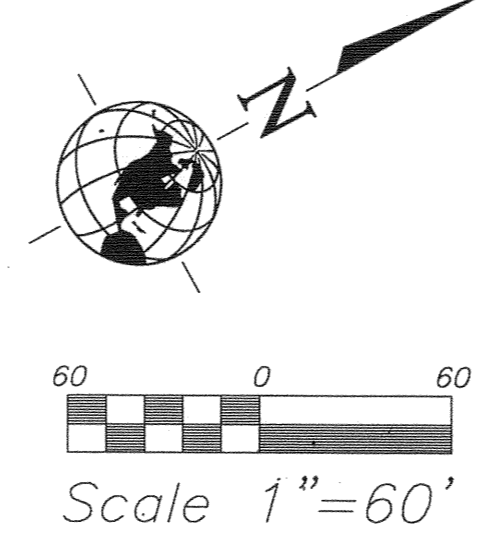


Radius= 2817.00'
Arc= 172.05'
Ch Brg= S59°50'26\"/>

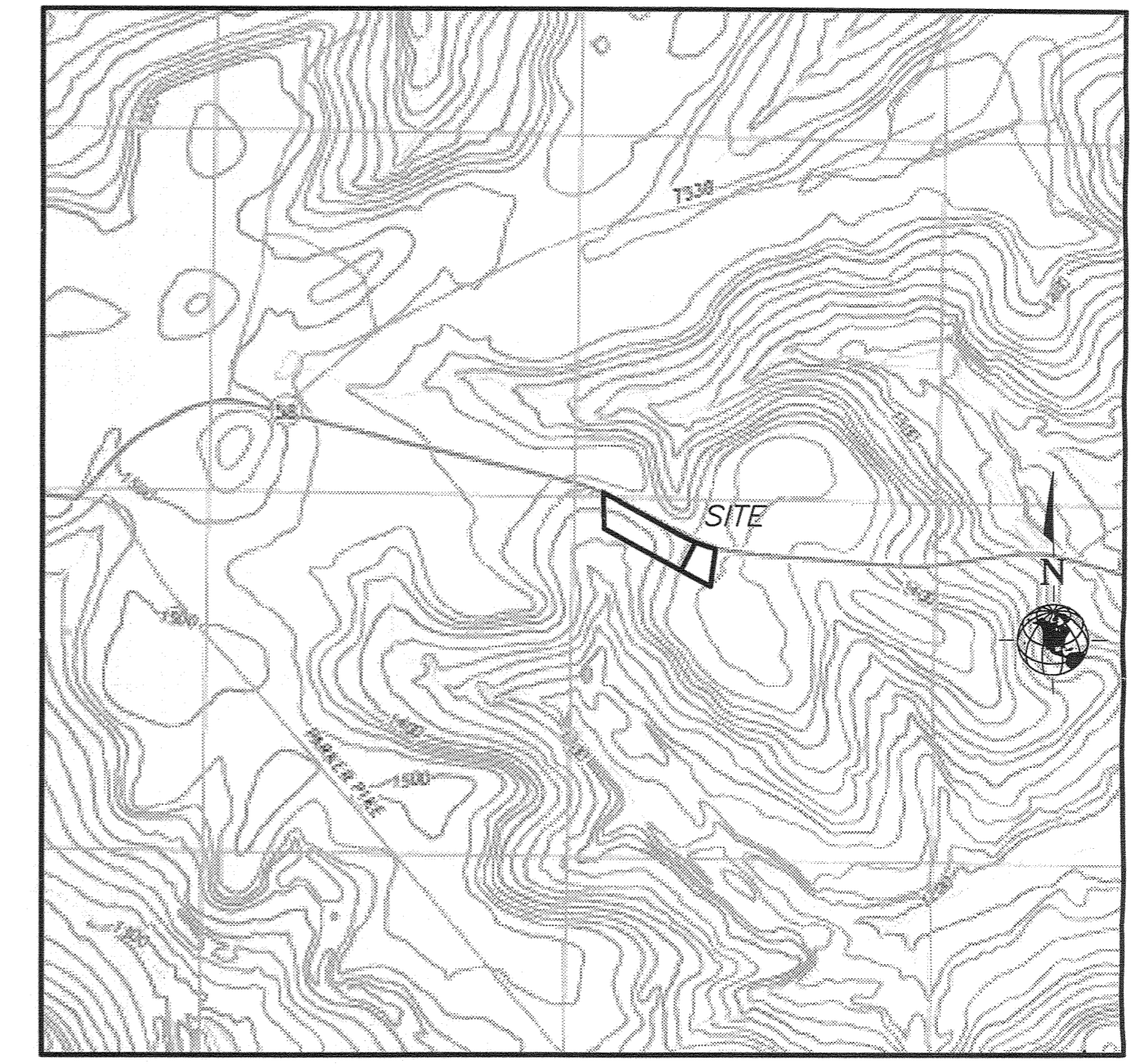
Foxburg Road SR 0058
24' Right-of-Way - 33' R/W

Radius= 1345.50'
Arc= 149.94'
Ch Brg= S61°38'33\"/>

Radius= 1345.50'
Arc= 191.88'
Ch Brg= S68°55'13\"/>



Instr: 201907290014342
Page 1 of 545.00
Michele Mustello
Butler County Recorder PA



VICINITY MAP
1"=2000
(ref: USGS Emlenton 2016)

KNOW ALL MEN BY THESE PRESENTS, THAT STEVE BLAUSER OF THE TOWNSHIP OF ALLEGHENY, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE TOWNSHIP OF ALLEGHENY, 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 DROVES, 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 ALLEGHENY.

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

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 23 DAY OF APRIL, 2019.

ATTEST:
Steve Blauser
NOTARY PUBLIC (SEAL)
STEVE BLAUSER
My Commission Expires February 24, 2022
Commission Number 1281872

MY COMMISSION EXPIRES THE 24 DAY OF Feb, 2022

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED STEVE BLAUSER 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 23 DAY OF April, 2019.

MY COMMISSION EXPIRES: 24 DAY OF Feb, 2022

Jarah Roxberry
NOTARY PUBLIC (SIGNATURE) (SEAL)
Jarah Roxberry
PRINTED NAME OF NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2022
Commission Number 1281872

I, STEVE BLAUSER - OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF STEVE BLAUSER, AS RECORDED AS INSTRUMENT 200404290013479 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS
Steve Blauser
STEVE BLAUSER

- NOTES:
1. THIS PLAN PROPOSES SUBDIVISION OF AN EXISTING RESIDENTIAL HOUSE FROM THE REMAINDER LANDS, FOR PURPOSE OF SELLING THE HOUSE TRACT. NO NEW SEWAGE IS GENERATED.
 2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & COVENANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OF WHICH ARE VISIBLE ON THE PREMISES.
 3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE A NEW DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

SUBDIVISION OWNER:
Tax I.D. 20-1F35-15A
STEVE BLAUSER
3824 KIM LANE
GIBSONIA, PA 15044

THE TOWNSHIP OF ALLEGHENY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF ALLEGHENY BOARD OF SUPERVISORS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OF 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 ALLEGHENY BOARD OF SUPERVISORS BUTLER COUNTY, PENNSYLVANIA, ON THIS 12 DAY OF June, 2019.

ATTEST:
John Fawcett SECRETARY
Carolanne CHAIRMAN (SEAL)

REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 14 DAY OF JUNE, 2019.

Carolanne CHAIRMAN
John Fawcett SECRETARY

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 19012

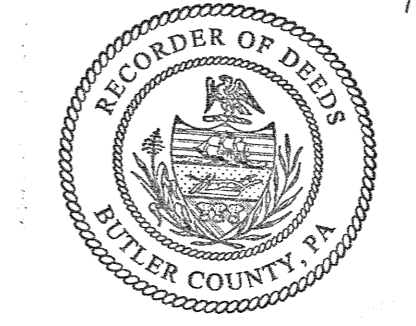
I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

06-05-19 DATE
James A. Day REGISTRATION NO. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

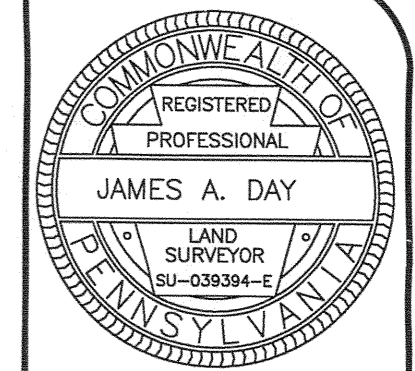
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 380, PAGE 1, GIVEN UNDER OUR HAND AND SEAL THIS 29 DAY OF JULY, 2019.

(SEAL) RECORDER
Michele M. Mustello



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

| | |
|------------|----------|
| RECORDED | PAGE |
| PLAN BOOK | |
| 380 | 1 |



Situated at:
622 FOXBURG ROAD
TOWNSHIP OF ALLEGHENY
BUTLER COUNTY, PA

PROPERTY SUBDIVISION
LANDS OF
STEVE BLAUSER

JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEER
AND SURVEYOR - SERVICE
304 Beech Road
Butler, PA 16001
Phone: 724-838-3534
Email: jday@jdayinc.com

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

GRICE CHIROPRACTIC PLAN

Being a site plan at 515 Myoma Road, Mars, PA being Butler
 County Tax Parcel 010-S5-B23

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT GRICE CHIROPRACTIC, LLC BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS SITE DEVELOPMENT PLAN OF ITS PROPERTY, SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE 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, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA.
 GRICE CHIROPRACTIC, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, 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 GRICE CHIROPRACTIC, LLC ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED BY ITS SECRETARY
 THIS 26 DAY OF JUNE, 2019.

GRICE CHIROPRACTIC LLC
 NAME OF CORPORATION
 DATE 6-26-2019
 x [Signature] SECRETARY
 x [Signature] PRESIDENT
 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

ACKNOWLEDGMENT OF NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER) SS:
 ON THIS 26 DAY OF JUNE, 2019, BEFORE ME, NOTARY PUBLIC AND FOR SAID COUNTY OF COMMONWEALTH, PERSONALLY APPEARED

Joseph Grice PRESIDENT OF GRICE CHIROPRACTIC, 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 SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID GRICE CHIROPRACTIC, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

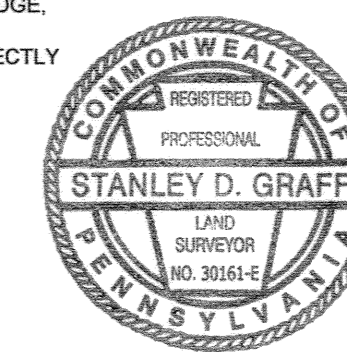
x [Signature] PRESIDENT
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF JUNE, 2019

MY COMMISSION EXPIRES THE 17 DAY OF FEB, 2023

Debra L. Jeffcoat
 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.

DATE 23 MAY '19
 x [Signature]
 STANLEY D. GRAFF
 REG. NO. SU-03814 E



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ADAMS 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 ADAMS THIS 13 DAY OF May, 2019.

x [Signature] SECRETARY
 x [Signature] CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 3rd DAY OF April, 2019.

x [Signature] SECRETARY
 x [Signature] CHAIRPERSON
 PLANNING COMMISSION

TOWNSHIP ENGINEER'S CERTIFICATION

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.

DATE 7/10/19 REG. NO. PE-26400 E
 x [Signature] TOWNSHIP ENGINEER

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

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

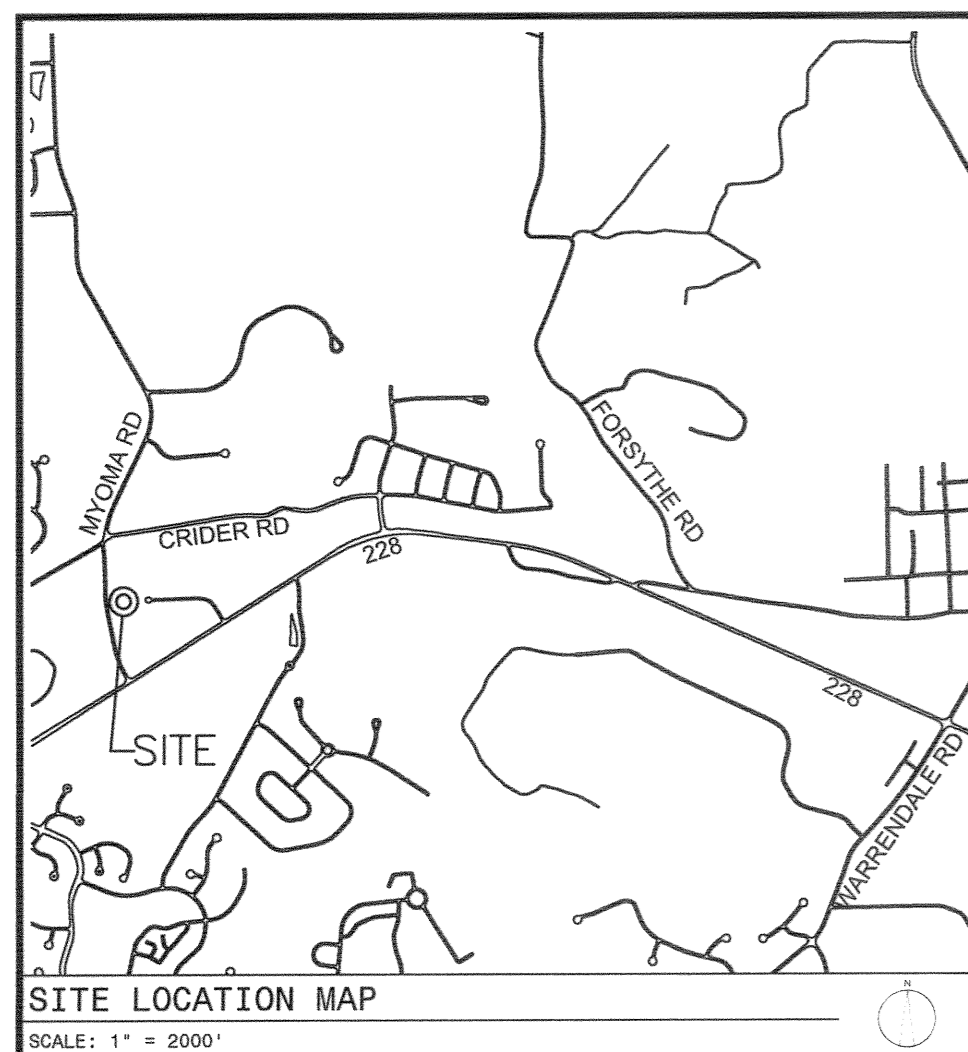
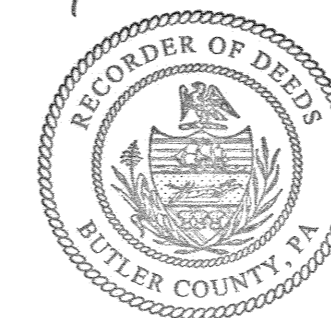
PROOF OF RECORDING

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

PLAN BOOK VOLUME 380 PAGES 2-3
 GIVEN UNDER MY HAND AND SEAL THIS 31 DAY OF JULY, 2019.

x [Signature] RECORDER OF DEEDS

MICHELE W. 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.

| | |
|----------------------------|----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 380 | 2 |
| SHEET <u>1</u> of <u>2</u> | |

| | | | |
|-----|---|-----|---------|
| D | ADDED TOWNSHIP ENGINEER CERTIFICATION | SDG | 5/1/19 |
| C | REVISIONS FOLLOWING TOWNSHIP PLANNING COMMISSION MEETING | SDG | 4/15/19 |
| B | REVISIONS FOLLOWING TOWNSHIP ENGINEER REVIEW LETTER DATED 3/28/19 | SDG | 3/28/19 |
| A | REVISIONS FOLLOWING PRE-APPLICATION MEETINGS WITH TOWNSHIP | SDG | 3/11/19 |
| REV | DESCRIPTION | BY | DATE |



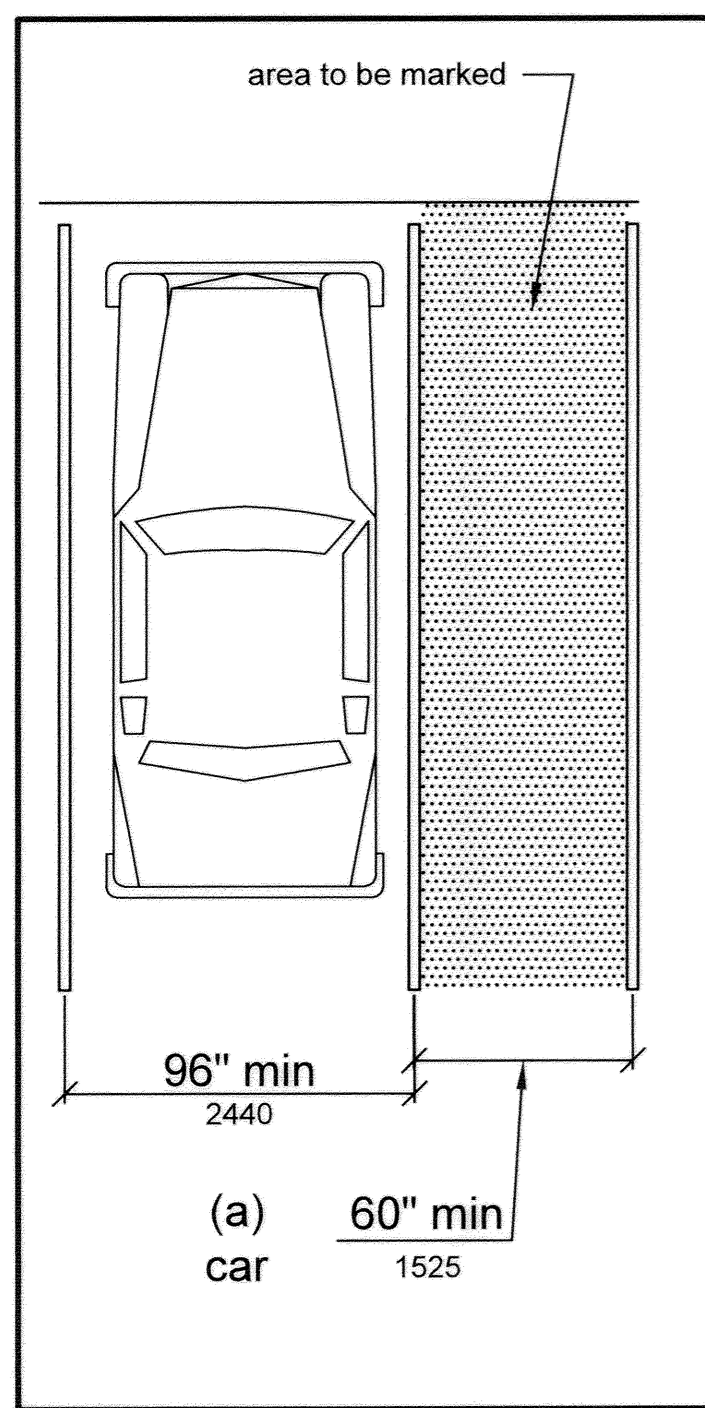
GRAFF SURVEYING LLC
 PO BOX 521 | SAXONBURG, PA 16056
 P: 724-352-3811 | F: 724-352-1059
 INFO@GRAFFSURVEYING.COM
 WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
GRICE CHIROPRACTIC PLAN
 BEING A
 SITE PLAN
 FOR
 GRICE CHIROPRACTIC LLC

SITUATE
 ADAMS TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| | | | |
|-------------|----------------|----------|----------|
| DATE | DRAWN | CHECKED | SCALE |
| 01/28/19 | SDG | Sdg | 1" = 20' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 19-002 | 010-S5-B23 | D | |

ADA Standards



PROPOSED IMPERVIOUS:

| | |
|-----------------------|-----------------------------|
| AREA 1 | 2825 FT ² |
| AREA 2 | 270 FT ² |
| AREA 3 | 459 FT ² |
| AREA 4 | 484 FT ² |
| TOTAL PROPOSED | 4,038 FT² |

SUMP PIT VOLUMES:

| | |
|-----------------------------|------------|
| NET TOTAL VOLUME OF VOIDS | 673 CU FT |
| GROSS VOLUME WITH 40% VOIDS | 1682 CU FT |

SUMP CALCULATIONS:

