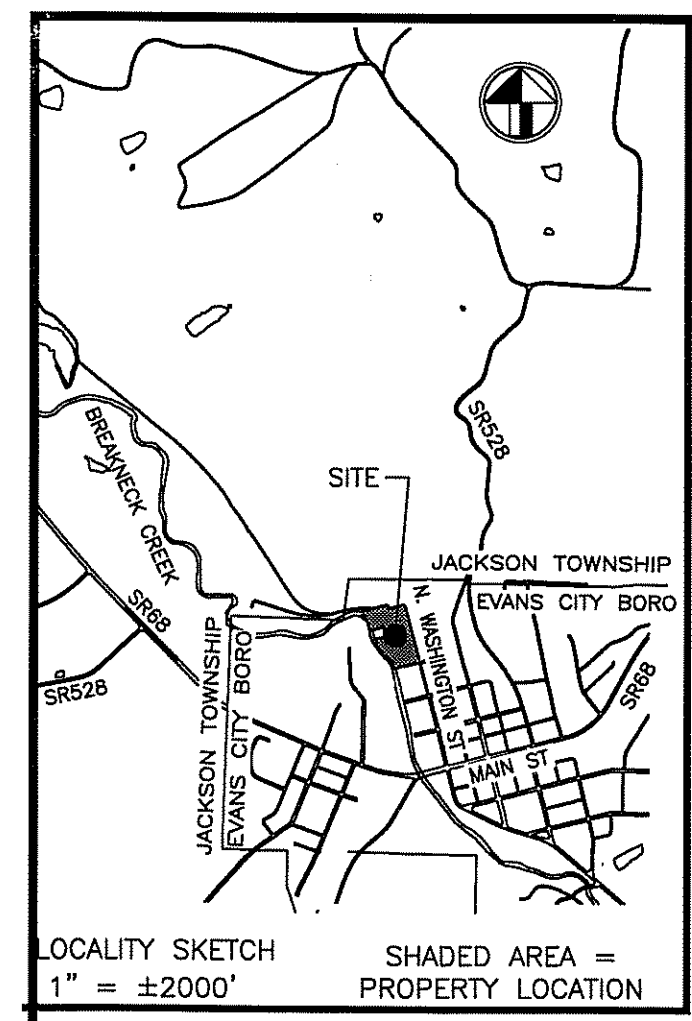
SITUATE
 CLEARFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

RECORDED	20
PLAN BOOK	PAGE
376	25
SHEET	of

DATE	DRAWN	CHECKED	SCALE
01/15/19	SDG	Sdg	VARIES
PROJECT NO.	TAX PARCEL NO.	REVISION	
18-299	090-1F15-16	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.

SIGN WITH BLACK FELT TIP PEN ONLY.



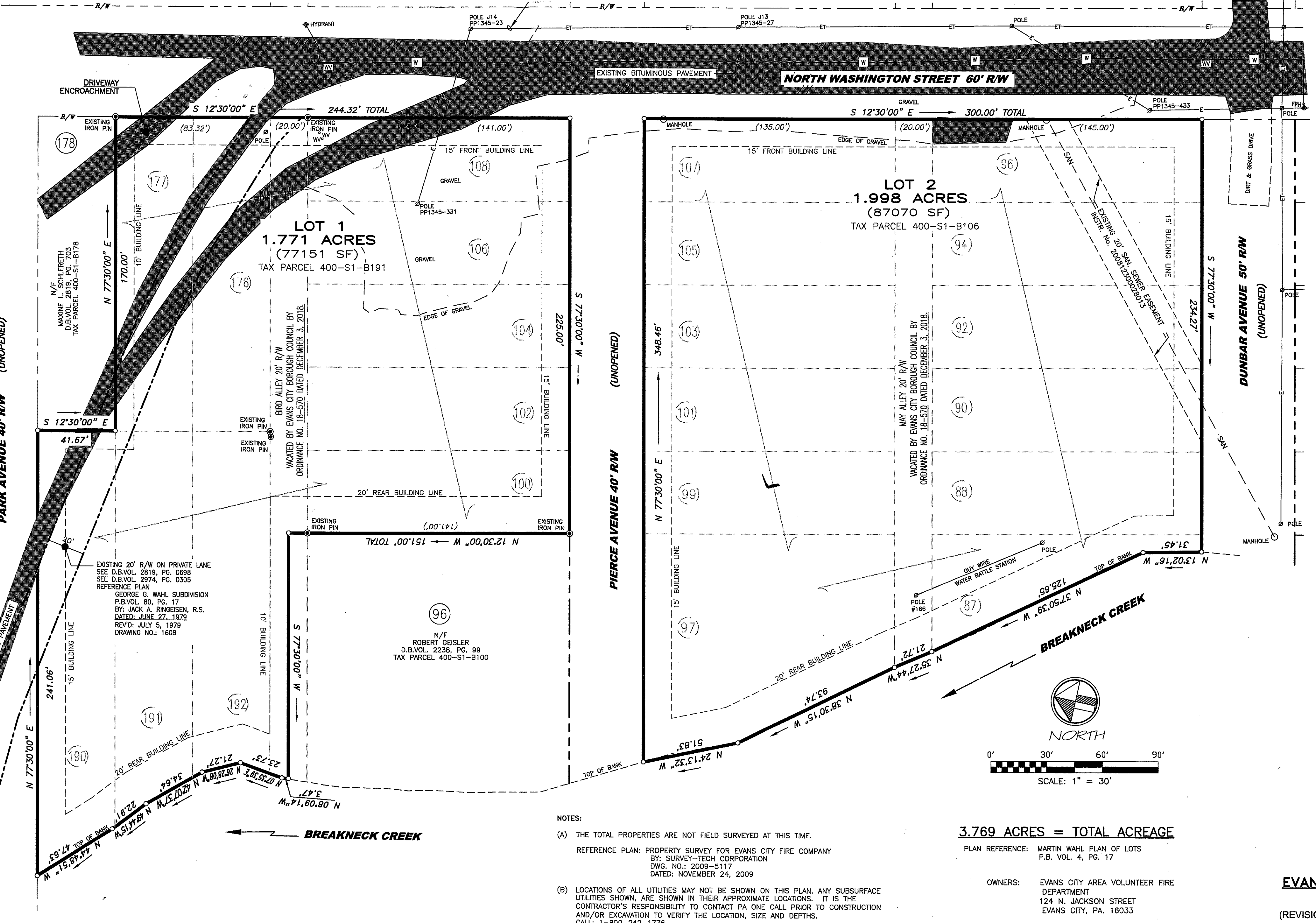
RE-APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF FEBRUARY 2019. SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION. PLAN NUMBER: 1201.

REVIEWED AND APPROVED (OR REVISED WITH COMMENTS) BY THE EVANS CITY BOROUGH COUNCIL THIS 18TH DAY OF DECEMBER 2018. SECRETARY: [Signature] CHAIRMAN: [Signature]

REVIEWED AND APPROVED (OR REVISED WITH COMMENTS) BY THE EVANS CITY BOROUGH COUNCIL THIS 18TH DAY OF DECEMBER 2018. SECRETARY: [Signature] CHAIRMAN: [Signature]

KNOW ALL MEN BY THESE PRESENTS: THAT EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN THE EVANS CITY BOROUGH, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, 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 APPROVED 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 EVANS CITY BOROUGH, OF BUTLER COUNTY, EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE EVANS CITY BOROUGH OF BUTLER COUNTY, 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 EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT 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 SAID ATTESTED SECRETARY, THIS 18TH DAY OF DECEMBER, A.D. 2018.

LOCALITY SKETCH 1" = 2000'



EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT (SEAL) SECRETARY: [Signature] PRESIDENT: [Signature]

COMMONWEALTH OF PENNSYLVANIA SS: COUNTY OF BUTLER ON THIS 18TH DAY OF DECEMBER, A.D. 2018 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED [Signature], of EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT WHO (NAME AND TITLE OF OFFICER) BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION IS [Signature], of EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPARTMENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING. [Signature] Aaron Walker (NAME AND TITLE OF OFFICER) PRESIDENT (TITLE OF OFFICER) SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN. WITNESS MY HAND AND NOTARIAL SEAL THIS 18TH DAY OF DECEMBER, 2018. [Signature] Phyllis L. Walker SEAL NOTARY PUBLIC MY COMMISSION EXPIRES THE 23RD DAY OF JULY 2022

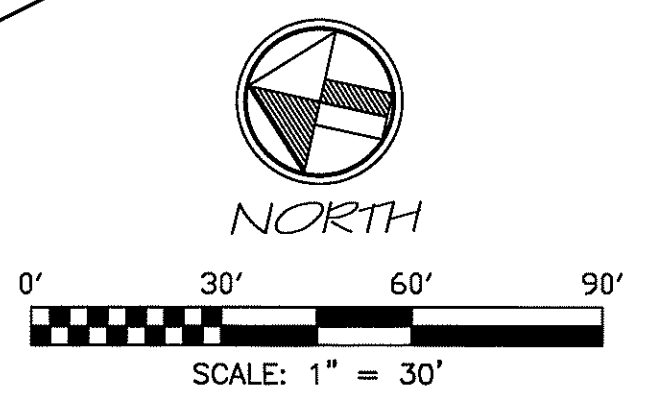
Phyllis L. Walker, Notary Public, My Commission Expires July 23, 2022, Commission Number 1161621

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT LOT LINE REVISION PLAN IS IN THE NAME OF JOHN A. IRWIN FIRE COMPANY AND IS RECORDED IN THE DEED BOOK VOL. 255, PAGE 177, DEED BOOK VOL. 537, PAGE 327 AND IN THE NAME OF EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT AS RECORDED IN INSTRUMENT NO. 201211160033240.

ATTEST: EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT BY [Signature] PRESIDENT

COMMONWEALTH OF PENNSYLVANIA SS: COUNTY OF BUTLER RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 376 PAGE(S) 26 GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF FEBRUARY 2019

MICHELE M. MUSTELLO, RECORDER OF DEEDS, My Commission Expires First Monday In January 2020. Butler County Seal.



NOTE: ACCESS DRIVE IS SUBJECT TO CHANGES VIA ROAD COLLAPSE AND WASHOUTS, DURING VARIOUS FLOOD PERIODS.

NOTES: (A) THE TOTAL PROPERTIES ARE NOT FIELD SURVEYED AT THIS TIME. REFERENCE PLAN: PROPERTY SURVEY FOR EVANS CITY FIRE COMPANY BY: SURVEY-TECH CORPORATION DWG. NO.: 2009-5117 DATED: NOVEMBER 24, 2009 (B) LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776 (C) THE PROPERTY OF JOHN A. IRWIN FIRE COMPANY, AS RECORDED IN DEED BOOK VOLUME 255, PAGE 177 AND DEED BOOK VOLUME 537, PAGE 327 AND PROPERTY OF EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT, AS RECORDED IN INSTRUMENT NO. 201211160033240, IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION, ZONE AE, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA), ON THE FLOOD INSURANCE RATE MAP (D) THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

PRESENT ZONING REQUIREMENTS EVANS CITY BOROUGH ZONING ORDINANCE CHAPTER 195 OF THE EVANS CITY BOROUGH CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING DISTRICT: "R-2" MULTIFAMILY RESIDENTIAL DISTRICT REQUIRED

REQUIRED MINIMUM LOT AREA:	6,000 SQUARE FEET
REQUIRED MINIMUM LOT WIDTH:	60 FEET
REQUIRED MINIMUM FRONT YARD:	15 FEET
REQUIRED MINIMUM REAR YARD:	20 FEET
REQUIRED MINIMUM SIDE YARD:	10 FEET

PLAN BOOK	PAGE
376	26

3.769 ACRES = TOTAL ACREAGE

PLAN REFERENCE: MARTIN WAHL PLAN OF LOTS P.B. VOL. 4, PG. 17

OWNERS: EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT 124 N. JACKSON STREET EVANS CITY, PA. 16033

PROPERTY ADDRESS: NORTH WASHINGTON STREET EVANS CITY, PA. 16033

EVANS CITY BOROUGH ZONING DISTRICT: "R-2" MULTIFAMILY RESIDENTIAL DISTRICT

TAX PARCEL NO. & DEED REFERENCE: 400-S1-B106 D.B.VOL. 255, PG. 177 D.B.VOL. 537, PG. 327 LOTS NO. 87, 88, 90, 92, 94, 96, 97, LOTS NO. 99 THRU 108 INCLUSIVE, LOTS NO. 176 & 177

TAX PARCEL NO. & DEED REFERENCE: 400-S1-B191 INSTR. NO. 201211160033240 LOTS NO. 190, 191 & 192

LOT NO. 1 and LOT NO. 2 EVANS CITY AREA VOLUNTEER FIRE DEPARTMENT LOT LINE REVISION PLAN (REVISION OF TAX PARCEL NO. 400-S1-B106 and TAX PARCEL NO. 400-S1-B191)

SITUATE: EVANS CITY BOROUGH, BUTLER COUNTY, PA. DATE: OCTOBER 8, 2018 SCALE: 1" = 30'

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

TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE PURPOSES AND INTENTIONS HEREIN SET FORTH.

REVISIONS: FOR VACATED ALLEYS DECEMBER 7, 2018 ADD ORDINANCE NO. [Signature] CHECKED BY: T.R. DWG. NO: 5447-2018-SUB

REVIEWED BY THE OAKLAND TWP. PLANNING COMM.
THIS 9TH DAY OF JAN. 20 19

Galen Cook
SECRETARY
Richard E. Linn
CHAIRMAN

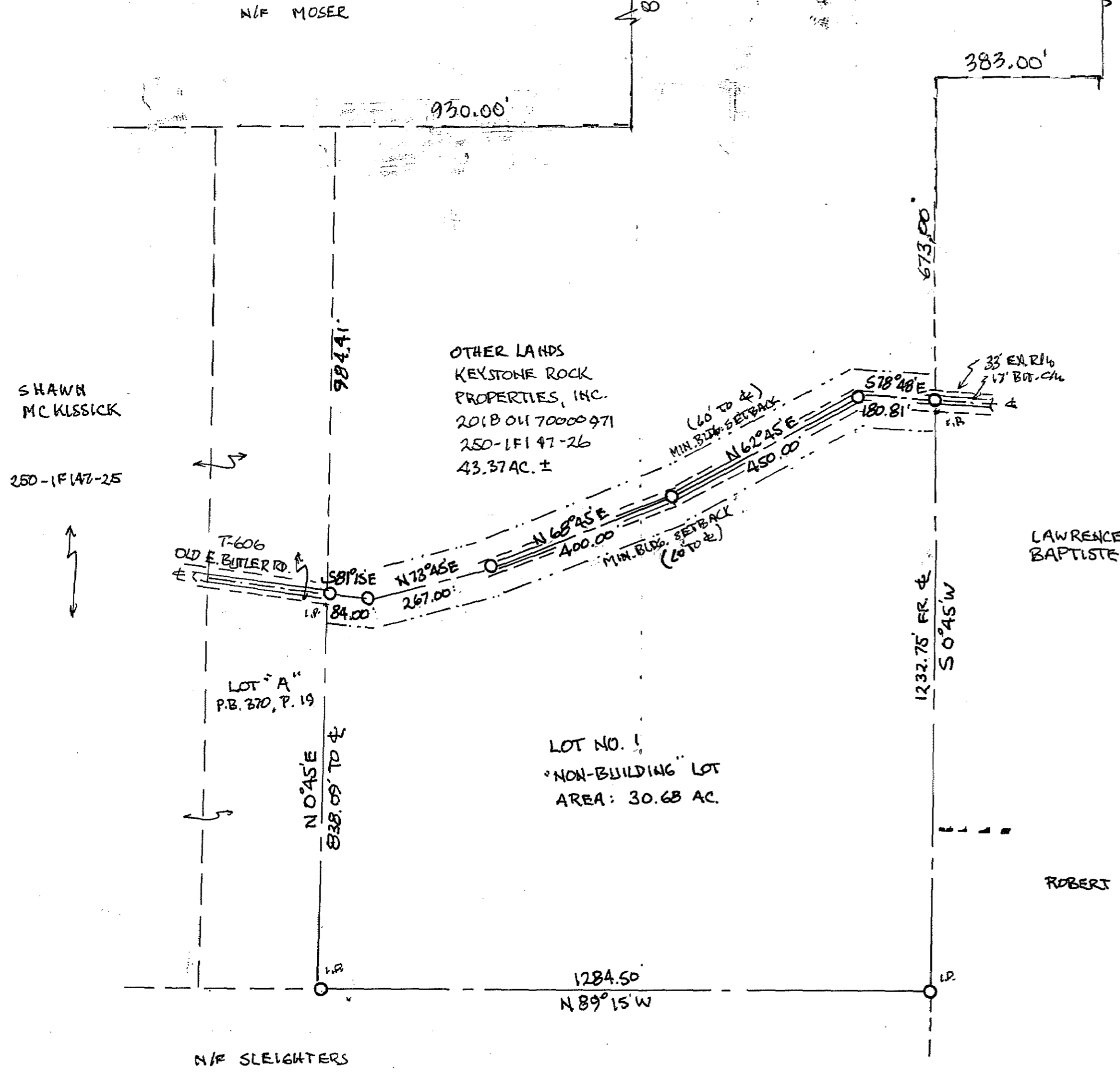
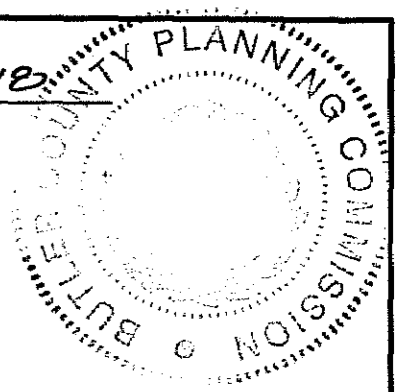
APPROVED BY THE OAKLAND TWP. SUPERVISORS
THIS 6th DAY OF FEB, 2019

Andrea Galt
SECRETARY
Paul W. Gier
CHAIRMAN

Instr: 201902250003373 02/26/2019
Page: 1 F. \$45.00 3:36PM
Michele Mustello T20190009122
Butler County Recorder FL

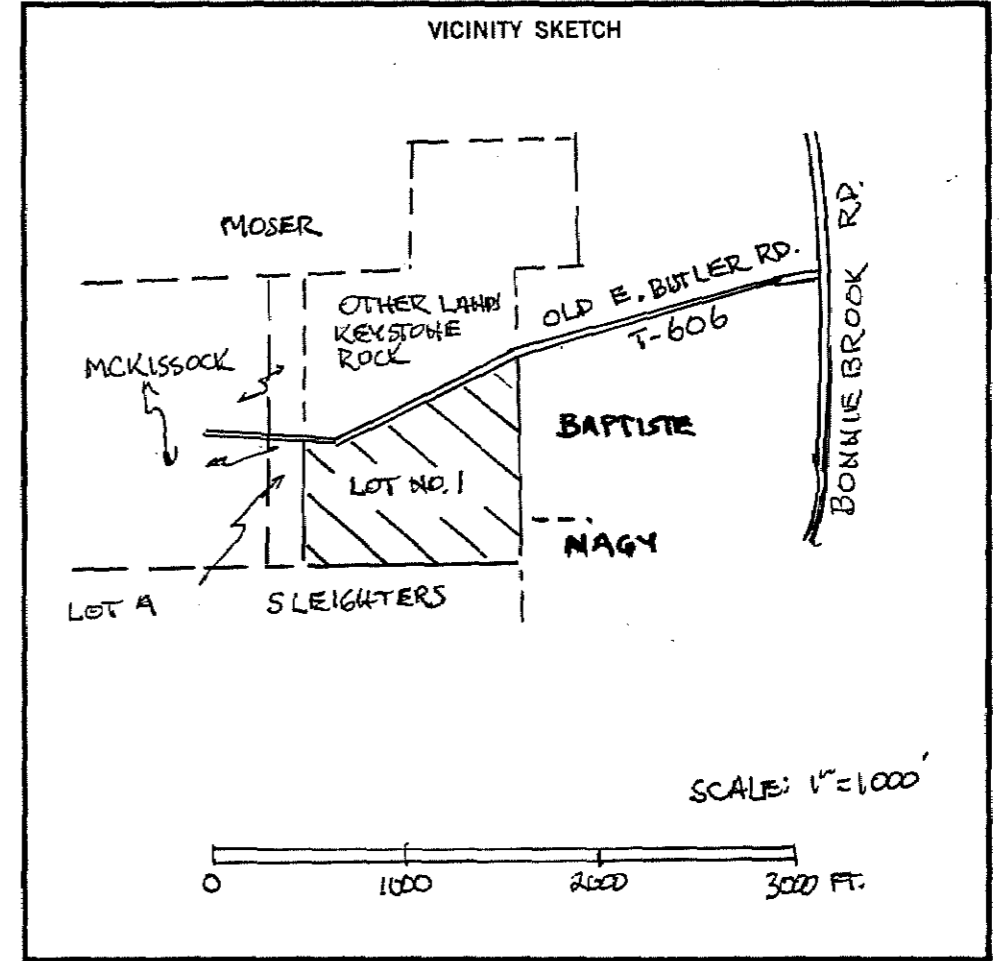
REVIEWED BY
BUTLER COUNTY PLANNING COMMISSION
F. J. ...
CHAIRMAN
...
SECRETARY

DATE 3-15-18



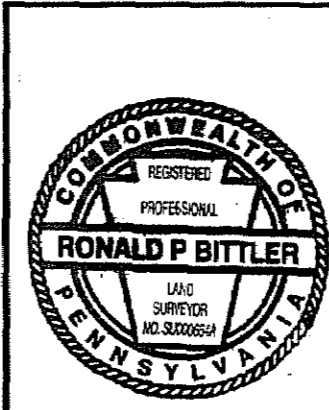
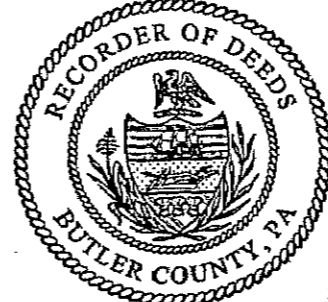
Commonwealth of Pennsylvania - Notary Seal
Nicole Lynn Esposito, Notary Public
Butler County
My commission expires May 19, 2022
Commission number 1283652
Member, Pennsylvania Association of Notaries

STATE OF PENNSYLVANIA
BUTLER COUNTY
BEFORE ME THE SUBSCRIBER A Notary Public IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED Robert Yoke AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS 25th DAY OF February, 2019. MY COMMISSION EXPIRES THE 19th DAY OF May, 2022.
SIGNATURE Robert Yoke
I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.
I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY, Robert Yoke



PLAN IS NULL & VOID UNLESS RECORDED BY NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

TITLE =
FINAL PLAT
KEYSTONE ROCK PROPERTIES, INC.
LOT NO. 1
INDICATE WHETHER PRELIMINARY OR FINAL
MUNICIPALITY = OAKLAND TWP.
COUNTY = BUTLER STATE = PA.
SCALE = 1" = 200' DATE = 10-29-18
REV. 11, 27-18
R.P. BITTLER P.L.S.
1155 GREENVILLE RD.
MERCER, PA. 16137



COMM. OF PA. COUNTY OF BUTLER } SS
RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 376, PAGE 27.
GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF February, 2019.

PLAN BOOK	PAGE
376	27

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

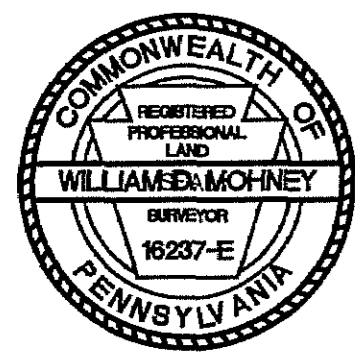
Nicole M. Mustello
RECORDER

OWNER: KEYSTONE ROCK PROPERTIES, INC. (ROBERT YOKEL)
PO. BOX 479
GIBSONIA, PA. 15044



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 PLAN HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.



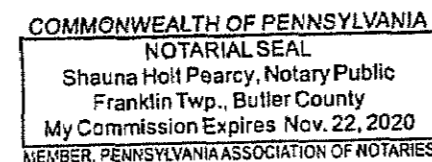
William D. Mohney
SURVEYOR - WILLIAM D. MOHNEY - PLS# 16237-E
DATE 2-01-2019

OWNERS' ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I/WE BRYON AND SANDRA TURI OF THE TOWNSHIP OF FRANKLIN, 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 FRANKLIN, 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 FRANKLIN, I/WE BRYON AND SANDRA TURI 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 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 BRYON AND SANDRA TURI OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF SAID LOT IN THIS LOT LINE REVISION.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 12 DAY OF FEBRUARY, A.D. 2019

ATTEST: Shauna Holt Peary, Notary Public
Bryon Turi, Owner
Sandra J. Turi, Owner
MY COMMISSION EXPIRES THE 22 DAY OF November, 2020



I/WE, BRYON AND SANDRA TURI, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN, 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.

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA
COUNTY OF BUTLER
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED BRYON AND SANDRA TURI 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 12th DAY OF February, 2019.
MY COMMISSION EXPIRES THE 22 DAY OF November, 2019, 2020

Shauna Holt Peary, Notary Public
Bryon Turi, Owner
Sandra J. Turi, Owner

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FRANKLIN, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 14th DAY OF February, 2019.

Attest: Robert M. Bachman, Secretary
Robert J. Hampson, Chairman

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN 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 FRANKLIN, BUTLER COUNTY, PENNSYLVANIA ON THIS 18th DAY OF February, 2019.

Attest: Shauna Holt Peary, Secretary, Board of Supervisors
Thomas M. Bane, Chairman, Board of Supervisors

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE

REVIEWED WITH DRAFT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 7th DAY OF FEB., 2019.

Cecyghn Kelly, Director
Cecyghn Kelly, Chair

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, AT INSTRUMENT NUMBER 201903010003560
GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF March, A.D. 2019

Michele M. Mustello, Recorder of Deeds



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

PLAN BOOK 376, PAGE 28



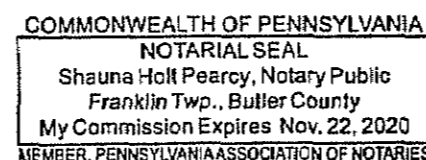
CERTIFICATE OF TITLE - NO MORTGAGE

I/WE, BRYON TURI AND SANDRA TURI, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF BRYON TURI AND SANDRA TURI AND ARE RECORDED AT INSTRUMENTS #201501270001780 AND #201508180018226.

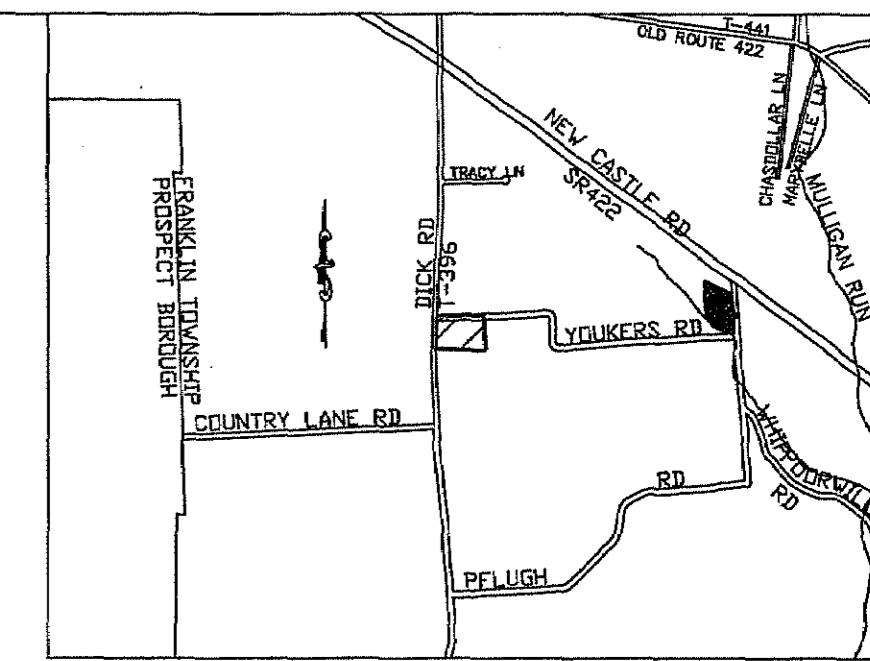
I/WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
Bryon Turi, Owner
Sandra J. Turi, Owner

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 12th DAY OF February, A.D. 2019.



Shauna Holt Peary, Notary Public
Bryon Turi, Owner
Sandra J. Turi, Owner
MY COMMISSION EXPIRES THE 22 DAY OF November, 2019, 2020



LOCATION MAP

Franklin Township
Butler County
SCALE 1" = 200'

NOTES:

- 1. THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 170-3F80-25C-0000 AND 170-3F80-25D-0000 INTO ONE TAX PARCEL.
2. THE REVISED ACREAGE OF PARCEL 170-3F80-25C-0000 WILL BE 2.01 ACRES.
3. THE FINAL PLAN MEETS ALL TOWNSHIP & COUNTY MINIMUM ACREAGE REQUIREMENTS.
4. THE FINAL PLAN MEETS ALL TOWNSHIP & COUNTY MINIMUM STREET FRONTAGE REQUIREMENTS.
5. ACCORDING TO FEMA MAP #42019C02700 (08-02-2018) PARCELS 170-3F80-25C AND 170-3F80-25D ARE WITHIN ZONE X AND ARE CLASSIFIED AS AREA OF MINIMAL FLOOD HAZARD.
6. DUE TO 911 ADDRESSING STANDARDS THE INDIVIDUAL LOT ADDRESSES WILL REMAIN IN EFFECT EVEN AFTER THIS LOT LINE REVISION IS APPROVED.
7. CONTOURS TAKEN FROM PA LIDAR BASED ON NGVD 1929.
8. THERE ARE NO GAS WELLS ON THESE TWO PROPERTIES.
9. THERE ARE NO WETLANDS ON THESE TWO PROPERTIES.
10. THERE ARE NO WOODED AREAS OR ANY AREAS OF SIGNIFICANT VEGETATION ON THESE TWO PROPERTIES.
11. THERE IS 0% STEEP SLOPES ON THESE TWO PROPERTIES.

- EXCAVATIONS - TEST SITE
PERCOLATION TEST SITE
0% TEST AREA SLOPE (from Appendix A)

UTILITY WARNING: Subsurface Structures (If Not Shown) Were Not Visible Or Apparent. Their Location Or Use Are Not Shown.

Zoning = Agricultural - Residential

Table with 2 columns: Zoning Requirement and Value. Includes Lot Size (43,560 s.f.), Lot Width (100 ft), Front Setback (40 ft), Side Setback (15 ft), Rear Setback (50 ft), and Lot Coverage (35 percent).

SURVEYOR: W. D. MOHNEY & ASSOCIATES, 544 GREENTREE ROAD, KITTANNING, PA. 16201

LEGEND

- RIGHT OF WAY LINE
BUILDING SETBACK LINE
PROPERTY LINES TO BE REMOVED
SOIL BOUNDARIES
PROPERTY EVIDENCE FOUND
PROPERTY CORNER
IRON PIN SET
UTILITY POLE

PROPERTY OWNERS: BRYON & SANDRA TURI, 209 YOUKERS ROAD, BUTLER, PA. 16001

Table with 4 columns: PAGE OF 1, Turi Lot Line Revision Bryon & Sandra Turi, W.D. Mohney & Associates, Date: January 14, 2019, Drawn By: J.E.Z., Scale: 1" = 50', Exhibit: NB, PG.

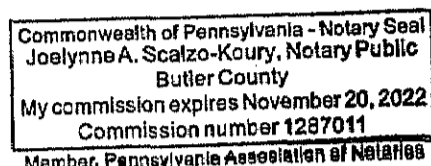
Combined Lots #1 & #2
SQ. FEET: 87534.8 SQ. YARDS: 9726.1 SQ. MILES: 0.0
ACRES: 2.01
Closure error distance> 0.00411 Error Bearing> N 44d40'1" W
Closure Precision> 1 in 287894.160 Total Distance Traversed> 1184.550

LIMITED PARTNERSHIP ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT HICKORY GLEN, L.P., DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA...

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 12th DAY OF February 2019

ATTEST:



Signature of B. J. Schulte, General Partner

Signature of Joelynn A. Scizzo-Koury, Notary Public

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY HICKORY GLEN, L.P. WITH FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY...

Signature of B. J. Schulte, General Partner

LIMITED PARTNERSHIP ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED B. J. Schulte, a GENERAL PARTNER OF HICKORY GLEN, L.P., WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF February 2019

Signature of Joelynn A. Scizzo-Koury, Notary Public

MY COMMISSION EXPIRES THE 20 DAY OF November 2022

TITLE CLAUSE

WE, HICKORY GLEN, L.P., OWNER OF THE HICKORY GLEN PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF HICKORY GLEN, L.P., AS RECORDED IN INSTRUMENT NUMBER ... IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Signature of B. J. Schulte, General Partner

WE, WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OF SUBDIVISION, HICKORY GLEN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARED HERETO.

Signature of J. Beaman, Witness; Signature of W. W. P., Mortgagee

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MARK B. SCHMIDT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN...

Signature of Mark B. Schmidt, Professional Land Surveyor

1-21-2019 DATE

SU-36950-E REGISTRATION NUMBER

TOWNSHIP ENGINEER'S APPROVAL

I, Ronak Olson, a REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE...

2/20/19 DATE; 26400 E REGISTRATION NUMBER

Signature of Ronak Olson, Township Engineer

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 17th DAY OF July 2018.

ATTEST:

Signature of Secretary

Signature of Chairman

APPROVAL BY TOWNSHIP OF ADAMS

THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY.

THIS PLAN OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 22nd DAY OF July 2018.

ATTEST:

Signature of Secretary

Signature of Chairman

Signature of Supervisor

Signature of Supervisor

Signature of Supervisor

Signature of Supervisor

RE-APPROVAL BY TOWNSHIP OF ADAMS

THIS PLAN OF SUBDIVISION RE-APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 16th DAY OF February 2019.

ATTEST:

Signature of Secretary

Signature of Chairman

Signature of Supervisor

Signature of Supervisor

Signature of Supervisor

Signature of Supervisor

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULT-LOT SUBDIVISION

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 22 DAY OF MARCH 2019. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED MARCH 22, 2019.

