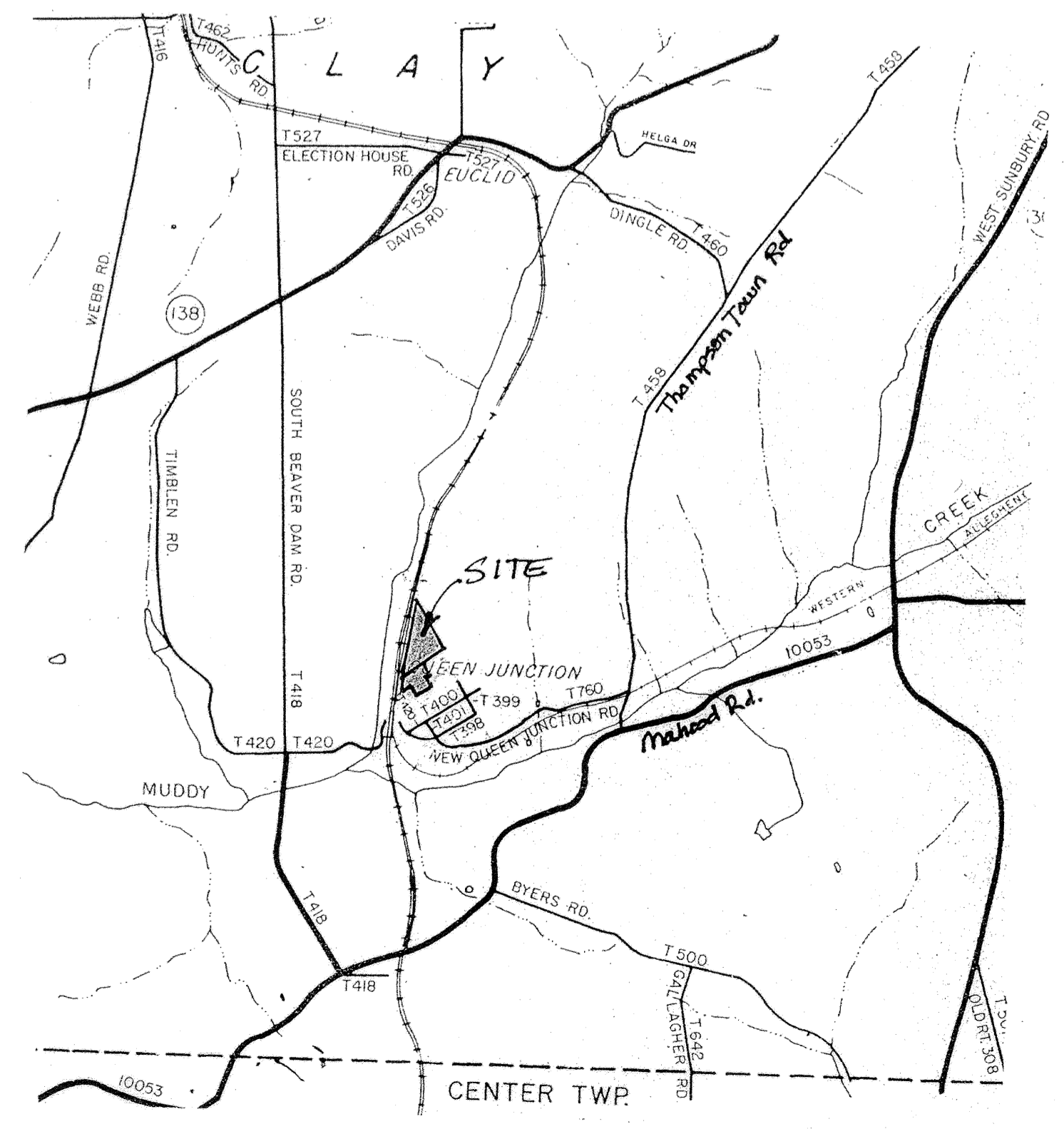


LOT 1
 0.165 ACRE 080-S2-11/4
 +0.083 ACRE 080-S2-11/4
 +0.248 ACRE 080-S2-11/7
 +0.165 ACRE 080-S2-11/11
 +0.321 ACRE HIGHLAND AVENUE
 +0.441 ACRE 080-S2-8/25
 +0.083 ACRE 080-S2-8/26
 +0.248 ACRE 080-S2-8/27
 +0.042 ACRE 1/2 15' ALLEY
 1.796 ACRE TOTAL AFTER CONSOLIDATION

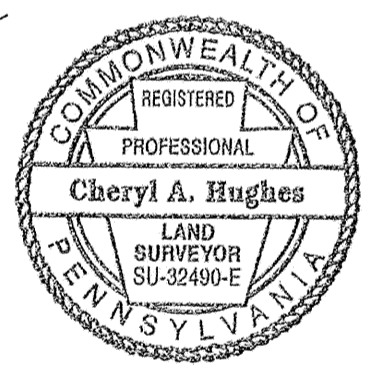
LOT 2
 080-S2-23/2A
 0.010 ACRE 1/2 15' ALLEY
 +0.324 ACRE BLOCK 1
 +0.195 ACRE CLAY AVENUE
 +0.593 ACRE BLOCK 2
 +0.086 ACRE 15' ALLEY
 +0.790 ACRE BLOCK 2
 +0.381 ACRE LINCOLN AVENUE
 +1.038 ACRE BLOCK 5
 +0.142 ACRE 15' ALLEY
 +1.235 ACRE BLOCK 5
 +0.566 ACRE PENN AVENUE
 +1.484 ACRE BLOCK 8
 +0.099 ACRE 1/2 15' ALLEY
 6.943 ACRES TOTAL AFTER CONSOLIDATION



VICINITY MAP Scale: 1" = 2000'

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 PROPERTY OWNERS: VICTOR P. MCKINNEY, JR.
 KAY L. MCKINNEY
 182 QUEEN JUNCTION ROAD
 BUTLER, PA 16001
 SUBJECT TO ABUTTING LANDOWNERS PRIVATE RIGHT AND INTERESTS TO UNOPENED STREETS AND ALLEYS.
 REF: SURVEY FOR VICTOR MCKINNEY BY BERNARD D. HOULLION JULY 1986.
 REF: F.X. KOHLER PLAN OF QUEEN JUNCTION, P.B. 2 PG. 41
 THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE ADJOINING LOTS INTO TWO PARCELS, LOT 1 AND LOT 2.
 IRON PINS TO BE SET AT NEW LOT CORNERS.
 TOTAL AREA: 8.739 ACRES
 TOTAL NUMBER OF LOTS: 2

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 correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.



March 4, 2019
 DATE
 Cheryl A. Hughes
 SIGNATURE OF LAND SURVEYOR
 REGISTRATION NUMBER SU-32490-E

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

Joann Hulse SECRETARY
 David K. Beadem CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 25th day of March 2019

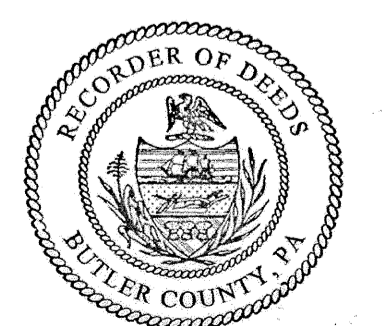
Joann Hulse SECRETARY
 David K. Beadem CHAIRMAN

Reviewed by the Clay Township Planning Commission this 21st day of March 2019

Joann Hulse SECRETARY
 Rick Geyer CHAIRMAN

Reviewed by the Butler County Planning Commission this 11th day of March 2019

Joann Hulse SECRETARY
 Michelle Mustello CHAIRMAN



COMMONWEALTH OF PENNSYLVANIA JSS: COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 377 page 1

Given under my hand and seal this 29 day of March 2019

Michele M. Mustello
 SEAL
 RECORDER

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

PLAN BOOK	PAGE
377	1

PARCEL #	DEED BOOK-PG.
080-S2-11/11	D.B. 1091 PG. 453
080-S2-11/7	D.B. 1091 PG. 497
080-S2-11/4	D.B. 2560 PGS. 837 & 842
080-S2-8/27	D.B. 1091 PG. 493
080-S2-8/26	D.B. 2768 PG. 937
080-S2-8/25	D.B. 1091 PG. 493
080-S2-23/2A	D.B. 1285 PG. 721
080-S2-11/29	D.B. 1091 PG. 490

CLAY TOWNSHIP DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, That we, Victor P. McKinney, Jr., and Kay L. McKinney, of the Township of Clay, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clay Township, Butler County, Pennsylvania, and for divers advantages accruing to us, 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 Clay, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Clay, 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 Victor P. McKinney, Jr., and Kay L. McKinney, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 29th day of March 2019

Victor P. McKinney, Jr. OWNER
 Kay L. McKinney OWNER

COMMONWEALTH OF PENNSYLVANIA JSS: COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Victor P. McKinney, Jr., and Kay L. McKinney, and acknowledged the foregoing release and dedications and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day of March 2019

WITNESS MY HAND AND NOTARIAL SEAL this 29th day of March 2019
 My commission expires this 06th day of March 2020

Notary Public seal for Darin J. Nichter, Notary Public, Butler County, My Commission Expires March 6, 2020

TITLE CLAUSE (NO MORTGAGE)
 We, Victor P. McKinney, Jr., and Kay L. McKinney, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Victor P. McKinney, Jr., and Kay L. McKinney as recorded in Deed Book Volume 1285 page 721, Recorder of Deeds Office.
 We further certify that there is no mortgage, lien or encumbrance against this property.

Victor P. McKinney, Jr. and Kay L. McKinney
 OWNERS

TITLE CLAUSE (MORTGAGE CLAUSE)
 We, Victor P. McKinney, Jr., and Kay L. McKinney, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Victor P. McKinney, Jr., and Kay L. McKinney as recorded in Deed Book Volume 1091 pages 453, 490, 493 & 497, Recorder of Deeds Office.
 Deed Book Volume 2560, page 837 & 842 and Deed Book Volume 2768 page 937, Recorder of Deeds Office.

WITNESS
 OWNERS
 MORTGAGEE

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: VICTOR P. MCKINNEY, JR.
 and
 KAY L. MCKINNEY
 SITUATE: CLAY TWP., BUTLER CO., PA

Date 03/06/19 Scale 1" = 50' Dwn By BEC Ckd By CAH
 Address 182 QUEEN JUNCTION RD. Service No. 19-010

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

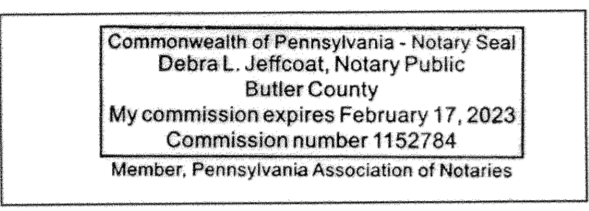
IN WITNESS WHEREOF, I HERELIETO SET MY HAND AND SEAL THIS 8 DAY OF MARCH, 2019.

Linda Marie Weleski
 LINDA MARIE WELESKI

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, LINDA MARIE WELESKI, 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 17 DAY OF FEBRUARY, 2023.

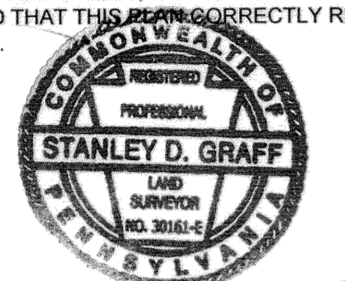
Debra L. Jeffcoat
 NOTARY PUBLIC



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.

6 MARCH '19
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SJ-030151E



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 28th DAY OF MARCH, 2019.

Don J. Hill SECRETARY
Donna Kennedy CHAIRPERSON
 BOARD OF SUPERVISORS

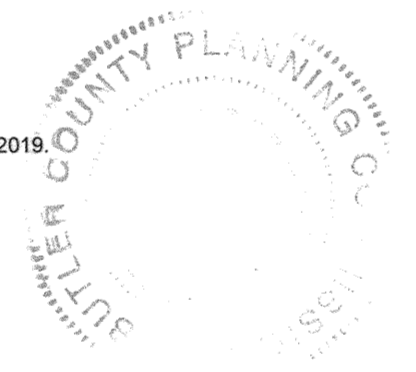


REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 6th DAY OF MARCH, 2019.

Mark Klabrut SECRETARY
Donna Kennedy CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF MARCH, 2019.

Chris J. G. M. SECRETARY
Full G. M. CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION



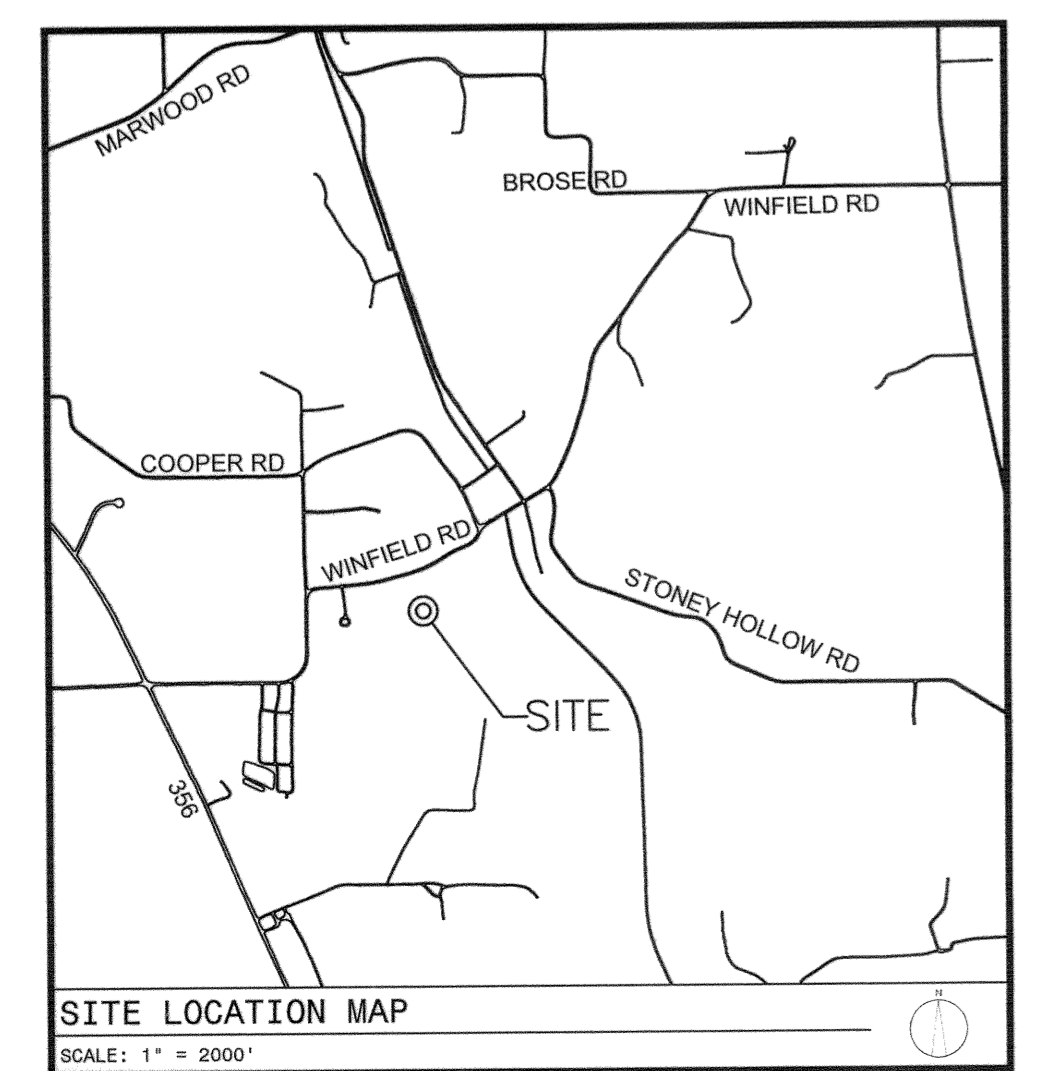
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 377, PAGE(S) 2.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF April, 2019.

Michele M. Mustello
 RECORDER OF DEEDS

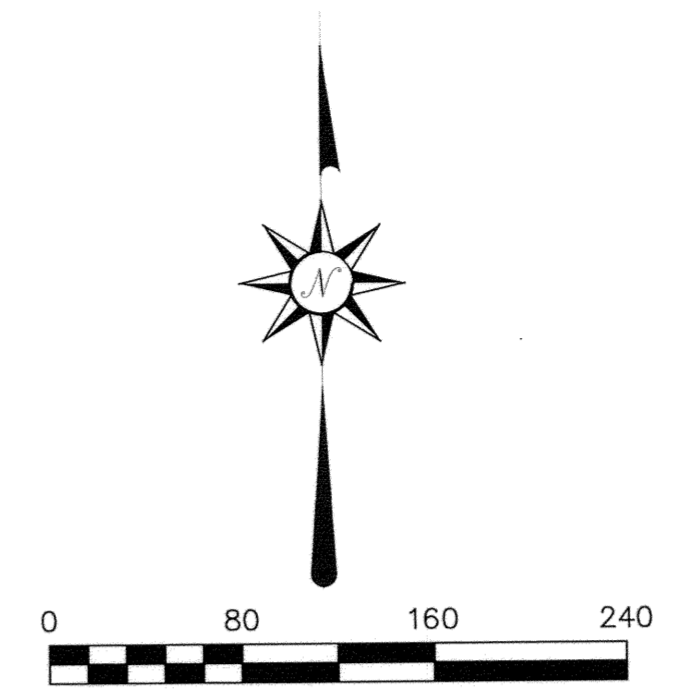
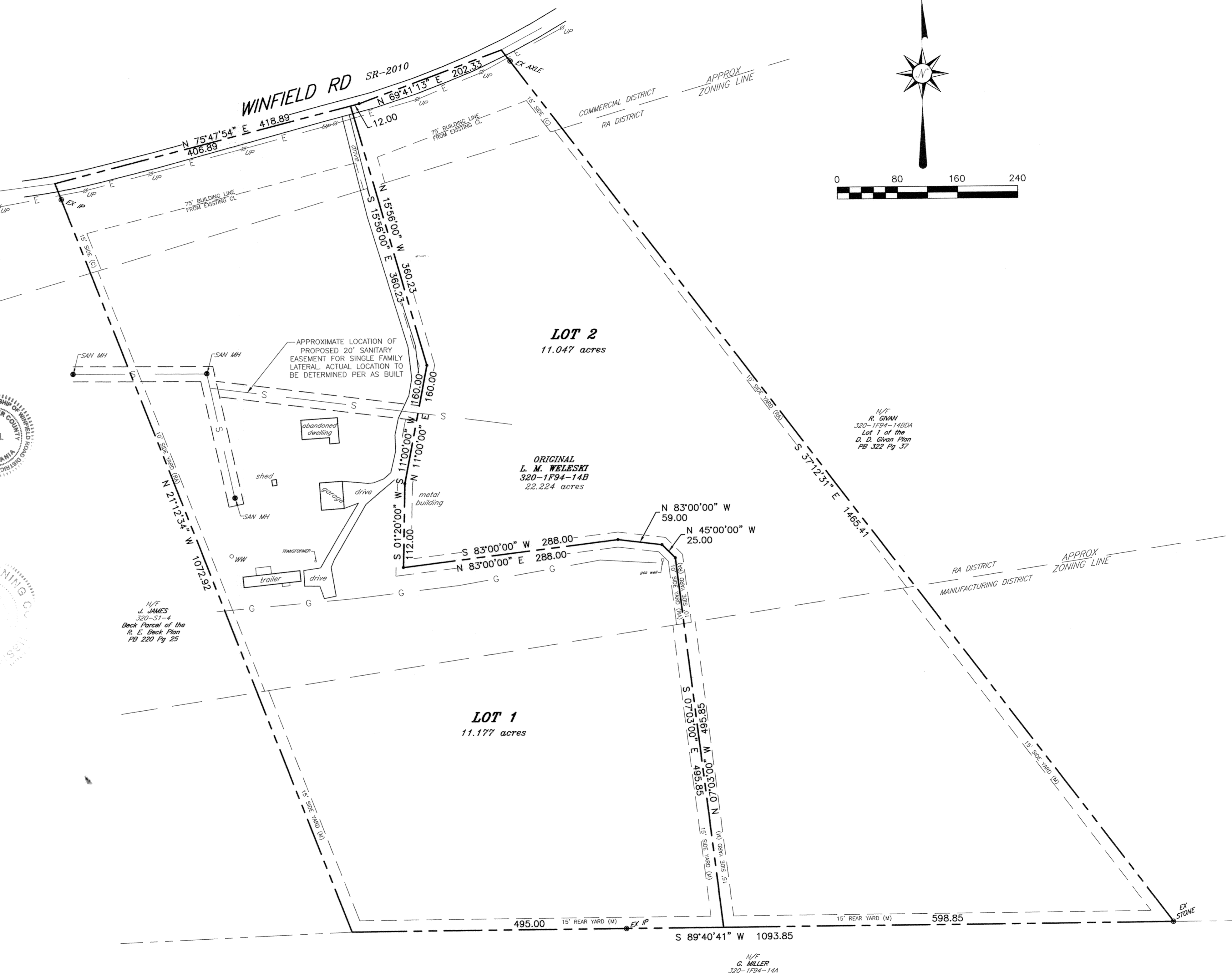


MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



HIGHWAY OCCUPANCY PERMIT:
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

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



- GENERAL NOTES:**
- OWNER: LINDA MARIE WELESKI
 - TAX ID: 320-1F94-14B
 - ZONING: PORTIONS OF PROPERTIES LIE WITHIN COMMERCIAL, RESIDENTIAL AND MANUFACTURING ZONING DISTRICTS
 - REFERENCES
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - D. D. GIVAN PLAN PLAN BOOK 322 PG 37
 - R. E. BECK PLAN PLAN BOOK 220 PG 25

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

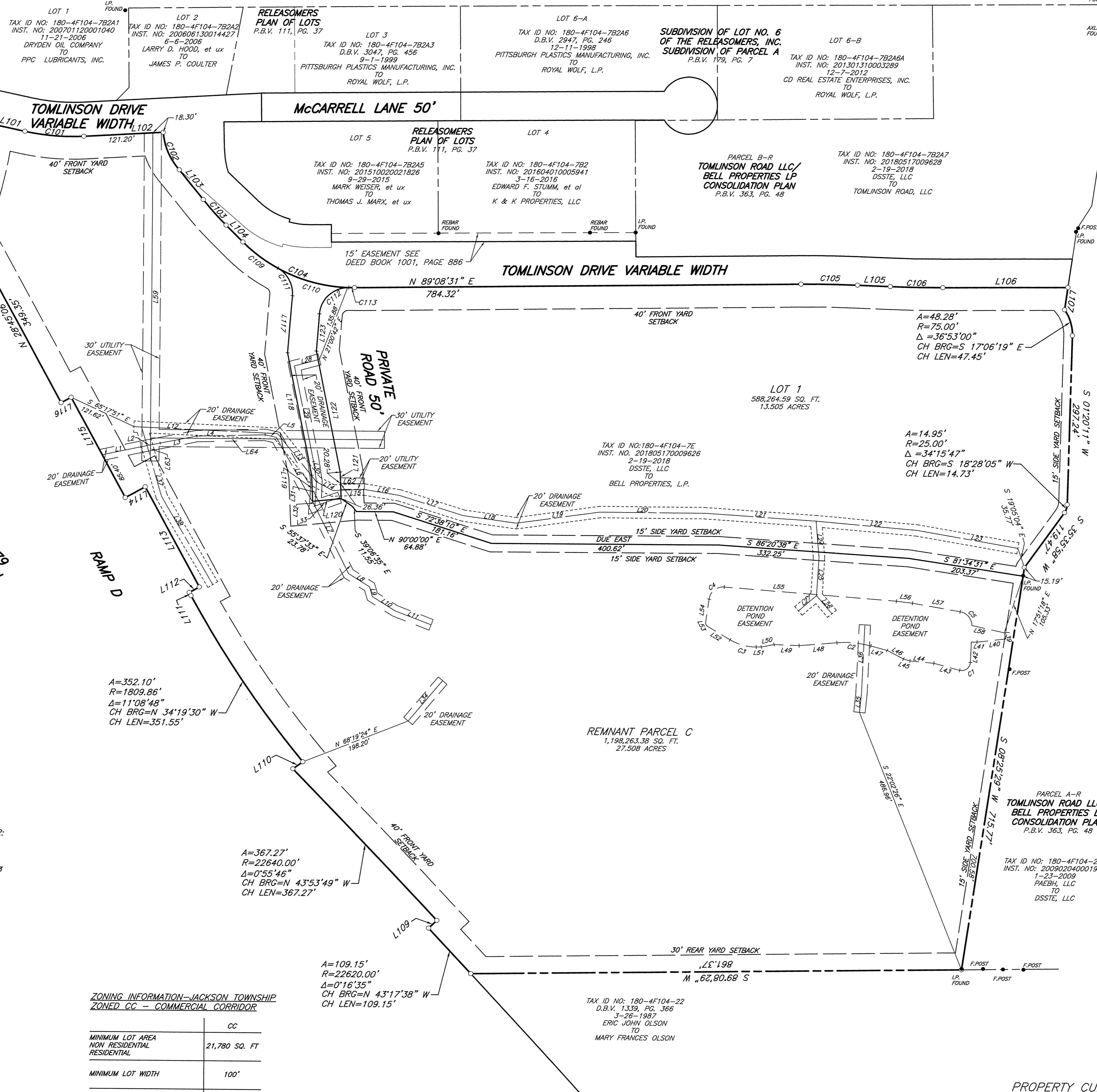
L. WELESKI PLAN

BEING A
 SUBDIVISION
 FOR
 LINDA MARIE WELESKI

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

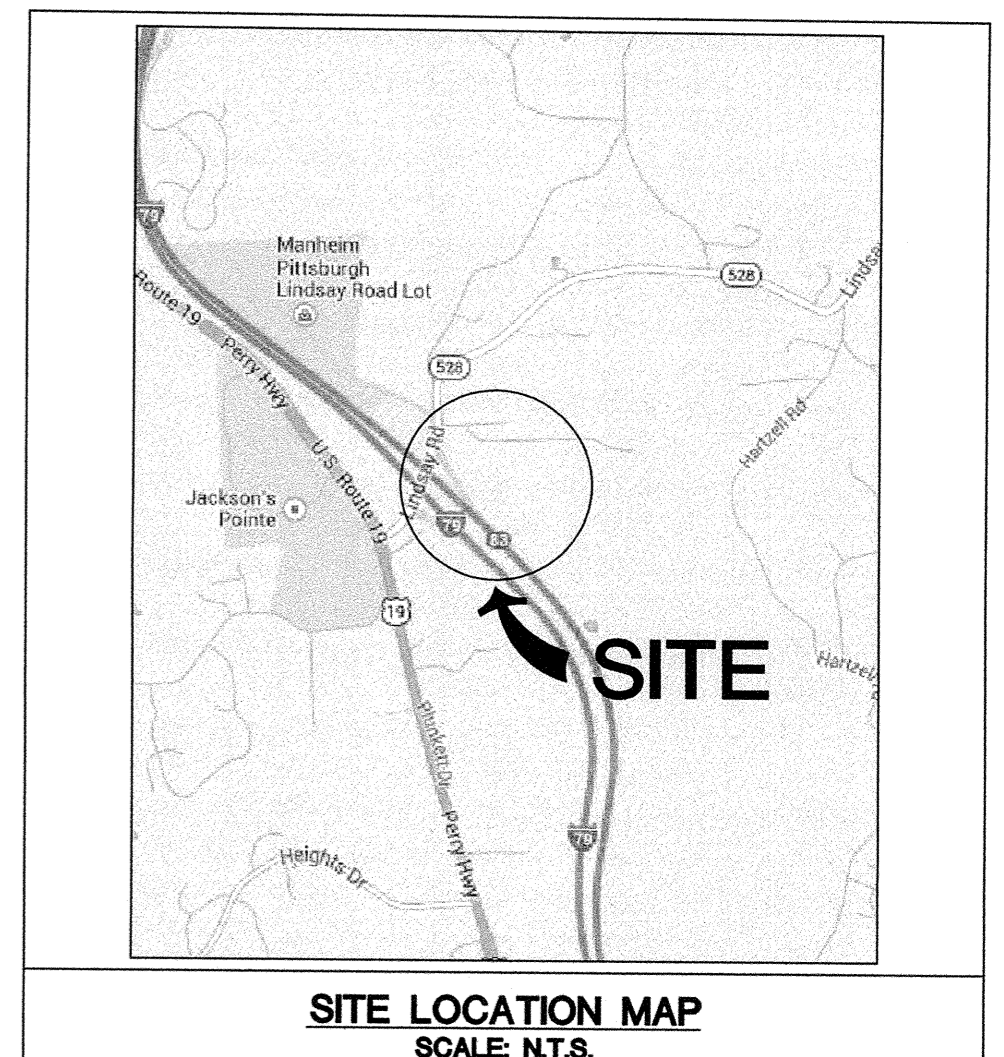
DATE	DRAWN	CHECKED	SCALE
01/07/19	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
19-018	320-1F94-14B	-	

PLAN BOOK	PAGE
377	2
RECORDED	20
PLAN BOOK	PAGE
SHEET	of



TAX ID NO. 180-4F104-6B1
INST. NO. 201303210008288
3-14-2013
CLAIR D. GREENAWALT, JR, et ux
BRIAN W. GREENAWALT, et ux

REVISION RECORD		
NO	DATE	DESCRIPTION



20' DRAINAGE EASEMENT CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	N 78°02'21" E	69.18'
L2	N 78°41'19" E	34.62'
L3	N 78°41'19" E	65.37'
L4	N 88°28'49" E	119.99'
L5	S 77°20'50" E	20.19'
L6	S 29°48'54" E	137.77'
L7	S 26°51'20" E	133.08'
L8	S 58°24'49" E	43.36'
L9	S 16°19'12" E	17.76'
L10	S 58°01'57" E	46.91'
L11	S 69°06'50" E	68.24'
L12	S 87°40'48" E	252.37'
L13	S 39°23'04" E	108.78'
L14	S 62°18'10" E	32.04'
L15	N 87°30'43" E	55.63'
L16	S 80°54'05" E	62.05'
L17	S 72°56'05" E	117.98'
L18	S 82°15'50" E	93.82'
L19	N 82°02'07" E	147.51'
L20	S 89°48'01" E	185.25'
L21	S 86°17'31" E	195.48'
L22	S 85°09'56" E	177.96'
L23	S 80°19'32" E	179.66'
L24	S 04°53'08" E	65.02'
L25	S 03°19'07" W	66.32'
L26	S 40°28'47" E	42.05'
L27	N 49°23'25" E	41.70'
L28	N 75°01'28" E	45.13'
L29	S 11°44'42" E	171.18'
L30	S 08°51'47" E	34.95'
L31	N 02°06'39" E	26.90'
L32	N 04°57'36" E	16.55'
L33	N 70°46'48" E	45.73'
L34	N 40°15'23" E	92.96'
L35	N 05°40'44" E	33.23'
L36	N 02°26'24" E	120.75'
L37	S 16°22'45" E	125.79'
L38	S 30°32'13" E	179.89'

DETENTION POND EASEMENT CENTERLINE DATA

LINE	BEARING	DISTANCE
L39	S 14°29'59" E	11.08'
L40	N 83°09'31" E	50.85'
L41	S 87°57'11" E	9.91'
L42	N 02°11'16" E	36.20'
L43	S 75°02'59" E	46.74'
L44	S 84°51'59" E	42.15'
L45	S 73°35'51" E	12.00'
L46	S 62°42'14" E	32.19'
L47	S 75°03'04" E	29.83'
L48	N 85°16'26" E	66.44'
L49	S 87°53'32" E	44.14'
L50	N 78°17'58" E	22.56'
L51	N 89°41'22" E	9.07'
L52	S 59°43'40" E	47.60'
L53	S 25°55'45" E	5.56'
L54	N 07°52'10" E	43.08'
L55	S 85°40'18" E	303.09'
L56	S 82°58'06" E	28.30'
L57	S 80°15'53" E	85.19'
L58	S 77°37'46" E	58.12'

UTILITY EASEMENTS CENTERLINE DATA

LINE	BEARING	DISTANCE
L59	N 00°00'00" W	536.32'
L62	N 90°00'00" E	42.00'
L63	N 00°00'00" W	40.39'
L64	N 90°00'00" E	410.28'

NOTE: L60 AND L61 WERE DELETED

DETENTION POND EASEMENT CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	26.90'	23.44'	N 53°34'08" E	102°45'45"
C2	175.00'	60.09'	59.80'	S 84°53'19" E	18°40'30"
C3	90.00'	48.04'	47.47'	S 75°01'09" E	30°34'58"
C4	25.00'	37.72'	34.25'	N 51°05'56" E	86°27'31"
C5	25.00'	34.64'	31.94'	S 40°34'00" E	79°23'47"

PROPERTY LINE DATA

LINE	BEARING	DISTANCE
L101	S 77°37'13" E	60.82'
L102	N 86°55'08" E	139.50'
L103	S 38°58'29" E	67.09'
L104	S 45°29'12" E	41.41'
L105	S 87°59'09" E	57.69'
L106	N 89°24'23" E	219.54'
L107	S 08°24'44" W	39.31'
L108	INTENTIONALLY OMITTED	
L109	N 46°34'04" E	20.00'
L110	N 53°53'11" E	21.33'
L111	N 28°45'06" W	6.44'
L112	N 61°14'54" E	20.00'
L113	N 28°45'06" W	200.00'
L114	S 61°14'54" W	40.00'
L115	N 28°45'06" W	200.00'
L116	S 61°14'54" W	20.00'
L117	S 04°24'02" W	100.49'
L118	S 11°35'56" E	219.47'
L119	S 02°34'48" E	45.40'
L120	N 84°19'29" E	50.07'
L121	N 02°34'48" W	46.64'
L122	N 11°35'56" W	216.39'
L123	N 04°24'02" E	65.77'

PROPERTY CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C101	385.00'	103.89'	103.57'	S 85°21'02" E	15°27'39"
C102	109.02'	73.02'	71.86'	S 23°18'44" E	38°22'37"
C103	531.91'	60.45'	60.42'	S 42°13'50" E	6°30'43"
C104	274.79'	217.60'	211.96'	S 68°10'20" E	45°22'17"
C105	1975.00'	99.01'	99.00'	S 89°25'19" E	2°52'21"
C106	2025.00'	92.17'	92.16'	S 89°17'23" E	2°36'28"
C107	1949.86'	91.02'	91.01'	N 15°23'08" E	2°40'28"
C108	756.20'	97.90'	97.84'	N 10°20'21" E	7°25'05"
C109	274.79'	77.08'	76.83'	S 53°31'22" E	16°04'21"
C110	274.79'	130.27'	129.05'	S 75°08'25" E	27°09'43"
C111	50.00'	57.56'	54.43'	S 28°34'45" E	65°57'35"
C112	50.00'	75.82'	68.76'	N 47°50'23" E	86°52'42"
C113	274.79'	10.25'	10.25'	S 89°47'23" E	2°08'12"

SURVEYOR
JAMES R. BRUGGEMAN
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
333 BALDWIN ROAD
PITTSBURGH, PA 15205
(412) 429-2324

OWNER/DEVELOPER:
JOE BELSTERLING
BELL PROPERTIES, LP
124 FLUNKETT DRIVE
ZELIENOPLE, PA 15063
(724) 316-8000

ORIGINAL AREA TABULATION

	SQ. FT.	ACRES
REMNANT PARCEL C	1,806,727.56	41.477

AREA TABULATION

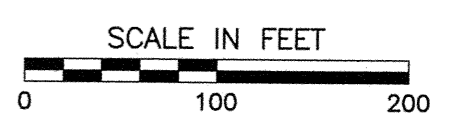
	SQ. FT.	ACRES
REMNANT PARCEL C	1,198,263.38	27.508
LOT 1	588,264.59	13.505
PRIVATE DRIVE	20,199.59	0.464
TOTAL	1,806,727.56	41.477

ZONING INFORMATION - JACKSON TOWNSHIP
ZONED CC - COMMERCIAL CORRIDOR

	CC
MINIMUM LOT AREA NON RESIDENTIAL RESIDENTIAL	21,780 SQ. FT
MINIMUM LOT WIDTH	100'
MINIMUM FRONT YARD	40'
MINIMUM SIDE YARD MINIMUM ABUTTING RESIDENTIAL DISTRICT	10'
MINIMUM REAR YARD	30'
MAXIMUM LOT COVERAGE	80%

NOTES:
1. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 4201900388D, EFFECTIVE DATE 8-2-2018, BUTLER COUNTY, PENNSYLVANIA.
2. PLAN NORTH IS BASED UPON PENNSYLVANIA STATE PLANE NAD83, SOUTH ZONE, AS DETERMINED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.

PLAN BOOK **377** PAGE **4**



CEC
Civil & Environmental Consultants, Inc.
333 Baldwin Road - Pittsburgh, PA 15205
Ph: 412.429.2324 • 800.365.2324 • Fax: 412.429.2114
www.cecinc.com

PMF RENTALS PLAN OF LOTS
BEING A SUBDIVISION OF REMNANT PARCEL C
RECORDED IN PLAN BOOK VOLUME 363, PAGE 48.
Situate In
JACKSON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA
Made For
BELL PROPERTIES, LP

DATE: 12-12-2018 SCALE: 1"=100' DRAWING NO.:
DRAWN BY: JEC CHECKED BY: DGG **SUB-2**
PROJECT NO: 131-628 APPROVED BY: JRB SHEET 2 OF 2

KNOW ALL MEN BY THESE PRESENTS: That the Borough of Saxenburg, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Saxenburg Borough, 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 and ways and other public highways shown upon the plan, with the same force as if the same had been opened through legal proceedings. Borough of Saxenburg hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Borough of Saxenburg, 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 hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Borough of Saxenburg, 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 some to be attested by its secretary this 19 day of MARCH 2019.

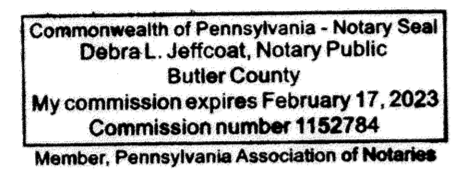
ATTEST: Borough of Saxenburg
 Secretary *[Signature]* President *[Signature]*

COMMONWEALTH OF PENNSYLVANIA: SS
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Sherry Weingard, President of the Borough of Saxenburg, who being duly sworn, deposes and swears that she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Borough of Saxenburg, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of the said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Sworn and subscribed before me this day, 19 day of MARCH 2019.

WITNESS MY HAND AND NOTARIAL SEAL this 19 day of MARCH 2019.
 Notary Public *[Signature]*



KNOW ALL MEN BY THESE PRESENTS: That the Saxenburg Area Authority, a corporation incorporated under the laws of the Commonwealth of Pennsylvania, by virtue of a resolution of the Board of Directors, thereof, does hereby adopt this plan as its Plan of Lots of its property situate in Saxenburg Borough, 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 and ways and other public highways shown upon the plan, with the same force as if the same had been opened through legal proceedings. Saxenburg Area Authority hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Borough of Saxenburg, 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 hereafter grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Saxenburg Area Authority, 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 some to be attested by its secretary this 19 day of MARCH 2019.

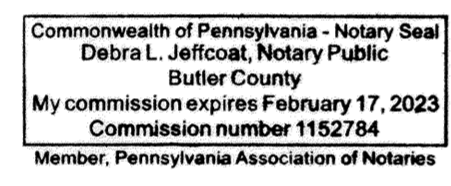
ATTEST: Saxenburg Area Authority
 Secretary *[Signature]* Chairman *[Signature]*

COMMONWEALTH OF PENNSYLVANIA: SS
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Gregory Clifford, Chairman of the Saxenburg Area Authority, who being duly sworn, deposes and swears that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Saxenburg Area Authority, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as Chairman of the said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper and respective handwriting.

Sworn and subscribed before me this day, 19 day of MARCH 2019.

WITNESS MY HAND AND NOTARIAL SEAL this 19 day of MARCH 2019.
 Notary Public *[Signature]*



I, Stanley D. Graf, 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.

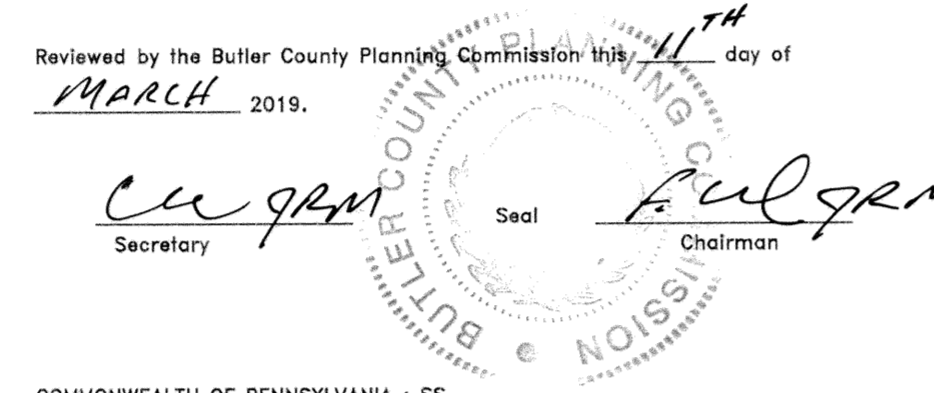
Date 19 MARCH 19 Seal *[Signature]* P. L. S. # 30181-E

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

Approved by the Council of the Borough of Saxenburg this 19 day of March 2019.
 Secretary *[Signature]* President *[Signature]*

Approved by the Saxenburg Borough Planning Commission this 16 day of March 2019.
 Secretary *[Signature]* Chairman *[Signature]*

Reviewed by the Butler County Planning Commission this 14 day of MARCH 2019.
 Secretary *[Signature]* Chairman *[Signature]*

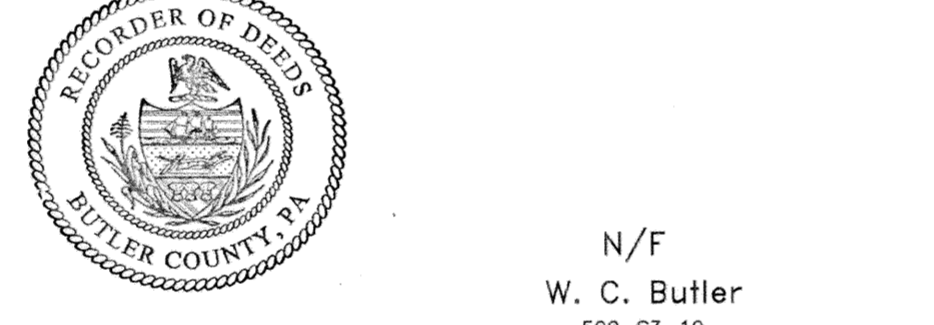


COMMONWEALTH OF PENNSYLVANIA: SS
 COUNTY OF BUTLER

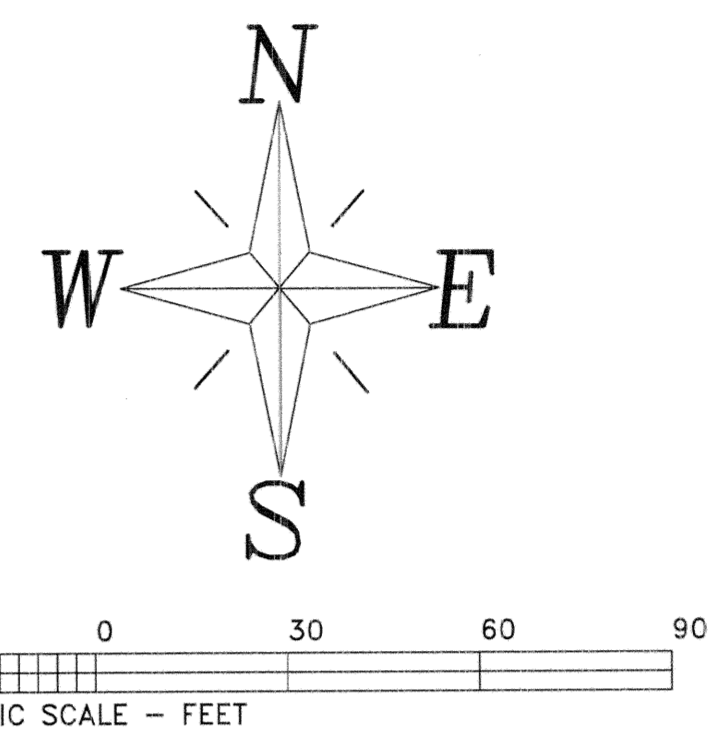
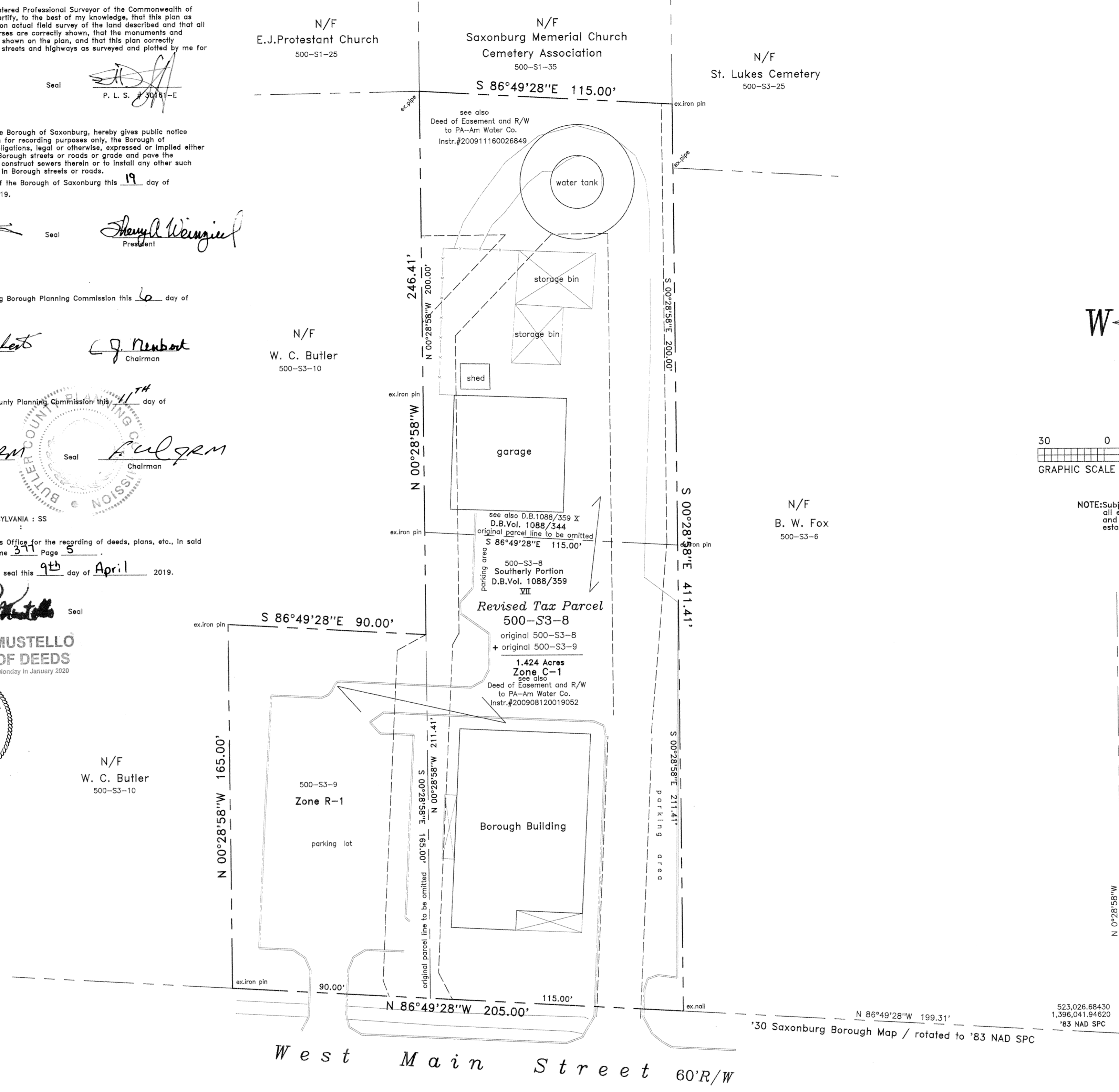
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 311 Page 5

Given under my hand and seal this 9th day of April 2019.

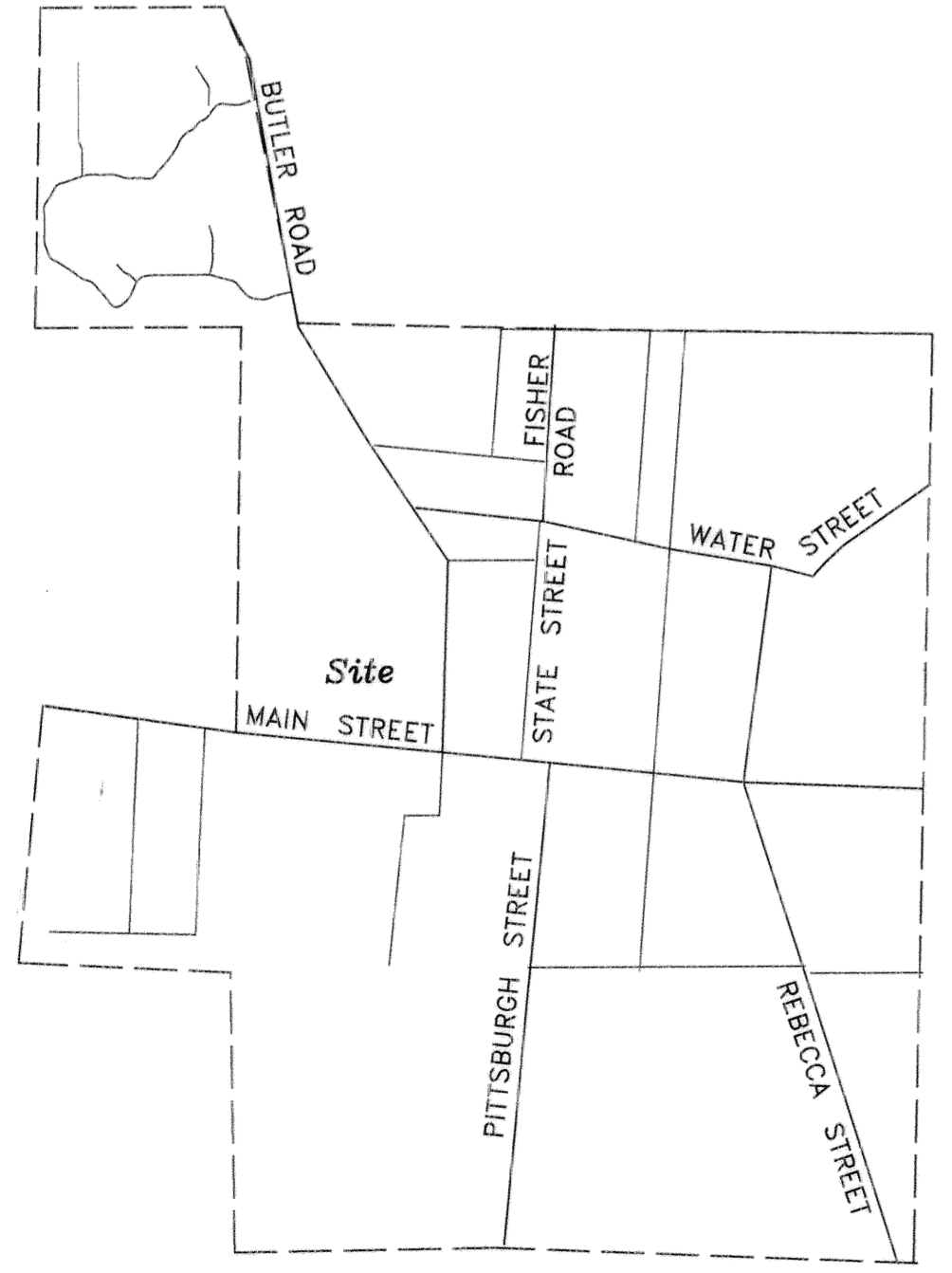
[Signature] Seal
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



N/F
 W. C. Butler
 500-S3-10



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



Vicinity Map

Zoning
 R-1
 Lot Area...15,000 s.f.
 width...100'
 front yard...30'
 side...10'
 rear...20'
 coverage...25%
 height...35'
 C-1
 side...50'/10'
 rear...15'

Saxenburg Borough / Authority Consolidation Plan

RECORDED	20
PLAN BOOK	PAGE
377	5
SHEET	of

CONSOLIDATION SURVEY for Saxenburg Borough & Saxenburg Area Authority
 PROJECT No: 19022
 SITUATE: SAXONBURG BOROUGH, BUTLER COUNTY, PA
 DATE: 3/27/19 REV: DWB:spg
 GRAFF SURVEYING LLC
 P.O. Box 521
 Saxenburg, PA 16056
 330 Fisher Road, Cabot, PA 16023
 info@graffsurveying.com
 717-352-9311 fax: 717-352-1059
 Co. Tax No. 500-53-889
 Chk. No.

REVIEWED BY THE MARION TWP. PLANNING COMM.
THIS ___ DAY OF _____, 20__

APPROVED BY THE MARION TWP. SUPERVISORS
THIS 8 DAY OF April, 2019

REVIEWED BY

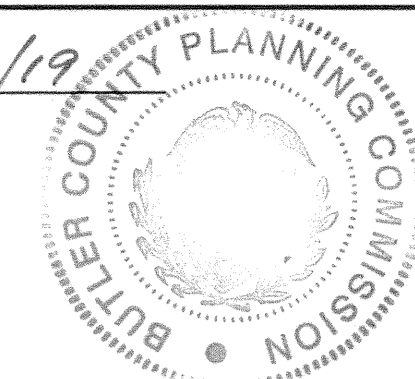
DATE 3/27/19

BUTLER COUNTY

PLANNING COMMISSION

F. Ulgrm
CHAIRMAN

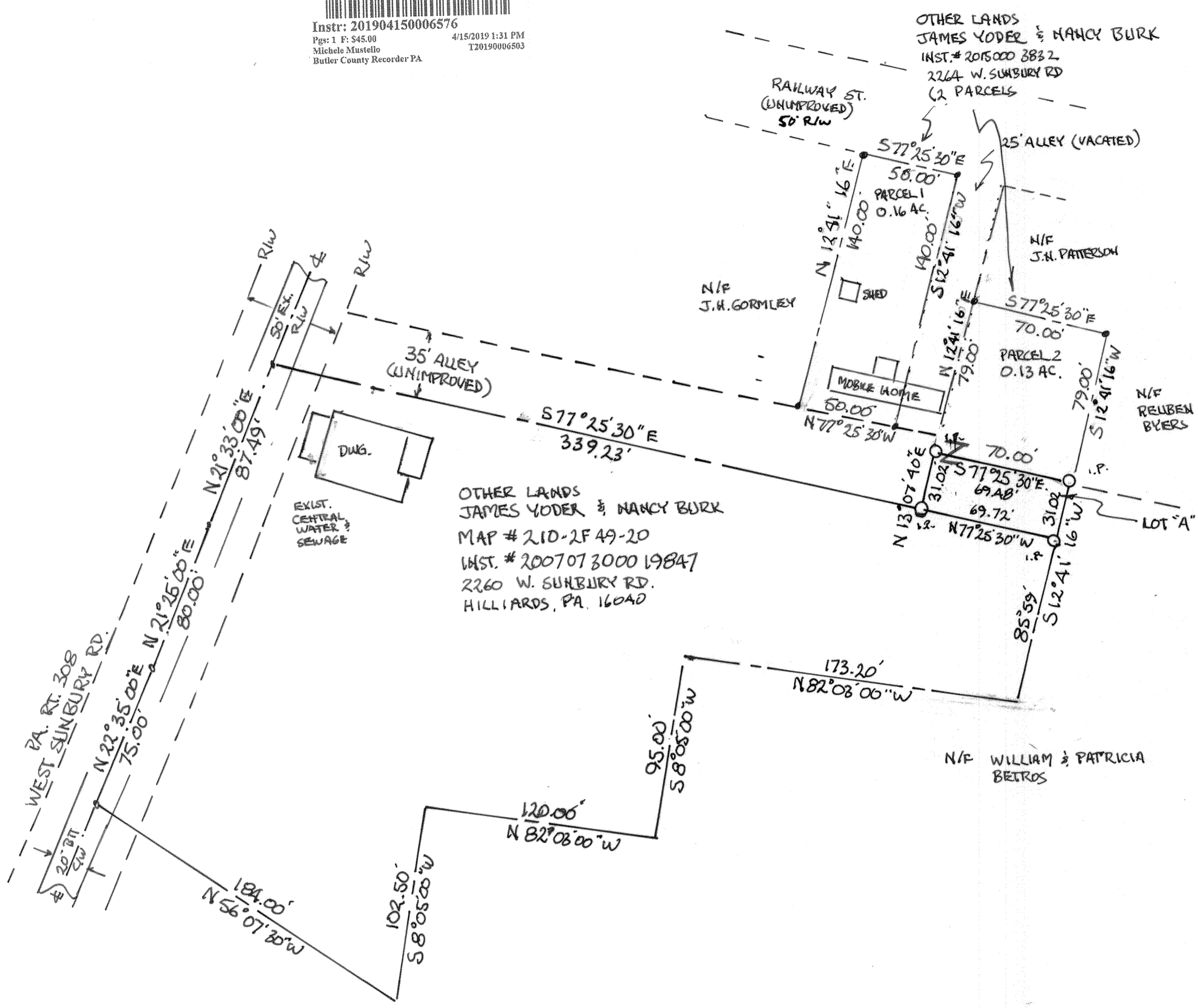
Cue grm
SECRETARY



SECRETARY

CHAIRMAN

Instr: 201904150006576
Pgs: 1 F: \$45.00
Michele Mustello
Butler County Recorder PA
4/15/2019 1:31 PM
T20190006503



STATE OF PENNSYLVANIA

County of Butler

BEFORE ME THE SUBSCRIBER A _____ IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED James Yoder Nancy Burk Yoder AND ACKNOWLEDGE THE BELOW. WITNESS MY HAND AND SEAL THIS 15 DAY OF April, 2019. MY COMMISSION EXPIRES THE First Monday DAY OF January, 2020.