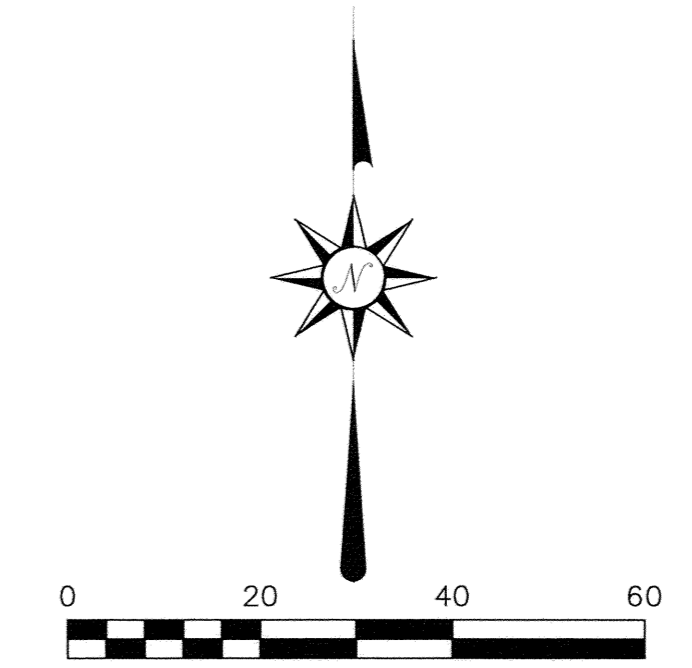
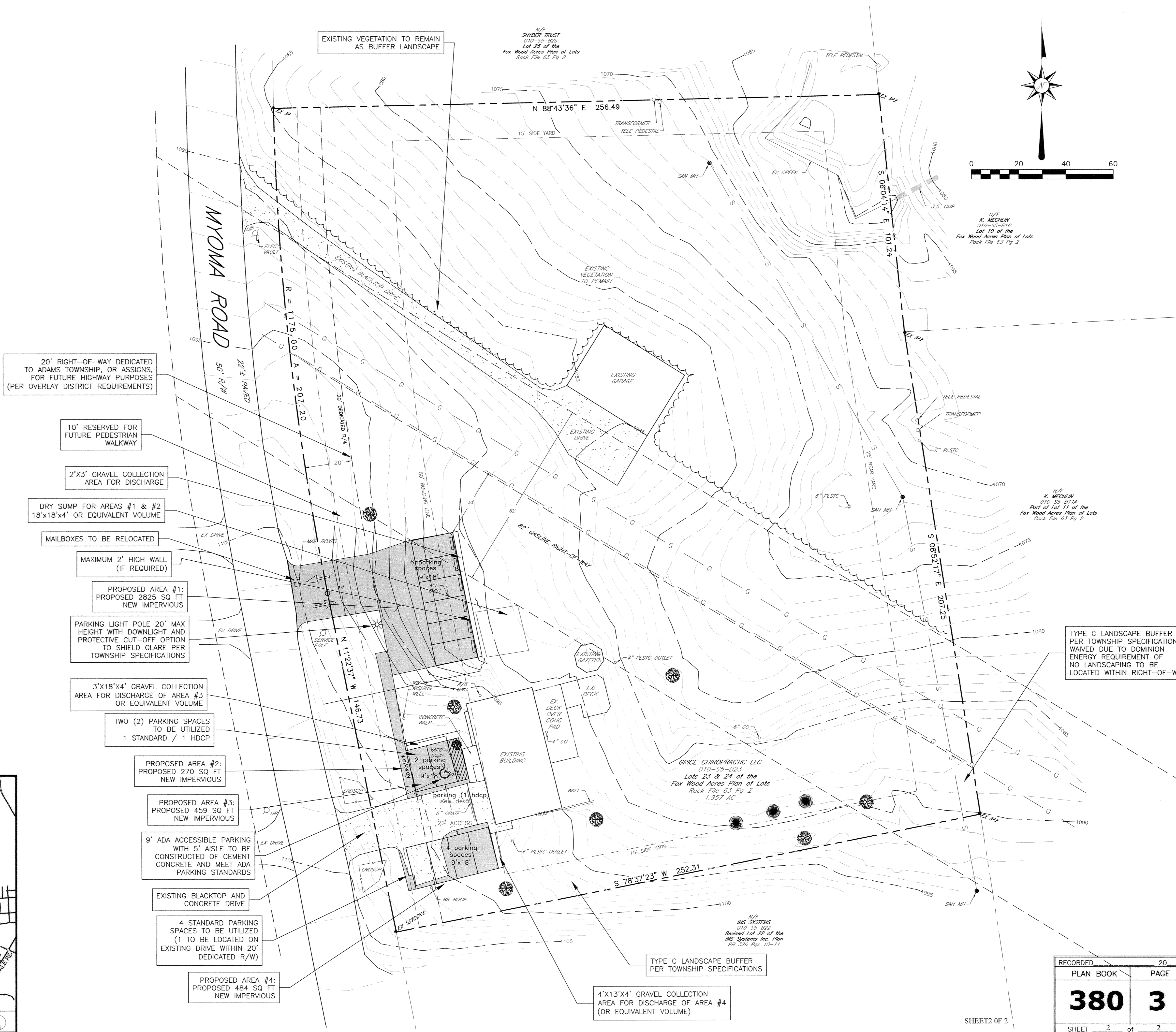
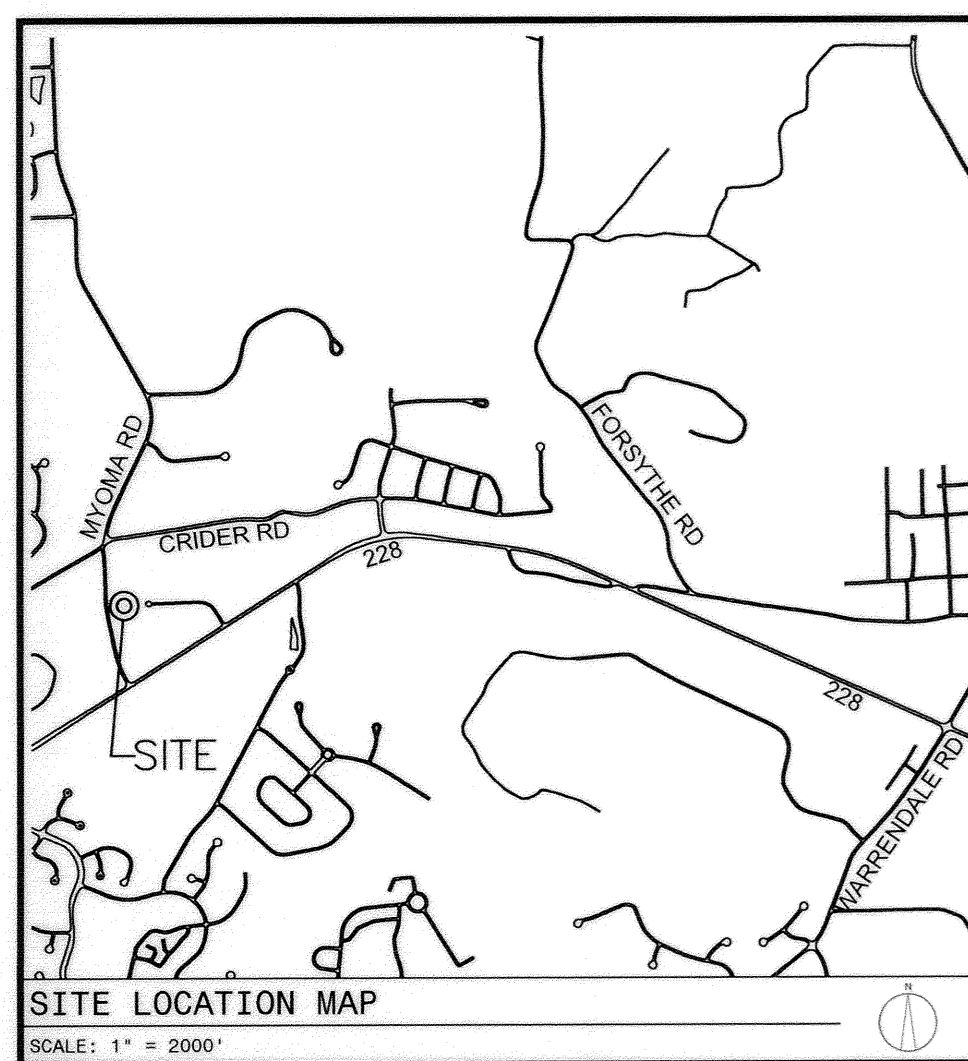
2.0" EVENT
40% VOID RATIO

AREAS 1 & 2
1,290 CU FT REQUIRED WITH 40% VOIDS
18x18x4' SUMP WITH 40% VOIDS
OR EQUIVALENT OF 516 CU FT NET VOIDS

AREA 3
192 CU FT REQUIRED WITH 40% VOIDS
3x18x4' SUMP WITH 40% VOIDS
OR EQUIVALENT OF 77 CU FT NET VOIDS

AREA 4
202 CU FT REQUIRED WITH 40% VOIDS
4x13x4' SUMP WITH 40% VOIDS
OR EQUIVALENT OF 85 CU FT NET VOIDS

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: GRICE CHIROPRACTIC, LLC
 - TAX ID: 010-55-823
 - ADDRESS: 515 MYOMA RD MARS, PA 16046
 - ZONING: R-1 RESIDENTIAL PERSONAL SERVICE OVERLAY DISTRICT
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - FOX WOOD ACRES PLAN OF LOTS RACK FILE 63 PG 2
 - IMS OFFICE BUILDING PLAN BOOK 305 PG 23
 - IMS SYSTEMS INC PLAN PLAN BOOK 326 PGS 10-11

| REV | DESCRIPTION | BY | DATE |
|-----|---|-----|---------|
| D | ADDED TOWNSHIP ENGINEER CERTIFICATION | SDG | 5/1/19 |
| C | REVISIONS FOLLOWING TOWNSHIP PLANNING COMMISSION MEETING | SDG | 4/15/19 |
| B | REVISIONS FOLLOWING TOWNSHIP ENGINEER REVIEW LETTER DATED 3/28/19 | SDG | 3/28/19 |
| A | REVISIONS FOLLOWING PRE-APPLICATION MEETING WITH TOWNSHIP | SDG | 3/11/19 |

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
GRICE CHIROPRACTIC PLAN
BEING A
SITE PLAN
FOR
GRICE CHIROPRACTIC LLC

SITUATE
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

| | | | |
|-------------|----------------|----------|----------|
| DATE | DRAWN | CHECKED | SCALE |
| 01/28/19 | SDG | Sdg | 1" = 20' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 19-002 | 010-55-B23 | D | |

| | |
|--------------|----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 380 | 3 |
| SHEET 2 of 2 | |

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, LINDA SLICK, OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF SUMMIT, 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 SUMMIT, 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 SUMMIT, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 26 DAY OF JUNE, 2019.

Linda Slick
 LINDA SLICK

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 SLICK, 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 26 DAY OF JUNE, 2019.

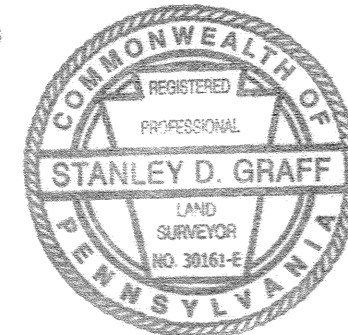
MY COMMISSION EXPIRES THE 17 DAY OF FEB, 2023

Debra L. Jeffcoat
 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.

26 JUNE '19
 DATE
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SJ000016



MUNICIPAL DECLARATIONS
 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 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 THEREON 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 SUMMIT THIS 19th DAY OF June, 2019.

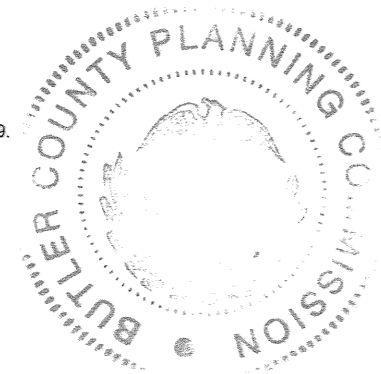
Richard S. Green
 RICHARD S. GREEN
 VICE-CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 18th DAY OF June, 2019.

Walter H. Brown
 WALTER H. BROWN
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF JUNE, 2019.

F. A. L. JEM
 F. A. L. JEM
 SECRETARY
 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 380, PAGE(S) 4.

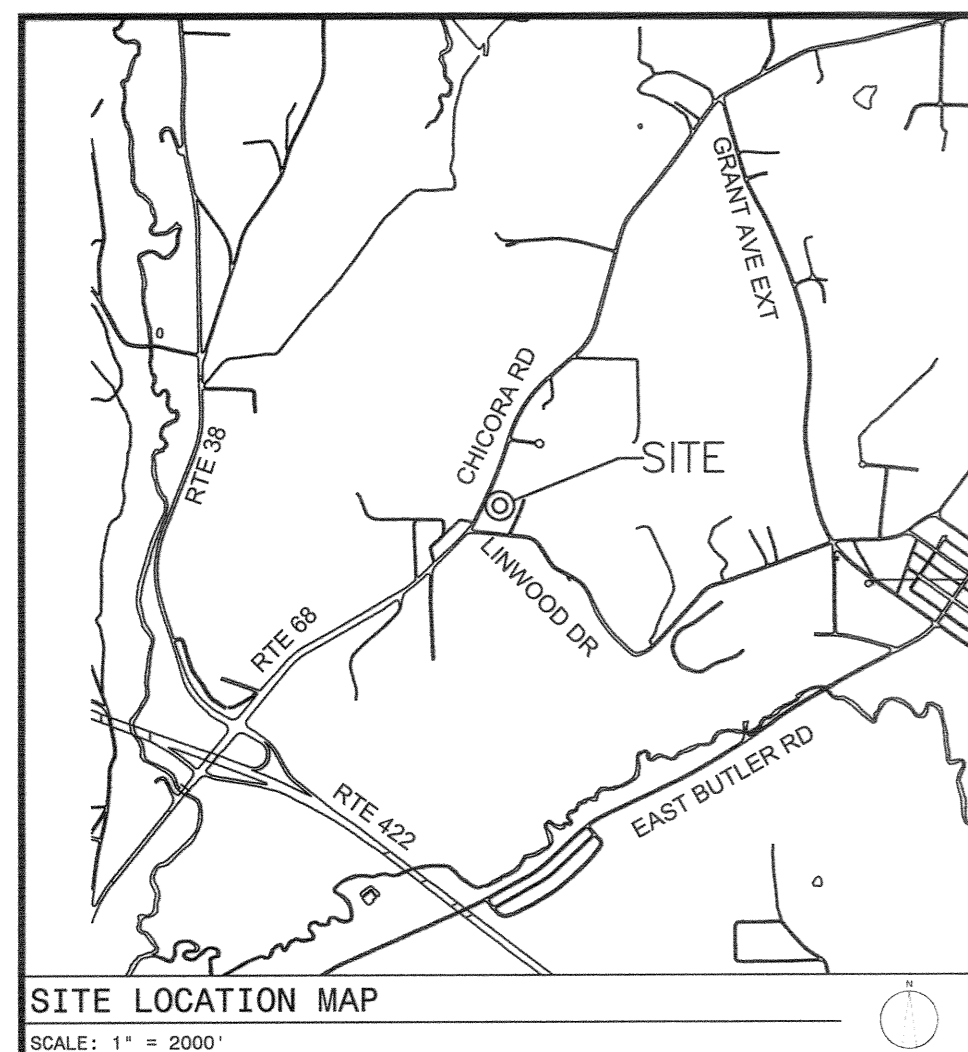
GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF August, 2019.

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.



MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE
 PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS:
 WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREAFTER 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 PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON 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 REVISED LOT 9, LOT 10 & OTHER LOTS AS APPLICABLE.
 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 EQUAL OR AGREED TO PREVIOUSLY, BY 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 REVISED LOT 9, LOT 10 & OTHER LOTS AS APPLICABLE & 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 REVISED LOT 9, LOT 10 & OTHER LOTS AS APPLICABLE 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.

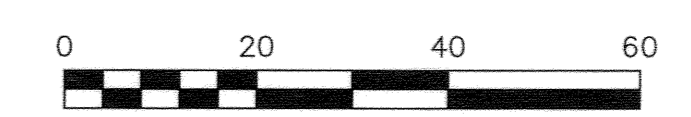
PROPERTY AREAS:

| | | | |
|-----------------|---------------|----------|--------------|
| EXISTING TOTALS | LOT 9 | 0.310 AC | 13,542 SQ FT |
| REVISED TOTALS | REV LOT 9 | 0.155 AC | 6,771 SQ FT |
| | +LOT 10 | 0.155 AC | 6,771 SQ FT |
| | REVISED TOTAL | 0.310 AC | 13,542 SQ FT |

UTILITY COMPANIES:
 ELECTRIC: WEST PENN POWER
 GAS: T.W. PEOPLES
 SEWER: BUTLER AREA SEWER ASSOCIATION
 WATER: PAWC

L. SLICK PLAN

Being a subdivision of Lot 9 of the Hill Crest Plan,
 Plan Book Volume 152 Pg 42, and being Butler
 County Tax Parcel 290-S1-B6



- GENERAL NOTES:**
- OWNER: LINDA SLICK
 - TAX ID: 290-S1-B6
 - ZONING DISTRICT C-1: NEIGHBORHOOD COMMERCIAL EXISTING NON-CONFORMING STRUCTURES
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - HILL CREST PLAN OF SUBDIVISION PLAN BOOK 152 PG 14

| | | | |
|-----|---|-----|---------|
| B | REVISED SETBACKS | SDG | 6/12/19 |
| A | REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 6/21/19 | SDG | 5/30/19 |
| REV | DESCRIPTION | BY | DATE |