Signature of Secretary

Signature of Chairman

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 376 PAGE(S) 29-33

GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF March 2019

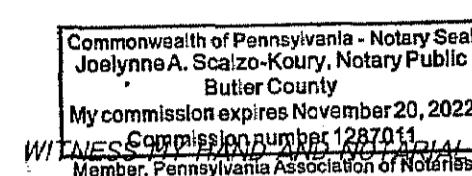
MICHELE M. MUSTELLO RECORDER OF DEEDS

Signature of Recorder of Deeds

OWNERS ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS, THAT HICKORY GLEN, L.P. OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES...

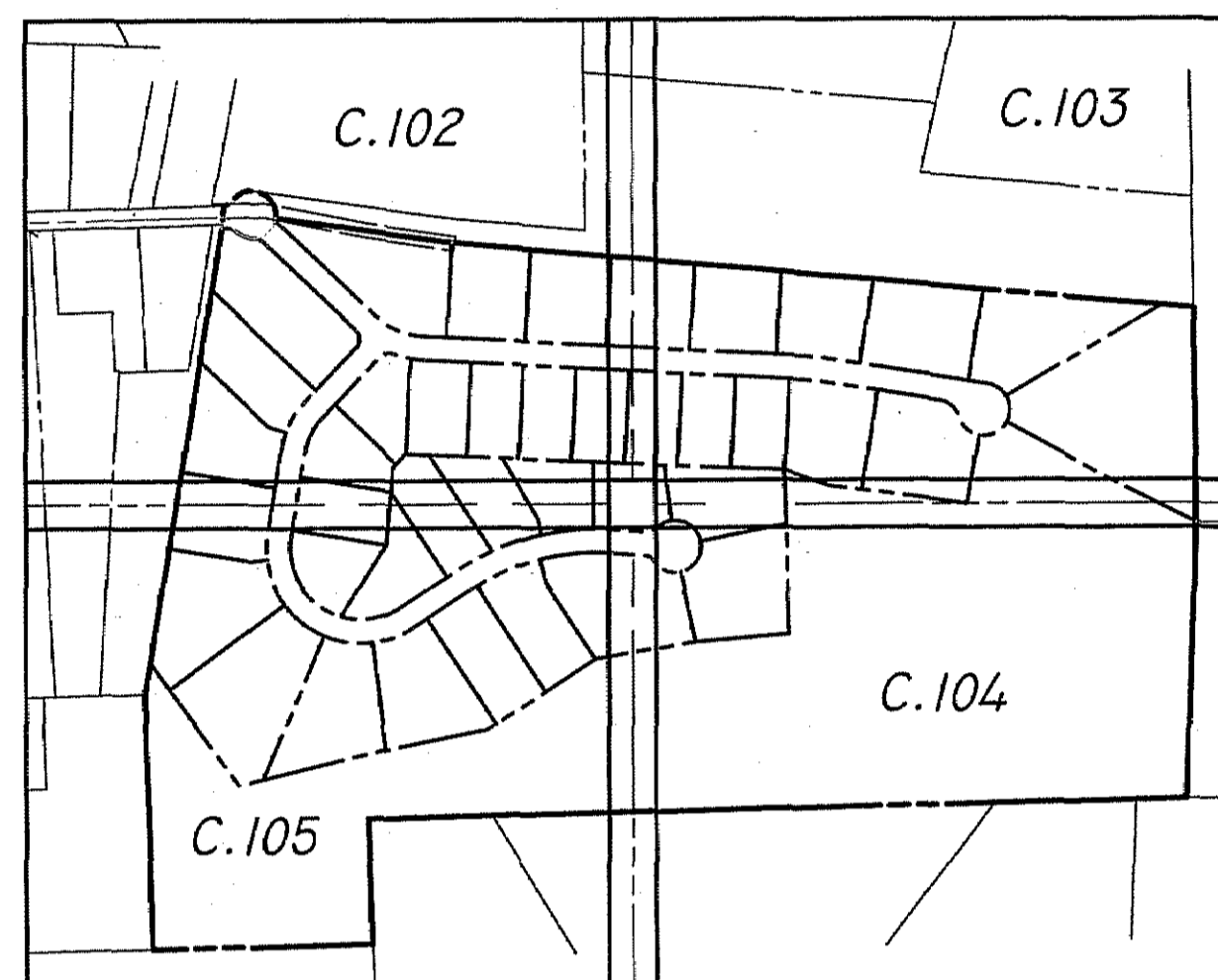
IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 12th DAY OF February 2019.



Signature of B. J. Schulte, General Partner

Signature of Joelynn A. Scizzo-Koury, Notary Public

MY COMMISSION EXPIRES THE 20 DAY OF November 2022.



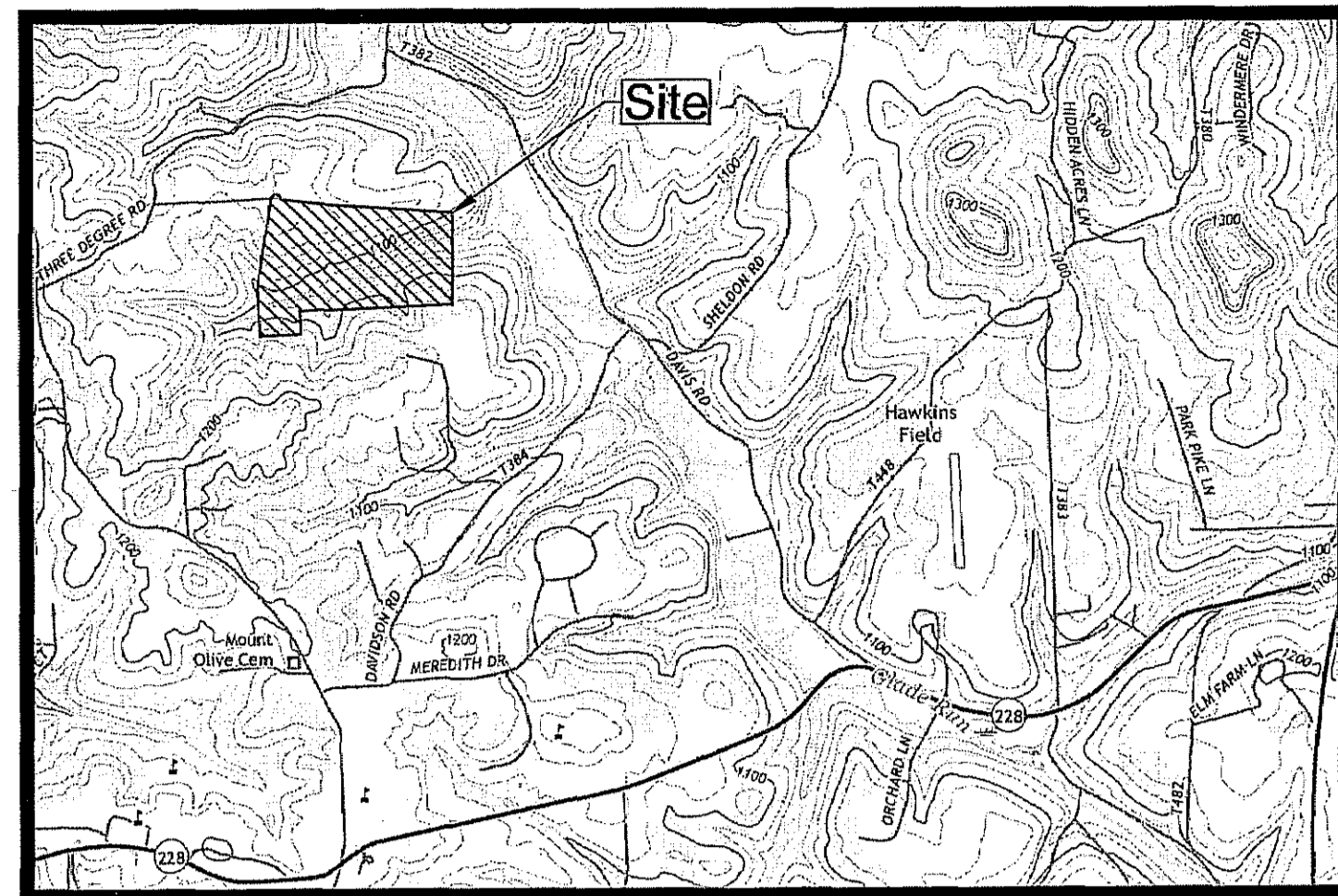
KEY MAP - NOT TO SCALE

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
2. THIS DEVELOPMENT IS TO BE CONNECTED TO BREAKNECK CREEK REGIONAL AUTHORITY SANITARY SEWERS.
3. THE MAIN LINE PRESSURE SEWER LOCATED WITHIN THE PUBLIC STREET RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY THE BREAKNECK CREEK REGIONAL AUTHORITY.
4. THIS DEVELOPMENT IS TO BE CONNECTED TO THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP WATER LINE.
5. ALL CONSERVATION, DRAINAGE AND PRIVATE STORM SEWER EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. ALL OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. THE PERIMETER PRO BUFFER WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). HOMEOWNERS SHALL NOT CUT ANY TREES WITHIN THIS AREA. A NOTE WILL BE CONTAINED IN EACH DEED RESTATING THE MAINTENANCE OBLIGATIONS OF THE HOA AND RESTRICTIONS ON INDIVIDUAL HOMEOWNERS.
8. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHT-OF-WAYS AND EASEMENTS OF RECORD.
9. ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
10. TOPOGRAPHIC MAPPING IS BASED ON GIS TOPOGRAPHIC MAPPING FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

WAIVERS AND MODIFICATIONS

- 1. MODIFICATION TO SECTION 167-29(G)(I) WHICH STATES STREETS TO BE PERMANENTLY CLOSED AT ONE END (CUL-DE-SAC) SHALL NOT BE GREATER THAN 1,200 LINEAR FEET TO THE CENTER OF THE TURNAROUND NOR LESS THAN 250 FEET IN LENGTH MEASURED BETWEEN THE CENTER OF THE TURNAROUND AT THE CLOSED END AND THE CENTER LINE OF THE INTERSECTED STREET AT THE OTHER END. WE ARE PROPOSING TO MODIFY, IMPROVE AND EXTEND EXISTING PEARCE ROAD TO SERVE A PORTION OF THE LOTS WITHIN THE PLAN. THE TOTAL LENGTH OF PEARCE ROAD WILL BE APPROXIMATELY 3,012 LF. AS THE EXISTING PORTION OF PEARCE ROAD IS CURRENTLY APPROXIMATELY 1,300 LF, ANY EXTENSION WHATSOEVER WOULD BE A VIOLATION OF THE SALDO. THE REQUESTED MODIFICATION IS TO PERMIT THE CONSTRUCTION OF A 1,712 LF CUL DE SAC AS DEFINED BY TOWNSHIP STANDARDS FOR CUL-DE-SAC LENGTHS FOR PEARCE ROAD (EXTENSION). ADDITIONALLY, WE REQUEST MODIFICATION TO PERMIT THE CONSTRUCTION OF HICKORY LANE TO A TOTAL LENGTH OF 1,504 LF. - APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS ON MAY 21, 2018.
2. IN ACCORDANCE WITH SECTION 167-34(D)(3)(A) WHICH STATES THAT THE TOWNSHIP BOARD OF SUPERVISORS MAY WAIVER THE SIDEWALK REQUIREMENT. SIDEWALKS ALONG ONE SIDE OF THE PROPOSED ROADWAYS WAS APPROVED BY THE TOWNSHIP BOARD OF SUPERVISORS ON MAY 21, 2018.



Location Map USGS 7.5 MIN. QUADRANGLE VALENCIA, PA 2016 Scale: 1" = 2000'

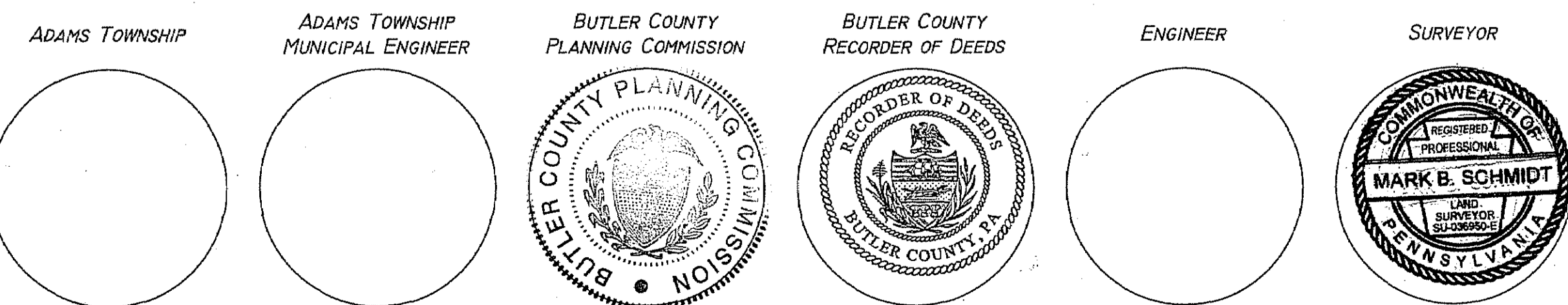
ZONING DATA table with columns for SITE AREA, ZONING INFORMATION (ADAMS TOWNSHIP), MINIMUM ACREAGE, MAXIMUM GROSS DENSITY, FRONT YARD SETBACK, SIDE YARD SETBACK, REAR YARD SETBACK, MINIMUM OPEN SPACE, MAXIMUM BUILDING HEIGHT, MAXIMUM IMPERVIOUS AREA, MINIMUM BUFFER.

SITE AREA TABULATION table with columns for LOT AREA (40 LOTS), PARCEL A (OPEN SPACE), ROAD ROW FOR DEDICATION, TOTAL PROJECT AREA, and corresponding acreage and square foot values.

OWNER/DEVELOPER: HICKORY GLEN, L.P. P.O. Box 449 MARS, PA 16046 PH. (724) 625-7800

PLAN BOOK PAGE 376 29

ISSUES & REVISIONS table with columns for NO., DESCRIPTION, DATE, DR., CH.



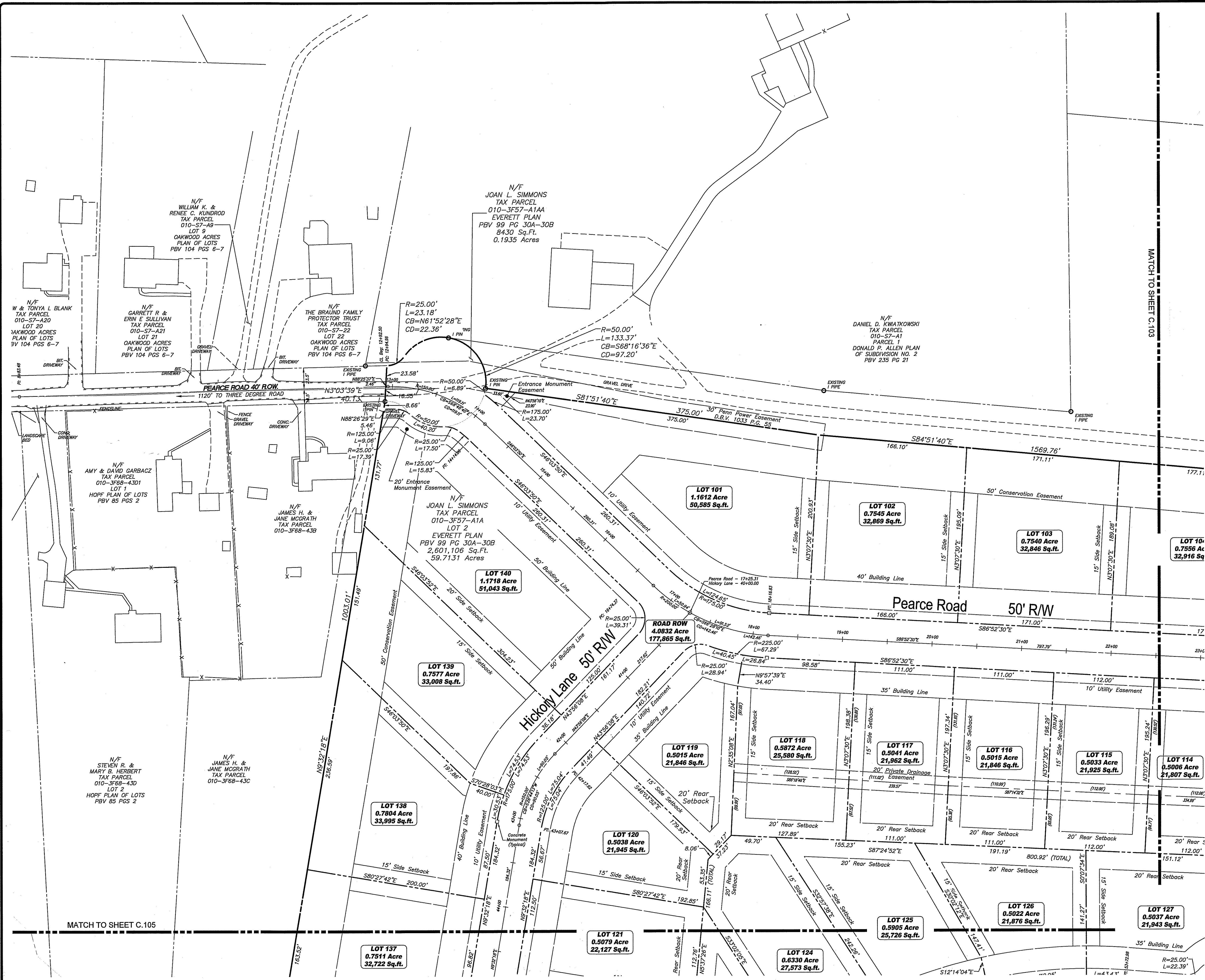
ALL SIGNATURES MUST BE IN BLACK INK

HAMPTON TECHNICAL ASSOCIATES, INC. ENGINEERING LAND SURVEYORS. Corporate Office: 58 Wilson Street, Suite 201, Pittsburgh, PA 15223. Phone: (412) 781-9890. Fax: (412) 781-9894. MARS Office: 125 Ridge Road, Suite 9, Mars, PA 15060. Phone: (724) 625-4644. Fax: (724) 625-4649. Website: www.hampton-technical.com. Email: email@hampton-technical.com.

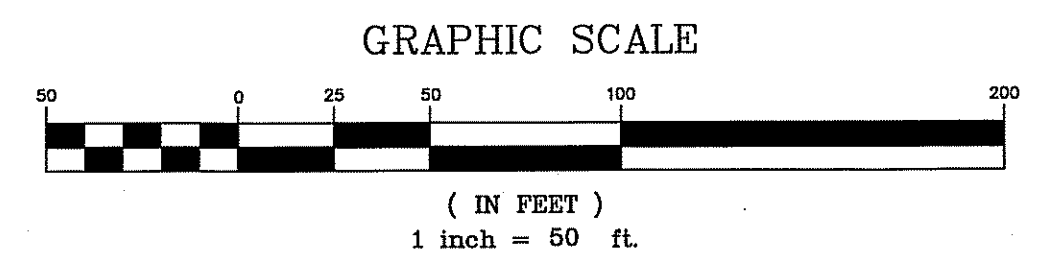
Administrative table with fields: DRAWN BY: JBC, CHECKED BY: MS, APPROVED BY:, CAD FILE: 11526-2 Const.dwg

Hickory Glen - PRD Plan for Recording. Adams Township. Hickory Glen, L.P. P.O. Box 449. Mar, PA 16046. CLIENT: Hickory Glen, L.P. TITLE: C.101

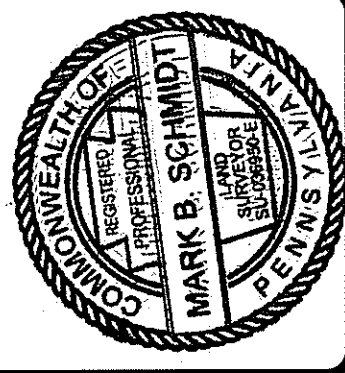
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PLAN BOOK	PAGE
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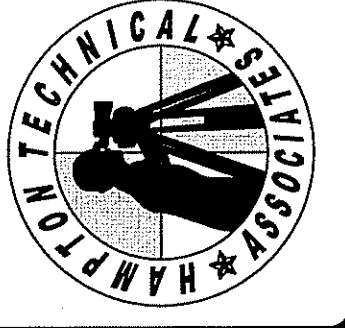
ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.



Corporate Office:
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-8900
 FAX: (412) 781-8904

Home Office, Suite B
 122 Ridge Road
 Pittsburgh, PA 15228
 PHONE: (724) 825-4544
 FAX: (724) 825-4549

HAMPTON
 TECHNICAL ASSOCIATES, INC.
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.Hampton-Technical.com
 email@hampton-technical.com

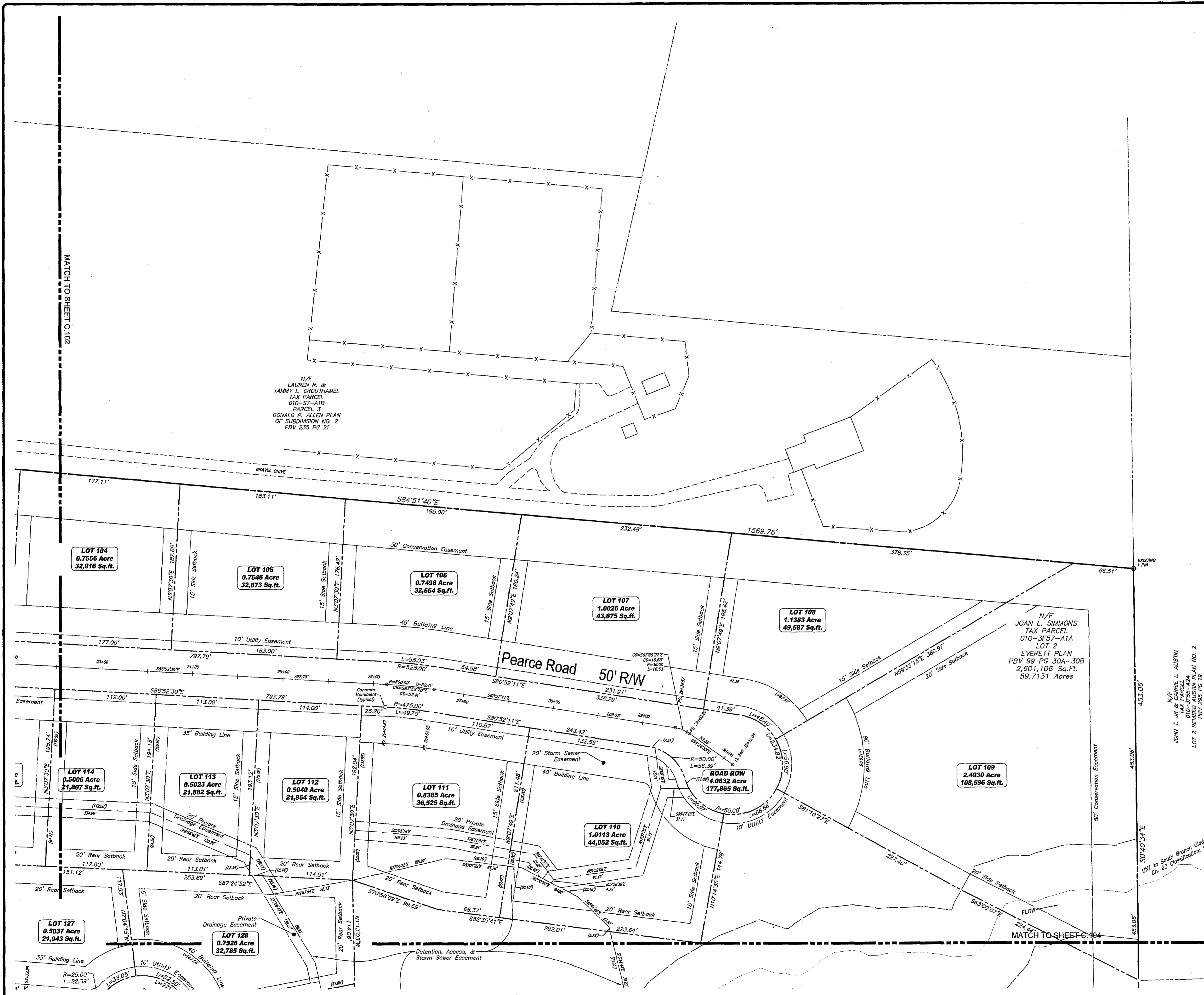


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 CHECKED BY: MS
 APPROVED BY:
 CAD FILE: 11526-2 Const.dwg

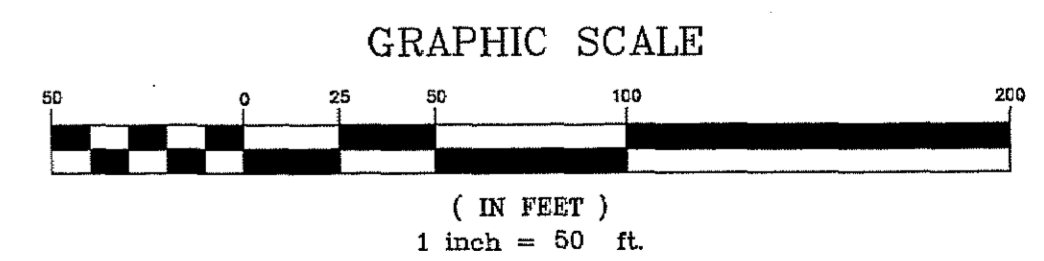
Hickory Glen - PRD
 Plan for Recording
 Adams Township
 Butler County, PA

CLIENT: Hickory Glen, L.P.
 P.O. Box 449
 Mar, PA 16046

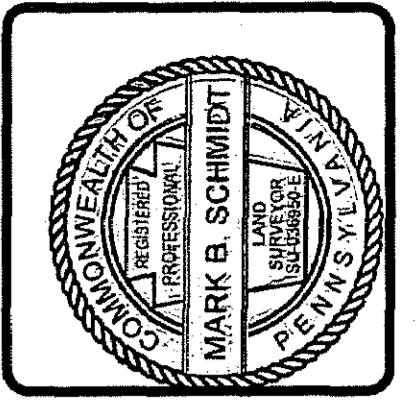
DATE ISSUED: July 10, 2018
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE:
 SHEET: **C.102**
 HTA PROJECT #: 11526-2



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ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.



Corporate Office:
201
35 Wilson Street, Suite 201
Pittsburgh, PA 15228
PHONE: (412) 781-6680
FAX: (412) 781-3864

Mar. Office:
123 Ridge Road, Suite B
Pittsburgh, PA 15228
PHONE: (724) 852-4844
FAX: (724) 852-4549

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Technical.com
email@hampton-technical.com

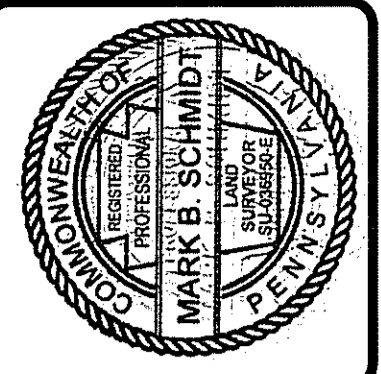


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CHECKED BY: MS
APPROVED BY:
CAD FILE: 11526-2 Const.dwg

Hickory Glen - PRD
Plan for Recording
Adams Township
Butler County, PA
CLIENT: Hickory Glen, L.P.
P.O. Box 449
Mar. PA 16046

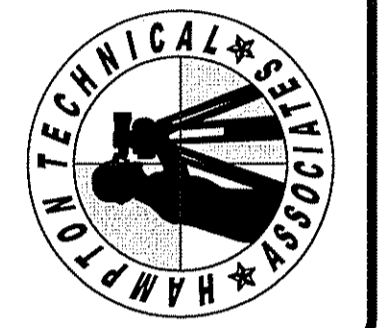
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Plan for Recording
Adams Township
Butler County, PA
CLIENT: Hickory Glen, L.P.
P.O. Box 449
Mar. PA 16046

DATE ISSUED: July 10, 2018
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: -
SHEET: **C.103**
HTA PROJECT #: 11526-2



Corporate Office:
Elite Technical Center
Spartanburg, SC 29596
PHONE: (815) 781-9680
FAX: (815) 781-5804
Main Office:
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 628-4544
FAX: (724) 628-4549

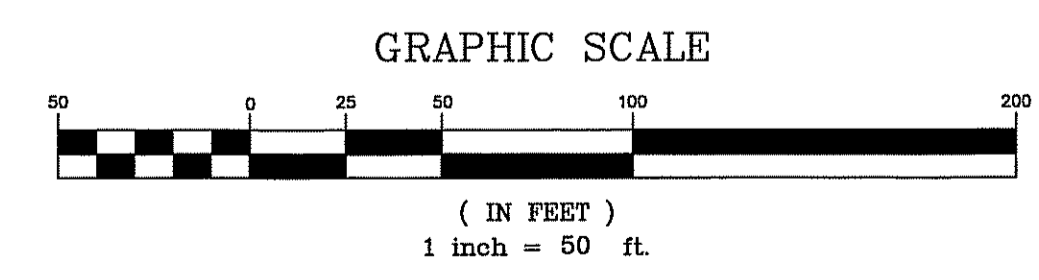
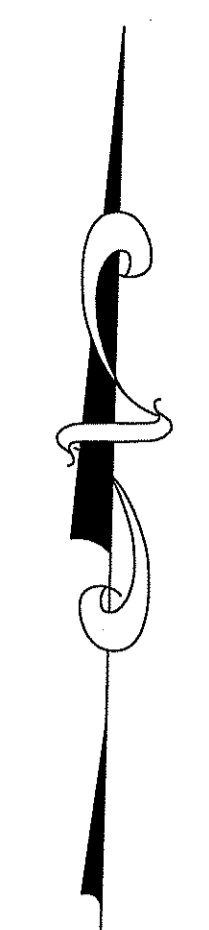
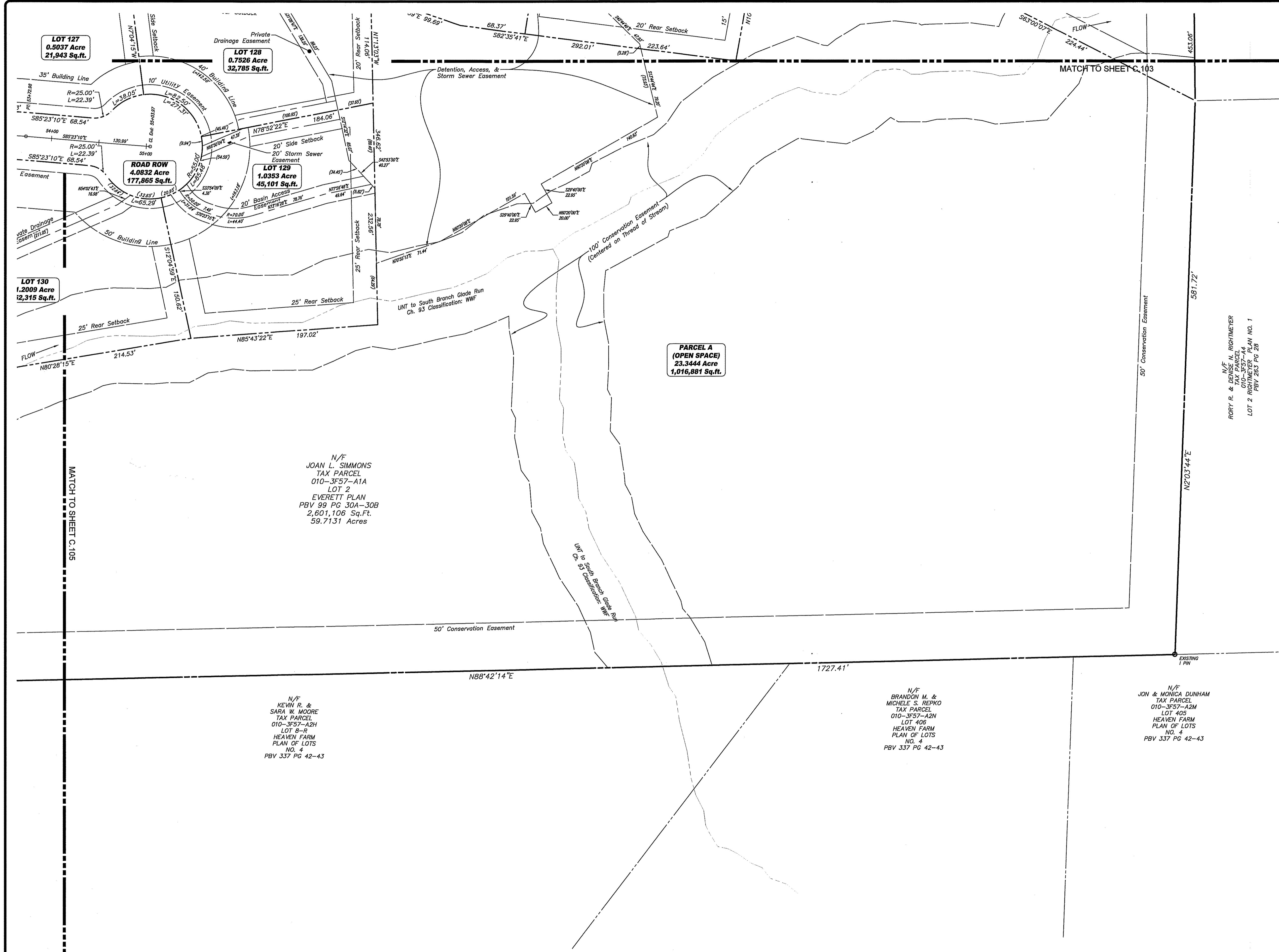
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ESTABLISHED 1960
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Hickory Glen - PRD
Plan for Recording
Adams Township
Butler County, PA
CLIENT: Hickory Glen, L.P.
P.O. Box 449
Mar., PA 16046

DATE ISSUED: July 10, 2016
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: -
SHEET: C.104
HTA PROJECT #: 11526-2



PLAN BOOK
376
PAGE
32

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.

MATCH TO SHEET C.102

N/F
JAMES H. &
JANE MCGRATH
TAX PARCEL
010-3F88-43C

LOT 137
0.7511 Acre
32,722 Sq.ft.

LOT 121
0.5079 Acre
22,127 Sq.ft.

LOT 125
0.5905 Acre
25,726 Sq.ft.

LOT 126
0.5022 Acre
21,876 Sq.ft.

LOT 127
0.5037 Acre
21,943 Sq.ft.