SIGNATURE _____

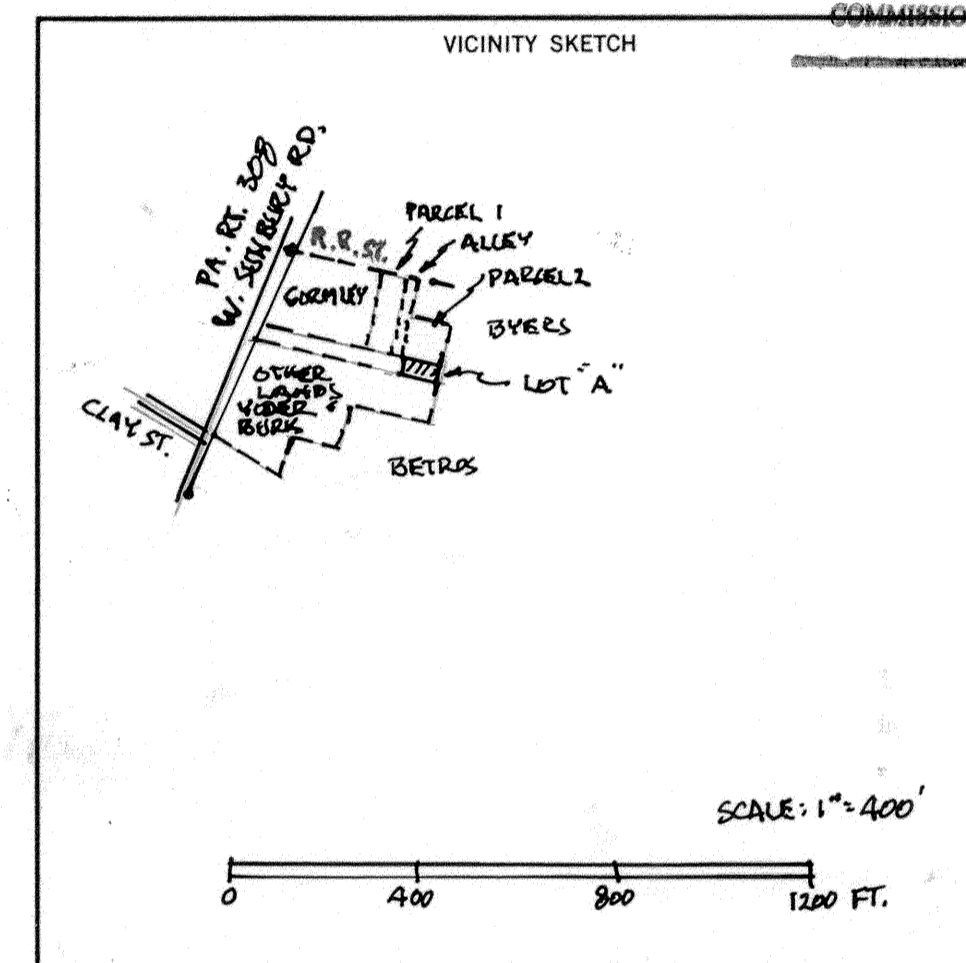
I, THE UNDERSIGNED HEREBY DECLARE THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND WISH IT TO BE RECORDED AS SUCH.

James Yoder Nancy Burk

I HEREBY CERTIFY THAT THE TRACT SHOWN HEREON IS A TRUE AND ACCURATE SURVEY, _____

PROTHONOTARY OFFICIAL TITLE

COMMISSION EXPIRES FIRST MONDAY IN JAN, 2020

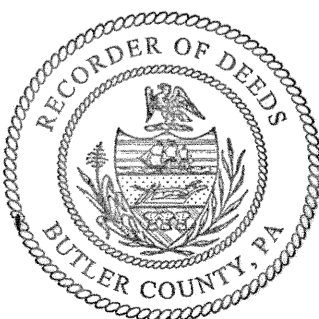


PLAN IS NULL & VOID UNLESS RECORDED BY _____ NO DEEDS MAY BE TRANSFERRED UNTIL PLAN IS RECORDED.

NOTE: LOT "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND BECOME PART OF ADJOINING LANDS OF JAMES YODER & NANCY BURK (20150003832)

O - DENOTES CORNER FROM PIV SET

PLAN BOOK	PAGE
377	6

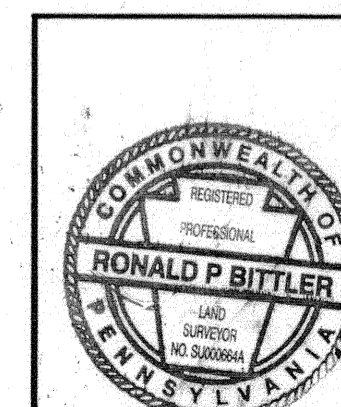


COMM. OF PA. COUNTY OF BUTLER } SS

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 377 PAGE 6.

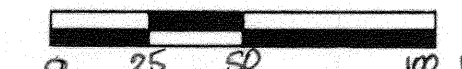
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF APRIL, 2019.

Michele M. Mustello



SEAL

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



Development Data:

Zoning: R-2 (PRO)
 This plan was previously approved as a Planned Residential Development

Tax Parcel: 40-S15-A-0000
 Site Area: 7.35 Ac.
 Proposed use: Single-Family Residential
 Allowable Maximum Density: 8.0 DU/AC
 Lots proposed (Phase V): 14
 Minimum Lot Width: 75' (Single Family Lots)
 Minimum Lot Area: 6200SF (Single Family Lots)
 Setback: 20'
 Minimum Side Yard: 10' (Single Family Lots)
 Minimum Rear Yard: 20'

Legend	
Phase Line	—————
Easement	- - - - -
Boundary	—————
Existing Lot Line	—————
To be Eradicated	—————



Instr: 201904170006752
 Page 2 of 3
 11/18/2019 9:18 AM
 Nicholas Staschke
 Butler County Recorder PA

T3 Global Strategies, Inc.
 10 Emerson Ln, Suite 808
 Bridgeville, PA 15017



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

PLAN REVISIONS	
DATE	DESCRIPTION
2.5.19	Per Buffalo Township
2.12.19	Per Buffalo Township
3.14.19	Per Field Conditions
3.29.19	For Recording

PREPARED FOR
 Sarver's Mill Associates, LP
 772 Pine Valley Drive
 Pittsburgh, PA 15239

This plan has been prepared solely for the benefit of the client and is not to be used for any other purpose without the written consent of T3 Global Strategies, Inc. The client is responsible for verifying the accuracy of all information provided and for obtaining all necessary permits and approvals from the appropriate authorities.

Sarver's Mill Phase V
 Planned Residential Development
 Phase V Overall Subdivision Plan
 Situate In: Buffalo Township, Butler County, Pennsylvania

SCALE:	1" = 100'
DATE:	1.18.2019
PROJ. No.	197
SHEET NUMBER	1 of 2

PLAN BOOK	PAGE
377	7

Instr: 201904180006835
 Page 1 of 146-09 4/19/2019 9:47 AM
 Michele Mustello 23019000678
 Butler County Recorder PA

BY RESOLUTION APPROVED ON THE 4 DAY OF April 2019, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 30 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

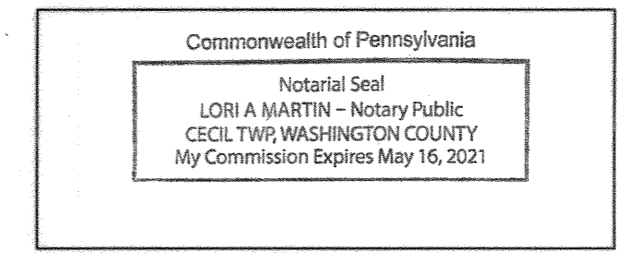
(SEAL) _____ NVR, INC.
 _____ -V.P. _____
 SIGNATURE AND TITLE OF OFFICER WITNESS SIGNATURE AND TITLE OF AUTHORIZED OFFICER

 DATE 4/24/19

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF WASHINGTON, PERSONALLY APPEARED Peter Robertson VP 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 4th DAY OF April 2019
 (SEAL) _____ NOTARY PUBLIC

 SIGNATURE AND TITLE OF AUTHORIZED OFFICER



I, Jason Keats & Peter Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 30 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201901180001087. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

 SIGNATURE OF WITNESS 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.

 DATE 4/11/2019

 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 JAMES A. SPERDUTE, P.S. # 24457-E

I, JASON KEATS 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.

 DATE 4/12/19

 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 REGISTRATION NO. PE071353

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION RESOLUTION NO. 2019-22 EFFECTIVE THIS 12th DAY OF April 2019

 SECRETARY

 CHAIRPERSON

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

 TOWNSHIP MANAGER

 CHAIRPERSON

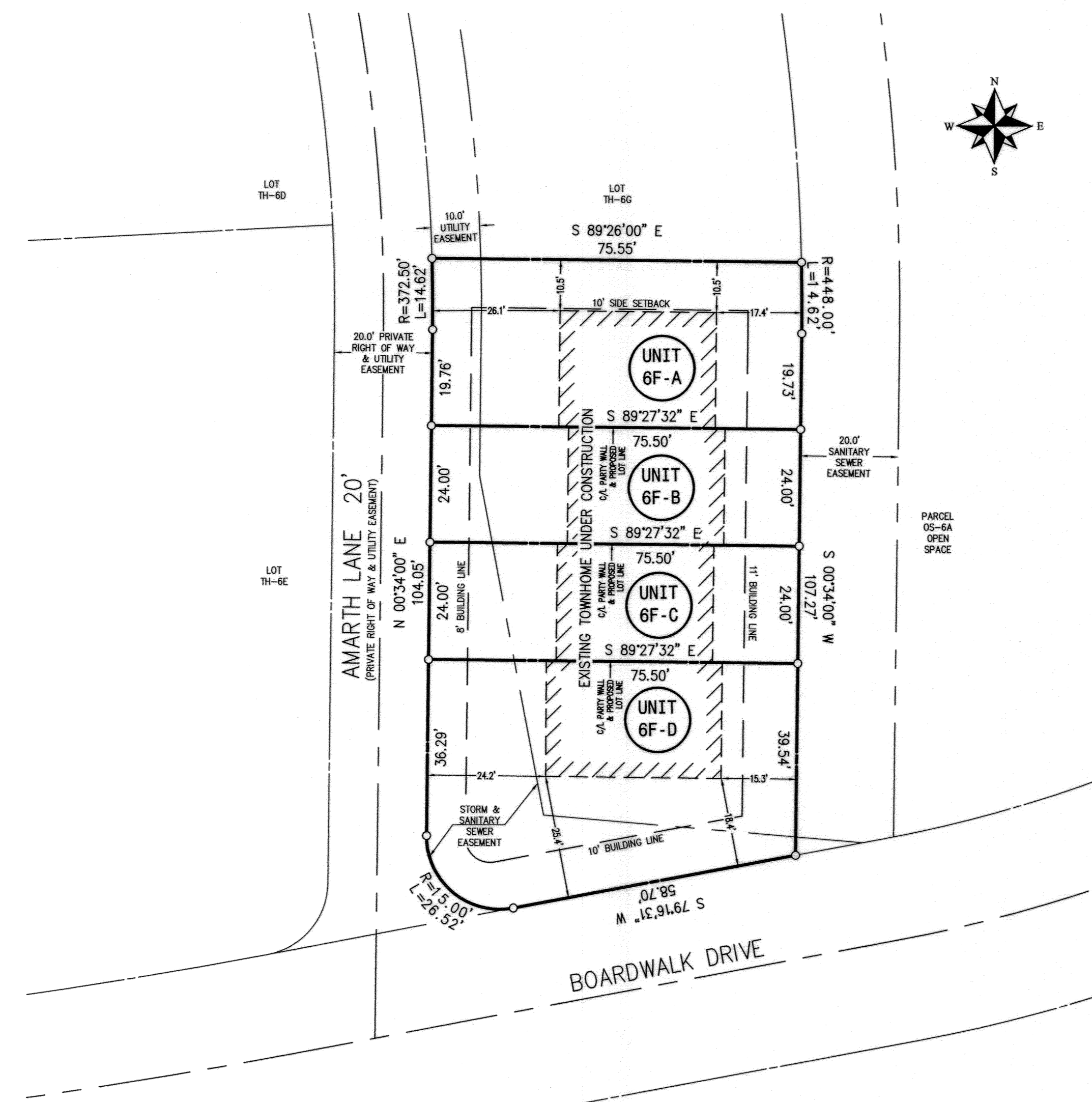
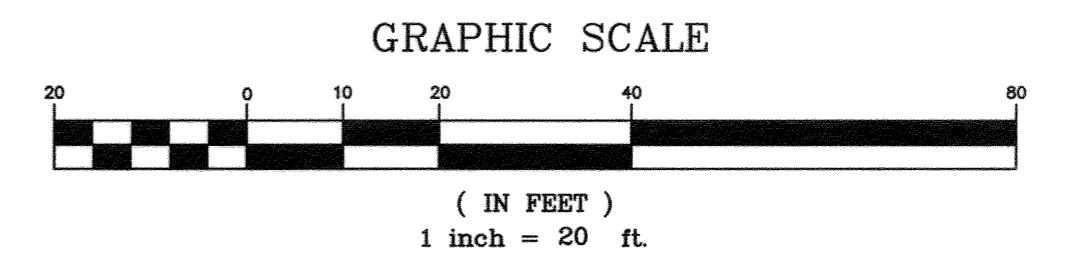
 SECRETARY

 CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 377 PAGE 9

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF April 2019

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



GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH-6F OF THE PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

- 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: COD-2
 PROPOSED USE: COD-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

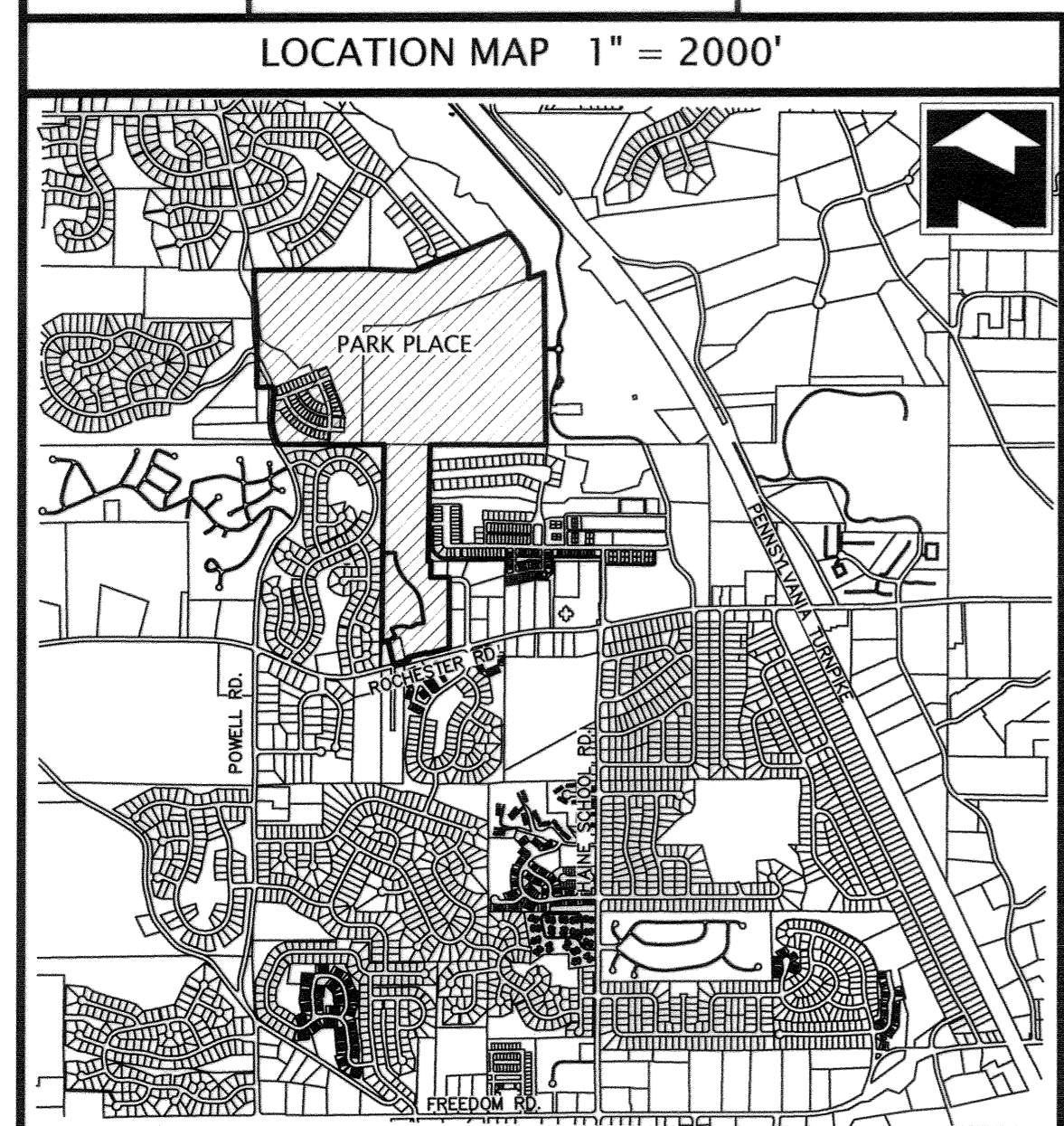
OWNERSHIP REFERENCE:

PROPERTY OWNER: NVR, INC.
 ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276

TAX PARCEL: LOT TH-6F
 TAX PARCEL 130-S31-06F
 INST. # 201901180001087

UNIT	SQUARE FEET	ACRES
6F-A	2,594.637	0.0596
6F-B	1,812.000	0.0416
6F-C	1,812.000	0.0416
6F-D	3,477.678	0.0798
TOTAL:	9,696.315	0.2226

PLAN BOOK	PAGE
377	9



TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

DEVELOPER/PROPERTY OWNER

ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276

BUILT BY

DRAWING NUMBER:	1004-1919867
DRAWING SCALE:	1"=20'
DATE:	FEBRUARY 12, 2019
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE AMENDMENT NO. 30

BEING A RE-SUBDIVISION OF PARCEL TH-6F
 PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6
 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SLS
 HARMONY, PA
 724-462-4362
 SLS1@comcast.net

BY RESOLUTION APPROVED ON THE 4 DAY OF April, 2019 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 2 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

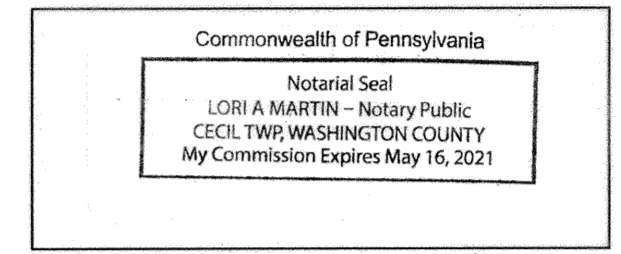
(SEAL) _____ NVR, INC.
 _____ -V.P. _____
 SIGNATURE AND TITLE OF OFFICER WITNESS SIGNATURE AND TITLE OF AUTHORIZED OFFICER

 DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF WASHINGTON, PERSONALLY APPEARED Peter Robertson OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF April, 2019
 (SEAL) _____

 NOTARY PUBLIC



I, Peter Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 2 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 20190104000149. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

 SIGNATURE OF WITNESS 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.

 DATE

I, Jason Kaestli 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.

 DATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY Resolution No. 2019-21 EFFECTIVE THIS 4th DAY OF April, 2019

 SECRETARY CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN Resolution No. 2019-21 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

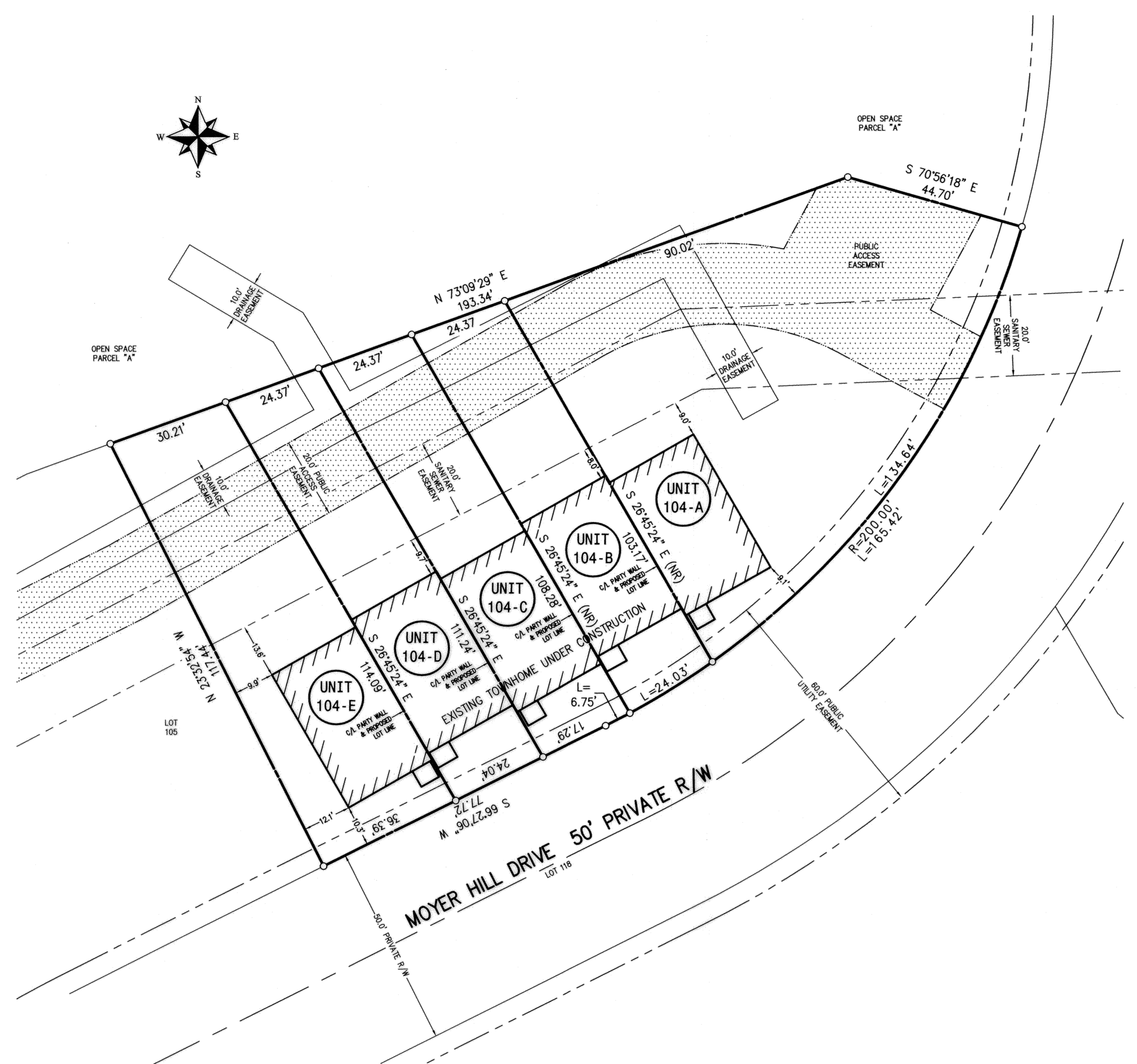
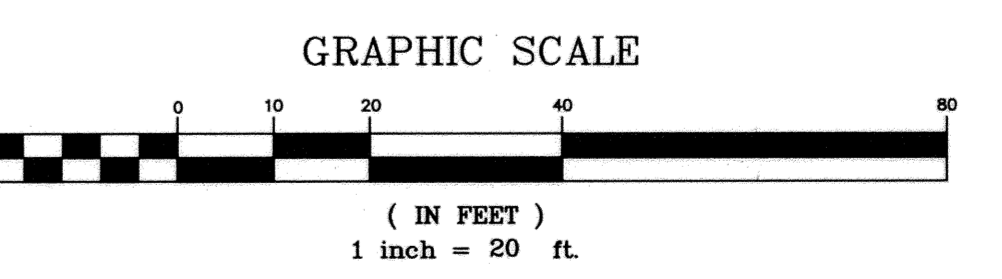
 TOWNSHIP MANAGER
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF FEBRUARY, 2019

 SECRETARY CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 377 PAGE 10

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF April, 2019

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



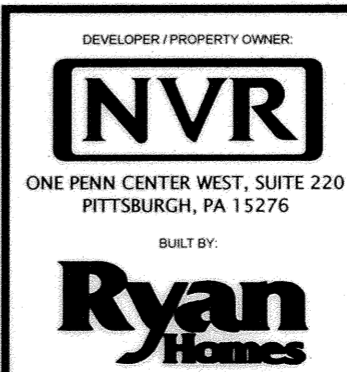
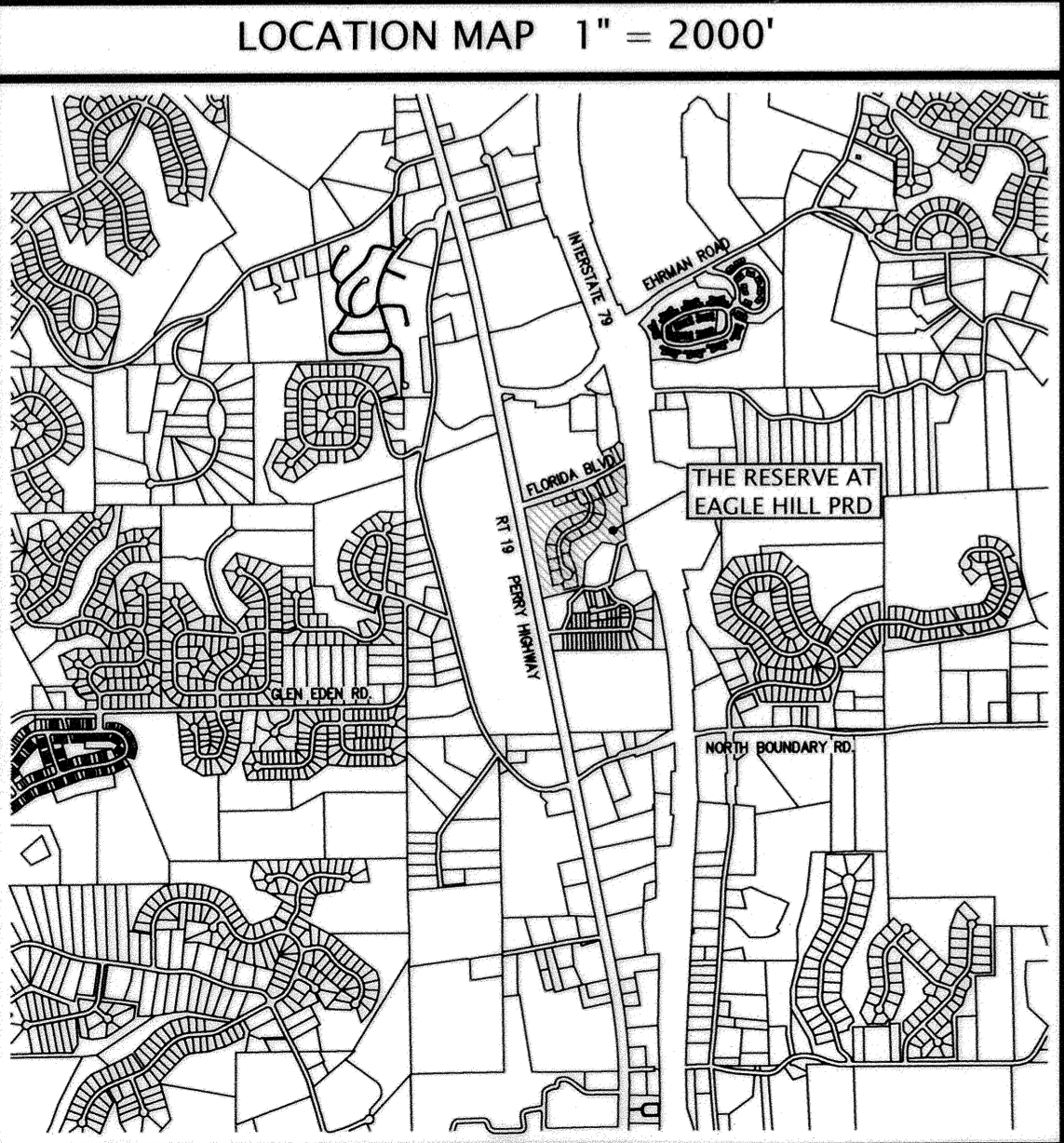
GENERAL PLAN NOTES:
 THIS PLAN IS A RE-SUBDIVISION OF LOT 104 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36-40
 a. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
 b. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
 c. REFER TO ABOVE RECORDED PLAN FOR DIMENSIONS AND TIES TO ALL EASEMENTS SHOWN.
 d. SANITARY SEWER EASEMENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

ZONING INFORMATION:
 AFFECTED ZONING CLASSIFICATION: R-3
 PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT (TOWNHOMES)
 • TYPICAL LOT SIZE: 0.426 ACRES
 • MINIMUM LOT WIDTH: PER PATTERN BOOK
 • MINIMUM FRONT SETBACK: 5.00 FEET
 • MINIMUM REAR SETBACK: 5.00 FEET
 • MINIMUM SIDE SETBACK: 5.00 FEET AT END UNITS
 • MINIMUM PRO SETBACK: 50.00 FEET

OWNERSHIP REFERENCE:
 PROPERTY OWNER: NVR, INC.
 ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 TAX PARCEL: LOT 104
 TAX PARCEL 130-S1-A104
 INST. # 20190104000149

UNIT	SQUARE FEET	ACRES
104-A	8,356.385	0.1918
104-B	2,543.159	0.0584
104-C	2,635.292	0.0605
104-D	2,703.939	0.0621
104-E	3,834.561	0.0880
TOTAL:	20,073.34	0.4608

PLAN BOOK **377** PAGE **10**



DEVELOPER / PROPERTY OWNER: NVR
 DRAWING NUMBER: 1004-1919886
 DRAWING SCALE: 1"=20'
 DATE: FEBRUARY 12, 2019
 DRAWN BY: JSS
 REVISIONS:

THE RESERVE AT EAGLE HILL AMENDMENT NO. 2
 BEING A RE-SUBDIVISION OF LOT 104 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36-40
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



OWNERS ADOPTION

FRANKLIN SQUARE REALTY PARTNERS, LP, OWNER OF THE LAND SHOWN ON THE FRANKLIN SQUARE COMMERCIAL LAND DEVELOPMENT HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CRANBERRY TOWNSHIP...

Signature of witness: October 31, 2018. Signature of authorized partner: Stephen Davis.

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED THE ABOVE NAMED STEPHEN DAVIS, MEMBER OF FRANKLIN SQUARE REALTY PARTNERS, LP...

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

MY COMMISSION EXPIRES THE 16th DAY OF November 2019.

Notary Public: Lindsey Wilson, Commonwealth of Pennsylvania, Notary Public.

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FRANKLIN SQUARE COMMERCIAL LAND DEVELOPMENT, IS IN THE NAME OF THE FRANKLIN SQUARE REALTY PARTNERS, LP, AND IS RECORDED IN DEED BOOK VOLUME PAGE 20181004000300.

Witness: Stephen Davis - AUTHORIZED PARTNER.

Commercial Bank Trust of PA

Commercial Bank Trust of PA, a trust of the Commonwealth of Pennsylvania, hereby consents to the recording of this plan and to the dedications and all other matters appearing on the plan.

Witness: Lisa A. Bail, SVP, Commercial Bank Trust of PA.

TOWNSHIP MANAGER APPROVAL STATEMENT

I, Jason Hildebrand, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2017-19 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Date: 2-18-19. Township Manager: Jason Hildebrand.

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES.

ALTHOUGH SEWAGE FACILITIES SHOULD BE APPROVED BY THE TIME OF RECORDING, THIS DECLARATION CLARIFIES THAT BUILDINGS MAY NOT BE CONSTRUCTED WITHOUT APPROVAL OF SEWAGE FACILITIES. THE MUNICIPAL SECRETARY MAY SIGN THIS DECLARATION.

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.

Date: 2-18-19. Township Manager/Secretary: Jason Hildebrand.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2017-19 ON THE 15th DAY OF February 2019.

Signature: Jason Hildebrand, Chairperson, Board of Supervisors.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15 DAY OF February 2019.

Secretary: Chuck Davy, Chairman, Butler County Planning Commission.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 377, PAGE (S) 11.

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF April 2019.

Recorder of Deeds: Michele M. Mustello.

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 CRANBERRY TOWNSHIP.

Date: 10-30-18. Name: J. Mustello, Registration Number: 054162.

STORMWATER MANAGEMENT REQUIREMENTS

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 CRANBERRY TOWNSHIP.

Date: 10-30-18. Name: J. Mustello, Registration Number: 054162.

TOWNSHIP ENGINEER'S CERTIFICATION

I, Jason Hildebrand, 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.

Date: 11/2/10. Name: P. Myers, Registration Number: P2071353.

SURVEYORS 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 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 CRANBERRY TOWNSHIP.

Date: 10/30/2018. Name: J. P. Myers, Registration Number: 051238-E.

Barcode and registration information for Jason Hildebrand.

STORMWATER NOTES

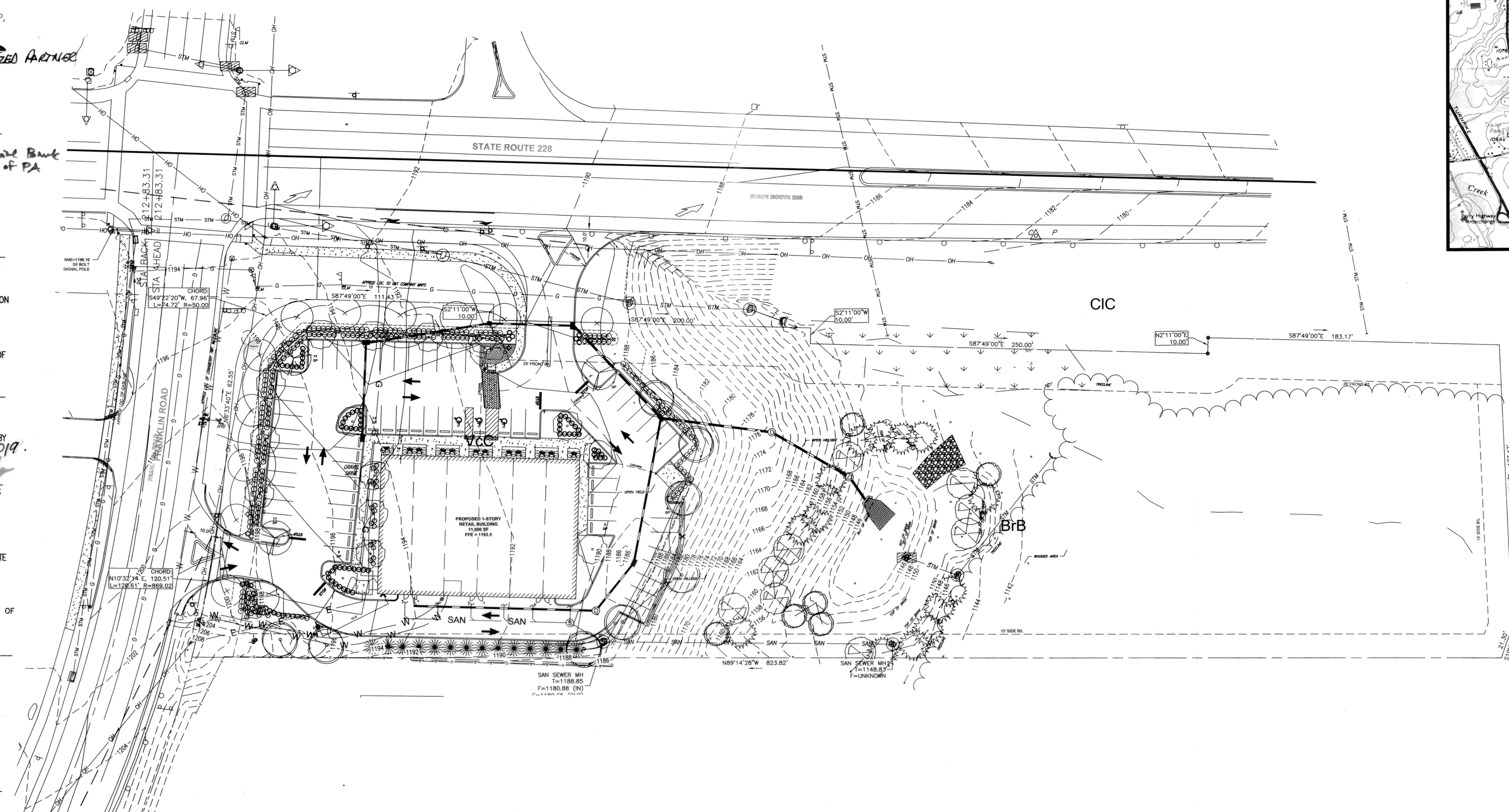
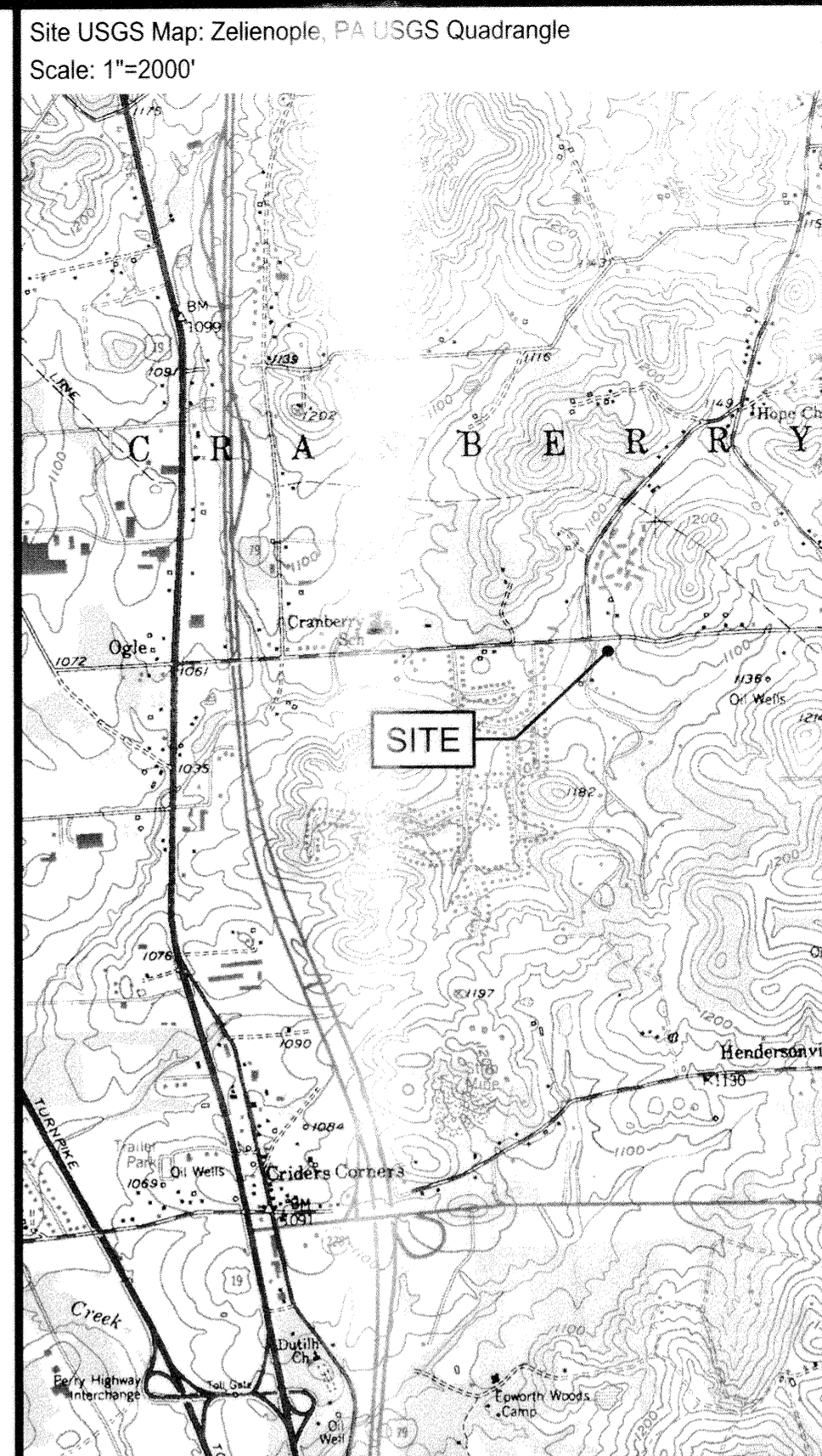
SECTION 17-350.7.C(2)(g): The owner is responsible for operation and maintenance of the stormwater BMPs. If the owner fails to adhere to the operation and maintenance (O&M) agreement, the Township may perform the services required and charge the owner appropriate fees.

SECTION 17-350.7.C(1)(b): No person shall modify, 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.

SECTION 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.

SECTION 17-350.14.B(1): Provide a certification of completion from an engineer, architect, surveyor or other qualified person verifying that all permanent facilities have been constructed according to the SWM site plan and report and approved revisions thereto.

SECTION 17-350.15.A(1): Noncompliance with or failure to implement any provision of the approved SWM site plan or operation and maintenance (O&M) agreement.



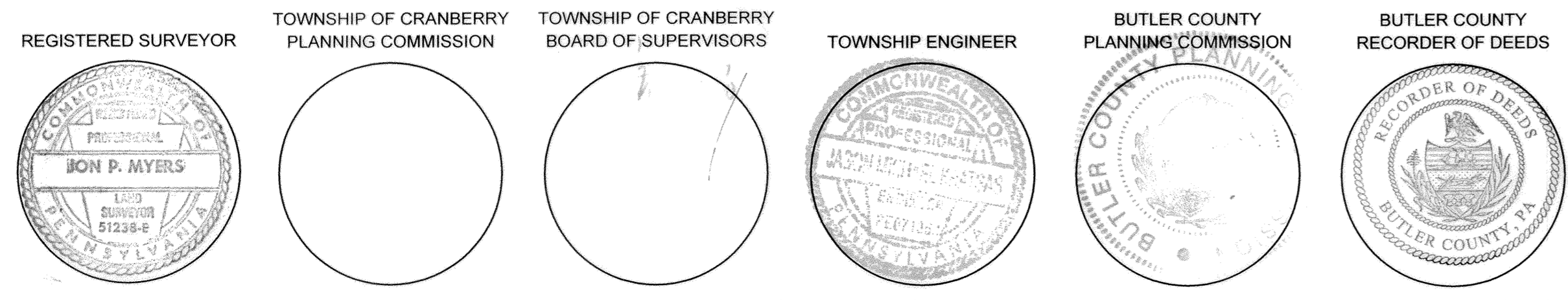
Drawing Scale: 1" = 40'. North arrow pointing up. Professional Engineer seal for Jason Hildebrand, No. 054162-E.

NOT FOR CONSTRUCTION. Prepared For: Mansfield Capital, LLC, 223 Fourth Ave., Suite 200, Pittsburgh, PA 15222. PVE ENGINEERING logo and contact information.

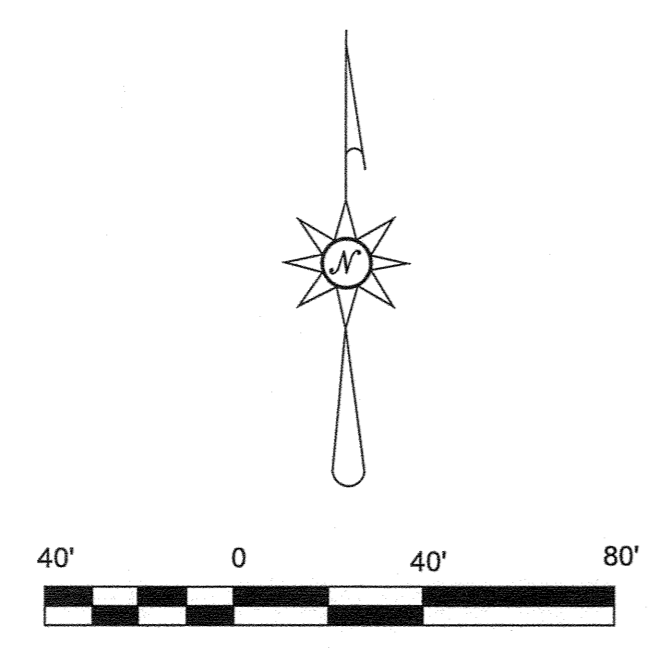
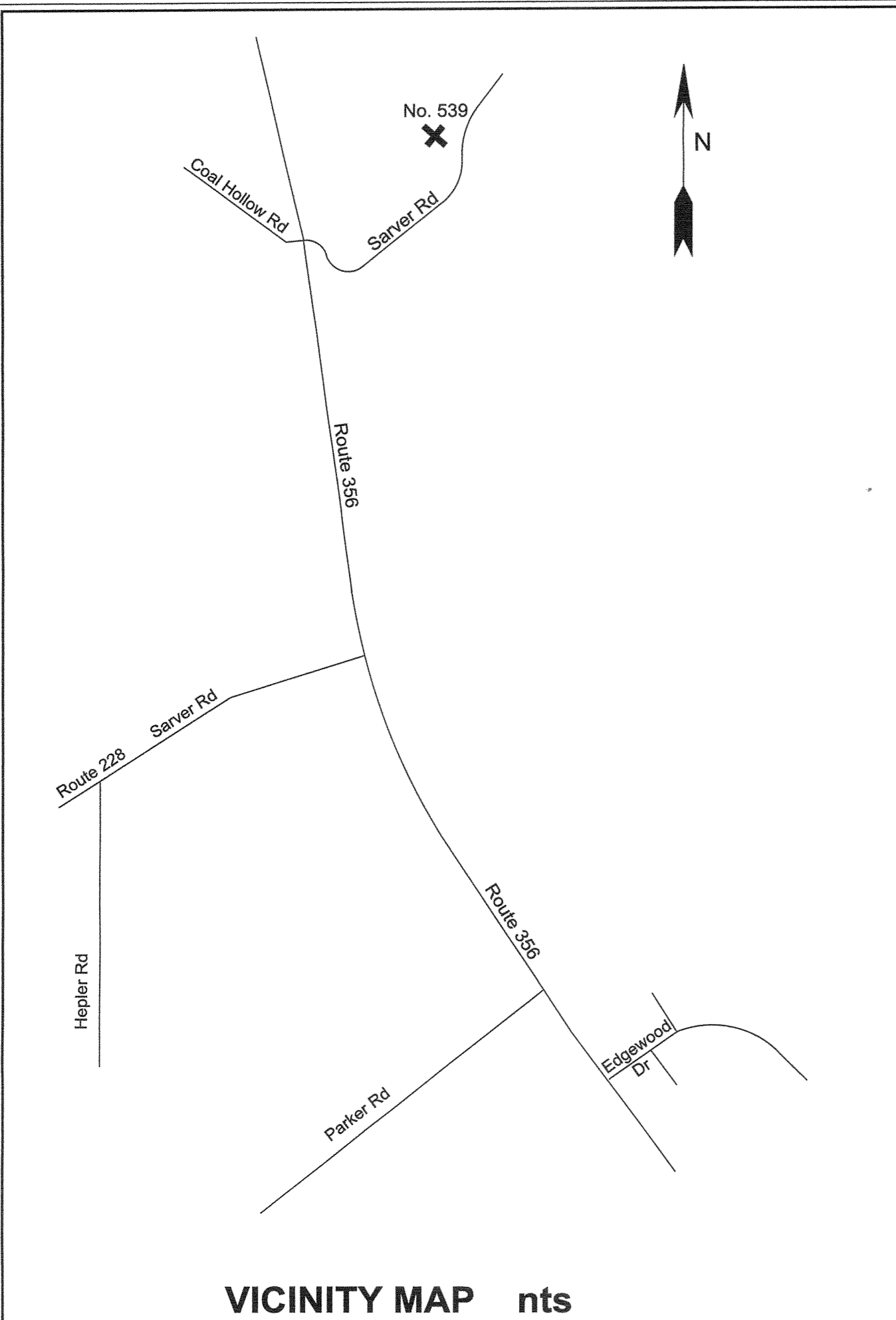
811 Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.

Table with 2 columns: DATE, DESCRIPTION. Lists plan revisions from 1 to 12, including dates and descriptions like 'REV PER CRANBERRY LETTER DATED 1-31-17'.

Situate In: Township of Cranberry, Butler County, PA. Project Name: FRANKLIN SQUARE COMMERCIAL LAND DEVELOPMENT. Recording Plan: 377 11. Project No: 161428. Drawing No: C-1200.



PLAN BOOK 377, PAGE 11.



OWNERS:
 Louise A. Buzzard Schellinger & Amos R. Schellinger
 539 Sarver Road, Sarver, PA 16055
 Tele: 724-448-4746

ZONED: R-1 Single Family Residential

PURPOSE:
 Subdivide Tax Parcel 40-1F75-A7A5 into 2 Lots.

ZONE: R-1 Single Family Residential

Minimum Lot Area	20,000 SqFt
Minimum Lot Width	100 ft at Bldg Line
Minimum Front Yard	50 ft from ROW
Minimum Side Yard	20 ft
Minimum Rear Yard	20 ft

TABULATION:

Lot 1 =	27705 SqFt	0.636 Acres
Lot 1 ROW =	4942 SqFt	0.113 Acres
Lot 2 =	110660 SqFt	2.541 Acres
Lot 2 ROW =	10413 SqFt	0.239 Acres
TOTALS =	153720 SqFt	3.529 Acres
40-1F75-A7A5 =	153720 SqFt	3.529 Acres

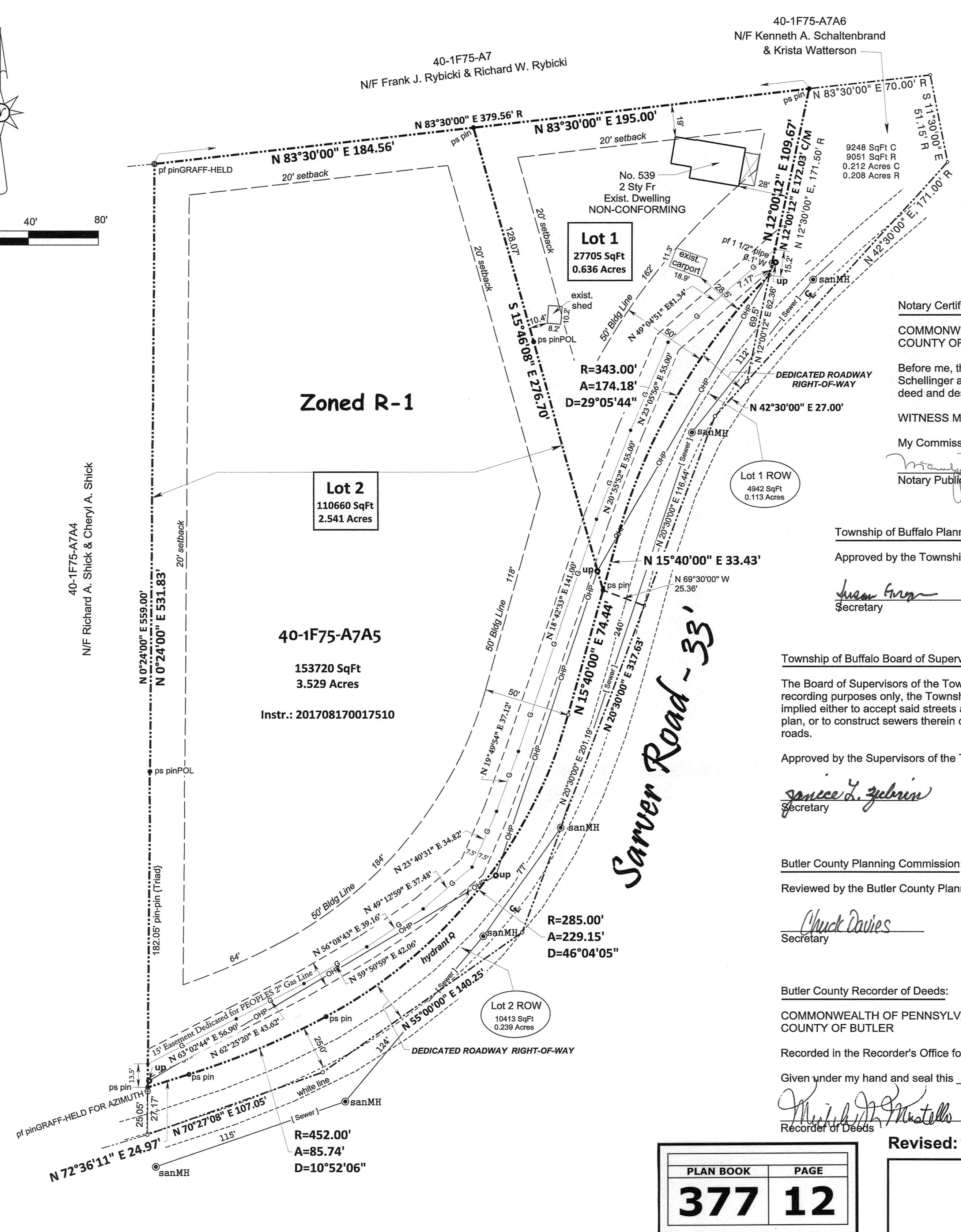
LEGEND:
 pf = point found
 ps = point set: pin = 24" x 1/2" rebar
 POL = point on line
 R = record (deed)
 M = measured
 C = calced
 up = utility pole
 --G-- = gas line
 --OHP-- = overhead power
 sanMH = sanitary manhole
 hydrant = fire hydrant

Surveyor's Certification:
 I, William N. Whye, a registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge and belief, that this plan as shown hereon is based upon an actual field survey of the land described and that all angles, distances and courses are correctly shown, that all 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.

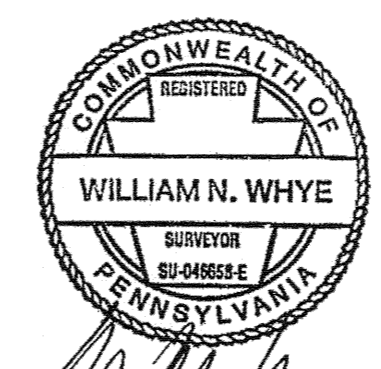
Date: October 14, 2017

William N. Whye, Reg. No. SU046658E

Triad Surveys, Inc., 485 Toledo Drive, Lower Burrell, PA 15068-3358
 Tele: 412-952-5266



PLAN BOOK	PAGE
377	12



OWNERS' ADOPTION:
 KNOW ALL MEN BY THESE PRESENTS That we, Louise A. Buzzard Schellinger and Amos R. Schellinger of the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, owners of the property herein as Recorded in Instr.: 201708170017510 of said County Records; 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 Buffalo, County of Butler and Commonwealth of Pennsylvania, and for our 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 this 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 Commonwealth of Pennsylvania, County of Butler and Township of Buffalo, 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 Buffalo, their successors and assigns, from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owners, their heirs, executors, administrators and assigns and purchasers of lots in this plan. We further certify there are no liens, mortgages or encumbrances against this property.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 17 day of April, 2019.

Louise A. Buzzard Schellinger
 Louise A. Buzzard Schellinger

Amos R. Schellinger
 Amos R. Schellinger

Notary Certification:
 COMMONWEALTH OF PENNSYLVANIA : SS
 COUNTY OF BUTLER Allegheny :)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Louise A. Buzzard Schellinger and Amos R. Schellinger 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 17 day of April, 2019.

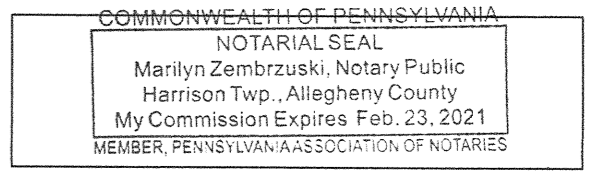
My Commission expires the 23 day of Feb, 2021.

Matthew Schellinger
 Notary Public

Township of Buffalo Planning Commission:
 Approved by the Township of Buffalo Planning Commission this 3rd day of APRIL, 2019.

Jessica Green
 Secretary

Robert Schellinger
 Chairman



Township of Buffalo Board of Supervisors:
 The Board of Supervisors of the Township of Buffalo, hereby gives public notice that in approving this plan for recording purposes only, the Township of Buffalo 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 Buffalo this 10th day of APRIL, 2019.

Janice L. Zebelin
 Secretary

Paula Gung
 Chairman

Butler County Planning Commission: #19061
 Reviewed by the Butler County Planning Commission this 12th day of MARCH, 2019.

Chuck Davies
 Secretary

Frank E. Uhl
 Chairman

Butler County Recorder of Deeds:
 COMMONWEALTH OF PENNSYLVANIA : SS
 COUNTY OF BUTLER :)

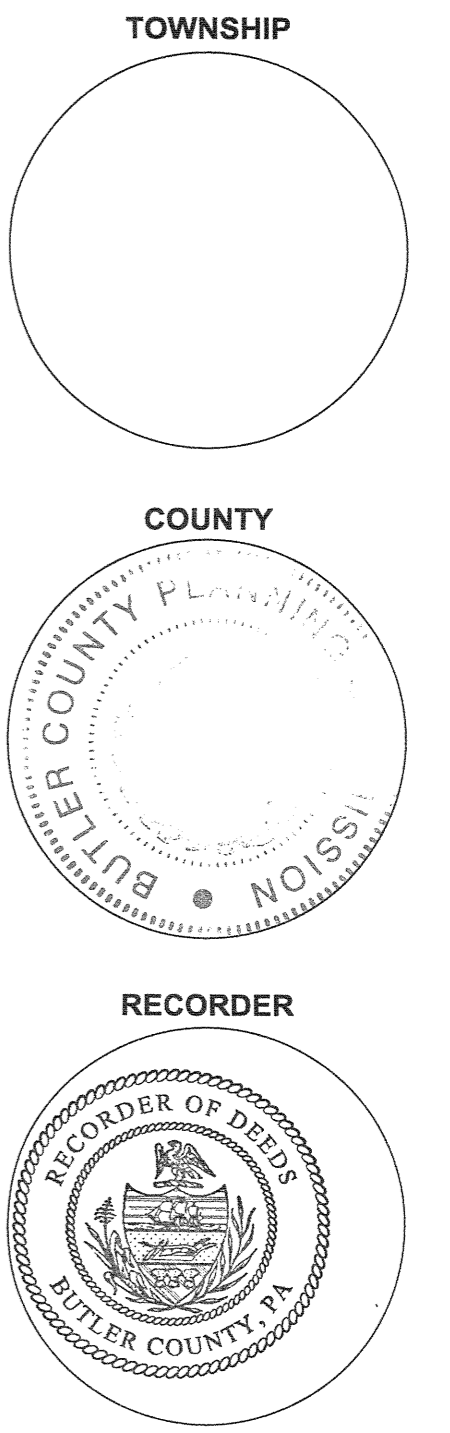
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 377, Page 12.