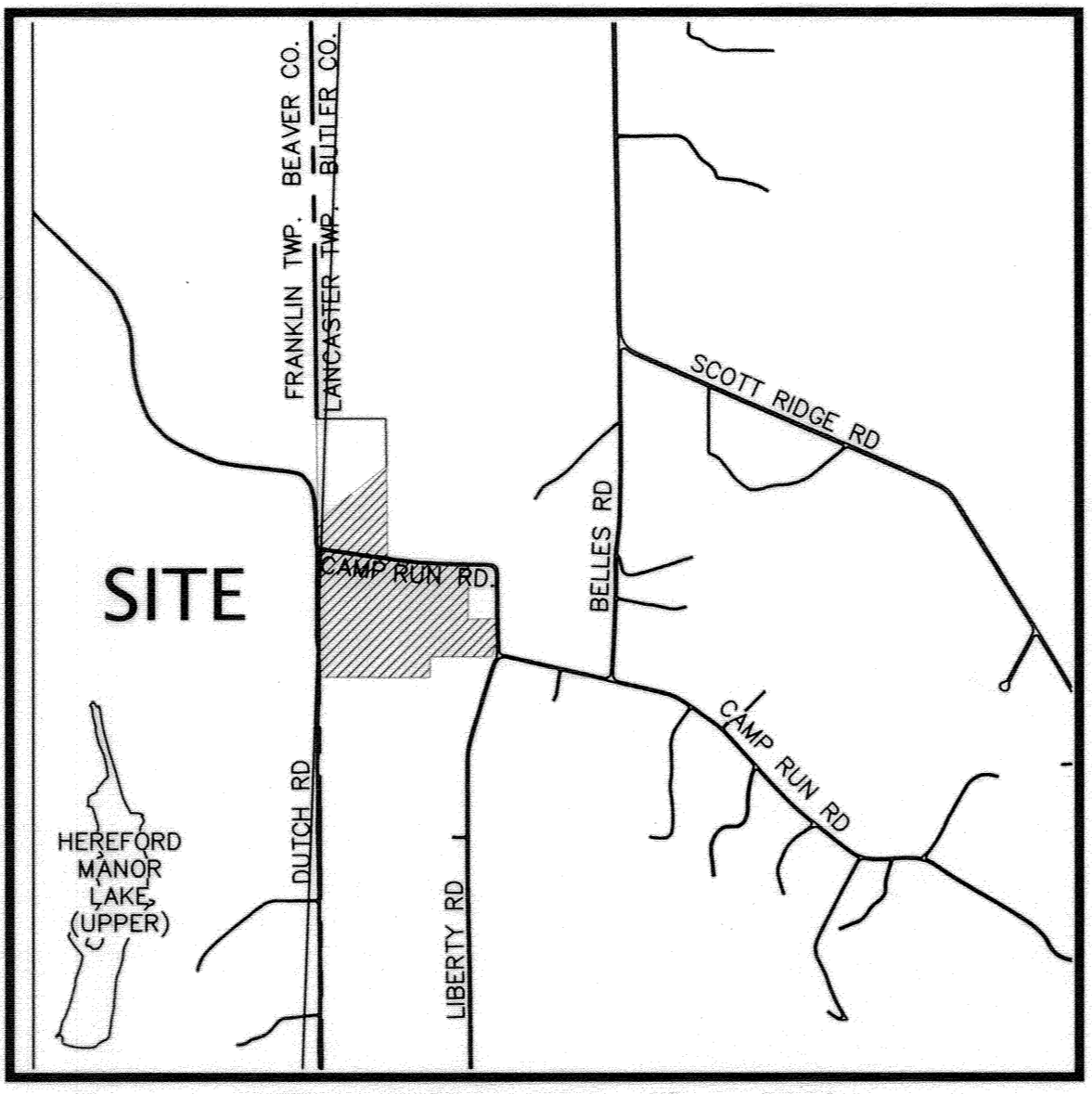
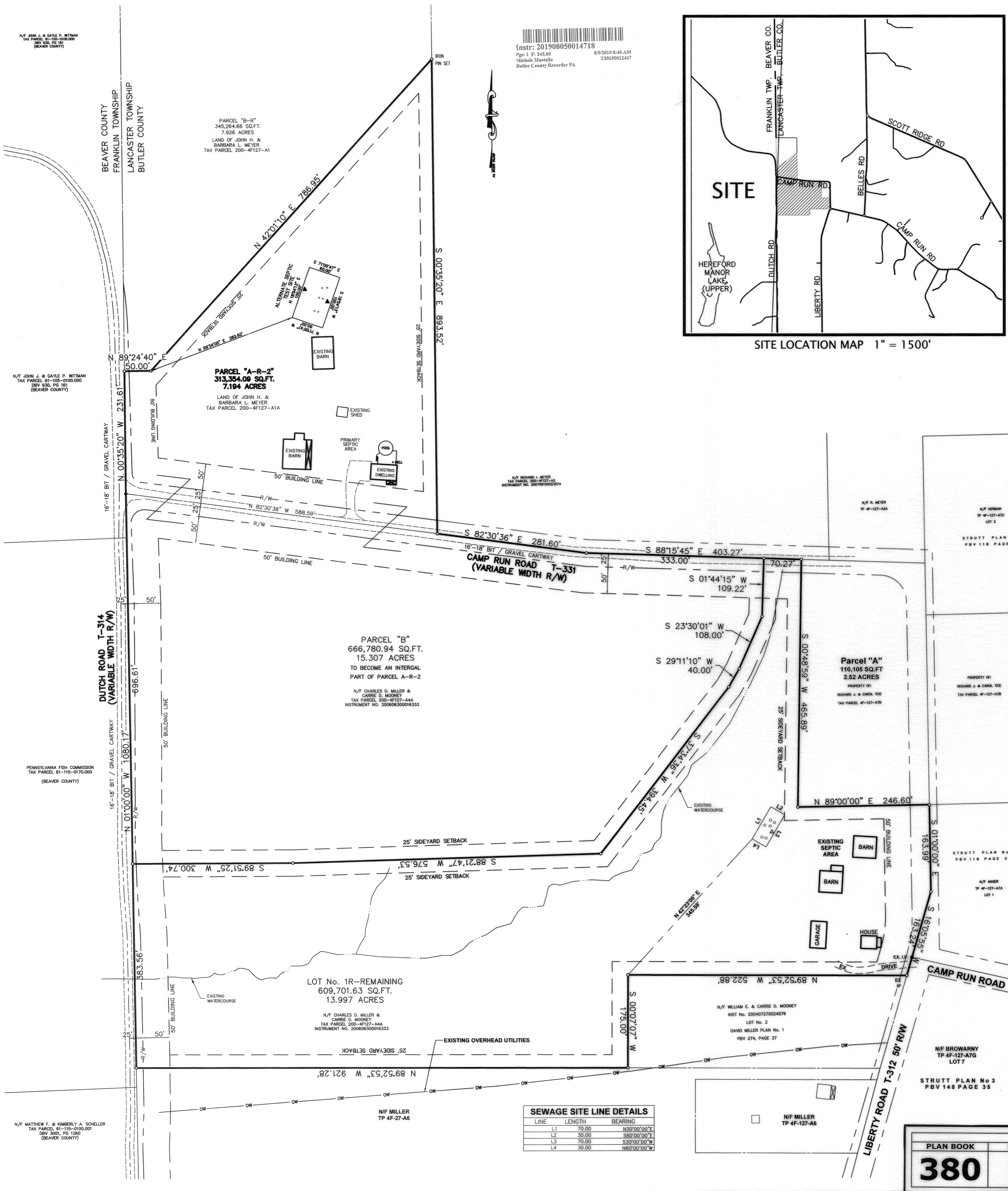
GRAFF SURVEYING LLC
 PO BOX 521 | SAXONBURG, PA 16056
 P: 724-352-3811 | F: 724-352-1059
 INFO@GRAFFSURVEYING.COM
 WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
L. SLICK PLAN
 BEING A
 SUBDIVISION
 FOR
 LINDA SLICK

SITUATE
 SUMMIT TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| | | | |
|-------------|----------------|----------|----------|
| DATE | DRAWN | CHECKED | SCALE |
| 05/03/19 | BAG | Sdg | 1" = 20' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 19-071 | 290-S1-B6 | B | |

| | |
|------------|----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 380 | 4 |
| SHEET | of |



201908050014718
 Page 1 of 54549
 8/6/2019 8:46 AM
 Michele Mastello
 Butler County Recorder PA
 1201901247

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 70.00 | N82°00'00\" |
| L2 | 30.00 | S82°00'00\" |
| L3 | 70.00 | S82°00'00\" |
| L4 | 30.00 | N82°00'00\" |

| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 5 |

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHARLES D. MILLER & CARRIE D. MOONEY, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND 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 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCORDING TO U.S. 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, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER 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 ANYTIME. THIS DEDICATION SHALL BE BINDING UPON CHARLES D. MILLER & CARRIE D. MOONEY, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT OUR HAND AND SEAL THIS 17 DAY OF April, 2018
 ATTEST: *Charles D. Miller* CHARLES D. MILLER
Carrie D. Mooney CARRIE D. MOONEY

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES D. MILLER & CARRIE D. MOONEY 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, 2018
 MY COMMISSION EXPIRES THE 6 DAY OF Nov, 2019
 (SEAL) *Charles D. Miller* NOTARY PUBLIC

WE, CHARLES D. MILLER & CARRIE D. MOONEY, THE OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN IN SO FAR AS IT AFFECTS OUR PROPERTY. WE FURTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

WITNESS *John H. Meyer* JOHN H. MEYER
Barbara L. Meyer BARBARA L. MEYER

Commonwealth of Pennsylvania - Notary Seal
 Trudy L. Frickhorn, Notary Public
 Butler County
 My commission expires August 16, 2022
 Commission Number 1257337
 Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Philip P. Lope, Notary Public
 Zelienople Boro, Butler County
 My Commission Expires Nov. 6, 2019
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN H. & BARBARA L. MEYER, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND 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 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCORDING TO U.S. 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, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER 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 ANYTIME. THIS DEDICATION SHALL BE BINDING UPON JOHN H. & BARBARA L. MEYER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT OUR HAND AND SEAL THIS 26 DAY OF June, 2019
 ATTEST: *Judy A. Frickhorn* NOTARY PUBLIC
John H. Meyer JOHN H. MEYER
Barbara L. Meyer BARBARA L. MEYER

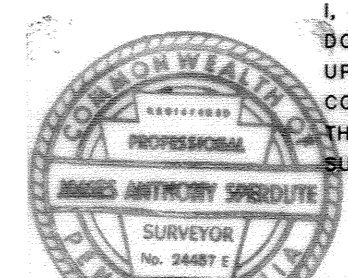
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN H. & BARBARA L. MEYER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF June, 2019
 MY COMMISSION EXPIRES THE 16 DAY OF August, 2019
 (SEAL) *Judy A. Frickhorn* NOTARY PUBLIC

WE, JOHN H. & BARBARA L. MEYER, THE OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN IN SO FAR AS IT AFFECTS OUR PROPERTY. WE FURTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

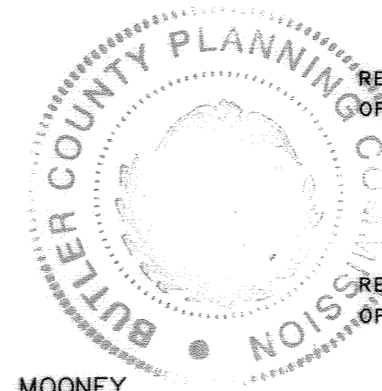
WITNESS *John H. Meyer* JOHN H. MEYER
Barbara L. Meyer BARBARA L. MEYER

I, JAMES A. SPERDUTE, 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 AN 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 BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.



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 GRADES, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR INSTALL ANY OTHER SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 15 DAY OF July, 2018
 SECRETARY *[Signature]* CHAIRPERSON *[Signature]*
 APPROVED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 12 DAY OF April, 2018
 SECRETARY *[Signature]* CHAIRPERSON *[Signature]*
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 26 DAY OF April, 2018
 SECRETARY *[Signature]* CHAIRPERSON *[Signature]*

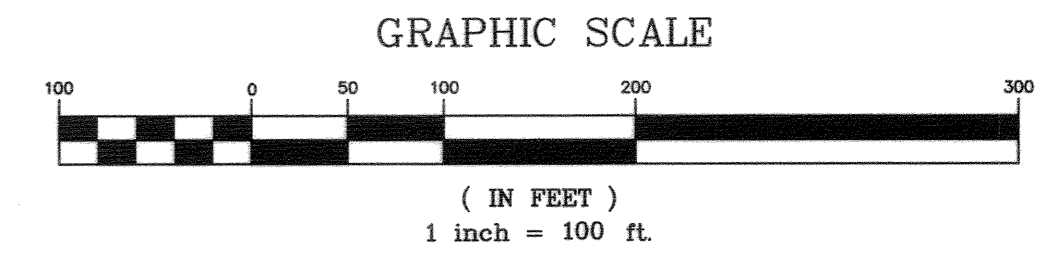


RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 380 PAGE 5
 GIVEN UNDER MY HAND AND SEAL THIS 5 DAY OF August, 2019



[Signature]
 RECORDER OF DEEDS

RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



MEYER & MILLER

LOT LINE REVISION

LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

| | | |
|---|-------------------------|---------------------------|
| PREPARED FOR: JOHN H. & BARBARA L. MEYER 335 CAMP RUN ROAD HARMONY, PA 16037 | REVISIONS: 4-16-2018 | SHEET No. <h1>RC1</h1> |
| | | |
| SCALE: 1" = 100' FEBRUARY 22, 2018 DWG # 1010-10905 | | |

PROPERTY OWNERS:
 JOHN H. & BARBARA L. MEYER
 335 CAMP RUN ROAD
 HARMONY, PA 16037
 TAX PARCEL 200-4F127-A1A
 INST. No. 201507130015177
 CHARLES D. MILLER & CARRIE D. MOONEY
 178 LIBERTY ROAD
 HARMONY, PA 16037
 TAX PARCEL 200-4F127-A4A-0000
 INST. No. 200606300016333

ORIGINAL PROPERTY:
 JOHN H. & BARBARA L. MEYER
 LOT LINE REVISION No. 2
 PBV. _____ PAGE _____
 DAVID W. MILLER PLAN No. 2
 PBV. 290, PAGE 27

PARCEL "B" IS TO BECOME AN INTEGRAL PART OF THE ADJOINING LANDS OF JOHN H. & BARBARA L. MEYER AND IS NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.

TOTAL PROPERTY: 36.498 ACRES
 CURRENT ZONING : R-1 RURAL RESIDENTIAL

THE EXISTING DWELLING LOT LOT 1R HAS AN EXISTING WELL, SEPTIC AND ALTERNATE SEPTIC SITE

ALTERNATE SEWAGE EASEMENT AREAS ARE TO REMAIN FREE FROM ANY IMPROVEMENTS OR DISTURBANCE. THESE AREAS SHALL BE RETAINED FOR THE POSSIBLE FUTURE SITE OF SEWAGE FACILITIES SHOULD THE EXISTING SYSTEMS FAIL.

CONTOURS HAVE INTERPOLATED FROM USGS MAPPING. CONTOUR INTERVAL 20'

NOTE "A" ALL AREAS SHOWN ON THIS PLAN INCLUDE THE AREA WITHIN THE TOWNSHIP ROAD RIGHT OF WAY UNLESS NOTED OTHERWISE.
 NOTE "B" THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH (3702)

KNOW ALL MEN BY THESE PRESENTS That We, Linda Leigh and Gregory Alan Foster of the Township of Buffalo, 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 Buffalo, 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 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.

IN WITNESS WHEREOF, We hereunto set our hand and seal this 2 day of August 2019.

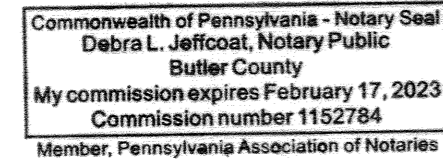
Linda Leigh Foster
Linda Leigh Foster
Gregory Alan Foster
Gregory Alan Foster

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Linda Leigh and Gregory Alan Foster and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

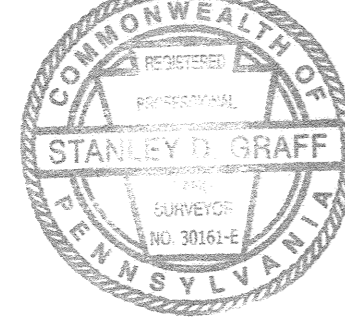
WITNESS MY HAND AND NOTARIAL SEAL this 2 day of August 2019.

Debra L. Jeffcoat
Notary Public Seal & Stamp



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

3 July '19
Date
P. L. S. # 30181-E



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 July 2019.

Janice J. Zimring Secretary
Donald J. Zimring Chairman

Approved by the Buffalo Township Planning Commission this 3rd day of July 2019.

Janice J. Zimring Secretary
Donald J. Zimring Chairman

Reviewed by the Butler County Planning Commission this 29th day of JUNE 2019.

Craig M. ... Secretary
Craig M. ... Chairman

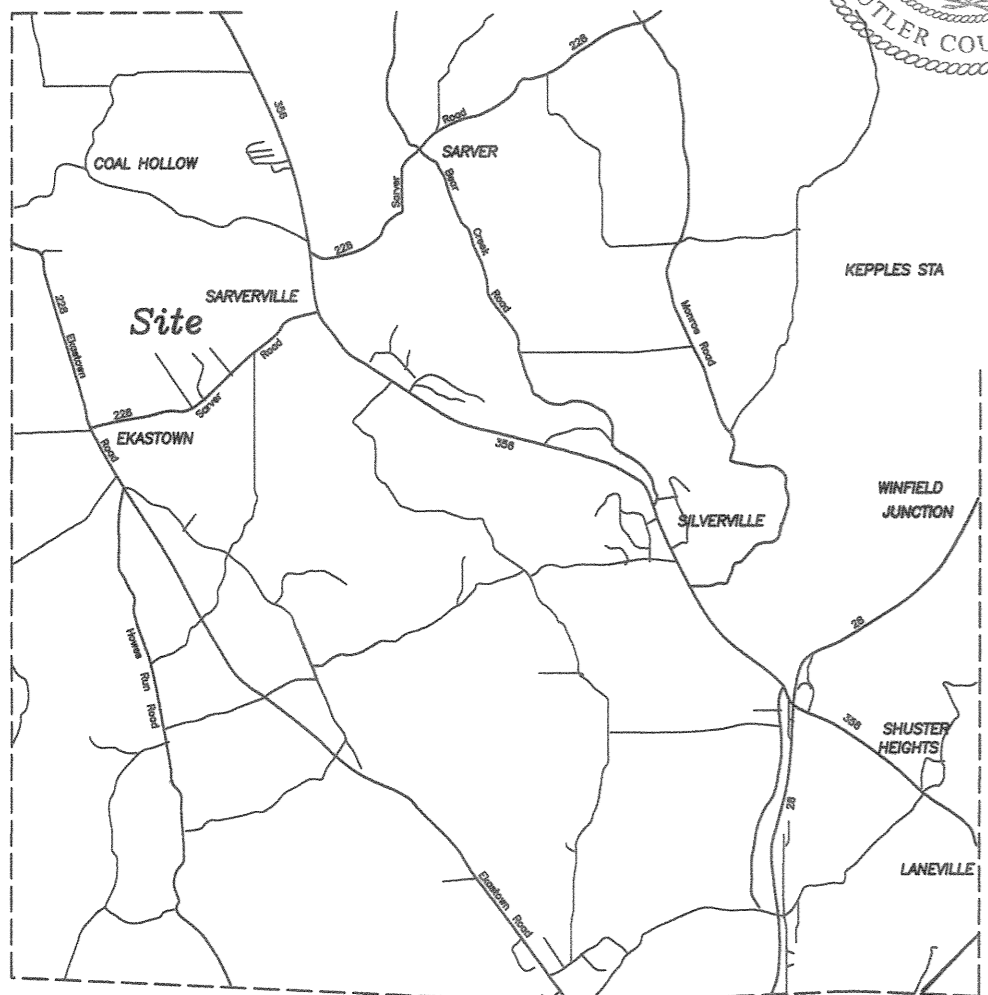


COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 380 Page 6.

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

Michelle H. Mustello
Recorder



Vicinity Map

Lot 1

| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| L-1/1 | N 47°10'02"W | 161.16' |
| L-1/2 | S 89°06'15"W | 80.09' |
| L-1/3 | N 01°14'25"W | 1230.00' |
| L-1/4 | N 89°06'15"E | 635.00' |
| L-1/5 | S 00°53'45"E | 829.88' |
| L-1/6 | S 89°06'15"W | 300.00' |
| L-1/7 | S 00°53'45"E | 457.18' |
| L-1/8 | S 60°41'35"W | 104.63' |

RAD.: 40.00' TAN.: 22.54'
LEN.: 41.06' DELTA: 58°48'30"

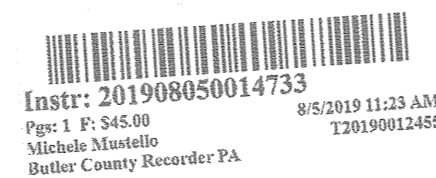
C-1/9 S 82°36'25"W 39.28' chord

Lot 2

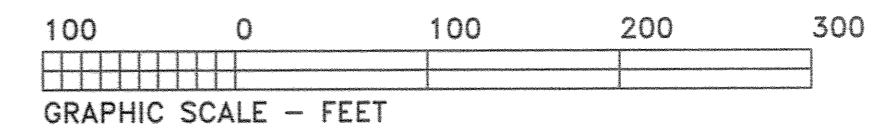
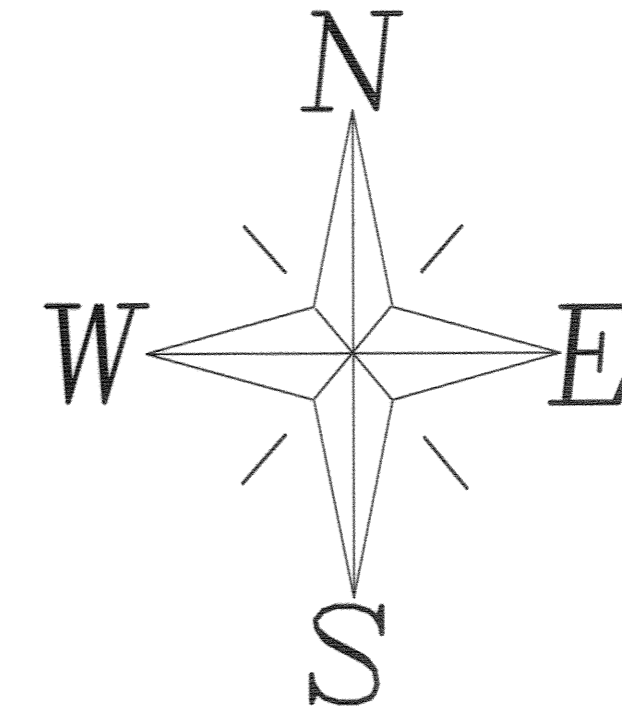
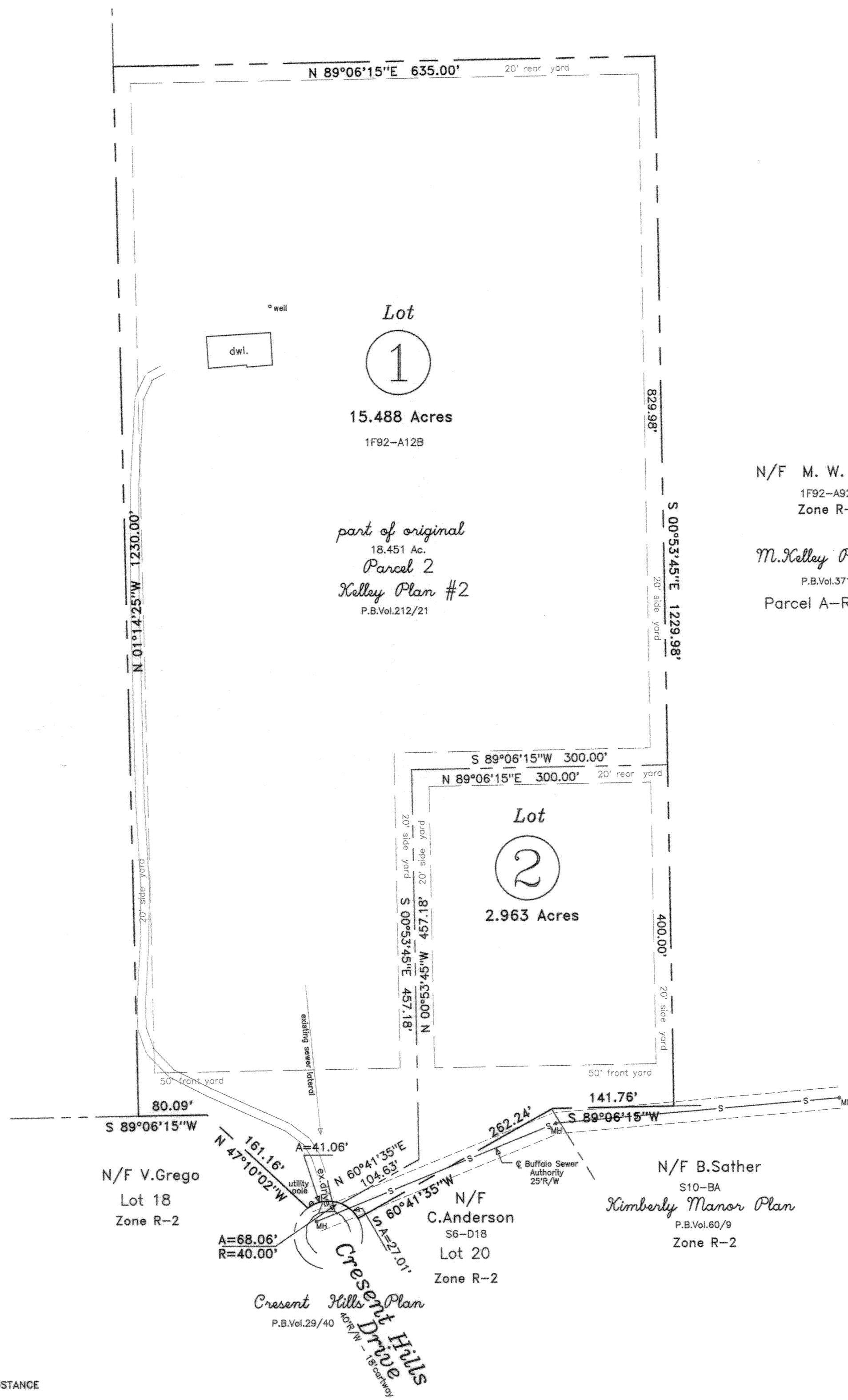
| COURSE | BEARING | DISTANCE |
|--------|--------------|----------|
| L-2/1 | N 60°41'35"E | 104.63' |
| L-2/2 | N 00°53'45"W | 457.18' |
| L-2/3 | N 89°06'15"E | 300.00' |
| L-2/4 | S 00°53'45"E | 400.00' |
| L-2/5 | S 89°06'15"W | 141.76' |
| L-2/6 | S 60°41'35"W | 262.24' |