LOT 124
0.6330 Acre
27,573 Sq.ft.

LOT 122
0.5190 Acre
22,610 Sq.ft.

LOT 123
0.5668 Acre
24,693 Sq.ft.

LOT 136
1.1584 Acre
50,461 Sq.ft.

LOT 131
0.7551 Acre
32,893 Sq.ft.

LOT 130
1.2009 Acre
52,315 Sq.ft.

LOT 132
0.7626 Acre
33,221 Sq.ft.

LOT 133
1.0002 Acre
43,571 Sq.ft.

LOT 135
1.4513 Acre
63,220 Sq.ft.

LOT 134
1.0549 Acre
45,951 Sq.ft.

PARCEL A
(OPEN SPACE)
23.3444 Acre
1,016,881 Sq.ft.

N/F
JOAN L. SIMMONS
TAX PARCEL
010-3F57-A1A
LOT 2
EVERETT PLAN
PBV 99 PG 30A-30B
2,601,106 Sq.Ft.
59.7131 Acres

N/F
KEVIN R. &
SARA W. MOORE
TAX PARCEL
010-3F57-A2B
LOT 6
HEAVEN FARM
PLAN OF LOTS
NO. 3
PBV 220 PG 21

N/F
JOAN BAYNE, JEROME & CINDY JO HORNYAK
TAX PARCEL - 010-3F37-A3C
LOT 1
THOMAS TINDALL SUBDIVISION
PBV 291 PG 22

Hickory Lane
50' RW

MATCH TO SHEET C.104

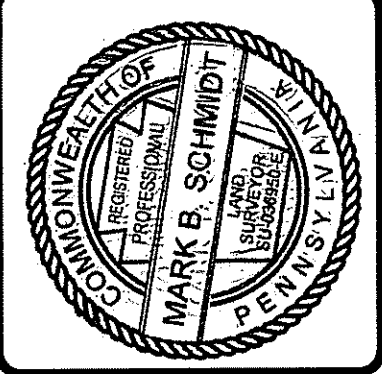
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PLAN BOOK	PAGE
376	33

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
△	---	-	-	-



Corporate Office
Rena Technical Center
123 Ridge Road, Suite B
Hickory Glen, PA 16046
PHONE: (412) 781-9860
FAX: (412) 781-9804

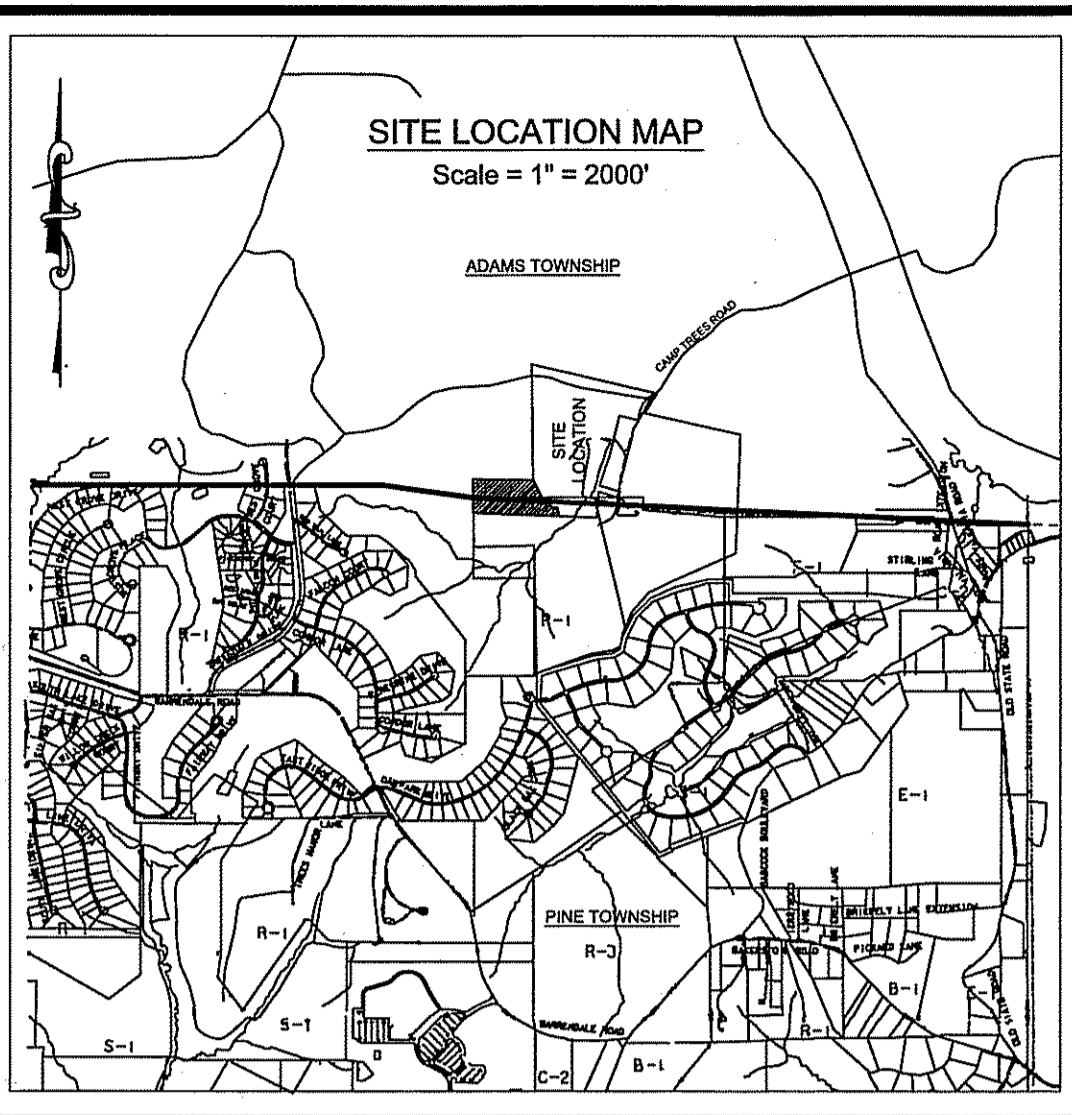
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CHECKED BY: MS
APPROVED BY:
CAD FILE:
11526-2 Const.dwg

Hickory Glen - PRD
Plan for Recording
Adams Township
Hickory Glen, L.P.
P.O. Box 449
Butler County, PA
Mar, PA 16046

DATE ISSUED:
July 10, 2018
HORIZONTAL SCALE:
1" = 50'
VERTICAL SCALE:
-
SHEET:
C.105
HTA PROJECT #:
11526-2



NOTES:
1. STORMWATER MANAGEMENT EASEMENT IS FOR THE USE OF ADAMS TOWNSHIP TO GAIN ACCESS TO THE STORMWATER FACILITIES. THE STORMWATER MANAGEMENT FUND IS TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOCIATION IS CREATED. THE HOMEOWNERS ASSOCIATION WILL RETAIN THE MAINTENANCE RIGHTS IN PERPETUITY.
2. NO GRADING OR TREE REMOVAL SHALL OCCUR WITHIN THE CONSERVATION EASEMENT WITH THE EXCEPTION OF AREAS PROPOSED FOR PUBLIC IMPROVEMENTS.
3. 50' ROW FOR PROPOSED STREETS TO BE DEDICATED TO THE TOWNSHIP FOR OWNERSHIP AND MAINTENANCE.
4. COUNTY/TOWNSHIP BOUNDARY LINE ESTABLISHED BY CONSENSUS AFTER REVIEW OF VARIOUS COUNTY AND TOWNSHIP MAPS.
5. 20' DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOCIATION IS CREATED. THE HOMEOWNERS ASSOCIATION WILL RETAIN THE MAINTENANCE RIGHTS IN PERPETUITY.
6. 20' STORM EASEMENT IS FOR THE USE OF ADAMS TOWNSHIP TO OWN AND MAINTAIN STORM CULVERT PIPING.
7. OWNER OF LOT 301 IS RESPONSIBLE FOR CONTACTING CURRENT OWNER OF 50' PIPELINE RIGHT-OF-WAY TO CONFIRM EXACT LOCATION OF EASEMENT PRIOR TO BUILDING ANY STRUCTURE ON LOT.
ADAMS TOWNSHIP GROSS PROPERTY (PHASE 3) IN ADAMS TOWNSHIP: 6.223 AC
ZONING DISTRICT: RC - RURAL CONSERVATION
USE: PRD - PLANNED RESIDENTIAL DEVELOPMENT
MIN LOT AREA: 21,780 SQ. FT.
MIN LOT WIDTH: 100 FT. AT R.O.W. (CUL-DE-SAC LOTS ARE MEASURED AT THE BUILDING LINE)
MIN. FRONT YARD DEPTH: 35 FT
MIN. SIDE YARD DEPTH: 10 FT
MIN. REAR YARD DEPTH: 25 FT
MAXIMUM DENSITY: 1.0% = 34 LOTS
REQUIRED OPEN SPACE = 40%
* OPEN SPACE IS DENOTED BY O.S. ON THE PLANS

PARTNERSHIP ADOPTION
KNOW ALL MEN BY THESE PRESENTS, CAMP TREES PARTNERS LP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER, OF THE LAND SHOWN ON THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER), DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR THE ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE, AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, CAMP TREES PARTNERS LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADINGS THEREOF TO ANY GRADINGS THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CAMP TREES PARTNERS LP, ITS SUCCESSORS AND PURCHASERS OF LOTS IN THIS PLAN.
IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND CORPORATE SEALS THIS 17 DAY OF February 2019.
Notary Public: *William J. Weaver*
WILLIAM J. WEAVER - PRESIDENT OF Commercial Building Corporation Sole General partner of CAMP TREES PARTNERS, LP

CORPORATE ACKNOWLEDGMENT
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED WILLIAM J. WEAVER, PRESIDENT OF COMMERCIAL BUILDING CORPORATION, SOLE GENERAL PARTNER OF CAMP TREES PARTNERS LP, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF SUCH LIMITED PARTNERSHIP.
WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF February 2019.
Notary Public: *Joelynn A. Scalzo-Koury*
Joelynn A. Scalzo-Koury, Notary Public
Butler County
My commission expires November 20, 2022
Commission number 1287011
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE WITH MORTGAGE
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN ON THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER) IS IN THE NAME OF CAMP TREES PARTNERS LP, AND IS RECORDED IN INSTRUMENT NUMBER 200807010014932.
WITNESS MY HAND AND NOTARIAL SEAL THIS 17 DAY OF February 2019.
Notary Public: *William J. Weaver*
WILLIAM J. WEAVER - PRESIDENT
CAMP TREES PARTNERS, LP

WESBANCO BANK, INC., SUCCESSOR TO ESB BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER)
CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
WITNESS
William J. Weaver
WESBANCO REPRESENTATIVE

ADAMS TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL
THIS PLAN OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 4th DAY OF April 2019.
ATTEST:
Michael Mustello
SECRETARY
Michael Mustello
CHAIRMAN, PLANNING COMMISSION

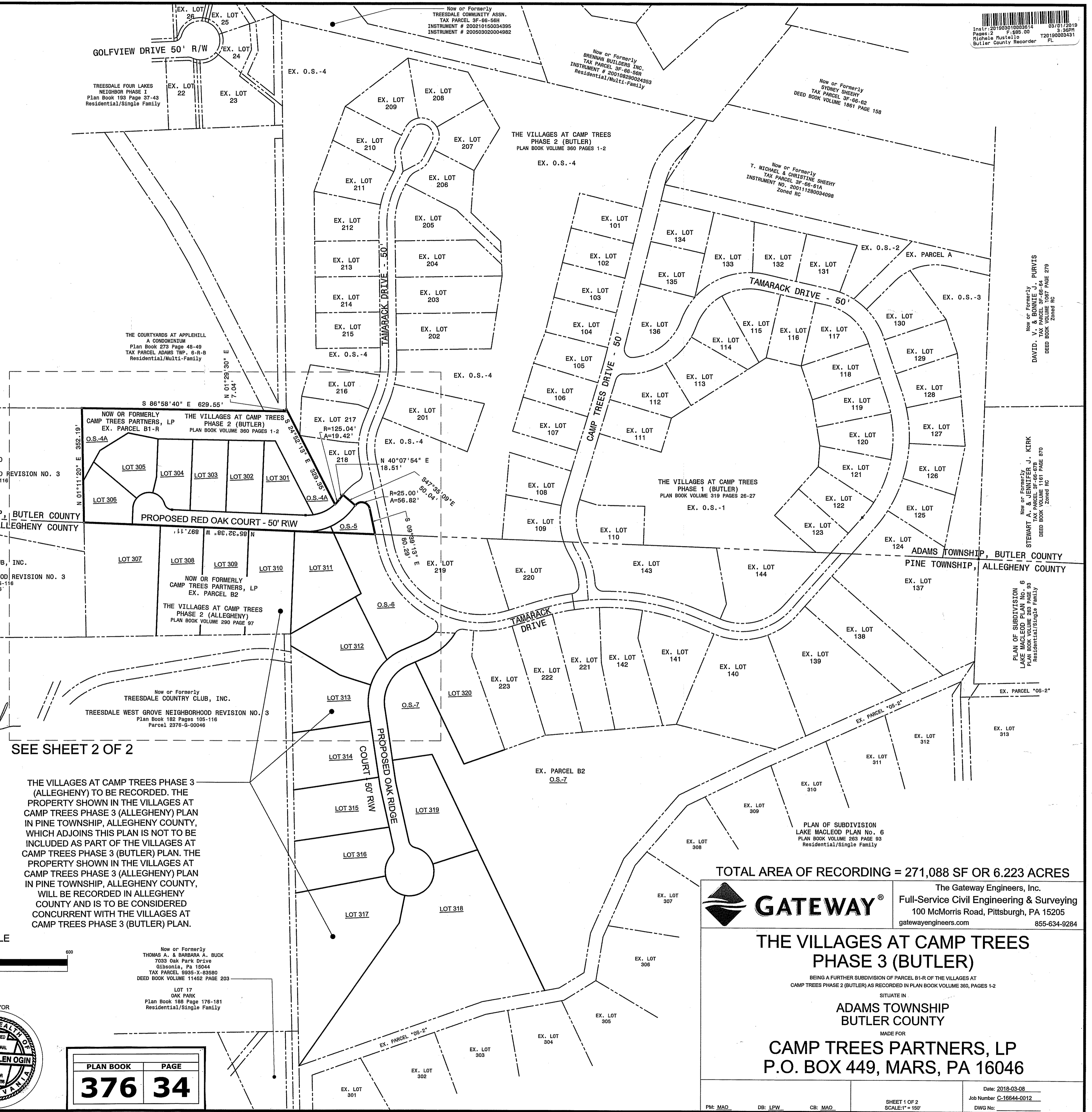
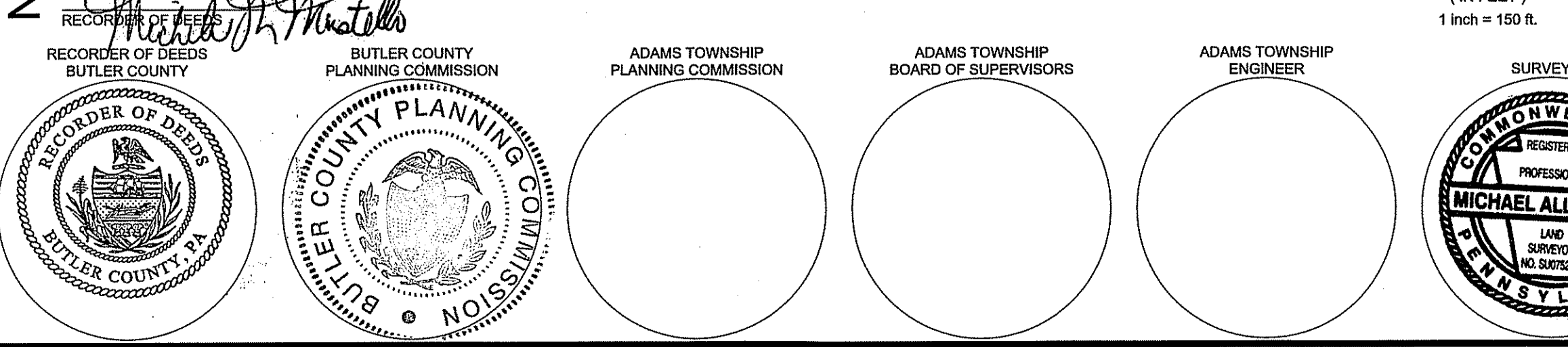
ADAMS TOWNSHIP APPROVAL
THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAN BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGES, EASEMENTS OR RIGHTS-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 TOWNSHIP BOARD OF SUPERVISORS.
THIS PLAN OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 25 DAY OF April 2019.
SIGNED AND NOTED AS APPROVED THIS 25th DAY OF February 2019
Robert E. Reas
Edward Wojcik
SECRETARY OF BOARD OF SUPERVISORS (CHAIRMAN OF BOARD OF SUPERVISORS)

ADAMS TOWNSHIP ENGINEERS APPROVAL
I, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.
SIGNATURE: *Michael Allen Ogin*
26400 E
REGISTRATION NO.

PROFESSIONAL LAND SURVEYOR CERTIFICATE
I, MICHAEL ALLEN OGIN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAN HAVE BEEN OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
MICHAEL ALLEN OGIN - REG. NO. SU-075288 DATE: 1-21-19

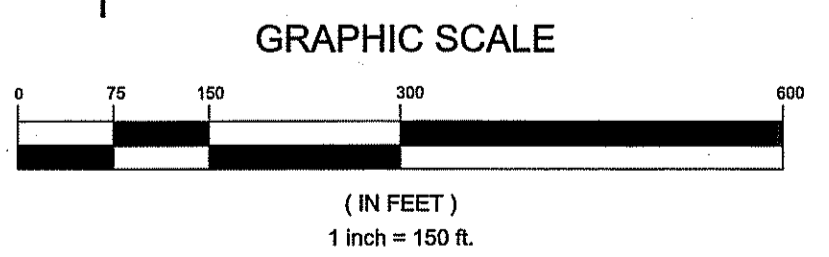
BREAKNECK CREEK REGIONAL AUTHORITY
BREAKNECK CREEK REGIONAL AUTHORITY CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND EXTINGUISHMENTS OF THE SANITARY SEWER EASEMENTS AS SHOWN.
WITNESS
AUTHORITY MANAGER
BUTLER COUNTY PLANNING COMMISSION REVIEW FOR MULTI-LOT SUBDIVISION
REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 20th DAY OF Nov. 2018. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 11/16/18, 2018

PROOF OF RECORDING FOR BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 376, PAGE 34-35
GIVEN UNDER MY HAND AND SEAL THIS 11 DAY OF March 2019.
RECORDED BY: *Michelle M. Mustello*
RECORDER OF DEEDS BUTLER COUNTY
BUTLER COUNTY PLANNING COMMISSION
ADAMS TOWNSHIP PLANNING COMMISSION
ADAMS TOWNSHIP BOARD OF SUPERVISORS
BUTLER COUNTY ENGINEER
SURVEYOR



SEE SHEET 2 OF 2

THE VILLAGES AT CAMP TREES PHASE 3 (ALLEGHENY) TO BE RECORDED. THE PROPERTY SHOWN IN THE VILLAGES AT CAMP TREES PHASE 3 (ALLEGHENY) PLAN IN PINE TOWNSHIP, ALLEGHENY COUNTY, WHICH ADJOINS THIS PLAN IS NOT TO BE INCLUDED AS PART OF THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER) PLAN. THE PROPERTY SHOWN IN THE VILLAGES AT CAMP TREES PHASE 3 (ALLEGHENY) PLAN IN PINE TOWNSHIP, ALLEGHENY COUNTY, WILL BE RECORDED IN ALLEGHENY COUNTY AND IS TO BE CONSIDERED CONCURRENT WITH THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER) PLAN.



PLAN BOOK	PAGE
376	34

TOTAL AREA OF RECORDING = 271,088 SF OR 6.223 ACRES

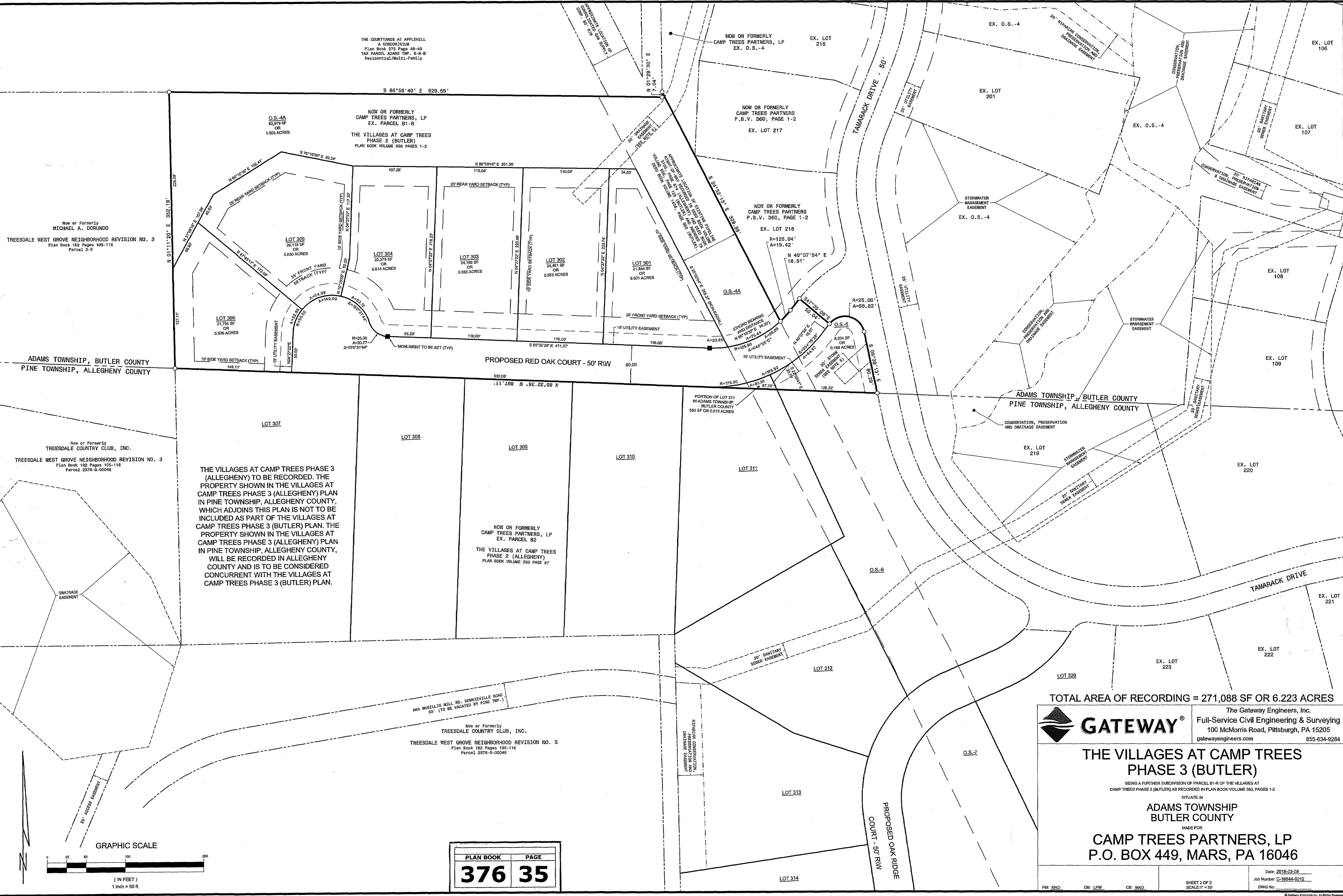
The Gateway Engineers, Inc.
GATEWAY Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER)
BEING A FURTHER SUBDIVISION OF PARCEL B1-R OF THE VILLAGES AT CAMP TREES PHASE 2 (BUTLER) AS RECORDED IN PLAN BOOK VOLUME 360, PAGES 1-2
SITUATE IN
ADAMS TOWNSHIP BUTLER COUNTY
MADE FOR
CAMP TREES PARTNERS, LP
P.O. BOX 449, MARS, PA 16046

Date: 2018-03-08
Job Number: C-18044-0012
DWG No:
SHEET 1 OF 2
SCALE: 1" = 150'

PM: MAO DB: LPW CB: MAO

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



Now or Formerly
MICHAEL A. DORUNDO
TREESDALE WEST GROVE NEIGHBORHOOD REVISION NO. 3
Plan Book 182 Pages 105-116
Parcel 3-R

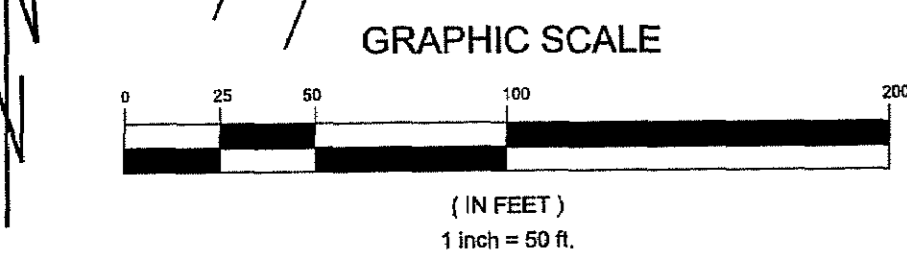
THE VILLAGES AT CAMP TREES PHASE 3 (ALLEGHENY) TO BE RECORDED. THE PROPERTY SHOWN IN THE VILLAGES AT CAMP TREES PHASE 3 (ALLEGHENY) PLAN IN PINE TOWNSHIP, ALLEGHENY COUNTY, WHICH ADJOINS THIS PLAN IS NOT TO BE INCLUDED AS PART OF THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER) PLAN. THE PROPERTY SHOWN IN THE VILLAGES AT CAMP TREES PHASE 3 (ALLEGHENY) PLAN IN PINE TOWNSHIP, ALLEGHENY COUNTY, WILL BE RECORDED IN ALLEGHENY COUNTY AND IS TO BE CONSIDERED CONCURRENT WITH THE VILLAGES AT CAMP TREES PHASE 3 (BUTLER) PLAN.

TOTAL AREA OF RECORDING = 271,088 SF OR 6.223 ACRES

	GATEWAY [®]
The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying 100 McMorris Road, Pittsburgh, PA 15205 gatewayengineers.com 855-634-8284	

**THE VILLAGES AT CAMP TREES
PHASE 3 (BUTLER)**
BEING A FURTHER SUBDIVISION OF PARCEL B1-R OF THE VILLAGES AT
CAMP TREES PHASE 2 (BUTLER) AS RECORDED IN PLAN BOOK VOLUME 360, PAGES 1-2
SITUATE IN
**ADAMS TOWNSHIP
BUTLER COUNTY**
MADE FOR
**CAMP TREES PARTNERS, LP
P.O. BOX 449, MARS, PA 16046**

PLAN BOOK	PAGE
376	35



Plotted & Elected: 2/22/2019 8:59 AM Lucas P. Wisniam
 Save Date: 2/21/2019 12:02:18 PM
 R:\Projects\2018\2018-Camp Trees\2018-Camp Trees\1012-Camp Trees Phase 3(Butler)\16844-0012_RevPlan-PH3_Adams-Butler.dwg
 User: 16844-0012

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SEE SHEET 2
MATCHLINE

OWNER'S ADOPTION:
THE MILL CREEK PARTNERS 2, LP, OWNER OF THE LAND SHOWN ON THE MILL CREEK PRD HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES 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 MIDDLESEX, 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 MIDDLESEX, 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

DATE: 4/12/19
GENERAL PARTNER: [Signature]

ACKNOWLEDGMENT OF NOTARY PUBLIC:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED [Name] PARTNER IN THE FIRM OF MILL CREEK PARTNERS 2, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF February 2019

MY COMMISSION EXPIRES THE 20 DAY OF November 2022

Commonwealth of Pennsylvania - Notary Seal
Joelynn A. Scialzo-Koury, Notary Public
Butler County
My commission expires November 20, 2022
Commission number 1287011
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE WITH MORTGAGE:
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MILL CREEK PRD IS IN THE NAME OF MILL CREEK PARTNERS 2, LP AND IS RECORDED IN DEED BOOK VOLUME _____ PAGE _____

[Signatures]

MORTGAGEE OF THE PROPERTY CONTAINED IN THE MILL CREEK PRD CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[Signatures]

SURVEYOR'S CERTIFICATION:
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.

DATE: 1-21-19
MICHAEL ALLEN OGIN-PCS
REG. No. SU-075288

MUNICIPAL DECLARATIONS:
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF MIDDLESEX HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

[Signature]
SECRETARY, CHAIRMAN, BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS:
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 13072018 EFFECTIVE THIS 20 DAY OF February 2018

[Signature]
SECRETARY, CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS DAY OF August 2018

[Signature]
SECRETARY, CHAIRMAN, PLANNING COMMISSION

DATE: 2/20/19
TOWNSHIP ENGINEER
REG. No. FE083712

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20 DAY OF July 2018

[Signature]
SECRETARY, CHAIRMAN, 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 376 PAGE(S) 36-37
GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF March 2019

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

NOTE:
REFER TO SHEET 2 OF 2 FOR METES AND BOUNDS DESCRIPTIONS OF EASEMENTS.