Given under my hand and seal this 18 day of April, 2019.

Michele M. Mustello
 Recorder of Deeds

Revised: April 3, 2019

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



Plan of Subdivision for:
Louise A. Buzzard Schellinger & Amos R. Schellinger
539 Sarver Road, Sarver, PA.

Situate in: Buffalo Township, Butler County & Commonwealth of Pennsylvania
Date: October 14, 2017 Scale: 1" = 40' By: wnw
Job No. 11097P Triad Surveys, Inc. 412-952-5266

Instr: 201904180006852
 Page 1 of 548.00
 4/18/2019 11:04 AM
 M:Mike Starnelle
 Butler County Recorder PA

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, VIRGINIA E. BRADBY, 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 HERELIANTO SET MY HAND AND SEAL THIS 6 DAY OF April, 2019.

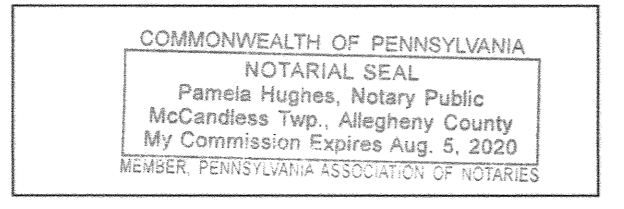
x Virginia E. Bradley
 VIRGINIA E. BRADBY

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, VIRGINIA E. BRADBY, 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 6 DAY OF April, 2019.

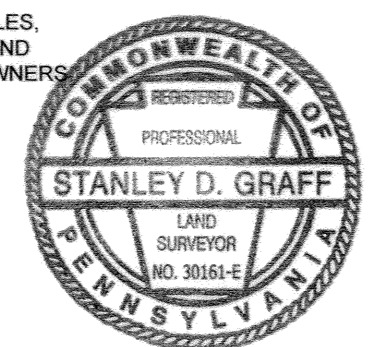
MY COMMISSION EXPIRES THE 5 DAY OF August, 2020

x Pamela Hughes
 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 OWNER OR AGENTS.

4 April '19
 DATE x Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-000161



MUNICIPAL DECLARATIONS
 THE 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 GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN BOROUGH STREETS OR ROADS.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF SAXONBURG THIS 16 DAY OF April, 2019.

x Maury Hulls SECRETARY
 x Sheryl A. Weingard CHAIRPERSON COUNCIL

REVIEWED BY THE PLANNING COMMISSION OF THE BOROUGH OF SAXONBURG THIS 3rd DAY OF April, 2019.

x Gene M. Meeker SECRETARY
 x Carol J. Neubert CHAIRPERSON PLANNING COMMISSION

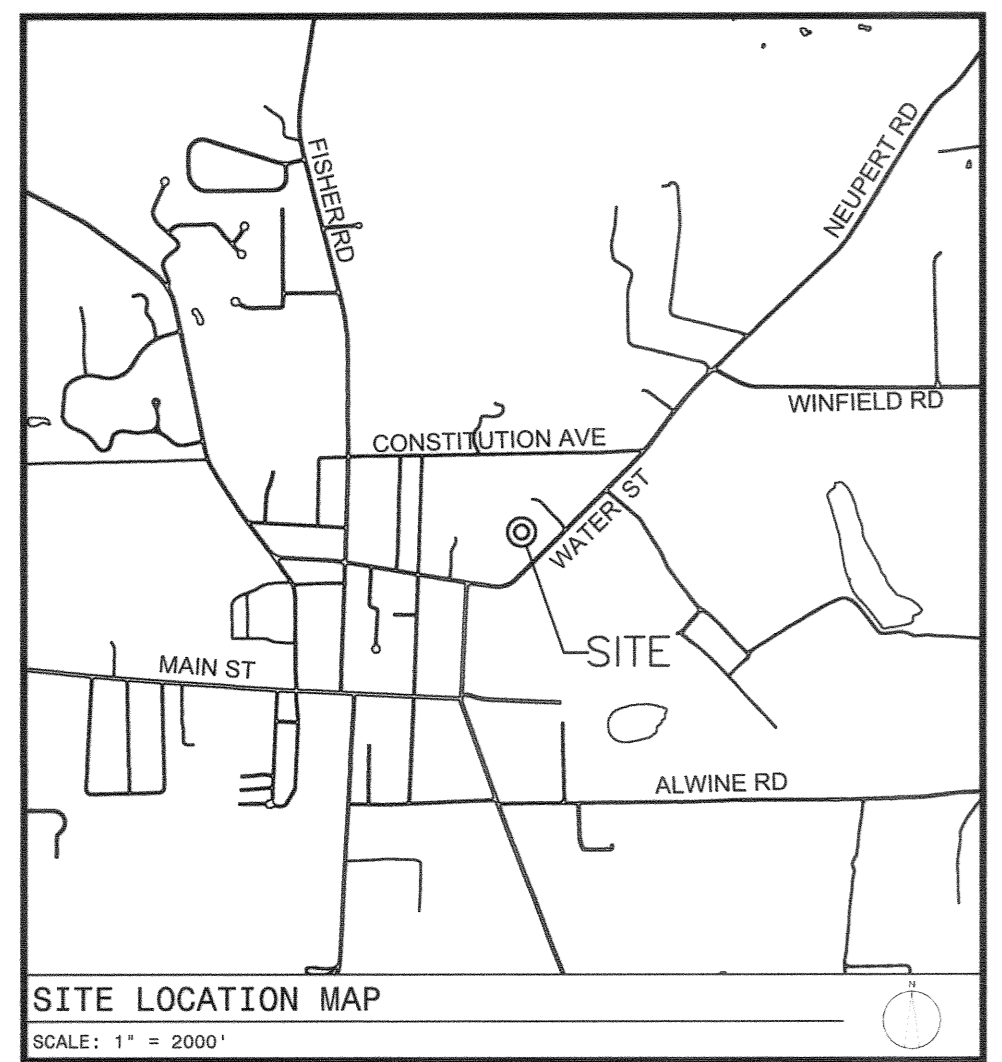
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 28th DAY OF MARCH, 2019.

x Angela M. SECRETARY
 x E. Culgan 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 377 PAGE(S) 13

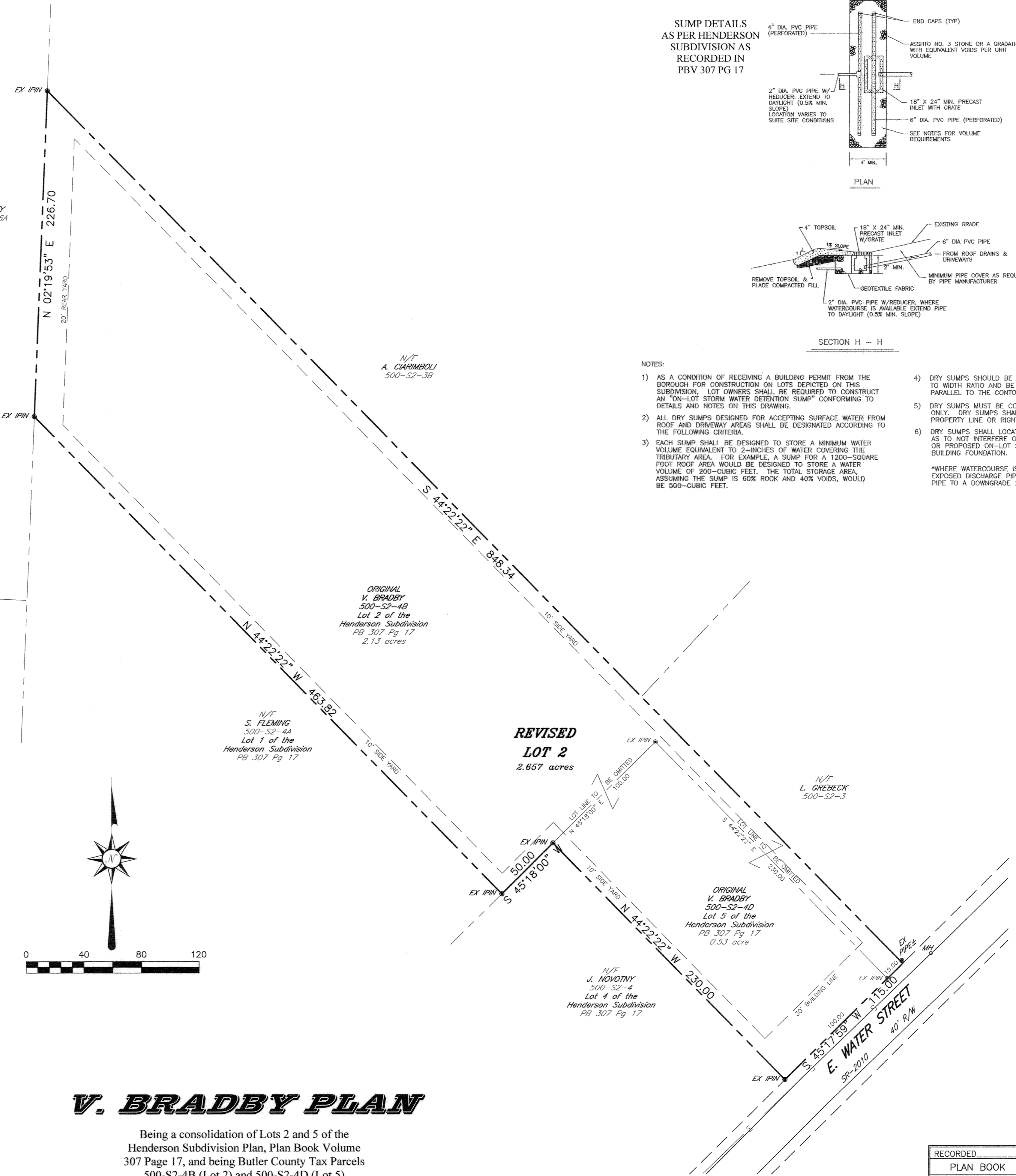
GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF April, 2019.

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

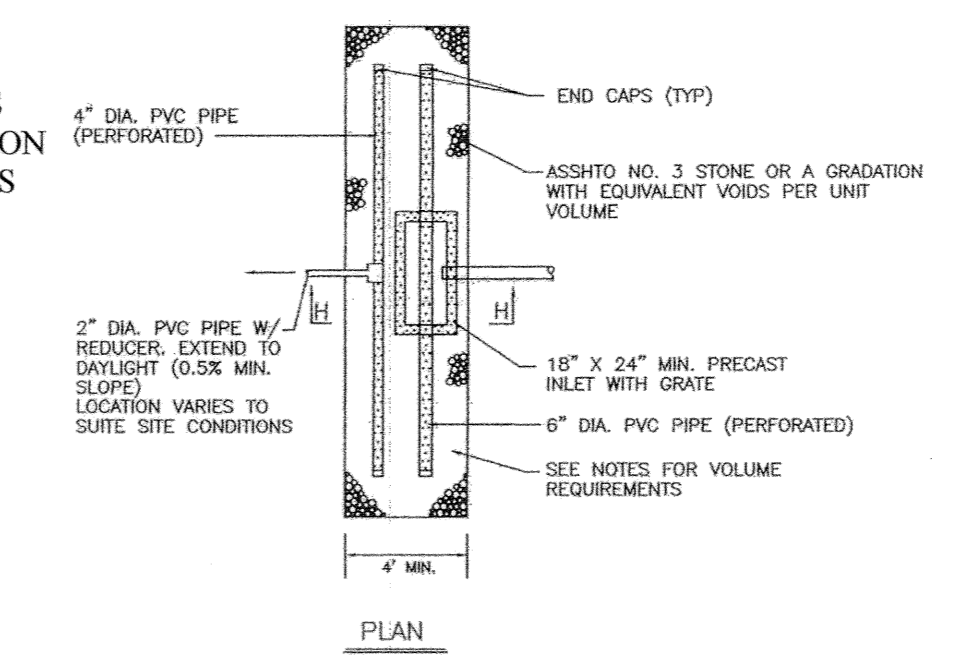


HIGHWAY OCCUPANCY PERMIT:
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

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

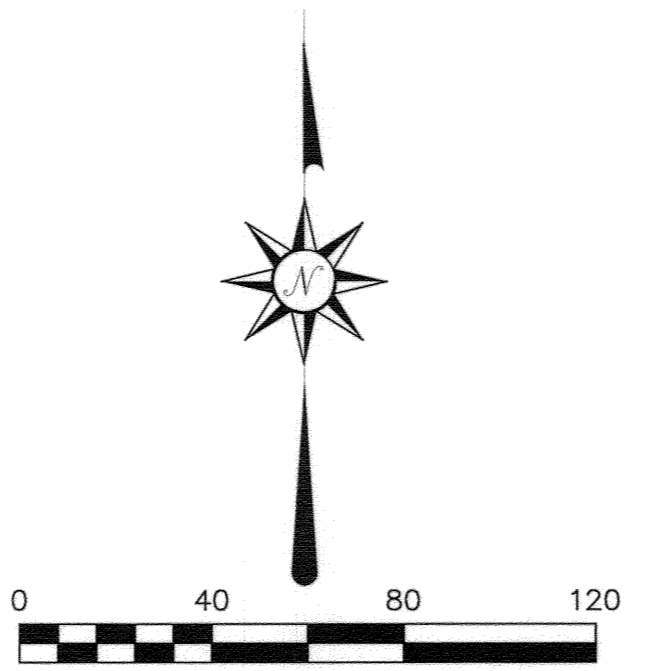


SUMP DETAILS AS PER HENDERSON SUBDIVISION AS RECORDED IN PBV 307 PG 17



- NOTES:
- 1) AS A CONDITION OF RECEIVING A BUILDING PERMIT FROM THE BOROUGH FOR CONSTRUCTION ON LOTS DEPICTED ON THIS SUBDIVISION, LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORM WATER DETENTION SUMP" CONFORMING TO DETAILS AND NOTES ON THIS DRAWING.
 - 2) ALL DRY SUMPS DESIGNED FOR ACCEPTING SURFACE WATER FROM ROOF AND DRIVEWAY AREAS SHALL BE DESIGNATED ACCORDING TO THE FOLLOWING CRITERIA:
 - 3) EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2-INCHES OF WATER COVERING THE TRIBUTARY AREA. FOR EXAMPLE, A SUMP FOR A 1200-SQUARE FOOT ROOF AREA WOULD BE DESIGNED TO STORE A WATER VOLUME OF 200-CUBIC FEET. THE TOTAL STORAGE AREA, ASSUMING THE SUMP IS 60% ROCK AND 40% VOIDS, WOULD BE 500-CUBIC FEET.
 - 4) DRY SUMPS SHOULD BE ELONGATED IN A MINIMUM 3:1 LENGTH TO WIDTH RATIO AND BE ORIENTED WITH THE LONG DIMENSION PARALLEL TO THE CONTOUR.
 - 5) DRY SUMPS MUST BE CONSTRUCTED IN UNDISTURBED GROUND ONLY. DRY SUMPS SHALL BE 20 FEET OR MORE FROM ANY PROPERTY LINE OR RIGHT-OF-WAY LINE.
 - 6) DRY SUMPS SHALL LOCATED BELOW OR DOWN SLOPE SO AS TO NOT INTERFERE OR CAUSE SATURATION OF ANY EXISTING OR PROPOSED ON-LOT SANITARY DISPOSAL, ABSORPTION, OR BUILDING FOUNDATION.
- *WHERE WATERCOURSE IS NOT AVAILABLE OR WHERE AN EXPOSED DISCHARGE PIPE IS INAPPROPRIATE, EXTEND THE 2" PIPE TO A DOWNGRADE 2'X2'X2' GRAVEL FILLED SUMP HOLE.

- GENERAL NOTES:
1. OWNERS: VIRGINIA E. BRADBY
 2. TAX ID: 500-S2-4B, 500-S2-4D
 3. ZONING: R-1
 4. SETBACKS: 30' FRONT BUILDING LINE, 10' SIDE YARD, 20' REAR YARD
 5. REFERENCES: 5.1. CURRENT DEEDS OF RECORD, 5.2. PREVIOUSLY RECORDED PLANS, 5.2.1. HENDERSON SUBDIVISION PLAN BOOK 307 PG 17



V. BRADBY PLAN

Being a consolidation of Lots 2 and 5 of the Henderson Subdivision Plan, Plan Book Volume 307 Page 17, and being Butler County Tax Parcels 500-S2-4B (Lot 2) and 500-S2-4D (Lot 5)

RECORDED	20
PLAN BOOK	PAGE
377	13
SHEET	of

REV	DESCRIPTION	BY	DATE
GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
PROJECT DESCRIPTION V. BRADBY PLAN BEING A CONSOLIDATION FOR VIRGINIA BRADBY			
SITUATE SAXONBURG BOROUGH BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
03/01/19	SDG	Sdg	1" = 40'
PROJECT NO.	TAX PARCEL NO.	REVISION	
19-014	500-S2-4B & 4D		

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

Jeremy S. Miller
 JEREMY S. MILLER
Katie D. Miller
 KATIE D. MILLER

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, JEREMY S. & KATIE D. MILLER, 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 17 DAY OF FEBRUARY 2023.

Alfred J. Guffcoat
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Debra L. Jeffcoat, Notary Public
 Butler County
 My commission expires February 17, 2023
 Commission number 1152784
 Member, Pennsylvania Association of Notaries

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
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-0001016

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 29 DAY OF JANUARY 2019.

Marla Klalnic
 SECRETARY
Daniel Kennedy
 CHAIRPERSON, BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 2 DAY OF JANUARY 2019.

Marla Klalnic
 SECRETARY
Daniel Kennedy
 CHAIRPERSON, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11th DAY OF JUNE 2018.

Chris GRM
 SECRETARY
Paul GRM
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

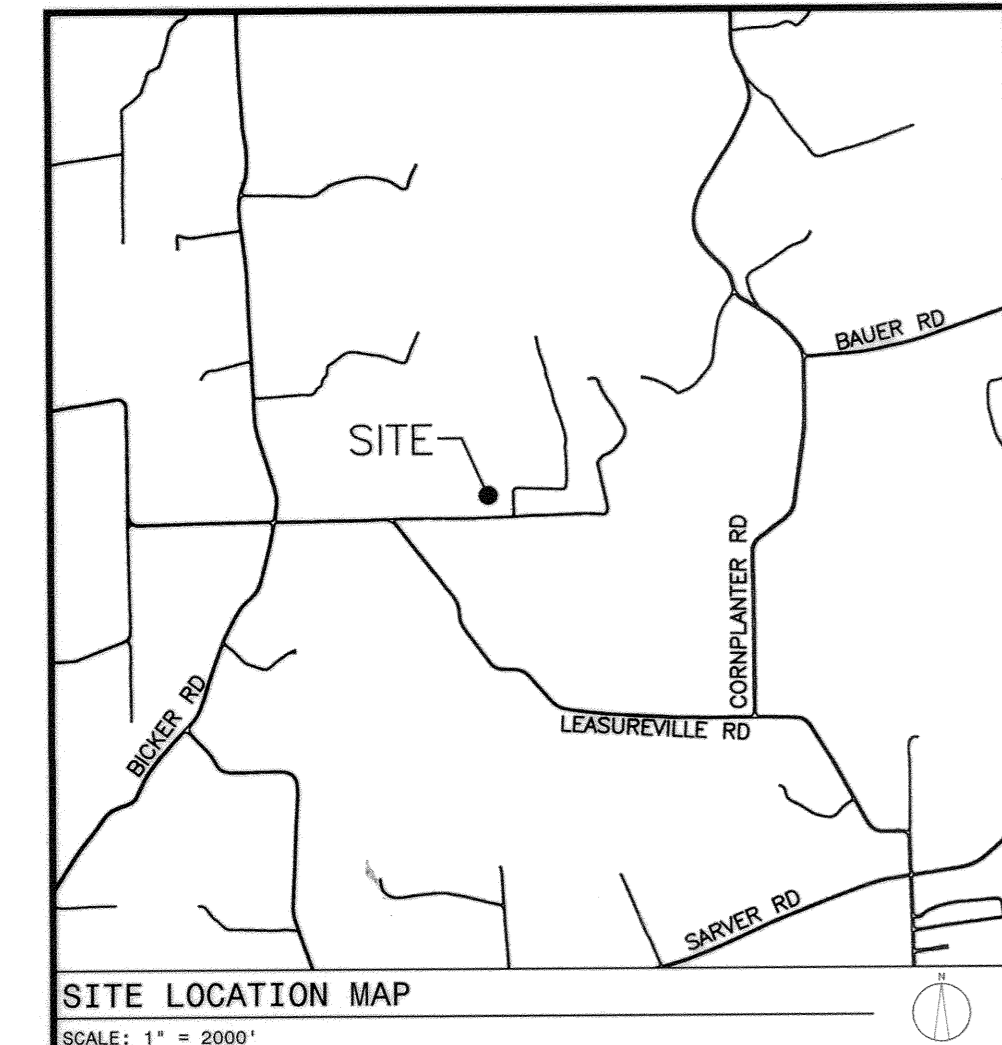
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 377, PAGE(S) 14

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

Michele M. Mustello
 RECORDER OF DEEDS

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



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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 27 DAY OF FEBRUARY 2019.

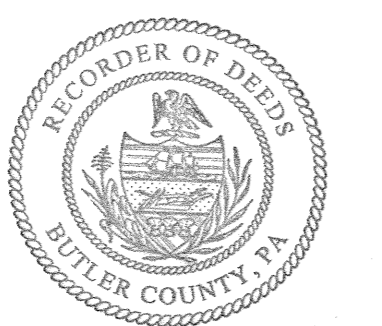
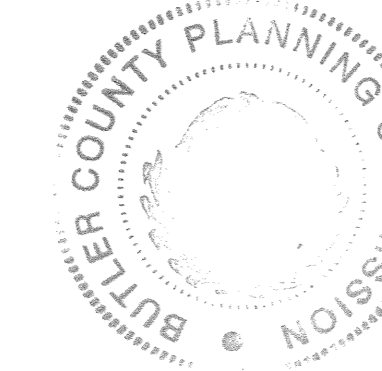
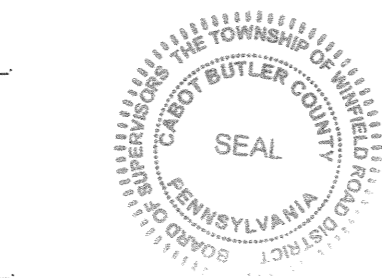
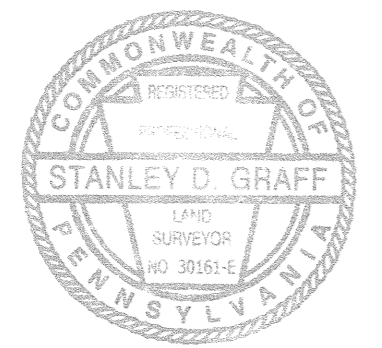
Anthony H. Novotny
 ANTHONY H. NOVOTNY
Diane L. Novotny
 DIANE L. NOVOTNY

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, ANTHONY H. & DIANE L. NOVOTNY, 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 27 DAY OF FEBRUARY 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023.

Alfred J. Guffcoat
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Debra L. Jeffcoat, Notary Public
 Butler County
 My commission expires February 17, 2023
 Commission number 1152784
 Member, Pennsylvania Association of Notaries

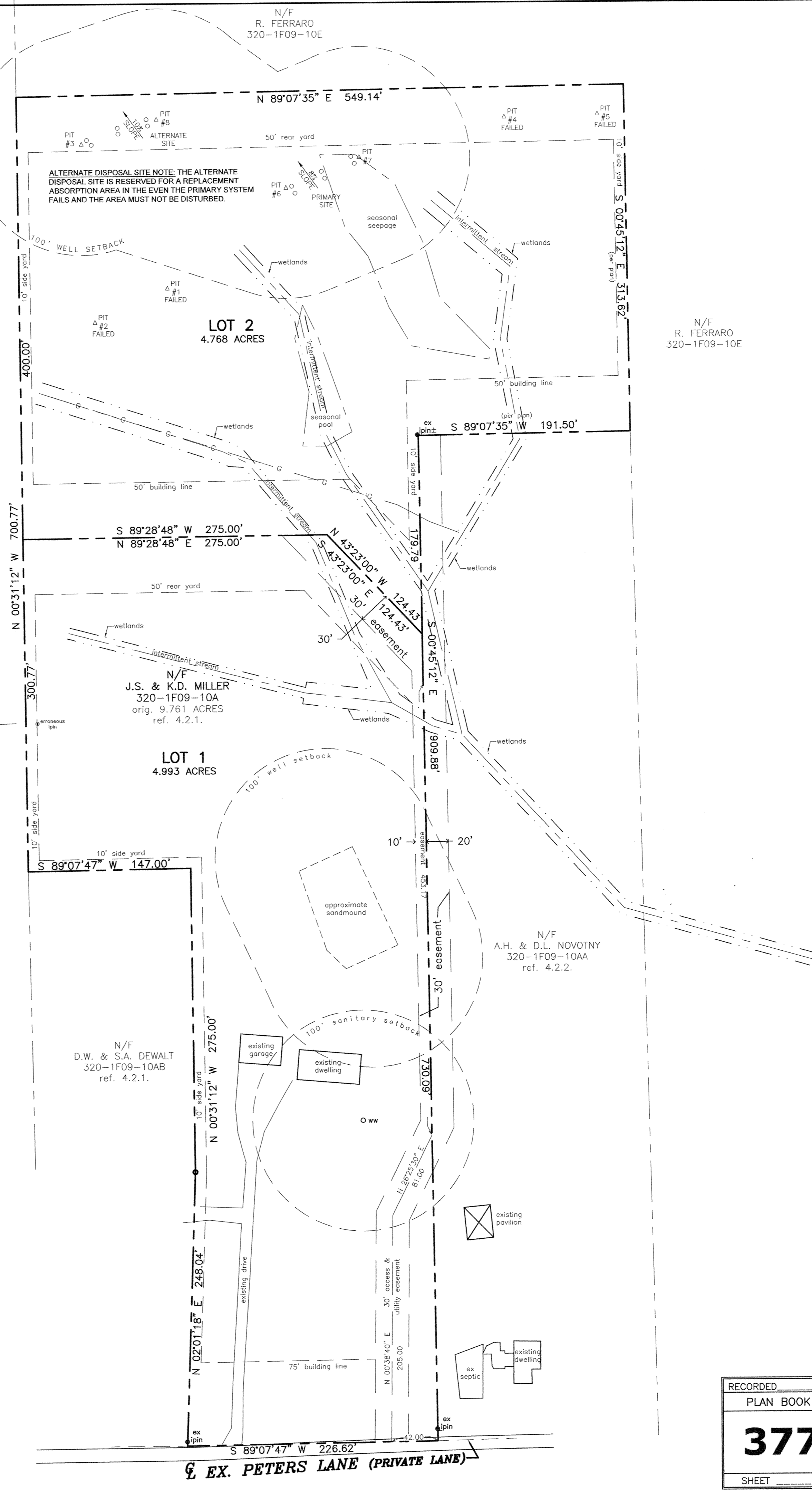


MAINTENANCE AGREEMENT NOTE FOR 30 FOOT EASEMENT

PERTAINING TO THE 30 FOOT ACCESS AND UTILITY EASEMENT AS SHOWN HEREON AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A 30 FOOT PRIVATE EASEMENT AS SHOWN HEREON PLOTTED PLAN.
2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE OR DRIVE, THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF LOTS 1, 2, AND TAX PARCEL 1F09-10AA.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETO SHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF LOTS 1, 2, AND TAX PARCEL 1F09-10AA, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
- 6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.
- 7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
- 8) DEEDS CONVEYING LOTS 1, 2, AND TAX PARCEL 1F09-10AA SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.



Instr: 20190424007220
 Pg 1 of 145.00
 Michele Mustello
 Butler County Recorder PA
 4242019 11:34 AM
 120190006994

PROPERTY AREAS:

EXISTING TOTALS	320-1F09-10A	9.761 ACRES
LOT 1	ORIGINAL 1F09-10A	9.761 ACRES
-LOT 2		4.768 ACRES
LOT 1 TOTAL		4.993 ACRES
LOT 2	ORIGINAL 1F09-10A	9.761 ACRES
-LOT 1		4.993 ACRES
LOT 2 TOTAL		4.768 ACRES
REVISED TOTALS		
-LOT 1		4.993 ACRES
-LOT 2		4.768 ACRES
TOTAL		9.761 ACRES

- GENERAL NOTES:**
1. OWNERS: 320-1F09-10A - JEREMY S. & KATIE D. MILLER
 117 PETERS LANE
 CABOT, PA 16023
 2. ZONING: RESIDENTIAL AGRICULTURE
 3. SETBACKS: BUILDING LINE - 75' FROM CENTER LINE
 SIDE YARD - 10'
 REAR YARD - 50' PRINCIPAL BUILDING
 10' ACCESSORY BUILDING
 4. REFERENCES
 4.1. CURRENT DEEDS OF RECORD
 4.2. PREVIOUSLY RECORDED PLANS
 4.2.1. DEWALT/NOVOTNY PLAN
 P.B. 234 PG. 40
 4.2.2. A. NOVOTNY PLAN
 P.B. 145 PG. 38
 5. THE ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS AND THE AREA MUST NOT BE DISTURBED
 6. COURSES SHOWN HERE ARE BASED ON NAD83 PA STATE PLANE GRID COORDINATES.

REV	DESCRIPTION	BY	DATE
C	WETLANDS	SDG	11/7/18
B	REVISIONS PER OWNER	SDG	10/1/18
A	REVISIONS PER COUNTY REVIEW	SDG	6/27/18

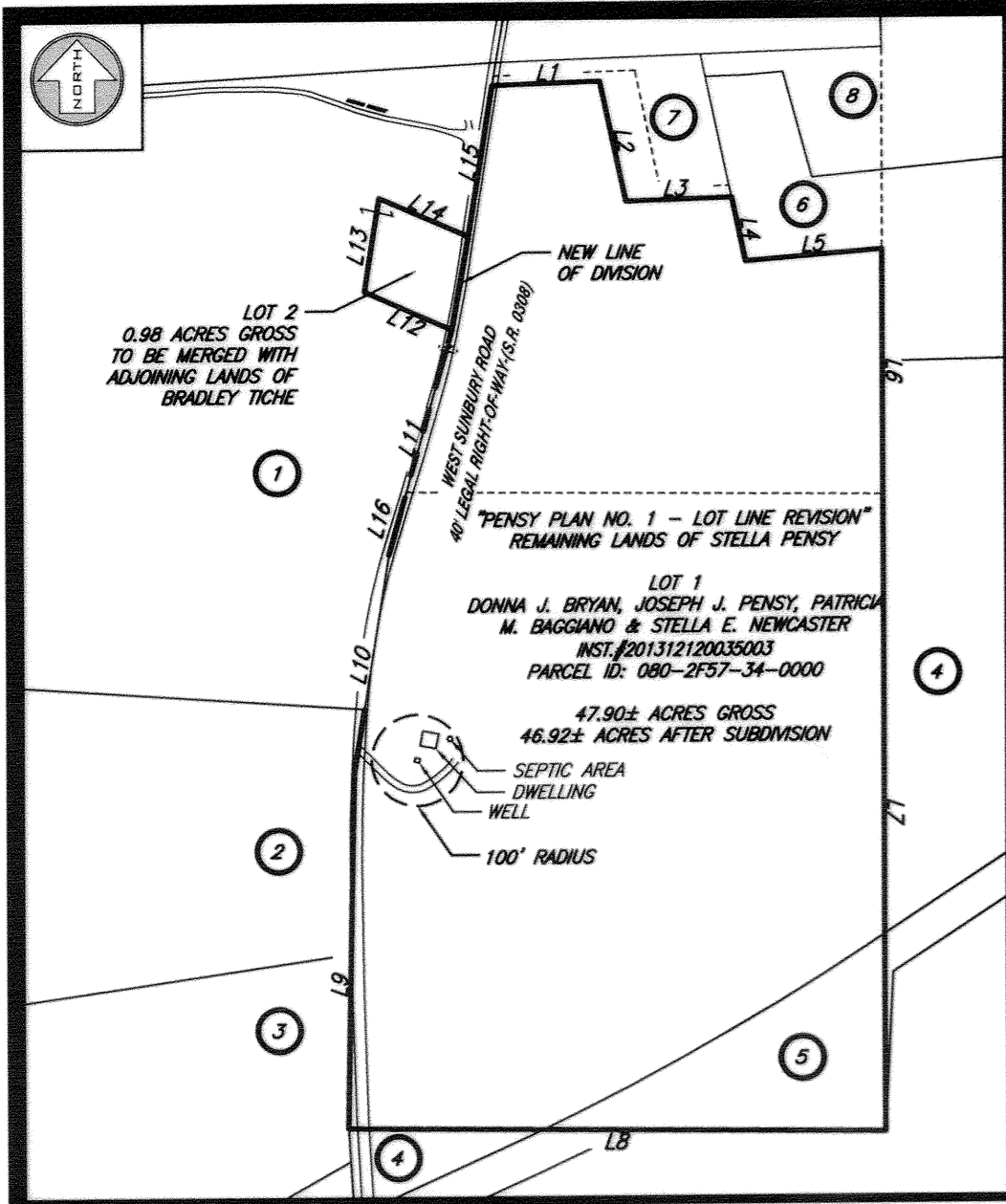
GRAFF SURVEYING
 GRAFF SURVEYING LLC
 PO BOX 521 | SAXONBURG, PA 16056
 P: 724-352-3811 F: 724-352-1059
 INFO@GRAFFSURVEYING.COM
 WWW.GRAFFSURVEYING.COM

J.S. MILLER PLAN
 BEING A
 SUBDIVISION OF
 REVISED PARCEL 10A
 FOR
 JEREMY S. & KATIE D.
 MILLER

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04/02/2018	MDH	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
15-079	320-1F09-10A	C	

RECORDED	20
PLAN BOOK	PAGE
377	14
SHEET	of



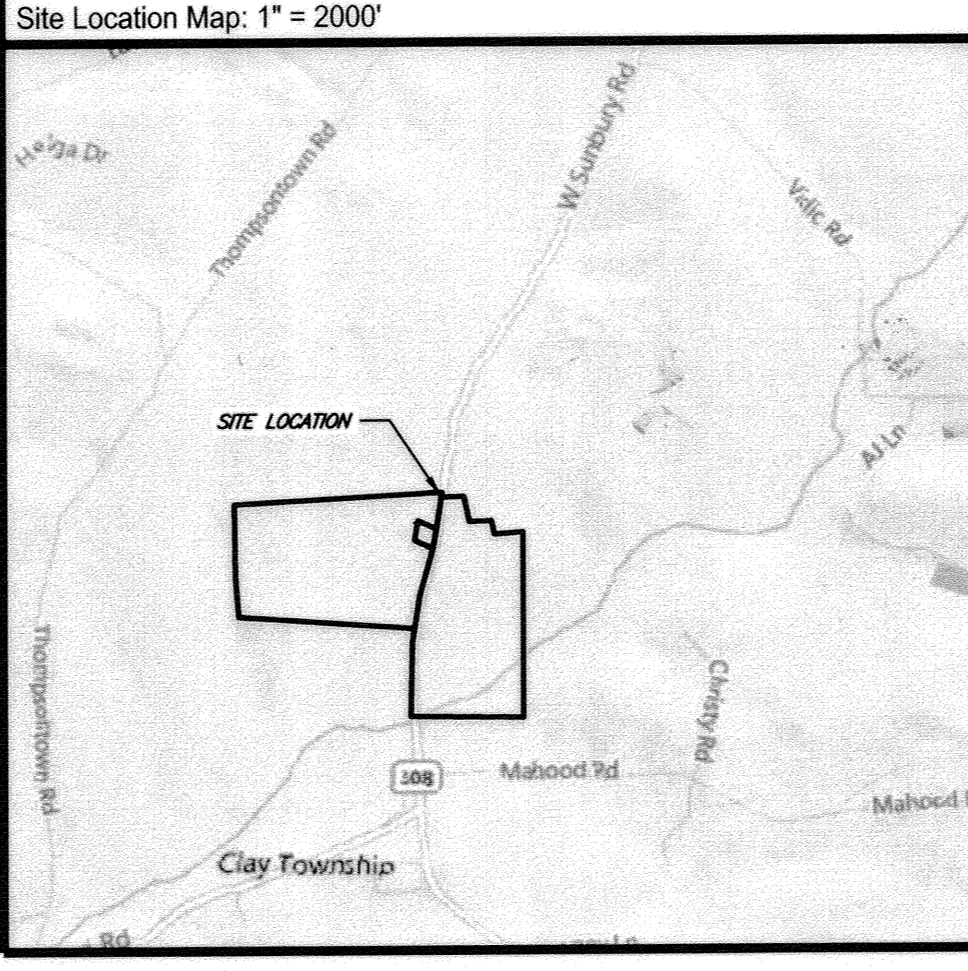
LINE SEGMENT	BEARING	DISTANCE
L1	S86°51'30"E	234.03
L2	S06°55'00"E	270.25
L3	S86°51'30"E	230.62
L4	S06°55'00"E	144.27
L5	S89°45'00"E	16.5 Perches
L6	S02°00'00"W	32.6 Perches
L7	S02°00'00"W	63.0 Perches
L8	S88°30'00"W	75.0 Perches
L9	N01°00'00"W	38.5 Perches
L10	N03°00'00"E	33.0 Perches
L11	N21°00'00"E	13.0 Perches
L12	N10°00'00"E	10.96 Perches
L13	N72°00'00"W	12.64 Perches
L14	S73°00'00"E	12.64 Perches
L15	N10°00'00"E	23.4 Perches
L16	N19°00'00"E	14.0 Perches

PROPERTY ID	TAX ID NUMBER	OWNER	DEED REFERENCE
1	080-2F57-31-0000	BRADLEY D. TICHE	INSTRUMENT # 20112050030029
2	080-2F57-32-0000	VINCENT G. & MARY L. KUZDROWSKI	INSTRUMENT # 20060220004387
3	080-2F57-33-0000	DOUGLAS B. & CHRIS A. MCKINNEY	D.B.V. 1298, PG. 451
4	080-2F57-35-0000	ROBERT A. & JOYCE A. BREHM	INSTRUMENT # 200203270010724
5	080-2F57-50-0000	ARNOLD D. CHRISTY	INSTRUMENT # 200206180020450
6	080-2F57-28A-0000	JENNIFER R. CLARK	INSTRUMENT # 200709130023992
7	080-2F57-34A-0000	KENNETH J. & DONNA J. BRYAN	D.B.V. 1754, PG. 440
8	080-2F57-28-0000	DUSTEN K. & JENNIFER R. CLARK	INSTRUMENT # 200806100010001

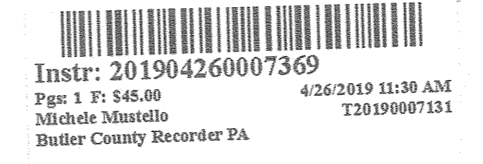
PA DEP NON-BUILDING WAIVER
 BRADLEY TICHE & DONNA J. BRYAN, JOSEPH J. PENSY, PATRICIA M. BAGGIANO AND STELLA A. NEWCASTER

AS OF THE DATE OF THIS DEED/PLAT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURE USE. NO PORTION OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY CLAY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES ACT (35 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 PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF CLAY TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

MINOR SUBDIVISION PLAN FOR KATHLEEN E. FABIAN LOT 1
 N/E KATHLEEN E. FABIAN & HOWARD P. FABIAN (DECEASED)
 61.431± ACRES



- GENERAL NOTES:**
- MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.
 - HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83.
 - NO WATER WELL OR SEWAGE DISPOSAL BEING PROPOSED BY THIS PLAN. NO LAND DEVELOPMENT IS PROPOSED.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
 - ONLY LOT #2 SHOWN HEREON WAS SURVEYED. THE RESIDUAL TRACT (LOT #1) IS SHOWN FROM DEED OF RECORD.
 - THE PURPOSE OF THIS IS TO SUBDIVIDE 0.98 ACRES (LOT #2) FROM LANDS OF PENSY BY THE CENTER OF WEST SUNBURY ROAD AND MERGE LOT #2 WITH ADJOINING LANDS OF BRADLEY D. TICHE.



OWNERS ADOPTION AND ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS, That we Donna J. Bryan, Joseph J. Pensy, Patricia M. Baggiano and Stella A. Newcaster of the Township of Clay, 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 Township of Clay, Butler County, Pennsylvania, and for divers advantage accruing to us, 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 Clay, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Clay, 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 Donna J. Bryan, Joseph J. Pensy, Patricia M. Baggiano and Stella A. Newcaster, our heirs, executors, administrators and assigns and the purchasers of lots in this plan.

Donna J. Bryan
 Approved by owner: Donna J. Bryan

Before me, the undersigned Notary Public in and for the State of PA and County of Butler, personally appeared the above-named Donna J. Bryan, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 25th day of May, 2019.

My commission expires the 5th day of Aug., 2022.

Joseph J. Pensy
 Approved by owner: Joseph J. Pensy

Before me, the undersigned Notary Public in and for the State of Florida and County of Orange, personally appeared the above-named Joseph J. Pensy, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 18th day of April, 2019.

My commission expires the 6th day of May, 2019.

Cheryl L. Orzondo
 Approved by owner: Patricia M. Baggiano

Before me, the undersigned Notary Public in and for the State of Florida and County of Sarasota, personally appeared the above-named Patricia M. Baggiano, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 29th day of April, 2019.

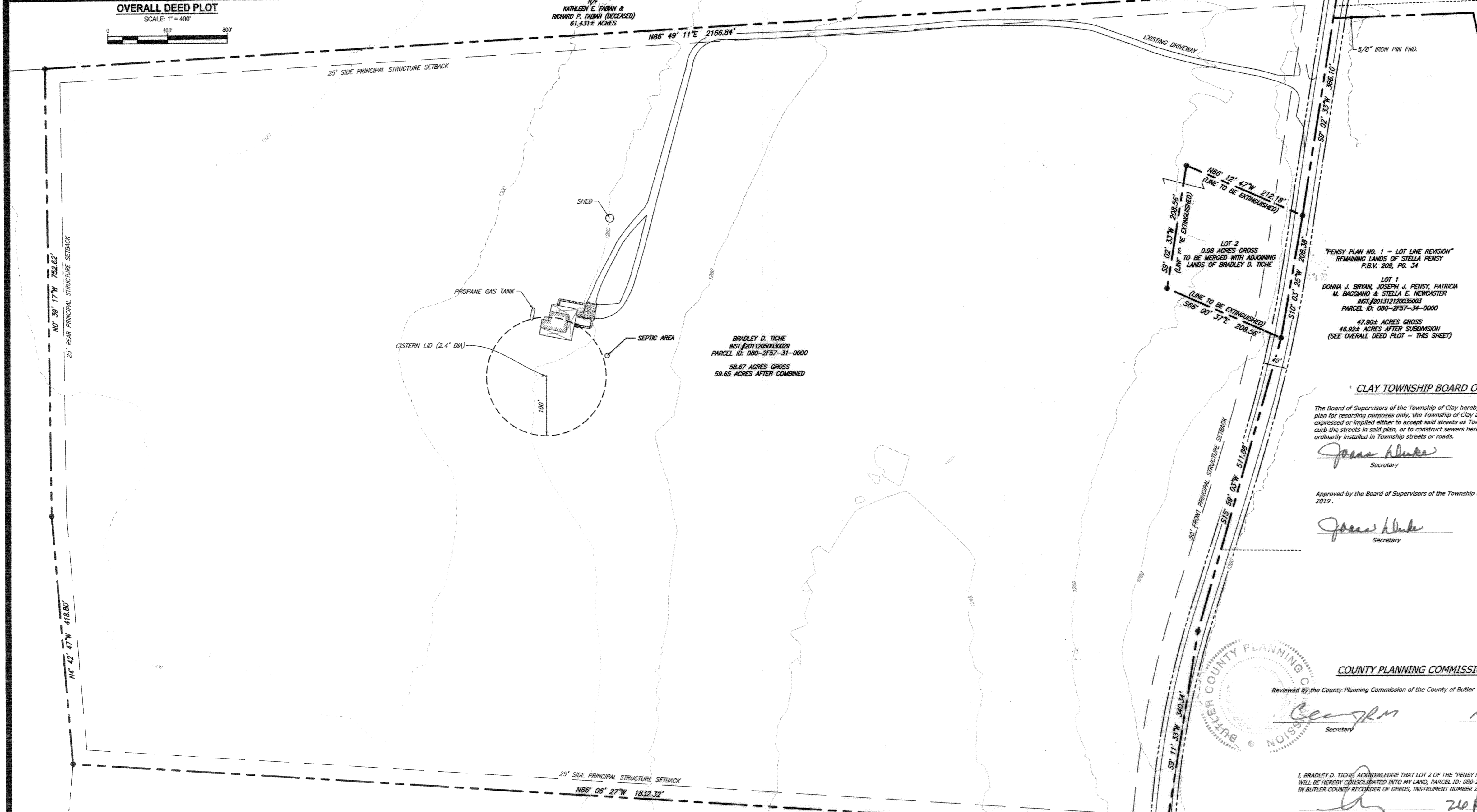
My commission expires the 15th day of February, 2022.

Stella A. Newcaster
 Approved by owner: Stella E. Newcaster

Before me, the undersigned Notary Public in and for the State of PA and County of Butler, personally appeared the above-named Stella E. Newcaster, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 25th day of May, 2019.

My commission expires the 5th day of Aug., 2022.



LEGEND:

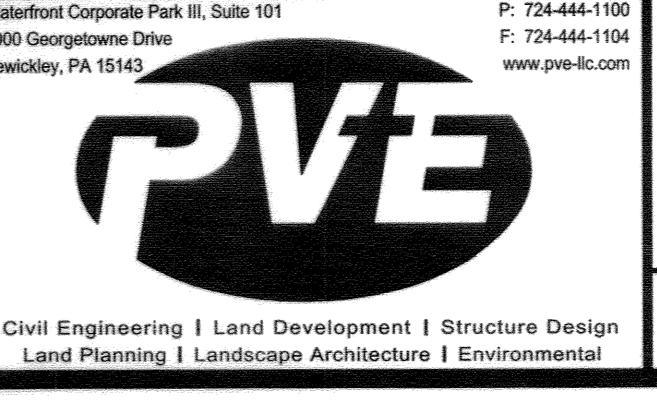
- SUBJECT PROPERTY
- PRINCIPAL STRUCTURE SETBACK
- PROPERTY ADJOINER
- MAJOR CONTOUR
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- ASPHALT PAVEMENT
- PROPERTY CORNER

SITE DATA FOR LANDS OF TICHE
 OWNER: BRADLEY D. TICHE
 INSTRUMENT #20112050030029
 PARCEL ID: 080-2F57-31-0000
 PROPERTY ADDRESS: 1021 WEST SUNBURY ROAD WEST SUNBURY, PA 16801
 EXISTING TOTAL ACRES: 58.67± ACRES
 EXISTING USE: AGRICULTURE WITH SINGLE FAMILY DWELLING
 PROPOSED USE: AGRICULTURE WITH SINGLE FAMILY DWELLING

SITE DATA FOR LANDS OF PENSY
 OWNER: DONNA J. BRYAN, JOSEPH J. PENSY, PATRICIA M. BAGGIANO & STELLA A. NEWCASTER
 INSTRUMENT #201312120035003
 PROPERTY ADDRESS: 1021 WEST SUNBURY ROAD WEST SUNBURY, PA 16801
 EXISTING TOTAL ACRES: LOT 1 - 46.92 ± ACRES
 EXISTING USE: LOT 1 - AGRICULTURE WITH SINGLE FAMILY DWELLING
 LOT 2 - AGRICULTURE
 PROPOSED USE: LOT 1 - AGRICULTURE WITH SINGLE FAMILY DWELLING
 LOT 2 - AGRICULTURE

MINIMUM LOT AREA: 43,560 SQ.FT. (1 ACRE) PER DWELLING UNIT
 MINIMUM YARD WIDTH AT BUILDING LINE: 100 FEET
 PRINCIPAL STRUCTURE SETBACKS:
 FRONT: 30 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 ACCESSORY STRUCTURE SETBACKS:
 FRONT: N/A
 SIDE: 5 FEET
 REAR: 5 FEET
 CONTOUR DATUM: LIDAR FROM PASDA DATED: 2006

DATE	DESCRIPTION
1	02/12/2019 Revisions per Township Review
2	02/25/2019 Revised Rear Setback
3	04/02/2019 Added Notary Acknowledgment
4	04/11/2019 Added additional Witness signature blocks
5	
6	
7	
8	



TITLE CLAUSE

We, Donna J. Bryan, Joseph J. Pensy, Patricia M. Baggiano and Stella A. Newcaster, owners of the "Pensy Plan No. 2 - Recording Plan of Lots" is in the name of Donna J. Bryan, Joseph J. Pensy, Patricia M. Baggiano and Stella A. Newcaster, as recorded in Instrument # 201312120035003 Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Donna J. Bryan Witness
Joseph J. Pensy Witness
Patricia M. Baggiano Witness
Stella A. Newcaster Witness

CLAY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

Jeanne Hlube Secretary
David X. Beckman Chairman

Approved by the Board of Supervisors of the Township of Clay this 25th day of April, 2019.

Jeanne Hlube Secretary
David X. Beckman Chairman of board

CLAY TOWNSHIP PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Clay this 25th day of April, 2019.

Jeanne Hlube Secretary
Rich Kay Geyer Chairman

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the County Planning Commission of the County of Butler this 26th day of Feb., 2019.

George M. Secretary
F. Wolgen Chairman

I, BRADLEY D. TICHE acknowledge that LOT 2 OF THE "PENSY PLAN NO. 2" (0.98 ACRES) WILL BE HEREBY CONSOLIDATED INTO MY LAND, PARCEL ID: 080-2F57-31-0000, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS, INSTRUMENT NUMBER 20112050030029.

Bradley D. Tiche 26 April 2019 DATE

SURVEYOR'S CERTIFICATION:

I, Jon P. Myers, 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 correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Date of Plan: April 11, 2019
 By: *Jon P. Myers* PA Registration No. SU051238

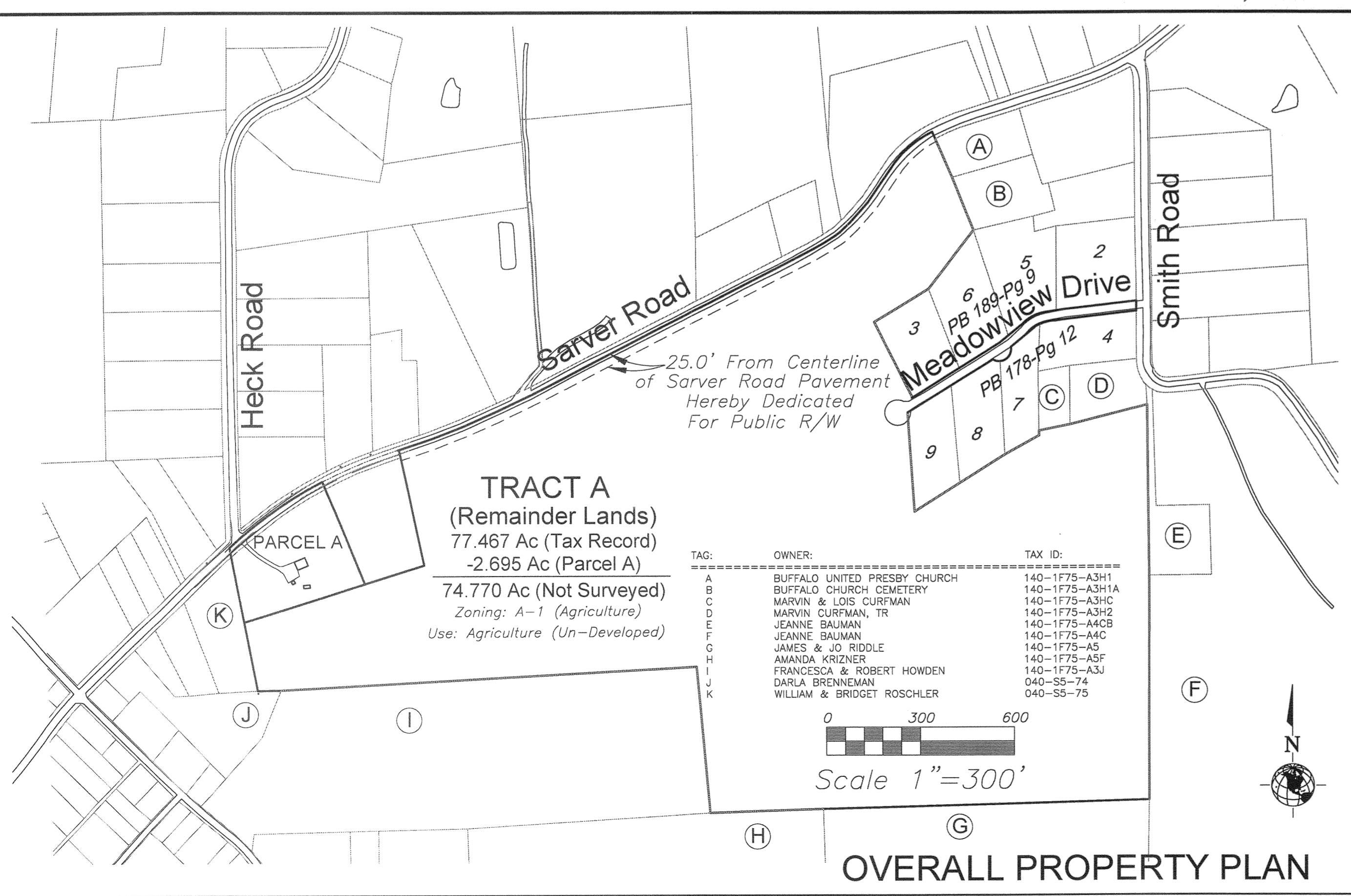
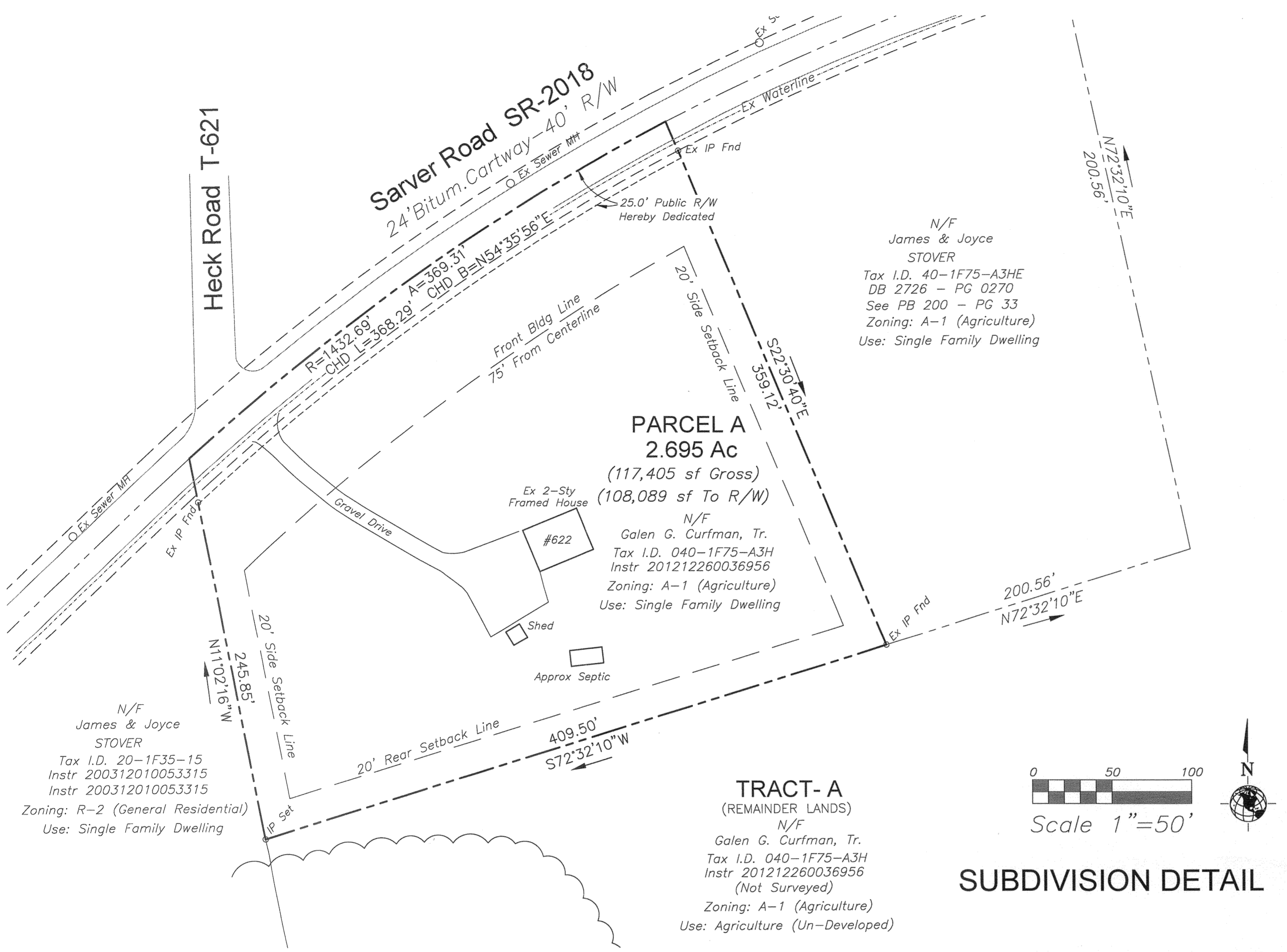
PROOF OF RECORDING

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 377, Page 15.