RAD.: 40.00' TAN.: 14.04'
LEN.: 27.01' DELTA: 38°40'56"

C-2/7 N 48°38'53"W 26.50' chord



N/F M. W. Kelley
1F92-A92
Zone R-2



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

Zone R-2 General Residential District
Total 18.451 Acres

References:
Kelley Plan No. 2
Plan Book Volume 212/21
M. Kelley Plan No. 1
Plan Book Volume 371/50

N/F M. W. Kelley
1F92-A92
Zone R-2

M. Kelley Plan #2
P.B. Vol. 371/50
Parcel A-R Amended

N/F C. J. Boustead
1F92-A13
Zone A-1

Lot 1
15.488 Acres
1F92-A12B

part of original
18.451 Ac.
Parcel 2
Kelley Plan #2
P.B. Vol. 212/21

Lot 2
2.963 Acres

N/F V. Grego
Lot 18
Zone R-2

N/F C. Anderson
Lot 20
Zone R-2

N/F B. Sather
S10-BA
Kimberly Manor Plan
P.B. Vol. 60/9
Zone R-2

Foster Plan

being a Subdivision of
Parcel 2 of the Kelley Plan No. 2
Plan Book Volume 212/21

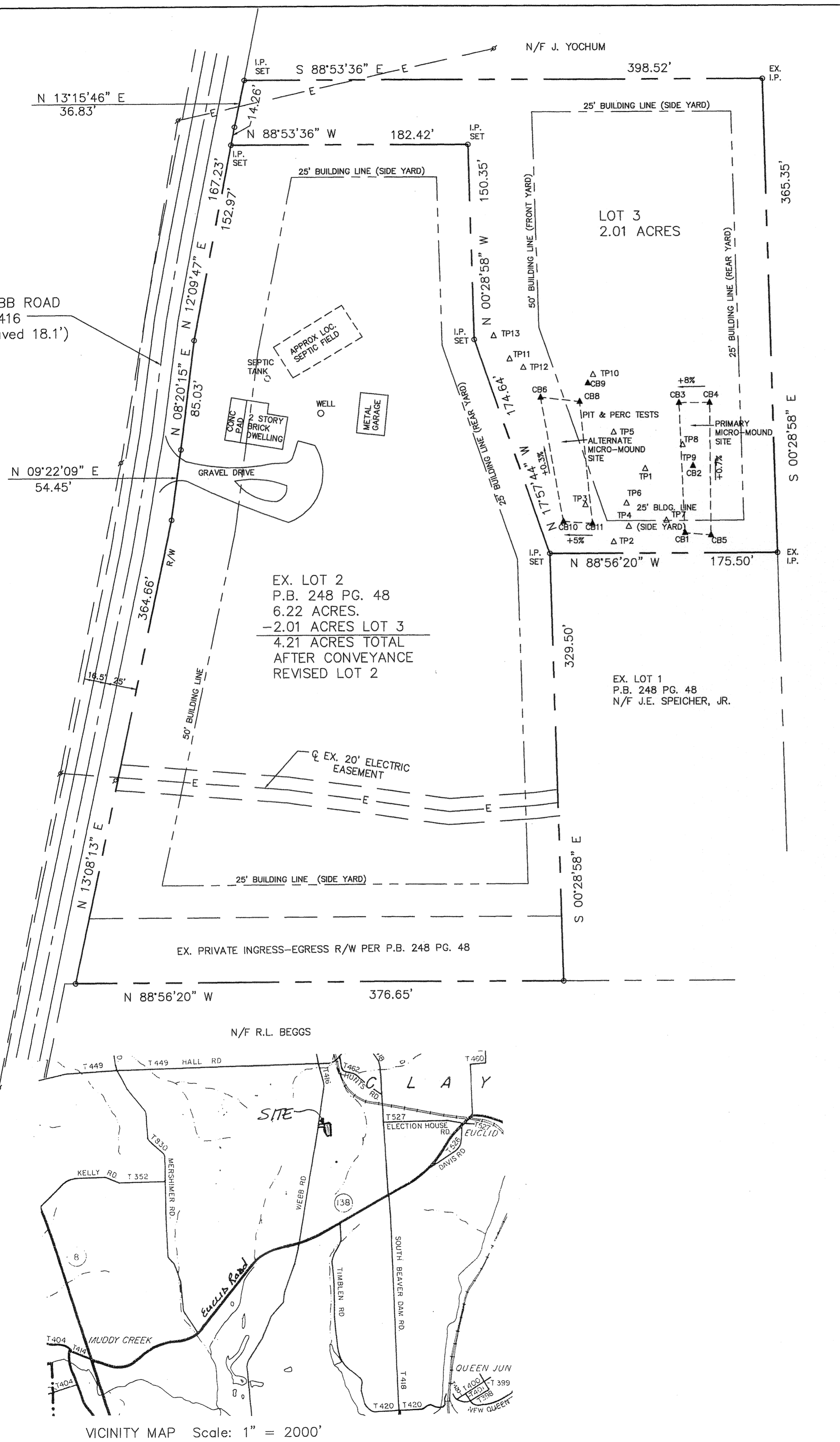
Owner:
Gregory Foster
134 Crescent Hill Drive
Sarver, PA

| | |
|------------|----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 380 | 6 |
| SHEET | of |

GRAFF SURVEYING LLC
P.O. Box 521
Saxenburg, PA 16056
330 Fisher Road, Cabot, PA 16023
717-252-1089
717-252-0311

SUBDIVISION SURVEY
PROJECT No: 19121
SITUATE: BUFFALO TOWNSHIP, BUTLER COUNTY, PA
DATE: 8/19/19
REC: 7/2/19
OWNER: Gregory Alan & Linda Leigh Foster
Co. Tax No. 40-1192-A12B
DWN: BJS

Instrument: 201908080015134
 Page 1 of 7
 Michele Mustello
 Butler County Recorder PA

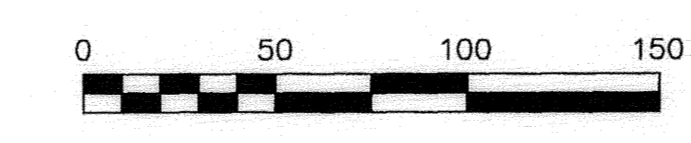


N/F J. YOCHUM

NOTES:

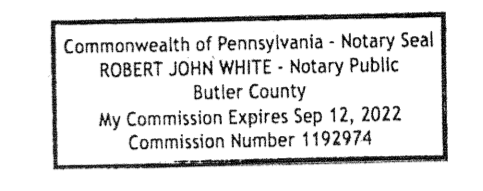
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 PROPERTY OWNER: JAMES E. SPEICHER, SR.
 171 WEBB ROAD
 BUTLER, PA 16001
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.
 REF: RAYMOND F. WEBB PLAN, P.B. 82 PG. 19.
 REF: PLAN OF SUBDIVISION FOR JAMES E. SPEICHER, SR., BY LAND SURVEYORS, INC., #01-202, P.B. 248 PG. 48

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 102' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.
 ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ONLOT SYSTEM FAILS AND THAT AREA MUST NOT BE DISTURBED.



KNOW ALL MEN BY THESE PRESENTS, That I, James E. Speicher, Sr., of the Township of Clay, 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 Clay Township, 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 Township of Clay, 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 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 James E. Speicher, Sr., my heirs, executors, administrators and assigns and purchasers of lots in this plan.

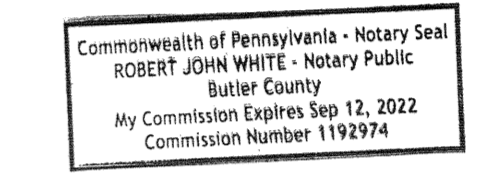
IN WITNESS WHEREOF, we hereunto set our hands and seals this 31 day of July 2019
 ATTEST: *[Signature]*
 NOTARY PUBLIC OWNER



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 James E. Speicher, Sr., and acknowledged the foregoing release and dedications and plan to be his act and deed and desired the same to be recorded as such.

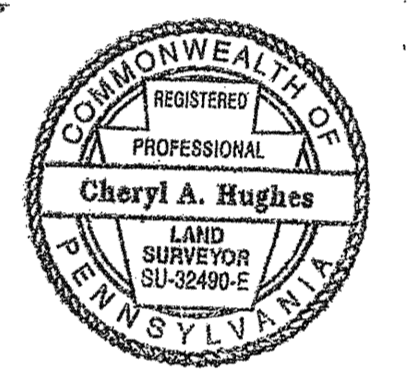
Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 31 day of July, 2019
 My commission expires this 12 day of Sept, 2022

SEAL *[Signature]*
 NOTARY PUBLIC



TITLE CLAUSE (NO MORTGAGE)
 I, James E. Speicher, Sr., owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of James E. Speicher, Sr. as recorded in Instrument Number 200007180016403, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.
 WITNESS *[Signature]* OWNER

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.
 DATE July 8, 2019 SIGNATURE OF LAND SURVEYOR *[Signature]*
 REGISTRATION NUMBER SU-32490-E

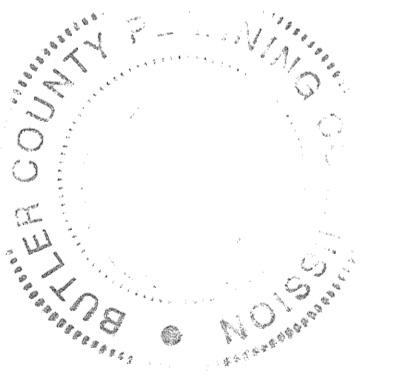


The Board of Supervisors of the Township of Clay hereby gives public notice that in approving this plan for recording purposes only, the Township of Clay assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb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

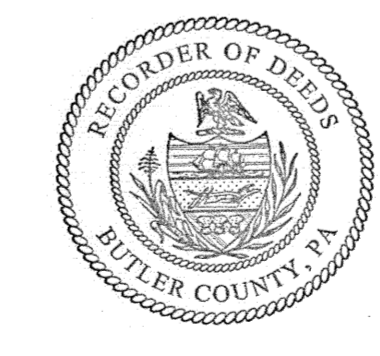
Approval by the Board of Supervisors of the Township of Clay this 25 day of July 2019
 SECRETARY *[Signature]* SEAL *[Signature]* CHAIRMAN

Reviewed by the Clay Township Planning Commission this 18th day of July 2019
 SECRETARY *[Signature]* SEAL *[Signature]* CHAIRMAN

Reviewed by the Butler County Planning Commission this 8th day of July 2019
 SECRETARY *[Signature]* SEAL *[Signature]* 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 380 page 7
 Given under my hand and seal this 8th day of AUG, 2019
 SEAL *[Signature]*
 RECORDER



MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2022

| | |
|------------|----------|
| PLAN BOOK | PAGE |
| 380 | 7 |

| | | | |
|-------------------------|--|--------------|-------------|
| L S F | Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner | | |
| | PLAN OF SUBDIVISION #2 FOR: JAMES E. SPEICHER, SR. SITUATE: CLAY TWP., BUTLER CO., PA | | |
| Date 06/20/19 | Scale 1" = 50' | Dwn By BEC. | Ckd By CAH |
| Parcel No. 080-3F37-32E | Instrument # | Instrument # | Service No. |
| Address 171 WEBB ROAD | 200007180016403 | 19-028 | |

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

CHARTER FOODS NORTH, LLC

PROPOSED TACO BELL

221 GROVE CITY ROAD

SLIPPERY ROCK, PA

PENNSYLVANIA

Instr: 201908090015298
 Page 4 of 5145.60
 8/9/2019 12:48 PM
 729190012776
 Butler County Recorder PA

kathleen day, architect
 8535 ferry road
 waynesville, oh 45068
 617-331-2545
 kathleendayarchitect@gmail.com

CHARTER FOODS NORTH, LLC
 PO BOX 430
 TALBOTT, TN 37877
 865-919-6851

SLIPPERY ROCK BOROUGH
 BUTLER COUNTY
 TACO BELL
 FINAL PLAN



GENERAL NOTES:

- ALL CONSTRUCTION IS TO CONFORM TO THE SPECIFICATIONS OF SLIPPERY ROCK BOROUGH BUTLER COUNTY ORDINANCES.
- ALL UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE, CONTRACTOR IS TO VERIFY THE EXACT LOCATIONS AND INVERTS OF THESE UTILITIES BY EXPLORATORY EXCAVATIONS AS REQUIRED.
- CONTRACTOR IS TO NOTIFY THE PA ONE CALL SYSTEM (1-800-242-1776) NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO BEGINNING EXCAVATION OR DEMOLITION WORK.
- ALL MATERIALS FOR CONSTRUCTION SHALL CONFORM TO PENNDOT PUBLICATION 408, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE STRUCTURES SHALL CONFORM TO PENNDOT ROAD CONSTRUCTION (RC) STANDARDS AND PADOT PUBLICATION 408, LATEST EDITIONS.
- EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO PADEP CHAPTER 102 FOR EROSION CONTROL AND PENNDOT RC-72 CONSTRUCTION DETAILS, LATEST EDITION.
- CONTRACTOR TO NOTIFY THE BUTLER COUNTY CONSERVATION DISTRICT NO LESS THAN 10 DAYS PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION.
- CONSTRUCTION OF ALL UTILITY LINES SHALL CONFORM TO THE SPECIFICATIONS OF THE UTILITY COMPANY AND AS REQUIRED BY PENNDOT FOR UTILITIES WITHIN STATE RIGHT-OF-WAY.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLAN AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONSTRUCTION DETAILS ARE PROVIDED AS PART OF THIS CONSTRUCTION PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE DETAILS, WHICH ARE NOT ALWAYS SPECIFICALLY REFERENCED TO THE PLAN SHEETS, AND CONSTRUCTING THE APPROPRIATE DETAILS AS REQUIRED.
- PLAN REQUIRES ACCESS TO THE STATE RIGHT OF WAY. HIGHWAY OCCUPANCY PERMIT APPLICATION NO. 182299 HAS BEEN FILED TO PENNDOT FOR REVIEW. OWNER WILL COMPLY WITH ALL PERMIT REQUIREMENTS.

INDEX OF DRAWINGS

| SHEET | TITLE |
|--------|---|
| C-0 | COVER SHEET |
| C-1 | EXISTING CONDITIONS PLAN |
| C-2 | SITE PLAN |
| C-3 | GRADING PLAN |
| C-4 | UTILITY PLAN |
| C-5 | DETAILS |
| C-6 | DETAILS |
| ES-1 | EROSION & SEDIMENTATION CONTROL NOTES |
| ES-2 | EROSION & SEDIMENTATION CONTROL PLAN |
| ES-3 | EROSION & SEDIMENTATION CONTROL DETAILS |
| E1.1 | SITE PHOTOMETRIC PLAN |
| SD0.0 | LANDSCAPE PLAN |
| SD1.0 | DUMPSTER ENCLOSURE |
| PCSM-1 | STORMWATER MANAGEMENT PLAN |
| A4.0 | EXTERIOR ELEVATIONS |
| A4.1 | EXTERIOR ELEVATIONS |

SITE DATA

- SOURCE OF TITLE: DEED BOOK 1401 PG 554
 OWNER OF RECORD: 35TH STROUSS ASSOCIATES
 TAX PARCEL: 510-S2-BA1
 PARCEL AREA: 0.91 ACRES
 DEVELOPER: CHARTER FOODS NORTH, LLC
 PO BOX 430
 TALBOTT, TN 37877
- THIS PROPERTY IS ZONED "C-2", GENERAL COMMERCIAL.
- BUILDING SETBACKS:
 FRONT- 10 FT
 REAR- 15 FT
 SIDE - 5 FT
- PARKING REQUIREMENT 1 PER 5 PEOPLE SEATED PLUS 1 PER EMPLOYEE AT PEAK SHIFT
 50 SEATS/2 = 25 SPACES
 7 EMPLOYEES AT PEAK SHIFT
 TOTAL REQUIRED PARKING = 32 SPACES
 TOTAL PROVIDED PARKING = 32 SPACES
- THE ELEVATIONS SHOWN ARE BASED ON NAVD 88 DATUM.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS DICTATED BY FEMA FLOOD INSURANCE RATE MAP 42019C0135D DATED 8/2/18.
- SANITARY SEWER: PUBLIC - SLIPPERY ROCK MUNICIPAL AUTHORITY
- WATER SERVICE: PUBLIC - SLIPPERY ROCK MUNICIPAL AUTHORITY
- PROPOSED BUILDING COVERAGE = 2,650 SF (BUILDING AREA)/ 39639.6 SF (LOT AREA) = 6.7%

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 CONSTRUCTION PHASE AND 10 WORKING
 DAYS IN DESIGN STAGE-STOP CALL
 POCS SERIAL NUMBER
 20190141226

Owner/Lessee Certification

Commonwealth of Pennsylvania
 County of Butler
 On this the 9th day of Aug, 2019, Michael Dushka
 personally appeared before me and certified
 that they were the lessee of the properties shown on this plan
 and acknowledge the same to be their act and plan and designs,
 the same to be recorded as such, accessing to the law.

Michael Dushka lessee Charter Foods North, LLC

NAME PRINTED: Michael Dushka
 witness my hand and seal this date
Kristina K. McCullough
 Notary Public Commission Expires January 11, 2022

Commonwealth of Pennsylvania - Notary Seal
 Kristina K. McCullough, Notary Public
 Butler County
 My commission expires January 11, 2022
 Commission number 1088123
 Member, Pennsylvania Association of Notaries

Slippery Rock Borough Council

Slippery Rock Borough Council Approved. 6-11-19

Lucinda S. Ripke 7-31-19
 Secretary Date

[Signature] 7-31-19
 Chairman Date

Slippery Rock Borough Planning Commission

Slippery Rock Borough Planning Commission Approved 6-5-19

Lucinda S. Ripke 8-1-19
 Secretary Date

[Signature] 8-1-19
 Chairman Date

Butler County Planning Commission

Butler County Planning Commission Reviewed and Approved

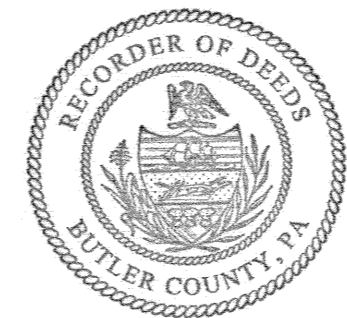
[Signature] 4-17-19
 Secretary Date

F. Uno 4-17-19
 Chairman Date

Recorder of Deeds

Recorded in the Office of the Recorder of Deeds at Butler County,
 Pennsylvania, in Plat Book 380 Page 8-11
 on this the 9th day of Aug, 2019.