TOTAL AREA OF RECORDING = 1,392,320 SF OR 31.963 ACRES

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

MILL CREEK PRD

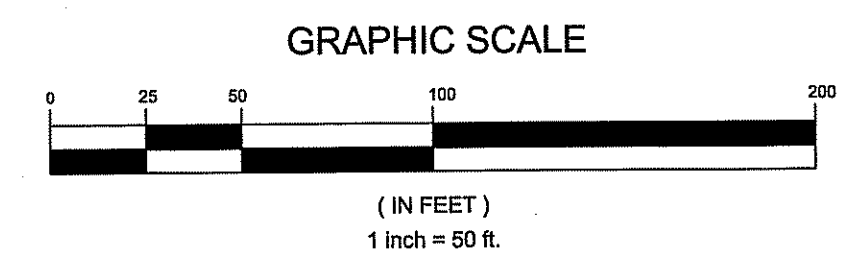
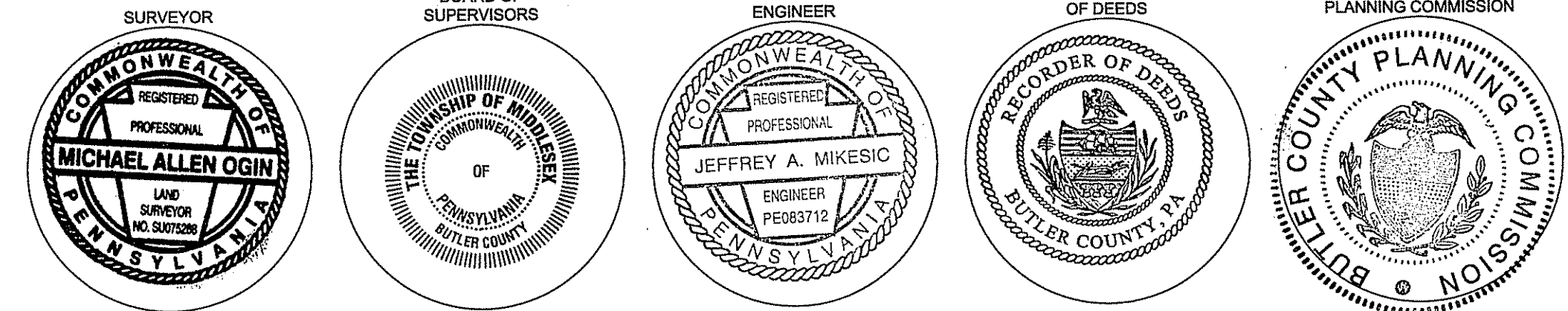
SITUATE IN
STATE STREET, MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR

MILL CREEK PARTNERS 2, LP
P.O. BOX 449
MARS, PA 16046

DATE: 2018-02-12
JOB NUMBER: C-19873
DWG NO.:
SHEET 1 OF 2
SCALE: 1" = 50'

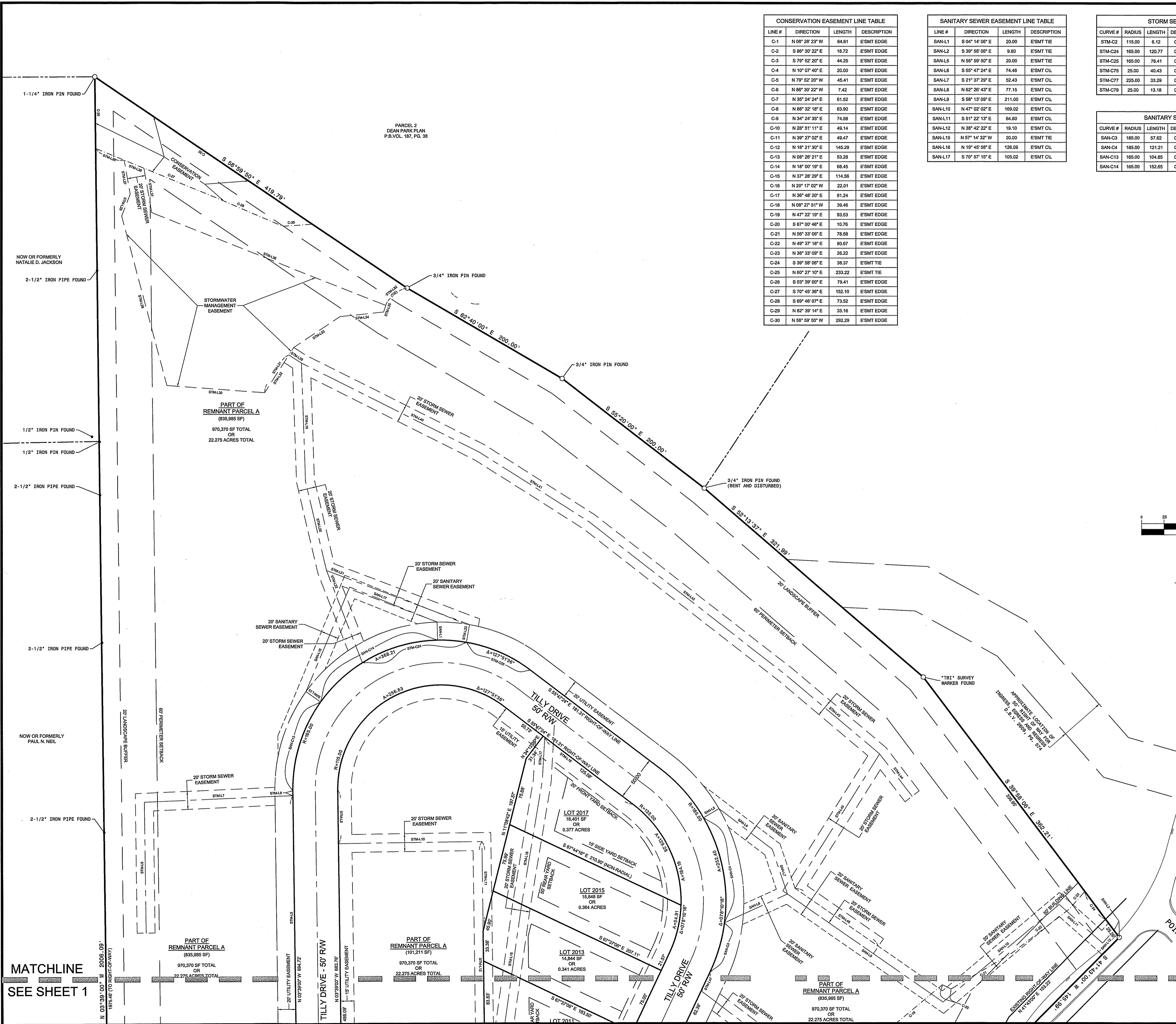
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
CH-1	100.00	73.32	026	N 23° 29' 10" E	72.88	O.S.P. #1

PLAN BOOK PAGE
376 36



Path & Filename: P:\Projects\190100119873 Millson Property PRD-0000 Land Development\DWG\Sheet\19873_DP Base and Sheets.dwg
Plot Date: 1/22/2019 9:53 AM, Lucas P. Weisman
Scale: 1"=50.00' (1/200) 11/22/2019 9:44 PM

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



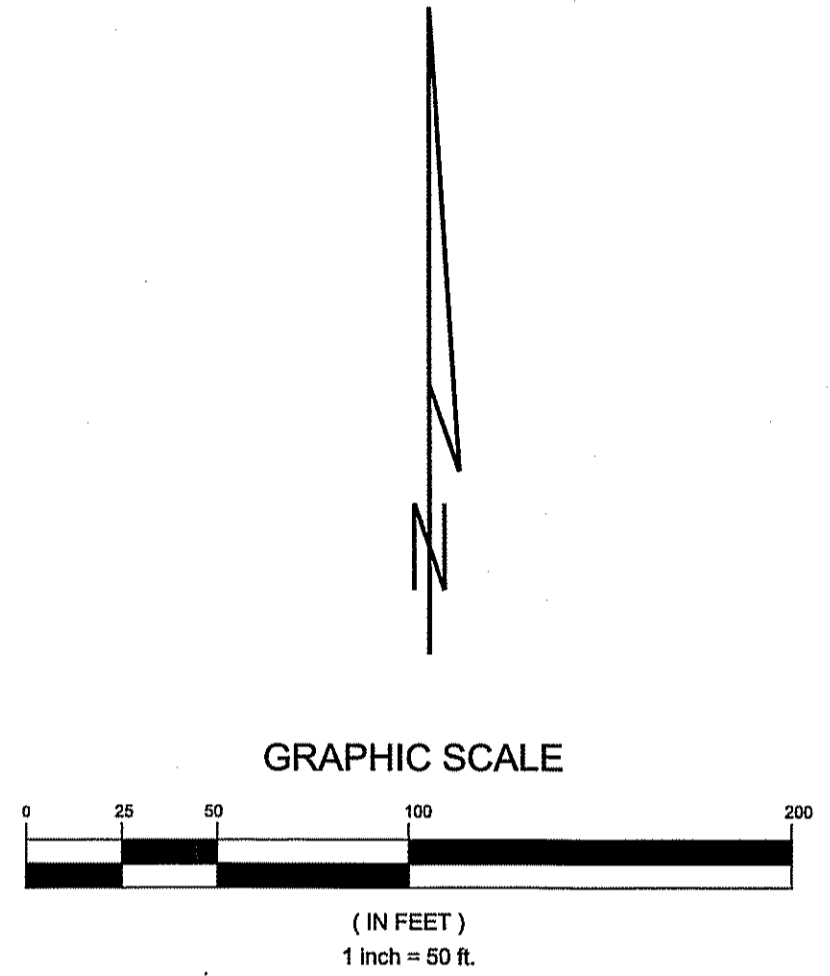
LINE #	DIRECTION	LENGTH	DESCRIPTION
C-1	N 08° 28' 23" W	64.81	E'SMT EDGE
C-2	S 86° 30' 22" E	18.72	E'SMT EDGE
C-3	S 79° 52' 20" E	44.25	E'SMT EDGE
C-4	N 10° 07' 40" E	20.00	E'SMT EDGE
C-5	N 79° 52' 20" W	45.41	E'SMT EDGE
C-6	N 86° 30' 22" W	7.42	E'SMT EDGE
C-7	N 30° 24' 24" E	61.52	E'SMT EDGE
C-8	N 88° 32' 18" E	83.90	E'SMT EDGE
C-9	N 34° 24' 35" E	74.58	E'SMT EDGE
C-10	N 28° 51' 11" E	49.14	E'SMT EDGE
C-11	N 39° 27' 02" E	49.47	E'SMT EDGE
C-12	N 18° 21' 30" E	145.29	E'SMT EDGE
C-13	N 08° 28' 21" E	53.28	E'SMT EDGE
C-14	N 18° 00' 19" E	68.45	E'SMT EDGE
C-15	N 37° 28' 29" E	114.58	E'SMT EDGE
C-16	N 20° 17' 02" W	22.01	E'SMT EDGE
C-17	N 38° 48' 20" E	81.24	E'SMT EDGE
C-18	N 08° 27' 51" W	39.46	E'SMT EDGE
C-19	N 47° 22' 19" E	93.53	E'SMT EDGE
C-20	S 67° 00' 46" E	10.76	E'SMT EDGE
C-21	N 59° 33' 09" E	78.58	E'SMT EDGE
C-22	N 49° 37' 18" E	80.67	E'SMT EDGE
C-23	N 38° 33' 09" E	26.22	E'SMT EDGE
C-24	S 39° 58' 08" E	38.37	E'SMT TIE
C-25	N 60° 27' 10" E	233.22	E'SMT TIE
C-26	S 03° 39' 00" E	79.41	E'SMT EDGE
C-27	S 70° 45' 36" E	152.10	E'SMT EDGE
C-28	S 69° 46' 07" E	73.52	E'SMT EDGE
C-29	N 82° 39' 14" E	33.16	E'SMT EDGE
C-30	N 68° 59' 40" W	292.29	E'SMT EDGE

LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-L1	S 04° 14' 09" E	20.00	E'SMT TIE
SAN-L2	S 69° 59' 06" E	9.80	E'SMT TIE
SAN-L3	N 66° 59' 50" E	20.00	E'SMT TIE
SAN-L4	S 55° 47' 24" E	74.46	E'SMT CIL
SAN-L5	S 21° 37' 29" E	52.43	E'SMT CIL
SAN-L6	N 82° 26' 43" E	77.15	E'SMT CIL
SAN-L7	S 59° 17' 09" E	211.00	E'SMT CIL
SAN-L8	N 47° 02' 02" E	169.02	E'SMT CIL
SAN-L9	S 51° 22' 13" E	64.60	E'SMT CIL
SAN-L10	N 38° 42' 22" E	19.10	E'SMT CIL
SAN-L11	N 57° 14' 32" W	20.00	E'SMT TIE
SAN-L12	N 19° 45' 58" E	128.09	E'SMT CIL
SAN-L13	S 70° 57' 15" E	105.02	E'SMT CIL

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
STM-C2	115.00	6.12	003	N 02° 07' 34" W	6.12	E'SMT TIE
STM-L3	165.00	120.77	042	N 76° 00' 52" E	116.10	E'SMT TIE
STM-C25	165.00	78.41	027	S 69° 24' 11" E	77.67	E'SMT TIE
STM-C78	25.00	40.43	093	S 50° 58' 13" E	36.17	E'SMT TIE
STM-C77	225.00	33.29	008	S 08° 52' 29" E	33.26	E'SMT TIE
STM-C79	25.00	13.18	030	N 46° 07' 57" W	13.03	E'SMT TIE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
SAN-C3	185.00	57.62	018	N 13° 27' 32" E	57.39	E'SMT TIE
SAN-C4	185.00	121.21	038	N 14° 14' 00" W	119.05	E'SMT TIE
SAN-C13	165.00	104.85	038	N 14° 33' 14" E	103.09	E'SMT TIE
SAN-C14	165.00	152.65	053	N 59° 15' 41" E	147.26	E'SMT TIE

LINE #	DIRECTION	LENGTH	DESCRIPTION
STM-L1	N 89° 50' 39" E	168.70	E'SMT CIL
STM-L3	N 03° 30' 27" W	283.92	E'SMT CIL
STM-L4	N 89° 21' 53" E	165.11	E'SMT CIL
STM-L5	N 03° 39' 00" W	271.37	E'SMT TIE
STM-L6	N 03° 39' 00" W	145.16	E'SMT CIL
STM-L7	N 84° 33' 19" E	165.78	E'SMT CIL
STM-L8	N 03° 39' 00" W	5.64	E'SMT TIE
STM-L9	S 03° 39' 00" E	59.65	E'SMT TIE
STM-L10	N 80° 21' 00" E	159.85	E'SMT CIL
STM-L11	S 03° 40' 30" E	99.52	E'SMT TIE
STM-L12	S 03° 40' 30" E	285.09	E'SMT CIL
STM-L13	S 65° 33' 31" E	116.93	E'SMT TIE
STM-L14	N 09° 37' 07" E	98.32	E'SMT CIL
STM-L15	N 05° 08' 23" E	157.38	E'SMT CIL
STM-L16	N 08° 28' 57" E	141.52	E'SMT CIL
STM-L17	N 00° 19' 02" E	48.35	E'SMT CIL
STM-L18	S 55° 47' 24" E	123.42	E'SMT TIE
STM-L19	S 04° 55' 23" E	131.56	E'SMT CIL
STM-L20	S 16° 11' 03" E	102.08	E'SMT CIL
STM-L21	S 72° 10' 53" E	170.40	E'SMT CIL
STM-L22	S 24° 12' 32" E	110.23	E'SMT CIL
STM-L23	N 05° 59' 02" E	20.00	E'SMT TIE
STM-L26	S 70° 45' 36" E	34.42	E'SMT TIE
STM-L27	S 12° 59' 34" E	38.44	E'SMT TIE
STM-L28	S 16° 36' 47" W	25.87	E'SMT TIE
STM-L29	S 17° 55' 18" E	195.11	E'SMT EDGE
STM-L30	S 88° 41' 24" E	109.34	E'SMT EDGE
STM-L31	N 29° 42' 15" E	49.98	E'SMT TIE
STM-L32	N 29° 42' 15" E	59.98	E'SMT EDGE
STM-L33	N 53° 30' 49" E	61.81	E'SMT EDGE
STM-L34	N 81° 05' 29" E	48.85	E'SMT EDGE
STM-L35	N 15° 12' 49" E	7.74	E'SMT EDGE
STM-L36	S 71° 21' 14" E	280.61	E'SMT EDGE
STM-L37	S 12° 59' 34" E	49.99	E'SMT EDGE
STM-L38	S 70° 45' 36" E	23.64	E'SMT EDGE
STM-L39	S 60° 17' 45" E	16.55	E'SMT CIL
STM-L40	S 69° 18' 38" E	222.28	E'SMT CIL
STM-L41	S 62° 32' 35" E	143.85	E'SMT CIL
STM-L42	S 55° 07' 44" E	277.72	E'SMT CIL
STM-L43	S 52° 52' 49" E	136.74	E'SMT CIL
STM-L44	S 40° 27' 38" E	59.46	E'SMT CIL
STM-L45	N 29° 19' 42" E	178.85	E'SMT CIL
STM-L46	S 58° 13' 09" E	113.00	E'SMT CIL
STM-L47	N 22° 22' 54" E	22.97	E'SMT TIE
STM-L48	S 55° 59' 05" E	155.24	E'SMT CIL
STM-L49	S 28° 38' 34" W	81.97	E'SMT CIL
STM-L50	S 28° 38' 34" W	75.06	E'SMT CIL
STM-L51	S 19° 45' 12" W	74.89	E'SMT CIL
STM-L52	S 68° 35' 56" E	103.76	E'SMT TIE
STM-L53	S 61° 57' 42" E	113.77	E'SMT CIL
STM-L54	S 29° 00' 55" W	104.40	E'SMT CIL
STM-L55	S 43° 59' 57" E	128.49	E'SMT TIE
STM-L56	S 41° 13' 55" E	131.13	E'SMT TIE
STM-L57	N 22° 59' 46" E	88.17	E'SMT CIL
STM-L58	N 48° 24' 01" E	89.15	E'SMT CIL
STM-L59	N 49° 39' 38" E	74.52	E'SMT CIL
STM-L60	N 54° 21' 45" E	75.76	E'SMT CIL
STM-L61	N 48° 40' 54" E	142.62	E'SMT TIE
STM-L62	N 53° 35' 31" E	122.79	E'SMT TIE
STM-L63	N 48° 40' 54" E	172.10	E'SMT EDGE
STM-L64	N 53° 35' 31" E	122.60	E'SMT EDGE
STM-L65	S 38° 24' 29" E	20.37	E'SMT EDGE
STM-L66	N 30° 24' 24" E	188.90	E'SMT EDGE
STM-L67	S 86° 30' 22" E	7.42	E'SMT EDGE
STM-L68	S 79° 52' 20" E	45.41	E'SMT EDGE
STM-L69	N 10° 07' 40" E	20.00	E'SMT EDGE
STM-L70	S 79° 52' 20" E	44.25	E'SMT EDGE
STM-L71	S 89° 30' 22" E	18.72	E'SMT EDGE
STM-L72	S 08° 28' 23" E	64.81	E'SMT EDGE
STM-L73	N 60° 27' 10" E	58.88	E'SMT EDGE
STM-L74	N 82° 41' 42" E	49.05	E'SMT EDGE
STM-L76	S 04° 38' 08" E	4.07	E'SMT EDGE
STM-L78	N 13° 05' 42" W	25.38	E'SMT EDGE
STM-L80	N 48° 12' 48" E	172.24	E'SMT CIL
STM-L81	S 13° 06' 42" E	9.13	E'SMT TIE
STM-L82	N 47° 58' 58" E	30.74	E'SMT TIE



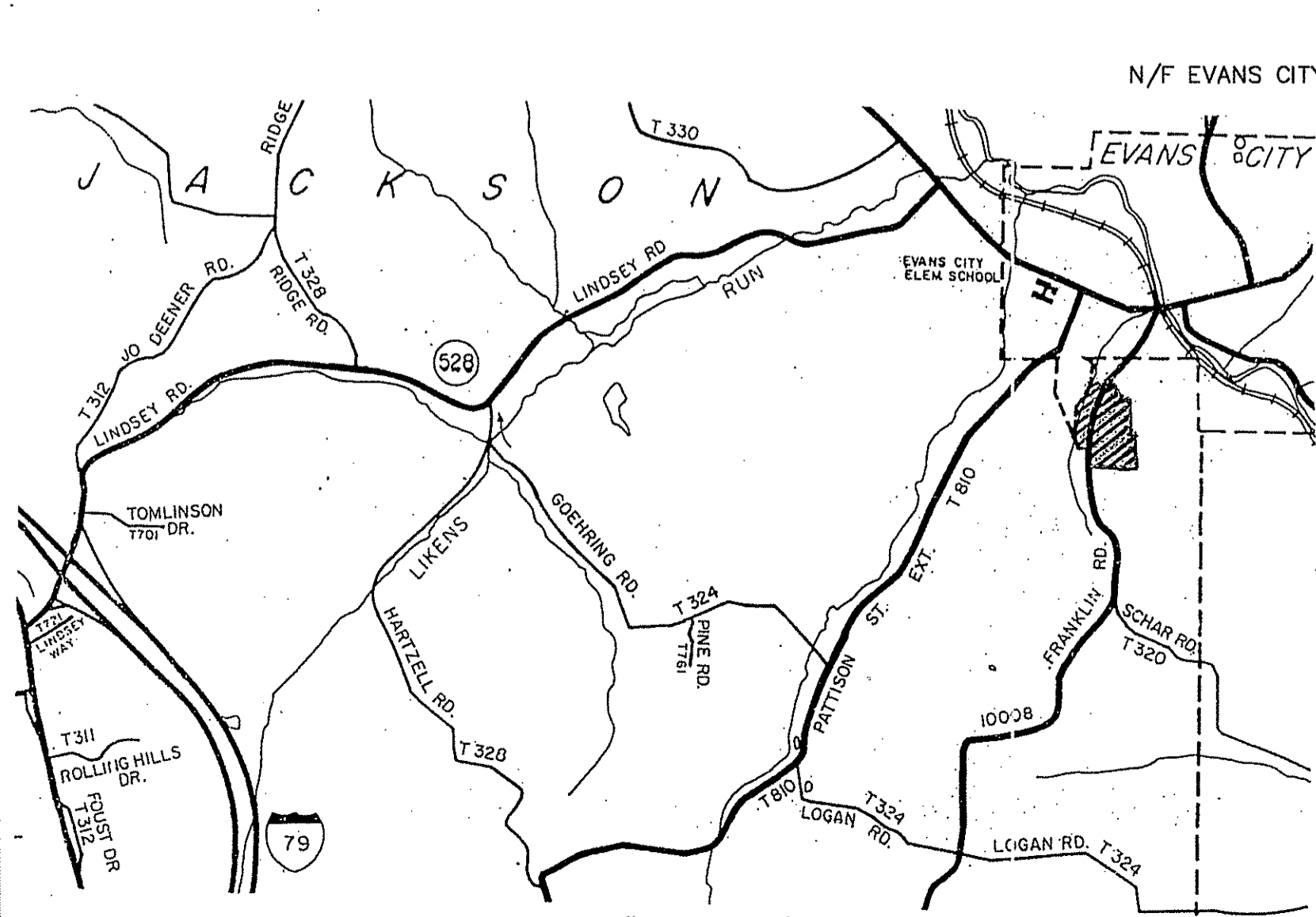
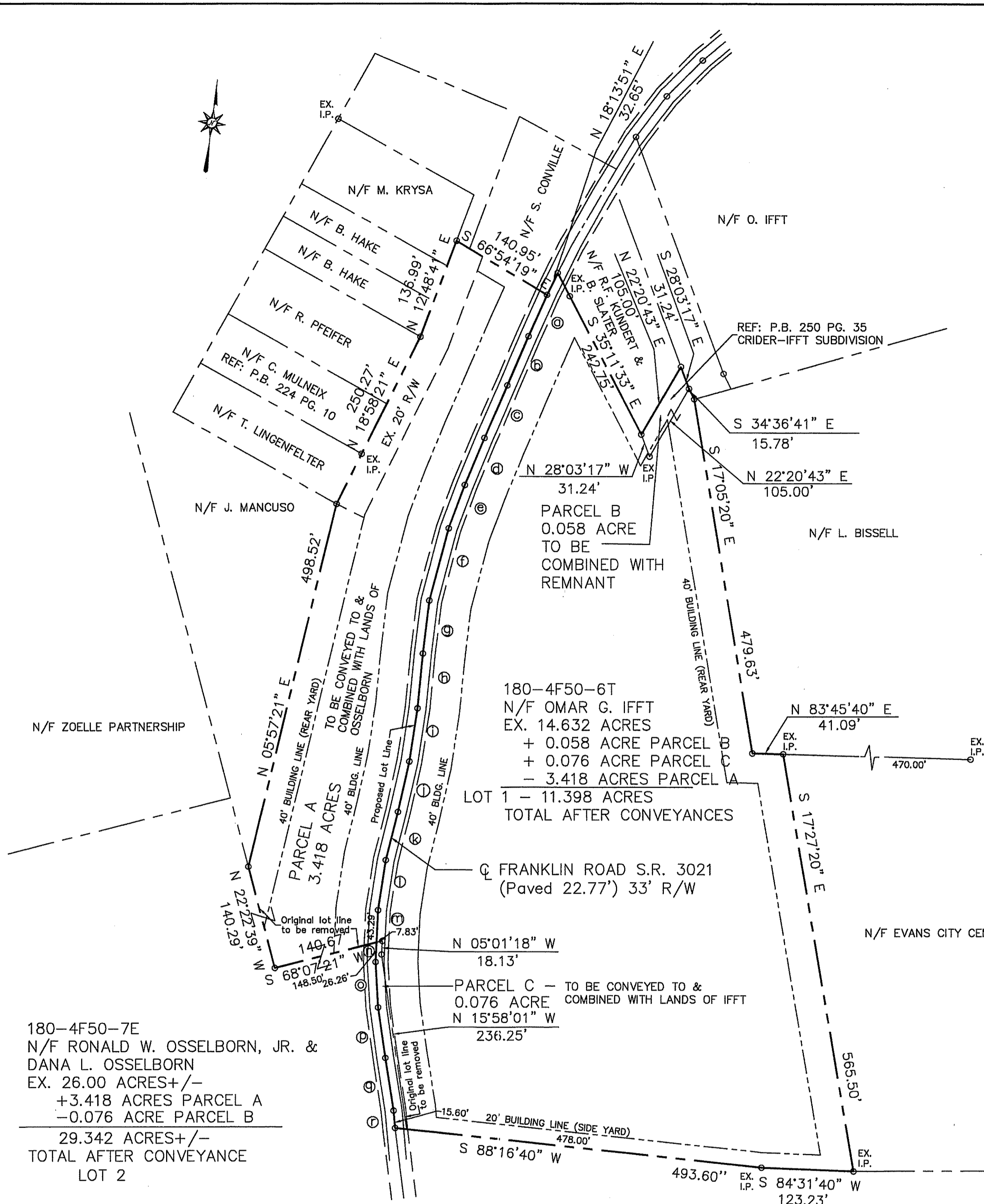
PLAN BOOK	PAGE
376	37

TOTAL AREA OF RECORDING = 1,392,320 SF OR 31.963 ACRES

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

MILL CREEK PRD
 SITUATE IN
 STATE STREET, MIDDLESEX TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA
 MADE FOR
MILL CREEK PARTNERS 2, LP
 P.O. BOX 449
 MARS, PA 16046

MATCHLINE
 SEE SHEET 1



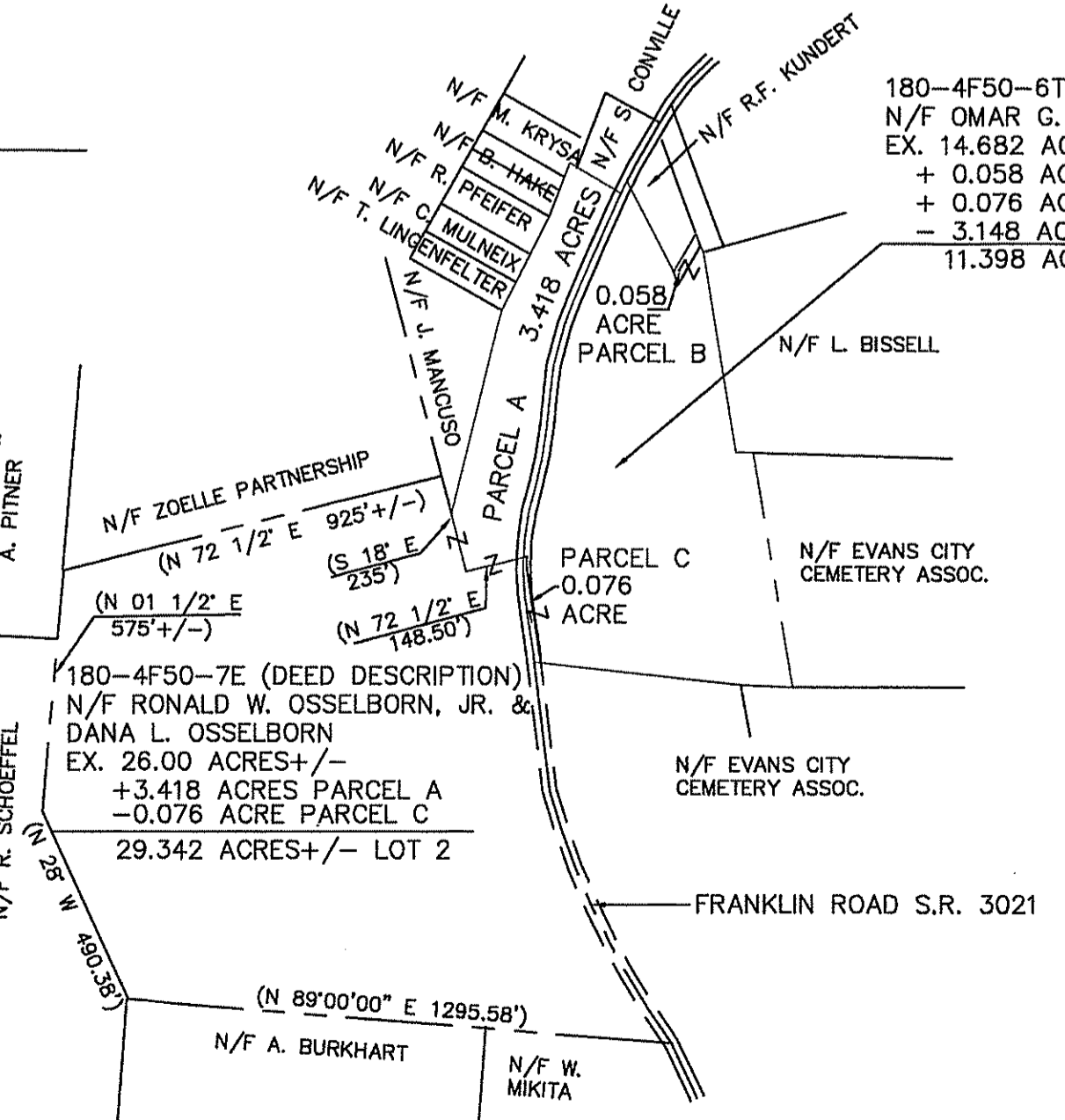
NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 PROPERTY OWNERS: OMAR G. IFFT
 161 PIONEER ROAD
 P.O. BOX 11
 EVANS CITY, PA 16033
 RONALD W. OSSELBORN, JR.
 DANA L. OSSELBORN
 132 LAKESIDE DRIVE
 EVANS CITY, PA 16033

ZONED: R - RESIDENTIAL
 MIN. LOT SIZE: 1 ACRE
 MIN. LOT WIDTH AT R/W: 100'
 FRONT YARD SETBACK: 40'
 REAR YARD SETBACK: 40'
 SIDE YARD SETBACK: 20'

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO THE OSSELBORN PROPERTY, TO COMBINE PARCEL B INTO LOT 1 AND ADD PARCEL C TO THE IFFT PROPERTY. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

180-4F50-7E
 N/F RONALD W. OSSELBORN, JR. & DANA L. OSSELBORN
 EX. 26.00 ACRES +/-
 +3.418 ACRES PARCEL A
 -0.076 ACRE PARCEL B
 29.342 ACRES +/-
 TOTAL AFTER CONVEYANCE
 LOT 2

180-4F50-6T
 N/F OMAR G. IFFT
 EX. 14.632 ACRES
 + 0.058 ACRE PARCEL B
 + 0.076 ACRE PARCEL C
 - 3.418 ACRES PARCEL A
 11.398 ACRES
 TOTAL AFTER CONVEYANCES



LOCATION MAP Scale: 1" = 400'

I, Omar G. Ifft, owner of the land shown on the Omar G. Ifft, Ronald W. Osseborn, Jr., and Dana L. Osseborn Lot Line Revision, hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon my heirs, executors, and assigns.
 IN WITNESS OF WHICH, to this, I set my hand and seal this 14th day of Feb. 2019
 Notary Public: Judy Edwards
 Signature of Owner: Omar G. Ifft
 DATE: 2-14-19

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Judy Edwards, Notary Public
 Forward Twp., Butler County
 My Commission Expires June 15, 2021

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Omar G. Ifft and acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notarial seal this 14th day of Feb. 2019
 My commission expires the 15 day of June 2021

(SEAL) Judy Edwards
 COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Judy Edwards, Notary Public
 Forward Twp., Butler County
 My Commission Expires June 15, 2021

We, Ronald W. Osseborn, Jr., and Dana L. Osseborn, owners of the land shown on the Omar G. Ifft, Ronald W. Osseborn, Jr., and Dana L. Osseborn Lot Line Revision, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this, we set our hands and seals this 14th day of Feb. 2019
 Notary Public: Judy Edwards
 Signature of Owner: Ronald W. Osseborn, Jr. & Dana L. Osseborn
 DATE: 2-14-19

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Judy Edwards, Notary Public
 Forward Twp., Butler County
 My Commission Expires June 15, 2021

Witness my hand and notarial seal this 14th day of Feb. 2019
 My commission expires the 15 day of June 2021

(SEAL) Judy Edwards
 COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Judy Edwards, Notary Public
 Forward Twp., Butler County
 My Commission Expires June 15, 2021

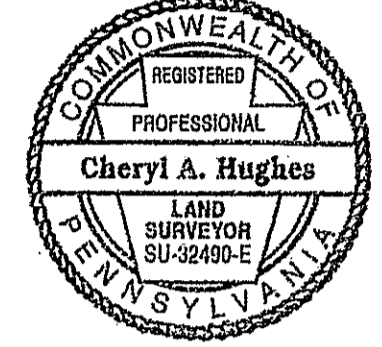
ROAD DESCRIPTION TABLE

⊙	S 16°18'37" W	60.65'
⊙	S 15°40'28" W	71.26'
⊙	S 15°42'03" W	76.47'
⊙	S 14°53'50" W	68.34'
⊙	S 12°48'36" W	62.05'
⊙	S 07°14'03" W	99.86'
⊙	S 00°52'16" E	71.25'
⊙	S 02°06'27" E	73.98'
⊙	S 01°03'48" W	71.43'
⊙	S 05°00'06" W	69.10'
⊙	S 06°26'01" W	66.42'
⊙	S 01°02'29" W	67.53'
⊙	S 05°11'12" E	43.29'
⊙	S 05°11'12" E	26.26'
⊙	N 11°01'01" W	60.75'
⊙	N 15°44'32" W	67.87'
⊙	N 16°40'52" W	71.51'
⊙	N 12°58'21" W	23.75'

CERTIFICATION OF TITLE AND NO MORTGAGE:
 We, Ronald W. Osseborn, Jr., and Dana L. Osseborn, hereby certify that the title to the property contained in the Omar G. Ifft, Ronald W. Osseborn, Jr., and Dana L. Osseborn Lot Line Revision is in the names of Ronald W. Osseborn, Jr., and Dana L. Osseborn and is recorded in Instrument Number 201805040008583. We further certify that there is no mortgage, lien or other encumbrance against this property.
 Witnesses: Judy Edwards and Dana L. Osseborn
 Signature of Owner: Ronald W. Osseborn, Jr. & Dana L. Osseborn

CERTIFICATION OF TITLE AND NO MORTGAGE:
 I, Omar G. Ifft, hereby certify that the title to the property contained in the Omar G. Ifft, Ronald W. Osseborn, Jr., and Dana L. Osseborn Lot Line Revision is in the name of Omar G. Ifft, and is recorded in Instrument Number 201208300024819. I further certify that there is no mortgage, lien or other encumbrance against this property.
 Witnesses: Debra L. Ifft and Omar G. Ifft

I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.
 Date: February 6, 2019
 Name & Registration Number: Cheryl A. Hughes SU-32490-E



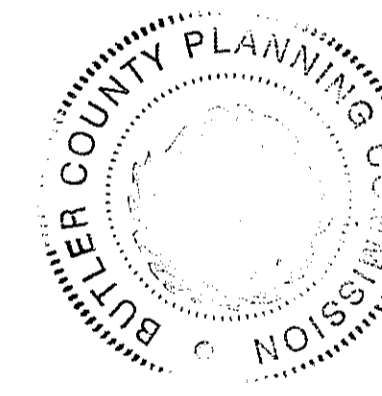
Reviewed by the Planning Commission of Jackson Township this 6th day of February, 2019
 Secretary: [Signature]
 Chairperson: [Signature]

Approved by the Planning Director of Jackson Township this 6th day of February, 2019, pursuant to Chapter 22, Subdivision and Land Development, of the code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
 Planning Director: [Signature]

Approved by the Board of Supervisors of Jackson Township this 6th day of February, 2019. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson 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.
 Township Secretary: [Signature]
 Chairperson: [Signature]

This plat was delivered to Omar G. Ifft, Ronald W. Osseborn, Jr., and Dana L. Osseborn by Jackson Township on the 4th day of March, 2019
 Township Manager/Secretary: [Signature]

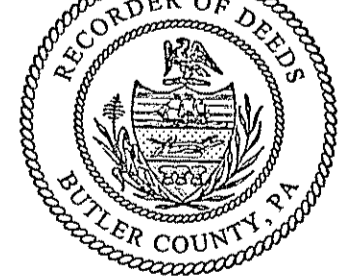
Reviewed by the Butler County Planning Commission on this 29th day of JAN, 2019
 Secretary: [Signature]
 Chairperson: [Signature]



Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 376 page 38

Given under my hand and seal this 5th day of March, 2019.