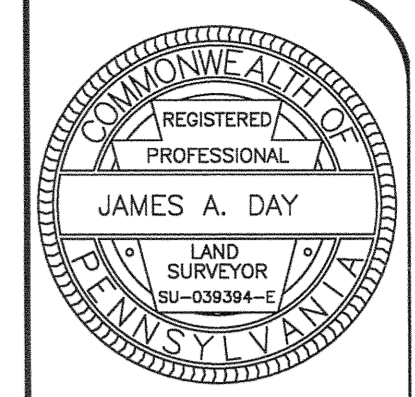
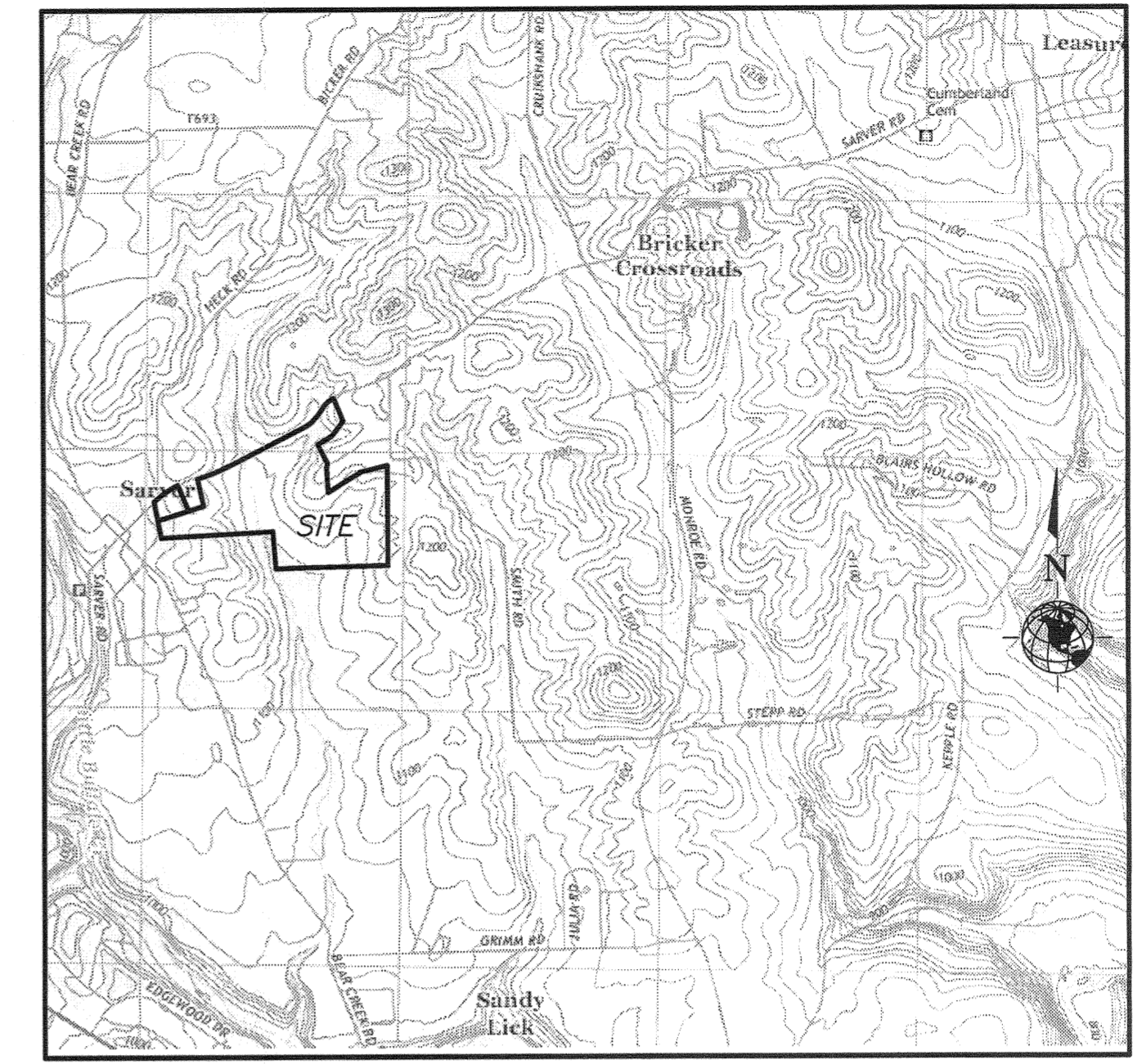
Given under my hand and seal this 26th day of April, 2019.

Michele M. Mustello
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020

DATE ISSUED:	RECORDING PLAN OF LOTS	RECORDED
FEBRUARY 8, 2019	BRADLEY D. TICHE situate in Clay Township, Butler County, Pennsylvania	PLAN BOOK PAGE 377 15
Waterfront Corporate Park III, Suite 101 2000 Georgetown Drive Switzley, PA 15142 P: 724-444-1100 F: 724-444-1104 www.pve-llc.com	prepared for BRADLEY D. TICHE situate in Clay Township, Butler County, Pennsylvania	
	Date: 02/08/2019 Project No: 161541 Drawing No: 1 of 1	



Instr: 201904260007366
Fig 1 P. 545.00
3/16/2019 2:09 PM
Butler County Recorder PA 73090007141



Situated at:
622 SARVER ROAD
TOWNSHIP OF BUFFALO
BUTLER COUNTY, PA

CURFMAN SUBDIVISION No. 4
LANDS OF
GALEN CURFMAN

OWNERS DEDICATION
KNOW ALL MEN BY THESE PRESENTS, THAT GALEN G. CURFMAN TRUSTEE OF THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR OWNERS ADVANTAGES ACCORDING 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 BUFFALO.

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

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 9th DAY OF April, 2019.
Carrie Bedillon, Notary Public
Butler County
My commission expires April 9, 2022
Commission number 1282823

ATTEST:
Carrie Bedillon
GALEN G. CURFMAN (TRUSTEE OF PROTECTOR TRUST)
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 9 DAY OF April, 2022

MUNICIPAL SUPERVISORS APPROVAL
THE TOWNSHIP OF BUFFALO GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP BOARD OF SUPERVISORS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE TOWNSHIP OF BUFFALO BOARD OF SUPERVISORS BUTLER COUNTY, PENNSYLVANIA, ON THIS 15th DAY OF February, 2019.

ATTEST:
James A. Day
SECRETARY

MUNICIPAL PLANNING COMMISSION APPROVAL
APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 17th DAY OF February, 2019.
Susan K. King
SECRETARY

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED GALEN G. CURFMAN (TRUSTEE OF PROTECTOR TRUST) AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH, SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF April, 2019.
MY COMMISSION EXPIRES: 9 DAY OF April, 2022
Carrie Bedillon
NOTARY PUBLIC (SIGNATURE)
Carrie Bedillon
PRINTED NAME OF NOTARY PUBLIC

BUTLER COUNTY PLANNING COMMISSION APPROVAL
REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25th DAY OF JAN, 2019.
SECRETARY
CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 19033

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

DATE: April 20, 2019
REGISTRATION NO. SJJ-039394-E

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 377, PAGE 16.
GIVEN UNDER OUR HAND AND SEAL THIS 16th DAY OF April, 2019.
(SEAL)
RECORDER: Michele M. Mustello



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

ZONING REGULATIONS
PER BUFFALO TOWNSHIP ZONING ORDINANCE #135 (SEPTEMBER 2018) THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO THE FOLLOWING:

Table 203B
Agricultural District: Permitted Use Lot, Height, and Yard Standards

Use Type/Dimension	All Permitted Uses
Minimum Lot Area	80,000 Square Feet
Minimum Lot Width	150 Feet
Minimum Front Yard	50 Feet
Minimum Side Yard	20 Feet
Minimum Rear Yard	20 Feet
Maximum Height	28 Feet
Maximum Coverage	20 Percent

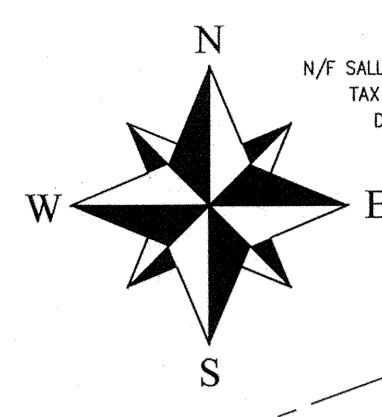
PARCEL A Existing Lot Coverage
PER SURVEYED IMPROVEMENTS AS OF 01-25-2019, THE COVERAGE IS APPROXIMATELY 5425 SF., WHICH IS APPROXIMATELY 5.1% LOT COVERAGE.

SUBDIVISION OWNER:
GALEN G. CURFMAN
(TRUSTEE OF PROTECTOR TRUST)
622 SARVER ROAD
SARVER, PA 16055

RECORDED
PLAN BOOK PAGE
377 16

PLAN DATE: 02-04-2019
PLAN DATE: 01-21-2019
SCALE: 1"=50'

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
Butler County, PA 16001
Ph/Fax: 724-283-3267
email: jaday@jaday.com



N/F SALLY K. & THOMAS A. DAVIS
TAX PARCEL 4F98-46PA
DEV 1272, PG 923

N/F KEITH W. & CINDY L. WARNER
TAX PARCEL 4F98-41AA
DEV 2100, PG 82

N 88°56'32" E
898.16'

N/F DOUBLE K ACRES LLC
TAX PARCEL 4F98-41A
DEV 1042, PG 289

N/F NALEPPA KENNETH J.
TAX PARCEL 4F98-48B
DEV 1065, PG 33

Inst#r: 201904290007488
Pg. 4 of 8
3/16/2019
Butler County Recorder PA

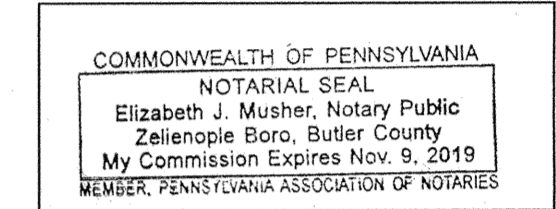
I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF SCENIC RIDGE, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 4 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.S.A. SECTION 3210(B) AND (C)).
James A. Spurdute 4/23/19
BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

ON THE 23 DAY OF April 2019, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

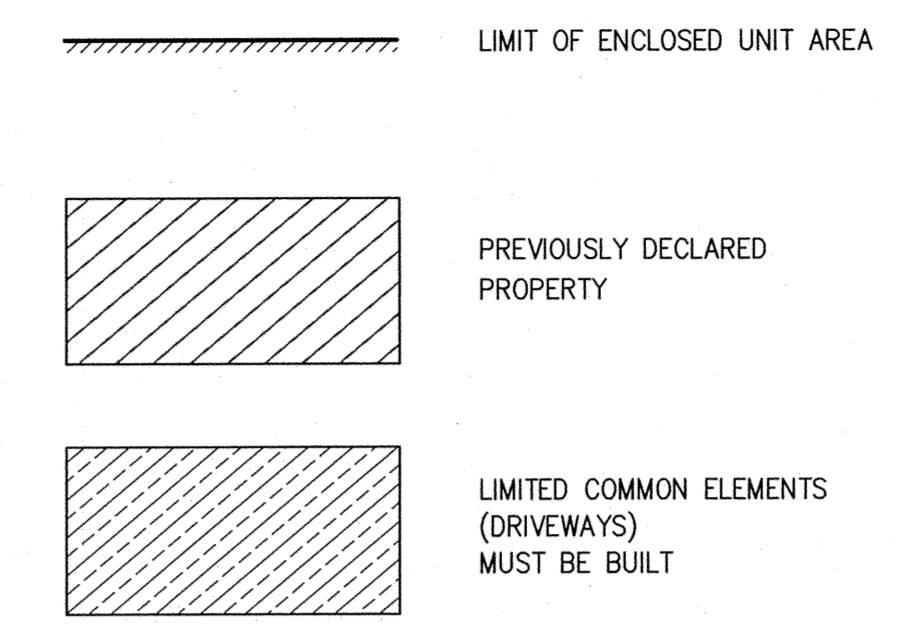
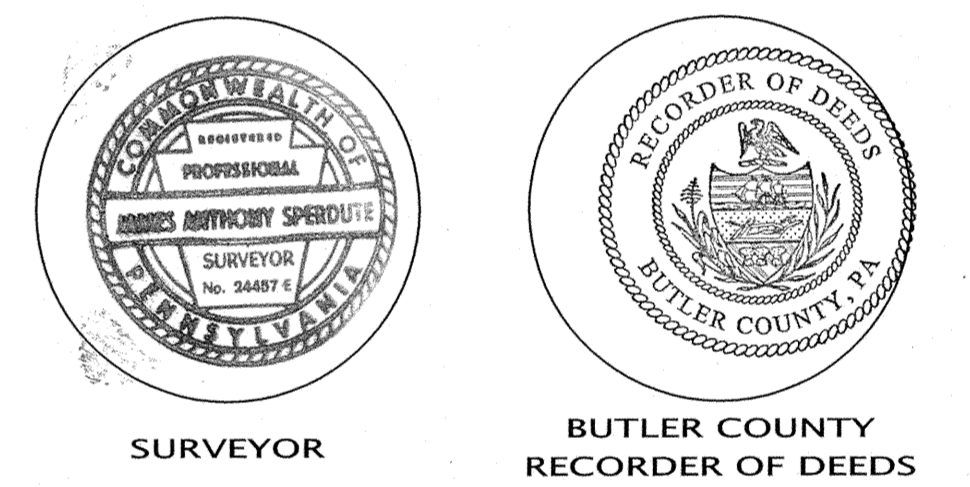
IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
NOTARY PUBLIC *Staff Mustello*

MY COMMISSION EXPIRES: 11-9-2019



COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 377 PAGES 17-20 GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF April 2019
Michele M. Mustello
RECORDER OF DEEDS



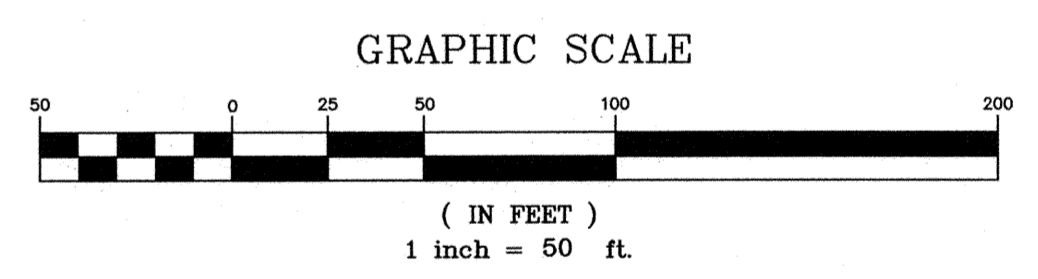
- UNIT TYPES
- (A) ABBEY
 - (C) CANTERBURY
 - (L) CAPRI-II
 - (Z) PALLAZZO
 - (P) PORTICO
 - (R) PROMENADE
 - (S) SALERNO
 - (T) TORINO
 - (V) VERONA

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

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

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

- SCENIC RIDGE CONDOMINIUM PLAN NO. 1 RECORDED IN PLAN BOOK 360, PAGE 34
- SCENIC RIDGE CONDOMINIUM PLAN NO. 2 RECORDED IN PLAN BOOK 362, PAGE 21
- SCENIC RIDGE CONDOMINIUM PLAN NO. 3 RECORDED IN PLAN BOOK 365, PAGE 35
- SCENIC RIDGE CONDOMINIUM PLAN NO. 4 RECORDED IN PLAN BOOK 366, PAGE 37
- SCENIC RIDGE CONDOMINIUM PLAN NO. 5 RECORDED IN PLAN BOOK 370, PAGE 24
- SCENIC RIDGE CONDOMINIUM PLAN NO. 6 RECORDED IN PLAN BOOK 372, PAGE 26
- SCENIC RIDGE CONDOMINIUM PLAN NO. 6 RECORDED IN PLAN BOOK 375, PAGE 31



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

PLAN BOOK	PAGE
377	17

DRAWING NUMBER: 1010-1920129
DRAWING SCALE: 1"=50'
DATE: APRIL 16, 2019
DRAWN BY: JSS
REVISIONS:

SHEET 1 OF 4

SCENIC RIDGE
CONDOMINIUM
PLAN NO. 8
PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



N/F ROBERT B. & SHARON L. MCCORMICK
TAX PARCEL 4F98-46H
DEV 1872, PG 220

N/F WILLIAM A. & FAY J. COLLINS
TAX PARCEL 4F98-46F
INST No. 200209230031648

CL HOLDINGS LLC
TAX PARCEL 4F98-46E
INST. No. 200110310030973

N/F JAY A. WACK
TAX PARCEL 4F98-46D
INST. No. 200601200001443

N/F THOMAS BRIAN D.
TAX PARCEL 4F100-48C

PARCEL 1
858,731 SQ.FT.
(19.72 ACRES)
- FUTURE PHASE -
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

PHASE 8-C
8,324 SQ.FT.
(0.19 ACRES)
(ALL OF PARCEL 1)
"MUST BE BUILT"

PHASE 6-E
6,219 SQ.FT.
(0.14 ACRES)
(PREVIOUSLY RECORDED)

PHASE 8-B
6,607 SQ.FT.
(0.15 ACRES)
(ALL OF PARCEL 1)
"MUST BE BUILT"

PHASE 8-A
6,970 SQ.FT.
(0.16 ACRES)
(ALL OF PARCEL 1)
"MUST BE BUILT"

PHASE 7-B
8,352 SQ.FT.
(0.19 ACRES)
(PREVIOUSLY RECORDED)

PHASE 6-C
7,276 SQ.FT.
(0.17 ACRES)
(PREVIOUSLY RECORDED)

PHASE 5-A
15,751 SQ.FT.
(0.36 ACRES)
(PREVIOUSLY RECORDED)

N 07°25'17" W
431.51'

N 14°03'40" W
223.81'

N 47°52'02" E
88.88'

N 47°52'02" E
57.00'

S 42°07'38" E
102.65'

S 02°57'15" E
20.00'

S 52°35'15" E
20.42'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

N 14°03'40" W
223.81'

N 67°39'25" W
148.31'

N 47°52'02" E
88.88'

N 47°52'02" E
57.00'

S 42°07'38" E
102.65'

S 02°57'15" E
20.00'

S 52°35'15" E
20.42'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

N 14°03'40" W
223.81'

N 67°39'25" W
148.31'

N 47°52'02" E
88.88'

N 47°52'02" E
57.00'

S 42°07'38" E
102.65'

S 02°57'15" E
20.00'

S 52°35'15" E
20.42'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

N 14°03'40" W
223.81'

N 67°39'25" W
148.31'

N 47°52'02" E
88.88'

N 47°52'02" E
57.00'

S 42°07'38" E
102.65'

S 02°57'15" E
20.00'

S 52°35'15" E
20.42'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

N 14°03'40" W
223.81'

N 67°39'25" W
148.31'

N 47°52'02" E
88.88'

N 47°52'02" E
57.00'

S 42°07'38" E
102.65'

S 02°57'15" E
20.00'

S 52°35'15" E
20.42'

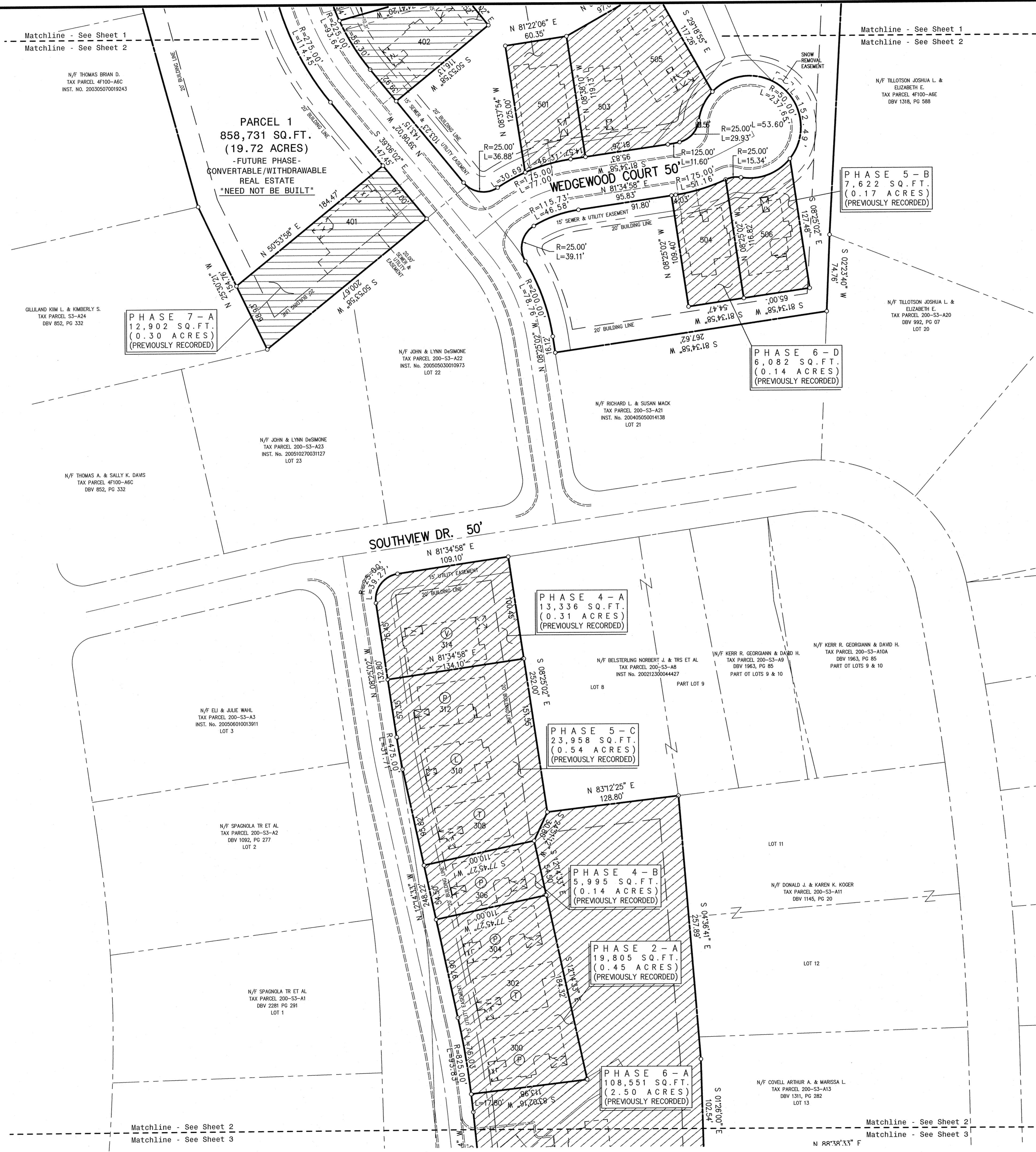
S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

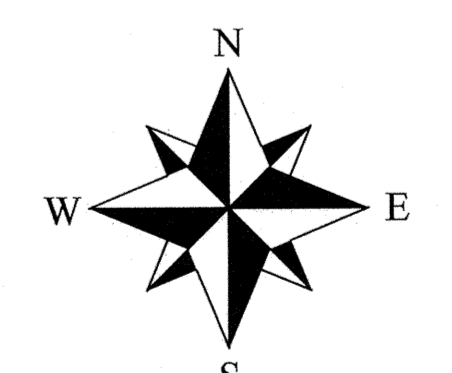
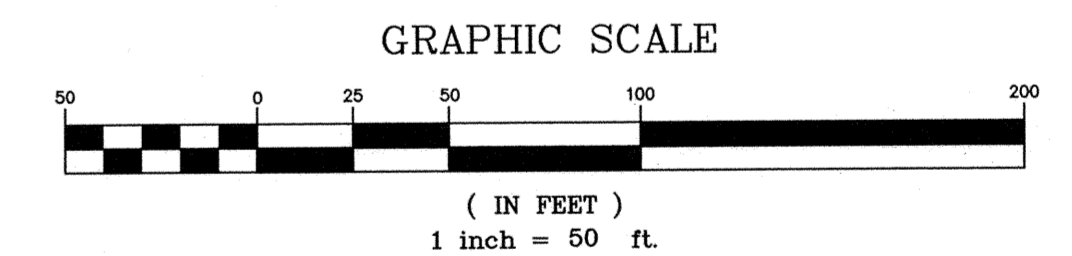
S 20°00'00" E
20.00'

S 20°00'00" E
20.00'

S 20°00'00" E
20.00'



LOT AREA TABULATION	PARCEL 1		PARCEL 2-A		PARCEL 2-B		LOT 3A		LOT 3B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41	246,372	5.66	391,683	8.99
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73	-	-	-	-
CONDO PLAN NO. 2	0	0	19,805.00	0.45	0	0	-	-	-	-
CONDO PLAN NO. 3	0	0	75,101.43	1.72	84,534.68	1.94	-	-	-	-
CONDO PLAN NO. 4 (PHASE 4-A)	0	0	13,336.00	0.31	0	0	-	-	-	-
CONDO PLAN NO. 4 (PHASE 4-B)	0	0	5,995.00	0.14	0	0	-	-	-	-
CONDO PLAN NO. 4 (PHASE 4-C)	0	0	0	0	50,874.00	1.17	-	-	-	-
CONDO PLAN NO. 5 (PHASE 5-A)	15,751	0.36	0	0	0	0	-	-	-	-
CONDO PLAN NO. 5 (PHASE 5-B)	7,822	0.17	0	0	0	0	-	-	-	-
CONDO PLAN NO. 5 (PHASE 5-C)	0	0	23,598	0.54	0	0	-	-	-	-
CONDO PLAN NO. 5 (PHASE 5-D)	0	0	28,475	0.65	0	0	-	-	-	-
CONDO PLAN NO. 6 (PHASE 6-A)	0	0	108,551	2.50	0	0	-	-	-	-
CONDO PLAN NO. 6 (PHASE 6-B)	0	0	0	0	93,477	2.15	-	-	-	-
CONDO PLAN NO. 6 (PHASE 6-C)	7,276	0.17	0	0	0	0	-	-	-	-
CONDO PLAN NO. 6 (PHASE 6-D)	6,082	0.14	0	0	0	0	-	-	-	-
CONDO PLAN NO. 6 (PHASE 6-E)	6,219	0.14	0	0	0	0	-	-	-	-
SPRINGFIELD DR. R/W THROUGH PARCEL 2-B	0	0	0	0	14,052	0.32	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-A)	12,902	0.30	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-B)	8,352	0.19	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-C)	0	0	0	0	0	0	246,372	5.66	0	0
CONDO PLAN NO. 8 (PHASE 8-A)	6,970	0.16	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-B)	6,607	0.15	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-C)	8,324	0.19	0	0	0	0	0	0	0	0
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	858,731	19.72	0.00	0.00	309,119	7.10	0.00	0.00	391,683	8.99

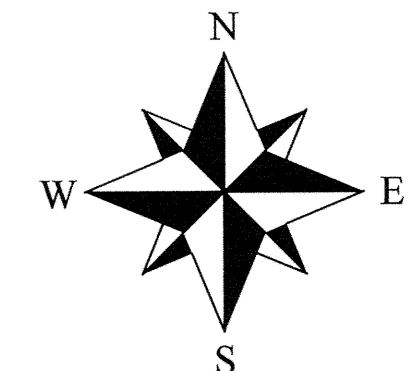


PLAN BOOK | PAGE
377 | 18

SCENIC RIDGE CONDOMINIUM PLAN NO. 8
 PREPARED FOR SCENIC RIDGE PARTNERS, LP.
 P.O. BOX 449 MARS, PA 16046
 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



DRAWING NUMBER: 1010-1920129
 DRAWING SCALE: 1"=50'
 DATE: APRIL 16, 2019
 DRAWN BY: JSS
 REVISIONS:
SHEET 2 OF 4



Matchline - See Sheet 2
Matchline - See Sheet 3

Matchline - See Sheet 2
Matchline - See Sheet 3

N/F DOSCH JUSTIN S. & AUTUMN M.
TAX PARCEL 4F100-46D
INST. No. 20050228004751

PHASE 1 - B
119,049 SQ.FT.
(2.73 ACRES)
(PREVIOUSLY RECORDED)

PHASE 6 - A
108,551 SQ.FT.
(2.50 ACRES)
(PREVIOUSLY RECORDED)

PHASE 1 - A
64,073.38 SQ.FT.
(1.47 ACRES)
(PREVIOUSLY RECORDED)

PHASE 5 - D
28,475 SQ.FT.
(0.65 ACRES)
(PREVIOUSLY RECORDED)

PHASE 6 - B
93,477 SQ.FT.
(2.15 ACRES)
(PREVIOUSLY RECORDED)

PHASE 3 - A
75,101.43 SQ.FT.
(1.72 ACRES)
(PREVIOUSLY RECORDED)

PHASE 4 - C
50,874 SQ.FT.
(1.17 ACRES)
(PREVIOUSLY RECORDED)

PHASE 3 - B
84,534.68 SQ.FT.
(1.94 ACRES)
(PREVIOUSLY RECORDED)

PHASE 6 - B
93,477 SQ.FT.
(2.15 ACRES)
(PREVIOUSLY RECORDED)

REMAINING PORTION
OF PARCEL "2-B"
309,119 SQ.FT.
(7.10 ACRES)
- FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

REMAINING PORTION
OF PARCEL "2-B"
309,119 SQ.FT.
(7.10 ACRES)
- FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

N/F JOHN & LINDA WAXTER
TAX PARCEL 4F100-48
DEV 2699, PG 760
LOT 2B
LAURA P. HUGH PLAN
PBV 173, PG 35

N/F DONATELLI JOSEPH V.
TAX PARCEL 4F100-44B
DEV 2676, PG 108

N/F KREIDER JAMES P. & BRIDGET
TAX PARCEL 4F100-48A
INST No. 20000300004682

N/F SCHOTT AARON
TAX PARCEL 4F100-44C
INST. No. 200308200037452

N/F DOMHOFF FAMILY TRUSTEES
TAX PARCEL 4F100-418A
INST. No. 200206190020865

N/F DOUGLAS P. &
LARRI JO DOMHOFF
TAX PARCEL 4F100-418AA
DEV 1640, PG 30

SUBDIVISION FOR OSCAR P. DOMHOFF
LOTS 1 & 2
PLAN BOOK 139, PAGE 20

LOT 1

LOT 2

RIGHT OF WAY AREA
THROUGH FORMER
PARCEL 2-B =
14,052 SF or 0.323 AC

Matchline - See Sheet 3
Matchline - See Sheet 4

Matchline - See Sheet 3
Matchline - See Sheet 4

LOT 3B
391,683 SQ.FT.
(8.99 ACRES)
- FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE

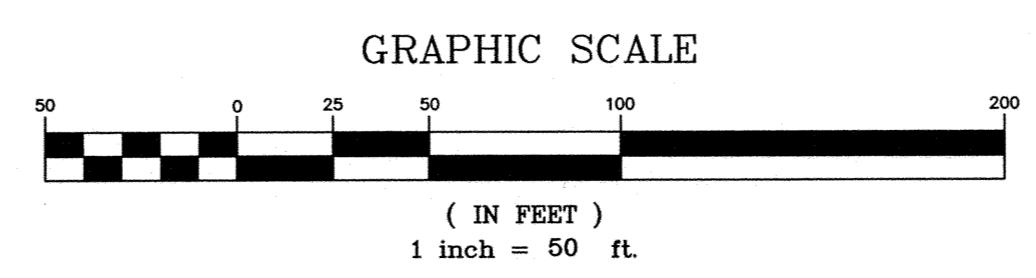
PLAN BOOK	PAGE
377	19

SCENIC RIDGE CONDOMINIUM PLAN NO. 8

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

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWING NUMBER: 1010-1920129
DRAWING SCALE: 1"=50'
DATE: APRIL 16, 2019
DRAWN BY: JSS
REVISIONS:
SHEET 3 OF 4



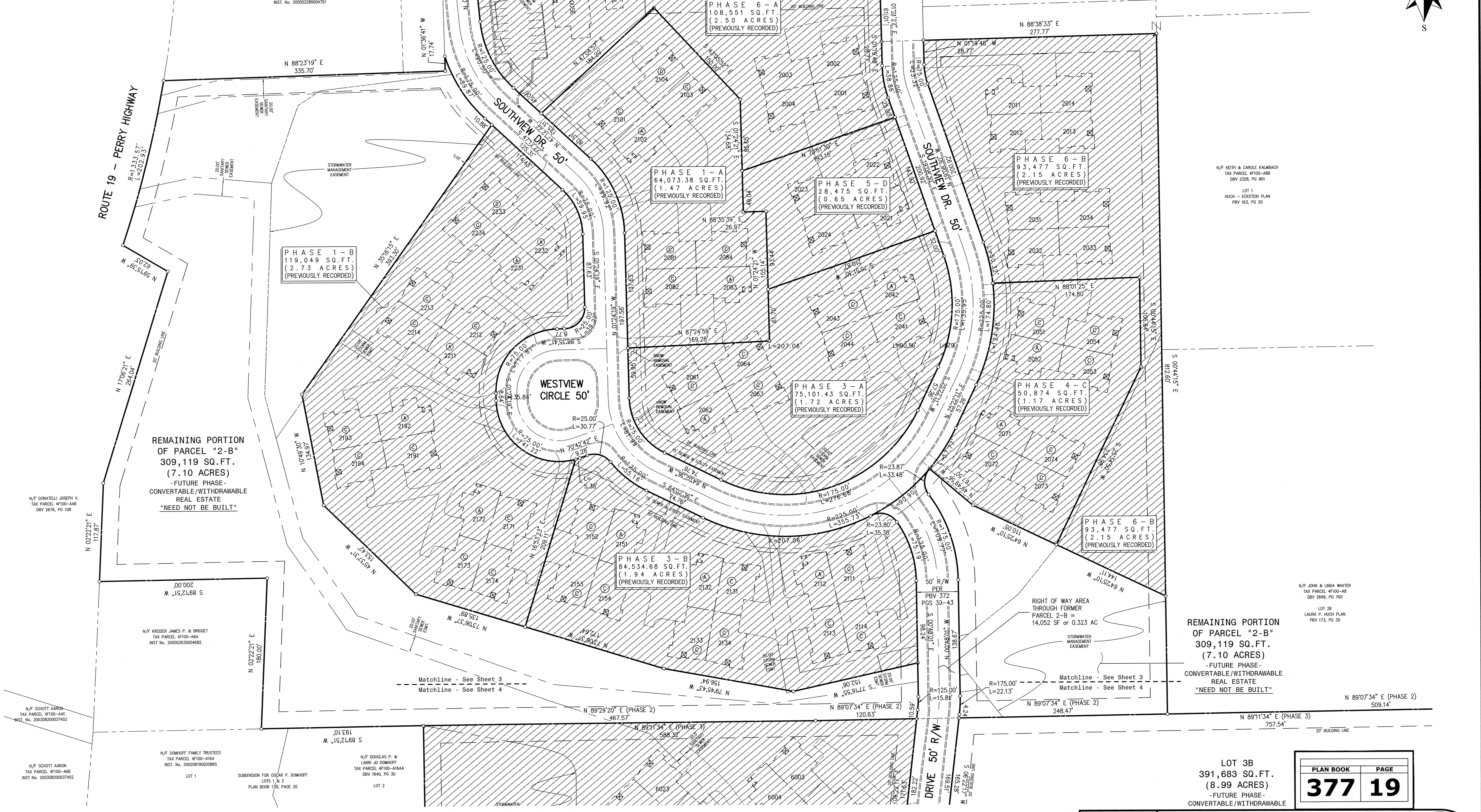
ROUTE 19 - PERRY HIGHWAY

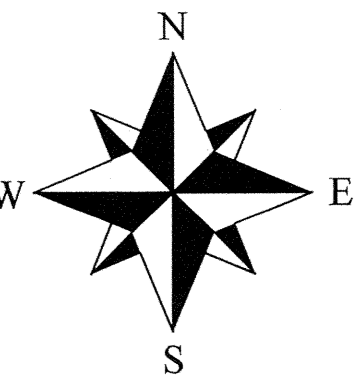
SOUTHVIEW DR. 50'

SOUTHVIEW DR. 50'

DRIVE 50' R/W

WESTVIEW
CIRCLE 50'





PHASE 3 - B
84,534.68 SQ. FT.
(1.94 ACRES)
(PREVIOUSLY RECORDED)

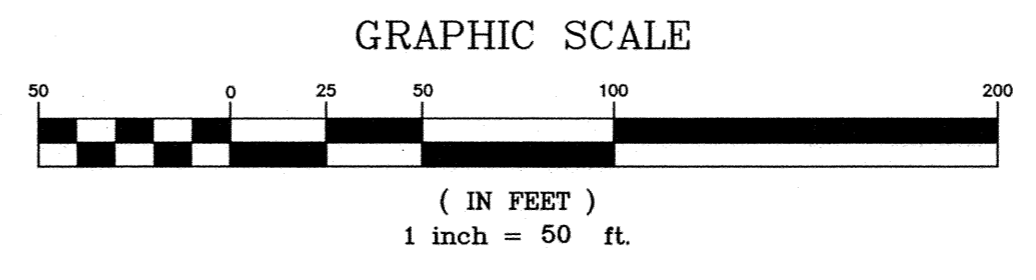
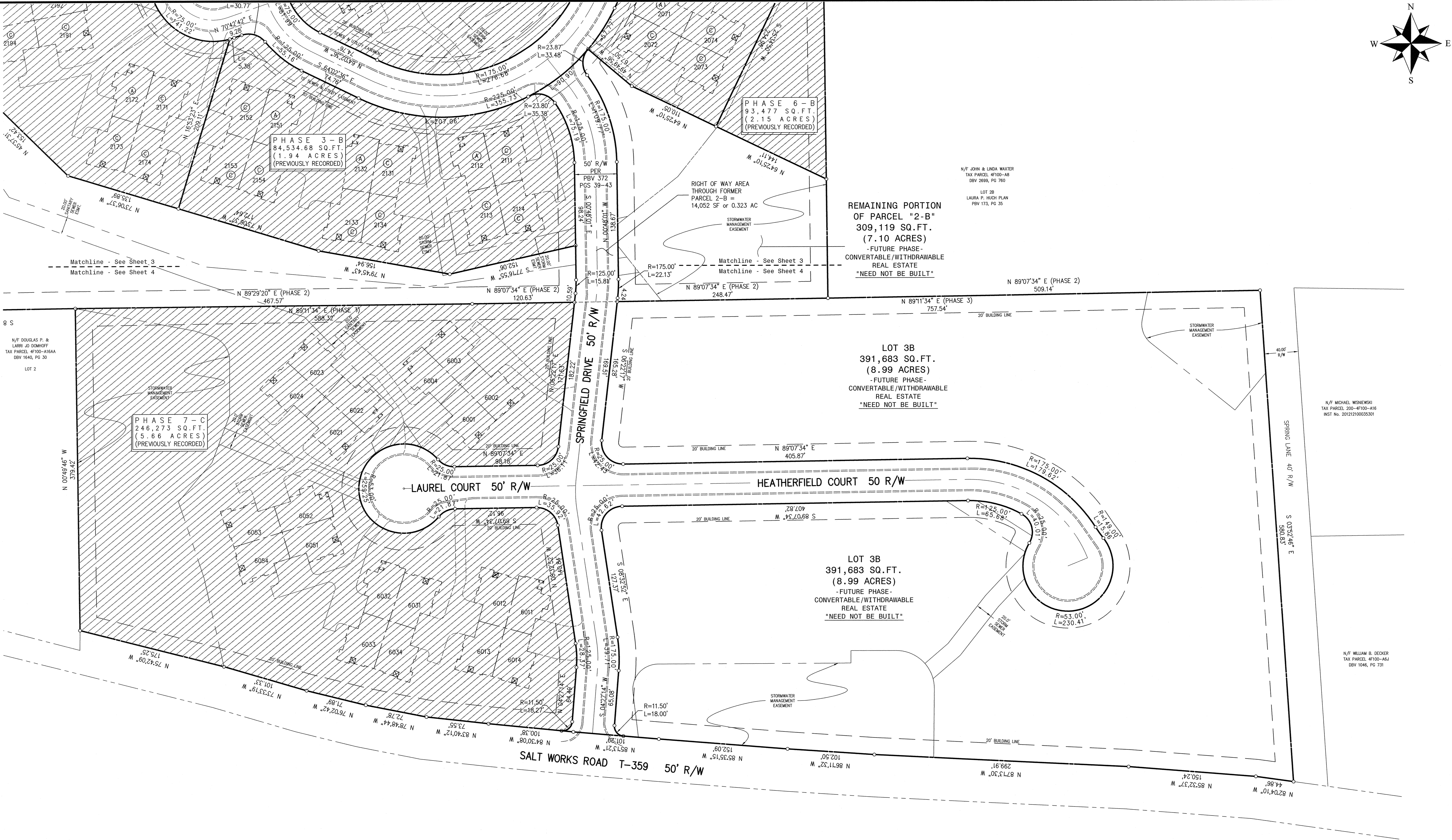
PHASE 6 - B
93,477 SQ. FT.
(2.15 ACRES)
(PREVIOUSLY RECORDED)

PHASE 7 - C
246,273 SQ. FT.
(5.66 ACRES)
(PREVIOUSLY RECORDED)

REMAINING PORTION
OF PARCEL "2-B"
309,119 SQ. FT.
(7.10 ACRES)
- FUTURE PHASE -
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

LOT 3B
391,683 SQ. FT.
(8.99 ACRES)
- FUTURE PHASE -
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

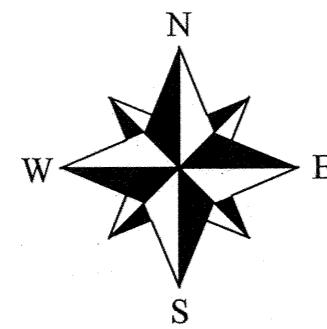
LOT 3B
391,683 SQ. FT.
(8.99 ACRES)
- FUTURE PHASE -
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"



DRAWING NUMBER:	1010-1920729
DRAWING SCALE:	1"=50'
DATE:	APRIL 16, 2019
DRAWN BY:	JSS
REVISIONS:	
SHEET 4 OF 4	

**SCENIC RIDGE
CONDOMINIUM
PLAN NO. 8**
PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA





N/F KOHMYER
T/P # 180-53-01B

N/F WHITEHEAD
T/P # 180-4123-8

S 84°34'10" E 1705.97' (TOTAL)

N/F SPRING VALLEY PARTNERS 2, LP
T/P # 180-4123-9JA

Lutz Road (Variable Width R/W)
N 62°38'45" E 205.59'
15' BUILDING LINE

L=278.48'
R=530.00'

VARIABLE WIDTH STREAM W/LELAND
BUFFER & FLOODWAY EASEMENT

REMNANT PARCEL
896,323 SF
(20.577 ACRES)

THE VILLAS AT SPRING VALLEY
SUBDIVISION PLAN NO. 2
PBV 376, PAGE 45

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

THIS PROPERTY IS SUBJECT TO FUTURE RECORDINGS TO
CREATE RIGHTS OF WAY FOR THE FUTURE STREET
AND EASEMENTS REQUIRED FOR UTILITY SERVICES,
DRAINAGE & OTHER APPURTENANCES

REMNANT PARCEL
896,323 SF
(20.577 ACRES)

THE VILLAS AT SPRING VALLEY
SUBDIVISION PLAN NO. 2
PBV 376, PAGE 45

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

THIS PROPERTY IS SUBJECT TO FUTURE RECORDINGS TO
CREATE RIGHTS OF WAY FOR THE FUTURE STREET
AND EASEMENTS REQUIRED FOR UTILITY SERVICES,
DRAINAGE & OTHER APPURTENANCES

VARIABLE WIDTH STREAM W/LELAND
BUFFER & FLOODWAY EASEMENT

15' ACCESS EASEMENT

N/F ALBEN
T/P # 180-4123-9

L=171.12'
R=310.00'

L=198.35'
R=244.60'

N/F CROSSON
T/P # 180-4123-9F

N/F SYE
T/P # 180-4123-9D

Zehner School Road (Variable Width R/W)
L=214.21'
R=1970.07'

N/F SPRING VALLEY PARTNERS 2, LP
T/P # 180-4123-9JA

N/F BARNHART
T/P # 180-4123-9G

N/F BARNHART
T/P # 180-4123-9H

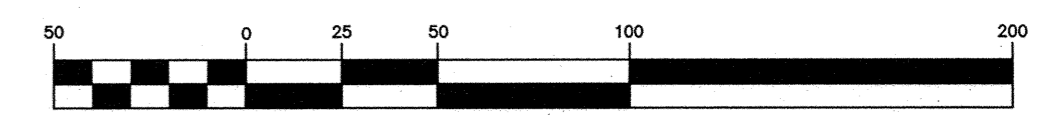
MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 1

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

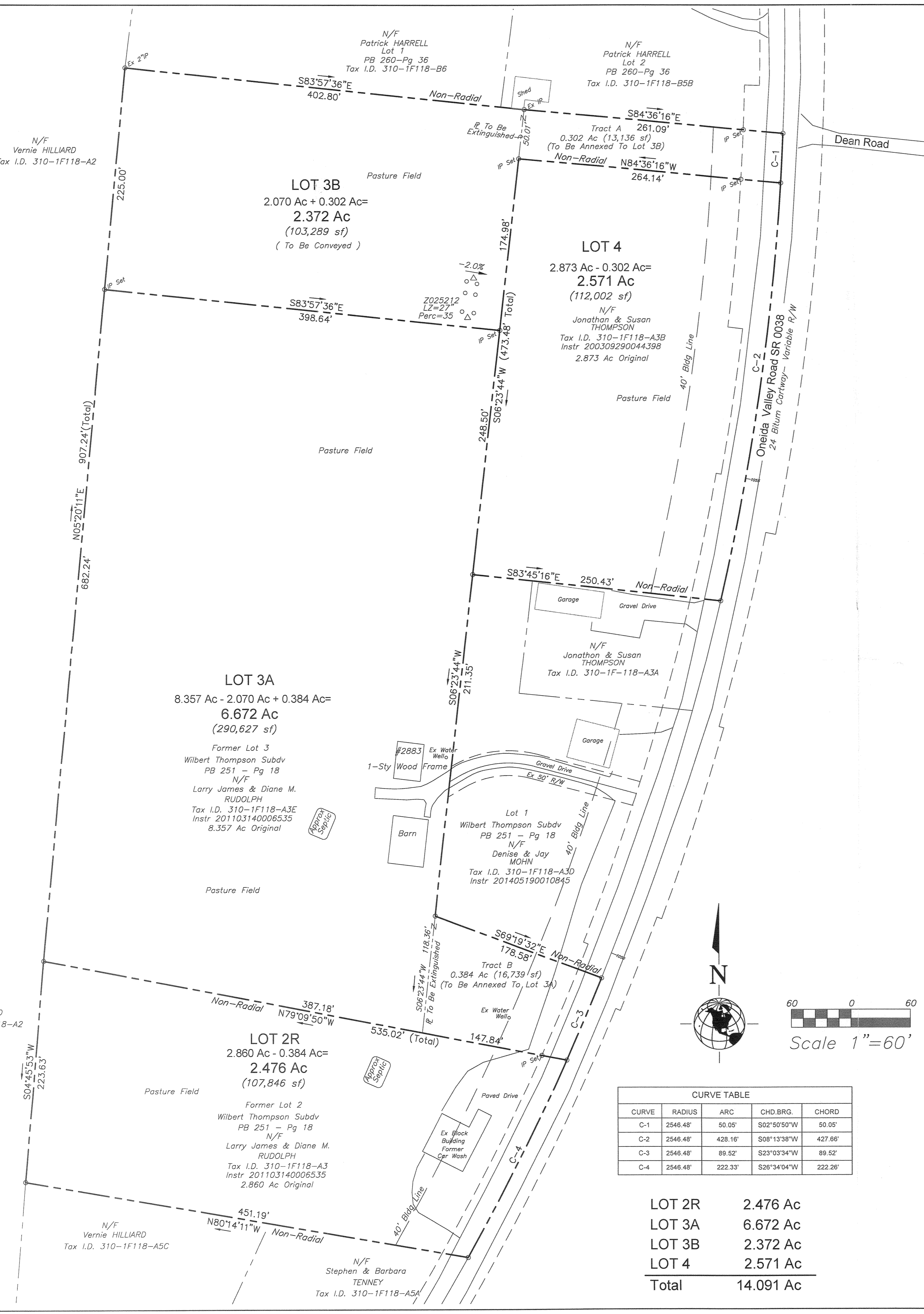
PLAN BOOK	PAGE
377	23

DRAWING NUMBER:	1008-1920157
DRAWING SCALE:	1"=50'
DATE:	APRIL 26, 2019
DRAWN BY:	JSS
REVISIONS:	04.29.2019 - PER REVIEW
SHEET 3 OF 3	

**SPRING VALLEY
CONDOMINIUM
PLAN NO. 1**

PREPARED FOR SPRING VALLEY PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046
JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA





KNOW ALL MEN BY THESE PRESENTS, THAT JONATHAN M. & SUSAN B. THOMPSON OF THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING 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 WASHINGTON.

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

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 29th DAY OF April 2019.

ATTEST:
 Virginia L. Bowser, Notary Public
 JONATHAN M. THOMPSON
 SUSAN B. THOMPSON
 My Commission Expires June 19, 2022
 Commission Number 1015417
 Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JONATHAN M. & SUSAN B. THOMPSON AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR 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 29th DAY OF April 2019.

MY COMMISSION EXPIRES: ___ DAY OF ___ 20__

ATTEST:
 Virginia L. Bowser, Notary Public
 JONATHAN M. THOMPSON
 SUSAN B. THOMPSON
 My Commission Expires June 19, 2022
 Commission Number 1015417
 Member, Pennsylvania Association of Notaries

WE, JONATHAN M. & SUSAN B. THOMPSON, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JONATHAN M. & SUSAN B. THOMPSON, AS RECORDED AS INSTRUMENT 200309290044398 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

ATTEST:
 Virginia L. Bowser, Notary Public
 JONATHAN M. THOMPSON
 SUSAN B. THOMPSON
 My Commission Expires June 19, 2022
 Commission Number 1015417
 Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, THAT LARRY JAMES & DIANE M. RUDOLPH OF THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING 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 WASHINGTON.

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

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 27th DAY OF April 2019.

ATTEST:
 Larry James Rudolph
 Diane M. Rudolph
 My Commission Expires the 06th DAY OF MARCH 2020

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED LARRY JAMES & DIANE M. RUDOLPH AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR 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 27th DAY OF April 2019.

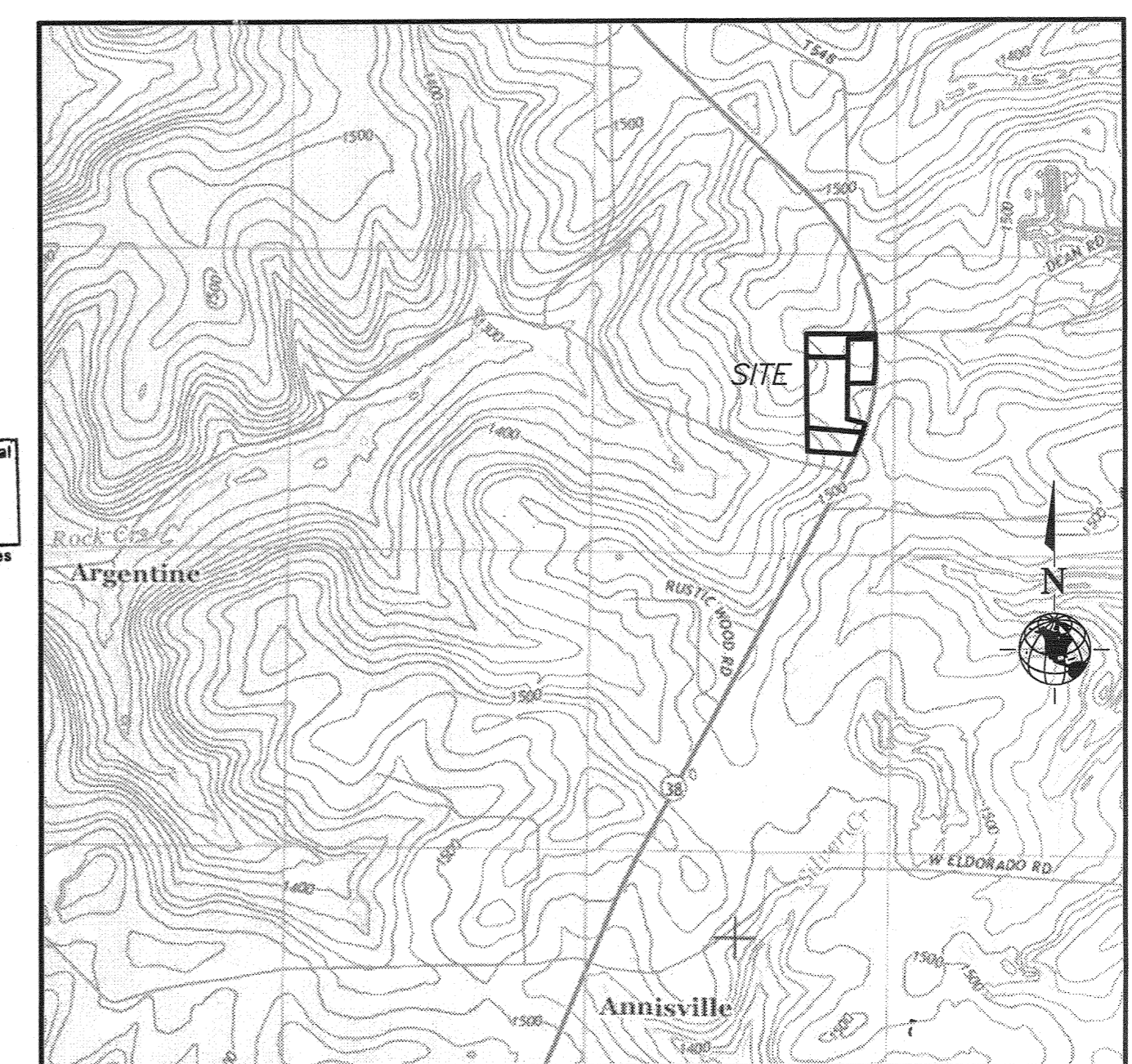
MY COMMISSION EXPIRES: 06th DAY OF MARCH 2020

ATTEST:
 Notary Public (Signature)
 LARRY JAMES RUDOLPH
 DIANE M. RUDOLPH
 My Commission Expires March 6, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

WE, LARRY JAMES & DIANE M. RUDOLPH, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF LARRY JAMES & DIANE M. RUDOLPH, AS RECORDED AS INSTRUMENT 200309290044398 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

ATTEST:
 Notary Public (Signature)
 LARRY JAMES RUDOLPH
 DIANE M. RUDOLPH
 My Commission Expires March 6, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

- NOTES:
- THIS PLAN PROPOSES:
 - SUBDIVISION OF AN EXISTING RESIDENTIAL LOT TO CREATE ONE NEW BUILDING LOT WITH PROPOSED ONLY SEWER AND WATER WELL.
 - A LOT LINE REVISION WITH THE THOMPSON LOT, TO PROVIDE A 50' FRONTAGE FOR LOT 3B.
 - A LOT LINE REVISION WITH FORMER LOTS 2 AND 3, TO PROVIDE ROAD FRONTAGE FOR LOT 3A.
 - 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.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE A NEW DREWING ACCESS TO A STATE HIGHWAY IS PERMITTED.



REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 27th DAY OF MAY 2019

SECRETARY: [Signature]
 CHAIRMAN: [Signature]

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 19011

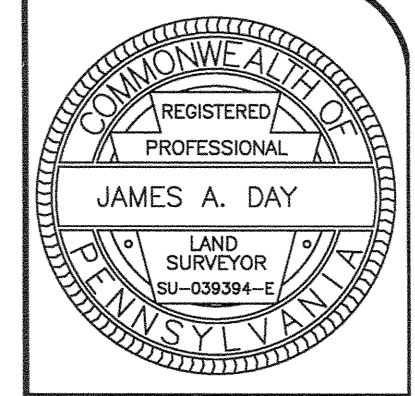
I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

DATE: 01-28-19
 REGISTRATION NO.: SU-039394-E

RECORDED BY: [Signature]
 RECORDER OF DEEDS
 BUTLER COUNTY, PA

RECORDED
 PLAN BOOK PAGE
377 24

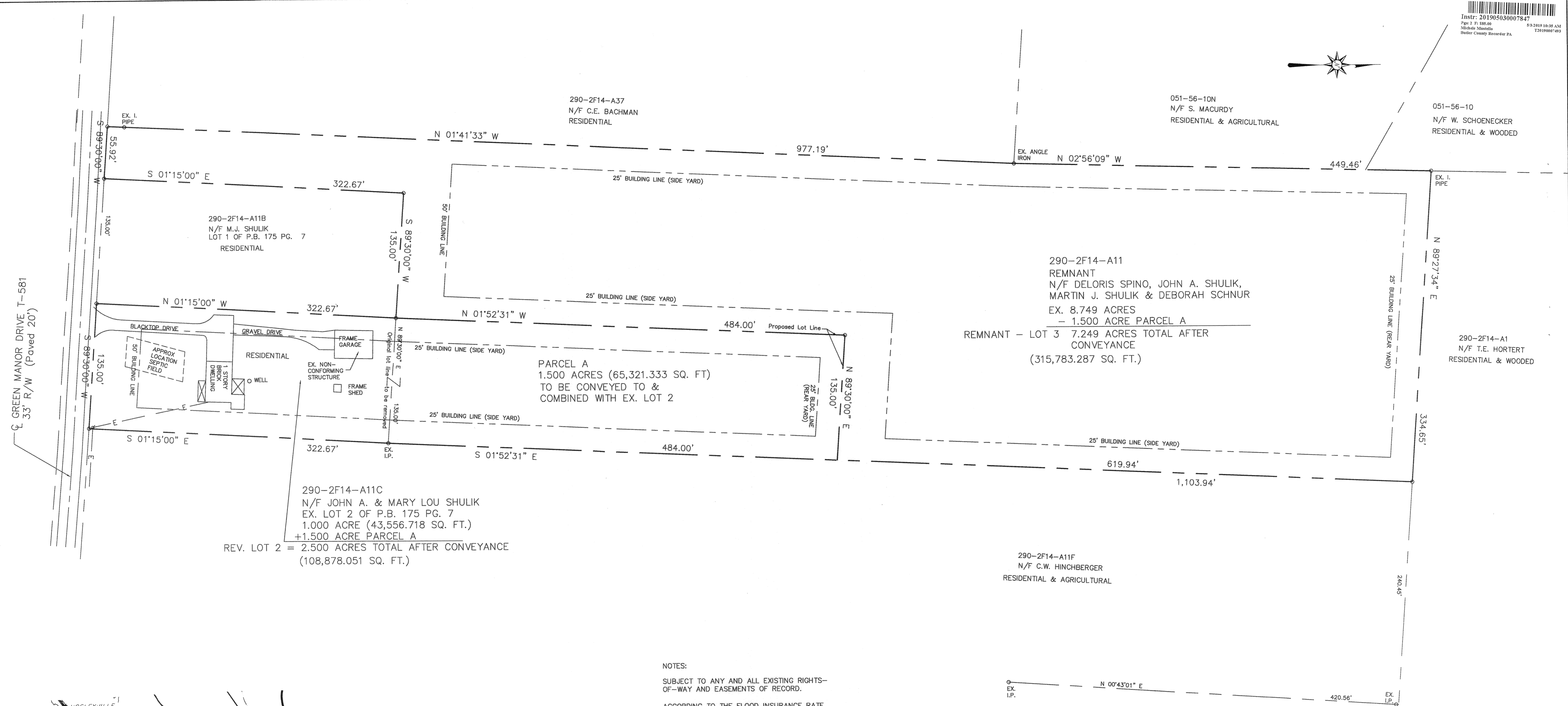
DATE: 11-16-2018
 SCALE: 1"=60'



Situated at:
 2883 & 2885 ONEIDA VALLEY ROAD
 TOWNSHIP OF WASHINGTON
 BUTLER COUNTY, PA

PROPERTY SUBDIVISION & LOT LINE REVISION
 LANDS OF
 JONATHAN THOMPSON, et ux &
 LARRY JAMES RUDOLPH, et ux

JAMES A. DAY, P.E., P.L.S.
 304 Beach Road
 Butler, PA 16001
 Ph/Fax: 724-283-2677
 email: jday@jday.com

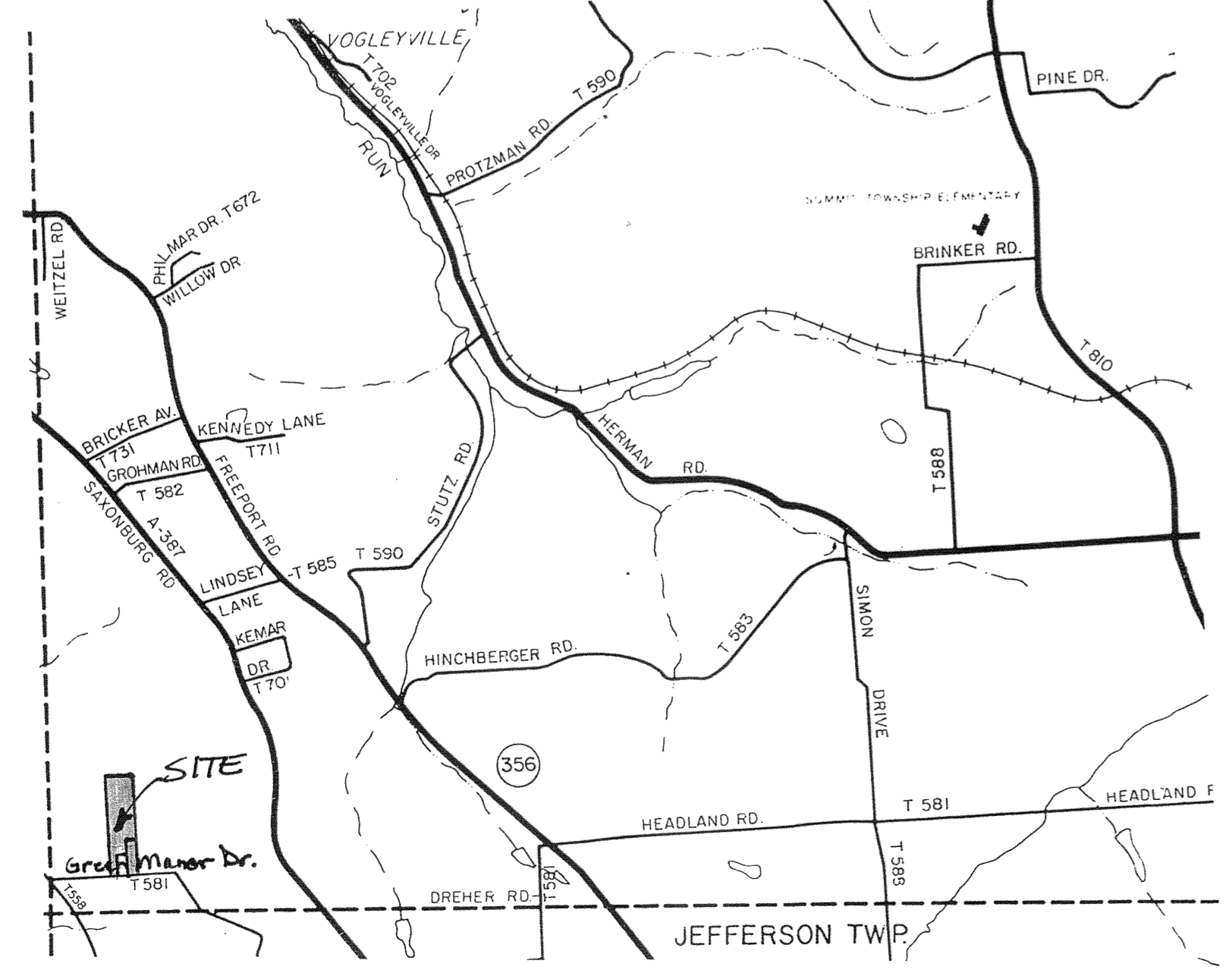


GREEN MANOR DRIVE T-581
 33' R/W (Paved 20')

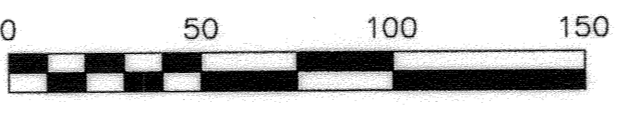
NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOODING.
 PROPERTY OWNERS: JOHN A. & MARY LOU SHULIK
 DELORIS SPINO
 DEBORAH SCHNUR
 MARTIN J. SHULIK
 c/o MARTIN J. SHULIK
 105 GREEN MANOR DRIVE
 BUTLER, PA 16002
 ZONED: A-1; AGRICULTURAL
 BUILDING SETBACK REQUIREMENTS:
 50' FRONT YARD (FROM R/W)
 25' SIDE YARD
 25' REAR YARD
 REF: SHULIK LOT LINE REVISION, P.B. 175 PG. 7
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION, TO ADD PARCEL A TO EXISTING LOT 2. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.
 ELECTRIC SERVICE PROVIDED BY WEST PENN POWER CO.
 CABLE SERVICE PROVIDED BY ARMSTRONG CABLE INTERNET SERVICES

REVISED 03/27/2019; TOWNSHIP REVIEW COMMENTS

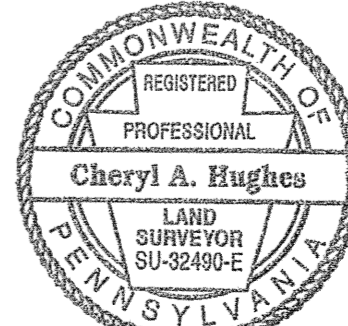
Sheet 1 of 2



VICINITY MAP Scale: 1" = 2000'



PLAN BOOK	PAGE
377	25



	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: JOHN A. & MARY LOU SHULIK, DELORIS SPINO, MARTIN J. SHULIK and DEBORAH SCHNUR SITUATE: SUMMIT TWP., BUTLER CO., PA
Date 01/22/2019 Scale 1" = 50' Dwn By BEC Ckd By CAH Parcel No. 290-2F14-A11 & A11C Inst. # 200407160023405 Service No. 18-169 Address 107 GREEN MANOR DRIVE Db-Pg 2446-666	

KNOW ALL MEN BY THESE PRESENTS, that I, Martin J. Shulik, of the Township of Summit, 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 Summit Township, Butler County, Pennsylvania, and for diverse 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 Summit, 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 Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Martin J. Shulik, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15 day of April, 2019.

ATTEST: Patricia Saunders, Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021. Martin J. Shulik, 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 Martin J. Shulik, 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 15 day of April, 2019.

My Commission expires the 23 day of Aug, 2021.

SEAL: Patricia Saunders, Notary Public.

Commonwealth of Pennsylvania Notarial Seal: Patricia Saunders - Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021.

KNOW ALL MEN BY THESE PRESENTS, that I, Deloris Spino, of the Township of Summit, 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 Summit Township, Butler County, Pennsylvania, and for diverse 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 Summit, 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 Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Deloris Spino, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15 day of April, 2019.

ATTEST: Patricia Saunders, Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021. Deloris Spino, 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 Deloris Spino, and acknowledged the foregoing release and dedication and plan to be her 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 15 day of April, 2019.

My Commission expires the 23 day of Aug, 2021.

SEAL: Patricia Saunders, Notary Public.

Commonwealth of Pennsylvania Notarial Seal: Patricia Saunders - Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021.

KNOW ALL MEN BY THESE PRESENTS, that we, John A. and Mary Lou Shulik, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Summit Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, 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 Summit, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon John A. and Mary Lou Shulik, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15 day of April, 2019.

ATTEST: Patricia Saunders, Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021. John A. Shulik, OWNER. Mary Lou Shulik, 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 John A. and Mary Lou Shulik, 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 day.

WITNESS MY HAND AND NOTARIAL SEAL this 15 day of April, 2019.

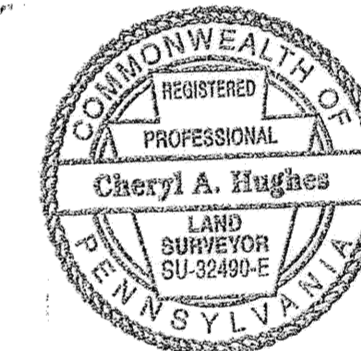
My Commission expires the 23 day of Aug, 2021.

SEAL: Patricia Saunders, Notary Public.

Commonwealth of Pennsylvania Notarial Seal: Patricia Saunders - Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021.

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.

March 27, 2019, Cheryl A. Hughes, REG. NO. PU-32490-E.



The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads 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.

Raeann L. Steeby, Secretary; Wally Allen, Chairman/President.

Approved by the Supervisors of the Township of Summit this 1st day of May, 2019.

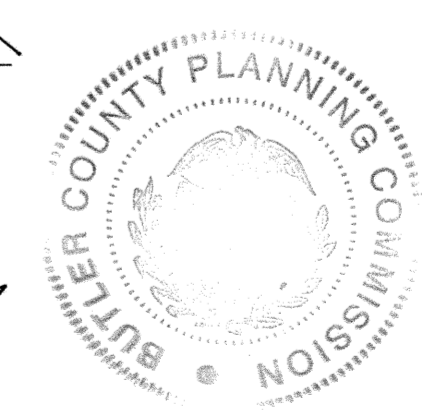
Raeann L. Steeby, Secretary; Wally Allen, Chairman/President.

Approved by the Summit Township Planning Commission this 9th day of April, 2019.

Gay R. Webb, Secretary; Cynthia H. Krome, Chairman/President.

Reviewed by the Butler County Planning Commission this 25th day of Feb, 2019.

Cecilia G. M., Secretary; F. J. G., Chairman/President.



COMMONWEALTH OF PENNSYLVANIA)SS: COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 377 page 25-26.

Given under my hand and seal this 3rd day of May, 2019.

Michele M. Mustello, Recorder.



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

REVISED 03/27/2019; TOWNSHIP REVIEW COMMENTS Sheet 2 of 2

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: JOHN A. & MARY LOU SHULIK, DELORIS SPINO, MARTIN J. SHULIK and DEBORAH SCHNUR SITUATE: SUMMIT TWP., BUTLER CO., PA.

Date 01/22/2019 Scale 1" = 50' Dwn By BEC Ckd By CAH Parcel No. 290-2F14-A11 & A11C Inst. # 200407160023405 Service No. 18-169 Address 107 GREEN MANOR DRIVE DB-Pg 2446-666

Table with 2 columns: PLAN BOOK, PAGE. Values: 377, 26.

KNOW ALL MEN BY THESE PRESENTS, that I, Deborah Schnur, of the Township of Summit, 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 Summit Township, Butler County, Pennsylvania, and for diverse 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 Summit, 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 Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Deborah Schnur, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15 day of April, 2019.

ATTEST: Patricia Saunders, Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021. Deborah Schnur, 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 Deborah Schnur, and acknowledged the foregoing release and dedication and plan to be her 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 15 day of April, 2019.

My Commission expires the 23 day of Aug, 2021.

SEAL: Patricia Saunders, Notary Public.

Commonwealth of Pennsylvania Notarial Seal: Patricia Saunders - Notary Public, Center Twp, Butler County, My Commission Expires Aug 23, 2021.

KNOW ALL MEN BY THESE PRESENTS That We, Gerald V. & Kimberly M. Rodgers of the Township of Donegal, 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 Donegal, County of Butler and Commonwealth of Pennsylvania, and for divers advantages concerning 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 Donegal, 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 Donegal, 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 therefor 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 25 day of April 2019.

Gerald V. Rodgers
Owner

Kimberly M. Rodgers
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Gerald V. & Kimberly M. Rodgers 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 25 day of April 2019.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

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, and 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.

Stanley D. Graff
Date: 3 April '19

Seal

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

REGISTERED PROFESSIONAL SURVEYOR
LAND SURVEYOR
NO. 30161-E
PENNSYLVANIA

The Board of Supervisors of the Township of Donegal, hereby gives public notice that in approving this plan for recording purposes only, the Township of Donegal 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 Donegal this 2 day of May 2019.

Debbie Stewart
Secretary

Seal

R. P. H.
Chairman

Approved by the Donegal Township Planning Commission this _____ day of _____ 2019.

NA
Secretary

Seal

Chairman

Reviewed by the Butler County Planning Commission this 22nd day of MARCH 2019.

C. J. M.
Secretary

Seal

F. V. M.
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 377 Page 27.

Given under my hand and seal this 6 day of May 2019.

Michele W. Musteli
Recorder

Seal

MICHELE W. MUSTELI
RECORDER OF DEEDS
BUTLER COUNTY, PA

Total Perimeter

COURSE	BEARING	DISTANCE
R-1	S 15°18'42"E	160.67'
R-2	N 64°28'18"E	114.88'
R-3	N 72°22'00"E	281.46'
R-4	N 84°55'18"E	119.70'
R-5	S 01°32'23"E	460.35'
R-6	S 89°21'18"W	183.72'
R-7	S 89°08'40"W	1108.44'
R-8	S 89°08'40"W	880.61'
R-9	N 01°44'15"W	1981.68'
R-10	N 89°22'00"E	1984.97'
R-11	S 01°34'30"E	483.26'
R-12	S 70°34'45"W	405.50'
R-13	S 26°40'00"E	503.25'
R-14	S 60°27'30"W	64.00'
R-15	N 28°17'00"W	1.49'
R-16	S 85°13'55"W	183.78'
R-17	S 63°13'55"W	372.00'
R-18	S 84°00'00"W	119.61'
R-19	S 17°23'40"E	22.89'
R-20	S 67°38'00"W	209.50'
R-21	N 17°25'00"W	242.71'
R-22	N 89°08'00"W	208.00'
R-23	S 04°37'00"E	436.80'
R-24	S 32°35'00"E	182.00'
R-25	N 60°58'00"E	251.99'
R-26	N 67°38'00"E	209.42'
R-27	S 17°23'40"E	22.89'
R-28	N 67°17'00"E	105.38'
R-29	N 68°48'00"E	120.00'
R-30	N 64°07'30"E	40.00'

COURSE	BEARING	DISTANCE
Lot 6-1	S 01°34'30"E	483.26'
Lot 6-2	S 70°34'45"W	405.50'
Lot 6-3	N 33°21'25"E	511.15'
Lot 6-4	N 00°38'00"W	200.00'
Lot 6-5	N 89°22'00"E	700.00'

N. J. J. Mackrell

N. J. J. Mackrell

N. J. J. Mackrell

N. J. J. Mackrell

N. J. J. Mackrell

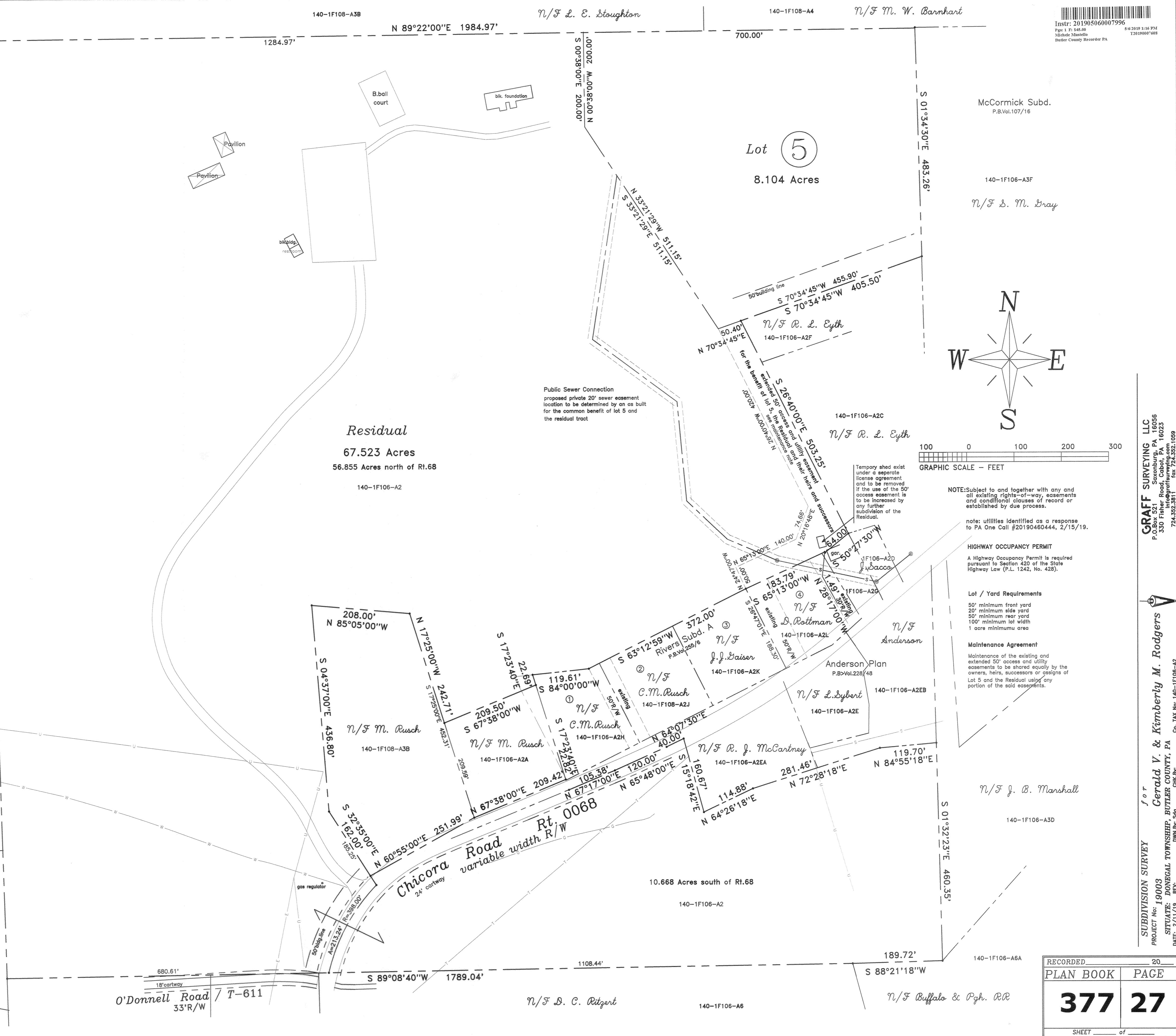
N. J. J. Mackrell

N. J. J. Mackrell

N. J. J. Mackrell

N. J. J. Mackrell

N. J. J. Mackrell



OWNER'S ADOPTION
 KNOWALL MEN BY THESE PRESENTS THAT I, JANICE A. REAMER, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN, OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY.

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 1 DAY OF MAY 2019.

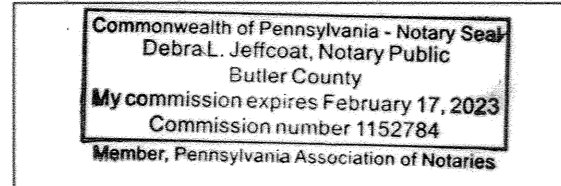
Janice Reamer
 JANICE A. REAMER

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, JANICE A. REAMER, 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 1 DAY OF MAY 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEB 2023

Alison L. Juffcoat
 NOTARY PUBLIC



CERTIFICATION OF TITLE

I, JANICE A. REAMER, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REAMER PLAN NO. 4 IS IN THE NAME OF JANICE A. REAMER AND IS RECORDED IN DEED BOOK VOLUME 866 PAGE 590.

Janice Reamer
 JANICE A. REAMER

OWNER'S ADOPTION
 KNOWALL MEN BY THESE PRESENTS THAT WE, DANIEL P. & RONDA S. REAMER, OF THE TOWNSHIP OF CONNOQUEENESSING, 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 CONNOQUEENESSING, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR OUR 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 CONNOQUEENESSING, 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 CONNOQUEENESSING, 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 HEREINAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 1 DAY OF MAY 2019.

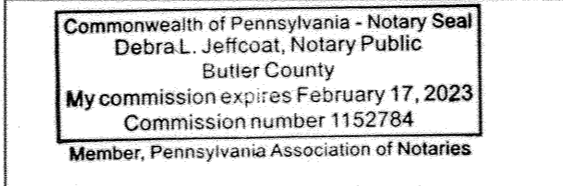
Daniel P. Reamer *Ronda S. Reamer*
 DANIEL P. REAMER RONDA S. REAMER

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, DANIEL P. & RONDA S. REAMER, 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 1 DAY OF MAY 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEB 2023

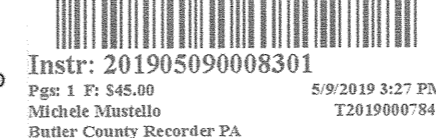
Alison L. Juffcoat
 NOTARY PUBLIC



CERTIFICATION OF TITLE (NO MORTGAGE)

WE, DANIEL P. & RONDA S. REAMER, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE REAMER PLAN NO. 4 IS IN THE NAME OF DANIEL P. & RONDA S. REAMER AND IS RECORDED IN INSTRUMENT NUMBER 20090524014357. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

Daniel P. Reamer *Ronda S. Reamer*
 DANIEL P. REAMER RONDA S. REAMER



CONNOQUEENESSING TOWNSHIP - MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUEENESSING, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONNOQUEENESSING 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 CONNOQUEENESSING THIS 6th DAY OF March 2019.

Frank Davis
 SECRETARY

James Steinbraker
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONNOQUEENESSING THIS 6th DAY OF March 2019.

Nicie C. Hancock
 SECRETARY

Bruce Benoit
 CHAIRPERSON
 PLANNING COMMISSION

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

DATE 1 MAY '19
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SJ-42419-1

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

Theresa Disher
 SECRETARY

David J. Hunsberr
 PRESIDENT, BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER THIS 18TH DAY OF March 2019.

Theresa Disher
 SECRETARY

David J. Hunsberr
 PRESIDENT, BOARD OF COMMISSIONERS

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 5TH DAY OF March 2019.

Ernest R. Osterling
 SECRETARY

Paul J. Hunsberr
 CHAIRPERSON, PLANNING COMMISSION

BUTLER COUNTY REVIEW AND APPROVALS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF Jan. 2019.

Caelyn
 SECRETARY

Paul J. Hunsberr
 CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

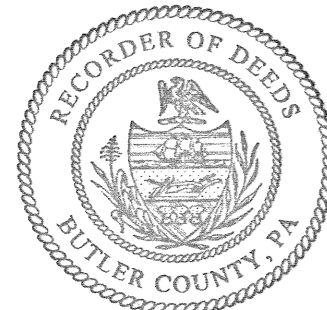
PROOF OF RECORDING

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

PLAN BOOK VOLUME 377, PAGE 29
 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF May 2019.

Michele M. Mustello
 RECORDER OF DEEDS

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



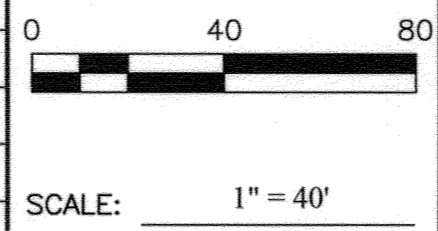
BUTLER TOWNSHIP R-1 DISTRICT	
Dimension	Requirement
Single Family with Public Water and Sewer	
Min. Lot Area	15,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet

CONNOQUEENESSING TOWNSHIP	
Dimension	Requirement
Min. Lot Width	100 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	15 feet
Min. Rear Yard Depth	25 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.

HIGHWAY OCCUPANCY PERMIT
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, No. 428).

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
				Reamer Subdivision No. 2 PB 191/21
				Reamer Subdivision PB 307/45

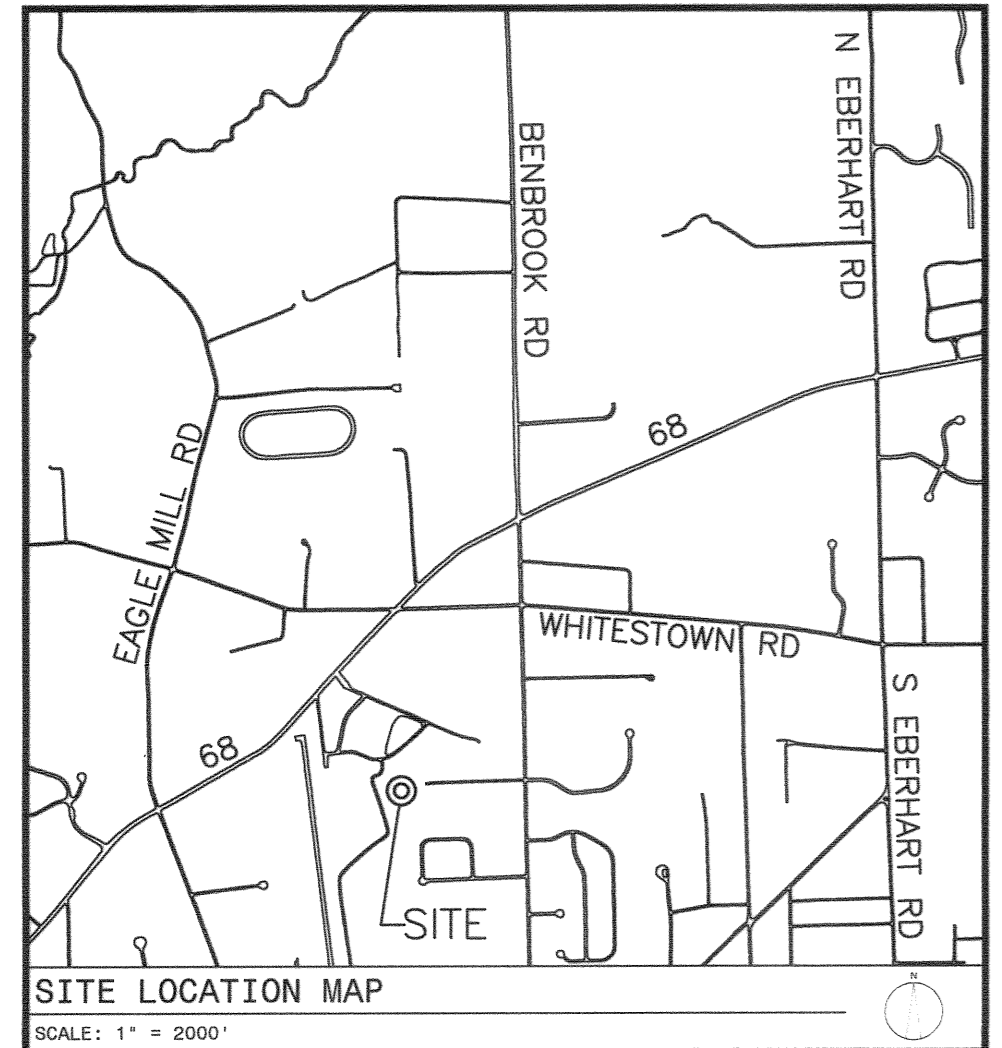
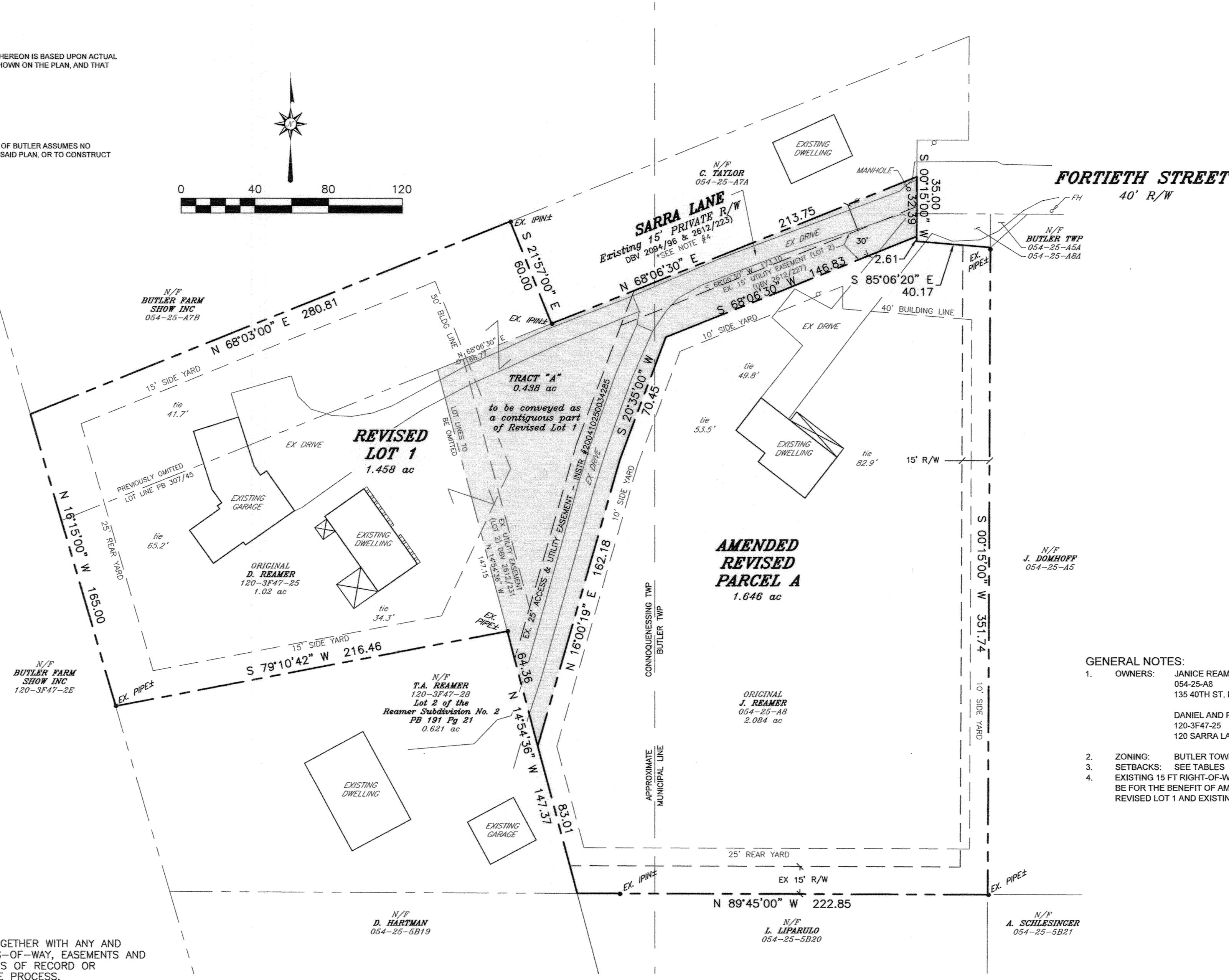


DRAWN BY: SDG
 DATE: 07/24/18
 CHECKED BY: SDG
 DATE: _____
 APPROVED: _____

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

PROJECT **REAMER PLAN No. 4 :**
 BEING A LOT LINE REVISION OF BUTLER COUNTY TAX PARCELS 054-25-A8 AND 120-3F47-25
BUTLER & CONNOQUEENESSING TOWNSHIPS
 BUTLER COUNTY, PENNSYLVANIA

RECORDED	20
PLAN BOOK	PAGE
377	29
SHEET	of



GENERAL NOTES:
 1. OWNERS: JANICE REAMER 054-25-A8 135 40TH ST, BUTLER, PA DANIEL AND RONDA REAMER 120-3F47-25 120 SARRA LANE, BUTLER, PA
 2. ZONING: BUTLER TOWNSHIP-R-1 DISTRICT
 3. SETBACKS: SEE TABLES
 4. EXISTING 15 FT RIGHT-OF-WAY KNOWN AS SARRA LANE TO BE FOR THE BENEFIT OF AMENDED REVISED PARCEL A, REVISED LOT 1 AND EXISTING LOT 2

REGISTERED SURVEYOR: *Stanley D. Graff*
 BUTLER COUNTY RECORDER OF DEEDS: *Michele M. Mustello*
 BUTLER TOWNSHIP BOARD OF COMMISSIONERS
 BUTLER TOWNSHIP PLANNING COMMISSION
 BUTLER COUNTY PLANNING COMMISSION

LOT CONSOLIDATION & SUBDIVISION PLAN

Index: 201905130008475
 Page 1 of 588-00
 Michele Mustello
 Butler County Recorder PA
 6-13-2019 10:40 AM
 T2019007924

FOR SINGER HOLDINGS, LP AND ARCHDIOCESE OF PITTSBURGH & WESTERN PENNSYLVANIA, ORTHODOX CHURCH IN AMERICA CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA APRIL 2019

OWNER'S ADOPTION

I, THE ARCHDIOCESE OF PITTSBURGH & WEST VIRGINIA ORTHODOX CHURCH, NOW KNOWN AS ARCHDIOCESE OF PITTSBURGH AND WESTERN PENNSYLVANIA, ORTHODOX CHURCH IN AMERICA, OWNER OF LANDS SHOWN HEREON, HEREBY ADOPT THIS PLAN AS ITS SUBDIVISION AND LOT CONSOLIDATION PLAN 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 MY HEIRS, EXECUTORS AND ASSIGNS.

Frank Hadd SIGNATURE OF WITNESS
Thomas As Plesker (Arch Bishop Malabarick) SIGNATURE OF OWNER

April 16, 2019
 DATE

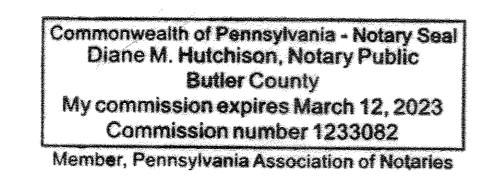
COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED THE ARCHDIOCESE OF PITTSBURGH & WEST VIRGINIA, ORTHODOX CHURCH IN AMERICA, NOW KNOWN AS ARCHDIOCESE OF PITTSBURGH AND WESTERN PENNSYLVANIA, ORTHODOX CHURCH IN AMERICA AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF April 2019

MY COMMISSION EXPIRES THE 12 DAY OF March 2023

(SEAL)



Diane M. Hutchison
 NOTARY PUBLIC

OWNER'S ADOPTION

I, SINGER HOLDINGS, LP, OWNER OF LANDS SHOWN HEREON, HEREBY ADOPT THIS PLAN AS MY LOT CONSOLIDATION AND SUBDIVISION PLAN 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.

Frank Hadd SIGNATURE OF WITNESS
Brian C. Singer, President SIGNATURE OF OWNER

April 15, 2019
 DATE

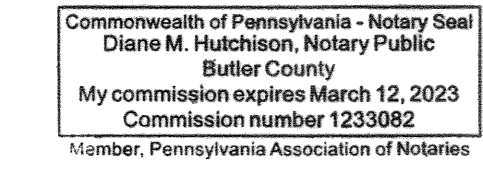
COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED SINGER HOLDINGS, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF April 2019

MY COMMISSION EXPIRES THE 12 DAY OF March 2023

(SEAL)

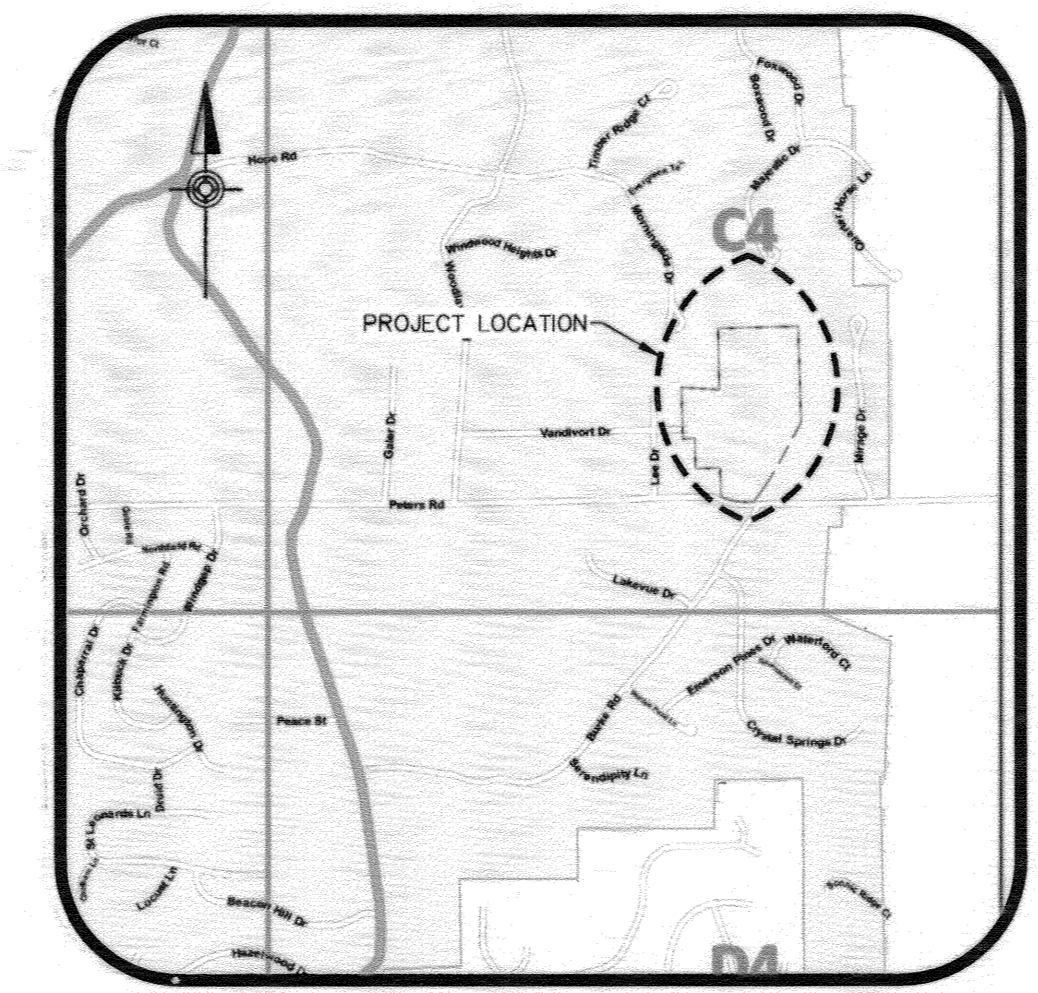


Diane M. Hutchison
 NOTARY PUBLIC

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SINGER PROPERTIES, LP, PLAT NO 1 LOT CONSOLIDATION AND SUBDIVISION IS IN THE NAME OF I, THE ARCHDIOCESE OF PITTSBURGH & WEST VIRGINIA, ORTHODOX CHURCH IN AMERICA AND IS RECORDED IN DEED BOOK VOLUME 1021, PAGE 0366. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Wynne Long WITNESS
Thomas As Plesker (Arch Bishop Malabarick) OWNER



LOCATION MAP
 1"=2000'

INDEX OF DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	SUBDIVISION PLAN

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOT A & LOT B, AN APPROX. 36.977 ACRE TRACT OF LAND, INTO LOT AB. LOT C WILL BE SUBDIVIDED FROM LOT AB AND WILL REMAIN IN OWNERSHIP OF ARCHDIOCESE OF PITTSBURGH & WEST VIRGINIA ORTHODOX CHURCH. LOT AB IS CREATED TO PROVIDE FOR FUTURE RESIDENTIAL DEVELOPMENT.

THIS PLAN DOES NOT CONSTITUTE A LAND DEVELOPMENT PLAN OR PROVIDE FOR PERMITS FOR IMPROVEMENT OR CONSTRUCTION PURPOSES. ANY CONTEMPLATED IMPROVEMENT OR CONSTRUCTION SHOULD BE COORDINATED THROUGH THE MUNICIPALITY IN ACCORDANCE WITH ZONING AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCES.

OWNER

SINGER HOLDINGS, LP
 P.O. BOX 97
 MARS, PENNSYLVANIA 16046

ARCHDIOCESE OF PITTSBURGH &
 WEST VIRGINIA ORTHODOX CHURCH

SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC
 200 WEST KENSINGER DRIVE, SUITE 400
 CRANBERRY TOWNSHIP, PA 16066
 CONTACT: MICHAEL D. KREIGER, JR. P.L.S.
 PHONE: 724.779.4777
 FAX: 724.779.4711



200 West Kensinger Drive, Suite 400
 Cranberry Township, PA 16066
 (724) 779-4777
 Fax (724) 779-4711
 hrg@hr-g-inc.com
 www.hrg-inc.com

PLAN BOOK	PAGE
377	30

MUNICIPAL DECLARATION

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.

gan SECRETARY
Richard M. Hallig CHAIRMAN, BOARD OF SUPERVISORS

BOARD OF SUPERVISORS APPROVAL

APPROVED BY BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION No. 2018-80 ON THE 15 DAY OF May, 2019.

gan SECRETARY
Richard M. Hallig CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER APPROVAL

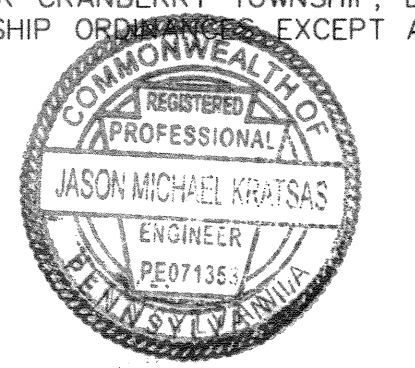
I, Jason A. Andree TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN THE ORDINANCE/RESOLUTION No. 2018-80 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

gan TOWNSHIP MANAGER

MUNICIPAL ENGINEER'S CERTIFICATE

I, Jason Michael Kratsas, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS 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.

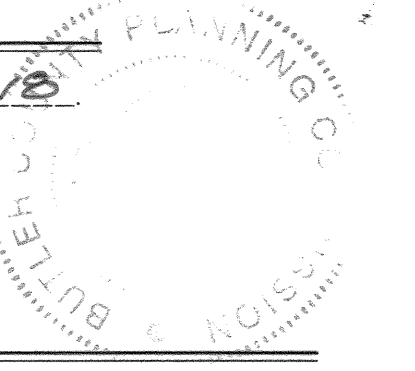
Jason Michael Kratsas SIGNATURE
201853 REGISTRATION NUMBER
3/2/19 DATE



COUNTY PLANNING COMMISSION REVIEW

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12 DAY OF OCT 2018

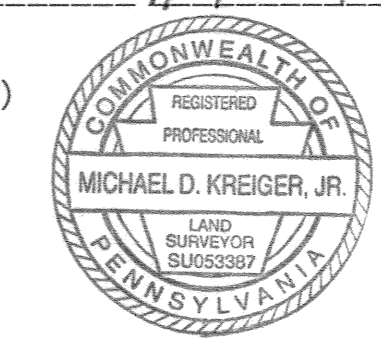
gan SECRETARY
Ful DM CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION



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.

4/11/2019 DATE
Michael D. Kreiger, Jr. NAME OF SURVEYOR
80053387 REGISTRATION NUMBER

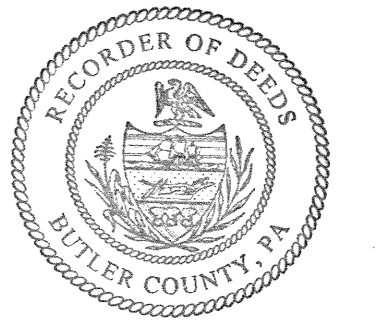


PROOF OF RECORDING

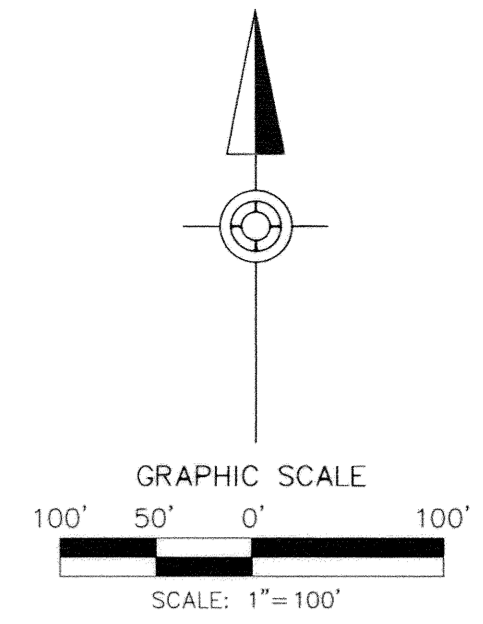
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 377, PAGE(S) 30-31

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF May 2019

Michele W. Mustello RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



THIS SHEET NOT VALID WITHOUT SHEET 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°34'14"W	124.52'
L2	S30°31'13"W	51.85'
L3	S89°29'06"W	99.09'
L4	N88°34'14"E	154.72'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	DISTANCE
C1	543.44'	204.82'	103.64'	21°35'40"	N79°43'08"W	203.61'
C2	476.86'	46.45'	23.24'	5°34'51"	N71°42'43"W	46.43'
C3	501.86'	56.17'	28.11'	6°24'46"	S72°07'40"E	56.14'
C4	518.44'	195.40'	98.87'	21°35'40"	S79°43'08"E	194.24'

AREA TABLE

CONSOLIDATED:		
LOT A	- 30.519 ACRES	(1,329,407.64 SF)
LOT B	- 6.685 ACRES	(291,195.02 SF)
PROPOSED LOT - 32.104 ACRES (1,398,450.24 SF)		
SUBDIVIDED:		
LOT C	- 5.10 ACRES	(222,156.00 SF)
RECORDED TOTAL	37.204 ACRES	(1,620,606.24 SF)

GENERAL NOTES

- SUBJECT PROPERTY LINES ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH FIELD BOUNDARY SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. IN OCTOBER 2018 UTILIZING THE TITLE DEEDS.
- THIS SURVEY HORIZONTALLY REFERENCES NAD83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND DERIVED FROM GPS OBSERVATION.
- THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS/SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES IN COMPLIANCE WITH ACT 187 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. A PA ONE CALL WAS PERFORMED PRIOR TO FIELD SURVEYING. SERIAL NO. 20172680375.
- ALL ADJOINING PROPERTIES ARE ZONED R-1 RURAL RESIDENTIAL OR PLANNED RESIDENTIAL DEVELOPMENT (PRD), UNLESS OTHERWISE NOTED HEREON.
- THE TOWNSHIP, BY APPROVING AND EXECUTING THIS FINAL PLAT, IN NO WAY UNDERTAKES ANY RESPONSIBILITY WITH REGARD TO STORM WATER RUNOFF OR WETLANDS AND/OR OTHER ENVIRONMENTAL REQUIREMENTS OR MATTERS. FURTHER, THE TOWNSHIP UNDERTAKES NO RESPONSIBILITY FOR OPERATING ANY ACTIVITIES AT THE SUBDIVISION.
- THE INTENT IS FOR THE LANDS WITHIN THE 25 FOOT RIGHT OF WAY FOR TOWNSHIP ROAD NO. 307 (PETERS ROAD) TO BE CONVEYED TO THE TOWNSHIP IF NOT PREVIOUSLY DONE SO.

SITE DATA

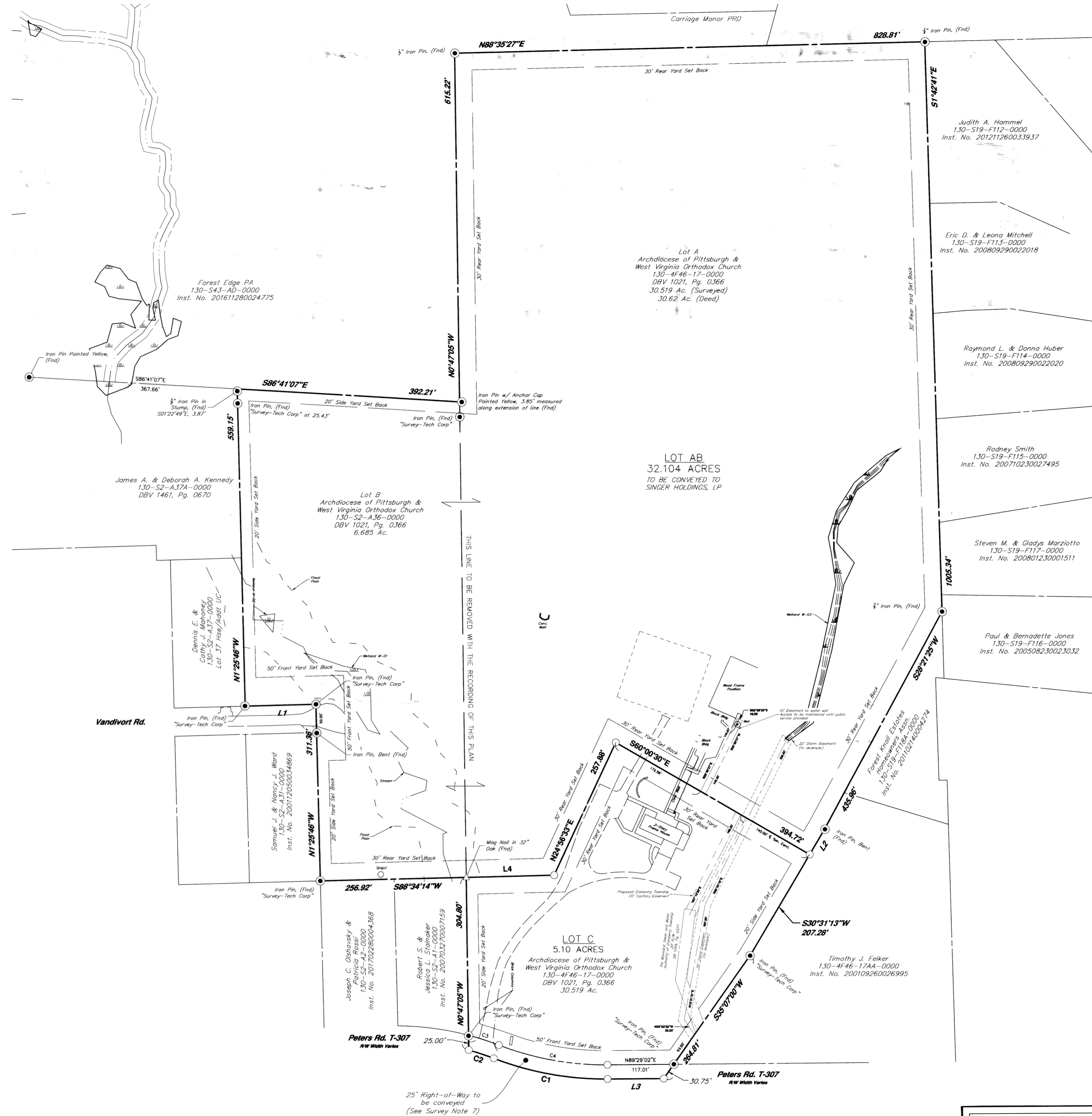
ZONE	R-1 RURAL RESIDENTIAL DISTRICT
	REQUIRED
MINIMUM LOT AREA	1.25 AC.
MINIMUM LOT WIDTH	100 FT; 25 FT. FRONT
MINIMUM FRONT YARD SETBACK	50 FT.
MINIMUM SIDE YARD SETBACK	20 FT.
MINIMUM REAR YARD SETBACK	30 FT.

EXISTING LEGEND

- Iron Pin, Fnd
- Proposed Property Corners
- △ Mag Nail, Fnd
- Deed Line
- - - - - Legal Right-of-Way Line
- Building Setback
- Water Well

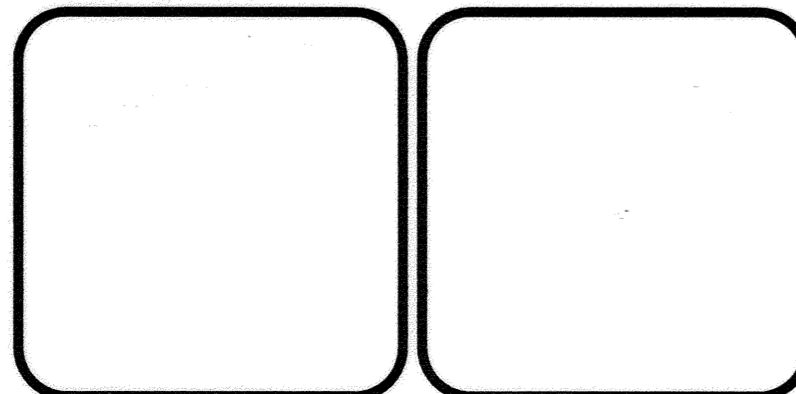
PLAN BOOK	PAGE
377	31

PLAN
SCALE: 1" = 100'-0"



THIS SHEET NOT VALID WITHOUT SHEET 1

NO.	REVISION	DATE	BY



HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

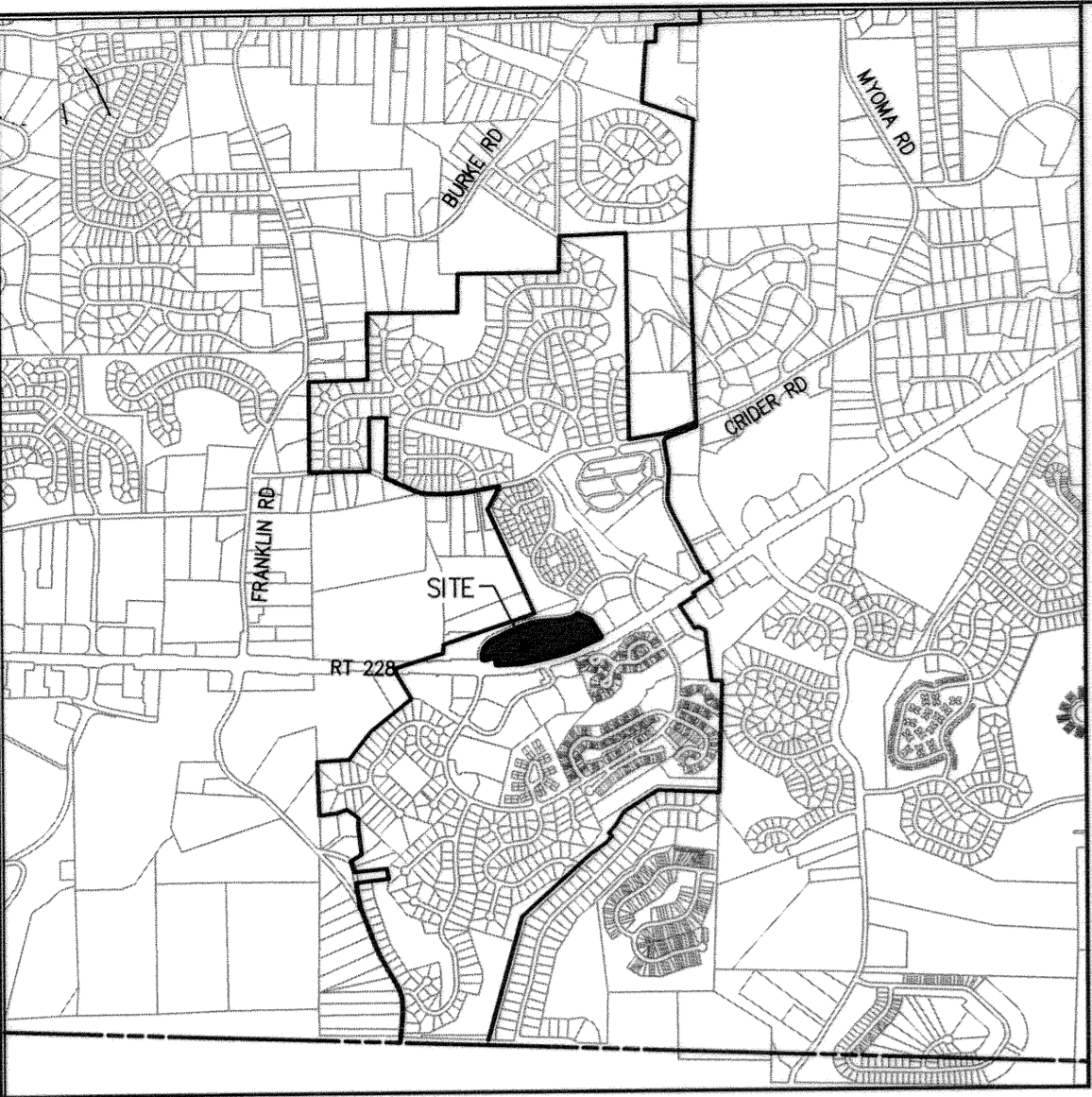
200 West Kensing Drive, Suite 400
Cranberry Township, PA 16066
(724) 779-4777
Fax (724) 779-4711
hrg@hrg-inc.com
www.hrg-inc.com

SINGER HOLDINGS, LP
P.O. BOX 97
MARS, PENNSYLVANIA 16046

LOT CONSOLIDATION & SUBDIVISION PLAN
FOR
ARCHDIOCESE OF PITTSBURGH & WEST VIRGINIA
ORTHODOX CHURCH
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - VRL
DESIGN -
CADD - CRC/DMH
CHECKED - MK
SCALE - AS SHOWN
DATE - APRIL 2019

DRAWING NO.
SD
SHEET NO.
2 OF 2
PROJECT R007645.0431



LOCATION MAP 1" = 2000'

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Paula K. Rouda, Notary Public
 Adams Twp., Butler County
 My Commission Expires Aug. 15, 2021
 MEMBER: PENNSYLVANIA ASSOCIATION OF NOTARIES

GENERAL PLAN NOTES:

- MERIDIAN SHOWN HEREON IS BASED ON RECORDED BEARINGS FOR HIGHPOINTE DRIVE ALONG PARCEL I IN THE NORTHPOINTE CENTER NORTH PLAN RECORDED IN PLAN BOOK 225, PAGE 7. ALL GPS OBSERVATIONS WERE CONDUCTED IN PENNSYLVANIA SOUTH STATE PLAN NAD 83.
- HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLAN NAD 83 VERTICAL DATUM IS REFERENCED TO NAVD83.
- THE SETBACK LINE ALONG ROUTE 228 WAS SET AT 30.00 FEET BY SEVEN FIELDS BOROUGH AS PART OF ADDITIONAL RIGHT OF WAY ACQUISITION FROM THE TRACT BY THE BOROUGH. SEE REVISION TO PARCEL I OF THE NORTHPOINTE CENTER NORTH PLAN RECORDED DECEMBER 16, 2005 AT PLAN BOOK 290, PAGE 1.
- THE REAR YARD SETBACK FOR NON-RESIDENTIAL BUILDINGS IS SHOWN AT 25.00 FEET (EXCEPT FOR THE BUILDING ON 14R). IF THE BUILDING EXCEEDS 25.00 FEET IN HEIGHT, THE SETBACK MUST BE INCREASED TO A DISTANCE EQUAL TO THE BUILDING HEIGHT WITH A MAXIMUM HEIGHT AND SETBACK OF 50.00 FEET.
- THE REAR SETBACK ON LOT 14R IS SHOWN AT 50.00 FEET TO ALLOW THE FUTURE BUILDING TO BE BUILT TO THE MAXIMUM ALLOWABLE HEIGHT, IF DESIRED.
- ALL PROPOSED STORM SEWERS AND THE DETENTION FACILITY ARE TO REMAIN PRIVATE EXCEPT FOR THE STORM SEWERS CONVEYING RUNOFF FROM HIGHPOINTE DRIVE.
- THE LIST BELOW OUTLINES THE CHANGES MADE BY THIS PLAN FROM THE PREVIOUSLY PLAN RECORDED AT PLAN BOOK 373, PAGES 37-38
 - A REVISE THE SHAPE AND SIZE OF LOT 1R & LOT 2R BY REVISING THE LOT LINE BETWEEN ORIGINAL LOTS 1 & 2
 - B REVISE THE SHAPE AND SIZE OF LOT 1R, 13R AND 60R BY REVISING THE LOT LINE BETWEEN ORIGINAL LOTS 1, 13 & 60 TO MOVE THE CORNER OF LOT ORIGINAL LOT 60 BEHIND THE PUBLIC SIDEWALK
 - C REVISE THE PARTY WALL PROPERTY LINES OF THE FOLLOWING UNITS TO ACCOMMODATE THE FINAL ARCHITECTURAL DRAWINGS FOR THE PROPOSED TOWNHOMES.
 - UNITS 2R THROUGH 6R
 - UNITS 7R THROUGH 12R
 - UNITS 21R THROUGH 26R
 - UNITS 27R THROUGH 31R
 - UNITS 55R THROUGH 60R
 - D REVISE THE STORM, SANITARY, WATERLINE AND SANITARY SEWER EASEMENTS TO REFLECT THE FINAL SITE DESIGN.
- ALL EASEMENTS ON THIS PLAN SUPERCEDED THE EASEMENTS SHOWN ON THE PREVIOUSLY RECORDED PLAN.
- NO ADDITIONAL UNITS ARE BEING PROPOSED BY THE RECORDING OF THIS PLAN.
- TOTAL AREA AFFECTED BY THIS PLAN : 398,137.74 SQ.FT. OR 9.142 ACRES
- SEE TABLE FOR REVISED LOT AREAS.
- ALL STORMWATER FACILITIES, EXCEPT AS PER NOTE 6 ABOVE, INCLUDING BUT NOT LIMITED TO ROOF DRAINS, STORM SEWER MAINS, CLEANOUTS, MANHOLES, INLETS, STORMWATER STORAGE FACILITIES AND OTHER STORMWATER CONTROLS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE ASSOCIATION AND OR ITS DESIGNATED CONTRACTOR SHALL HAVE FREE AND UN-INTERRUPTED RIGHTS TO ALL SAID ROOF DRAINS, STORM SEWER MAINS, CLEANOUTS, MANHOLES, INLETS, STORMWATER STORAGE FACILITIES AND OTHER STORMWATER CONTROLS FOR REPAIRS AND REGULAR MAINTENANCE.