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



Slippery Rock Borough

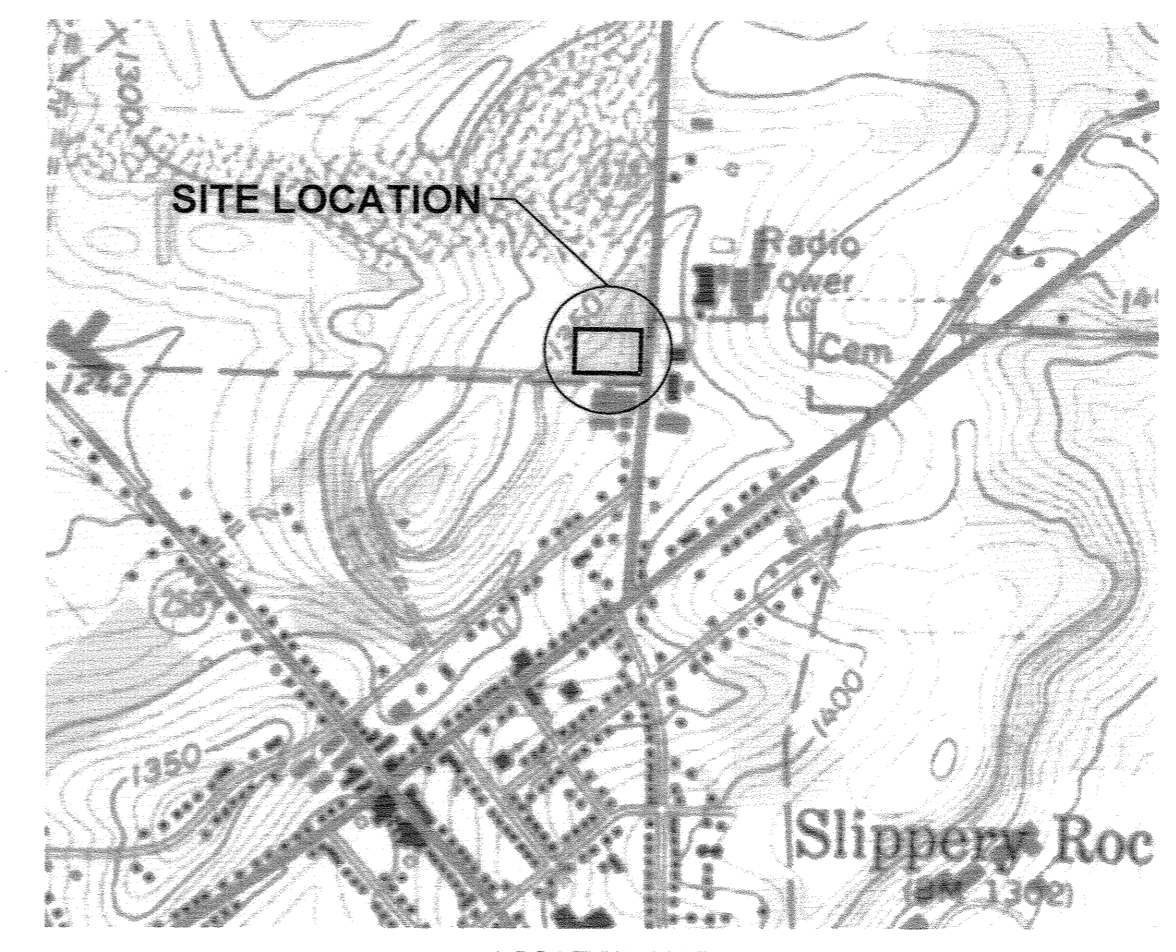
The conditions of approval are satisfied and the fully executed plat
 is released this 9th day of August, 2019.

Lucinda S. Ripke
 Borough Secretary

Surveyor Certification

I, Tyler L. Truitt, a professional land surveyor of the Commonwealth
 of Pennsylvania, do hereby certify to the best of my knowledge,
 information and belief, that this plan correctly represents the lots,
 lands, streets and highways as surveyed and plotted by my hand
 for the owners and or agents.

[Signature] 7-15-19
 Date



LOCATION MAP
 USGS QUAD - SLIPPERY ROCK
 SCALE: 1" = 1,000'

| PLAN BOOK | PAGE |
|-----------|------|
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CONTRACT DATE:
 BUILDING TYPE: LIVE MAS 50
 PLAN VERSION:
 SITE NUMBER:
 STORE NUMBER:

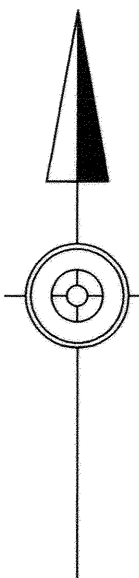
TACO BELL
 221 GROVE CITY ROAD
 SLIPPERY ROCK, PA 16057



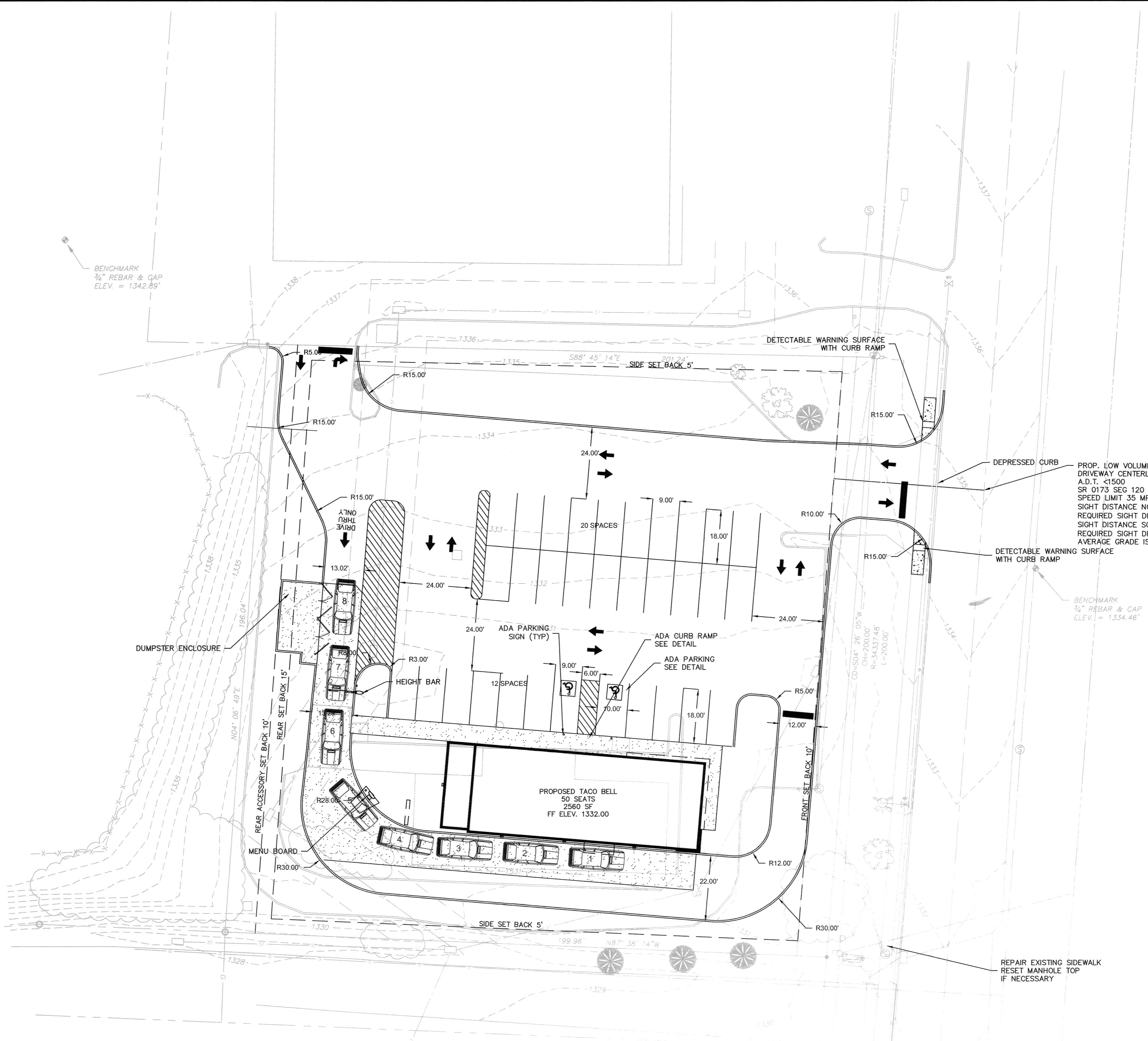
COVER

PERMIT PLOT DATE:

THE LEADS GROUP
 ENGINEERING ARCHITECTURE AND DESIGN SERVICES
 15392 ROUTE 332
 CLARION, PA. 16214
 Phone: 814-764-5050
 Fax: 814-764-5055
 www.leadsgroup.com



BENCHMARK
3/4" REBAR & GAP
ELEV. = 1342.89'



DEPRESSED CURB PROP. LOW VOLUME ASPHALT DRIVEWAY CENTERLINE A.D.T. <1500 SR 0173 SEG 120 OFFSET 1375 SPEED LIMIT 35 MPH SIGHT DISTANCE NORTH 725' REQUIRED SIGHT DISTANCE 256' SIGHT DISTANCE SOUTH 777' REQUIRED SIGHT DISTANCE 242' AVERAGE GRADE IS 2.0%

BENCHMARK
3/4" REBAR & CAP
ELEV. = 1334.46'

REPAIR EXISTING SIDEWALK
RESET MANHOLE TOP
IF NECESSARY

LEGEND

- 1420--- EXISTING CONTOURS
- PROPERTY LINES
- EXISTING STORM WATER INLET
- ST EXISTING STORM PIPE
- ⊙ EXISTING SEWER MANHOLE
- S EXISTING SANITARY SEWER PIPE
- W EXISTING WATER LINE
- E EXISTING ELECTRIC
- G EXISTING GAS
- EXISTING CURB
- EXISTING CHAIN LINK FENCE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EXISTING ADJOINING PROPERTY LINES
- 1010--- PROPOSED CURB (FULL DEPTH)
- PROPOSED CONTOURS
- ST PROPOSED STORM PIPE
- PROPOSED STORM WATER INLET
- G PROPOSED GAS
- W PROPOSED WATER
- S PROPOSED SANITARY SEWER
- E PROPOSED UNDERGROUND ELECTRIC
- RD PROPOSED ROOF DRAIN
- CONCRETE PAVING

| | |
|------|---------|
| Seal | Date |
| | 5-10-19 |

| No. | Revisions | Date |
|-----|----------------------------|---------|
| 1 | REDUCED DUMPSTER ENCLOSURE | 5-10-19 |

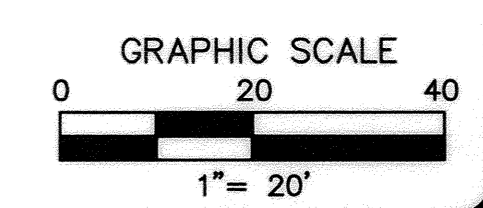
| | |
|-------------|-------------|
| Sets | AS NOTED |
| Date | 02-19-19 |
| Drawn By | DAN |
| Checked By | XXX |
| Project No. | 0220-19-220 |
| File No. | 2221 |

THE EADS GROUP
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CLARION, PA. 16214
Phone: 814-764-5050
Fax: 814-764-5055
www.eadsgroup.com

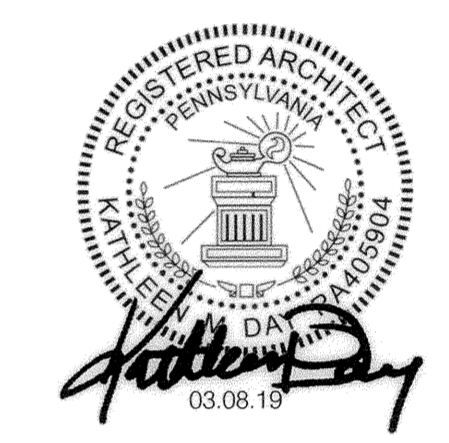
CHARTER FOODS, LLC
PROPOSED TACO BELL
221 GROVE CITY ROAD
SLIPPERY ROCK BOROUGH
BUTLER COUNTY, PENNSYLVANIA
SITE PLAN

| | |
|------------|----------|
| PLAN BOOK | PAGE |
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Drawing No.
G-2

Kathleen Day, Architect
 535 Ferry Road
 Waynesville, OH 45068
 617.331.2545
 kathleendayarchitect@gmail.com



PLANNING COMMENTS -- 04.25.19
 △
 △
 △
 △
 △
 △
 △
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CONTRACT DATE: 01.11.19
 BUILDING TYPE: EXPLORER LITE 50
 PLAN VERSION:
 SITE NUMBER: TBD
 STORE NUMBER: TBD

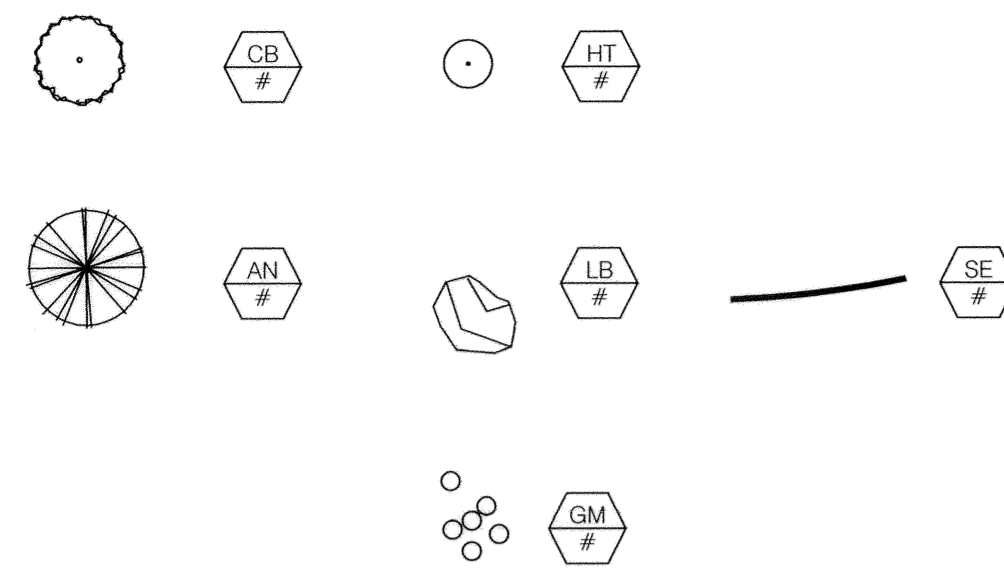
TACO BELL
 2979 Grove City Road
 Slippery Rock, Pennsylvania 16057



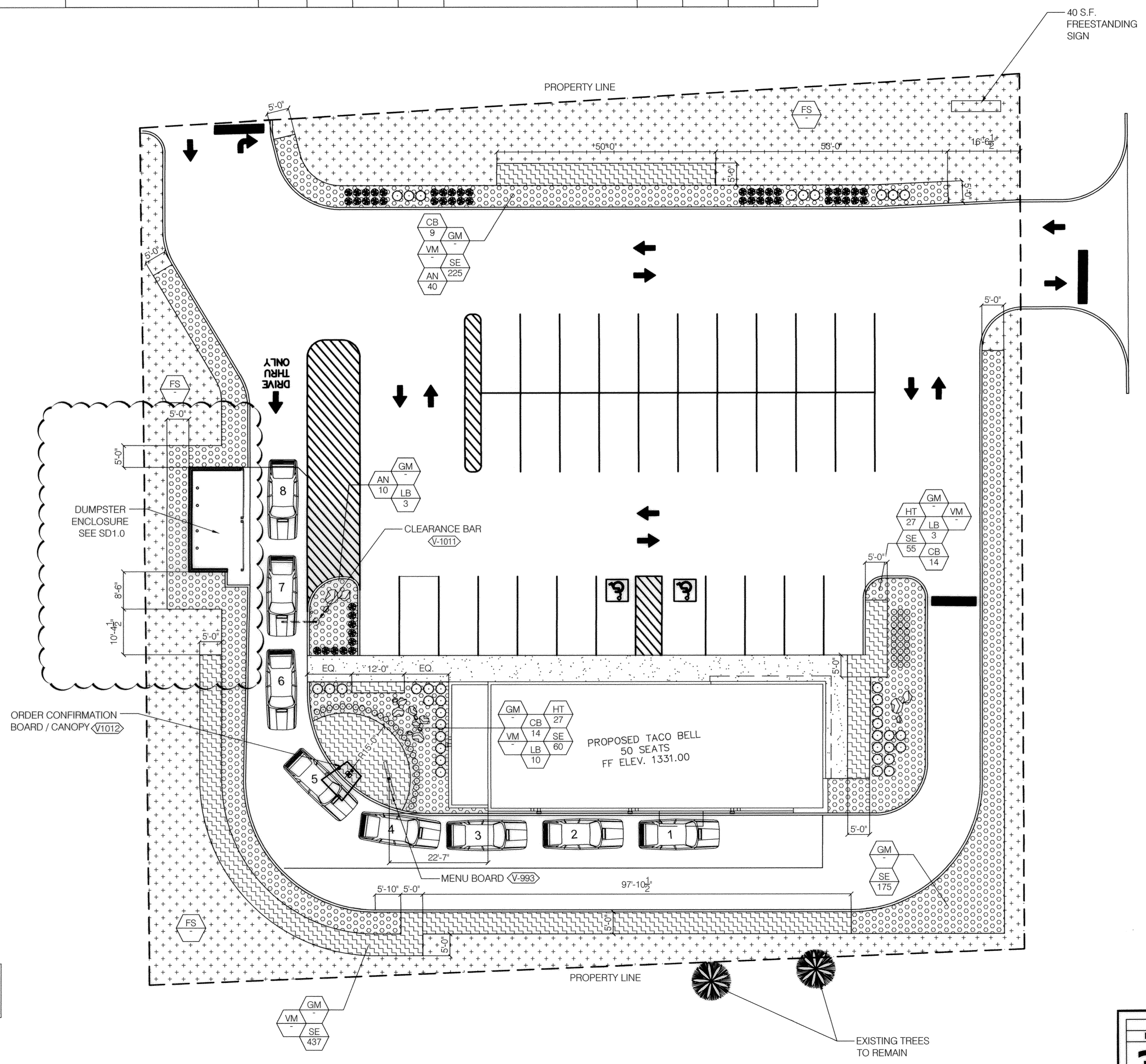
LANDSCAPE & SIGN PLAN

SDO.0
 PERMIT PLOT DATE:

| NO. | MATERIAL | QTY | SIZE | SPACING | PATTERN | NO. | MATERIAL | QTY | SIZE | SPACING | PATTERN |
|------|---|----------|--------|---------|---------|------|--------------|----------|------------------|---------|----------------|
| CB # | CRANBERRY BUSH VIBURNUM OPULUS | PER PLAN | 5 GAL. | 42" | | SE # | STEEL EDGING | PER PLAN | 3" AFG 6" BFG | | |
| AN # | ADAM'S NEEDLE YUCCA FILAMENTOSA | PER PLAN | 1 GAL. | 24" | | FS # | FESCUE SOD | PER PLAN | | | + + + + + + |
| VM # | VINCA MAJOR PERIWINKLE | PER PLAN | 1 GAL. | 18" | | | | | | | |
| LB # | LIMESTONE BOULDER SAND -GREY - 6" TO 24" | PER PLAN | 6"-24" | | | | | | | | |
| GM # | GRAVEL MULCH RIVER ROCK | PER PLAN | 3" | | | | | | | | |
| HT # | HORSETAIL EQUISETUM HYEMALE | PER PLAN | 1 GAL. | 18" | | | | | | | |