Recorder of Deeds: Michele M. Mustello
 Recorder of Deeds: MICHELE M. MUSTELLO
 My Commission Expires First Monday in January 2029

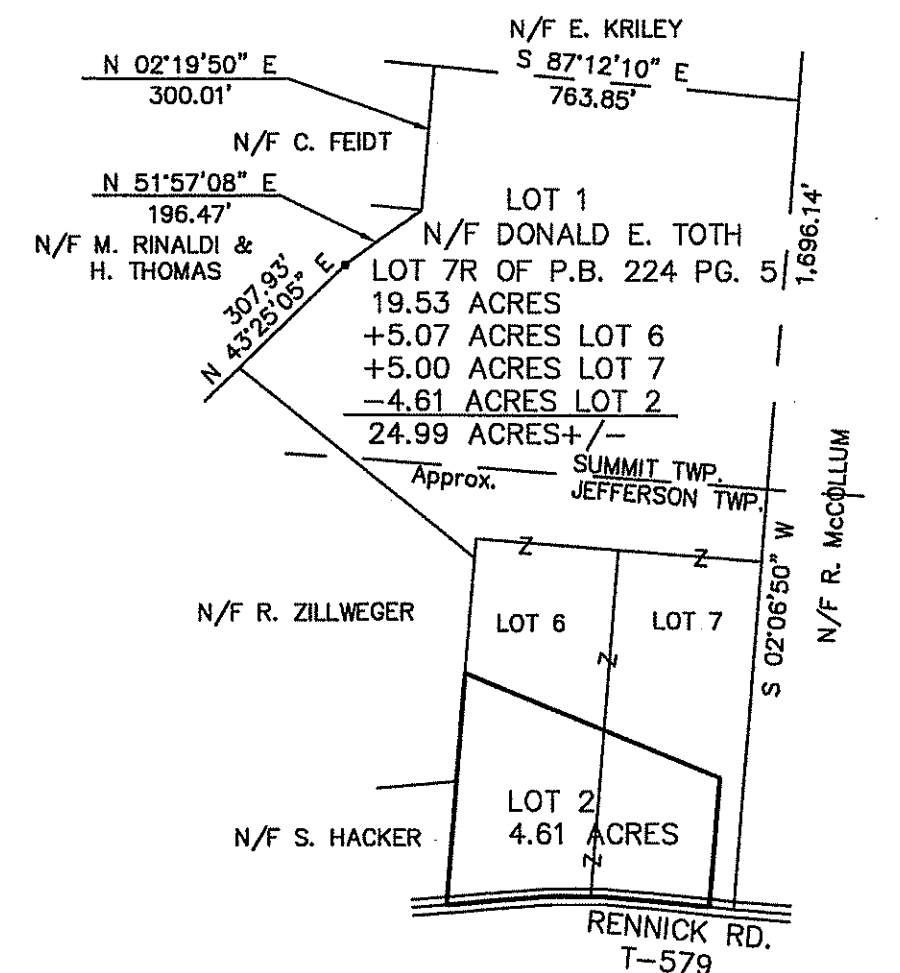
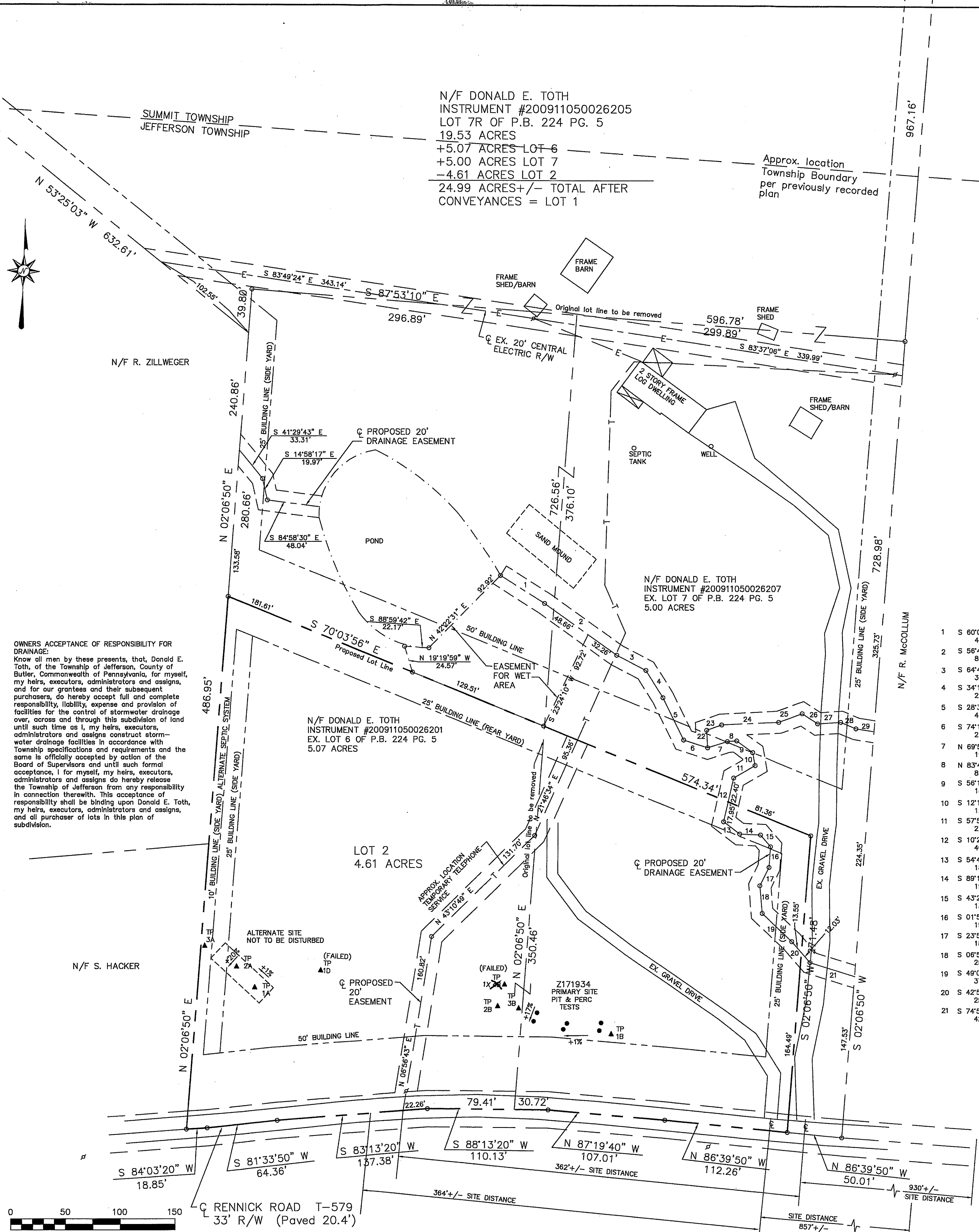


REVISED 02/06/19; TOWNSHIP REVIEW COMMENTS

L S F	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: OMAR G. IFFT and RONALD W. OSSELBORN, JR. & DANA L. OSSELBORN SITUATE: JACKSON TWP., BUTLER CO., PA		
Date: 01/17/19	Scale: 1" = 100'	Dwn By: BEC	Ckd By: CAH
Parcel No: 180-4F50-7E, 6T	Db--Pg: 201805040008583	Service No: 201208300024819	18-101

PLAN BOOK 376 PAGE 38





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

Approved by the Supervisors of the Township of Summit this 20th day of February, 2019.

Approved by the Summit Township Planning Commission this 20th day of February, 2019.

KNOW ALL MEN BY THESE PRESENTS, that I, Donald E. Toth, of the Township of Jefferson, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Jefferson Township, Butler County, Pennsylvania, and for all 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 effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, 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 Jefferson, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Donald E. Toth, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28th day of January, 2019.

ATTEST:
 Notary Public Seal
 Sharon M. Higgins, Notary Public
 Butler Township, Butler County
 My Commission Expires March 22, 2020

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Donald E. Toth, and acknowledged the foregoing release and dedication and plan 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 28th day of January, 2019.

My Commission expires the 22nd day of March, 2020.

Notary Public Seal
 Sharon M. Higgins, Notary Public
 Butler Township, Butler County
 My Commission Expires March 22, 2020

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

December 26, 2018
 Notary Public Seal
 Cheryl A. Hughes, Notary Public
 REG. NO. 30-32490-E

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

Notary Public Seal
 John J. Fennell, Notary Public
 Butler Township, Butler County
 My Commission Expires March 22, 2020

Approved by the Supervisors of the Township of Jefferson this 11th day of Feb., 2019.

Approved by the Jefferson Township Planning Commission this 19th day of JANUARY, 2019.

Notary Public Seal
 John J. Fennell, Notary Public
 Butler Township, Butler County
 My Commission Expires March 22, 2020

Reviewed by the Butler County Planning Commission this 15 day of October, 2018.

Notary Public Seal
 Frank E. Libl, Notary Public
 Butler County, PA

COMMONWEALTH OF PENNSYLVANIA; COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 376 Page 39.

Given under my hand and seal this 8th day of March, 2019.

Notary Public Seal
 Michele M. Mustello, Notary Public
 Butler County, PA

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

REVISOR 01/29/2019; SEO REVIEW
 REVISOR 12/26/18; TOWNSHIP REVIEW COMMENTS
 REVISOR 10/11/2018; LOT 2

PLAN BOOK	PAGE
376	39

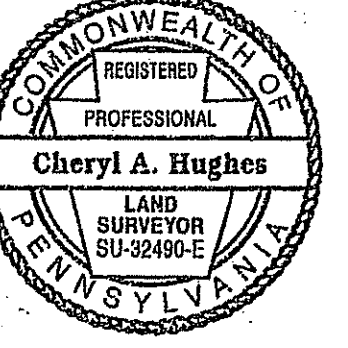
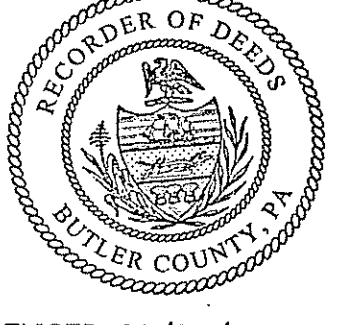
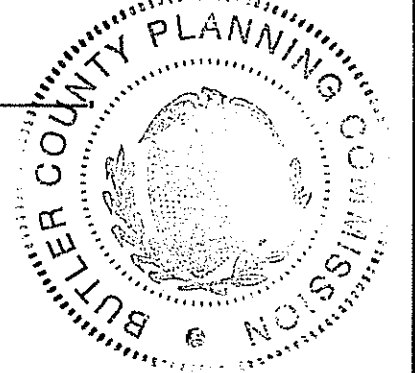
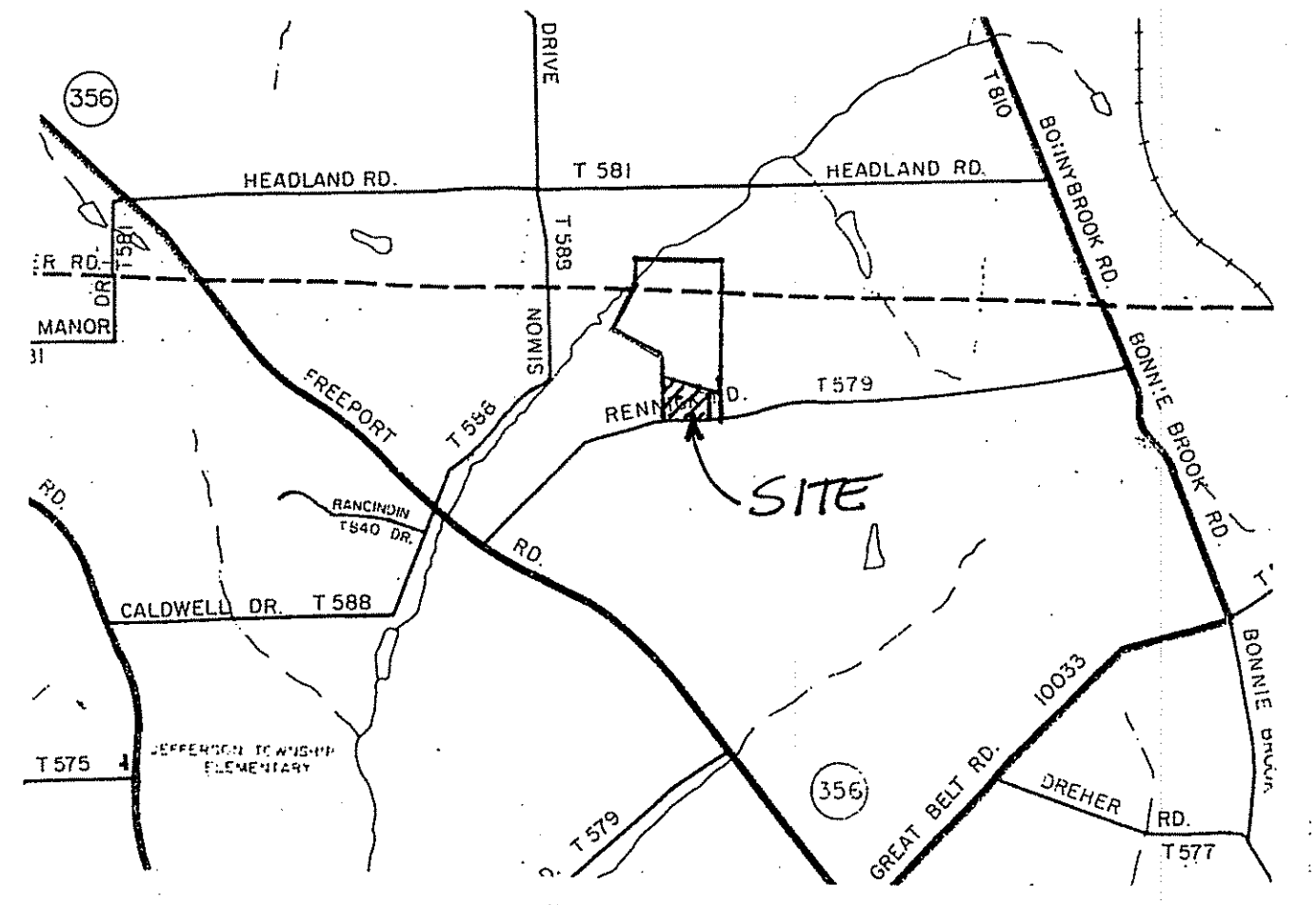
Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-8865
 Cheryl A. Hughes, PLS Owner

Cheryl A. Hughes
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 30-32490-E

PLAN OF SUBDIVISION
 FOR: DONALD E. TOTH

SITUATE: JEFFERSON & SUMMIT TOWNSHIPS, BUTLER CO., PA

Date 09/28/18 Scale 1" = 50' Dwn By sec Cld By CAH
 Parcel No. 190-1F153-5AD Inst. # 200911050026201 Service No. 200911050026205 18-099
 Address 149 RENNICK ROAD



Instr: 2019030002460 03/08/2019
 Pages: 1 of 2
 Michele Mustello T20190303872
 Butler County Recorder NO

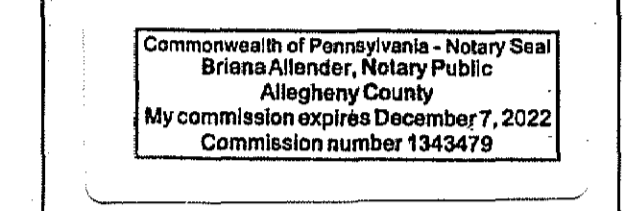
BY RESOLUTION APPROVED ON THE 28th DAY OF JANUARY, 2019 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 29 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) P. H. V.P. SIGNATURE AND TITLE OF OFFICER WITNESSING
 DATE 2/14/19

(SEAL) Pete Robertson SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Robertson, Vice President 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 14th DAY OF February, 2019
 (SEAL) Brian Albright NOTARY PUBLIC



I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 29 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201812120025106. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
P. H. V.P. SIGNATURE OF WITNESS
Pete Robertson SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
2/11/19 DATE
James A. Spurdute SIGNATURE
 JAMES A. SPURDUTE, R.S. # 24457-E

I, Jason Keatas 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.
2/8/19 DATE
J. Keatas SIGNATURE
 REGISTRATION NO. PE071355

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2019-10 EFFECTIVE THIS 14th DAY OF February, 2019.

J. Andree SECRETARY
Richard M. Hedberg CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2019-10 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

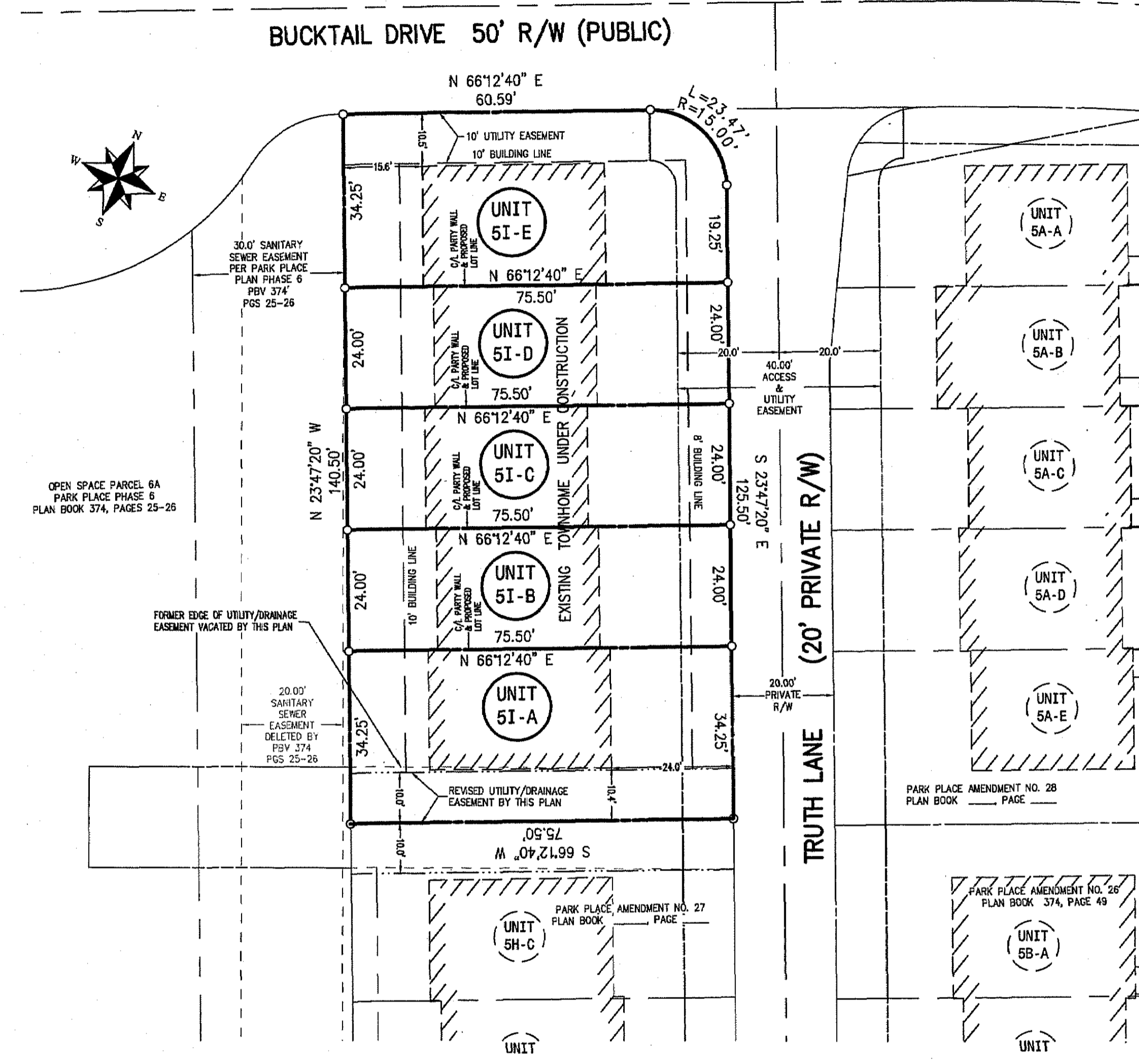
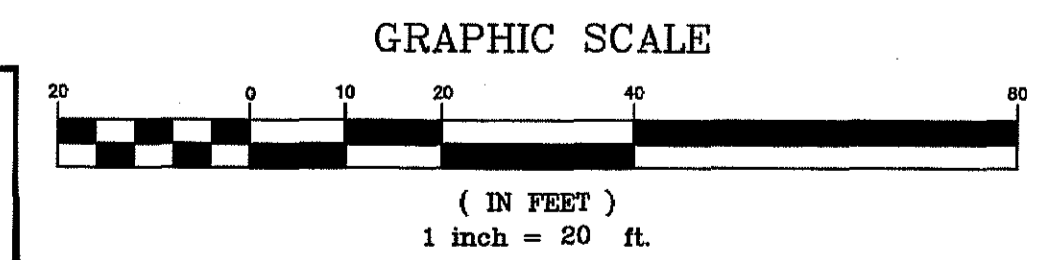
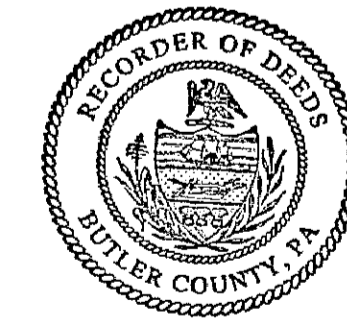
J. Andree TOWNSHIP MANAGER
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18 DAY OF January, 2019

Cheryl Davy SECRETARY
Frank E. Ull CHAIRPERSON # 19208

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 376 PAGE 40

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF March, 2019
Michele M. Mustello RECORDER OF DEEDS

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



LOT AREAS:

UNIT	SQUARE FEET	ACRES
51-A	2,585.950	0.059
51-B	1,812.000	0.042
51-C	1,812.000	0.042
51-D	1,812.000	0.042
51-E	2,537.518	0.058
TOTAL:	10,559.468	0.243

GENERAL PLAN NOTES:

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-SI OF THE PARK PLACE RESIDENTIAL SUBDIVISION - PHASES 3 & 5 AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
 - IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

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-SI
 TAX PARCEL 130-531-TI
 INST. # 201812120025106

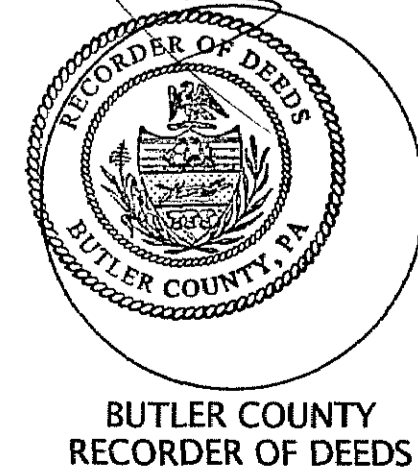
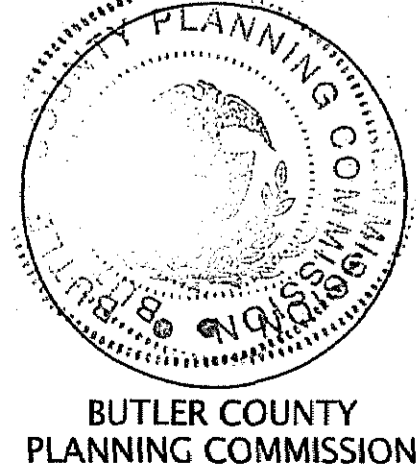
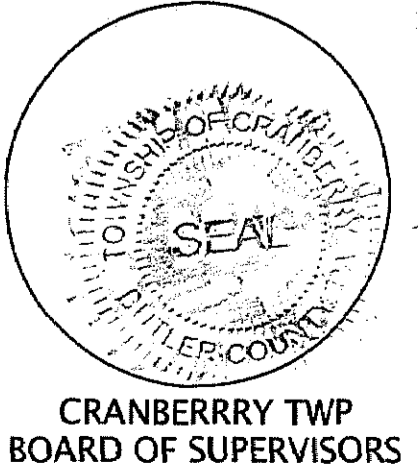
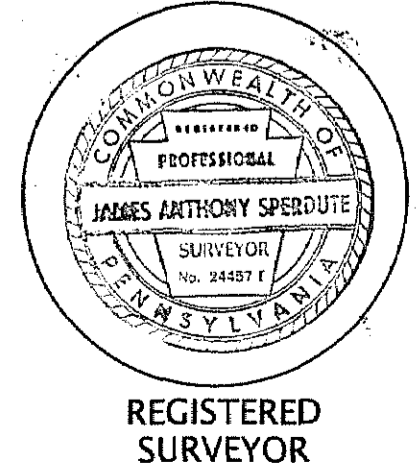
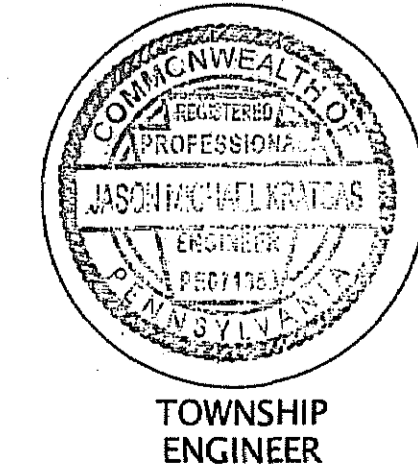
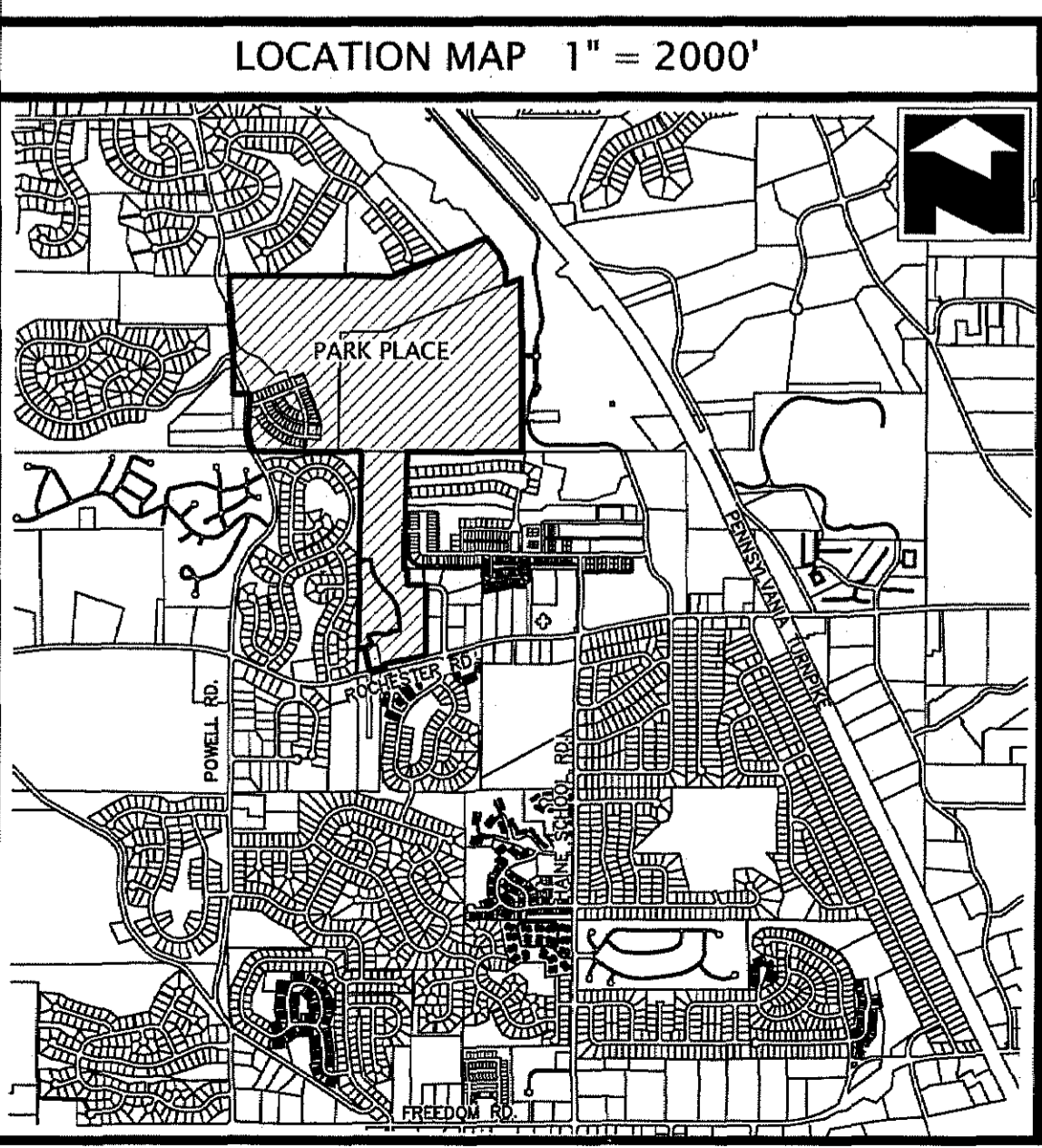
PLAN BOOK	PAGE
376	40

DEVELOPER/PROPERTY OWNER: **NVR**
 DRAWING NUMBER: 1004-1919755
 DRAWING SCALE: 1"=20'
 DATE: JANUARY 15, 2019
 DRAWN BY: JSS
 REVISIONS:

ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 BUILT BY: **Ryan Homes**

PARK PLACE AMENDMENT NO. 29

BEING A RE-SUBDIVISION OF PARCEL TH-SI
 PARK PLACE RESIDENTIAL SUBDIVISION - PHASES 3 & 5
 AS RECORDED IN PLAN BOOK 364, PAGES 32 & 33
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



**REQUIRED CERTIFICATIONS:
TOWNSHIP OF CRANBERRY,
APPENDIX 2**

1. OWNER'S ADOPTION
BARRON AGENCY INC. OWNER OF THE LAND SHOWN ON THE SITE PLAN FOR RECORDING PLAN HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

[Signature]
SIGNATURE OF WITNESS
DATE: 10/16/2018

[Signature]
SIGNATURE OF OWNER(S)
RONALD J. LEWIS

2. ACKNOWLEDGMENT OF NOTARY PUBLIC
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED RON LEWIS, PRESIDENT OF BARRON AGENCY INC. AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARY SEAL THIS 16 DAY OF October 2018
Commonwealth of Pennsylvania - Notary Seal
Cassandra M. Houston, Notary Public
3rd County
My Seal Expires August 20, 2019
Commission Number 1292724

[Signature]
NOTARY PUBLIC

3. SURVEYOR'S CERTIFICATION
EVERY PLAN FOR RECORDING MUST BE PREPARED BY OR UNDER THE SUPERVISION OF A REGISTERED SURVEYOR, WHO MUST CERTIFY THE ACCURACY OF THE SURVEY AND AFFIX HIS SEAL. I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE: OCTOBER 11, 2018
NAME OF SURVEYOR: *[Signature]*
REGISTRATION NUMBER: SU-045536-8

4. MUNICIPAL DECLARATIONS
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF CRANBERRY HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR PUBLIC FACILITIES.

[Signature]
SECRETARY CHAIRMAN
BOARD OF SUPERVISORS

[Signature]
DATE: 2/20/19
SECRETARY

5. REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE RESOLUTION 1017-19 ON THE 14th DAY OF February 2019.

[Signature]
SECRETARY
CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS WITHIN SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

[Signature]
TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF SEPT 2018
[Signature]
SECRETARY CHAIRMAN
BUTLER COUNTY PLANNING COMMISSION

6. REQUIRED COUNTY PLANNING REVIEW STATEMENT
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376, PAGE(S) 41.

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF March 2019
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2021

[Signature]
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2021

2. CERTIFICATION OF TITLE (NO MORTGAGE)
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RON LEWIS SERVICE ADDITION SITE PLAN FOR RECORDING LAND DEVELOPMENT IS IN THE NAME OF BARRON AGENCY, LP AND IS RECORDED IN INSTRUMENT PANEL NO. 20150424003812. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
SIGNATURE OF WITNESS
SIGNATURE OF OWNER(S)

- PROPOSED WAIVERS**
- 1. 27-519.C SERVICE BAYS AND GARAGES DOORS FOR AUTOMOBILES SALES USES CANNOT FACE STREET. THE APPLICANT PROPOSES TO THREE GARAGE DOORS FACE OLD ROUTE 19.
 - 2. 27-418.5.C IMPERVIOUS AREA MAXIMUM ALLOWED IS 60% IN THE PPC ZONING DISTRICT. THE APPLICATION PROPOSES IMPERVIOUS AREA OF 74%.

9. THE FOLLOWING SIGNATURE CERTIFIES THAT THE LANDOWNER ACKNOWLEDGES THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED WITHOUT APPROVAL FROM THE TOWNSHIP:
[Signature]
HEREBY ACKNOWLEDGES THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

10. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT A REGISTERED PROFESSIONAL HAS PREPARED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH TOWNSHIP DESIGN STANDARDS:
[Signature]
HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER ORDINANCE.

11. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE STORMWATER MANAGEMENT PLAN:
[Signature]
I HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

AS PER THE APPROVED STORM WATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING AND OR SAMPLING. IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE FACILITY FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE FOREMENTIONED RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY LIMITS THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID FACILITY AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

STORM WATER PLAN AS BUILT SHALL BE RECORDED UPON COMPLETION AND BEING A CERTIFICATION SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT STORMWATER BMPs HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLAN.
[Signature]
MUNICIPAL ENGINEER
I, JASON KRATZAS, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.
DATE: 4/25/19
TOWNSHIP ENGINEER
REGISTRATION NUMBER: PE011353

SITE PLAN DATA:
1. ZONING DISTRICT: PIC DISTRICT
2. TOTAL ACREAGE: LOT 1 = 3.241 ACRES (EXISTING DEALERSHIP)
TOTAL = 5.325 ACRES (MASHUDA ENTERPRISES LOT 1 TO BE CONSOLIDATED)

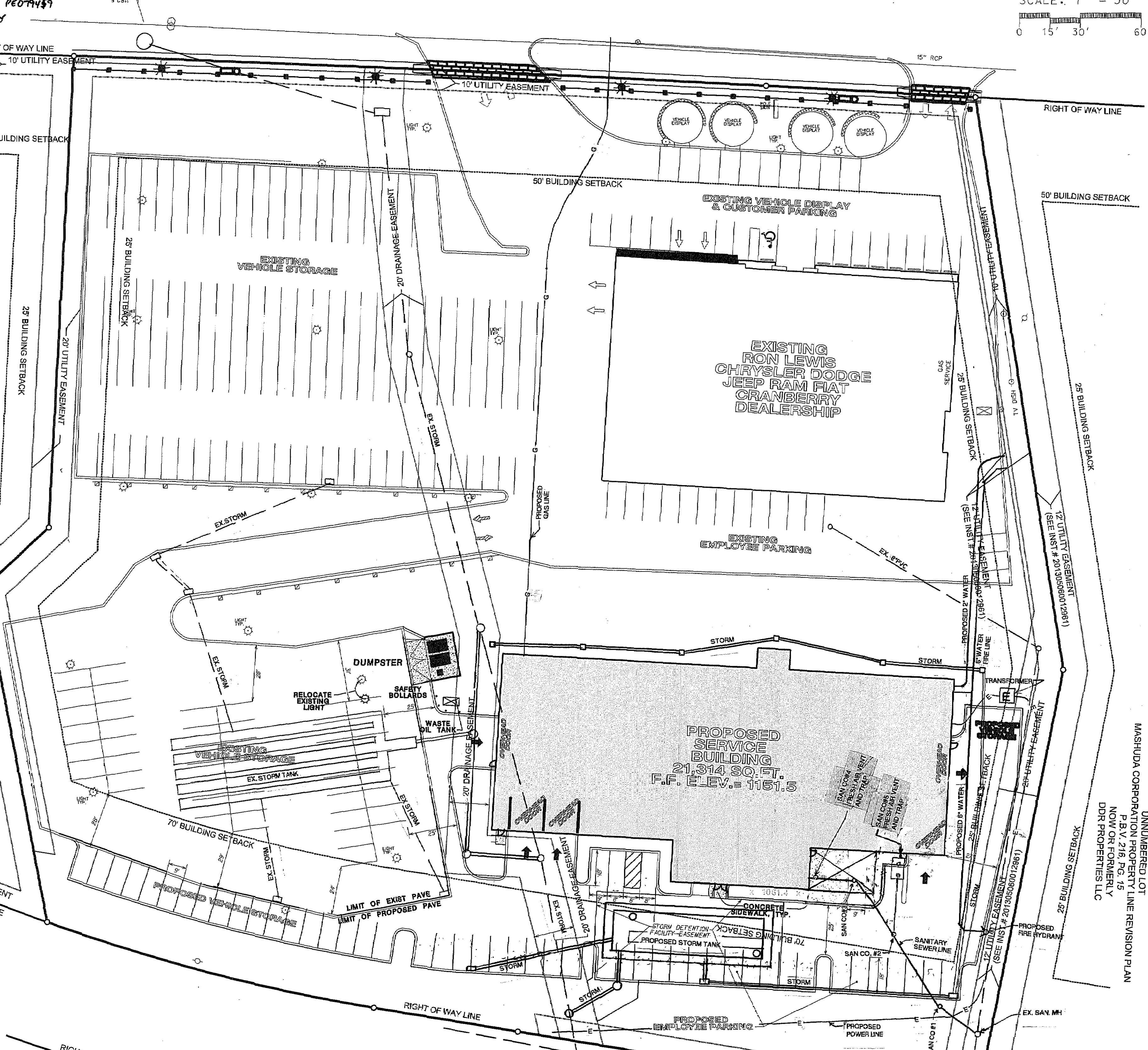
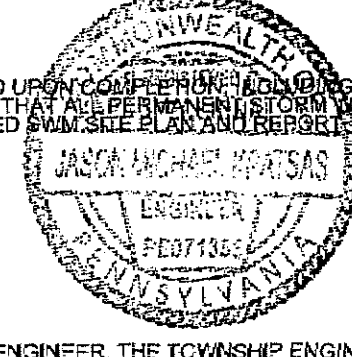
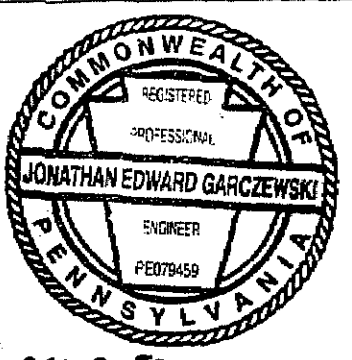
- 3. PROPOSED USE: AUTOMOTIVE SERVICE (CONDITIONAL USE)
- 4. PROPOSED BUILDINGS: PROPOSED SERVICE BUILDING 21,314 SQ.FT.
- 5. A 20' UTILITY EASEMENT SHALL BE PROVIDED FOR ALL UTILITIES.
- 6. ALL UTILITIES TO BE UNDERGROUND.
- 7. AS PER THE APPROVED STORM WATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING AND OR SAMPLING. IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE FACILITY FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE FOREMENTIONED RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY LIMITS THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID FACILITY AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

YARD REQUIREMENTS

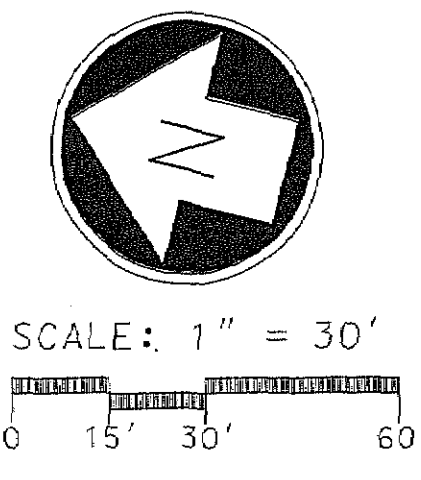
	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	5.325 ACRES
MINIMUM FRONT YARD	25 FEET	86 FEET
MINIMUM SIDE YARD	25 FEET	34 FEET
MINIMUM REAR YARD	50 FEET	N/A FEET
MINIMUM PERVIOUS AREA	482 OR 2.1 ACRES	26% OR 1.38 ACRES (MODIFICATION)
BUILDING HEIGHT MAXIMUM	50'	27'-4"
INTERNAL GREENSPACE	10% MINIMUM	11.6%

PARKING:

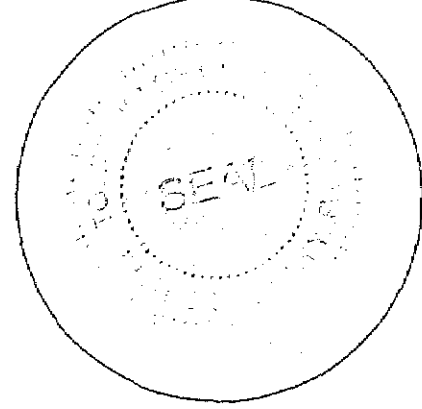
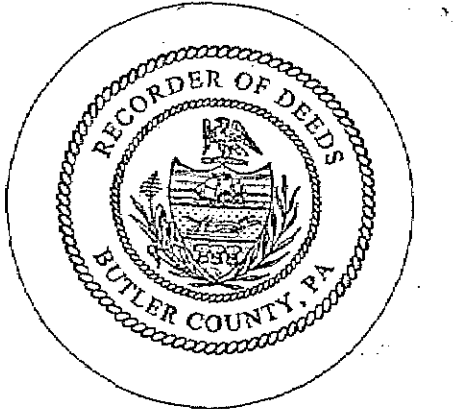
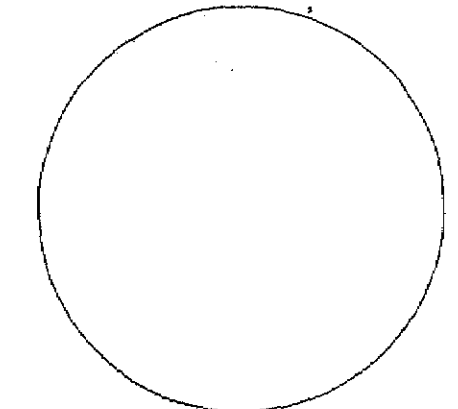
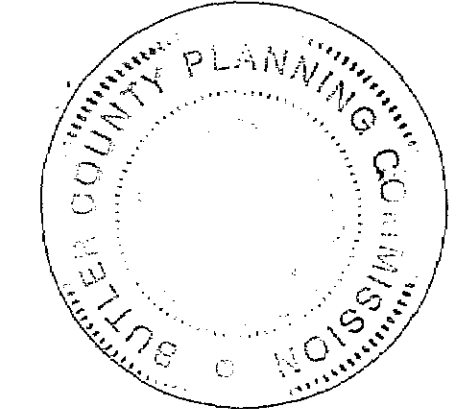
- 1. TOTAL BUILDING SQUARE FEET = 21,314 SF.
- VEHICLE SALES, RENTAL, AND SERVICE = 1 PER 700 SQ. FT. OF GFA, PLUS 1 PER EACH 10' OF USE, BY CUSTOMERS AND SALES STAFF.
- 2. TOTAL PARKING REQUIRED = SERVICE BUILDING: 21,314 SF. / 700 = 32 SPACES
1,298 SQ.FT. / 400 = 4 PARKING SPACES
34 PARKING SPACES (INCLUDES 2 ADA SPACES)
- 3. TOTAL PARKING REQUIRED = 34 PARKING SPACES REQUIRED
- 4. TOTAL PARKING SPACES PROPOSED 34 NEW PARKING SPACES



U.S. ROUTE 19 S.R. 0019 120'
(PERRY HIGHWAY)



SURVEYOR PLANNING COMMISSION COUNTY PLANNING RECORDER OF DEEDS TOWNSHIP COMMISSIONERS



PLAN BOOK PAGE
376 41

OLD PERRY HIGHWAY T-315 60'
(FORMERLY PERRY HIGHWAY S.R.0019)
(A.K.A. OLD ROUTE 19)

REVISIONS:
1. 8-7-18 - REVISED PER TOWNSHIP ENGINEER'S COMMENTS
2. 10-5-18 - AS PER RESOLUTION

UNNUMBERED LOT
MASHUDA CORPORATION PROPERTY LINE REVISION PLAN
DOB FOR FORMERLY
DOR PROPERTIES LLC

PROJECT NO.: C-39060
DWG NO.: 403,756

PREPARED FOR:
BARRON AGENCY INC.
20839 ROUTE 19
CRANBERRY TWP., PA 16069

SITE PLAN FOR RECORDING R-100

SCALE: 1" = 30' - 0"
ISSUE DATE: AUGUST 7, 2018
JOB NO. 2018-067

OWNER'S ADOPTION

BY RESOLUTION APPROVED ON THE DAY OF THE BOARD OF DIRECTORS OF THE EXECUTIVE DRIVE HOLDINGS, LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE HEALING CENTER LAND DEVELOPMENT PLAN ADOPTED THIS PLAN AS ITS PLAN OF LAND DEVELOPMENT 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)

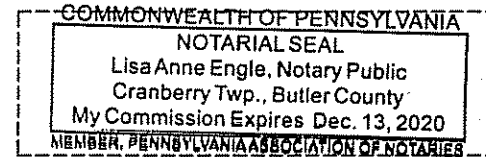
SIGNATURE AND TITLE OF OFFICER WITNESSING: Christopher J. Kehon, Vice President. SIGNATURE AND TITLE OF AUTHORIZED OFFICER: John R. Richards Jr., President.

DATE: 2-15-19

ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED John R. Richards Jr., President of the Executive Drive Holdings, LLC, WHO STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15th DAY OF February, 2019.



Signature of Notary Public: Lisa Anne Engle

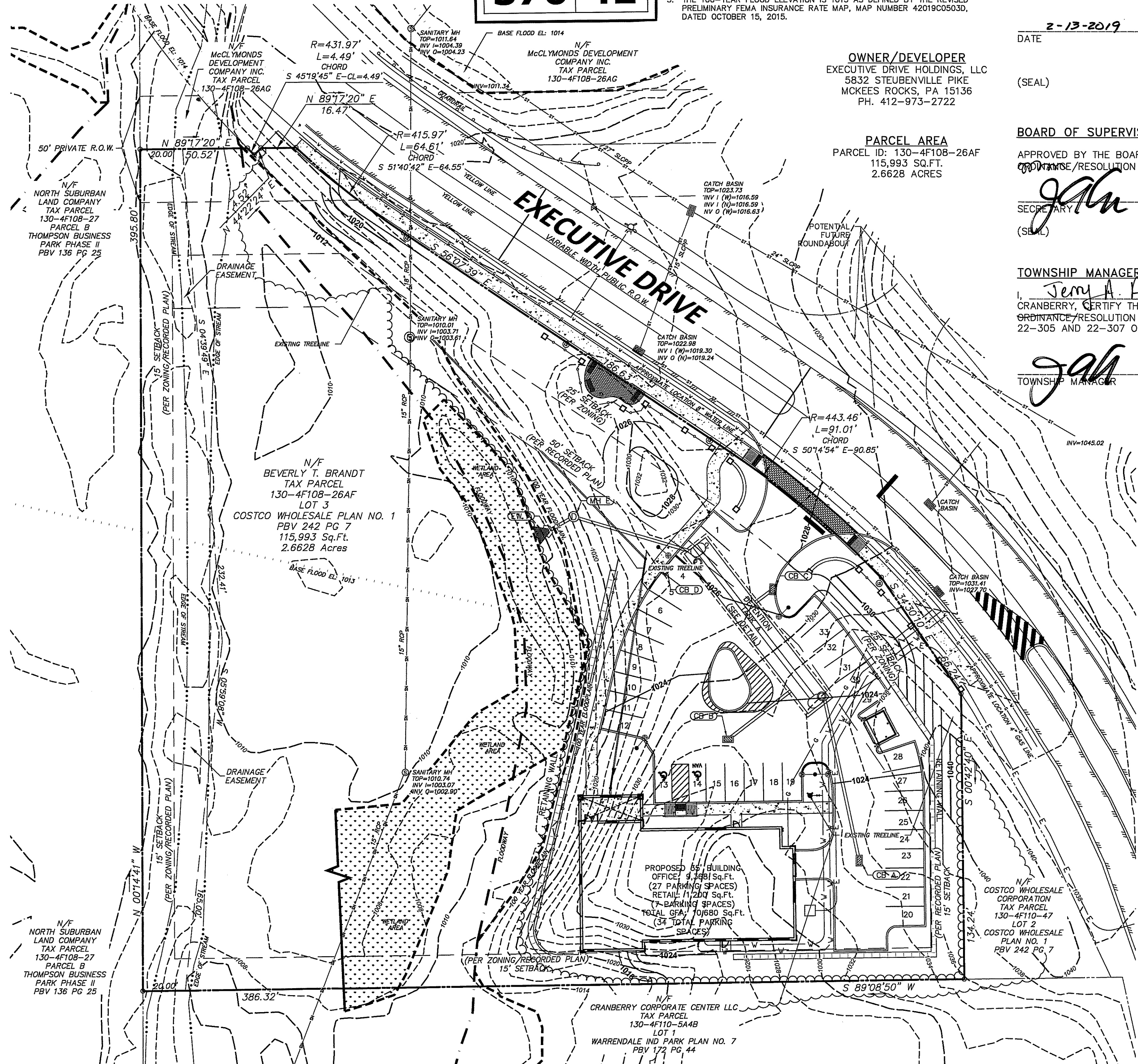
NOTES:

- 1. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO NORTH AMERICAN DATUM OF 1983 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE.
2. ALL UTILITY INFORMATION SHOWN ON THE PLANS IS BASED ON AN ABOVE GROUND TOPOGRAPHICAL SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. NO SUBSURFACE UTILITY SURVEY OR EXPLORATION HAS BEEN MADE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS INFORMATION.
3. THE 100-YEAR FLOOD ELEVATION IS 1013 AS DEFINED BY THE REVISED PRELIMINARY FEMA INSURANCE RATE MAP, MAP NUMBER 42019C05030, DATED OCTOBER 15, 2015.

Table with 2 columns: PLAN BOOK, PAGE. Values: 376, 42.

OWNER/DEVELOPER: EXECUTIVE DRIVE HOLDINGS, LLC, 5832 STEUBENVILLE PIKE, MCKEES ROCKS, PA 15136, PH. 412-973-2722.

PARCEL AREA: PARCEL ID: 130-4F108-26AF, 115,993 SQ.FT., 2.6628 ACRES.



CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HEALING CENTER LAND DEVELOPMENT PLAN IS IN THE NAME OF EXECUTIVE DRIVE HOLDINGS, LLC AND IS RECORDED IN DEED BOOK VOLUME PAGE

WITNESS OWNER: MORTGAGEE OF THE PROPERTY CONTAINED IN THE (NAME OF SUBDIVISION OR LAND DEVELOPMENT) 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 CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE: 2-13-2019. NAME OF SURVEYOR: MARK B. SCHMIDT.

REGISTRATION NUMBER: SU-36950-E.

BOARD OF SUPERVISORS

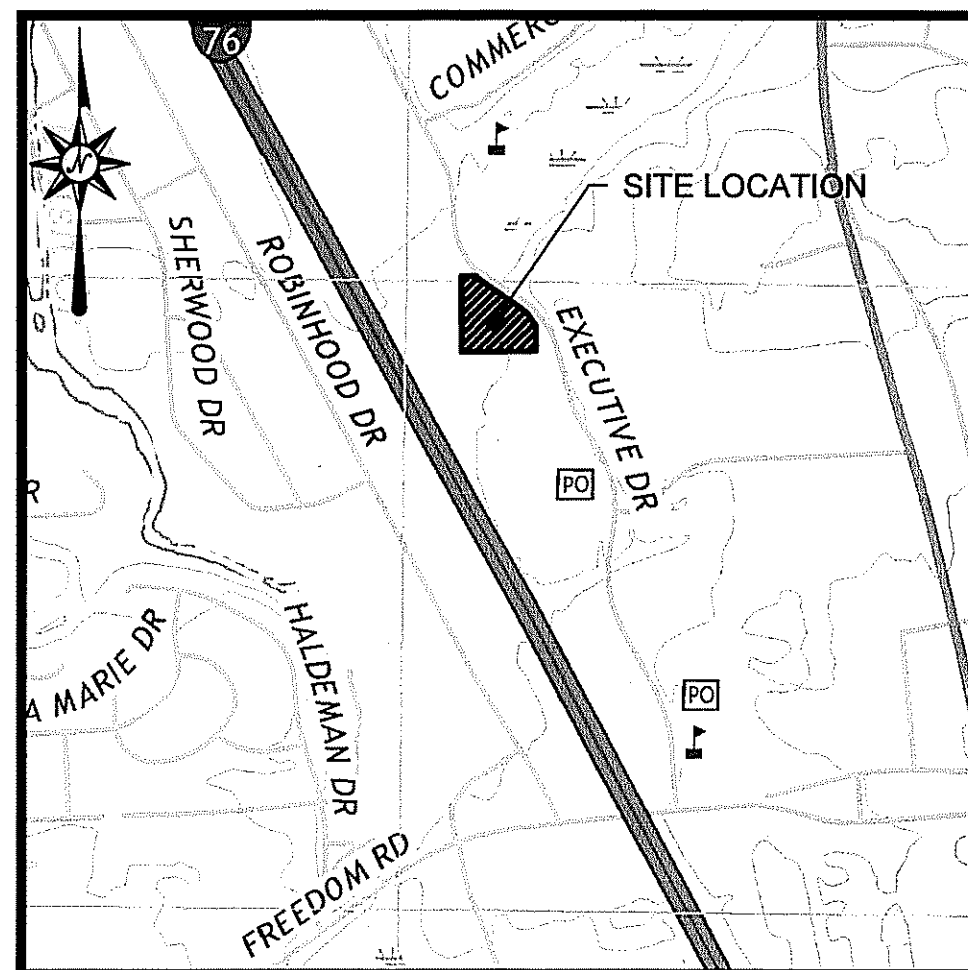
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION/RESOLUTION NO. 2017-08 ON THE 14th DAY OF February, 2019.

Signature of Chairman: Robert W. Halliday, Chairman, Board of Supervisors.

TOWNSHIP MANAGER

I, Jerry A. Andree, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2017-08 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

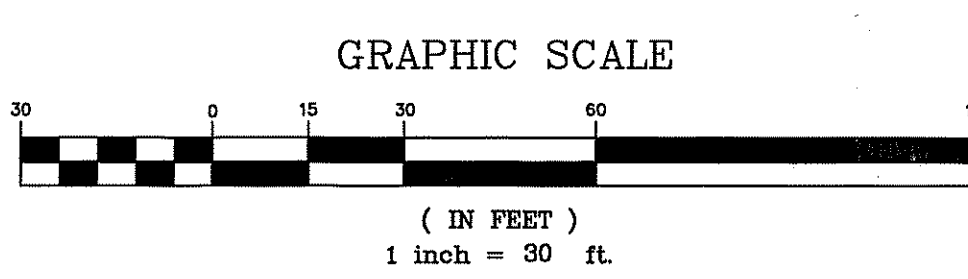
Signature of Township Manager: Jerry A. Andree.



Location Map, USGS Quadrangle: Mars, 2016, Scale - 1" = 1000'

ZONING INFORMATION - CRANBERRY TOWNSHIP

CURRENT ZONING: SU-1 WITH SEO OVERLY. SU-1 (SPECIAL USE) SEO (STREETSCAPE ENHANCEMENT OVERLAY). MIN. NET LOT AREA: 1 ACRE. MIN. LOT WIDTH: 80 FEET. MAX. BUILDING HEIGHT: 60 FT. BUILDING SETBACKS: MIN. FRONT YARD: 25 FEET, MIN. SIDE YARD: 15 FEET, MIN. REAR YARD: 15 FEET.



MUNICIPAL ENGINEER'S CERTIFICATE

I, Jean VEFAS, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

SIGNATURE: Jean VEFAS, DATE: 3/6/19.

REGISTRATION NUMBER: PE011353.

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20 DAY OF September, 2019.

SECRETARY: Chuck Davney. CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION: Frank E. Uhl.

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376, PAGE(S) 42. GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF March, 2019.

Signature of Recorder: Michele W. Mustello, Recorder of Deeds.

STORMWATER MANAGEMENT NOTES AND STATEMENTS:

17.350.7.C.(2)(G)5: AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY...

17.350.7.C.(2)(G)14: IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

17.350.7.C.(2)(G)16: NO PERSON SHALL MODIFY, ALTER, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.

17.350.7.C.(9): MUNICIPAL LIABILITY DISCLAIMER. APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.

17.350.8.I.(9)(A): A STATEMENT SIGNED BY THE LANDOWNER ACKNOWLEDGING THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

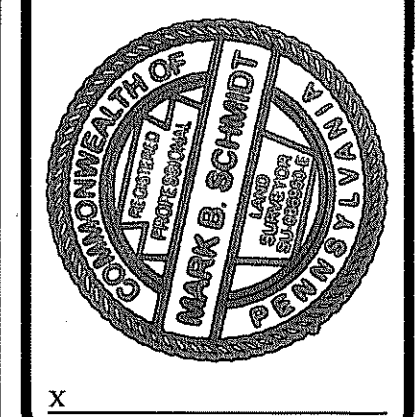
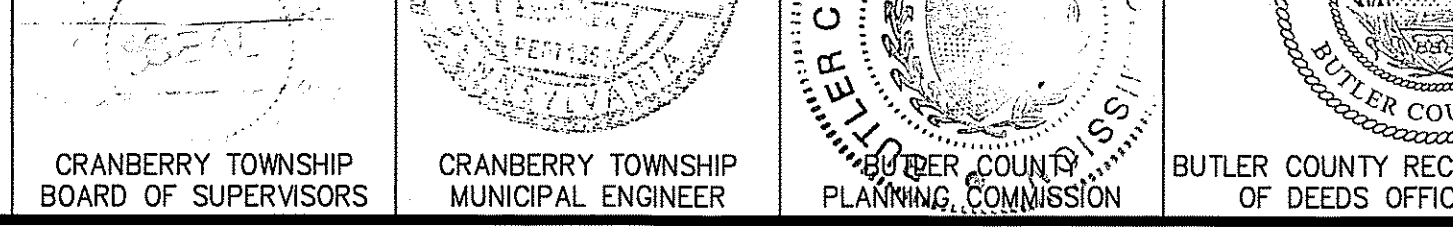
17.350.8.I.(9)(D): I, [Signature], HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

17.350.8.I.(9)(E): I, [Signature], HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

CERTIFICATION OF TITLE (NO MORTGAGE)

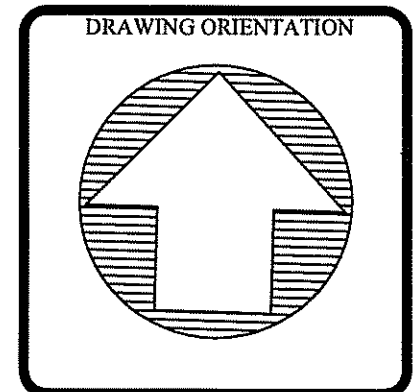
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HEALING CENTER IS IN THE NAME OF EXECUTIVE DRIVE HOLDINGS, LLC AND IS RECORDED IN INSTRUMENT NO. 201911010023800. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Signature of Witness: Nancy A. Owen.



Corporate Office: Ena Technical Center, 35 Wilson Street, Suite 201, Pittsburgh, PA 15223. Phone: (412) 781-9660. Fax: (412) 781-5904.

Table with columns: DATE, REVISIONS, PROJECT STATUS. Includes revision history for the drawing.



CLIENT ADDRESS: Executive Drive Holdings, LLC, 5832 Steubenville Pike, McKees Rocks, PA 15136.

PROJECT TITLE: The Healing Center Land Development Plans Plan for Recording.

DRAWN BY: APH. CHECKED BY: APH. CAD FILE: 12432 Plan of Recording.dwg. HORIZ. SCALE: 1" = 30'. VERT. SCALE: 1" = 30'. SHEET: 1 OF 16. PROJECT #: 12432.

Inst: 2019013000419 03/13/2019
Pages: 1 5:45.00 2 3729
Michelle Mustello
Butler County Recorder PA

120-4F23-31
N/F GERALD E. KOLAVIC
569 DICK ROAD
PARCEL A OF P.B. 165 PG. 38
D.B. 2341 PG. 488
RESIDENTIAL & AGRICULTURAL

120-3F78-16ED
N/F ANDREW G. &
KIMBERLY K. VOLANTE
625 DICK ROAD
D.B. 3040 PG. 696
LOT 5 OF P.B. 192 PG. 12
RESIDENTIAL

120-4F23-31A
N/F GERALD E. KOLAVIC
DICK ROAD
REMNANT OF P.B. 165 PG. 38
D.B. 2451 PG. 760
WOODED & AGRICULTURAL

120-3F78-16E
N/F GARY & PATRICIA L. ZINKHANN
1093 WHITESTOWN ROAD
INST. #200201220002623
AGRICULTURAL

120-3F78-21A
N/F MICHAEL F. GROSS
631 DICK ROAD
TRACT 2
INST. #201307120020376
RESIDENTIAL
0.99 ACRE

120-3F78-16C
N/F MICHAEL F. GROSS
631 DICK ROAD
TRACT 1
INST. #201307120020376
RESIDENTIAL
0.71 ACRE

0.71 ACRE TRACT 1
+0.99 ACRE TRACT 2
1.70 ACRE TOTAL
AFTER CONVEYANCE =
LOT 1

120-3F78-21DA
N/F THOMAS D. & PAMELA J. HUFF
635 DICK ROAD
LOT 1 OF P.B. 214 PG. 49
INST. #201010010022414
RESIDENTIAL

120-3F78-21D
N/F DAVID G. & ELEANOR M. BENSON
WHITESTOWN & DICK ROADS
INST. #201702230003951
WOODED & AGRICULTURAL

NOTES:

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

REF: CERTIFICATION SURVEY FOR MICHAEL GROSS &
TAMMIE BRADFELD BY LAND SURVEYORS, INC.,
07/08/13, #13-091

ACCORDING TO THE FLOOD INSURANCE RATE MAP
PREPARED FOR THIS TOWNSHIP, THIS PROPERTY
LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.

PROPERTY OWNER: MICHAEL F. GROSS
P.O. BOX 306
CRYSTAL BEACH, FL 34681

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO
ADJOINING PARCELS INTO ONE LOT.



HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)

This plan requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

Reviewed and approved by the Connoquenessing Township Planning Commission this 27th day of December, 2018.

Diane C. Haneholt SECRETARY
Samuel Cox CHAIRMAN

SEAL:

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision 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 rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This 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 27th day of December, 2018.

ATTEST:

Brenda Dean SECRETARY
Samuel Steinhilber CHAIRMAN

SEAL:

COMMONWEALTH OF PENNSYLVANIA:

: SS: COUNTY OF BUTLER:

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County,

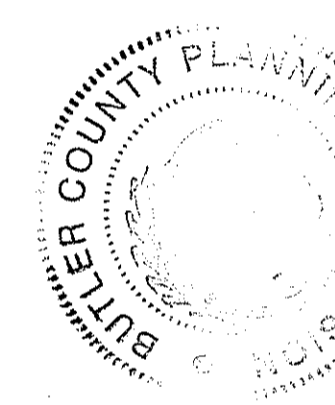
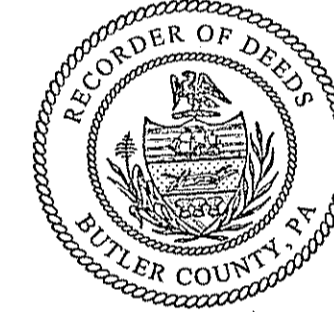
In Plan Book Volume 376 Page 43

Given under my hand and seal this 13 day of March

2019

Michelle M. Mustello
RECORDER OF DEEDS

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



Reviewed with comments by the Butler County Planning Commission at a meeting held this 10th day of Dec, 2018. Letter to Connoquenessing Township Board of Supervisors dated 12/10/2018.
Chris Gilm SECRETARY
F. A. Gilm CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT I, Michael F. Gross, Trustee of the Michael F. Gross Revocable Living Trust, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Michael F. Gross, Trustee of the Michael F. Gross Revocable Living Trust, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereto set my hand and seal this 25 day of January, A.D., 2019.

ATTEST:
Ashley Walsh
TRUSTEE

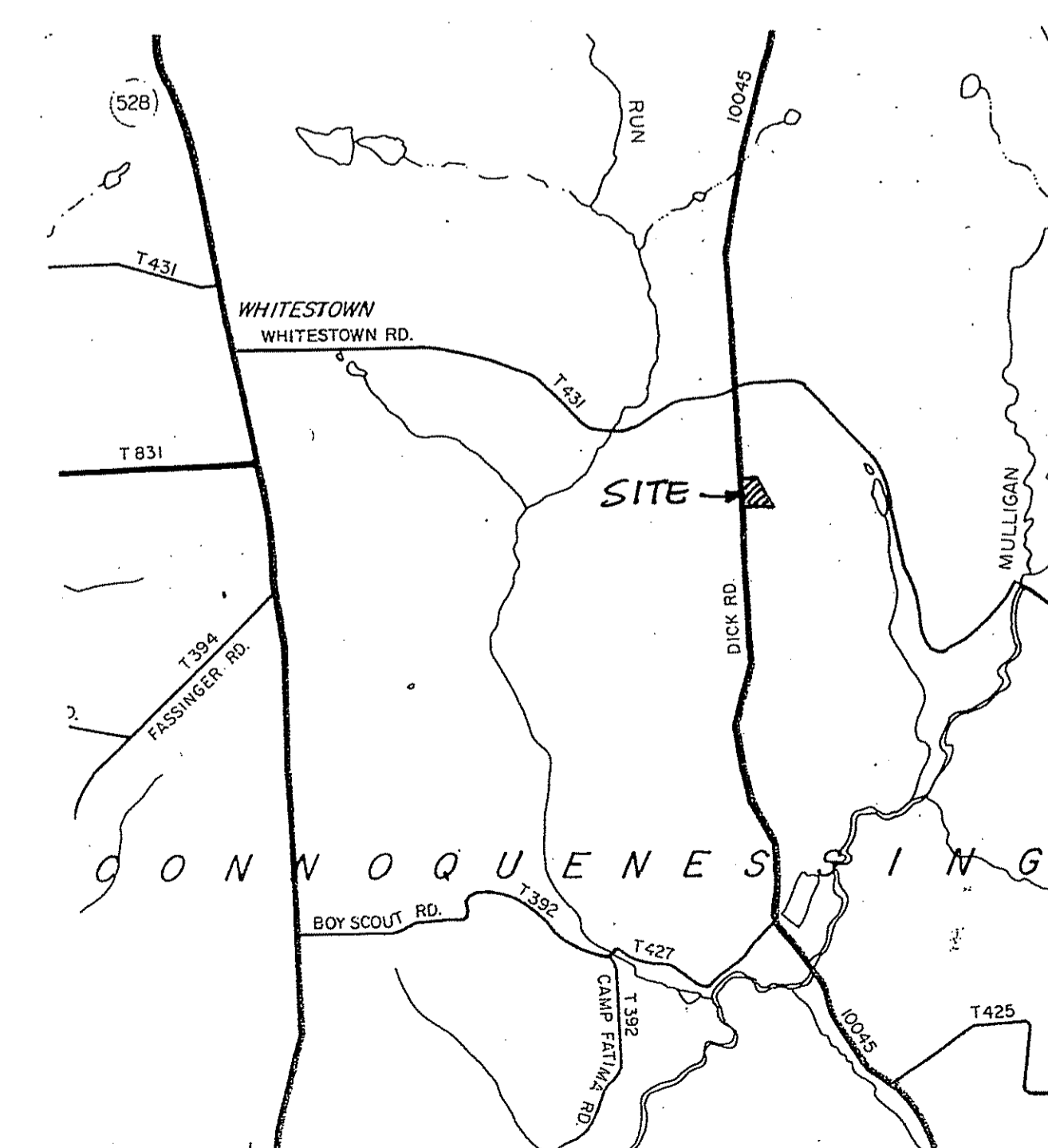
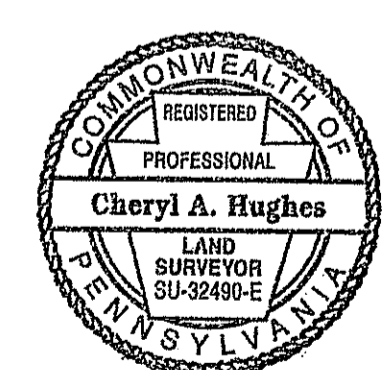
WITNESS My hand and notarial seal this 25 day of January, A.D., 2019.

Ashley Walsh
NOTARY PUBLIC

My Commission Expires the 11 day of June, A.D., 2021.