KNOW ALL MEN BY THESE PRESENTS: THAT GROUP 7 DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION SITUATED IN THE BOROUGH OF SEVEN FIELDS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY AND EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE BOROUGH OF SEVEN FIELDS, COUNTY OF BUTLER, GROUP 7 DEVELOPMENT, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF SEVEN FIELDS, COUNTY OF BUTLER, IT 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 GROUP 7 DEVELOPMENT, LLC IT SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED SECRETARY, THIS 7 DAY OF May, A.D. 2019.

GROUP 7 DEVELOPMENT, LLC (SEAL)
 ATTEST: _____
 SECRETARY

 PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER }

ON THIS 7 DAY OF May, A.D. 2019, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Ronald Hammond and Christopher Kachik OF GROUP 7 DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY CORPORATION, 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 GROUP 7 DEVELOPMENT, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION, PRESIDENT OF GROUP 7 DEVELOPMENT, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER AND RESPECTIVE HANDWRITING.

Ronald Hammond PRINTED NAME OF OFFICER
Christopher Kachik PRINTED TITLE OF OFFICER

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF May, A.D. 2019.

Paula K. Rouda
 NOTARY PUBLIC
 MY COMMISSION EXPIRES THE 15 DAY OF August, 2021.

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ENCLAVE AT HIGHPOINTE REVISION NO. 1 IS IN THE NAME OF GROUP 7 DEVELOPMENT LLC AND IS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201803220005376.

Paula K. Rouda
 WITNESS
 GROUP 7 DEVELOPMENT, LLC

_____ MORTGAGEE OF THE PROPERTY CONTAINED IN THE ENCLAVE AT HIGHPOINTE REVISION NO. 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Paula K. Rouda
 WITNESS
 SIGNATURE OF AUTHORIZED OFFICER
Christopher Kachik PRINTED NAME & TITLE

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY 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 PLOT HAVE BEEN SET, 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.

5-7-2019
 DATE
James A. Spurdute
 JAMES A. SPERDUTE, PLS #24457-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19th DAY OF Sept, 2018.

Gregory
 SECRETARY
Paula K. Rouda
 CHAIRMAN

REVIEWED AND APPROVED BY THE BOROUGH OF SEVEN FIELDS COUNCIL THIS 13th DAY OF MAY, 2019.

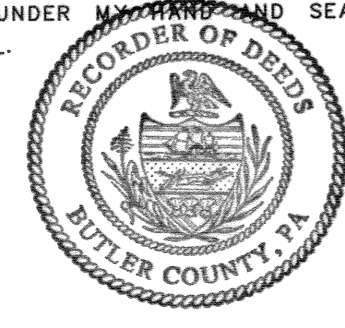
Michael S. Silve
 SECRETARY
Michael S. Silve
 CHAIRMAN

REVIEWED AND APPROVED BY THE BOROUGH OF SEVEN FIELDS ENGINEER THIS 13th DAY OF May, 2019.

John R. Balaban
 DATE
 ENGINEER

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 377, PAGE 32-33, GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF May, 2019.



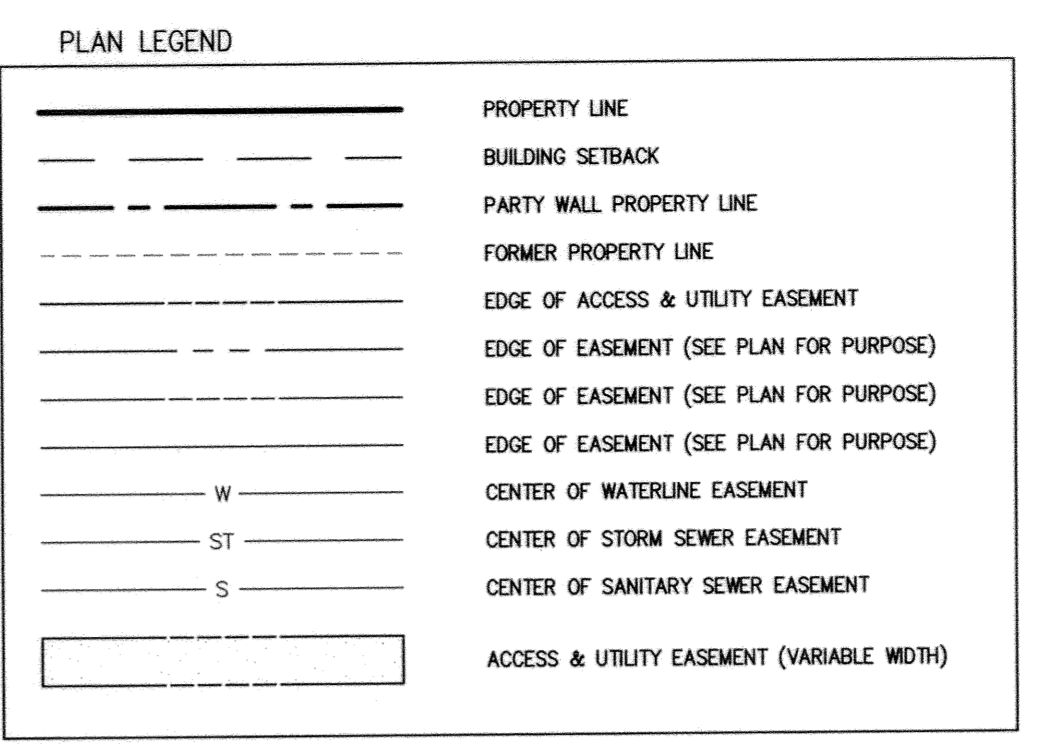
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020

LOT TABLE:

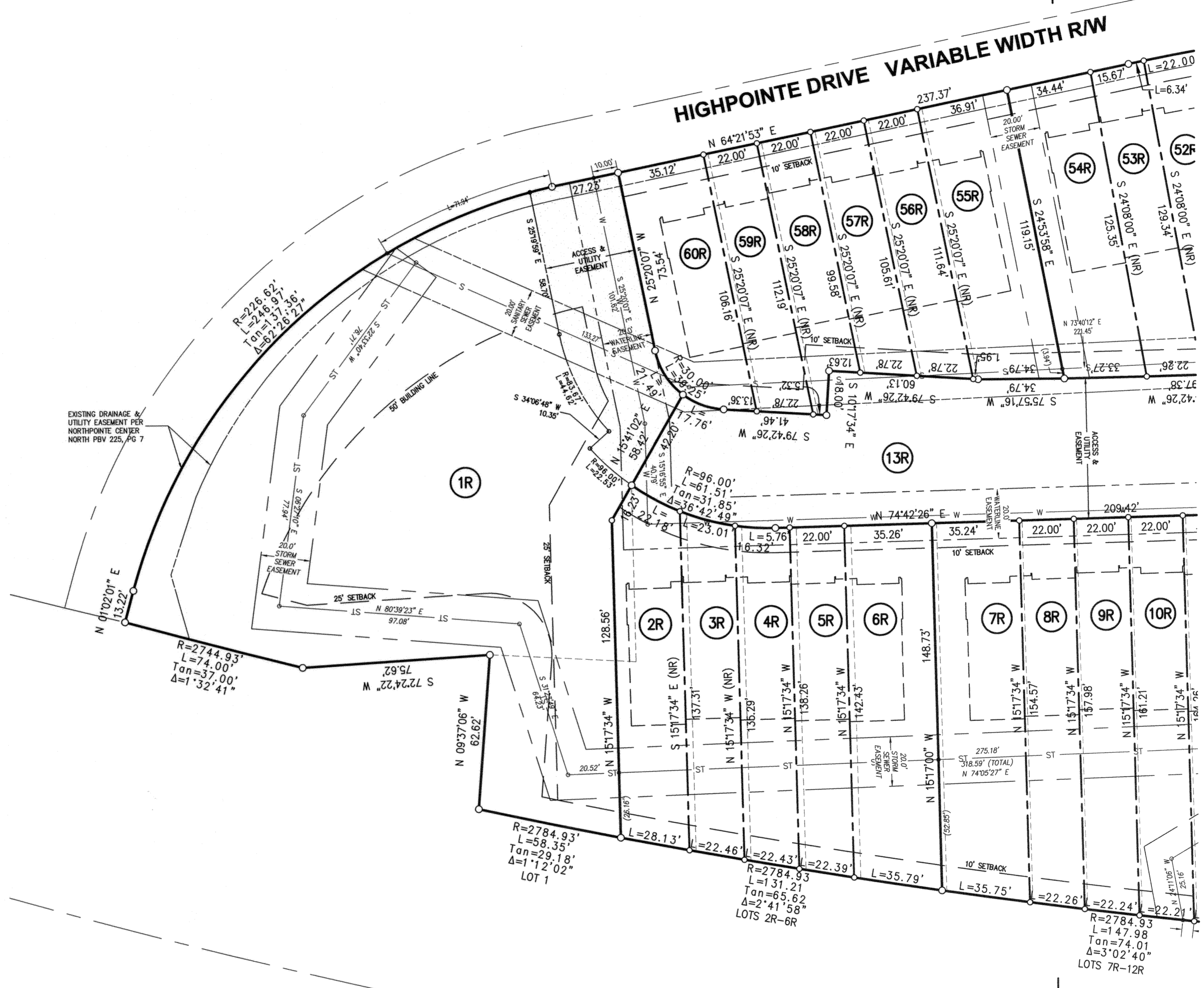
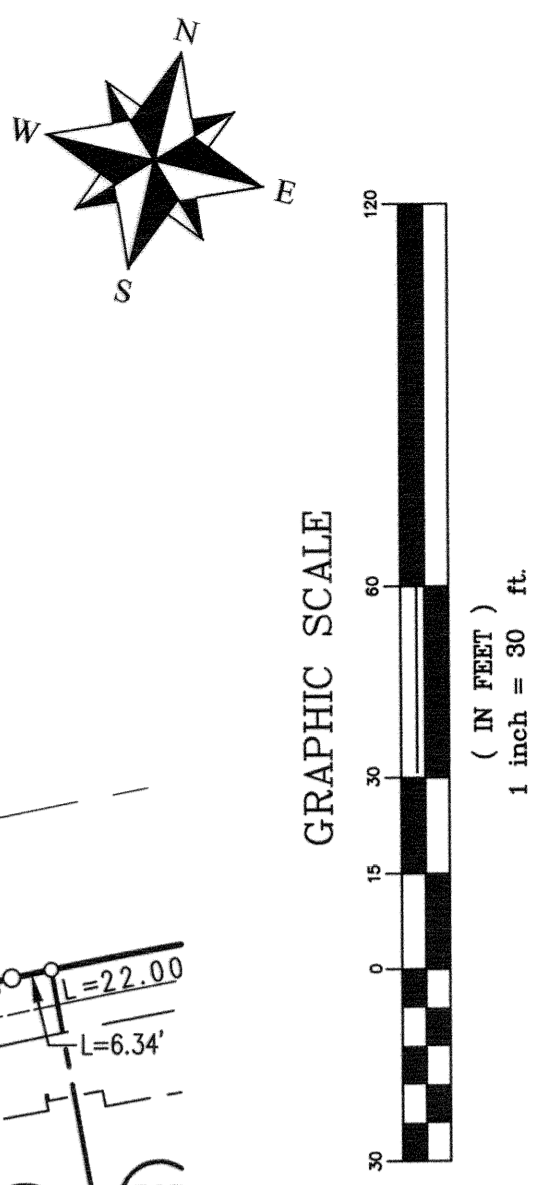
LOT ID	SQ. FT.	ACRES	COUNTY TAX ID #
1R	33,598.675	0.771	505-S1-KD1
2R	3,823.566	0.088	505-S1-KD2
3R	2,988.434	0.069	505-S1-KD3
4R	3,001.663	0.069	505-S1-KD4
5R	3,087.975	0.071	505-S1-KD5
6R	5,132.361	0.118	505-S1-KD6
7R	5,347.994	0.123	505-S1-KD7
8R	3,438.385	0.079	505-S1-KD8
9R	3,511.375	0.081	505-S1-KD9
10R	3,580.411	0.082	505-S1-KD10
11R	3,645.517	0.084	505-S1-KD11
12R	3,904.073	0.090	505-S1-KD12
13R	95,821.447	2.200	505-S1-KD13
14R	60,066.773	1.379	505-S1-KD14
15R	4,177.308	0.096	505-S1-KD15
16R	3,461.344	0.079	505-S1-KD16
17R	3,282.939	0.075	505-S1-KD17
18R	3,140.847	0.072	505-S1-KD18
19R	3,103.593	0.071	505-S1-KD19
20R	6,089.697	0.140	505-S1-KD20
21R	5,363.353	0.123	505-S1-KD21
22R	3,093.163	0.071	505-S1-KD22
23R	3,084.707	0.071	505-S1-KD23
24R	3,072.425	0.071	505-S1-KD24
25R	3,056.314	0.070	505-S1-KD25
26R	8,402.578	0.193	505-S1-KD26
27R	11,083.353	0.254	505-S1-KD27
28R	2,737.025	0.063	505-S1-KD28
29R	2,681.316	0.062	505-S1-KD29
30R	2,621.886	0.060	505-S1-KD30
31R	4,582.911	0.105	505-S1-KD31
32R	4,465.312	0.103	505-S1-KD32
33R	2,318.577	0.053	505-S1-KD33
34R	2,381.132	0.055	505-S1-KD34
35R	2,278.761	0.052	505-S1-KD35
36R	2,203.261	0.051	505-S1-KD36
37R	3,728.977	0.086	505-S1-KD37
38R	3,830.789	0.088	505-S1-KD38
39R	2,663.326	0.061	505-S1-KD39
40R	2,251.049	0.052	505-S1-KD40
41R	2,335.310	0.054	505-S1-KD41
42R	2,408.559	0.055	505-S1-KD42
43R	4,097.161	0.094	505-S1-KD43
44R	4,067.763	0.093	505-S1-KD44
45R	2,588.628	0.059	505-S1-KD45
46R	2,579.463	0.059	505-S1-KD46
47R	2,579.374	0.059	505-S1-KD47
48R	2,568.352	0.059	505-S1-KD48
49R	4,098.492	0.094	505-S1-KD49
50R	4,080.988	0.094	505-S1-KD50
51R	2,922.514	0.067	505-S1-KD51
52R	2,863.816	0.066	505-S1-KD52
53R	2,801.769	0.064	505-S1-KD53
54R	4,110.110	0.094	505-S1-KD54
55R	4,210.929	0.097	505-S1-KD55
56R	2,389.682	0.055	505-S1-KD56
57R	2,257.075	0.052	505-S1-KD57
58R	2,283.774	0.052	505-S1-KD58
59R	2,401.914	0.055	505-S1-KD59
60R	3,457.677	0.079	505-S1-KD60
61R	6,871.800	0.160	505-S1-KD61
TOTAL	391,985.601	9.142	

PLANNED ECONOMIC DEVELOPMENT ZONING DISTRICT REQUIREMENTS

DESCRIPTION	REQUIRED		PROVIDED	
	NON-RESIDENTIAL	RESIDENTIAL	NON-RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	0.50 ACRES	1,200 SF	0.69 ACRES	2,252 SF
FLOOR AREA RATIO	0.35	1.25	0.20	1.20
MINIMUM LOT WIDTH	100.00 FEET	22.00 FEET	150.00 FEET	22.00 FEET
MAXIMUM BUILDING HEIGHT	50.00 FEET	35.00	50.00 FEET	35.00 FEET
MINIMUM FRONT YARD SETBACK	50.00 FEET	10.00 FEET	50.00 FEET*	10.00 FEET
MINIMUM SIDE SETBACK				
INTERIOR LOT	15.00 FEET	0.00 FEET	15.00 FEET	0.00 FEET
INTERIOR LOT (ABUTTING RESIDENTIAL)	50.00 FEET	0.00 FEET	50.00 FEET	0.00 FEET
TOWNHOME		0.00 FEET		0.00 FEET
MINIMUM REAR SETBACK	25 FEET OR BUILDING HEIGHT, WHICHEVER IS GREATER	10.00 FEET	25 FEET OR BUILDING HEIGHT, WHICHEVER IS GREATER	10.00 FEET
MAXIMUM IMPERVIOUS COVERAGE	80% FOR MIXED USE WITH RESIDENTIAL		55%	
BUFFER FROM RESIDENTIAL USE	20.00 FEET		N/A	
MINIMUM RESIDENTIAL AREA IN MIXED DEV.	25.00%		51.00%	



Inset: 20190514008622
 Page 2 of 585.06
 Michele Mustello
 Butler County Recorder PA
 1201908062



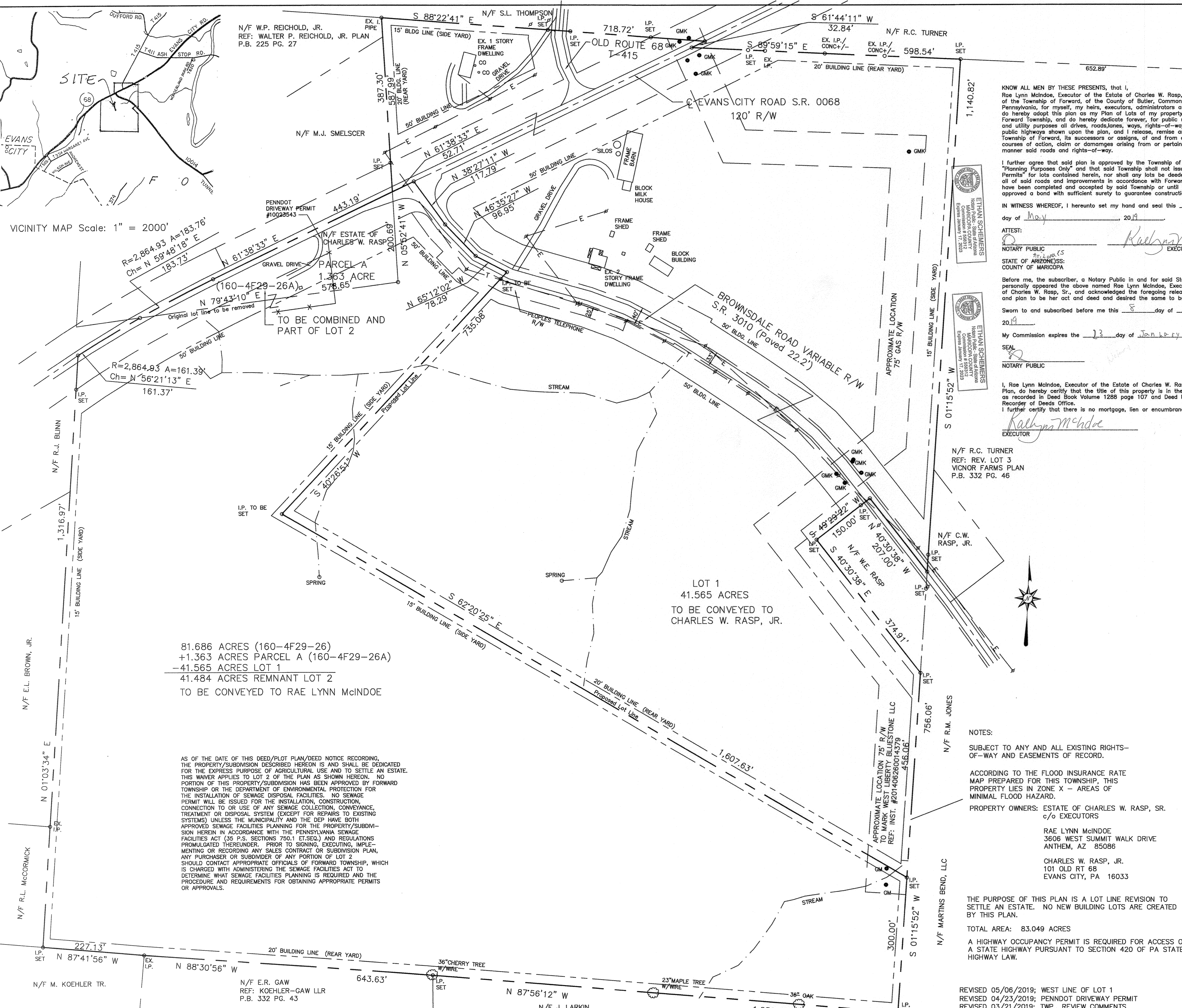
SPERDUTE
 LAND SURVEYING
 JAMES A. SPERDUTE, R.S.
 108 DEER LANE
 HARMONY, PA 16037
 724-452-4362
 SPERDUTESURVEYING.COM

ENCLAVE AT HIGHPOINTE
 REVISION NO. 1
 BOROUGH OF SEVEN FIELDS, BUTLER COUNTY
 PENNSYLVANIA

PREPARED FOR:
 GROUP 7
 DEVELOPMENT, LLC
 1272 MARS-EVANS CITY ROAD
 EVANS CITY, PA 16033

DRAWING NUMBER: 1026-1919753
 DRAWING SCALE: 1"=40'
 DATE: MARCH 22, 2019
 DRAWN BY: JSS
 REVISIONS:
 04.18.2019 - PER REVIEW
 04.25.2019 - ADD NOTE # 12
 05.07.2019 - REVISE NOTE # 12

PLAN BOOK PAGE
377 32



VICINITY MAP Scale: 1" = 2000'

81.686 ACRES (160-4F29-26)
 +1.363 ACRES PARCEL A (160-4F29-26A)
 =41.565 ACRES LOT 1
 41.484 ACRES REMNANT LOT 2
 TO BE CONVEYED TO RAE LYNN McINDOE

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE AND TO SETTLE AN ESTATE. THIS WAIVER APPLIES TO LOT 2 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY FORWARD TOWNSHIP 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 THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 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 LOT 2 SHOULD CONTACT APPROPRIATE OFFICIALS OF FORWARD TOWNSHIP, 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.

KNOW ALL MEN BY THESE PRESENTS, that I, Rae Lynn McIndoe, Executor of the Estate of Charles W. Rasp, Sr., of the Township of Forward, 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 Forward 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 I release, remise and discharge the Township of Forward, its successors or assigns, of and from all liability, courses of action, claim or damages arising from or pertaining to in any manner said roads and rights-of-way.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8 day of May, 2019

ATTEST:
 NOTARY PUBLIC
 STATE OF ARIZONA:SS:
 COUNTY OF MARICOPA

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Rae Lynn McIndoe, Executor of the Estate of Charles W. Rasp, Sr., and acknowledged the foregoing release and dedication and 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 May, 2019

My Commission expires the 23 day of January, 2023

SEAL
 NOTARY PUBLIC

I, Rae Lynn McIndoe, Executor of the Estate of Charles W. Rasp, Sr., Plan, do hereby certify that the title of this property is in the name of Charles W. Rasp, Sr. as recorded in Deed Book Volume 1288 page 107 and Deed Book Volume 766 page 313, Recorder of Deeds Office.

I further certify that there is no mortgage, lien or encumbrance against this property.

ATTEST:
 EXECUTOR

N/F R.C. TURNER
 REF: REV. LOT 3
 VICOR FARMS PLAN
 P.B. 332 PG. 46

N/F C.W. RASP, JR.

N/F R.M. JONES

N/F MARTINS BEND, LLC

N/F E.R. GAW
 REF: KOEHLER-GAW LLR
 P.B. 332 PG. 43

N/F J. LARKIN

N/F M.J. SMELSCER

N/F W.P. REICHHOLD, JR.
 REF: WALTER P. REICHHOLD, JR. PLAN
 P.B. 225 PG. 27

N/F S.L. THOMPSON

N/F R.C. TURNER

N/F E.L. BROWN, JR.

N/F R.L. MCCORMICK

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

N/F M. KOEHLER TR.

KNOW ALL MEN BY THESE PRESENTS, that I, Charles W. Rasp, Jr., Executor of the Estate of Charles W. Rasp, Sr., of the Township of Forward, 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 Forward 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 I release, remise and discharge the Township of Forward, its successors or assigns, of and from all liability, courses of action, claim or damages arising from or pertaining to in any manner said roads and rights-of-way.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7 day of May, 2019

ATTEST:
 NOTARY PUBLIC
 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 Charles W. Rasp, Jr., Executor of the Estate of Charles W. Rasp, Sr., 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 7 day of May, 2019

My Commission expires the 16 day of Feb, 2021

SEAL
 NOTARY PUBLIC

I, Charles W. Rasp, Jr., Executor of the Estate of Charles W. Rasp, Sr., Plan, do hereby certify that the title of this property is in the name of Charles W. Rasp, Sr. as recorded in Deed Book Volume 1288 page 107 and Deed Book Volume 766 page 313, Recorder of Deeds Office.

I further certify that there is no mortgage, lien or encumbrance against this property.

ATTEST:
 EXECUTOR

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 in my professional opinion all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plot and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

DATE May 6, 2019 SEAL Cheryl A. Hughes
 REG. NO. SU-32490-E

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

Approved by the Supervisors of the Township of Forward this 11 day of MAY, 2019

Approved by the Forward Township Planning Commission this 23 day of APRIL, 2019

Reviewed by the Butler County Planning Commission this 11 day of MARCH, 2019

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 377 page 34

Given under my hand and seal this 15 day of May, 2019

SEAL
 RECORDER

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 377 PAGE 34

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

SEAL
 RECORDER

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 377 PAGE 34

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

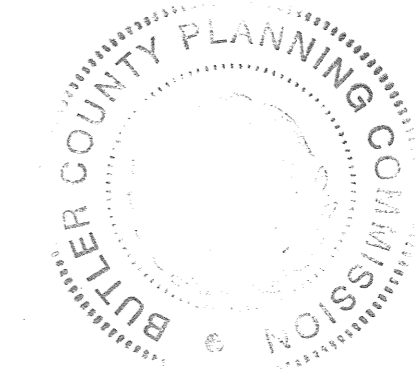
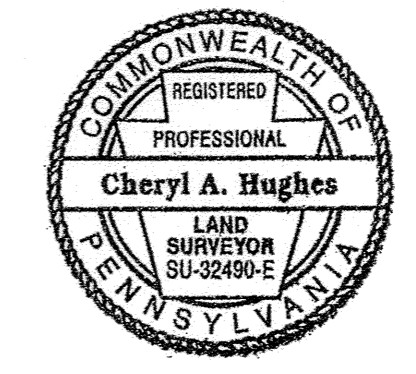
SEAL
 RECORDER

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 377 PAGE 34

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

SEAL
 RECORDER

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 377 PAGE 34



PLAN BOOK	PAGE
377	34

L
S
J

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: ESTATE OF CHARLES W. RASP, SR.

SITUATE: FORWARD TWP., BUTLER CO. PA			
Date 03/04/19	Scale 1" = 100'	Dwn By BEC	Ckd By GAH
Parcel No. 160-4F29-26 & 26A2	Db-Pg 1288-107	Service No. 18-090	
Address 994 BROWNSDALE ROAD	766-313		

Inst#: 201905160008834
 Pg 1 of 54:00
 Michel Mustello
 Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that we Robert S. & Loretta K. Smith, Elizabeth Jane & Harold Grossman, Stephen W. & Shelby L. Smith of the Township of Cherry of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate Cherry Township, Butler County, Pennsylvania, and for diverse advantages according to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan, 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 Cherry we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cherry their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Robert S. & Loretta K. Smith, Elizabeth Jane & Harold Grossman, Stephen W. & Shelby L. Smith our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand(s) and seal(s) this 21 day of March 2019.

ATTEST:
David C. Hawkins
 NOTARY PUBLIC

Elizabeth J. Grossman
 ELIZABETH J. GROSSMAN

Harold S. Grossman
 HAROLD S. GROSSMAN

Robert S. Smith
 ROBERT S. SMITH

Loretta K. Smith
 LORETTA K. SMITH

Stephen W. Smith
 STEPHEN W. SMITH

Shelby L. Smith
 SHELBY L. SMITH

(LOTS 1, 2, & 4)
 THE ABOVE SIGNERS AGREE TO COMBINE THE LOTS AS SHOWN WITH THERE EXISTING PROPERTY INTO ONE LEGAL DESCRIPTION.

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 Robert S. & Loretta K. Smith, Elizabeth Jane & Harold S. Grossman, Stephen W. & Shelby L. Smith 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 21 day of MARCH, 2019.

My Commission expires the 04 day of JUNE, 2022

SEAL
David C. Hawkins
 NOTARY PUBLIC

Approved by the Butler County Planning Commission this 23rd day of APRIL, 2019
C. Unger Secretary
F. Unger Chairman

See Comments On File at the Butler County Planning Commission
 Plan Number: 19086 SEAL

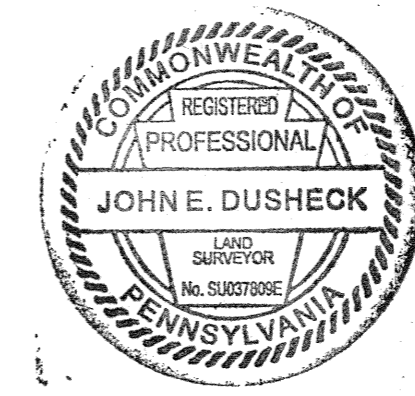
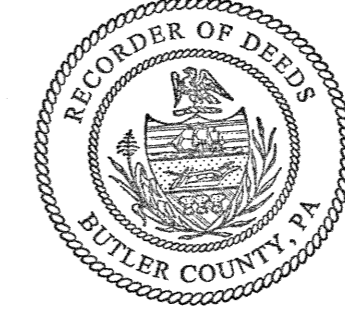
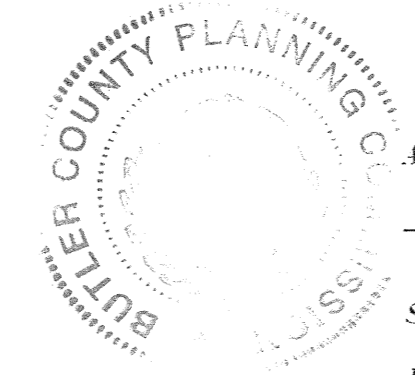
Reviewed and approved (or Reviewed with comments, by the Supervisors of Cherry Township this 14th day of May, 2019.
Cavanagh L. Unger Secretary
Frank W. Hart Chairman

COMMONWEALTH OF PENNSYLVANIA, SS:
 COUNTY OF BUTLER

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 377 Page 35

Given under my hand and seal this 16 day of May, 2019.

SEAL
John E. Dusheck
 Surveyor's Name
 Surveyor's Registration No. SU-073089E

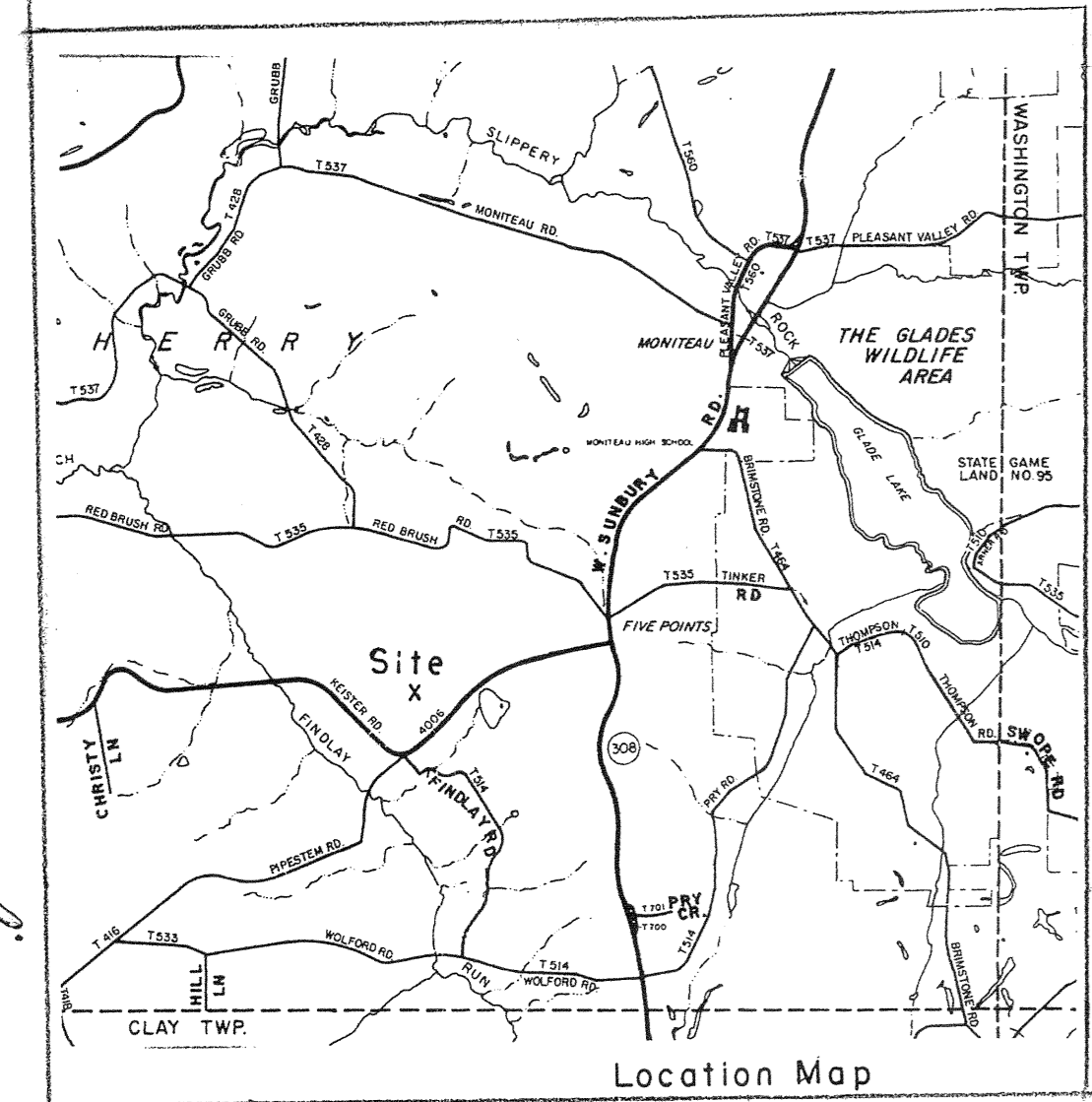
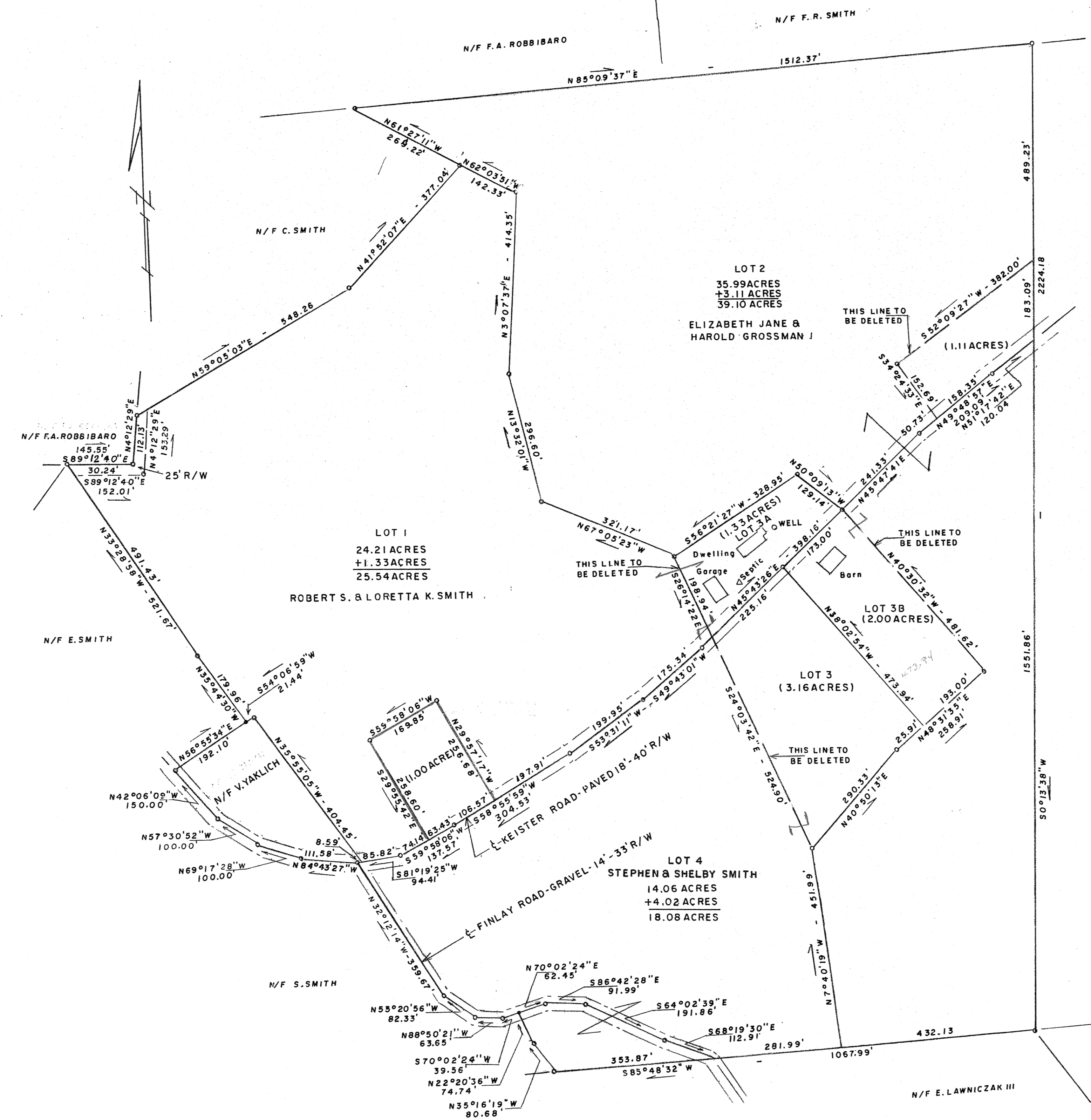


Date: 04/17/19

JOHN E. DUSHECK
 SURVEYOR
 BUTLER PA., 16001
 724) 287-7825

LOT LINE REVISION
 Date: 2/11/2019
 Scale: 1" = 150'
 FOR: ROBERT S. & LORETTA K. SMITH
 ELIZABETH JANE & HAROLD GROSSMAN
 STEPHEN W. & SHELBY L. SMITH
 SITUATE: CHERRY TWP., BUTLER CO., PA

PLAN BOOK	PAGE
377	35



A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P. L. 1242, NO. 428)

- NOTES:
 1) SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.
 2) ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

Match to Sheet REC.2

Match to Sheet REC.2

PLAN NOTES:

- This plan has been prepared for the subdivision of Lot 3 with in the 'Geyer-Denny Road Subdivision' as recorded with in PBV 364 Page(s) 27-28, creating Lot 3-R and Lot 3-A
- This plan has been prepared for the subdivision of Tax Parcel #010-3F57-A18 into Parcels B and Parcel C.
- This plan has been prepared for the Consolidation of the above created Lot 3-A and the following Tax Parcel #'s 010-3F57-A13CA, 010-3F57-A13CB, 010-3F57-A13C, 010-3F57-A14, 010-3F57-A15AA, 010-3F57-A15, 010-3F57-A15A, 010-3F57-A15B creating Parcel A.

Lot 3-R
2,768,762 Sq.ft.
63.5620 Acre

Lot 3
Geyer-Denny Road Subdivision
PBV 364 Page(s) 27-28

N/F
Seth W. Geyer, Trustee of
the RKSIV Family Trust
Tax Parcel #010-3F57-A20B
2,823,337 sq.ft.
64.8149 Acres

Approximate Location R.E. Gas Development, LLC
Road Easement and Right of Way Instrument
#s 201502090002755 & 201703100005216

Approximate Location BORA Sanitary Sewer
Pump Station Easement Instrument
#201003120005129

Approximate Location Mark West Liberty
Bluestone, LLC Road Easement and Right of
Way Instrument #201406200013751

Approximate Location Mark West Liberty
Bluestone, LLC Valve Site and
Launch/Recovery Right of Way
Instrument #201406200013750

Parcel A
Weatherburn Heights PRD
Phase 1 Subdivision Plan
PBV 317 Pg 30

N/F
Siglotti Holdings, LP
Tax Parcel #250-316-E1

- GENERAL NOTES:**
- 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.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - LOT 3-R, IN ADDITION TO THE EASEMENTS SHOWN ON THE PLAN, IS SUBJECT TO A RIGHT-OF-WAY AGREEMENT RECORDED IN INSTR. NO. 201406200013752. (NOT PLOTTABLE)
 - THE SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND AGREEMENTS OF PRIOR RECORD.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
 - THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 421415 0006 B. EFFECTIVE DATE: APRIL 17, 1989. DESIGNATED ZONE "X" AND EXPLAINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN".

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

Signature: Mark B. Schmidt
DATE: 2-21-2019

Registration Number: 30-036950-E

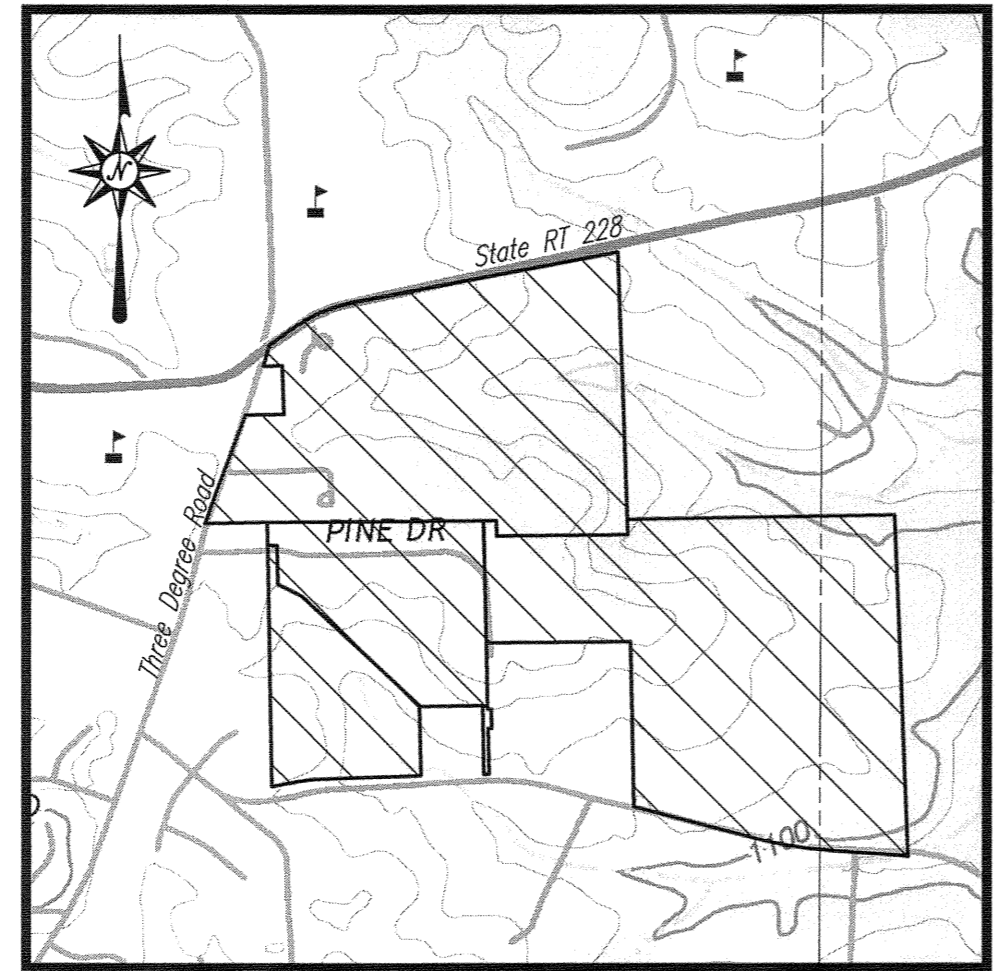
APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 12th DAY OF May 2019.

ATTEST:

Janet R. Ruppert SECRETARY, BOARD OF SUPERVISORS
Thomas J. Francklin CHAIRMAN, BOARD OF SUPERVISORS
John E. Ziegler SUPERVISOR
Ronald H. Vogel SUPERVISOR
Ronald J. Schmitt SUPERVISOR



USGS Map
Valencia, Pa.
Scale - 1" = 1000'

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THE PUBLIC AND PRIVATE IMPROVEMENT CODE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

Signature: Ronald Olsen
DATE: May 15, 2019
Registration Number: 26400 E

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT FOR MULTI-LOT SUBDIVISION

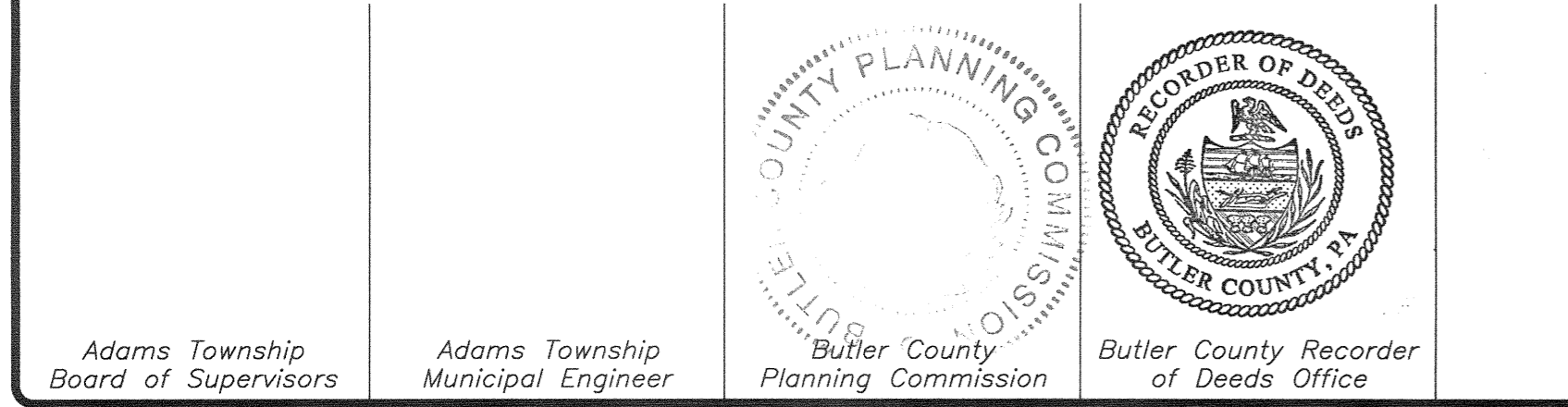
REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 26th DAY OF Nov, 2018. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED Nov 26, 2018.

Secretary: Ronald Olsen
Chairman: Fred J. Ryan

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 377 PAGE(S) 37-39
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF May, 2019.

Michele M. Mustello
RECORDER OF DEEDS



PLAN BOOK	PAGE
377	37

INDIVIDUAL ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT I, SETH W. GEYER, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELVES, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, I, SETH W. GEYER HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON SETH W. GEYER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THE PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 2 DAY OF May, 2019.

ATTEST:
Gabe WITNESS
Seth W. Geyer SETH W. GEYER

NOTARY PUBLIC
MY COMMISSION EXPIRES THE 10 DAY OF June, 2019.

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

INDIVIDUAL 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 SETH W. GEYER, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF May, 2019.

ATTEST:
Gabe WITNESS
Seth W. Geyer SETH W. GEYER

NOTARY PUBLIC
MY COMMISSION EXPIRES THE 10 DAY OF June, 2019.

CERTIFICATION OF TITLE

I, SETH W. GEYER OWNER OF THE GEYER SUBDIVISION NO. 1 DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAME OF SETH W. GEYER AS RECORDED IN INSTRUMENT # 201806280012899, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

ATTEST:
Gabe WITNESS
Seth W. Geyer SETH W. GEYER

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ADAMS CORNERS, LLC, 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 TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWER AND UTILITY PURPOSES, ALL DRIVES, ROADS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, ADAMS CORNERS, LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATIONS OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ADAMS CORNERS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

ADAMS CORNERS, LLC
ATTEST:
Shirley B. Culver SECRETARY
Shirley B. Culver PRESIDENT

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

ADAMS CORNERS, LLC
S.W. PRESIDENT

CORPORATE ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF Butler } SS:
ON THIS 2 DAY OF May, A.D. 2019 BEFORE ME, A NOTARY PUBLIC IS AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Shirley B. Culver OF ADAMS CORNERS, LLC, 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 ADAMS CORNERS, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS ADAMS CORNERS, LLC, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPARTMENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

ATTEST:
Shirley B. Culver SECRETARY
Shirley B. Culver PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 2 DAY OF May, 2019.

NOTARY PUBLIC
MY COMMISSION EXPIRES THE 10 DAY OF June, 2019.

CERTIFICATION OF TITLE

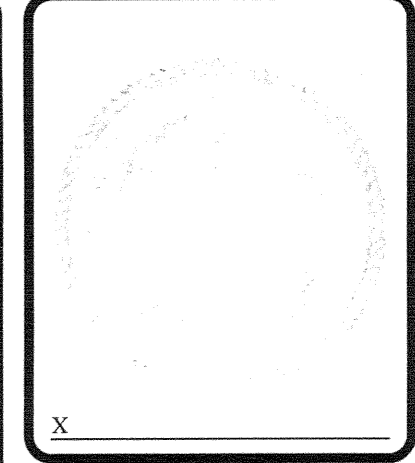
WE, ADAMS CORNERS, LLC OWNERS OF THE GEYER SUBDIVISION NO. 1 DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ADAMS CORNERS, LLC AS RECORDED IN INSTRUMENT # 201806280013002, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

ATTEST:
Gabe WITNESS
Shirley B. Culver PRESIDENT

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 9th DAY OF September, 2019.

ATTEST:
Gabe SECRETARY
Shirley B. Culver CHAIRMAN

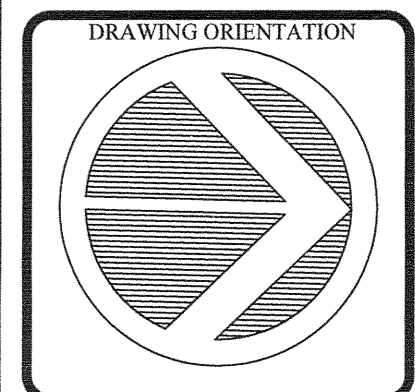


ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

Corporate Office
Ena Technical Center
35 Wilson Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9660
FAX: (412) 781-9904

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

DATE ISSUED: Sept. 14, 2018	PROJECT STATUS: Approved For Recording
NO. DISCREPANCY: 1	REVISIONS: Address Municipal Comments
DATE: <u>Nov. 7, 2018</u>	



Project Title:
Geyer Subdivision/Consolidation Plan No. 1

Plan for Recording

CLIENT ADDRESS:
Geyer Construction & Development, Inc.
Adams Township
Butler County, Pennsylvania

Valencia, Pa. 16059
451 Denny Road

DRAWN BY: Mal	CHECKED BY: Mal
CAD FILE: 8512 Consolidation Plan.dwg	
HORIZ. SCALE: 1" = 80'	VERT. SCALE: -
SHEET: -- OF	
REC.1	
PROJECT #:	8512

HESPENHEIDE SUBDIVISION PLAN REVISION #3

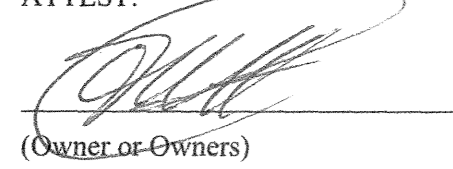
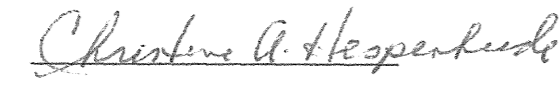
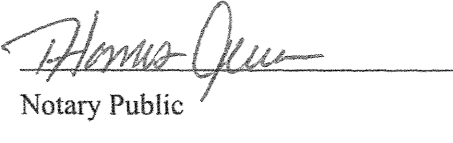
A RE-PLAT OF LOT 3B OF THE REVISED HESPENHEIDE SUBDIVISION (PLAN BOOK 310, PAGE 2-3)

TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA

OWNERS ADOPTION

Know All Men By These Presents, that (I or We) Fred W and Christine A Hespeneide of the (City, Borough, Township) of Emlenton County of Venango State of Pennsylvania for (myself, ourselves), (my, our) heirs, executors, administrators and assigns, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages accruing to (me, 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 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, (I or We) Fred W and Christine A Hespeneide hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Fred W and Christine A Hespeneide (my, our) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I or We) hereunto set (my, our) hand(s) and seal(s) this 6th day of May, A.D. 2019.

ATTEST:

 (Owner or Owners)

 Christine A. Hespeneide

 Notary Public

My commission expires the 30th day of July, A.D., 2022.

The foregoing Adoption and Dedication is made by Fred W and Christine A Hespeneide

with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within 90 days of date of said approval.

ATTEST:

 (Owner or Owners)


 Christine A. Hespeneide

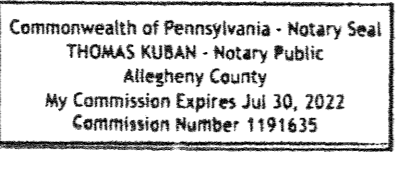
INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
 } SS:
 COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Fred and Christine Hespeneide

who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to be recorded as such:
 WITNESS MY HAND AND NOTARIAL SEAL this 6th day of May, 2019.