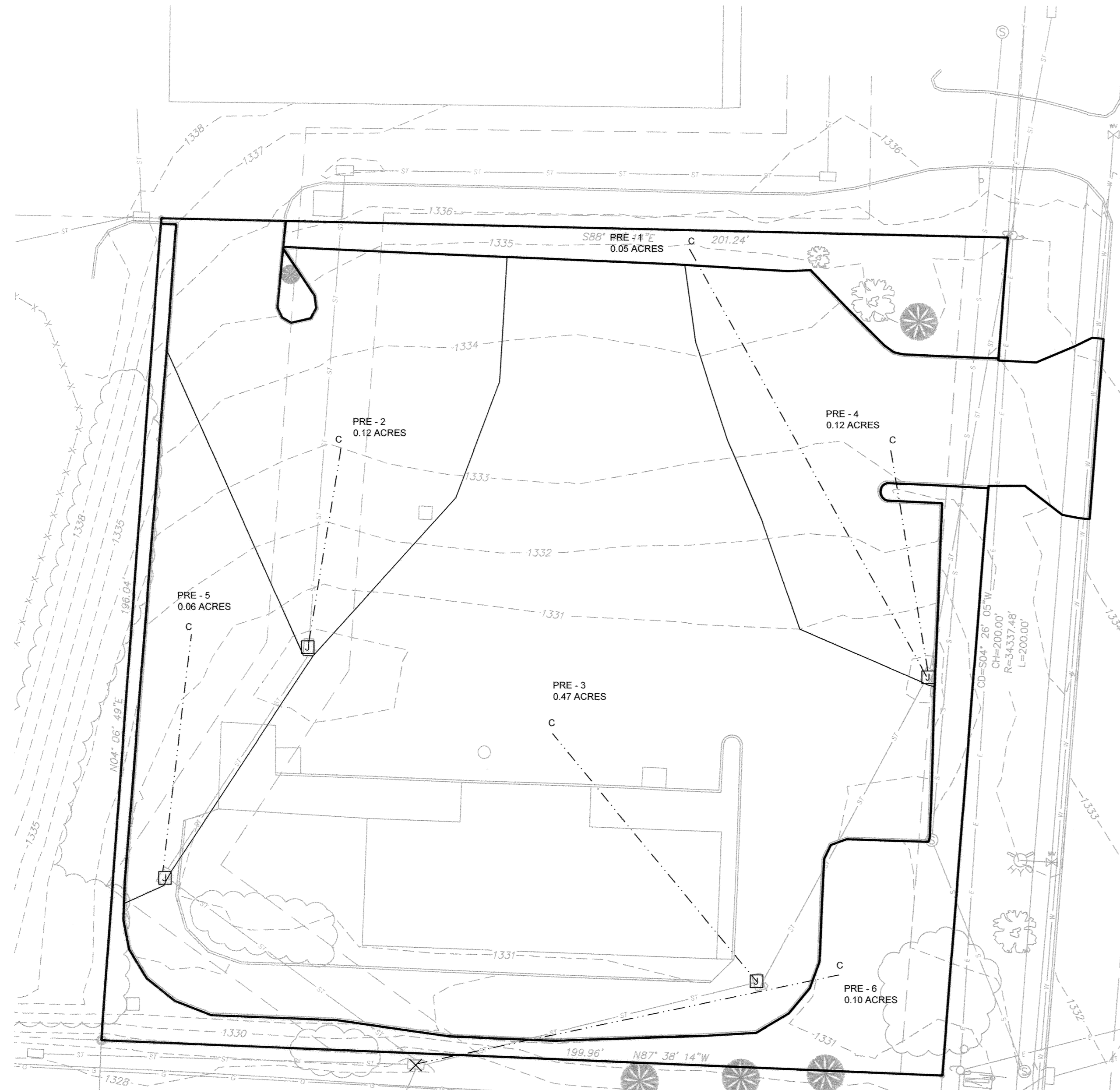
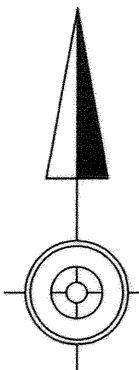


REGION 6 - NORTH

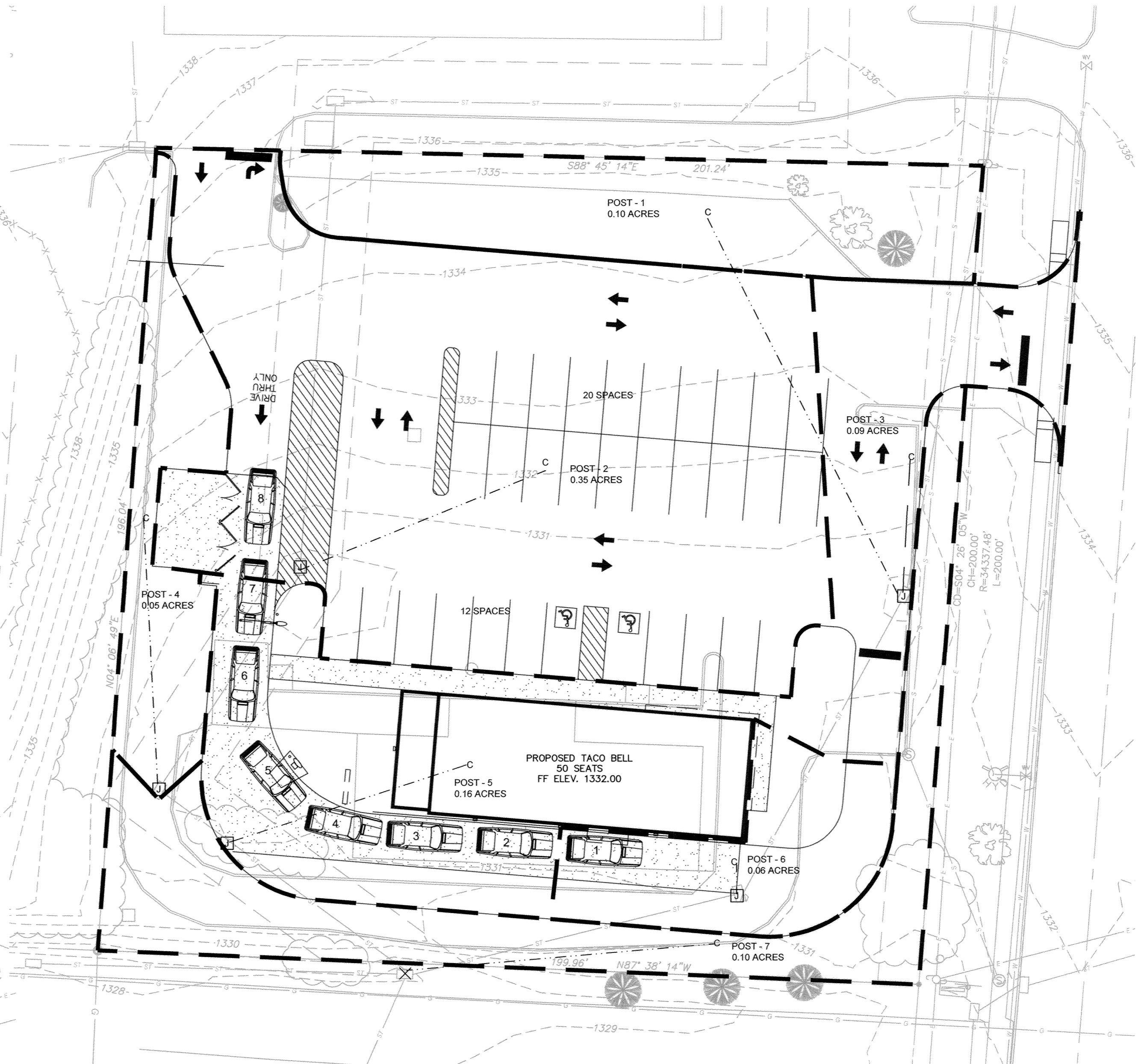


**PER SLIPPERY ROCK BOROUGH ZONING ORDINANCE NO BUFFER SCREENING REQUIRED.

| PLAN BOOK | PAGE |
|-----------|------|
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PRE DEVELOPMENT PCSM MODELING AREA



POST DEVELOPMENT PCSM MODELING AREA

LEGEND

| | | | |
|--|-----------------------------------|--|---|
| | EXISTING CONTOURS | | PRE DEVELOPMENT DRAINAGE AREA |
| | PROPERTY LINES | | POST DEVELOPMENT DRAINAGE AREA |
| | EXISTING STORM WATER INLET | | DRAINAGE AREA CONNECTION FOR PCSM MODELLING |
| | EXISTING STORM PIPE | | JUNCTION |
| | EXISTING SEWER MANHOLE | | SUB-BASIN CENTROID AND NUMBER |
| | EXISTING SANITARY SEWER PIPE | | OUTFALL |
| | EXISTING WATER LINE | | PROPOSED DRAINAGE AREA |
| | EXISTING ELECTRIC | | POST DEVELOPMENT DRAINAGE AREA |
| | EXISTING GAS | | DRAINAGE AREA CONNECTION FOR PCSM MODELLING |
| | EXISTING CURB | | PROPOSED DRAINAGE AREA |
| | EXISTING CHAIN LINK FENCE | | POST DEVELOPMENT DRAINAGE AREA |
| | EXISTING RIGHT-OF-WAY | | DRAINAGE AREA CONNECTION FOR PCSM MODELLING |
| | EXISTING CENTERLINE | | PROPOSED DRAINAGE AREA |
| | EXISTING ADJOINING PROPERTY LINES | | POST DEVELOPMENT DRAINAGE AREA |
| | PROPOSED CURB (FULL DEPTH) | | DRAINAGE AREA CONNECTION FOR PCSM MODELLING |
| | PROPOSED CONTOURS | | PROPOSED DRAINAGE AREA |
| | PROPOSED STORM PIPE | | POST DEVELOPMENT DRAINAGE AREA |
| | PROPOSED STORM WATER INLET | | DRAINAGE AREA CONNECTION FOR PCSM MODELLING |
| | PROPOSED GAS | | PROPOSED DRAINAGE AREA |
| | PROPOSED WATER | | POST DEVELOPMENT DRAINAGE AREA |
| | PROPOSED SANITARY SEWER | | DRAINAGE AREA CONNECTION FOR PCSM MODELLING |
| | PROPOSED UNDERGROUND ELECTRIC | | PROPOSED DRAINAGE AREA |
| | PROPOSED ROOF DRAIN | | POST DEVELOPMENT DRAINAGE AREA |
| | CONCRETE PAVING | | |

I, Dana A. Hill, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF SLIPPERY ROCK'S STORMWATER MANAGEMENT ORDINANCE.

I, _____, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF SLIPPERY ROCK'S STORMWATER MANAGEMENT ORDINANCE.

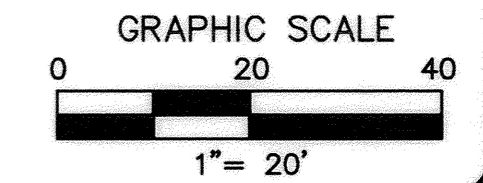
RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY OR RELEASE OF THE SURETY BOND.

OWNER ACKNOWLEDGES THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE BOROUGH.

_____(OWNER)

THE OPERATION AND MAINTENANCE AGREEMENT IS PART OF THE STORMWATER MANAGEMENT PLAN.

| | |
|------------|-----------|
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| | |
|------|------|
| Seal | Date |
|------|------|

| No. | Revisions | Date |
|-----|-----------|------|
| | | |
| | | |

| | |
|-------------|-------------|
| Scales | AS NOTED |
| Date | 02-13-19 |
| Drawn By | DAN |
| Checked By | XXX |
| Project No. | 0220-19-220 |
| File No. | 2221 |

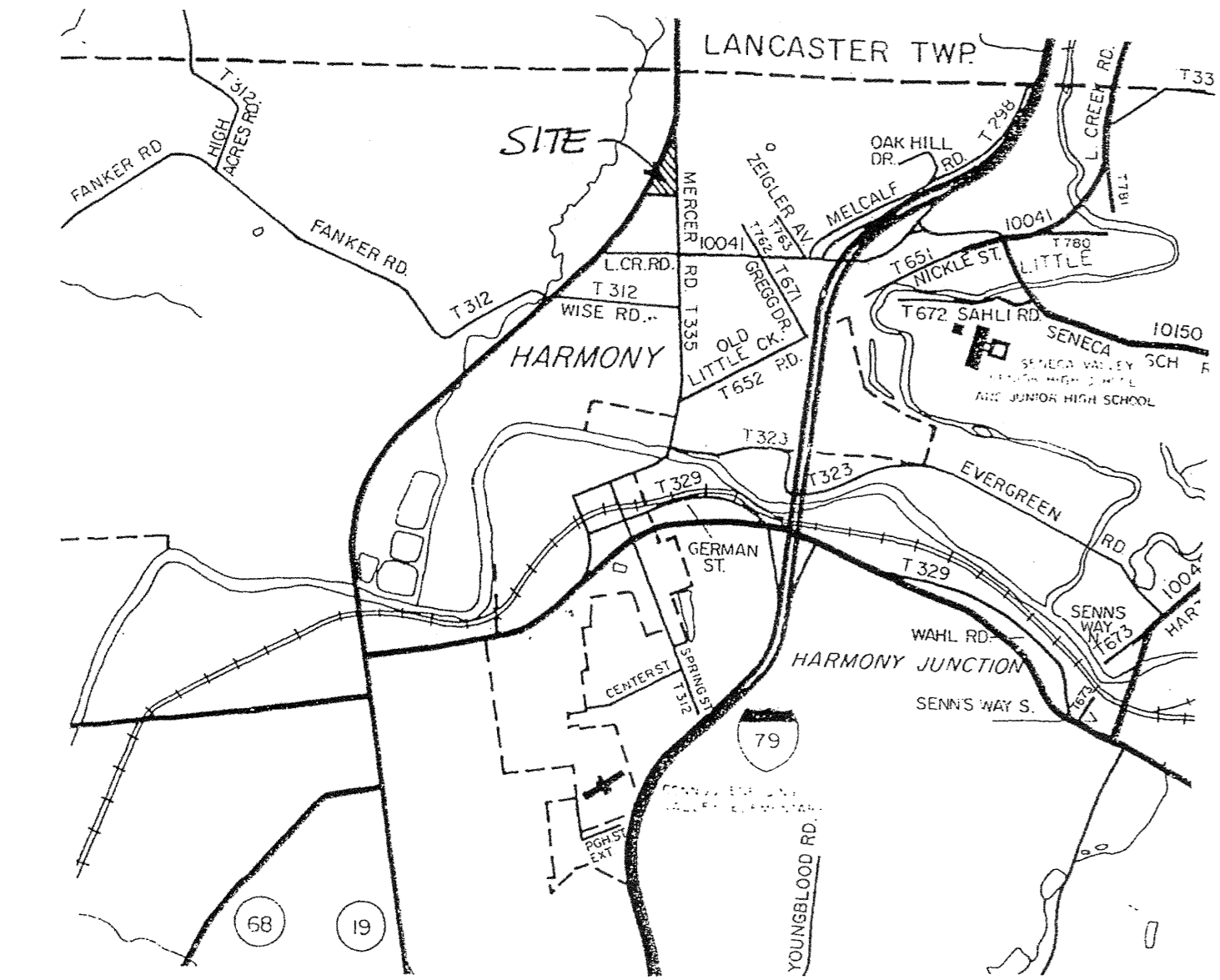
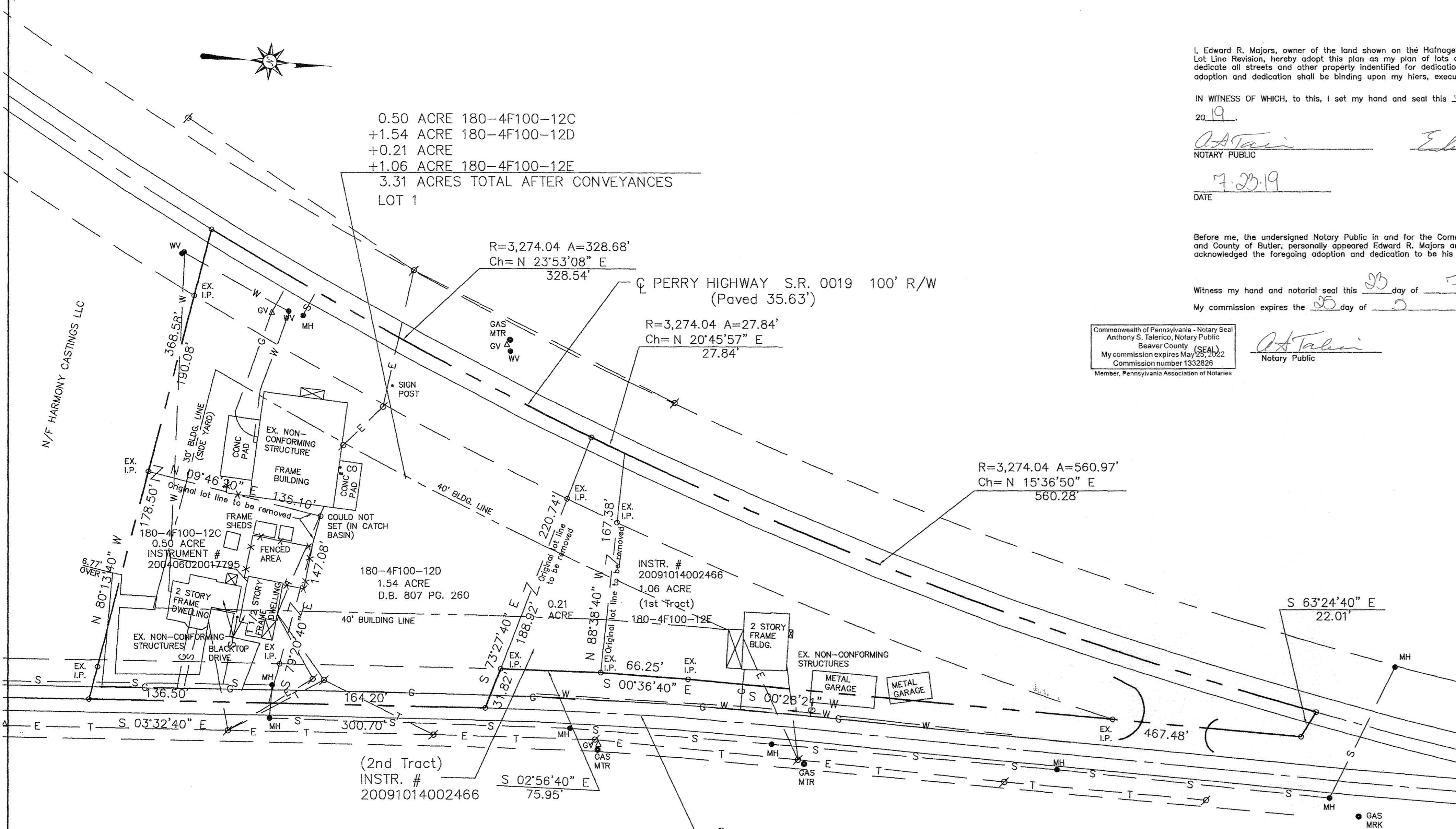
THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES

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Phone: 814-764-5050
Fax: 814-764-5055
www.eadsgroup.com

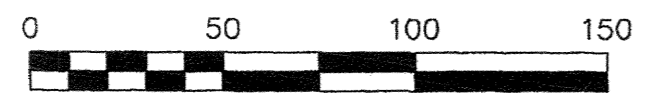
CHARTER FOODS, LLC
PROPOSED TACO BELL
221 GROVE CITY ROAD
SLIPPERY ROCK BOROUGH
BUTLER COUNTY, PENNSYLVANIA
STORMWATER MANAGEMENT PLAN

Drawing No.
PCSM-1

0.50 ACRE 180-4F100-12C
 +1.54 ACRE 180-4F100-12D
 +0.21 ACRE
 +1.06 ACRE 180-4F100-12E
 3.31 ACRES TOTAL AFTER CONVEYANCES
 LOT 1



VICINITY MAP Scale: 1" = 2000'



I, Edward R. Majors, owner of the land shown on the Hafnagel and Majors, Inc. and Edward R. Majors Lot Line Revision, hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this, I set my hand and seal this 23 day of July 2019.

Edward R. Majors
 SIGNATURE OF OWNER

Anthony S. Taleric
 NOTARY PUBLIC

DATE 7-23-19

By a resolution approved on the 23 day of July 2019, the Board of Directors of Hufnagel and Majors, Inc., incorporated in the state of Pennsylvania, owner(s) of the land shown on the Hafnagel and Majors, Inc. and Edward R. Majors Lot Line Revision adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for the dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

HUFNAGEL AND MAJORS, INC.

James R. Butler *Edward R. Majors*
 Signature and title officer witnessing Signature and title of authorized officer

Date 7-23-19

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

Witness my hand and notarial seal this 23 day of July 2019.

My commission expires the 25 day of May 2022.

Commonwealth of Pennsylvania - Notary Seal
 Anthony S. Taleric, Notary Public
 Beaver County
 My commission expires May 25, 2022
 Commission number 1332826
 Member, Pennsylvania Association of Notaries

Anthony S. Taleric
 Notary Public

Commonwealth of Pennsylvania - Notary Seal
 Anthony S. Taleric, Notary Public
 Beaver County
 My commission expires May 25, 2022
 Commission number 1332826
 Member, Pennsylvania Association of Notaries

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Edward R. Majors (name and title of officer), of Hufnagel and Majors, Inc., who stated that they are 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 Jackson Township.

Witness my hand and notarial seal this 23 day of July 2019.

My Commission expires the 25 day of May 2022.

Anthony S. Taleric
 Notary Public

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE:

I, Edward R. Majors, hereby certify that the title to the property contained in the Hufnagel and Majors, Inc. and Edward R. Majors Lot Line Revision is in the name of Edward R. Majors and is recorded in Instrument Number 20091014002466 and Instrument Number 200406020017795.