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Cheryl A. Hughes
SURVEYOR
DEC 14 2018
DATE

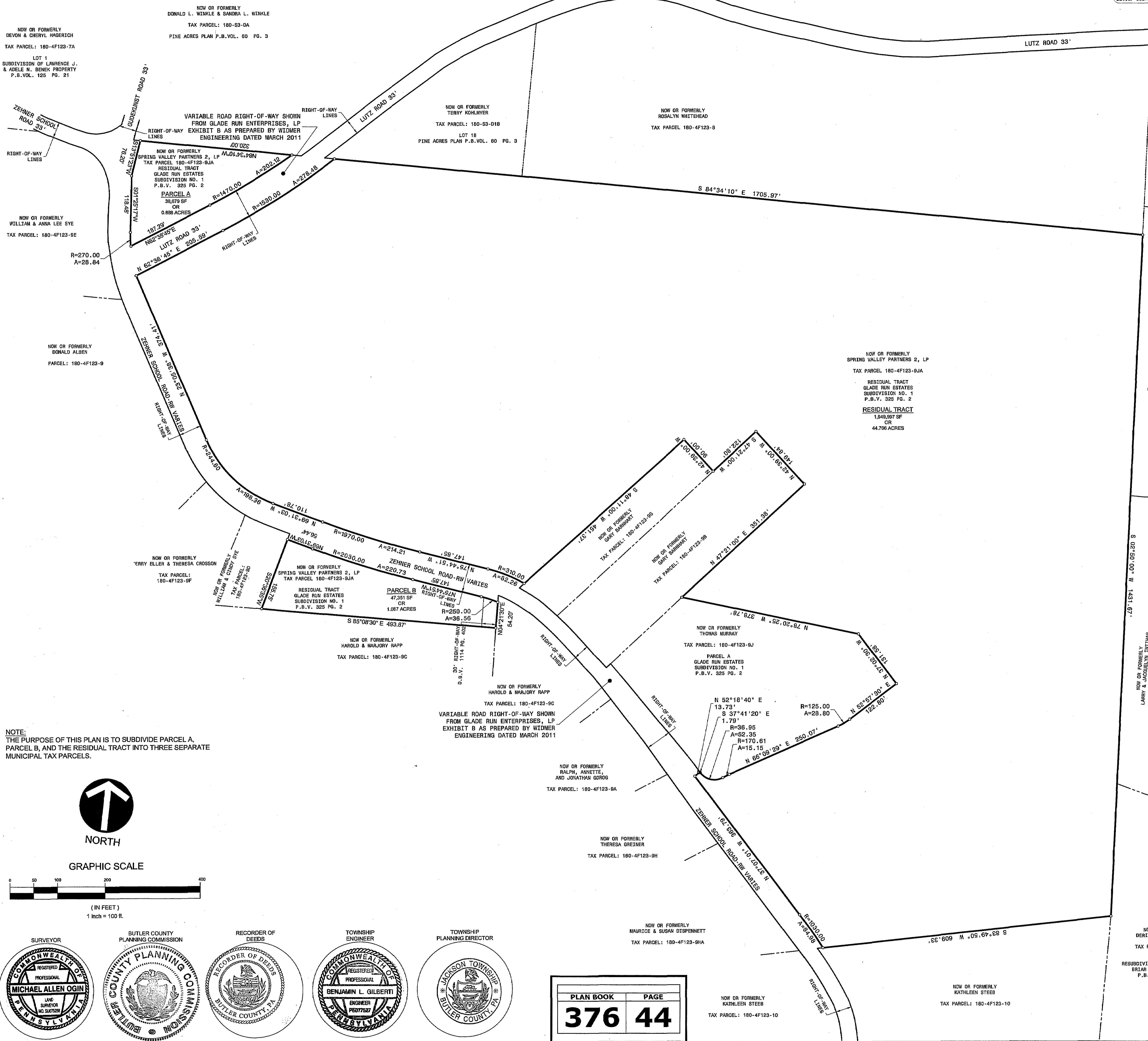


VICINITY MAP Scale: 1" = 2000'

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L S G	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-8865 Cheryl A. Hughes, PLS Owner
	LOT LINE REVISION FOR: MICHAEL F. GROSS, Trustee of the Michael F. Gross Revocable Living Trust SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA Date 11/28/18 Scale 1" = 30' Dwn By BEC Ckd By CAH Parcel No. 120-3F78-21A, 16C Instrument # 201307120020376 Service No. 18-158 Address 631 DICK ROAD

Instr: 251893-0009612 03/14/2019
Page: 1 of 2 P. 606.00 2.5100
Michele Mustello
Butler County Recorder
FL



OWNERS ADOPTION AND DEDICATION
 SPRING VALLEY PARTNERS 2, LP, OWNER OF THE LAND SHOWN ON THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 1 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, THIS I SET MY HAND AND SEAL THIS 12th DAY OF FEBRUARY, 2019

Judith A. Kelly-Kony Notary Public
Paul J. Schutte Managing member of Spring Valley Partners 2, LP

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE-NAMED *Paul J. Schutte*, MANAGING MEMBER OF SPRING VALLEY PARTNERS 2, LP, GENERAL PARTNER OF SPRING VALLEY PARTNERS 2, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF FEBRUARY, 2019

MY COMMISSION EXPIRES THE 20th DAY OF NOVEMBER, 2022

Judith A. Kelly-Kony
 Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Judith A. Kelly-Kony, Notary Public
 Butler County
 My commission expires November 20, 2022
 Commission number 1287011
 Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 1 IS IN THE NAME OF SPRING VALLEY PARTNERS 2, LP AND IS RECORDED IN THE INSTRUMENT NO.

Paul J. Schutte OWNER
Paul J. Schutte MORTGAGEE

MORTGAGEE OF THE PROPERTY CONTAINED IN THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Paul J. Schutte WITNESS
Paul J. Schutte NAME, TITLE, MORTGAGEE

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

DATE: 1-21-19
Michael Allen Ogien
 MICHAEL ALLEN OGIEN
 REG. NO. SU075288

TOWNSHIP ENGINEER'S CERTIFICATION
 THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

DATE: 3-6-19
Benjamin L. Gilbert
 TOWNSHIP ENGINEER
 REG. NO. PE 07527

REQUIRED DECLARATIONS AND STATEMENTS
 JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE: 3-6-19
Christina Berner
 TOWNSHIP MANAGER/SECRETARY

REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS
 REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP ON THIS 13th DAY OF January 2019

SECRETARY: *Christina Berner*
 CHAIRPERSON: *Christina Berner*

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE DAY OF 15th January 2019 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED JAN 15, 2019. THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 3rd DAY OF March 2019.

SECRETARY: *Christina Berner*
 CHAIRPERSON: *Christina Berner*

THIS PLAN WAS DELIVERED TO SPRING VALLEY PARTNERS 2, LP BY JACKSON TOWNSHIP ON THE DAY OF 11th DAY OF March 2019.

TOWNSHIP MANAGER/SECRETARY: *Christina Berner*

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 15th DAY OF January 2019 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED, AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 3rd DAY OF March 2019.

SECRETARY: *Christina Berner*
 PLANNING DIRECTOR: *Christina Berner*

THIS PLAN WAS DELIVERED TO SPRING VALLEY PARTNERS 2, LP BY JACKSON TOWNSHIP ON THE DAY OF 11th DAY OF March 2019.

TOWNSHIP MANAGER/SECRETARY: *Christina Berner*

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13th DAY OF OCT 2017

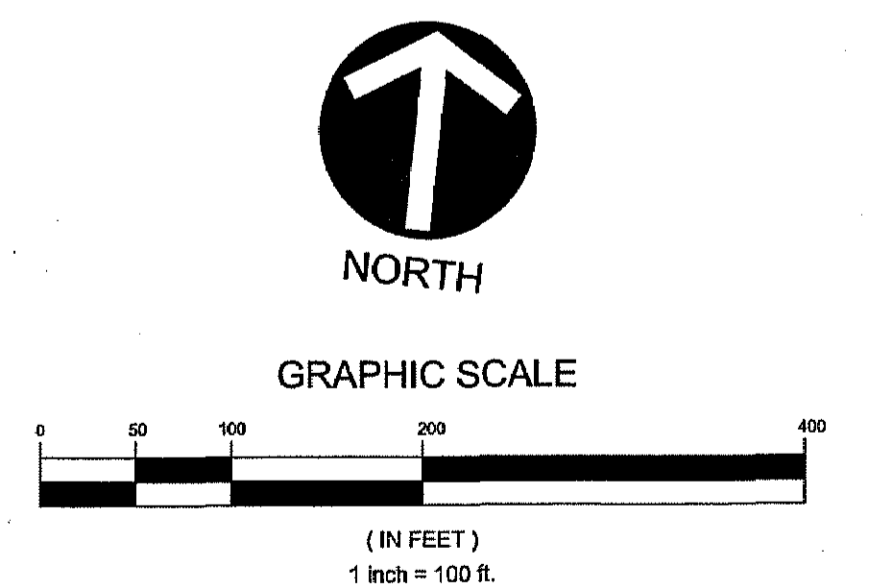
SECRETARY: *Christina Berner*
 CHAIRPERSON: *Christina Berner*

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376, PAGE(S) 44.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF March 2019

Michele M. Mustello
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday In January 2020

NOTE:
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL A, PARCEL B, AND THE RESIDUAL TRACT INTO THREE SEPARATE MUNICIPAL TAX PARCELS.



SURVEYOR
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL SURVEYOR
 MICHAEL ALLEN OGIEN
 JAC SURVEYOR NO. 5037887

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS
 COMMONWEALTH OF PENNSYLVANIA
 RECORDER OF DEEDS
 BUTLER COUNTY PA

TOWNSHIP ENGINEER
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 BENJAMIN L. GILBERTI
 PE 07527

TOWNSHIP PLANNING DIRECTOR
 JACKSON TOWNSHIP
 BUTLER COUNTY, PA

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NOW OR FORMERLY CHRISTIAN & GEORGIA BERNER TAX PARCEL 4F-104-14

NOW OR FORMERLY LARRY & JACQUELYN JITTNER TAX PARCEL 180-86-612A
BRIAR HILL PLAN OF LOTS P.B.VOL. 128 PG. 28

NOW OR FORMERLY DENIK & LYNE HOBROW TAX PARCEL: 180-86-E7
PARCEL 18-D REUBEN HILL PLAN OF LOTS P.B.VOL. 137 PG. 26

NOW OR FORMERLY SPRING VALLEY PARTNERS 2, LP TAX PARCEL 180-4F123-0A
RESIDUAL TRACT GLADE RUN ESTATES SUBDIVISION NO. 1 P.B.V. 325 PG. 2
RESIDUAL TRACT 1,840,897 SF OR 44.786 ACRES

NOW OR FORMERLY THOMAS MURRAY TAX PARCEL: 180-4F123-9J
PARCEL A GLADE RUN ESTATES SUBDIVISION NO. 1 P.B.V. 325 PG. 2

NOW OR FORMERLY RALPH, ANNETTE, AND JONATHAN GORDG TAX PARCEL: 180-4F123-9A

NOW OR FORMERLY THERESA GREINER TAX PARCEL: 180-4F123-9H

NOW OR FORMERLY MAURICE & SUSAN DISPENNETT TAX PARCEL: 180-4F123-9HA

NOW OR FORMERLY KATHLEEN STEEB TAX PARCEL: 180-4F123-10

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

TOTAL AREA OF RECORDING = 2,036,027 SF OR 46.741 ACRES

GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 100 McMorris Road, Pittsburgh, PA 15205
 gatewayengineers.com 856-634-9244

THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 1
 BEING A FURTHER SUBDIVISION OF GLADE RUN ESTATES SUBDIVISION NO. 1 AS RECORDED IN P.B.V. 325 PG. 2

SITUATE IN
JACKSON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA
 MADE FOR
SPRING VALLEY PARTNERS 2, LP

Date: SEPTEMBER 13, 2017
 Job Number: C-16587-0012
 DWG No: PENDING

PM: MAO DB: LPW CB: MAC SCALE: 1"=100'

L:\math & Planning\Projects\180001\6587-0012_Chibe Run Quad\dwg\01-Plan\6587-0012_HP BASE and SHEETS_Plan No. 1.dwg
Print Date: 05/20/2019 2:58 PM User: P. Wessam

Inst: 20190310000913 03/14/2019
Page: 1 of 48
Richele Mustello
Butler County Recorder
726190004226
Pa.

WATERLINE EASEMENT CURVE TABLE						SANITARY SEWER EASEMENT CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION	CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
WL-1	1030.00	54.69	003	S 33° 54' 29" E	54.58	E/SMT EDGE	SAN-C1	1550.01	263.80	010	N 97° 42' 29" E	263.47	E/SMT TIE
WL-2	1030.00	54.69	003	S 33° 54' 29" E	54.58	E/SMT EDGE	SAN-C9	80.00	100.66	115	N 17° 43' 30" E	84.45	E/SMT TIE

WATERLINE EASEMENT LINE TABLE				SANITARY SEWER EASEMENT LINE TABLE			
LINE #	DIRECTION	LENGTH	DESCRIPTION	LINE #	DIRECTION	LENGTH	DESCRIPTION
WL-3	N 81° 18' 10" E	50.73	E/SMT EDGE	SAN-L10	S 84° 34' 10" E	1132.26	E/SMT CL
WL-4	N 85° 49' 59" E	49.62	E/SMT EDGE	SAN-L11	N 05° 30' 49" E	62.97	E/SMT CL
				SAN-L2	S 84° 34' 10" E	1132.87	E/SMT CL
				SAN-L3	S 70° 51' 29" E	36.00	E/SMT CL
				SAN-L4	S 39° 57' 00" E	191.86	E/SMT CL
				SAN-L5	S 84° 03' 40" E	191.47	E/SMT CL
				SAN-L6	S 09° 23' 14" W	7.50	E/SMT TIE
				SAN-L7	S 60° 23' 51" W	132.66	E/SMT TIE
				SAN-L8	S 40° 46' 18" W	47.65	E/SMT TIE

OWNER'S ADOPTION AND DEDICATION
THE SPRING VALLEY PARTNERS 2, LP, OWNER OF THE LAND SHOWN ON THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 2 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, I SET MY HAND AND SEAL THIS 14TH DAY OF FEBRUARY, 2019

ACKNOWLEDGMENT OF NOTARY PUBLIC
I, MICHAEL ALLEN OGILVIE, Notary Public for the Commonwealth of Pennsylvania, do hereby certify that the foregoing adoption and dedication was made by the undersigned on the 14TH day of February, 2019, at the office of the Recorder of Deeds, Butler County, Pennsylvania. My commission expires November 20, 2022. My commission number is 1287011.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12TH DAY OF FEBRUARY, 2019
MY COMMISSION EXPIRES THE 20TH DAY OF NOVEMBER, 2022
MICHAEL ALLEN OGILVIE
Notary Public
Butler County, Pennsylvania
Commission Number 1287011

MORTGAGEE OF THE PROPERTY CONTAINED IN THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 2 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
WITNESS
NAME, TITLE, MORTGAGEE
DATE 1-21-19
MICHAEL ALLEN OGILVIE
REG. NO. SU075286

TOWNSHIP ENGINEER'S CERTIFICATION
THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.
DATE 3-6-19
TOWNSHIP ENGINEER
REG. NO. PE 07527

REQUIRED DECLARATIONS AND STATEMENTS
JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
DATE 3-6-19
TOWNSHIP MANAGER / SECRETARY
REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THE 13TH DAY OF JANUARY, 2019

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 18TH DAY OF JANUARY, 2019
NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.
SIGNED AND NOTED AS APPROVED THIS 18TH DAY OF JANUARY, 2019

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 16TH DAY OF JANUARY, 2019
SIGNED AND NOTED AS APPROVED THIS 16TH DAY OF JANUARY, 2019

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF OCTOBER, 2017
SIGNED AND NOTED AS APPROVED THIS 14TH DAY OF MARCH, 2019

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 376, PAGE(S) 45.
GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF MARCH, 2019

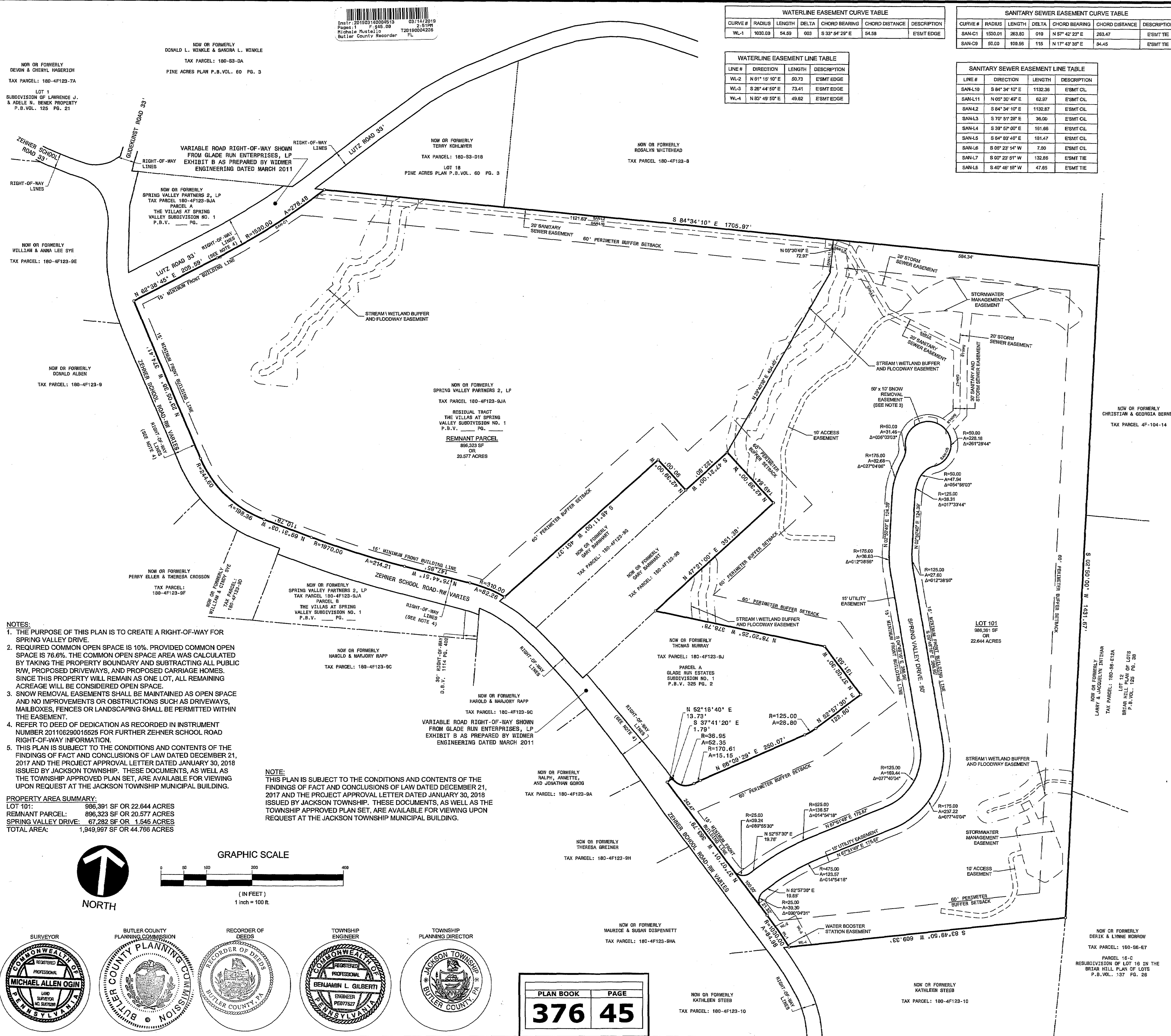
MICHELE H. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

TOTAL AREA OF RECORDING = 1,949,997 SF OR 44.766 ACRES

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

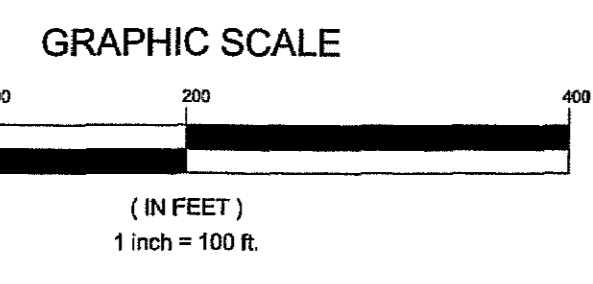
THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 2
BEING A FURTHER SUBDIVISION OF THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 1 AS RECORDED IN P.B.V. PG. _____
SITUATE IN
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
SPRING VALLEY PARTNERS 2, LP

Date: SEPTEMBER 13, 2017
Job Number: C-16567-0012
DWG No: PENDING



- NOTES:
- THE PURPOSE OF THIS PLAN IS TO CREATE A RIGHT-OF-WAY FOR SPRING VALLEY DRIVE.
 - REQUIRED COMMON OPEN SPACE IS 10%. PROVIDED COMMON OPEN SPACE IS 76.6%. THE COMMON OPEN SPACE AREA WAS CALCULATED BY TAKING THE PROPERTY BOUNDARY AND SUBTRACTING ALL PUBLIC R/W, PROPOSED DRIVEWAYS, AND PROPOSED CARRIAGE HOMES. SINCE THIS PROPERTY WILL REMAIN AS ONE LOT, ALL REMAINING ACREAGE WILL BE CONSIDERED OPEN SPACE.
 - SNOW REMOVAL EASEMENTS SHALL BE MAINTAINED AS OPEN SPACE AND NO IMPROVEMENTS OR OBSTRUCTIONS SUCH AS DRIVEWAYS, MAILBOXES, FENCES OR LANDSCAPING SHALL BE PERMITTED WITHIN THE EASEMENT.
 - REFER TO DEED OF DEDICATION AS RECORDED IN INSTRUMENT NUMBER 201106280015625 FOR FURTHER ZEHNER SCHOOL ROAD RIGHT-OF-WAY INFORMATION.
 - THIS PLAN IS SUBJECT TO THE CONDITIONS AND CONTENTS OF THE FINDINGS OF FACT AND CONCLUSIONS OF LAW DATED DECEMBER 21, 2017 AND THE PROJECT APPROVAL LETTER DATED JANUARY 30, 2018 ISSUED BY JACKSON TOWNSHIP. THESE DOCUMENTS, AS WELL AS THE TOWNSHIP APPROVED PLAN SET, ARE AVAILABLE FOR VIEWING UPON REQUEST AT THE JACKSON TOWNSHIP MUNICIPAL BUILDING.
- PROPERTY AREA SUMMARY:
LOT 101: 986,391 SF OR 22.644 ACRES
REMNANT PARCEL: 896,323 SF OR 20.577 ACRES
SPRING VALLEY DRIVE: 67,282 SF OR 1.545 ACRES
TOTAL AREA: 1,949,997 SF OR 44.766 ACRES

NOTE: THIS PLAN IS SUBJECT TO THE CONDITIONS AND CONTENTS OF THE FINDINGS OF FACT AND CONCLUSIONS OF LAW DATED DECEMBER 21, 2017 AND THE PROJECT APPROVAL LETTER DATED JANUARY 30, 2018 ISSUED BY JACKSON TOWNSHIP. THESE DOCUMENTS, AS WELL AS THE TOWNSHIP APPROVED PLAN SET, ARE AVAILABLE FOR VIEWING UPON REQUEST AT THE JACKSON TOWNSHIP MUNICIPAL BUILDING.



SURVEYOR: MICHAEL ALLEN OGILVIE
BUTLER COUNTY PLANNING COMMISSION
RECORDER OF DEEDS: MICHELE H. MUSTELLO
TOWNSHIP ENGINEER: BENJAMIN L. GILBERT
TOWNSHIP PLANNING DIRECTOR: [Signature]
NOW OR FORMERLY MAURICE & SUSAN DISPENNETT
TAX PARCEL: 180-4F123-9HA
NOW OR FORMERLY KATHLEEN STEEB
TAX PARCEL: 180-4F123-10

PLAN BOOK 376 PAGE 45

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

Plan & File Name: C:\Projects\1600016567-0012_Glido_Rm_Consulting\01-Rhwy\16567-0012_RP_Base_and_Sheets_Plan No. 2.dwg
Save Date: 09/13/2017 11:13 AM
User: P. Mustello

EX. LOTS 134B, 135A & 135B
 055-28-B135
 N/F RYAN C. &
 CHRISTINA L.
 EDMISTON
 EX. 0.26 ACRE
 +0.17 ACRE (LOT 136)
 LOT 1 = 0.43 ACRE
 TOTAL AFTER
 CONVEYANCE

EX. LOT 136
 055-28-B136
 N/F RYAN C. &
 CHRISTINA L.
 EDMISTON
 0.17 ACRE

Instr: 201903270005237
 Pg 1 of 145-00
 3/27/2019 11:55 AM
 Butler County Recorder PA
 2019000499

Know all men by these Presents, that we, Ryan C. and Christina L. Edmiston, 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 hand and seal this 25th day of March, 2019.

Lynn M. Patterson NOTARY PUBLIC
Christina L. Edmiston OWNER

OWNER
 Commonwealth of Pennsylvania - Notary Seal
 Lynn M. Patterson, Notary Public
 Butler County
 My commission expires March 9, 2022
 Commission number 1126359

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 Ryan C. and Christina L. Edmiston, 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 25th day of March, 2019.

My Commission Expires the 9th day of March, 2022.

SEAL
Lynn M. Patterson NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA - Notary Seal
 Lynn M. Patterson, Notary Public
 Butler County
 My commission expires March 9, 2022
 Commission number 1126359

TITLE CLAUSE (MORTGAGE CLAUSE)
 We, Ryan C. and Christina L. Edmiston, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Ryan C. and Christina L. Edmiston, as recorded in Instrument Number 201812070024804 and Instrument Number 201109190022356, Recorder of Deeds Office.

Anna Edmiston WITNESS
Ryan C. Edmiston OWNER
Christina L. Edmiston OWNER

We, ARMCO CREDIT UNION mortgagee of the property embraced in this plan or subdivision in the names of Ryan C. and Christina L. Edmiston, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Cheryl A. Hughes WITNESS
Cheryl A. Hughes MORTGAGEE
Cheryl A. Hughes CHRYL A. HUGHES (L.M. MCA)

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 plan, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

February 13, 2019 DATE
Cheryl A. Hughes 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 and/or utility installed in Township streets or roads.

Theresa Giesler SECRETARY
Don Jend PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 18th day of March, 2019.

Theresa Giesler SECRETARY
Don Jend PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5th day of March, 2019.

Ernest R. Ostrowski SECRETARY
Tom Hugh CHAIRMAN

Reviewed by the Butler County Planning Commission this 23rd day of JAN., 2019.

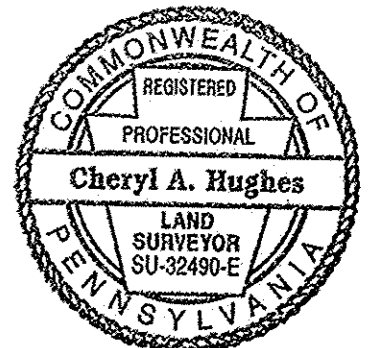
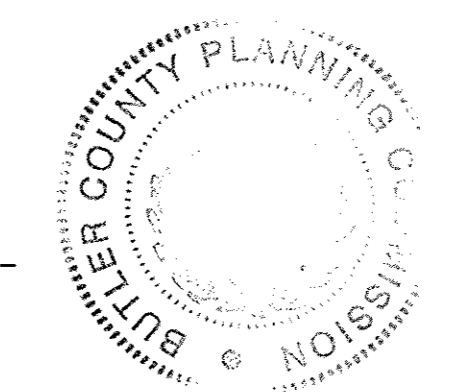
Carl JRM SECRETARY
F.UL JRM CHAIRMAN

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 376 page 47
 Given under my hand and seal this 27 day of March, 2019.

SEAL
Michele M. Mustello RECORDER

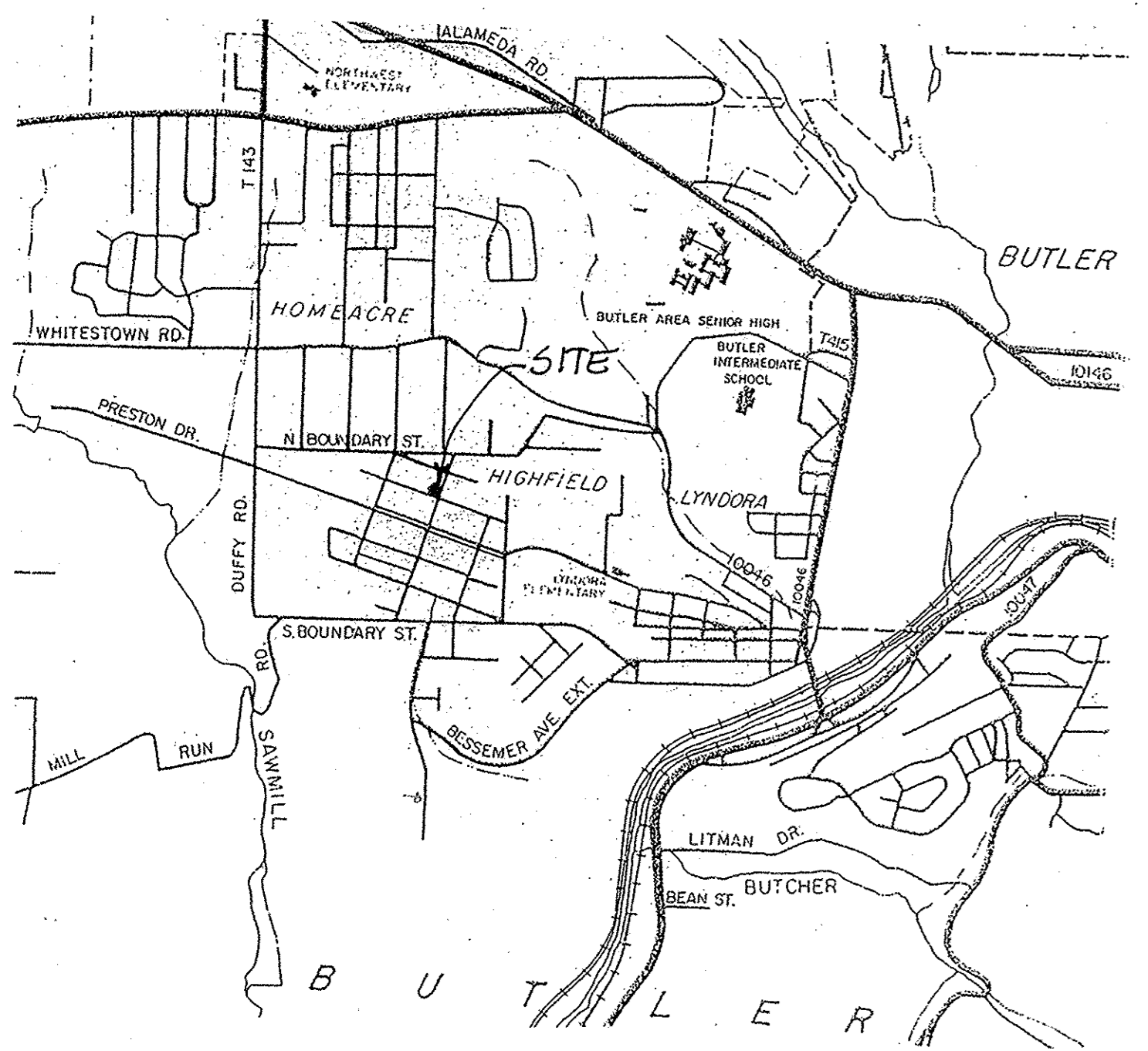
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



REVISED 02/13/2019; TOWNSHIP ENGINEER'S REVIEW

L S F	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 15003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
LOT LINE REVISION	
FOR: RYAN C. & CHRISTINA L. EDMISTON	
SITUATE: BUTLER TWP., BUTLER CO., PA	
Date 01/02/19	Scale 1" = 30'
Dwn By BEC	Ckd By CAH
Parcel # 055-28-B135 & B136	Inst. # 201109110022356
Address 202 CAMPBELL AVE/112 FERGUSON AVE	201812070024804
Service No. 18-171	

PLAN BOOK	PAGE
376	47



VICINITY MAP Scale: 1" = 2000'

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 PROPERTY OWNERS: RYAN & CHRISTINA EDMISTON
 202 CAMPBELL AVENUE
 BUTLER, PA 16001
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOODING.
 ZONED: R-1 SINGLE FAMILY RESIDENTIAL
 MINIMUM LOT AREA: 15,000 SQ. FT.
 MINIMUM LOT WIDTH: 100'
 SETBACK REQUIREMENTS:
 40' FRONT YARD
 10' SIDE YARD
 25' REAR YARD
 REF: LOTS 134B, 135A, 135B & B136 OF BUTLER HIGHFIELDS PLAN OF LOTS, P.B. 4 PG. 27.
 THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING LOTS INTO ONE.

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, SHELDINE F. DOERR AND KENNETH A. FREDENBURG, OF THE BOROUGH OF SAXONBURG, 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 BOROUGH OF SAXONBURG, 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 BOROUGH OF SAXONBURG, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND BOROUGH OF SAXONBURG, 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 HERETO SET MY HAND AND SEAL THIS 8 DAY OF March, 2019.

x Sheldine F. Doerr
 SHELDINE F. DOERR
 x Kenneth A. Fredenburg
 KENNETH A. FREDENBURG

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, SHELDINE F. DOERR AND KENNETH A. FREDENBURG, 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 8 DAY OF March, 2019.

MY COMMISSION EXPIRES THE 14 DAY OF November, 2021

x [Signature]
 NOTARY PUBLIC
 Notarial Seal
 DANIEL M PFLUEGER - Notary Public
 JEFFERSON TWP, BUTLER COUNTY
 My Commission Expires Nov 14, 2021

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 CURVES 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.