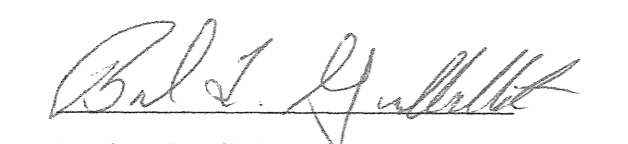
ATTEST:

 Notary Public
 My Commission Expires the 30th day of July, 2022

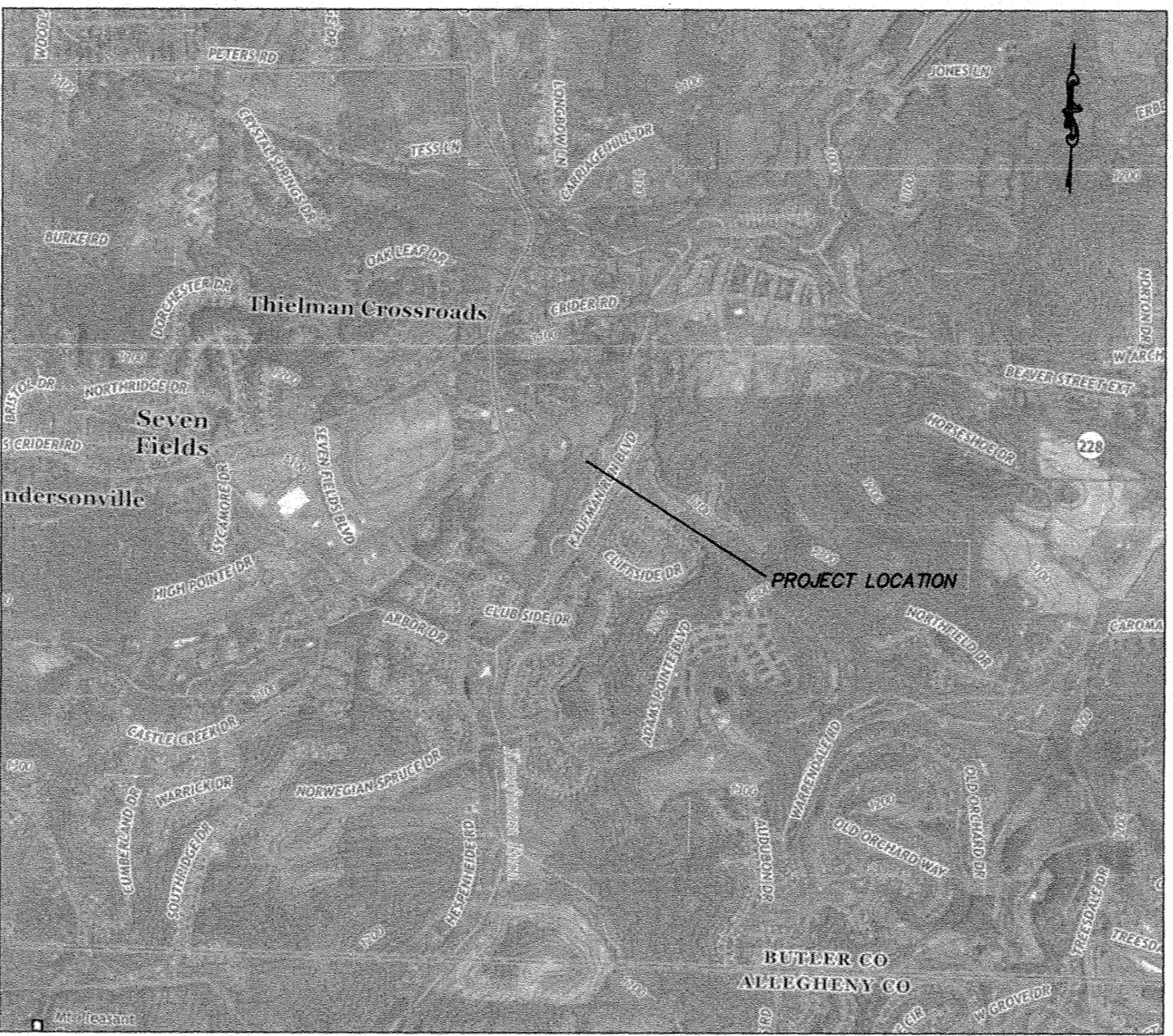


SURVEYOR CERTIFICATION

I, Brad L. Goodballet, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that to the best of my knowledge, information, belief, and findings that this plan represents the lots, lands, streets and highways plotted by me for the owner(s) or agent(s).




 Brad L. Goodballet
 Reg. No. SU056899

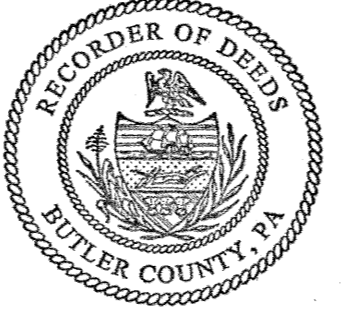


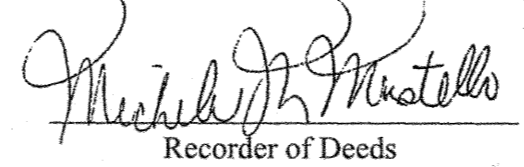
PROJECT LOCATION MAP

PROOF OF RECORDING

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 377 Page(s) 40-41.
 Given under my hand and seal this 21 day of May, A.D. 20 19.




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

APPROVAL BY TOWNSHIP OF ADAMS

The Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services of 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 plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 25th day of February, A.D. 20 19.

ATTEST:

 Secretary of Board of Supervisors

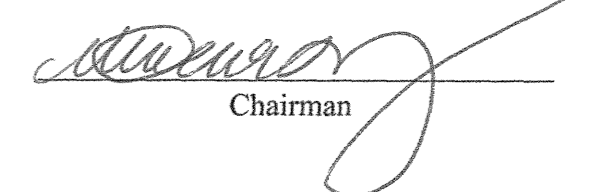
 Chairman of Board of Supervisors

PLAN BOOK	PAGE
377	40

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

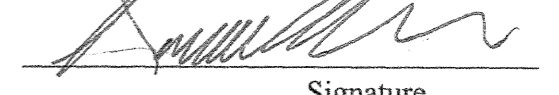
This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 9th day of January, A.D. 20 19.

ATTEST:

 Secretary

 Chairman

TOWNSHIP ENGINEER'S APPROVAL

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

5/9/2019 Date 26400E Reg. No.  Signature

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

Know All Men By These Presents, that (I, We) Fred W and Christine A Hespeneide of the Township of Adams, 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 heir executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance (I or We) for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Fred W and Christine A Hespeneide 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 6th day of May, A.D. 20 19.

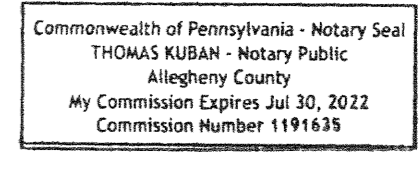
ATTEST:

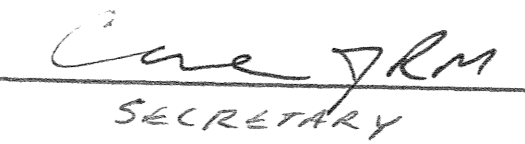

 Owner or Owners

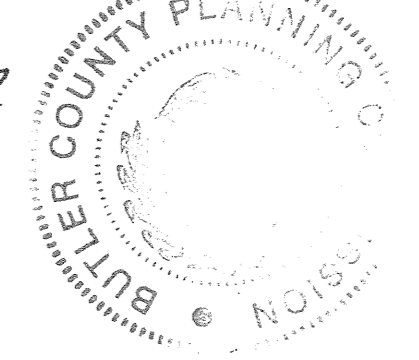
 Owner or Owners

Witness my hand and notarial seal this 6th day of May, A.D., 20 19.

My commission expires the 30th day of July, A.D., 20 22.

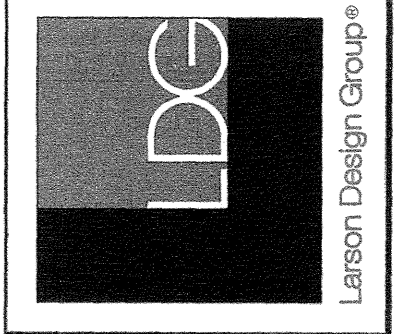


BUTLER COUNTY PLANNING COMMISSION
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
 ON THIS 20TH DAY OF NOVEMBER, 2018

 SECRETARY

 CHAIRMAN



It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature of the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2019, Larson Design Group.

NO.	DATE	COMMENTS	ISSUE / REVISIONS
2	12/10/2018	PER TOWNSHIP COMMENTS	
1	11/06/2018	TOWNSHIP SUBMISSION	
			BY: CHLO
			BY: CHLO



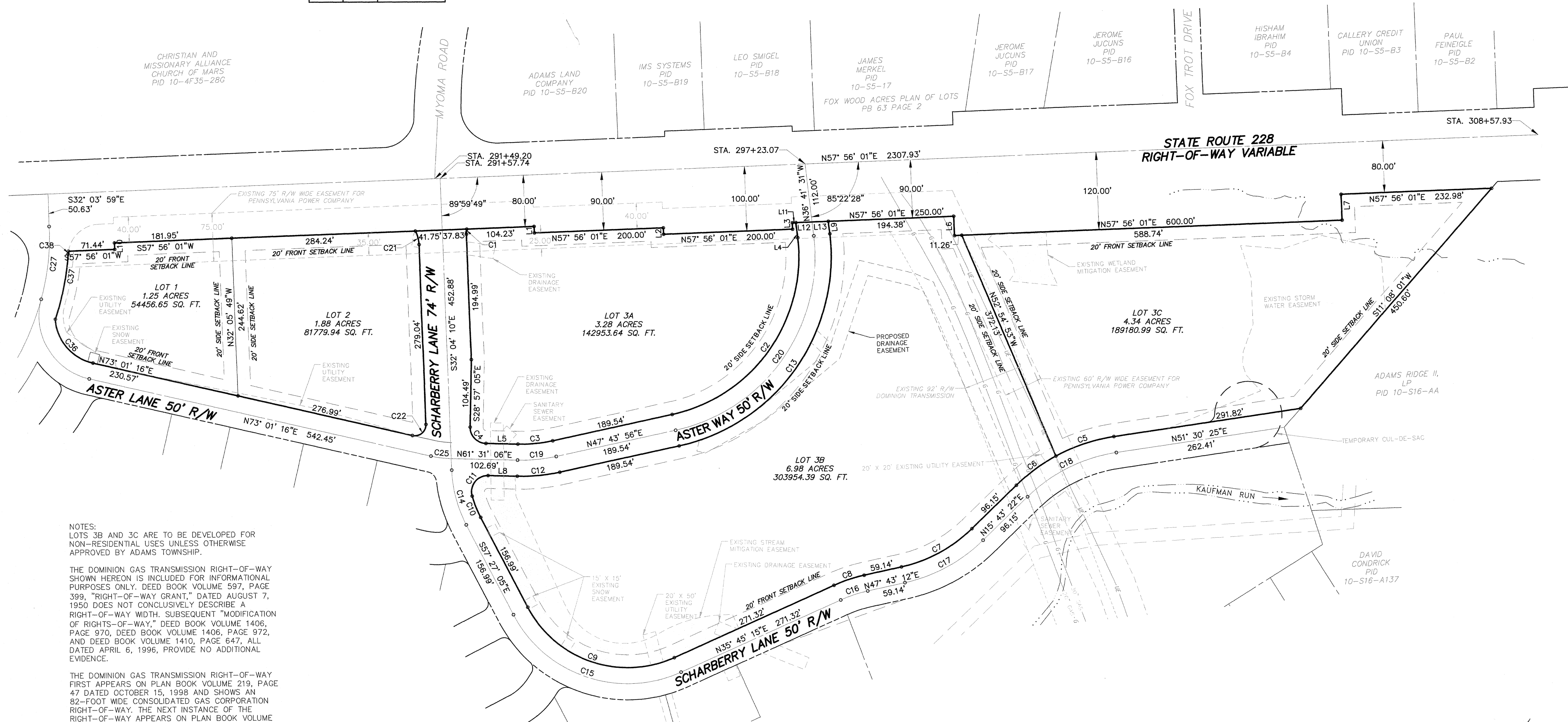
HESPENHEIDE SUBDIVISION PLAN REVISION #3
 A RE-PLAT OF LOT 3B OF THE REVISED HESPENHEIDE SUBDIVISION
 (PLAN BOOK 310, PAGE 2-3)
 TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA
 Larson Design Group • Architects Engineers Surveyors
 2591 Wexford Bayne Road • Suite 305
 Sewickley, PA 15143
 PHONE 724.591.8562 TOLL FREE 877.323.6603
 FAX 724.779.5044 • www.larsondesigngroup.com

Line #	Length	Direction
L1	10.00	S32° 03' 59"E
L2	10.00	S32° 03' 59"E
L3	10.00	N32° 03' 59"W
L4	23.73	N36° 41' 31"W
L5	49.43	N61° 31' 06"E
L6	30.00	S32° 03' 59"E
L7	40.00	N32° 03' 59"W
L8	45.13	N61° 31' 06"E
L9	19.68	N36° 41' 31"W
L10	10.00	S32° 03' 59"E
L11	5.46	N57° 56' 01"E
L12	25.08	N57° 56' 01"E
L13	25.08	N57° 56' 01"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.88	37.00	12° 12' 01"	N25° 58' 09"W	7.86
C2	368.37	250.00	84° 25' 27"	N5° 31' 13"E	335.94
C3	54.14	225.00	13° 47' 10"	S54° 37' 31"W	54.01
C4	39.06	25.00	89° 31' 49"	N73° 43' 00"W	35.21
C5	95.14	275.00	19° 49' 22"	S41° 35' 44"W	94.67
C6	76.61	275.00	15° 57' 41"	S23° 42' 12"W	76.36
C7	125.65	225.00	31° 59' 50"	S31° 43' 17"W	124.03
C8	49.36	236.33	11° 57' 57"	S41° 44' 13"W	49.27
C9	265.10	175.00	86° 47' 40"	S79° 09' 05"W	240.47

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	35.47	175.00	11° 36' 49"	N51° 38' 41"W	35.41
C11	46.84	25.00	107° 21' 22"	N7° 50' 25"E	40.29
C12	66.17	275.00	13° 47' 10"	N54° 37' 31"E	66.01
C13	442.04	300.00	84° 25' 27"	N5° 31' 13"E	403.13
C14	88.60	200.00	25° 22' 55"	S44° 45' 37"E	87.88
C15	302.97	200.00	86° 47' 40"	N79° 09' 05"E	274.82
C16	44.13	211.33	11° 57' 56"	N41° 44' 13"E	44.05
C17	139.61	250.00	31° 59' 50"	N31° 43' 17"E	137.81
C18	156.14	250.00	35° 47' 03"	N33° 36' 53"E	153.61

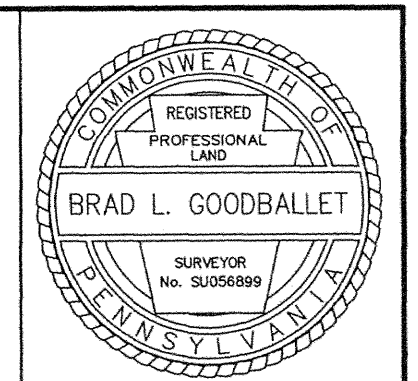
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C19	60.15	250.00	13° 47' 10"	N54° 37' 31"E	60.01
C20	405.21	275.00	84° 25' 27"	N5° 31' 13"E	369.53
C21	21.96	50.00	25° 09' 55"	S44° 39' 07"E	21.78
C22	31.18	17.00	105° 05' 26"	S20° 28' 33"W	26.99
C25	31.73	158.04	11° 30' 10"	N67° 16' 11"E	31.68
C27	113.93	383.08	17° 02' 26"	S23° 32' 46"E	113.51
C36	95.00	75.00	72° 34' 23"	S70° 41' 32"E	88.77
C37	103.63	413.08	14° 22' 26"	S18° 45' 31"E	103.36
C38	4.73	50.00	5° 24' 58"	S23° 14' 15"E	4.72



NOTES:
 LOTS 3B AND 3C ARE TO BE DEVELOPED FOR NON-RESIDENTIAL USES UNLESS OTHERWISE APPROVED BY ADAMS TOWNSHIP.

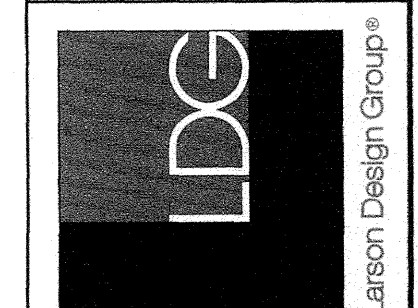
THE DOMINION GAS TRANSMISSION RIGHT-OF-WAY SHOWN HEREON IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY. DEED BOOK VOLUME 597, PAGE 399, "RIGHT-OF-WAY GRANT," DATED AUGUST 7, 1950 DOES NOT CONCLUSIVELY DESCRIBE A RIGHT-OF-WAY WIDTH. SUBSEQUENT "MODIFICATION OF RIGHTS-OF-WAY," DEED BOOK VOLUME 1406, PAGE 970, DEED BOOK VOLUME 1406, PAGE 972, AND DEED BOOK VOLUME 1410, PAGE 647, ALL DATED APRIL 6, 1996, PROVIDE NO ADDITIONAL EVIDENCE.

THE DOMINION GAS TRANSMISSION RIGHT-OF-WAY FIRST APPEARS ON PLAN BOOK VOLUME 219, PAGE 47 DATED OCTOBER 15, 1998 AND SHOWS AN 82-FOOT WIDE CONSOLIDATED GAS CORPORATION RIGHT-OF-WAY. THE NEXT INSTANCE OF THE RIGHT-OF-WAY APPEARS ON PLAN BOOK VOLUME 323, PAGE 39.



It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter on item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2019, Larson Design Group.

NO.	DATE	ISSUE / REVISIONS
1	11/06/2018	TOWNSHIP SUBMISSION
2	12/10/2018	PER TOWNSHIP COMMENTS
3	4/10/2019	REVISED BEARINGS
4	7/10/2019	REVISED BEARINGS

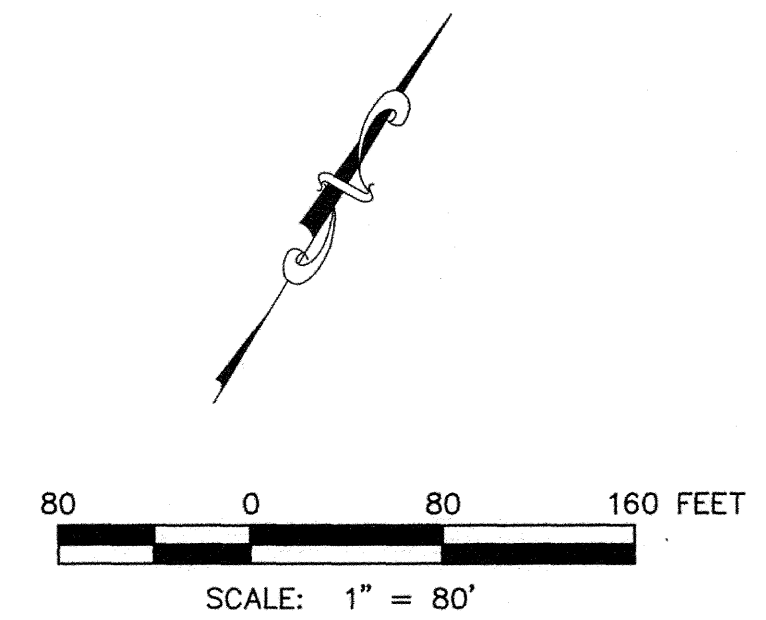


HESPEHHEIDE SUBDIVISION PLAN REVISION #3
A RE-PLAT OF LOT 3B OF THE REVISED HESPEHHEIDE SUBDIVISION
(PLAN BOOK 310, PAGE 2-3)

TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

Larson Design Group • Architects Engineers Surveyors
 2591 Wexford Boyne Road • Suite 305
 Sewickley, PA 15143
 PHONE 724.591.8562 TOLL FREE 877.323.6603
 FAX 724.779.5044 • www.larsondesigngroup.com

FWD DEVELOPMENT, LLC
 1028 RIVERA DRIVE
 EMLETON, PA 16373
 PHONE 724-816-4875



Inst. No. 201905220009193
 Page 2 of 3
 03/11/19 10:28 AM
 Butler County Recorder PA
 T20190009477

OUT-SALES FROM TAX MAP No. 450-S1-A24:

TAX ID No.	LOT No.	NAME	AREA PER DEED AC.	S.F.
450-S1-A1	1	DAMATO	0.327	14,250
450-S1-A1A	31	SCHETTLER	0.374	16,277
450-S1-A2	2	PERNICE	0.327	14,250
450-S1-A3	3	ROSS	0.327	14,250
450-S1-A4	4	ESHENBAUGH	0.327	14,250
450-S1-A5	5	ZINGARO	0.327	14,250
450-S1-A6	6	BOST	0.327	14,250
450-S1-A7	7	ZALIPONI	0.327	14,250
450-S1-A8	8	SEMAN	0.327	14,250
450-S1-A9	9	POVROZNYK	0.288	12,546
450-S1-A10	10	VARISCO	0.297	12,955
450-S1-A11	11	MORELLO	0.303	13,192
450-S1-A12	12	BARTOLICK	0.308	13,428
450-S1-A13	13	GATO	0.314	13,665
450-S1-A14	14	GAGGIN	0.314	13,686
450-S1-A18	18	WELSH	0.362	15,750
450-S1-A19	19	BLYSTONE	0.362	15,750
450-S1-A20	20	GRANT	0.357	15,557
450-S1-A21	21	AIKEN	0.305	13,307
450-S1-A22	22	MARSH	0.310	13,550
450-S1-A25	34	SEELBAUGH	0.327	14,250
450-S1-A26	24	POWELL	0.362	15,750
450-S1-A27	25	WAHL	0.352	15,332
450-S1-A27A	26	KOSAR	0.294	12,825
450-S1-A28	28 & 29	MAGNESS	0.617	26,875
450-S1-A30	30	ACEVEDO	0.270	11,631
450-S1-A32	32 & 33	FLEMING	0.654	28,500
450-S1-A35	35 & 36	MILLER	0.629	27,393
SUB-TOTAL			10.015	436,219
R-O-W TAKES			3.826	166,661
TOTAL OUTAKES			13.841	602,880

UNDERGROUND UTILITY NOTE:

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE IN LOCATION AND ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES BEFORE ANY TYPE OF EXCAVATION BEGINS. PA ONE CALL SYSTEM, INC. TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO CONSTRUCTION TO ASSIST IN THE FIELD LOCATION OF UNDERGROUND UTILITIES.

SURVEYOR'S NOTES:

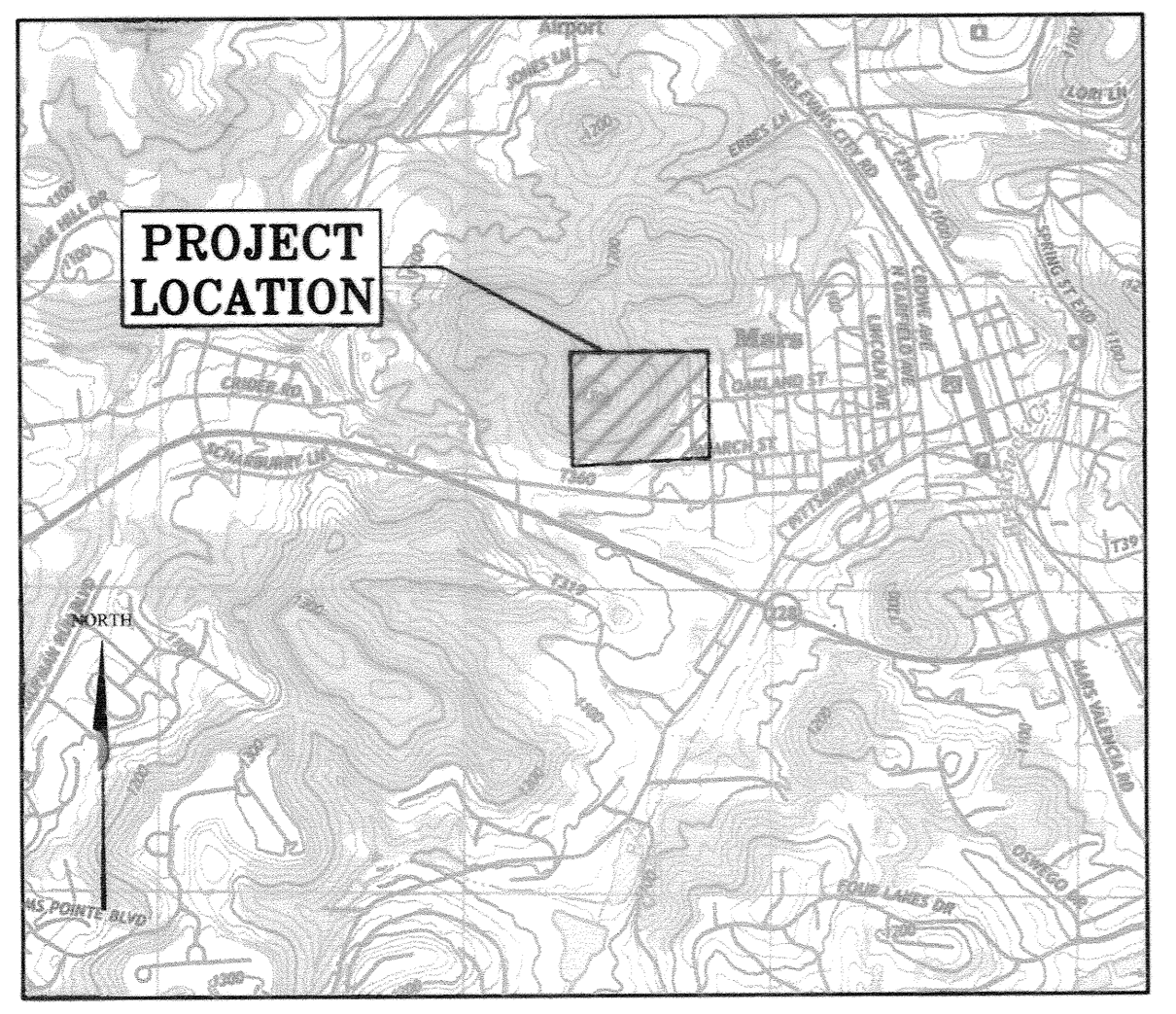
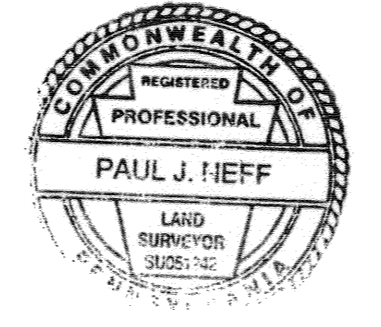
THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

THE PROPERTIES SHOWN ON THIS PLAN ARE LOCATED ON THE MARS BOROUGH TAX ASSESSMENT MAP No. 450-S1. CURRENT TITLE, RECORDING INFORMATION AND NAMES ARE INCLUDED IN THE PROPERTY DATA TABLE.

I, PAUL J. NEFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH 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.

DATE: 4-2-19
 PAUL J. NEFF, P.L.S.
 REG. NO. SU051242
 Paul.Neff@rhea.us

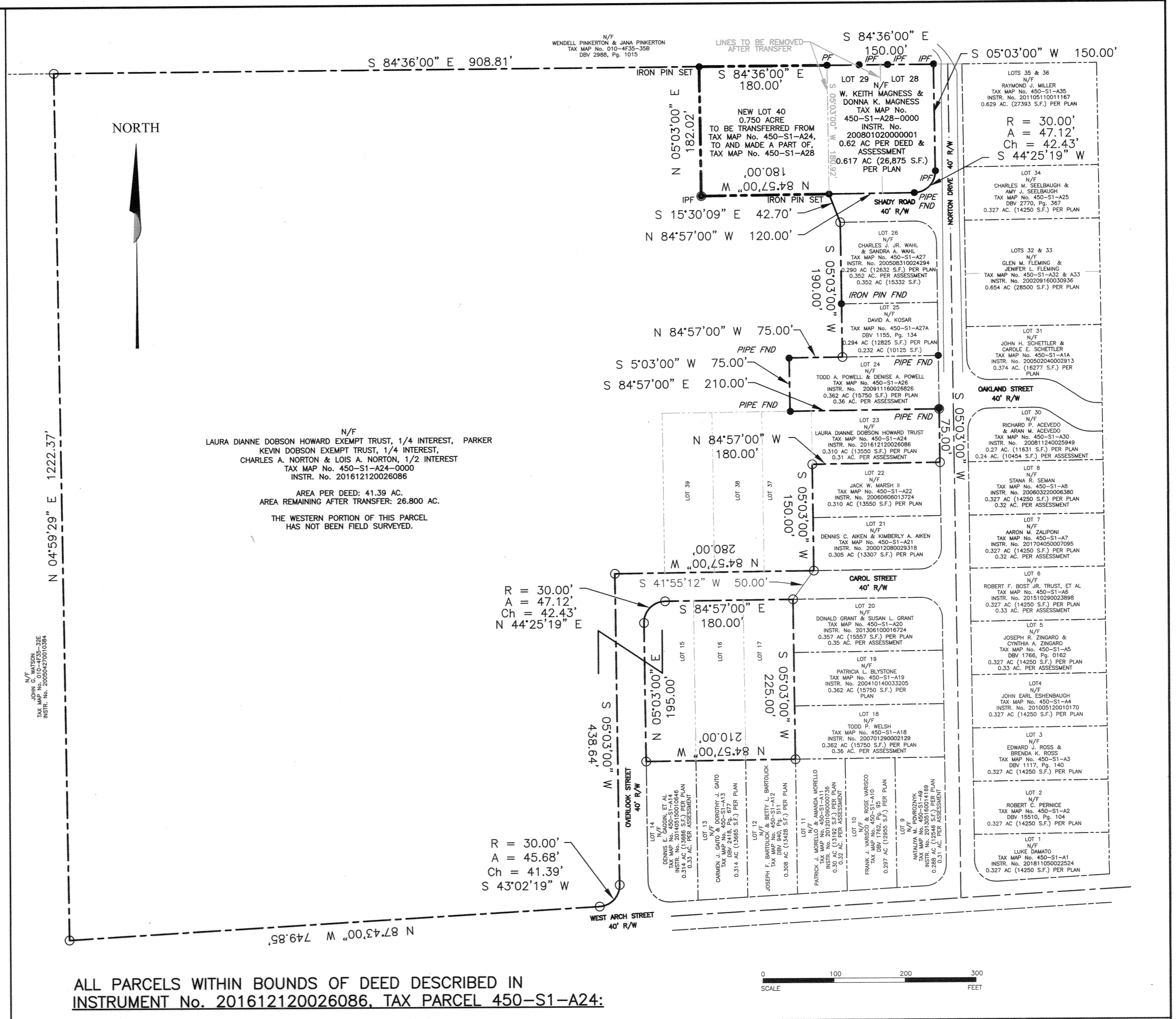
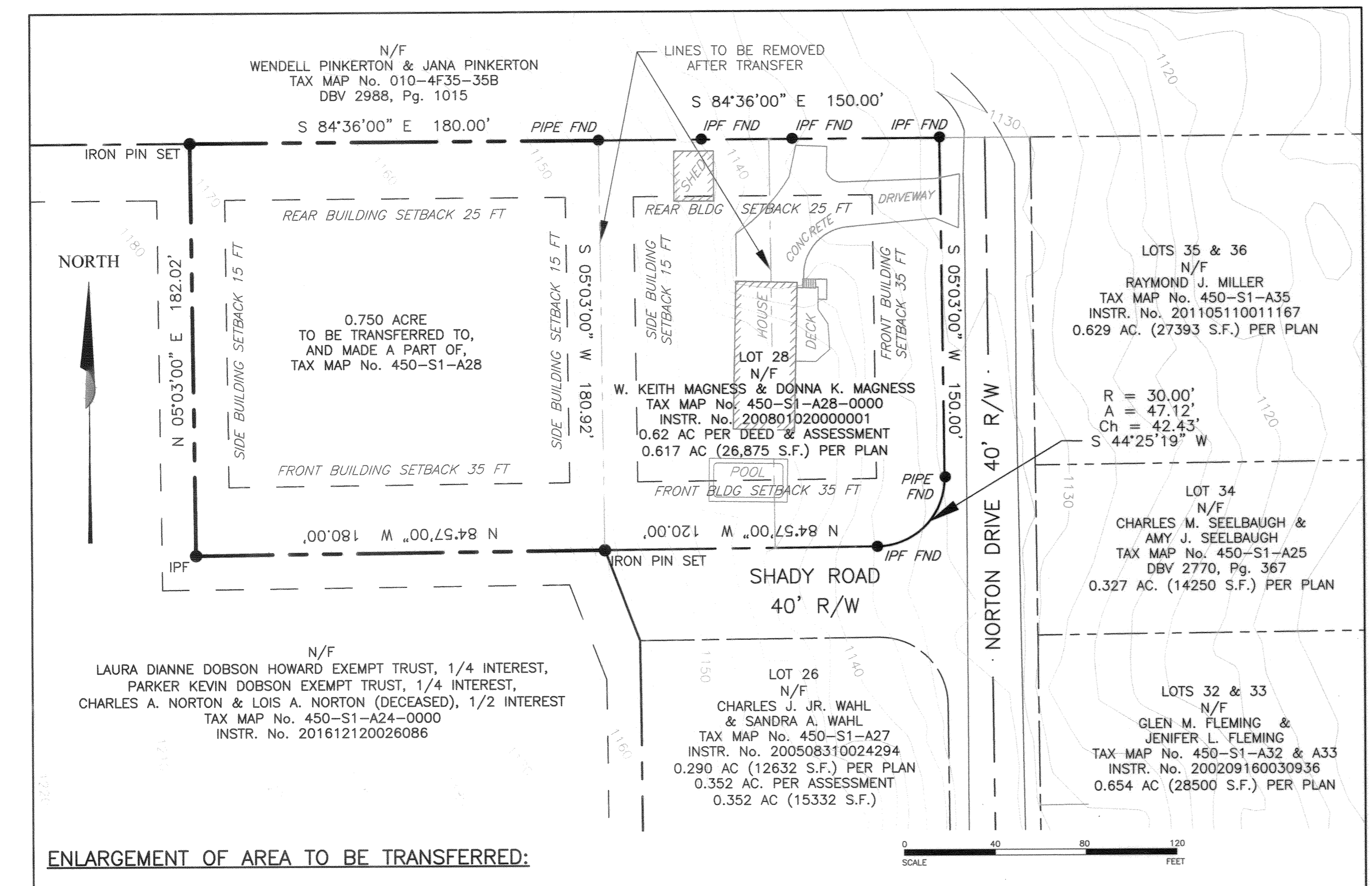


VICINITY MAP
 SCALE: 1"=2000'

SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, MARS, PENNSYLVANIA
 7.5 MINUTE SERIES, 1013.

PROPERTY AREA DATA:

TAX ID No.	NAME	ACREAGE PER DEED	TOTAL OUT SALES AC.	R-O-W AC.	ARE TO BE TRANSFER AC.	S.F.	TOTAL REMAINING AREA AC.	S.F.	DEED RECORDED AT INSTR. No.	DATE OF RECORDING	
450-S1-A24	HOWARD, DOBSON, NORTON	41.390	-10.015	-436,219	-3.826	-0.750	-32,663	26,800	121,968	201612120026086	November 26, 2016
450-S1-A28	MAGNESS	0.617				0.750	32,663	1.367	59,547	200801020000001	December 17, 2007



OWNERS:
 W. KEITH MAGNESS & DONNA K. MAGNESS
 1000 NORTON DRIVE
 MARS, PENNSYLVANIA
 724-625-2236

LAURA DIANNE DOBSON HOWARD, TRUSTEE OF THE LAURA DIANNE DOBSON HOWARD EXEMPT TRUST
 7634 FRANCIS STREET
 GIRARD, PENNSYLVANIA 16417

PARKER KEVIN DOBSON, TRUSTEE OF THE PARKER KEVIN DOBSON EXEMPT TRUST
 11522 ELLA LEE LANE
 HOUSTON, TEXAS 77077

CHARLES A. NORTON & LOIS A. NORTON (DECEASED)
 PO BOX 326
 433 BEAVER STREET
 MARS, PENNSYLVANIA 16046
 724-625-1180

PURPOSE:
 TO TRANSFER A 3/4 ACRE PARCEL OF LAND FROM THE LAURA DIANNE DOBSON HOWARD EXEMPT TRUST, THE PARKER KEVIN DOBSON EXEMPT TRUST AND CHARLES A. NORTON AND LOIS A. NORTON (DECEASED) TO W. KEITH MAGNESS AND DONNA K. MAGNESS.

FLOOD ZONE:
 FEMA FIRM:
 BUTLER COUNTY PANEL 509 OF 600
 MAP NUMBER: 4201900509D
 EFFECTIVE DATE: AUG. 2, 2018
 ZONE X:
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING:
 R-1: SINGLE FAMILY
 MIN. WIDTH: 75 FT
 MIN. LOT SIZE: 10,000 S.F.
 BUILDING SETBACKS:
 FRONT YARD: 35 FT
 SIDE YARD: 15 FT (2 REQUIRED)
 REAR YARD: 25 FT
 MAX. HEIGHT: 35 FT

REFERENCES

REF. #	DESCRIPTION
1	WARWICK COMPANY; L.M. NORTON PLAN OF LOTS; DRAWN: JULY 20, 1959; 4TH REVISION MAY 9, 1965; NOT RECORDED.
2	GREENOUGH, McMAHON & GREENOUGH, INC.; LeRoi M. NORTON PLAN OF LAND; DRAWN: 1958; RECORDED: RACK 14, Pg. 23.

REVISIONS

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	ADDED PINS STAKED	03/11/19	BJE	PJN	PJN

RHEA ENGINEERS & CONSULTANTS, INC.
 441 MARS-VALENCIA ROAD,
 VALENCIA, PA 16059
 www.rhea.us
 724-443-4111 (main)
 724-443-4187 (fax)

CLIENT
 W. KEITH MAGNESS & DONNA K. MAGNESS
 PO BOX 346, MARS, PENNSYLVANIA 16046

PROJECT
 MAGNESS, HOWARD, DOBSON, & NORTON
 LOT LINE REVISION PLAN
 BEING
 INSTR. TAX ID No. 450-S1-A24; RECORDED AT: No. 201612120026086
 AND
 INSTR. TAX ID No. 450-S1-A28; RECORDED AT: No. 200801020000001
 MARS BOROUGH, BUTLER COUNTY, PENNSYLVANIA

Recorded: 20

PLAN BOOK	PAGE
377	42

ISSUE DATE: 03/11/19
 PROJECT #: 5013
 DWG #: LL-1
 DATE: 02/14/19

1
 AS SHOWN
 SCALE
 SHEET 1 OF 2

INDIVIDUAL ADOPTION:

W. KEITH MAGNESS & DONNA K. MAGNESS:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, OWNERS OF THE PROPERTY AT TAX MAP No. 450-S1-A28, SHOWN ON THIS PLAN OF MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR SUBDIVISION OF OUR PROPERTY, SITUATED IN MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, 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 MARS BOROUGH. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND MARS BOROUGH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON, W. KEITH MAGNESS & DONNA K. MAGNESS, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 4th DAY OF April, 2019.

ATTEST: NOTARY PUBLIC [Signature] OWNER [Signature] W. Keith Magness, Donna K. Magness

INDIVIDUAL ADOPTION:

LAURA DIANNE DOBSON HOWARD, TRUSTEE OF THE LAURA DIANNE DOBSON HOWARD EXEMPT TRUST:

KNOW ALL MEN BY THESE PRESENTS, THAT I, TRUSTEE OF THE ABOVE TRUST, 1/4 OWNER OF THE PROPERTIES AT TAX MAP No. 450-S1-A24, SHOWN ON THIS PLAN OF MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY SUBDIVISION OF MY PROPERTY, SITUATED IN MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, 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 MARS BOROUGH. I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND MARS BOROUGH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON, THE LAURA DIANNE DOBSON HOWARD EXEMPT TRUST MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 17th DAY OF April, 2019.

ATTEST: NOTARY PUBLIC [Signature] OWNER [Signature] Laura Dianne Dobson Howard, Trustee

INDIVIDUAL ADOPTION:

PARKER KEVIN DOBSON, TRUSTEE OF THE PARKER KEVIN DOBSON EXEMPT TRUST:

KNOW ALL MEN BY THESE PRESENTS, THAT I, TRUSTEE OF THE ABOVE TRUST, 1/4 OWNER OF THE PROPERTIES AT TAX MAP No. 450-S1-A24, SHOWN ON THIS PLAN OF MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY SUBDIVISION OF MY PROPERTY, SITUATED IN MARS BOROUGH, 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 MARS BOROUGH. I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND MARS BOROUGH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON, THE PARKER KEVIN DOBSON EXEMPT TRUST MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 8th DAY OF April, 2019.

ATTEST: NOTARY PUBLIC [Signature] OWNER [Signature] Parker Kevin Dobson Trustee

INDIVIDUAL ADOPTION:

CHARLES A. NORTON & LOIS A. NORTON (DECEASED), AS TENANTS BY ENTIRETIES:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, 1/2 OWNERS OF THE PROPERTIES AT TAX MAP No. 450-S1-A24, SHOWN ON THIS PLAN OF MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR SUBDIVISION OF OUR PROPERTY, SITUATED IN MARS BOROUGH, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, 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 MARS BOROUGH. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND MARS BOROUGH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON, CHARLES A. NORTON & LOIS A. NORTON (DECEASED), OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 4th DAY OF April, 2019.

ATTEST: NOTARY PUBLIC [Signature] OWNER [Signature] Charles A. Norton, Charles G. Norton Executor, Lois A. Norton (Deceased)

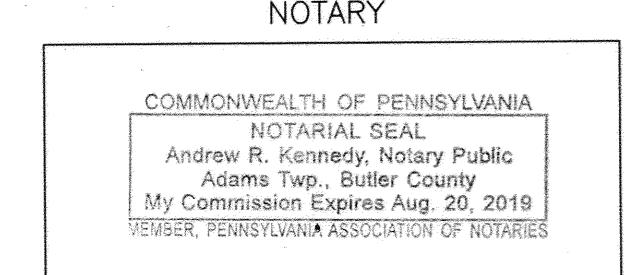
INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA } COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBERS, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED W. KEITH MAGNESS & DONNA K. MAGNESS 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 DAY 4th DAY OF April 2019.

MY COMMISSION EXPIRES THE 20th DAY OF August 2019.

ATTEST: NOTARY PUBLIC [Signature]



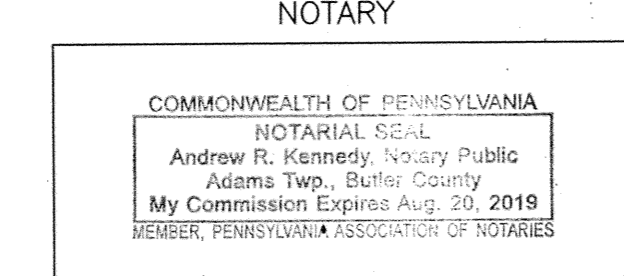
INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA } COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBERS, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED LAURA DIANNE DOBSON HOWARD EXEMPT TRUST 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 DAY 17th DAY OF April 2019.

MY COMMISSION EXPIRES THE 20th DAY OF August 2019.

ATTEST: NOTARY PUBLIC [Signature]



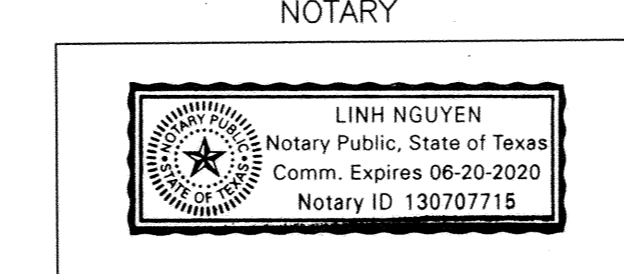
INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA } COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBERS, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED PARKER KEVIN DOBSON EXEMPT TRUST 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 DAY 8th DAY OF April 2019.

MY COMMISSION EXPIRES THE 20th DAY OF JUNE 2020.

ATTEST: NOTARY PUBLIC [Signature]



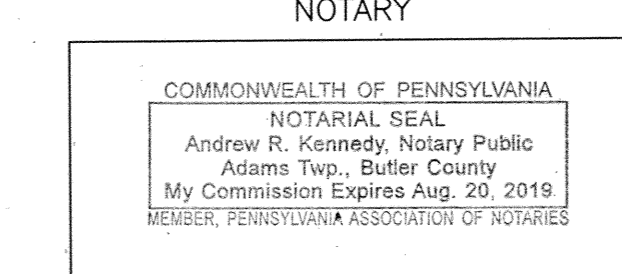
INDIVIDUAL ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA } COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBERS, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED CHARLES A. NORTON & LOIS A. NORTON (DECEASED) 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 DAY 4th DAY OF April 2019.

MY COMMISSION EXPIRES THE 20th DAY OF August 2019.

ATTEST: NOTARY PUBLIC [Signature]



TITLE CLAUSE (NO MORTGAGE):

WE, W. KEITH MAGNESS & DONNA K. MAGNESS, OWNERS OF THE PROPERTY AT TAX MAP No. 450-S1-A28, AS SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF W. KEITH MAGNESS & DONNA K. MAGNESS, AS RECORDED IN INSTR. No. 200801020000001, RECORDER OF DEEDS OFFICE.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Witnesses: [Signatures] W. Keith Magness, Donna K. Magness

TITLE CLAUSE (NO MORTGAGE):

I, LAURA DIANNE DOBSON HOWARD, EXECUTOR OF THE ABOVE TRUST, 1/4 OWNER OF THE PROPERTY AT TAX MAP No. 450-S1-A24, AS SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE LAURA DIANNE DOBSON HOWARD EXEMPT TRUST, AS RECORDED IN INSTR. No. 201612120026086, RECORDER OF DEEDS OFFICE.

I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Witnesses: [Signatures] Laura Dianne Dobson Howard, Trustee

TITLE CLAUSE (NO MORTGAGE):

I, PARKER KEVIN DOBSON, 1/4 OWNER OF THE PROPERTY AT TAX MAP No. 450-S1-A24, AS SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF PARKER KEVIN DOBSON EXEMPT TRUST AS RECORDED IN INSTR. No. 201612120026086, RECORDER OF DEEDS OFFICE.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Witnesses: [Signatures] Parker Kevin Dobson Trustee

TITLE CLAUSE (NO MORTGAGE):

WE, CHARLES A. NORTON & LOIS A. NORTON (DECEASED), 1/2 OWNERS OF THE PROPERTY AT TAX MAP No. 450-S1-A24, AS SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF CHARLES A. NORTON & LOIS A. NORTON (DECEASED), AS RECORDED IN INSTR. No. 201612120026086, RECORDER OF DEEDS OFFICE.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Witnesses: [Signatures] Charles A. Norton, Charles G. Norton Executor, Lois A. Norton (Deceased)

APPROVAL BY THE BOROUGH OF MARS:

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

Secretary: [Signature] Chairman: [Signature]

MARS BOROUGH PLANNING COMMISSION ACKNOWLEDGMENT LOT SUBDIVISION:

APPROVED BY THE MARS BOROUGH PLANNING COMMISSION THIS IS 11th DAY OF MARCH 2019.

Secretary: [Signature] Chairman: [Signature]

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT LOT SUBDIVISION:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS DAY 29th OF FEB. 2019.

Secretary: [Signature] Chairman: [Signature]

BOROUGH BOARD OF SUPERVISORS:

APPROVED BY THE MARS BOROUGH BOARD OF SUPERVISORS THIS 6th DAY OF MAY 2019.

Secretary: [Signature] Chairman of the Board: [Signature]

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

I, PAUL J. NEFF, 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.

DATE: 4-2-19 PAUL NEFF, P.L.S. REGISTRATION NO. SU051242

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA } COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 377, PAGE 42-43 GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF May 2019.

Recorder: [Signature] Michele M. Mustello

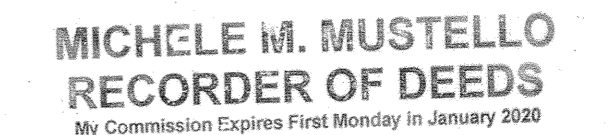


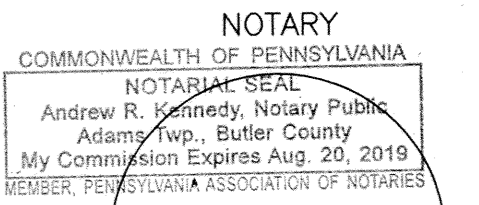
Table with 2 columns: REF. #, DESCRIPTION. Contains references to previous recordings of the plan.

Table with 5 columns: REV., REVISION DESCRIPTION, DATE, BY, CHKD, APPR. Contains revision history.

RHEA ENGINEERS & CONSULTANTS, INC. logo and contact information.

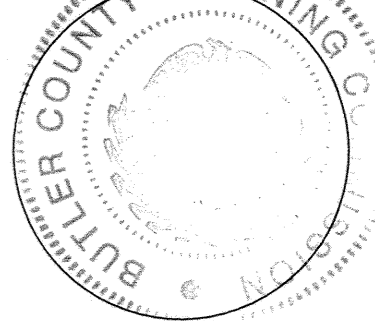
Client information: W. KEITH MAGNESS & DONNA K. MAGNESS, PO BOX 346, MARS, PENNSYLVANIA 16046. Project: MAGNESS, HOWARD, DOBSON, & NORTON LOT LINE REVISION PLAN.

Plan book and page information: PLAN BOOK 377, PAGE 43. Issue date: 03/11/19. Project #: 5013. DWG #: LL-1. SHEET 2 OF 2.

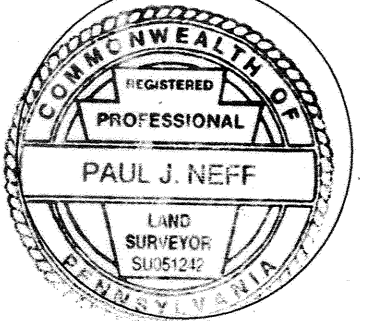


BOROUGH

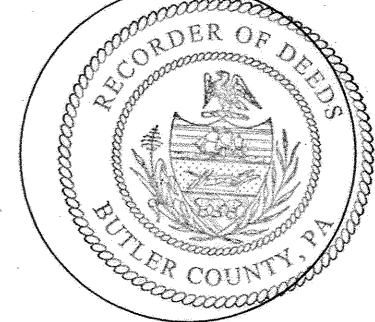
COUNTY



SURVEYOR



RECORDER



ENGINEER

SCHMITT ESTATE PLAN

Being a subdivision of Butler County Tax Parcels 200-4F96-8 and 200-4F96-10

Also being a lot line revision of Butler County Tax Parcels 200-4F96-8 and 200-4F96-8A

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.

DATE 12 April 19

[Signature]
 STANLEY D. GRAFF
 REG. NO. SJ-03191A



MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER 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 LANCASTER THIS 15th DAY OF April, 2019.

[Signature] SECRETARY
[Signature] CHAIRPERSON BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 14th DAY OF FEBRUARY, 2019.

[Signature] SECRETARY
[Signature] CHAIRPERSON PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

[Signature] SECRETARY
[Signature] CHAIRPERSON BUTLER COUNTY PLANNING COMMISSION



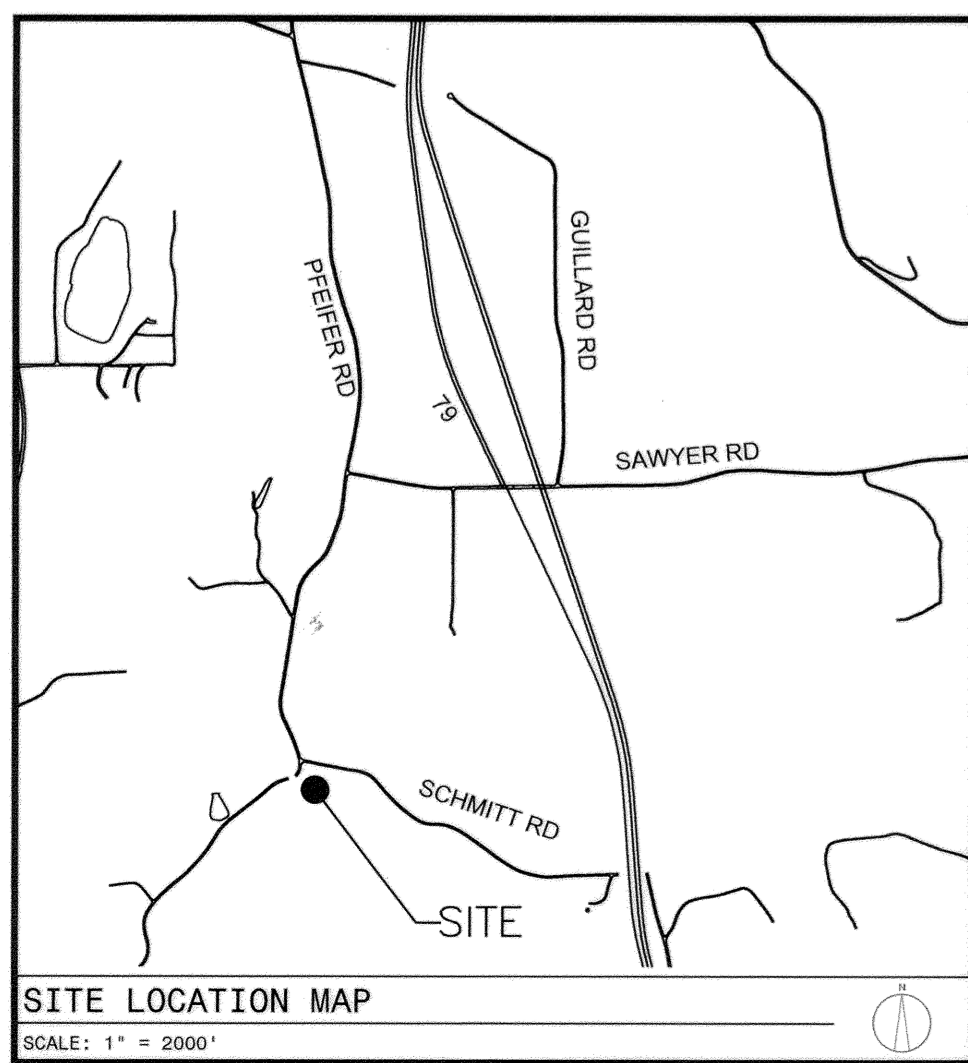
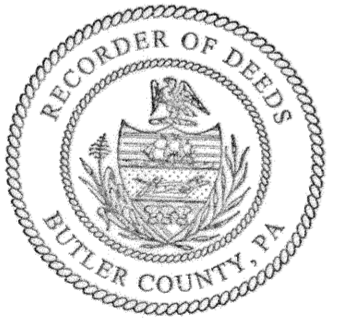
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 377 PAGES 44-45

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF May, 2019.

[Signature]
 RECORDER OF DEEDS

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



NOTE: THE OWNERS HEREON ACKNOWLEDGES AND RELEASES ANY CLAIM OF DEDICATED RIGHTS-OF-WAY AS PREVIOUSLY SHOWN ON RECORDED PLAN BOOK VOLUME 285 PAGE 24.

ALTERNATE DISPOSAL SITE NOTE: THE ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS AND THE AREA MUST NOT BE DISTURBED.

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, VONNIE J. ROTNOUR (F/K/A VONNIE J. HUTCHINS), EXECUTRIX OF THE ESTATE OF DONALD SCHMITT, OF THE TOWNSHIP OF LANCASTER, 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 OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF LANCASTER, 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 LANCASTER, 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 LANCASTER, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 4 DAY OF May, 2019.

[Signature]
 VONNIE J. ROTNOUR
 F.K.A. VONNIE J. HUTCHINS
 EXECUTRIX OF THE ESTATE OF DONALD SCHMITT

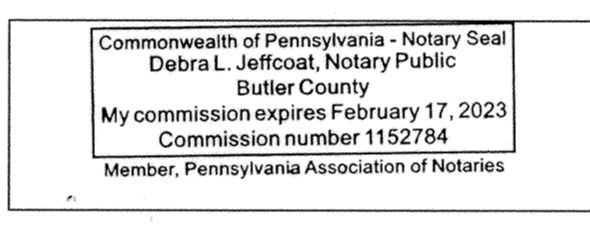
ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, VONNIE J. ROTNOUR (F/K/A VONNIE J. HUTCHINS), EXECUTRIX OF THE ESTATE OF DONALD SCHMITT, 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 4 DAY OF May, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

[Signature]
 NOTARY PUBLIC



CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES CONTAINED IN THE SCHMITT ESTATE PLAN ARE IN THE NAME OF DONALD SCHMITT AND ARE RECORDED IN DEED BOOK VOLUME 178, PAGE 424 (200-4F96-8) AND DEED BOOK VOLUME 823, PAGE 174 (200-4F96-10). I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCES AGAINST THESE PROPERTIES.

[Signature] WITNESS
 VONNIE J. ROTNOUR
 F.K.A. VONNIE J. HUTCHINS
 EXECUTRIX OF THE ESTATE OF DONALD SCHMITT

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DAVID E. AND CATHY A. CARLSON, OF THE TOWNSHIP OF LANCASTER, 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 LANCASTER, 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 LANCASTER, 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 LANCASTER, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 4 DAY OF May, 2019.