Edward R. Majors mortgagee of the property contained in the Hufnagel and Majors, Inc. and Edward R. Majors Lot Line Revision consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness *James R. Butler* Name, Title and Mortgagee

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE: HUFNAGEL & MAJORS, INC.

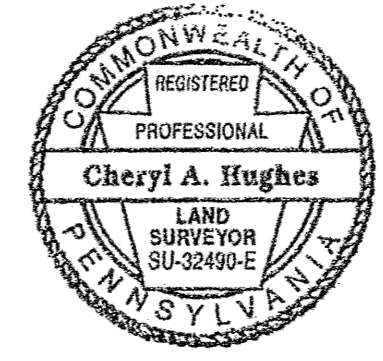
I, *Edward R. Majors* hereby certify that the title to the property contained in the Hufnagel and Majors, Inc. and Edward R. Majors Lot Line Revision is in the name of Hufnagel and Majors, Inc. and is recorded in Deed Book 897 page 260.

Edward R. Majors mortgagee of the property contained in the Hufnagel and Majors, Inc. and Edward R. Majors Lot Line Revision consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness *James R. Butler* Name, Title and Mortgagee

This plot was delivered to Edward R. Majors and Hufnagel and Majors, Inc., by Jackson Township on the 16 day of August, 2019.

Chuck Davis
 Township Manager/Secretary



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

Date June 19, 2019 *Cheryl A. Hughes*
 Name & Registration Number SU-32490-E

Reviewed by the Planning Commission of Jackson Township this 27th day of June, 2019.

Emil J. Dorn
 Secretary Chairperson

Reviewed by the Butler County Planning Commission on this 11th day of JUNE, 2019.

Chuck Davis *Frank E. Uhler*
 Secretary Chairperson



Approved by the Planning Director of Jackson Township this 27th day of June, 2019, pursuant to Chapter 22, Subdivision and Land Development, of the code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Emil J. Dorn
 Township Secretary Planning Director

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 380 page 13.

Given under my hand and seal this 20th day of August, 2019.

Michele M. Mustello
 Recorder of Deeds

Approved by the Board of Supervisors of Jackson Township this 27th day of June, 2019. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Emil J. Dorn *Frank E. Uhler*
 Township Secretary Chairperson

NOTES:

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

REF: HARMONY CASTING, INC., PLAN, P.B. 193 PG. 21

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

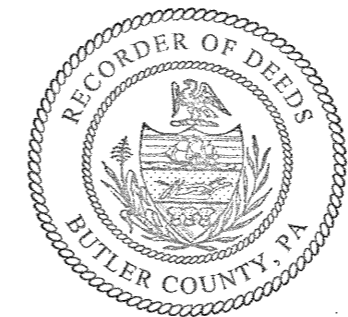
ZONING: MU; MIXED USE

MINIMUM LOT SIZE: 1.5 ACRE
 MINIMUM LOT WIDTH: 250' @ R/W, 200' @ BLDG. LINE
 FRONT SETBACK: 40'
 SIDE SETBACK: 30'
 REAR SETBACK: 50'

PROPERTY OWNERS: EDWARD R. MAJORS
 HUFNAGEL & MAJORS, INC.
 265 PERRY HIGHWAY
 HARMONY, PA 16037

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE 3 ADJOINING TAX PARCELS INTO NEW LOT 1. TAX PARCEL 180-4F100-12E HAS 2 TRACTS IN ITS DEED.

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



PLAN BOOK PAGE
380 13

REVISED 06/19/19; TWP REVIEW

| | | | |
|---|--|------------------------|-------------|
| L S J | Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6885 Cheryl A. Hughes, PLS Owner | | |
| LOT LINE REVISION FOR: HUFNAGEL & MAJORS, INC. and EDWARD R. MAJORS SITUATE: JACKSON TWP., BUTLER CO., PA | | | |
| Date 06/05/19 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Address 265/275 PERRY HWY/379-381 MERCER RD | | D6-Pg 897-260 | Service No. |
| Parcel # 180-4F100-12C, 12D, 12E | | Inst. # 20091014002466 | 19-055 |

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN A. KRILEY, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, 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 JEFFERSON, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 14 DAY OF AUGUST, 2019.

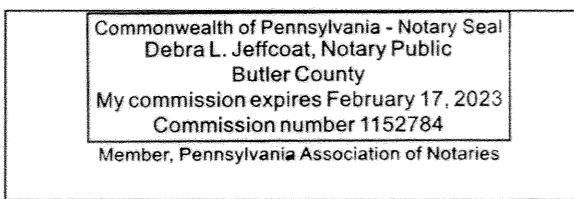
John A. Kriley
 JOHN A. KRILEY

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, JOHN A. KRILEY, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF AUGUST, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

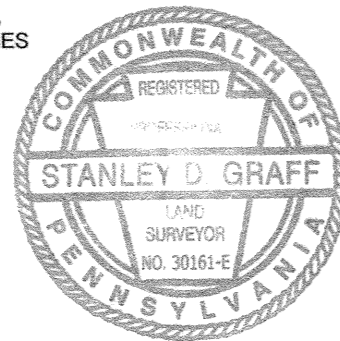
Alison S. Juffcoat
 NOTARY PUBLIC



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.

14 August '19
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. 20365-E



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 12th DAY OF Aug, 2019.

Yvonne H. Harn
 SECRETARY

Stanley D. Graff
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 15th DAY OF JULY, 2019.

Evelyn M. Harn
 SECRETARY

Stanley D. Graff
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7th DAY OF JULY, 2019.

Michelle W. Mustello
 SECRETARY

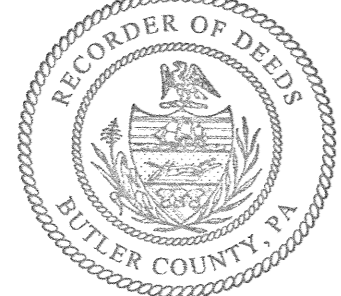
Stanley D. Graff
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

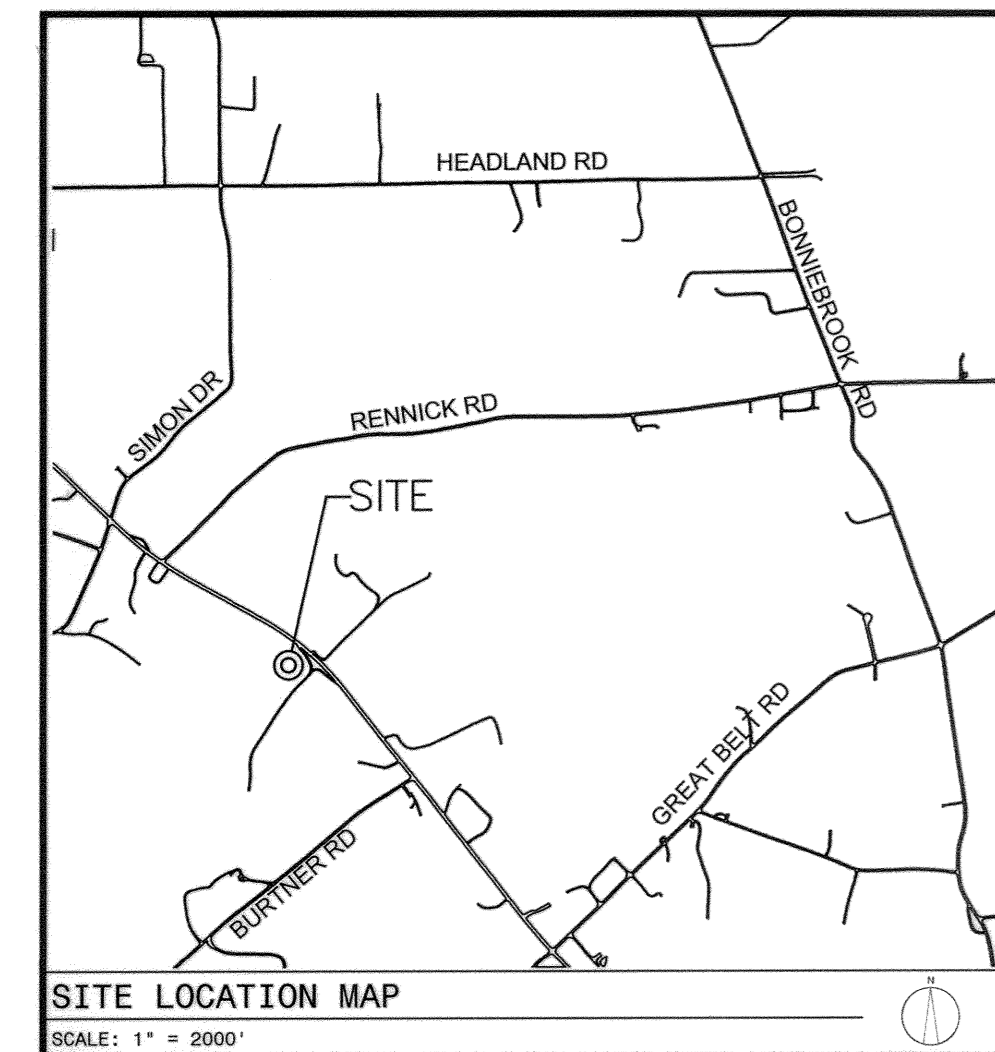
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 380, PAGE(S) 14.

GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF AUGUST, 2019.

Michele W. Mustello
 RECORDER OF DEEDS



MICHELE W. 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 I, EDWARD E. AMBROSE, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, 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 JEFFERSON, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 14 DAY OF AUGUST, 2019.

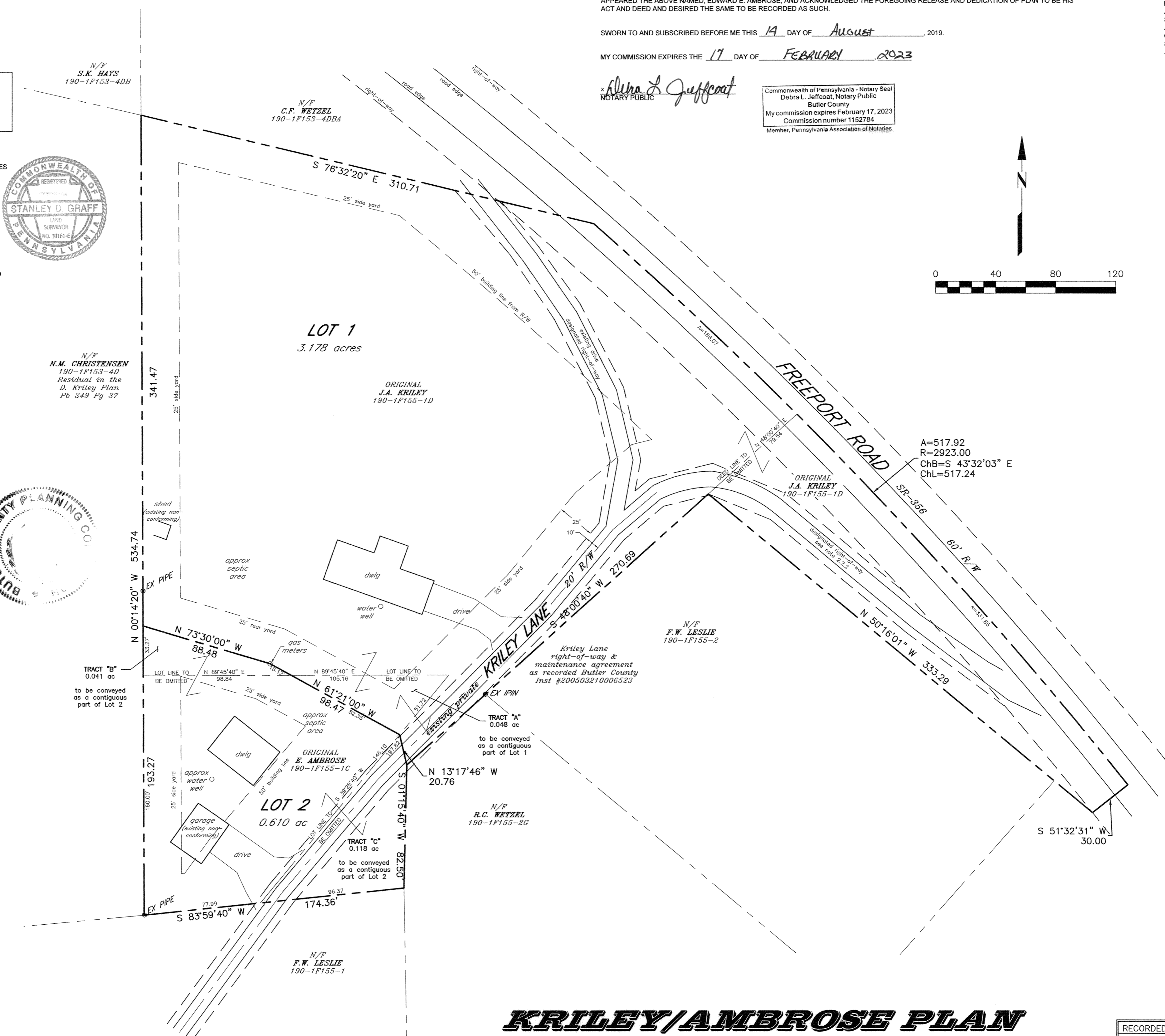
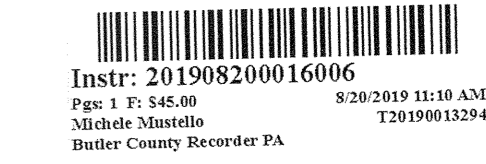
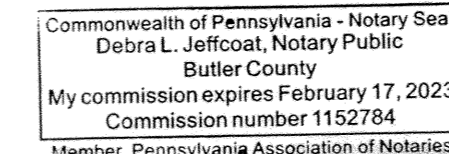
Edward E. Ambrose
 EDWARD E. AMBROSE

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, EDWARD E. AMBROSE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF AUGUST, 2019.

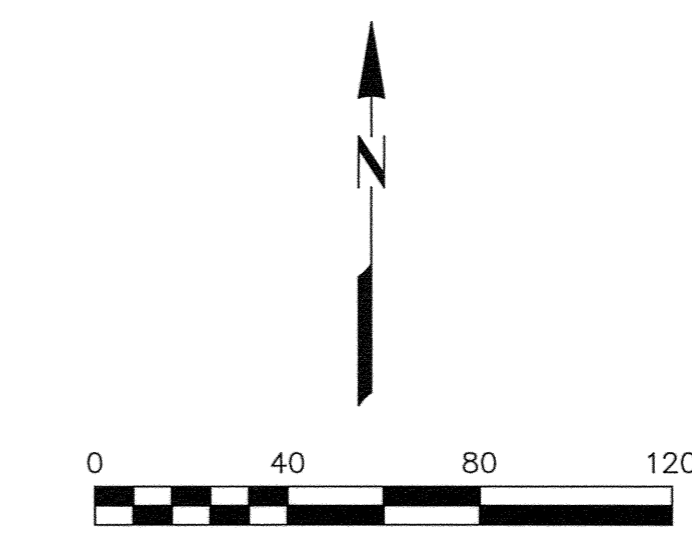
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

Alison S. Juffcoat
 NOTARY PUBLIC



PROPERTY AREAS:

| | |
|------------------------|-----------------|
| EXISTING TOTALS | |
| Original ID | 3.289 AC |
| +Original 1C | 0.498 AC |
| EXISTING TOTAL | 3.788 AC |
| Original 1D | |
| +Tract A | 0.048 AC |
| +Tract B | 0.041 AC |
| +Tract C | 0.118 AC |
| LOT 1 TOTAL | 3.178 AC |
| Original 1C | |
| +Tract A | 0.048 AC |
| +Tract B | 0.041 AC |
| +Tract C | 0.118 AC |
| LOT 2 TOTAL | 0.610 AC |
| REVISED TOTALS | |
| Lot 1 | 3.178 AC |
| Lot 2 | 0.610 AC |
| REVISED TOTAL | 3.788 AC |



- GENERAL NOTES:**
- PROPERTY OWNERS: 190-1F155-1D JOHN KRILEY; 190-1F155-1C EDWARD AMBROSE
 - REFERENCES: 2.1. CURRENT DEEDS OF RECORD; 2.2. PREVIOUS PLANS; 2.2.1. D. KRILEY PLAN; 2.2.2. PLAN BOOK 349 PG 37; 2.2.3. KRILEY LANE RIGHT-OF-WAY & MAINTENANCE AGREEMENT INST #200503210006523; 2.2.4. 1956 GREENOUGH-MCMONON & GREENOUGH, INC. SURVEY FOR VICTOR CARBIN

| REV | DESCRIPTION | BY | DATE |
|-----|--|-----|---------|
| A | REVISIONS FOLLOWING TOWNSHIP PLANNING MEETING ON 7/15/19 | SDG | 7/25/19 |



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
KRILEY/AMBROSE PLAN
 BEING A
 LOT LINE REVISION
 FOR
 JOHN A. KRILEY AND
 EDWARD E. AMBROSE

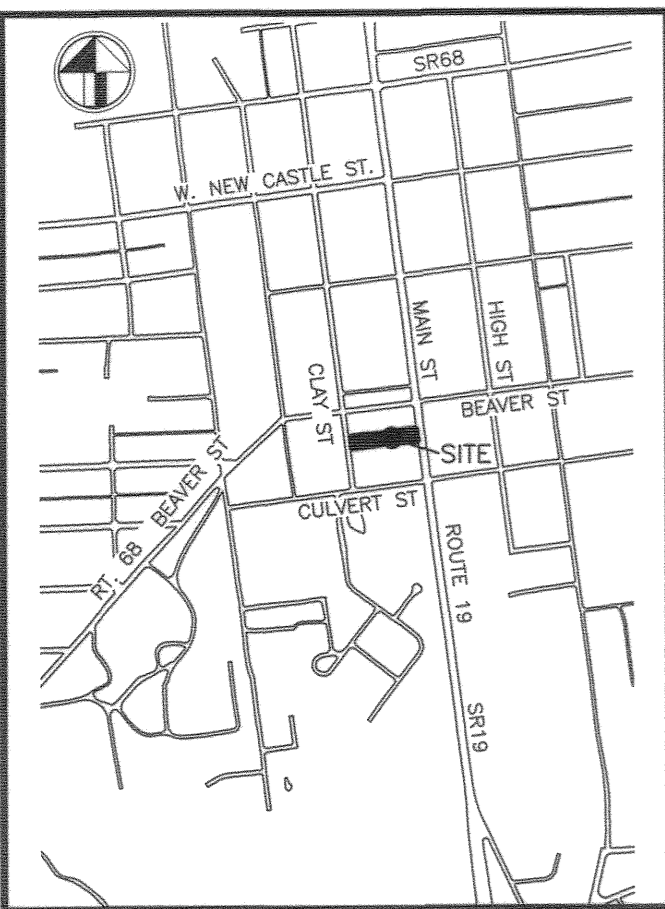
SITUATE
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| | | | |
|-------------|-------------------|----------|----------|
| DATE | DRAWN | CHECKED | SCALE |
| 06/21/19 | BAG | Sdg | 1" = 40' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 19-009 | 190-1F155-1C & 1D | A | |

KRILEY/AMBROSE PLAN

Being a lot line revision of Butler County Tax Parcels 190-1F155-1C and 190-1F155-1D

| | |
|------------|-----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 380 | 14 |
| SHEET | of |



LOCALITY SKETCH 1" = ±1000' SHADED AREA = PROPERTY LOCATION

I, ERIC K. BAKER OF THE BOROUGH OF ZELIENOPLE, BUTLER COUNTY, PENNSYLVANIA, THE OWNER OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTR. NO. 201312060034367, BEING TAX PARCEL 550-S2-BF6A 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.

I FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

IN WITNESS WHEREOF, I, HEREUNTO SET MY HAND AND SEAL THIS 31st DAY OF July, 2019.

ATTEST: [Signature] Eric K. Baker

COMMONWEALTH OF PENNSYLVANIA) SS COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED ERIC K. BAKER 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 31st DAY OF July, 2019.

MY COMMISSION EXPIRES THE 15th DAY OF July, 2021.