DATE 7 MARCH 19
 x [Signature]
 STANLEY D. GRAFF
 REG. NO. SU-00161-E

MUNICIPAL DECLARATIONS
 THE BOROUGH COUNCIL OF THE BOROUGH OF SAXONBURG, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOROUGH OF SAXONBURG 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 BOROUGH COUNCIL OF THE BOROUGH OF SAXONBURG THIS 19 DAY OF March, 2019.

x [Signature]
 SECRETARY
 x Sherry A. Weinguel
 CHAIRPERSON
 BOROUGH COUNCIL

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF SAXONBURG THIS _____ DAY OF _____, 2019.

x [Signature]
 SECRETARY
 x Carol J. Rubant
 CHAIRPERSON
 PLANNING COMMISSION

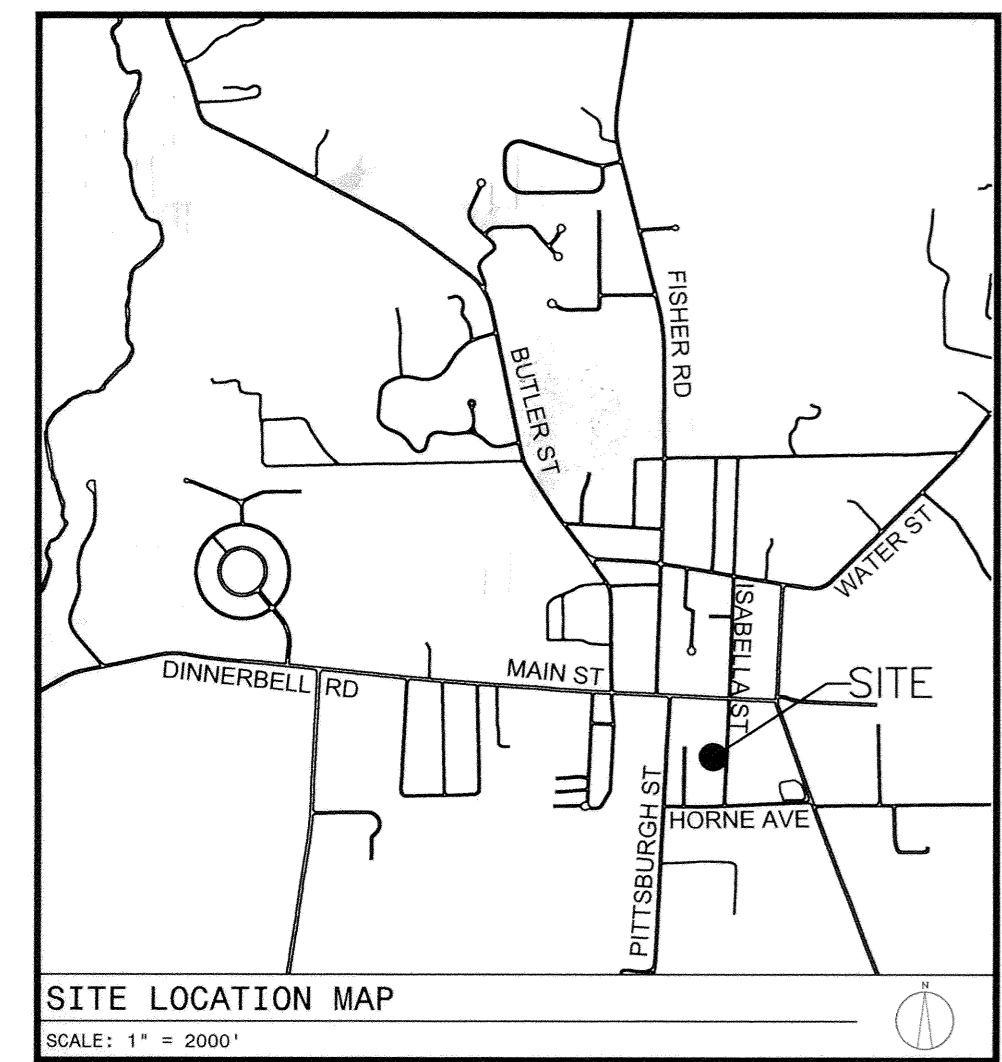
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF FEB, 2019.

x [Signature]
 SECRETARY
 x Fulger
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 376, PAGE(S) 48.

GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF March, 2019.

x [Signature]
 RECORDER OF DEEDS
 MICHELE W. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



SAXONBURG BOROUGH R-2	
Dimension	Single Family
Min. Lot Area	10,000 sq ft
Min. Lot Width	75 feet
Min. Front Yard Depth	20 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	20 feet

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

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, LISA RIGHI, OF THE BOROUGH OF SAXONBURG, 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 BOROUGH OF SAXONBURG, 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 BOROUGH OF SAXONBURG, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND BOROUGH OF SAXONBURG, 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, HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 8 DAY OF March, 2019.

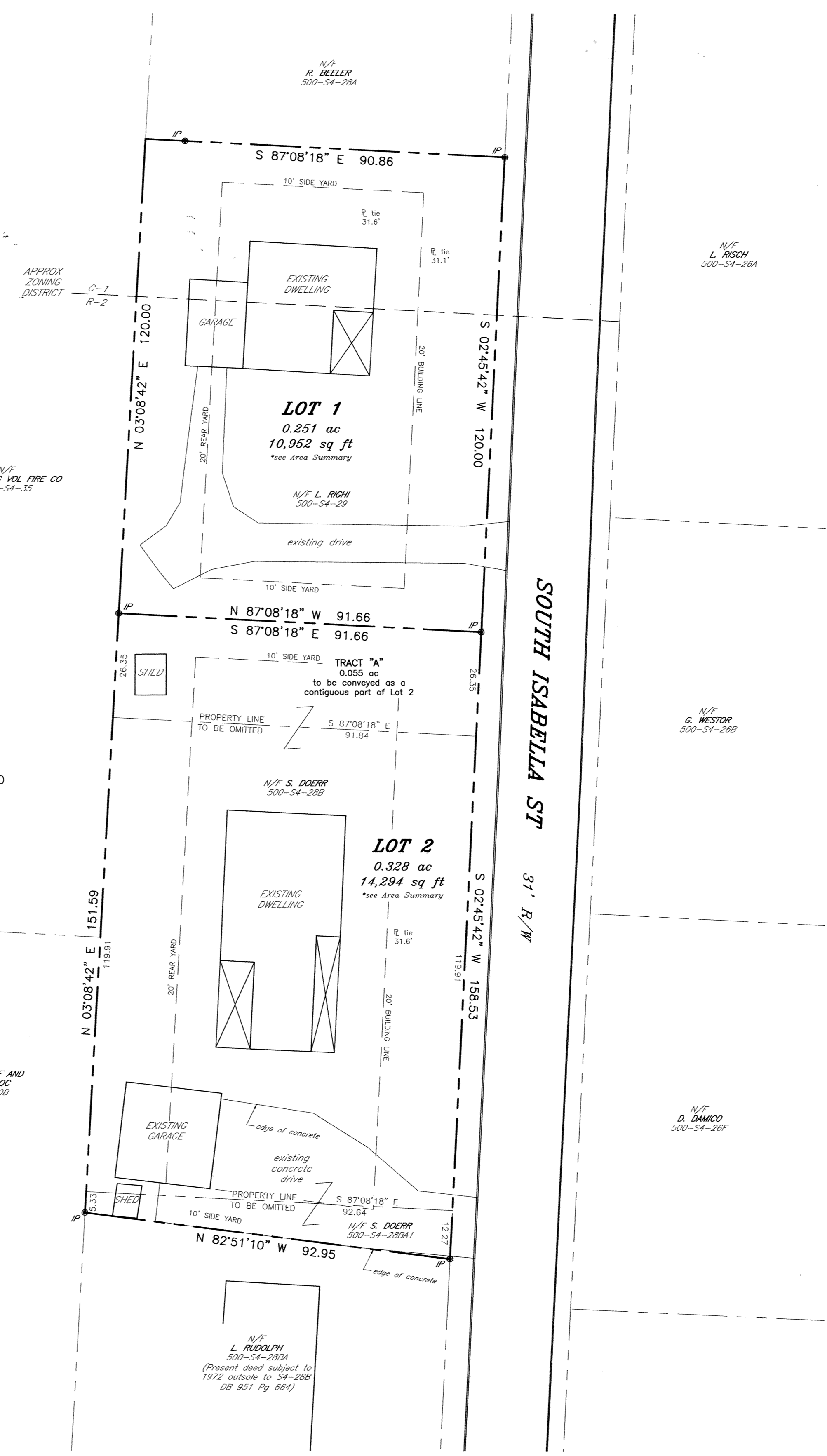
x Lisa Righi
 LISA RIGHI

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, LISA RIGHI, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8 DAY OF March, 2019.

MY COMMISSION EXPIRES THE 14 DAY OF November, 2021

x [Signature]
 NOTARY PUBLIC
 Notarial Seal
 DANIEL M PFLUEGER - Notary Public
 JEFFERSON TWP, BUTLER COUNTY
 My Commission Expires Nov 14, 2021



AREA SUMMARY:

EXISTING TOTALS	
ORIGINAL S4-29	0.306 AC
ORIGINAL S4-28B	0.254 AC
+ORIGINAL S4-28BA1	0.019 AC
EXISTING TOTAL	0.579 AC

LOT 1	
ORIGINAL S4-29	0.306 AC
-TRACT A	0.055 AC
LOT 1	0.251 AC

LOT 2	
ORIGINAL S4-28B	0.254 AC
ORIGINAL S4-28BA1	0.019 AC
+TRACT A	0.055 AC
LOT 2	0.328 AC

REVISED TOTALS	
LOT 1	0.251 AC
+LOT 2	0.328 AC
REVISED TOTAL	0.579 AC

- GENERAL NOTES:**
- PROPERTY OWNERS: 500-S4-29 LISA RIGHI
500-S4-28B & 28BA1 SHELDINE DOERR & KENNETH FREDENBURG
 - ZONING DISTRICT: R-2 & C-1
 - LOT REQUIREMENTS: SEE TABLE
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM: 4201902050D
FIRM EFFECTIVE: 8/2/2018
 - BASIS OF BEARINGS: PA STATE PLANE GRID / NAD '83
 - REFERENCES: 6.1. CURRENT DEEDS OF RECORD
6.2. PREVIOUSLY RECORDED PLANS

D. PFLUEGER PLAN

Being a lot line revision of Butler County Tax Parcels 500-S4-29 and 500-S4-28B and a consolidation of Butler County Tax Parcels 500-S4-28B and 500-S4-28BA1

PLAN BOOK **376** PAGE **48**

RECORDED	20
PLAN BOOK	PAGE
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
D. PFLUEGER PLAN
 BEING A
 LOT LINE REVISION
 FOR
 SHELDINE DOERR, KENNETH FREDENBERG & LISA RIGHI

SITUATE
 SAXONBURG BOROUGH
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
01/15/19	SDG	Sdg	1" = 20'

PROJECT NO.	TAX PARCEL NO.	REVISION
18-300	500-S4-29, 28B, 28BA1	-

KNOW ALL MEN BY THESE PRESENTS; THAT JANE FEND, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CLAY 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 CLAY, JANE FEND HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLAY, 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 JANE FEND OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

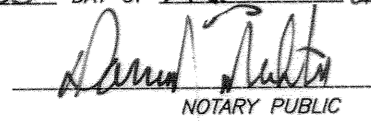
IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 07th DAY OF January 2019.

ATTEST:

 OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED JANE FEND 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 07th DAY OF January 2019.
 MY COMMISSION EXPIRES THE 06 DAY OF MARCH 2020


 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

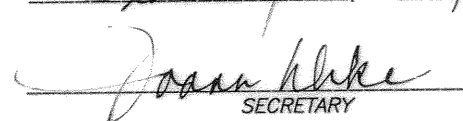
APPROVED BY THE CLAY TOWNSHIP PLANNING COMMISSION THIS 21st DAY OF February, 2019.



 SECRETARY



 CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLAY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLAY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS, 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 CLAY, THIS 28th DAY OF February, 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.

1/4/19
 DATE


 REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF DEC. 2018.

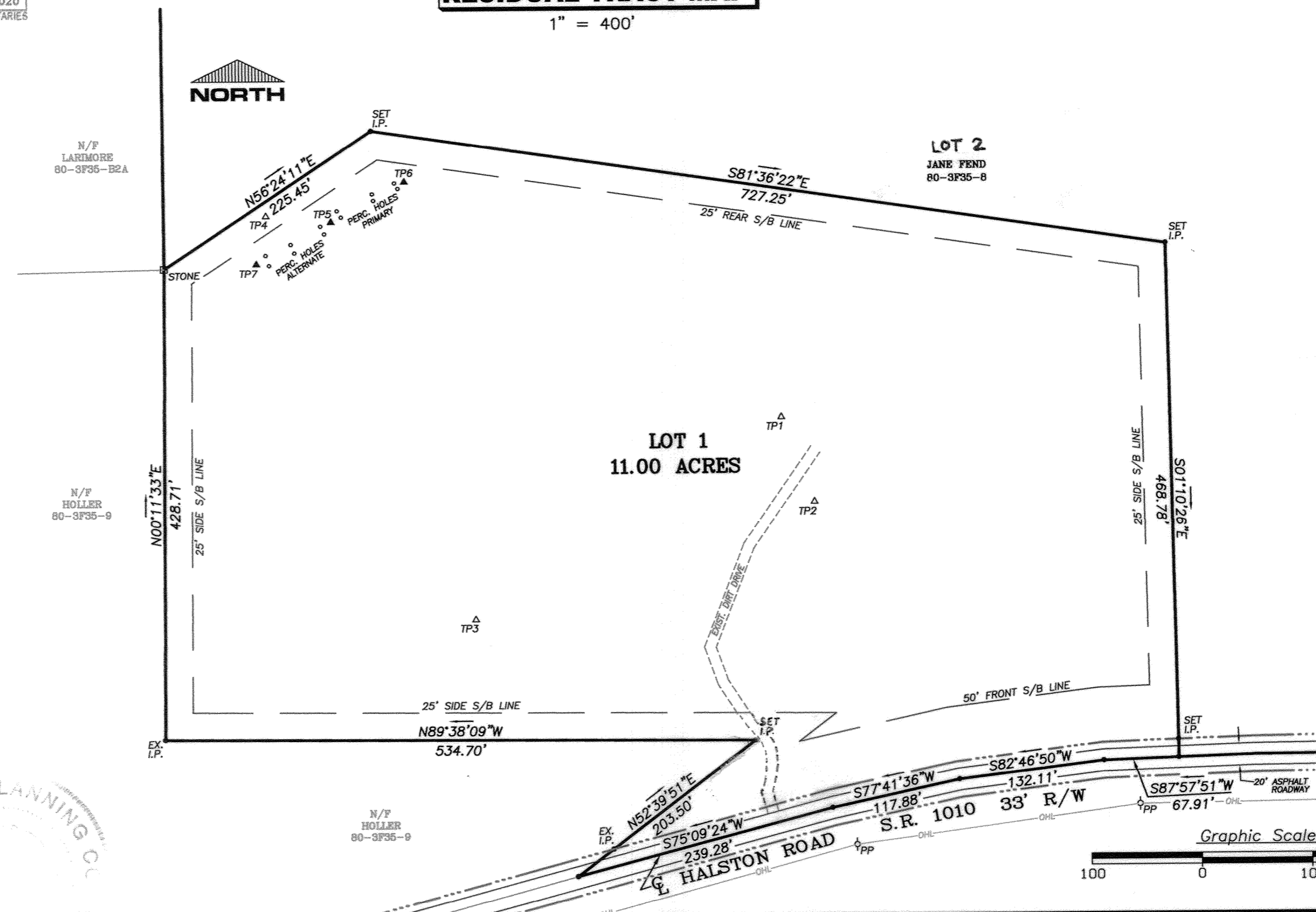
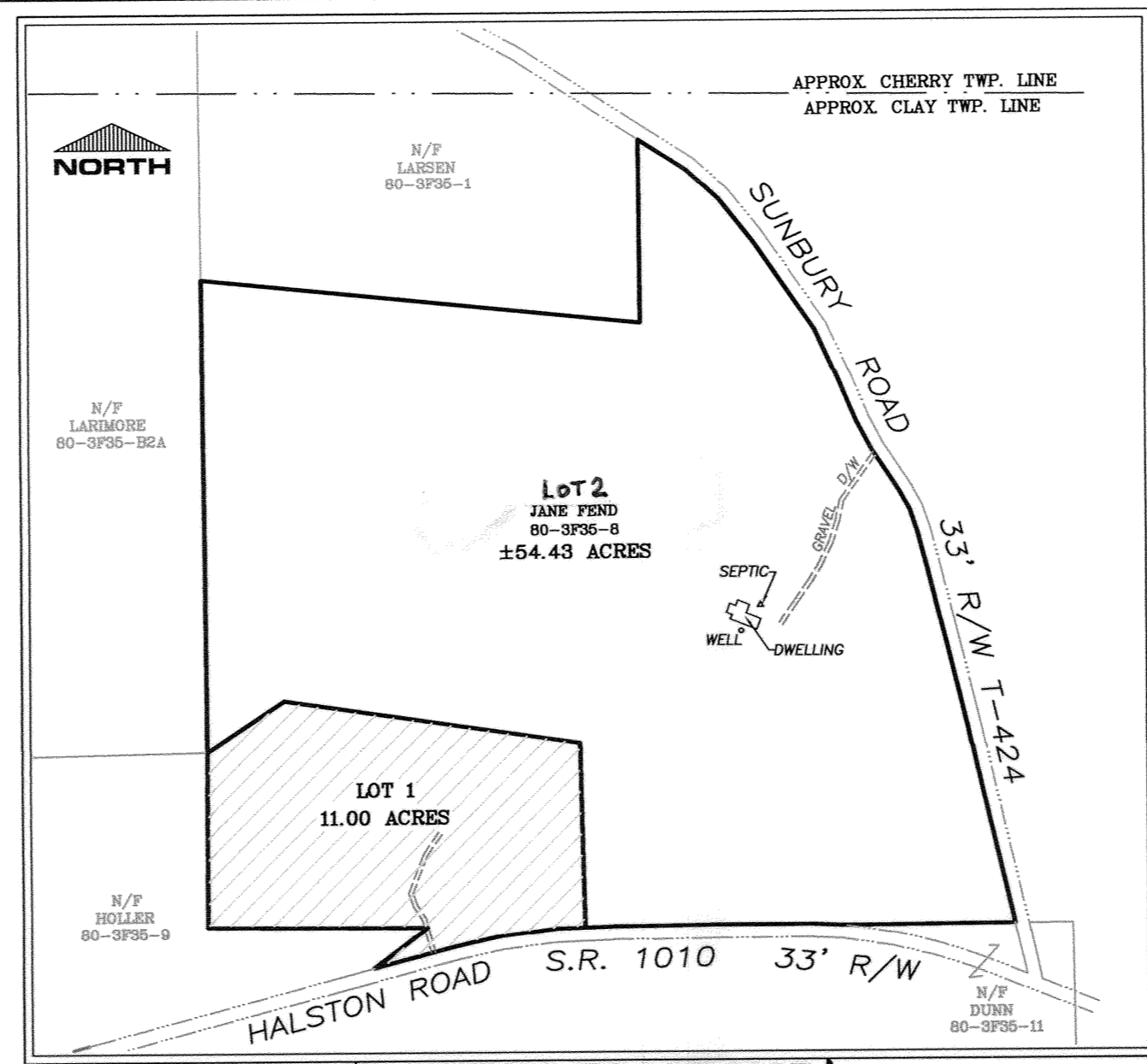
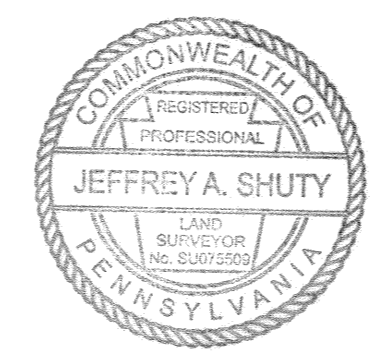
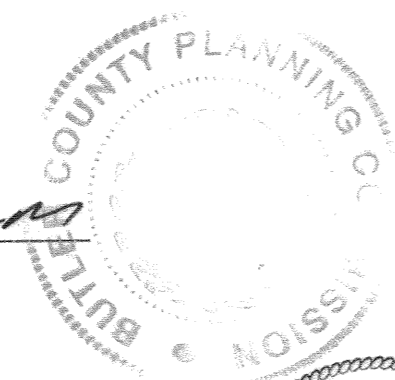

 SECRETARY


 CHAIRMAN

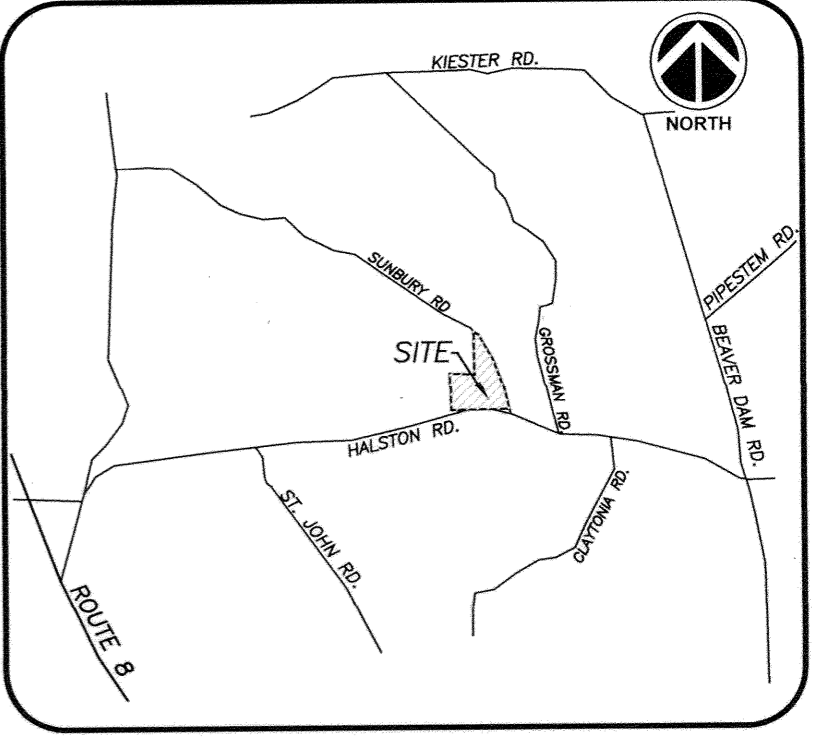
COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 376 PAGE 49
 GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF March 2019.


 RECORDER

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



Inst#: 201903280005307
 Page 1 of 548.00
 Michele Mustello
 Butler County Recorder PA
 3/28/2019 9:22 AM
 T20190005548



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

Scale 1" = 100'
 Date DEC. 10, 2018

Situate in Clay Townships
 Butler County, Pa.

Prepared For
JENIFER FEND

Job No.
3080

Sheet No. 1 of 1

KNOW ALL MEN BY THESE PRESENTS:

That Zelenople Borough, by virtue of a Resolution of its Board of Directors, does hereby adopt this as its Plan of Subdivision of its property situate in the Borough of Zelenople, 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, 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.

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 26th day of March, A.D. 2019.

Zelenople Borough SEAL
(Name of Corporation)

ATTEST:
Donald Page SEAL (Secretary)
Allen E. Boyer SEAL (President)

Know All Men by These Presents, that Zelenople Borough Of the Borough of Zelenople, 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 or We), 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, Zelenople Borough, and until such formal acceptance We for ourselves, our heirs, executors, administrators, and assigns do hereby release the Borough of Zelenople from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Zelenople Borough 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 March 26th, A.D. 2019.

Allen E. Boyer SEAL (Owner or Owners)

Donald Page SEAL (Owner or Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th day of March, A.D., 2019.

Shalaine Marchwinski, Notary Public
Butler County
My Commission Expires November 18, 2021
Commission Number 1322187

Commonwealth of Pennsylvania - Notary Seal
Shalaine Marchwinski, Notary Public
Butler County
My Commission Expires November 18, 2021
Commission Number 1322187

MY COMMISSION EXPIRES THE 16th DAY OF November, A.D., 2019.

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

On this 26th day of March, A.D., 2019 before me, a Notary Public in and for said County and Commonwealth, personally appeared Allen E. Boyer, President (Name and Title of Officer) of Zelenople Borough who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly sign and sealed by and as for the act and deed of the said Zelenople Borough for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as President (Title of Officer) of Zelenople Borough in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

Allen E. Boyer (Name of Officer)

President (Title of Officer)

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

WITNESS MY HAND AND NOTARY SEAL this 26th day of March, A.D., 2019.

Shalaine Marchwinski, Notary Public
Butler County
My Commission Expires November 18, 2021
Commission Number 1322187

Commonwealth of Pennsylvania - Notary Seal
Shalaine Marchwinski, Notary Public
Butler County
My Commission Expires November 18, 2021
Commission Number 1322187

My Commission Expires the 16th day of November, A.D., 2019.

The foregoing Adoption and Dedication is made by Zelenople Borough with full understanding and agreement that the approval of the borough of Zelenople, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

Zelenople Borough SEAL
(Name of Corporation)

Allen E. Boyer SEAL (President)

The Borough Council of the Borough of Zelenople, 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 Zelenople 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 Zelenople, Butler County, Pennsylvania on this 25th day of March, A.D. 2019.

ATTEST:
Donald Page (Secretary of Council)
Allen E. Boyer (President of Council)

This plat of subdivision has been reviewed by the Planning Commission of the Borough of Zelenople, Butler County, Commonwealth of Pennsylvania on this 12th day of March, A.D. 2019.

ATTEST:
Marly Matwisch (Secretary)
Joseph E. Zuff (President)

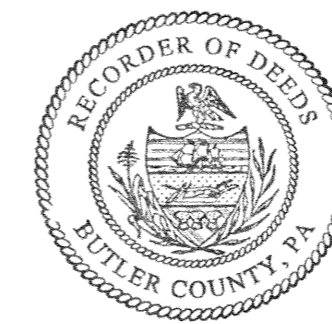
Reviewed with comments by the Butler County Planning Commission. Letter to Zelenople Borough Council dated March 11, A.D., 2019.

Cecilia M. Sec SEC
F. J. JRM EXECUTIVE DIRECTOR

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats, etc., in said County, in Plan Book Volume 376 Page 50.

Given under my hand and seal this 28 day of March, A.D. 2019



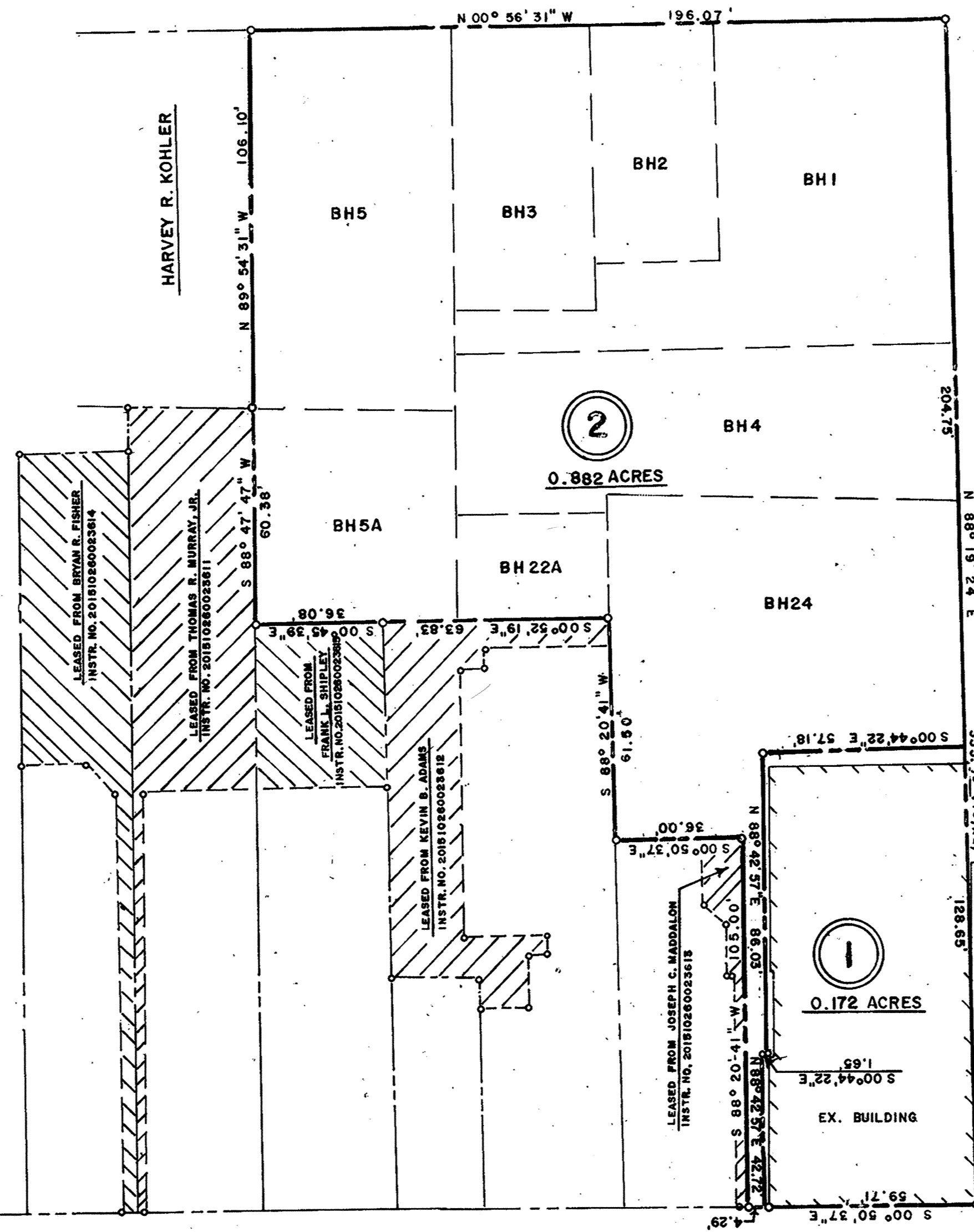
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2020

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
(Surveyor's Registration No.)
March 11, 2019 (Date)

This plat requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Marion Township Planning Commission and the Board of Supervisors are conditional, subject to the action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

SOUTH CLAY STREET 50'



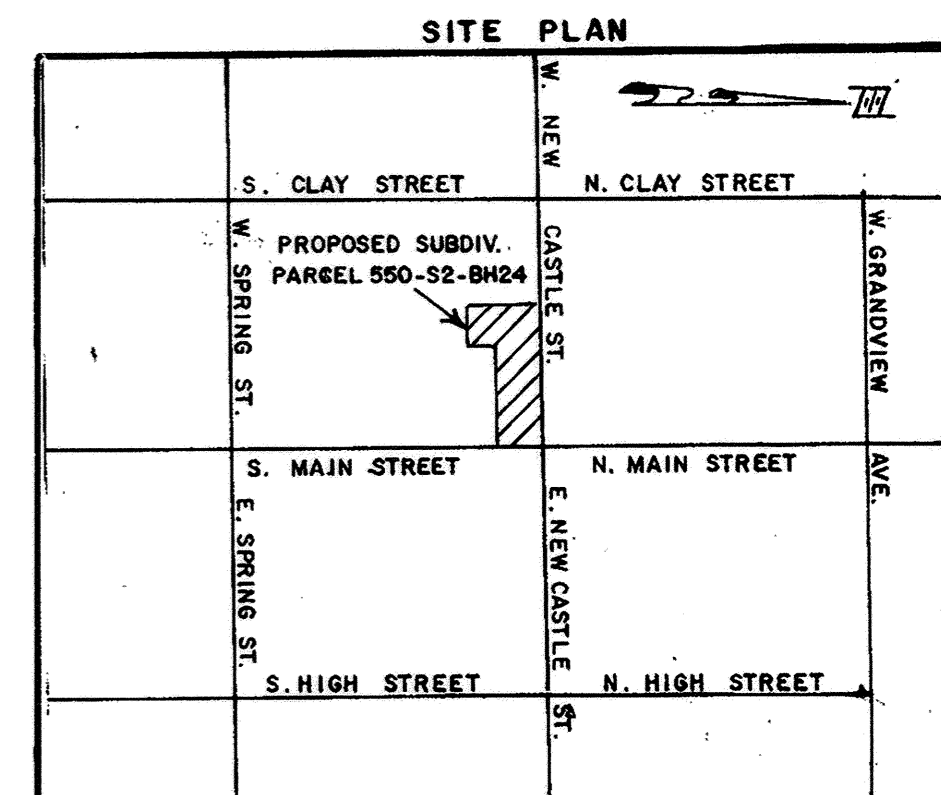
W. NEW CASTLE STREET S.R. 0288 50' R/W

MAIN STREET RT. 19 S.R. 0019 66' R/W

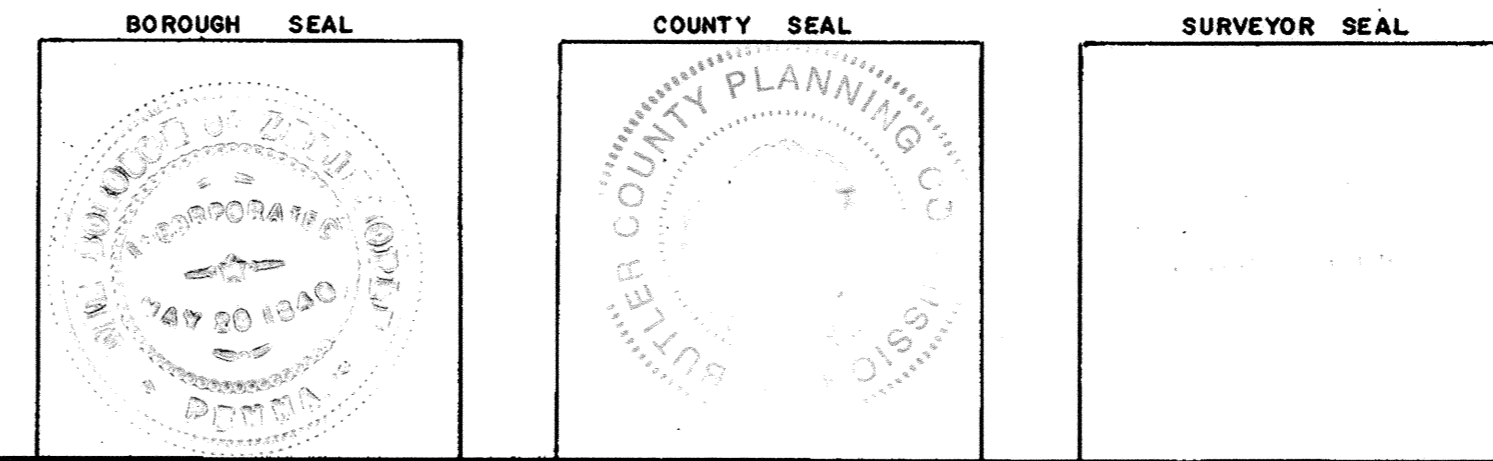
NOTE: The purpose of this plan is to subdivide Tax parcels BH1, BH2, BH3, BH4, BH5, BH5A, BH22A and BH24, part of parcel BH24 will become Lot No.1 in the plan and the remainder of parcel BH24 and the other tax parcels will be combined to become Lot No.2 in the plan.

ZONING DISTRICT: C-1 CENTRAL BUSINESS

INDICATES LEASED LAND



WILLIAM F. HUMMEL
REGISTERED PROFESSIONAL ENGINEER
BEAVER FALLS, PA
KAUFMAN HOUSE PLAN
SITUATE: ZELIENOPLE BOROUGH, BUTLER COUNTY, PA
FOR: ZELIENOPLE BOROUGH
DATE: JULY 24, 2017 SCALE: 1" = 30'
William F. Hummel F.B.B.-42/62 1723



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