[Signature] DAVID E. CARLSON
[Signature] CATHY A. CARLSON

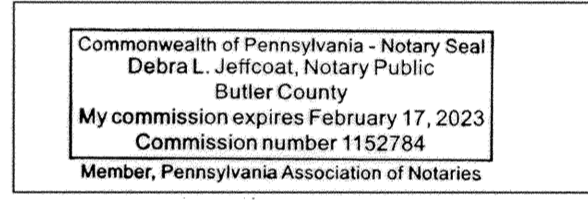
ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, DAVID E. AND CATHY A. CARLSON, 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 4 DAY OF May, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

[Signature]
 NOTARY PUBLIC



CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES CONTAINED IN THE SCHMITT ESTATE PLAN ARE IN THE NAME OF DAVID E. AND CATHY A. CARLSON AND ARE RECORDED IN INSTRUMENT NUMBER 201210180030012 (200-4F96-8A).

[Signature] WITNESS
 DAVID E. CARLSON
 CATHY A. CARLSON

[Signature] WITNESS
 MORTGAGEE OF A PROPERTY CONTAINED IN THE SCHMITT ESTATE PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

[Signature] WITNESS
 APRIL 29th 2019
 JENNIFER LEIGH KELLEY VICE PRESIDENT
 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
 RALPH L. HALL

GENERAL NOTES:

- OWNERS: 200-4F96-8 ESTATE OF DONALD SCHMITT
 VONNIE HUTCHINS ROTNOUR - EXECUTRIX OF ESTATE
 105 DOGWOOD DR
 HARMONY, PA 16037
 200-4F96-10 ESTATE OF DONALD SCHMITT
 VONNIE HUTCHINS ROTNOUR - EXECUTRIX OF ESTATE
 200-4F96-8A DAVID & CATHY CARLSON
 174 SCHMITT RD
 HARMONY, PA 16037
- PROPERTY ADDRESSES:
 160 PFEIFER RD AND 174 SCHMITT RD
 HARMONY, PA 16037 AND HARMONY, PA 16037
- ZONING: R-1 RURAL RESIDENTIAL
- SETBACKS: SEE TABLE
- FLOOD PLAIN: ZONE X - AREA OF MINIMAL FLOOD HAZARD
 42019C0245D AND 42019C0265D
 EFFECTIVE 8/2/2018
- PLAN ORIENTATION BASED ON PA STATE PLANE GRID, NAD 83
- REFERENCES
 7.1. CURRENT DEEDS OF RECORD
 7.2. PREVIOUSLY RECORDED PLANS
 7.2.1. CREEKWOOD FIELDS PLAN NO. 1
 PLAN BOOK 285 PG 24

LANCASTER TOWNSHIP R-1 RURAL RESIDENTIAL DISTRICT	
Dimension	No municipal sewer & water
Min. Lot Area	2 acres
Min. Lot Width	150 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	25 feet
Min. Rear Yard Depth	30 feet

DRIVEWAY SIGHT DISTANCES		
PROPERTY	LEFT	RIGHT
REV. LOT 101	EXISTING DRIVE	
LOT 201	EXISTING DRIVE	
LOT 202	590+ ft	420+ ft
LOT 203	260+ ft	330+ ft
LOT 204	320+ ft	145 ft*
LOT 205	210+ ft	285 ft*
LOT 206	320+ ft	275+ ft
LOT 207	EXISTING DRIVE	
LOT 208	380+ ft	260+ ft
LOT 209	260+ ft	390+ ft
LOT 210	680+ ft	480+ ft

*Distance measured to road intersection

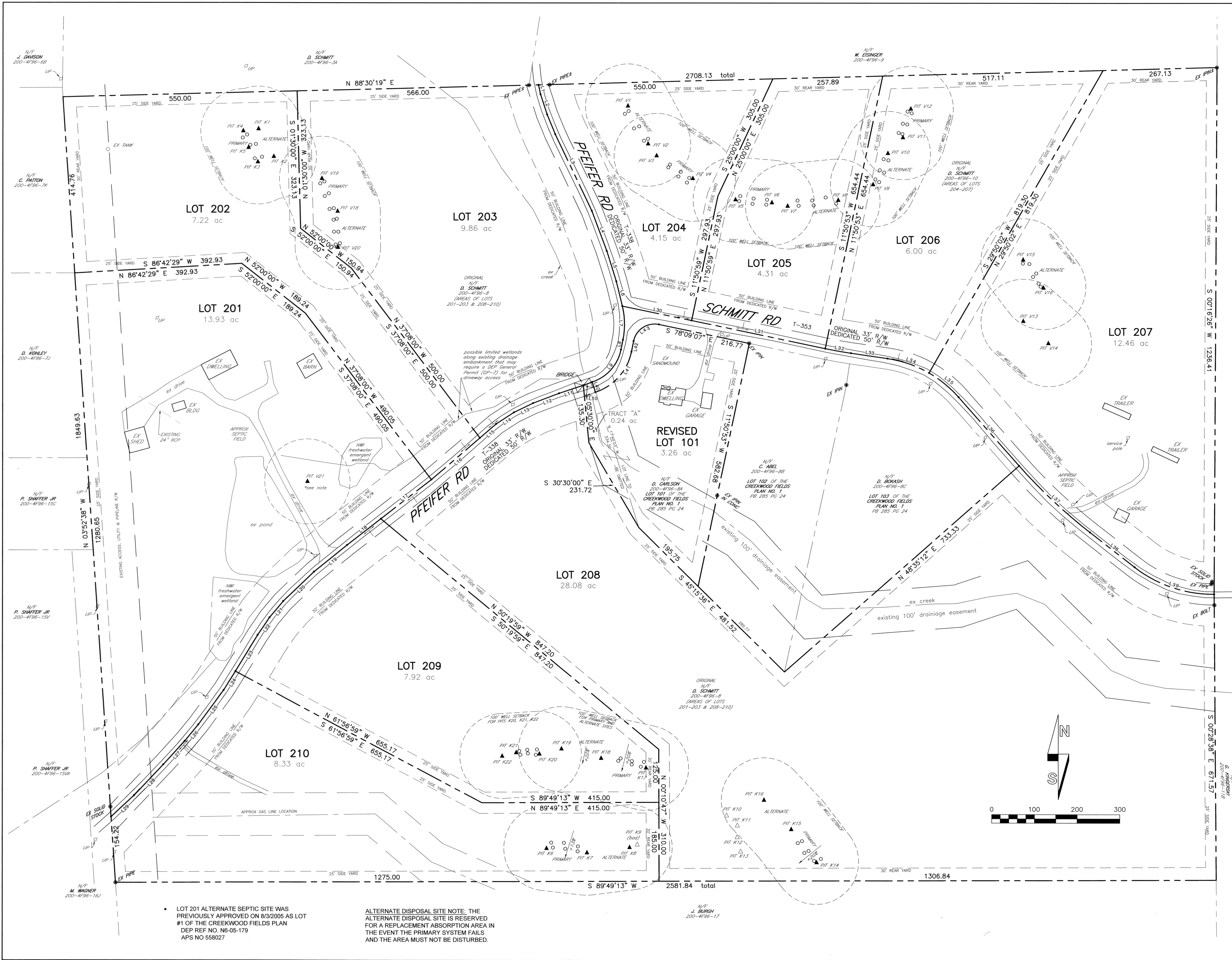
RECORDED	20
PLAN BOOK	PAGE
377	44
SHEET	of
1	2

C	WETLAND NOTE ADDED	SDG	3/14/19
B	REVISIONS PER DEP REVIEW	SDG	3/1/19
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2/28/19	SDG	2/11/19
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
SCHMITT ESTATE PLAN
 BEING A
 SUBDIVISION
 FOR
 ESTATE OF DONALD SCHMITT
 AND DAVID & CATHY CARLSON

SITUATE			
LANCASTER TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
12/12/17	SDG	Sdg	-
PROJECT NO.	TAX PARCEL NO.	REVISION	
17-254	200-4F96-8, 8A, & 10	C	



Course	Bearing	Distance
L1	S 11°46'35" E	22.35'
L2	S 18°00'00" E	50.00'
L3	S 24°54'00" E	249.95'
L4	S 20°35'00" E	100.00'
L5	S 17°30'00" E	75.00'
L6	S 13°45'00" E	60.00'
L7	Rad: 185.00'	A: 80.22'
	Tan: 40.75'	CA: 24°50'43"
	Chd: S 01°00'58" E	79.58'
L8	S 11°19'43" W	23.69'
L9	Rad: 100.00'	A: 106.27'
	Tan: 58.77'	CA: 60°53'18"
	Chd: S 41°49'31" W	101.34'
L10	S 69°26'42" W	22.07'
L11	S 71°45'00" W	60.00'
L12	S 69°20'00" W	65.00'
L13	S 64°00'00" W	50.00'
L14	S 57°00'00" W	50.00'
L15	S 49°00'00" W	50.00'
L16	S 49°11'51" W	150.31'
L17	S 52°05'00" W	150.00'
L18	S 52°05'00" W	100.00'
L19	S 51°00'00" W	100.00'
L20	S 46°00'00" W	100.00'
L21	S 40°02'30" W	50.00'
L22	S 34°00'00" W	50.00'
L23	S 31°20'00" W	100.00'
L24	S 30°10'00" W	50.00'
L25	S 36°20'00" W	100.00'
L26	S 39°19'00" W	50.00'
L27	S 42°19'00" W	75.00'
L28	S 45°15'00" W	100.00'
L29	S 47°00'00" W	73.85'
L30	S 78°09'07" E	166.05'
L31	S 78°09'07" E	320.34'
L32	Rad: 975.00'	A: 61.61'
	Tan: 30.82'	CA: 3°37'14"
	Chd: S 79°57'45" E	61.60'
L33	S 81°46'21" E	86.48'
L34	Rad: 275.00'	A: 103.70'
	Tan: 52.48'	CA: 21°56'24"
	Chd: S 70°58'09" E	103.08'
L35	Rad: 275.00'	A: 90.01'
	Tan: 45.41'	CA: 18°45'09"
	Chd: S 50°47'23" E	89.60'
L36	S 41°24'48" E	214.70'
L37	Rad: 1225.00'	A: 228.63'
	Tan: 114.65'	CA: 10°41'37"
	Chd: S 46°45'37" E	228.30'
L38	S 52°06'25" E	132.54'
L39	Rad: 300.00'	A: 200.51'
	Tan: 104.16'	CA: 38°17'43"
	Chd: S 71°15'17" E	196.80'
L40	S 17°48'19" E	24.82'
L41	Rad: 125.00'	A: 132.95'
	Tan: 73.54'	CA: 60°56'27"
	Chd: N 41°42'56" E	126.77'
L42	N 11°19'43" E	25.60'
L43	Rad: 50.00'	A: 78.99'
	Tan: 50.45'	CA: 90°30'57"
	Chd: N 56°35'24" E	71.03'

RECORDED	20
PLAN BOOK	PAGE
377	45
SHEET 2	of 2

C	WETLAND NOTE ADDED	SDG	3/14/19
B	REVISIONS PER DEP REVIEW	SDG	3/1/19
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 2/8/19	SDG	2/11/19
REV	DESCRIPTION	BY	DATE
<p>GRAFF SURVEYING</p> <p>GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM</p>			
<p>PROJECT DESCRIPTION</p> <p>SCHMITT ESTATE PLAN</p> <p>BEING A</p> <p>SUBDIVISION</p> <p>FOR</p> <p>ESTATE OF DONALD SCHMITT AND DAVID & CATHY CARLSON</p>			
<p>SITUATE</p> <p>TOWNSHIP OF LANCASTER BUTLER COUNTY, PENNSYLVANIA</p>			
DATE	DRAWN	CHECKED	SCALE
12/12/17	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
17-254	200-4F96-8, 8A, & 10	C	

• LOT 201 ALTERNATE SEPTIC SITE WAS PREVIOUSLY APPROVED ON 8/3/2005 AS LOT #1 OF THE CREEKWOOD FIELDS PLAN DEP REF NO. N6-05-179 APS NO 558027

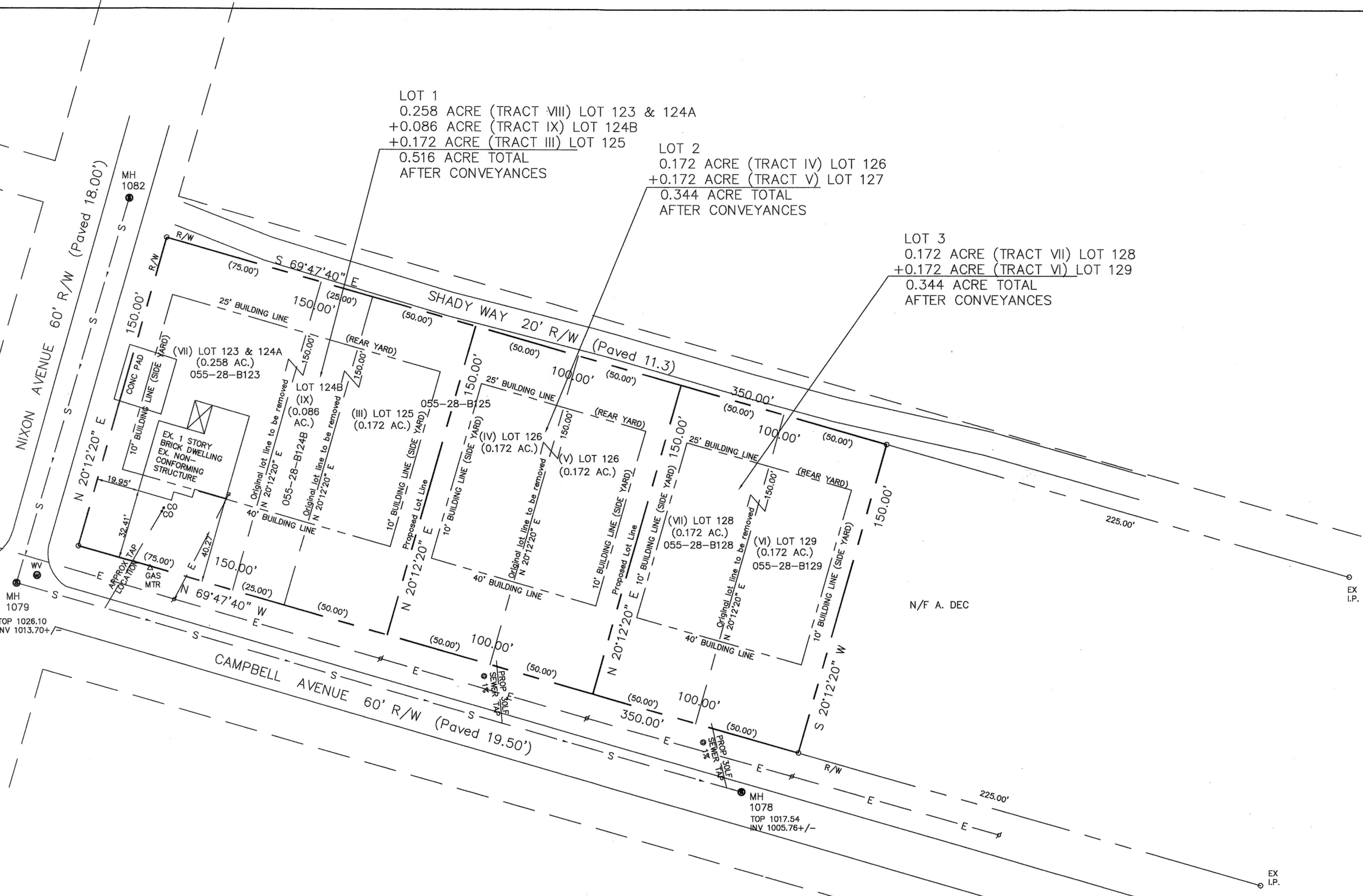
ALTERNATE DISPOSAL SITE NOTE: THE ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS AND THE AREA MUST NOT BE DISTURBED.



LOT 1
 0.258 ACRE (TRACT VIII) LOT 123 & 124A
 +0.086 ACRE (TRACT IX) LOT 124B
 +0.172 ACRE (TRACT III) LOT 125
 0.516 ACRE TOTAL
 AFTER CONVEYANCES

LOT 2
 0.172 ACRE (TRACT IV) LOT 126
 +0.172 ACRE (TRACT V) LOT 127
 0.344 ACRE TOTAL
 AFTER CONVEYANCES

LOT 3
 0.172 ACRE (TRACT VII) LOT 128
 +0.172 ACRE (TRACT VI) LOT 129
 0.344 ACRE TOTAL
 AFTER CONVEYANCES



NOTES:

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

PROPERTY OWNERS: DAVID A. SAVAGE
 VERNON J. SAVAGE
 LINDA M. SAVAGE
 MICHAEL J. SAVAGE
 KEITH G. SAVAGE
 98 WEIR AVENUE
 BUTLER, PA 16001

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.

ZONED: R-1; SINGLE FAMILY RESIDENTIAL

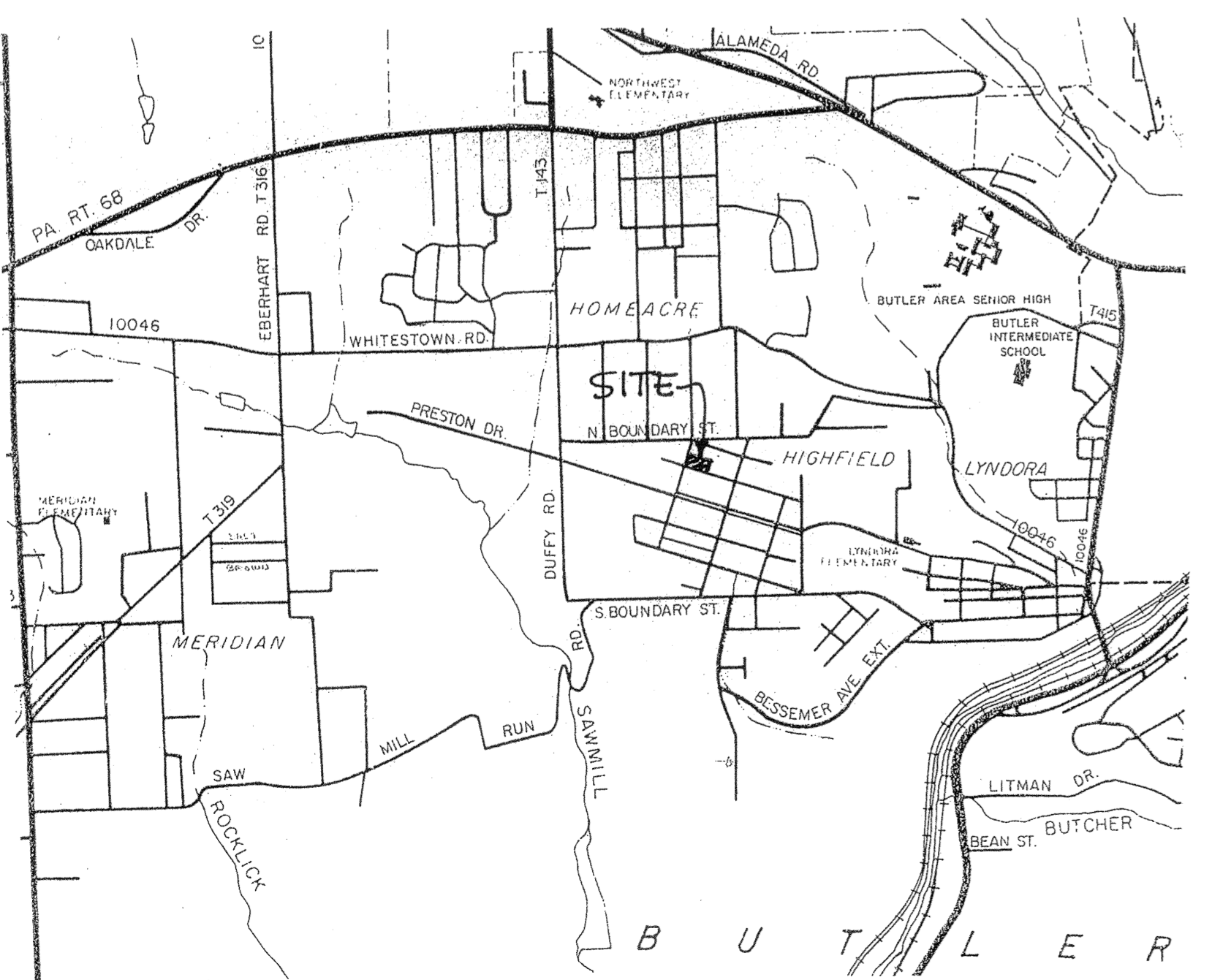
MIN. LOT AREA: 15,000 S.F.
 MIN. LOT WIDTH: 100'
 40' FRONT SETBACK
 10' SIDE SETBACK
 25' REAR SETBACK

REF: BUTLER HIGHFIELD PLAN OF LOTS, R.F. 8 PG. 17

TRACT NUMBERS AS SHOWN IN ROMAN NUMERALS ARE FROM INSTRUMENT #200307250032920

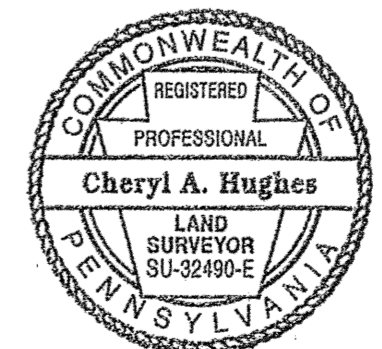
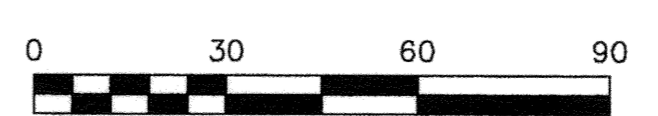
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 123-125 INTO LOT 1, LOTS 126-127 INTO LOT 2 AND LOTS 128-129 INTO LOT 3.

IRON PINS TO BE SET AT LOT CORNERS.



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
377	46



Sheet 1 of 2

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

SAVAGE LOT LINE REVISION

FOR: DAVID A. SAVAGE, VERNON J. SAVAGE, LINDA M. SAVAGE, MICHAEL J. SAVAGE & KEITH G. SAVAGE

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 10/24/18	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel #055-28-B123, B124B, B125, B128, B129	Inst. # 200307250032920	Service No. 18-139	

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

Know all men by these Presents, that I, David A. Savage, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my 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 I 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.

I 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, I hereunto set my hand and seal this 6 day of April, 2019

Notary Public: [Signature]
Owner: David A. Savage

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 David A. Savage, 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 6 day of April, 2019

My Commission Expires the 12 day of Sept, 2022

SEAL

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

TITLE CLAUSE (NO MORTGAGE)

I, David A. Savage, owner of this plan of subdivision in my name, do hereby certify that the title of the property is in the names of David A. Savage, Vernon J. Savage, Linda M. Savage, Michael J. Savage and Keith G. Savage as recorded in Instrument #200307250032920 Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: David A. Savage

Know all men by these Presents, that I, Vernon J. Savage, of the County of Portage and State of Ohio, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my 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 I 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.

I 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, I hereunto set my hand and seal this 8 day of April, 2019

Notary Public: [Signature]
Owner: Vernon J. Savage

STATE OF OHIO)SS:
COUNTY OF Townsend)

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Vernon J. Savage, 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 8 day of April, 2019

My Commission Expires the 24 day of February, 2024

SEAL

Notary Public: [Signature]
Notary Seal: KAREN H. SANDRELLA - NOTARY PUBLIC
My Commission Expires Feb 24, 2024
Commission Number 1192974

TITLE CLAUSE (NO MORTGAGE)

I, Vernon J. Savage, owner of this plan of subdivision in my name, do hereby certify that the title of the property is in the names of David A. Savage, Vernon J. Savage, Linda M. Savage, Michael J. Savage and Keith G. Savage as recorded in Instrument #200307250032920 Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Vernon J. Savage

Know all men by these Presents, that I, Linda M. Savage, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my 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 I 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.

I 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, I hereunto set my hand and seal this 12 day of April, 2019

Notary Public: [Signature]
Owner: Linda M. Savage

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 Linda M. Savage, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 12 day of April, 2019

My Commission Expires the 12 day of Sept, 2022

SEAL

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

TITLE CLAUSE (NO MORTGAGE)

I, Linda M. Savage, owner of this plan of subdivision in my name, do hereby certify that the title of the property is in the names of David A. Savage, Vernon J. Savage, Linda M. Savage, Michael J. Savage and Keith G. Savage as recorded in Instrument #200307250032920 Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Linda M. Savage

Know all men by these Presents, that I, Michael J. Savage, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my 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 I 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.

I 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, I hereunto set my hand and seal this 6 day of April, 2019

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

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 Michael J. Savage, 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 6 day of April, 2019

My Commission Expires the 12 day of Sept, 2022

SEAL

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

TITLE CLAUSE (NO MORTGAGE)

I, Michael J. Savage, owner of this plan of subdivision in my name, do hereby certify that the title of the property is in the names of David A. Savage, Vernon J. Savage, Linda M. Savage, Michael J. Savage and Keith G. Savage as recorded in Instrument #200307250032920 Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: [Signature]

Know all men by these Presents, that I, Keith G. Savage, of the Township of Butler, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my 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 I 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.

I 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, I hereunto set my hand and seal this 1 day of May, 2019

Notary Public: [Signature]
Owner: [Signature]

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 Keith G. Savage, 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 1 day of May, 2019

My Commission Expires the 1 day of Oct, 2021

SEAL

Notary Public: [Signature]
Notary Seal: COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Gerald P. Rumburg, Jr., Notary Public
Franklin Twp., Butler County
My Commission Expires Oct. 1, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

TITLE CLAUSE (NO MORTGAGE)

I, Keith G. Savage, owner of this plan of subdivision in my name, do hereby certify that the title of the property is in the names of David A. Savage, Vernon J. Savage, Linda M. Savage, Michael J. Savage and Keith G. Savage as recorded in Instrument #200307250032920 Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: [Signature]

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

Date: October 24, 2018
Signature and Reg. No.: [Signature] REG. NO. BU-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 solid streets as Township streets or to install any other such service, ordinarily installed in Township streets or roads.

Secretary: [Signature]
President: [Signature]

Approved by the Board of Commissioners of the Township of Butler this 18th day of MARCH, 2019

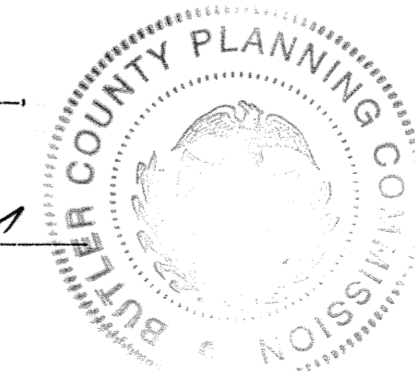
Secretary: [Signature]
President of Board: [Signature]

Approved by the Butler Township Planning Commission this 5th day of MARCH, 2019

Secretary: [Signature]
Chairman: [Signature]

Reviewed by the Butler County Planning Commission this 27th day of FEB., 2019

Secretary: [Signature]
Chairman: [Signature]

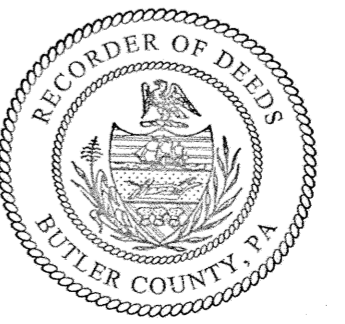


COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 377 page 46-47

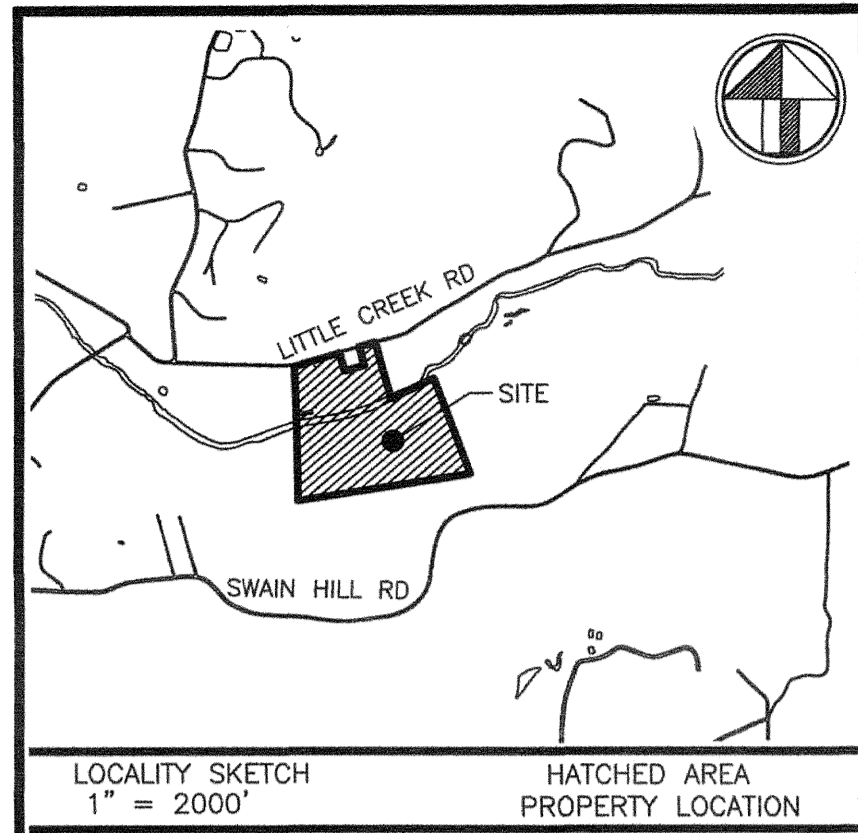
Given under my hand and seal this 22 day of May, 2019

Recorder: [Signature]
Michele M. Mustello
Recorder of Deeds
My Commission Expires First Monday in January 2020



PLAN BOOK	PAGE
377	47

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				
	SAVAGE LOT LINE REVISION FOR: DAVID A. SAVAGE, VERNON J. SAVAGE, LINDA M. SAVAGE, MICHAEL J. SAVAGE & KEITH G. SAVAGE SITUATE: BUTLER TWP., BUTLER CO., PA				
Date 10/24/18	Scale 1" = 30'	Dwn By	BEC	Ckd By	CAH
Parcel# 055-28-B123, B124B, B125, B128, B129	Inst. #	200307250032920	Service No.	18-139	
Address 216 CAMPBELL AVENUE					



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)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED PARCEL B	+±2%	242'	±74.3'	-±2%	260'	±48.2'

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

I, JEFFREY G. KUNZELMAN, OF THE TOWNSHIP OF LANCASTER, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS SUBDIVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 1888, PAGE 138, BEING TAX PARCEL 200-4F54-18A/1 AND FOR MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INsofar AS IT AFFECTS MY PROPERTY AND I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST MY PROPERTY.

IN WITNESS WHEREOF, I, HEREUNTO SET MY HAND AND SEAL THIS 31st DAY OF May, 20 19.

ATTEST:

 Helen Ross
 NOTARY PUBLIC

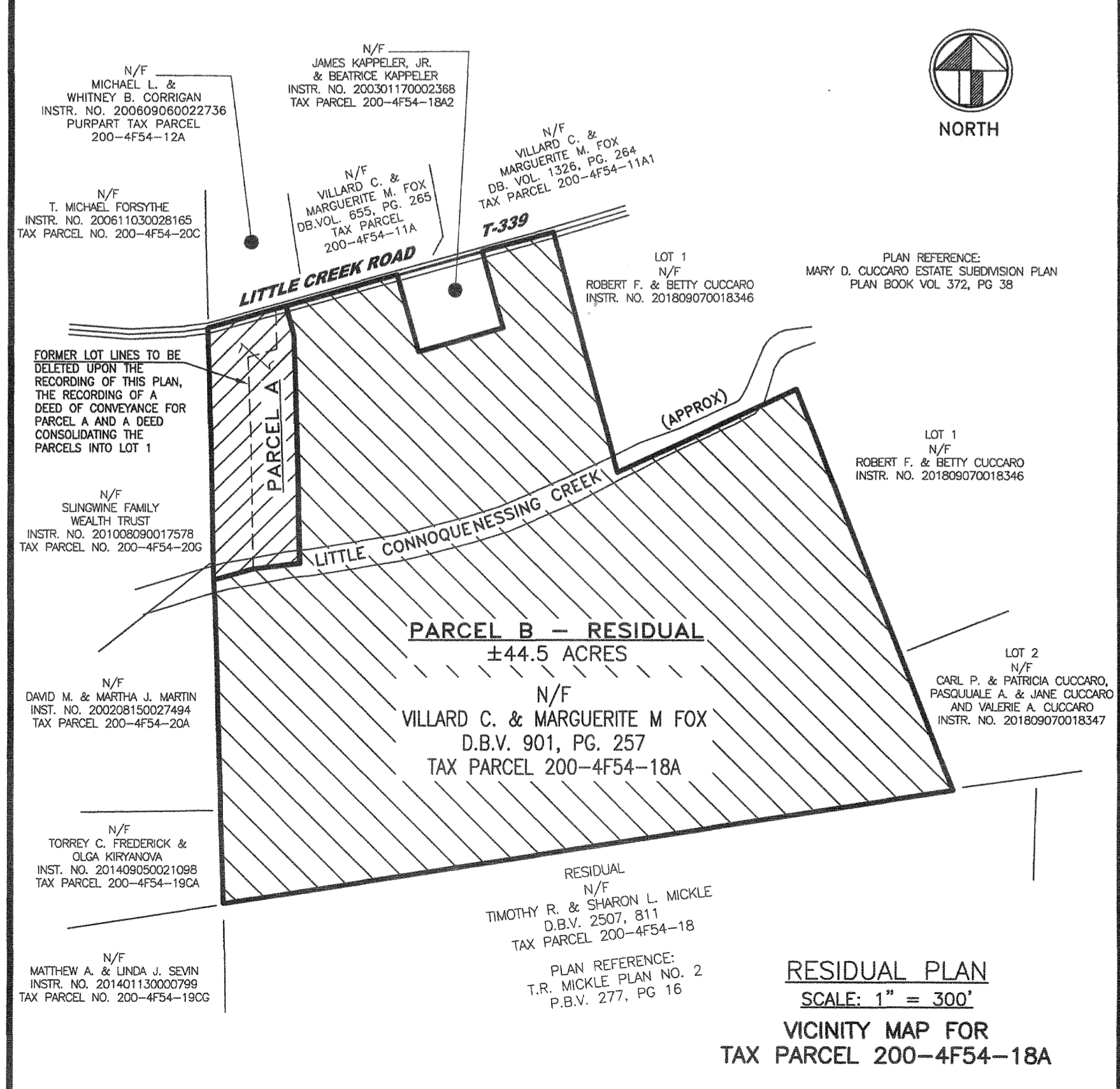
COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED JEFFREY G. KUNZELMAN, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRES THE SAME TO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

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF May, 20 19.
 MY COMMISSION EXPIRES THE 27th DAY OF May, 20 19.

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Helen Ross, Notary Public
 Zellenboro Boro, Butler County
 My Commission Expires May 27, 2019
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

REVISED LOT CALCULATIONS

	LOT 1 TAX PARCEL NO. 200-4F54-18A/1	PARCEL B RESIDUAL TAX PARCEL NO. 200-4F54-18A
EXISTING AREA	1.57 ACRES TO C/L (68389.2 SF) 1.47 ACRES TO R/W (64033.2 SF)	±46 ACRES TOTAL
PARCEL A	+1.51 ACRES TO C/L (65775.6 SF) +1.50 ACRES TO R/W (65340.0 SF)	+1.51 ACRES TO C/L (65775.6 SF)
TOTAL REVISED LOT AREAS	3.08 ACRES TO C/L (134164.8 SF) 2.97 ACRES TO R/W (129373.2 SF)	±44.5 ACRES TO C/L (1938420.0 SF)



ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C4	90.26'	609.07'	8°29'28"
CHORD BEARING CHORD LENGTH			
N 78°17'36" E 90.18'			

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
 SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
 ORDINANCE NO. 85 DATED MAY 23, 2007
 ZONING ORDINANCE
 ORDINANCE NO. 89 DATED NOVEMBER 17, 2008 AS AMENDED

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

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION, LETTER TO LANCASTER TOWNSHIP BOARD OF SUPERVISORS DATED OCT. 30, 2018

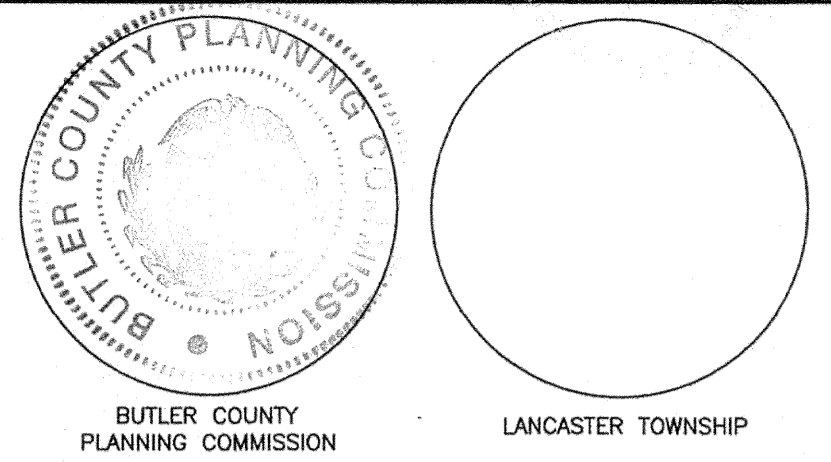
SECRETARY

CHAIRMAN

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 31st DAY OF May, 20 19

SECRETARY

CHAIRMAN



THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURE 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 LANCASTER THIS 30th DAY OF May, 20 19.

SECRETARY

PRESIDENT

SIGN WITH BLACK FELT TIP PEN ONLY.

KNOW ALL MEN BY THESE PRESENTS, THAT I, RONALD D. FOX, EXECUTOR OF THE ESTATE OF MARGUERITE M. FOX, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADVERTISE THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR OWNERS ADVANTAGES ACCORDING TO ME, 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, 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 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 RONALD D. FOX, EXECUTOR OF THE ESTATE OF MARGUERITE M. FOX, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 31st DAY OF May, 20 19.

NOTARY PUBLIC

RONALD D. FOX, EXECUTOR OF THE ESTATE OF MARGUERITE M. FOX

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED RONALD D. FOX, EXECUTOR OF THE ESTATE OF MARGUERITE M. FOX, AND ACKNOWLEDGED THE FOREGOING RELEASE AND PLAN TO BE HIS ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF May, 20 19.
 MY COMMISSION EXPIRES THE 27th DAY OF May, 20 19.

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Helen Ross, Notary Public
 Zellenboro Boro, Butler County
 My Commission Expires May 27, 2019
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

I, RONALD D. FOX, EXECUTOR OF THE ESTATE OF MARGUERITE M. FOX, OWNER OF THE FOX-KUNZELMAN LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PLAN IS THE PROPERTY OF MARGUERITE M. FOX, DECEASED, & MARGUERITE M. FOX, DECEASED, AS RECORDED IN DEED BOOK VOLUME 901, PAGE 257, RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

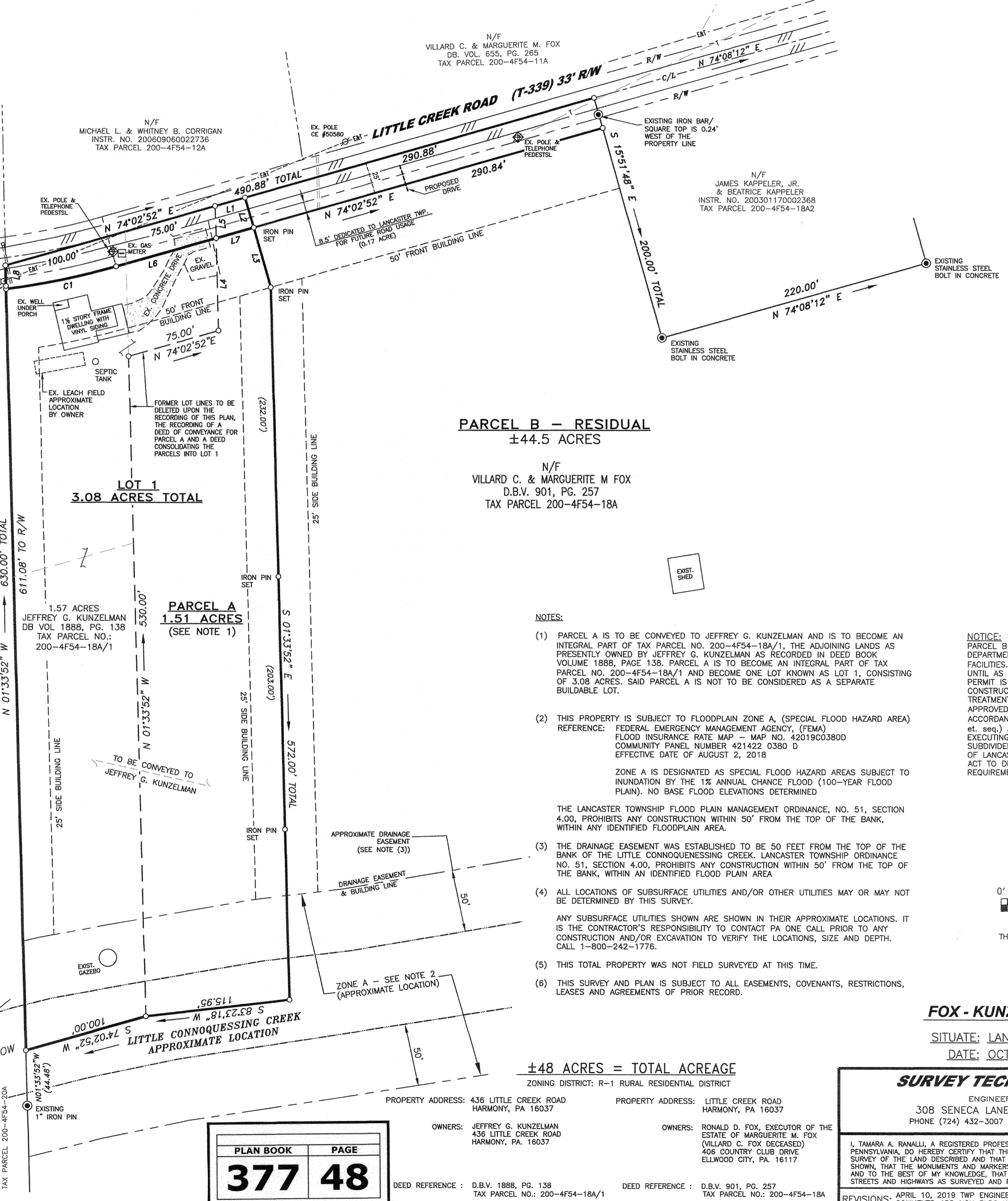
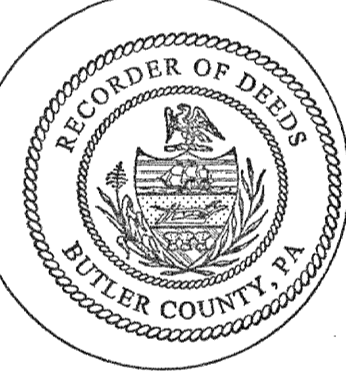
NOTARY PUBLIC

RONALD D. FOX, EXECUTOR OF THE ESTATE OF MARGUERITE M. FOX

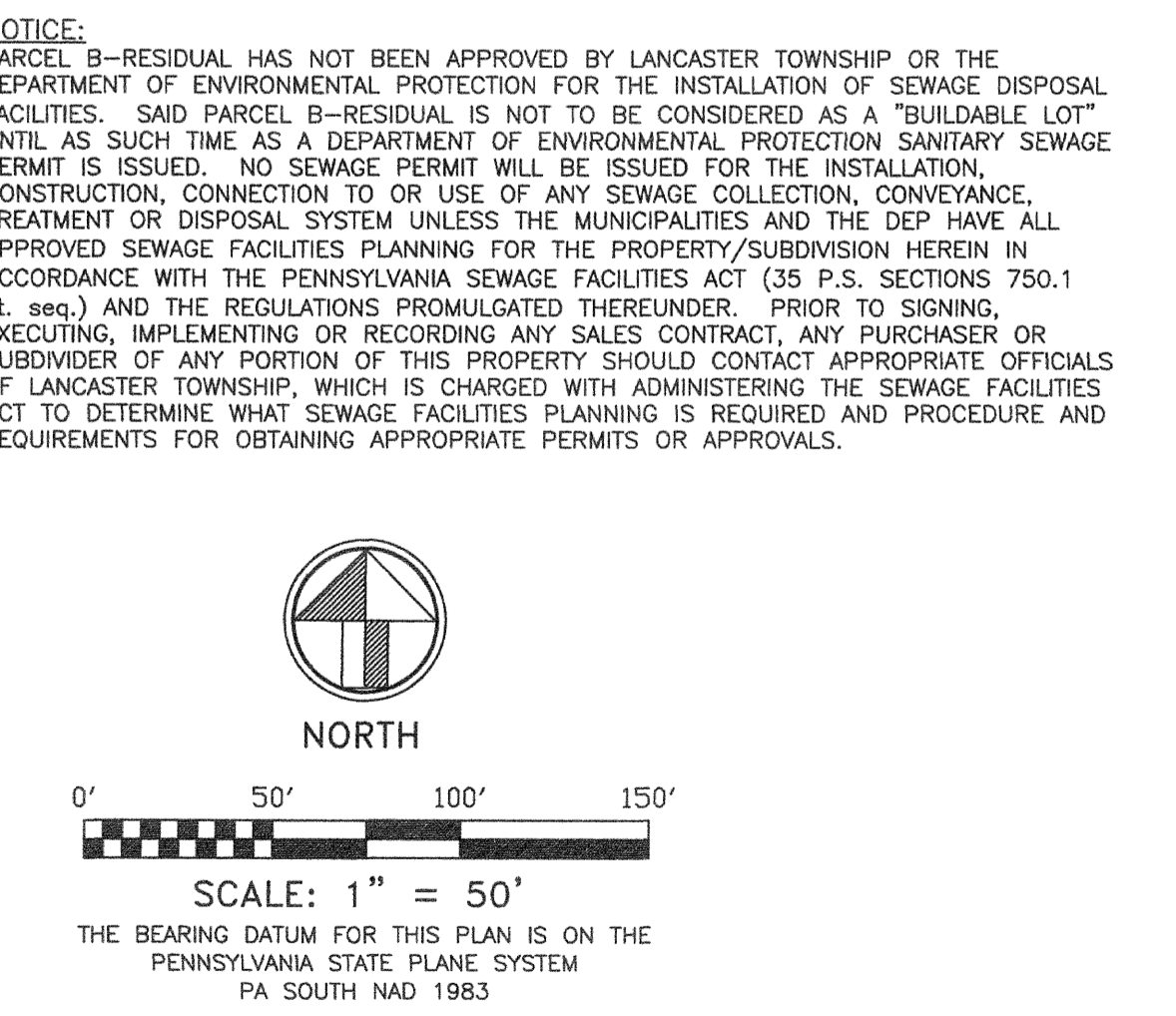
COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 377, PAGE 48

GIVEN UNDER MY HAND AND SEAL THIS 31st DAY OF May, 20 19.

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



- NOTES:**
- PARCEL A IS TO BE CONVEYED TO JEFFREY G. KUNZELMAN AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200-4F54-18A/1. THE ADJOINING LANDS AS PRESENTLY OWNED BY JEFFREY G. KUNZELMAN AS RECORDED IN DEED BOOK VOLUME 1888, PAGE 138. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200-4F54-18A/1 AND BECOME ONE LOT KNOWN AS LOT 1, CONSISTING OF 3.08 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.
 - THIS PROPERTY IS SUBJECT TO FLOODPLAIN ZONE A, (SPECIAL FLOOD HAZARD AREA) REFERENCE: FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA), FLOOD INSURANCE RATE MAP - MAP NO. 42019C03800 COMMUNITY PANEL NUMBER 421422 0380 D EFFECTIVE DATE OF AUGUST 2, 2018
 ZONE A IS DESIGNATED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAN). NO BASE FLOOD ELEVATIONS DETERMINED
 - THE LANCASTER TOWNSHIP FLOOD PLAN MANAGEMENT ORDINANCE, NO. 51, SECTION 4.00, PROHIBITS ANY CONSTRUCTION WITHIN 50' FROM THE TOP OF THE BANK, WITHIN ANY IDENTIFIED FLOODPLAIN AREA.
 - THE DRAINAGE EASEMENT WAS ESTABLISHED TO BE 50 FEET FROM THE TOP OF THE BANK OF THE LITTLE CONNOQUEWESSING CREEK. LANCASTER TOWNSHIP ORDINANCE NO. 51, SECTION 4.00, PROHIBITS ANY CONSTRUCTION WITHIN 50' FROM THE TOP OF THE BANK, WITHIN ANY IDENTIFIED FLOODPLAIN AREA.
 - 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.
 - THIS TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.
 - THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.



FOX - KUNZELMAN LOT LINE REVISION PLAN
 SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
 DATE: OCTOBER 22, 2018 SCALE: 1" = 50'

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.

REGISTRATION NO. 01-051842

REVISIONS: APRIL 10, 2019 TYP ENGINEER COMMENTS-ADD NON BLDG NOTICE

OWNED BY: D.F./T.R. CHECKED BY: T.R. DWG. NO.: 5510-2018-SUB SHEET 1 OF 1

PLAN BOOK	PAGE
377	48

DEED REFERENCE: D.B.V. 1888, PG. 138 TAX PARCEL NO.: 200-4F54-18A/1

DEED REFERENCE: D.B.V. 901, PG. 257 TAX PARCEL NO.: 200-4F54-18A

Instr: 201905230009303
 Page 1 of 1
 5:33 2019 10:04 AM
 Michele Mustello
 Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I **Travis C. McDougall** of the Township of **Mercer** of the County of **Butler**, Commonwealth of **Pennsylvania**, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in **Mercer Township, Butler County, Pennsylvania**, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) 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 **Mercer** we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of **Butler** and Township of **Mercer** or its 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 **Travis C. McDougall** my own heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we herunto set our hand (s) and seal (s) this 19th day of January 2019.

ATTEST:
 NOTARY PUBLIC [Signature] OWNER [Signature] OWNER
Commonwealth of Pennsylvania **Mercer Twp County of Butler**
 Before me, the subscriber, a Notary Public in and for said personally appeared the above named **Travis C. McDougall** and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 19th day of January, 2019.
 My Commission expires the 06th day of MARCH, 2020.

SEAL
 COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Darrin J. Nichter, Notary Public
 Center Twp., Butler County
 My Commission Expires March 6, 2020
 NOTARY PUBLIC [Signature]

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

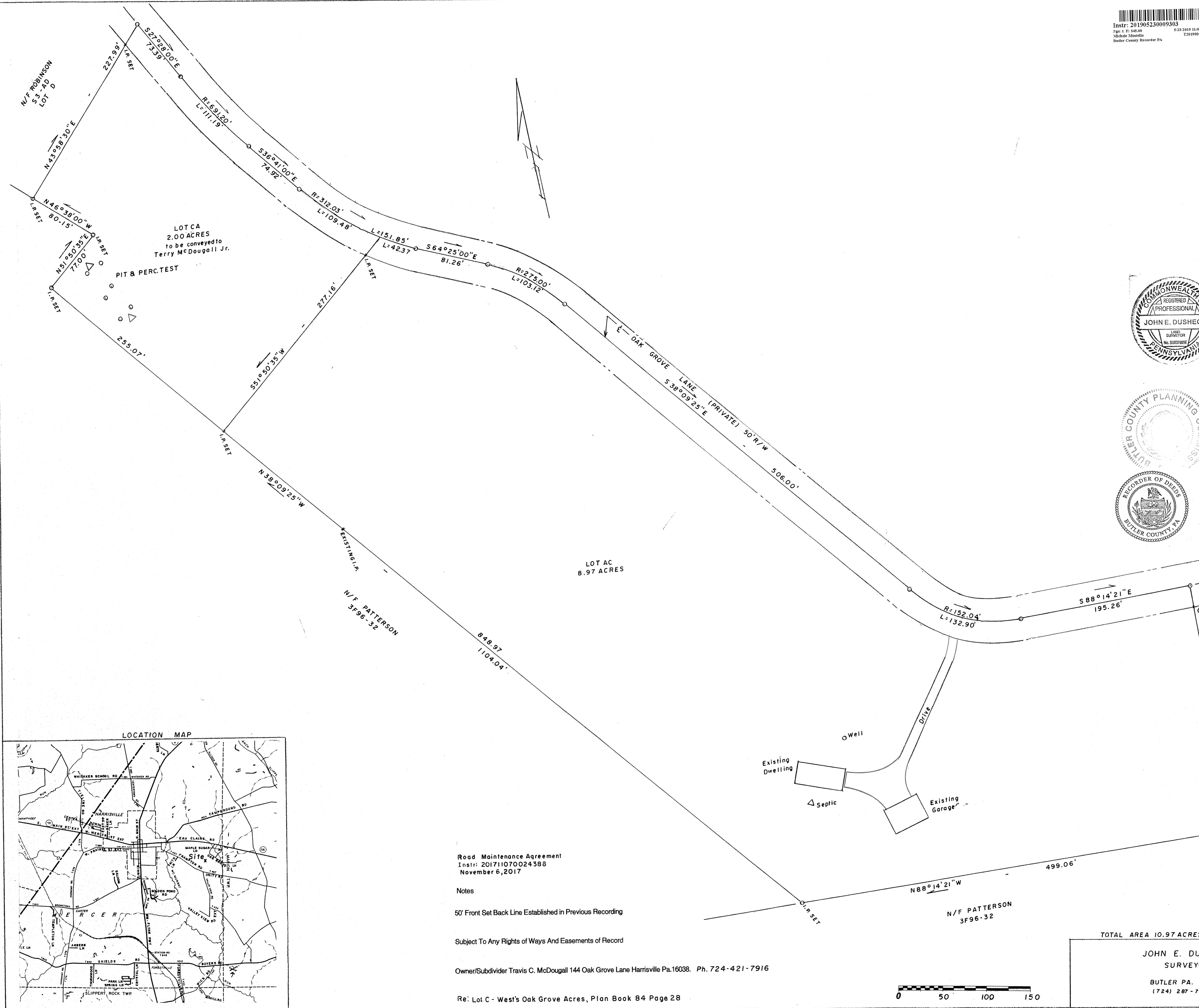
DATE 03/04/19 SEAL [Signature]

Reviewed by the **Mercer Twp.** Board of Supervisors this 30th day of May 2019.
 SECRETARY [Signature] CHAIRMAN [Signature]

Approved by the **Butler County Planning Commission** this 20th day of MARCH 2019.
 SECRETARY [Signature] CHAIRMAN [Signature]

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)
 Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 377 Page 49
 Given under my hand and seal this 20th day of May 2019.
 SEAL **MICHELE M. MUSTELLO** RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020 [Signature]

NOTICE TO SUBDIVIDERS:
 UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL, WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.



Road Maintenance Agreement
 Instr: 201711070024388
 November 6, 2017

Notes

50' Front Set Back Line Established in Previous Recording

Subject To Any Rights of Ways And Easements of Record

Owner/Subdivider Travis C. McDougall 144 Oak Grove Lane Harrisville Pa.16038. Ph. 724-421-7916

Re: Lot C - West's Oak Grove Acres, Plan Book 84 Page 28

RECORDED:		PLAN BOOK	PAGE
		377	49
TOTAL AREA 10.97 ACRES		Date: 12/28/2018	PROPERTY SUBDIVISION
JOHN E. DUSHECK SURVEYOR		SCALE: 1"= 50'	FOR: TRAVIS C. MCDUGALL
BUTLER PA. 16001 (724) 287-7825			SITUATE: MERCER TWP., BUTLER CO., PA.

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF: PROPERTY SURVEY FOR JOE NAGEL BY LAND SURVEYORS, INC., 11/07/97, #97-308
 ZONING: M-2; HEAVY INDUSTRIAL DISTRICT
 BUILDING SETBACK REQUIREMENTS:
 FRONT SETBACK: 20'
 SIDE & REAR SETBACK: 25'

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS AREA, THIS PROPERTY LIES IN ZONES AE & X:
 ZONE AE: SPECIAL FLOOD HAZARD AREA. BASE FLOOD ELEVATIONS DETERMINED.
 ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD CHANCE.

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.

KNOW ALL MEN BY THESE PRESENTS, That I, Joseph I. Nagel, of the City of Butler, 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 property, situated in City of Butler, Butler County, 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 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 City of Butler, I hereby covenant and agree to end by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, 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 Joseph I. Nagel, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 10th day of May, 2019.

ATTEST:
 Notary Public
 Joseph I. Nagel
 OWNER

COMMONWEALTH OF PENNSYLVANIA JSS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Joseph I. Nagel, and acknowledged the foregoing release and dedications 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 10th day of May, 2019.

My commission expires this 16th day of January, 2023.

SEAL
 Notary Public
 Laura H. Dallas, Notary Public
 Clarion County
 My commission expires January 16, 2023
 Commission number 1345464
 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 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 or 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 April 16, 2019
 SIGNATURE OF LAND SURVEYOR
 REGISTRATION NUMBER BU-32490-E

The City Council of the City of Butler hereby gives public notice that in approving this plan for recording purposes only, the City of Butler assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as City 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 City streets or roads.

CITY CLERK
 SEAL
 MAYOR

Approved by the City Council of the City of Butler this 30th day of May, 2019
 CITY CLERK
 SEAL
 MAYOR

Butler County
 Approved by the Butler County Planning Commission this 15th day of May, 2019
 SECRETARY
 SEAL
 CHAIRMAN

Approved by the Butler City Planning Commission this 29th day of May, 2019
 SECRETARY
 SEAL
 CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA JSS:
 COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 377 page 50.

Given under my hand and seal this 31ST day of MAY, 2019.

SEAL
 Recorder
 Michele M. Mustello
 RECORDER

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

REVISED 04/16/19; BUTLER CITY REVIEW COMMENTS

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: JOSEPH I. NAGEL

SITUATE: CITY OF BUTLER, BUTLER COUNTY, PA

Date	04/02/19	Scale	1" = 20'	Dwn By	BEC	Ckd By	CAH
Parcel No.	561-25-54	Db-Pg	1348-504	Service No.	16-013		
Address	201 SOUTH MONROE ST.						

PLAN BOOK	PAGE
377	50