[Notary Seal: Jennifer L. Jacobs, Notary Public, Zelenople Boro, Butler County, My Commission Expires July 15, 2021]

Not Applicable MORTGAGEE OF THE PROPERTY CONTAINED IN THE BAKER-BELSTERLING LOT LINE REVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

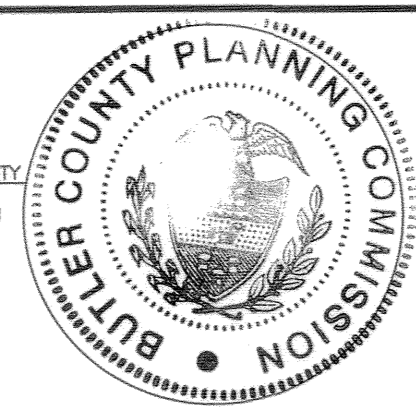
WITNESS (MORTGAGEE FOR ERIC K. BAKER PRINT NAME AND TITLE WITH SIGNATURE)

LEGEND EXISTING BITUMINOUS PAVEMENT (ASPHALT)

PRESENT ZONING REQUIREMENTS ZELIENOPLE BOROUGH ZONING ORDINANCE

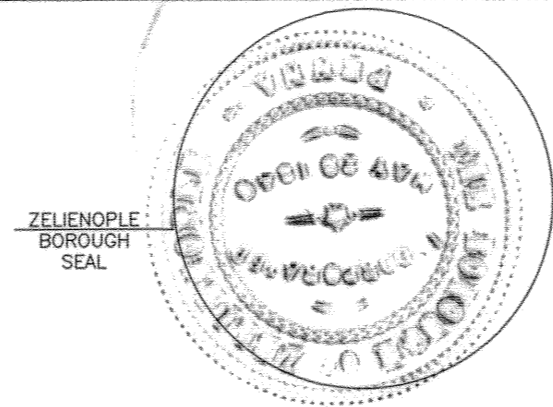
Table with 2 columns: Zoning District (C-1 Central Business District Overlay) and Requirements (Minimum Lot Frontage, Minimum Front Yard, etc.).

SECTION 702.2 - ACCESSORY BUILDING LOCATION - SHEDS THAT COVER 144 SQUARE FEET OR LESS MAY LOCATE WITHIN FIVE FEET OF ANY SIDE OR REAR LOT LINE EXCEPTING THE BAKER AND ANY SUCH LOT LINE THAT ADJOINS THE STREET.



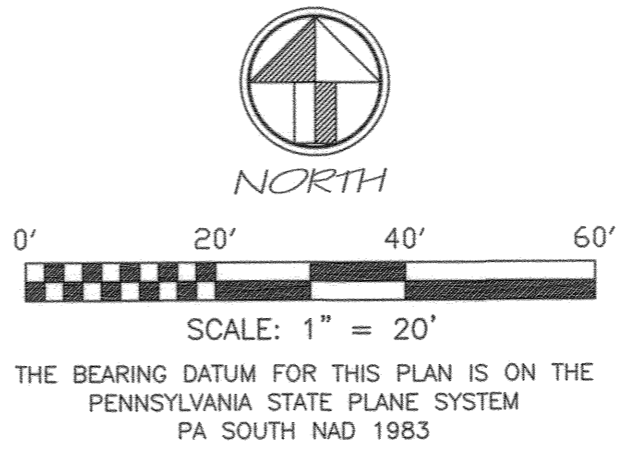
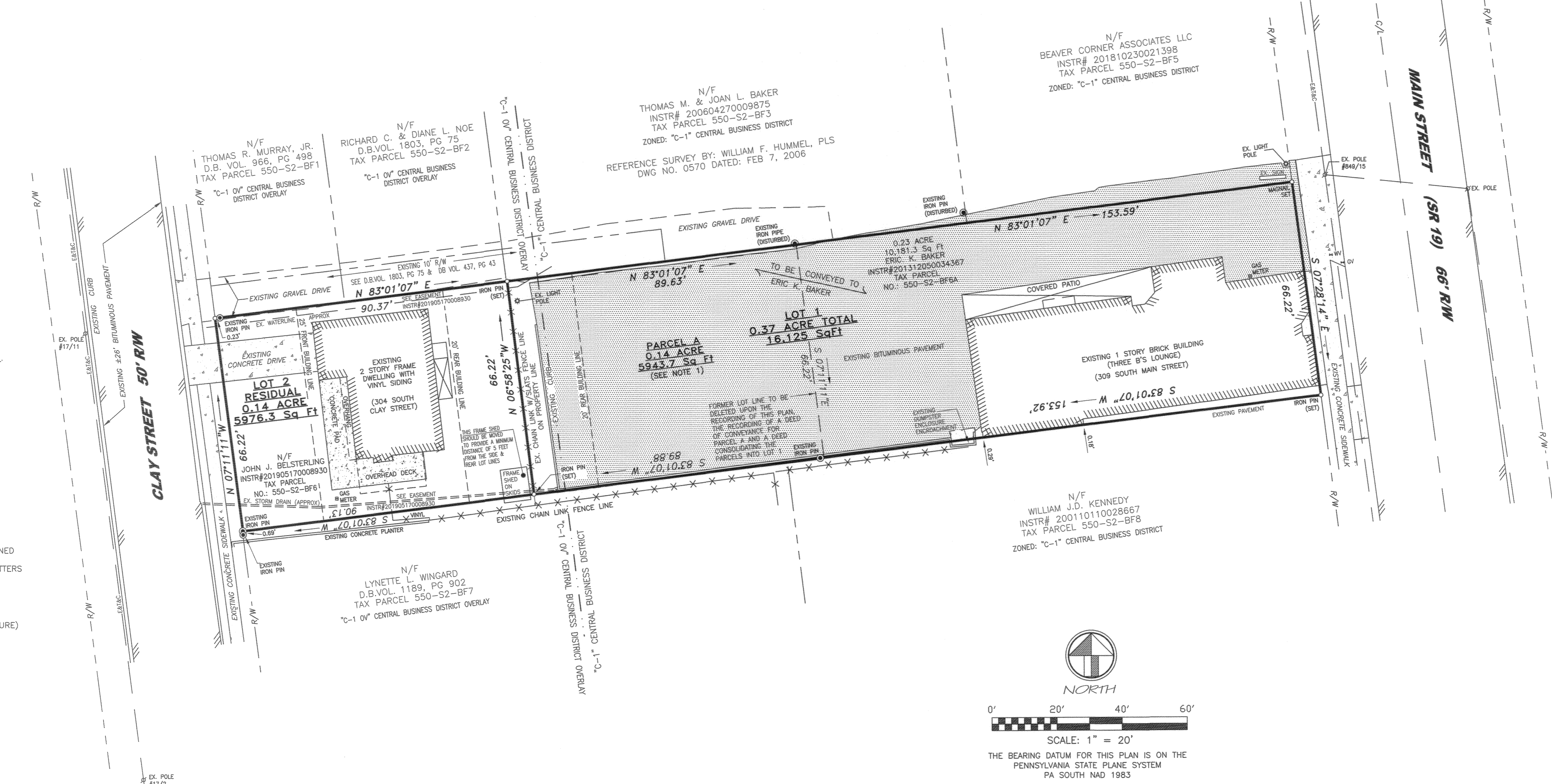
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF June, 2019. [Signatures]

APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF ZELIENOPLE THIS 21st DAY OF June, 2019. [Signatures]



APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF ZELIENOPLE THIS 21st DAY OF June, 2019. [Signatures]

REVISED LOT CALCULATIONS table with columns for Lot 1, Lot 2, Parcel A, and Total Revised Lot Areas.



0.51 ACRE (22,101.3 Sq. Ft.) = TOTAL ACREAGE

- NOTES: (1) PARCEL A IS TO BE CONVEYED TO ERIC K. BAKER AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 550-S2-BF6A... (2) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY...

OWNERS: JOHN J. BELSTERLING, P.O. BOX 526, ZELIENOPLE, PA. 16063. PROPERTY ADDRESS: 304 S. CLAY STREET, ZELIENOPLE, PA. 16063. ZELIENOPLE BOROUGH ZONING DISTRICT: C-1 Central Business District. TAX PARCEL NO. & DEED REFERENCE: 550-S2-BF6, INSTR#201905170008930. REFERENCE SURVEY BY: WILLIAM F. HUMMEL, PLS DWG NO. 8791 DEC. 23, 1987.

Professional information for Survey Tech & Associates, LLC, including address, phone, fax, and registration details.

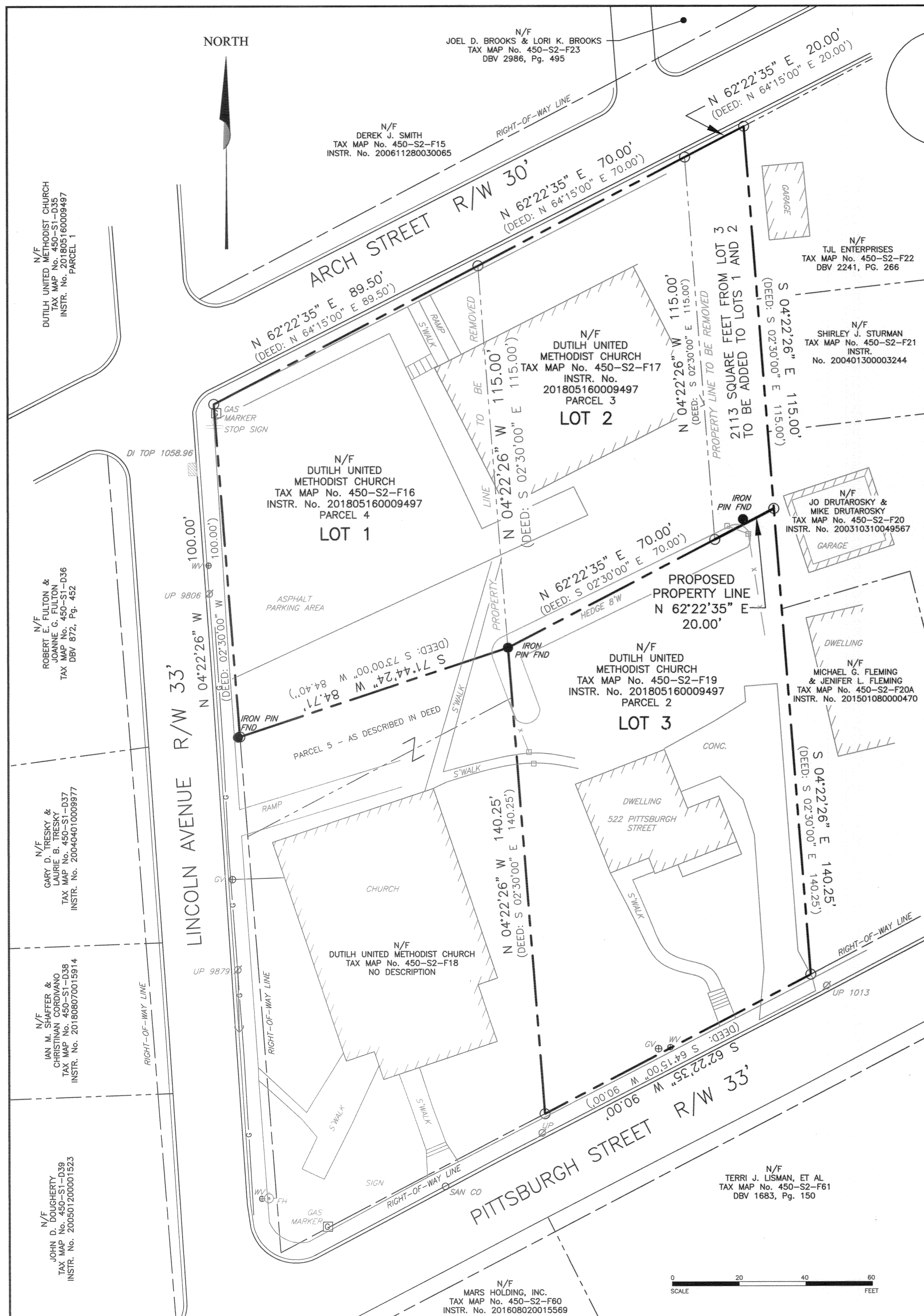
MICHELE M. MUSTELLO, RECORDER OF DEEDS, BUTLER COUNTY, PA. My Commission Expires First Monday in January 2020.

PLAN BOOK 380, PAGE 15. Includes barcode and registration number.

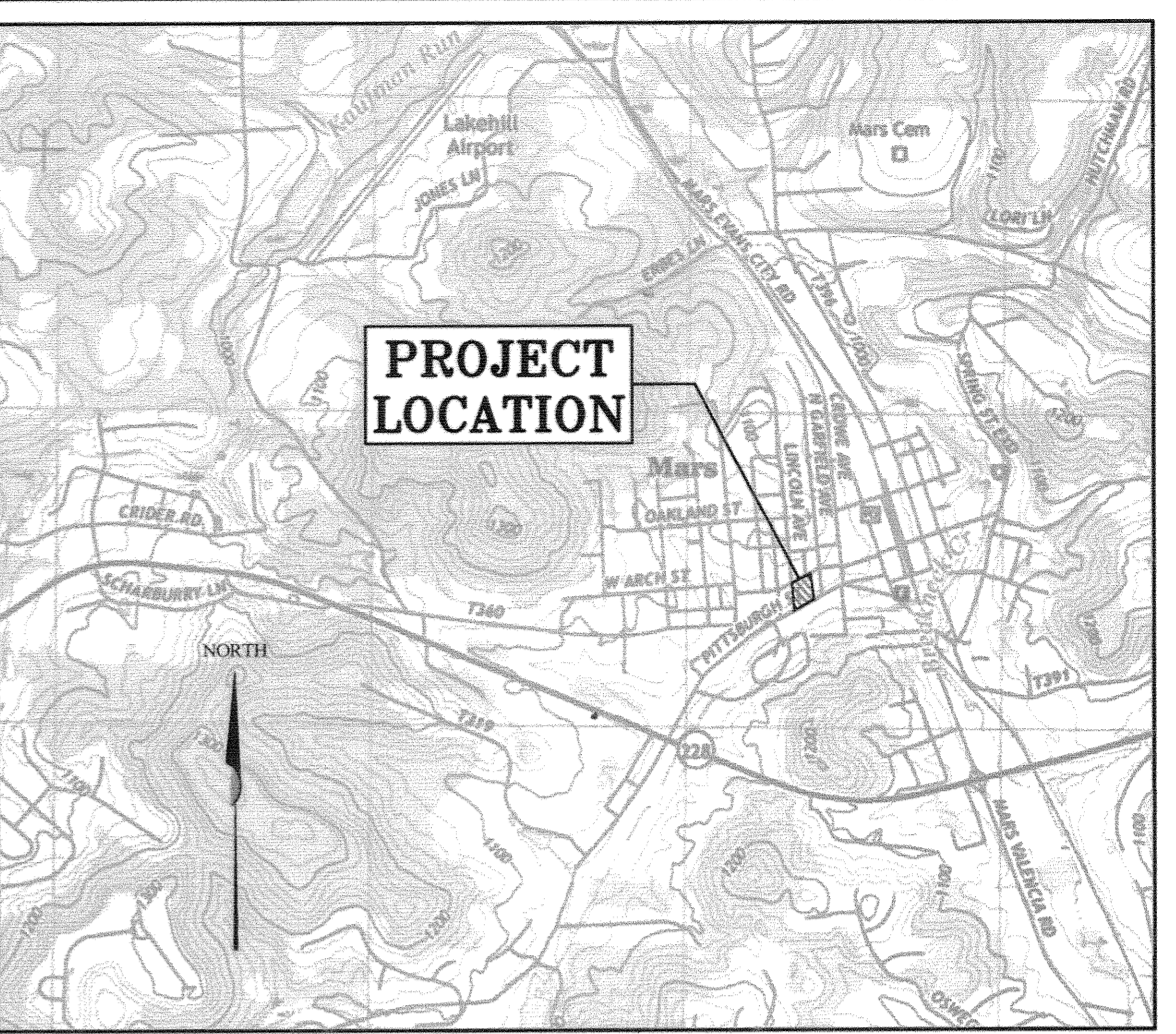
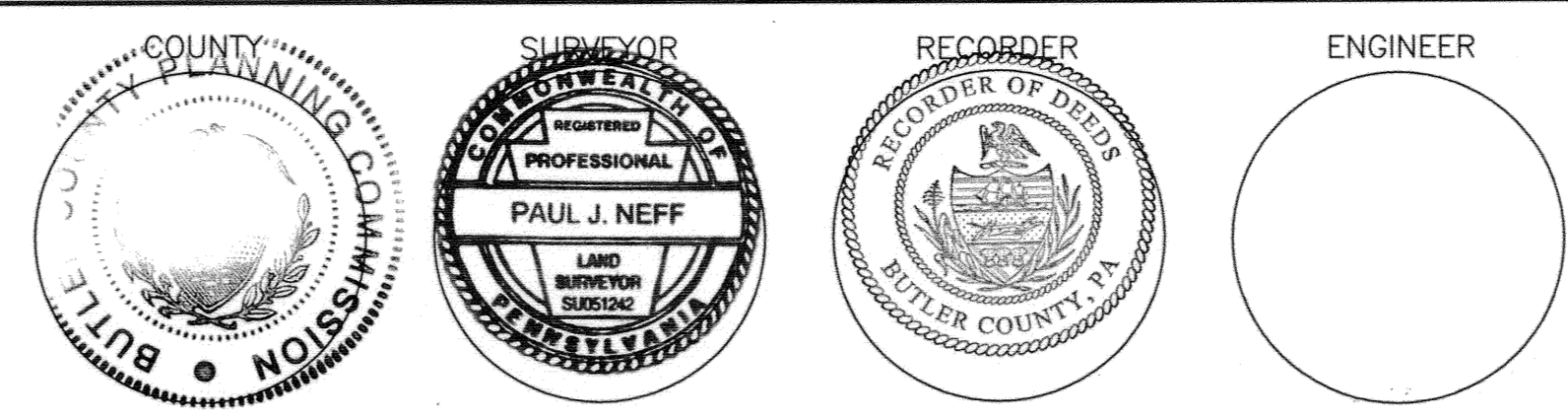
BAKER - BELSTERLING LOT LINE REVISION PLAN (REVISION OF TAX PARCEL NO. 550-S2-BF6 and TAX PARCEL NO. 550-S2-BF6A)

SITUATE: ZELIENOPLE BOROUGH, BUTLER COUNTY, PA. DATE: JUNE 6, 2019. SCALE: 1" = 20'

Notary Seal for Tamara A. Ranalli, Notary Public, Butler County, PA. My Commission Expires July 15, 2021.



NOTARY BOROUGH CORPORATION



CORPORATION ADOPTION:

DUTILH UNITED METHODIST CHURCH, INC.

KNOW ALL MEN BY THESE PRESENTS: THAT DUTILH UNITED METHODIST CHURCH, INC., BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF CONSOLIDATION OF ITS PROPERTY, SITUATED IN THE BOROUGH OF MARS, COUNTY OF BUTLER, 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, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE BOROUGH OF MARS, COUNTY OF BUTLER.

DUTILH UNITED METHODIST CHURCH, INC., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF MARS, COUNTY OF BUTLER, 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 DUTILH UNITED METHODIST CHURCH, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO ATTESTED SECRETARY, THIS 16th DAY OF August, A.D. 2019.

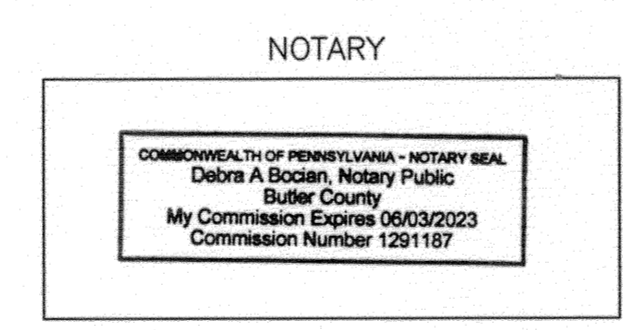
DUTILH UNITED METHODIST CHURCH, INC. (SEAL)
ATTEST: Janus Gascoine (SEAL) PRESIDENT
SECRETARY: Janus Gascoine

CORPORATION ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
ON THIS 16th DAY OF August, A.D. 2019, BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Associate Pastor James Gascoine OF DUTILH UNITED METHODIST CHURCH, INC. WHO (NAME AND TITLE OF OFFICER) Gascoine
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 DUTILH UNITED METHODIST CHURCH, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION

Associate Pastor James Gascoine OF DUTILH UNITED METHODIST CHURCH, INC. IN (NAME AND TITLE OF OFFICER) Gascoine
ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

James Gascoine (SEAL) (NAME OF OFFICER)
Associate Pastor (SEAL) (TITLE OF OFFICER)
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF August, 2019.
Debra G. Borcia SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES THE 3 DAY OF June, 2023.



TITLE CLAUSE (NO MORTGAGE):

DUTILH UNITED METHODIST CHURCH, INC., OWNERS OF THE PROPERTY AT TAX MAP No. 450-S2-F16, F17, & F19, AS SHOWN ON THIS PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAMES OF DUTILH UNITED METHODIST CHURCH, INC. AS RECORDED IN INSTR. No. 201805160009497, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.
James Gascoine (SEAL) (NAME OF OFFICER)
Associate Pastor (SEAL) (TITLE OF OFFICER)
Debra G. Borcia (SEAL) (NAME OF OFFICER)
WITNESS DATE: Aug. 16, 2019

UNDERGROUND UTILITY NOTE:

ALL 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.

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.
Paul J. Neff SECRETARY
Michael Fleming CHAIRMAN

BUTLER COUNTY MARS-BOROUGH PLANNING COMMISSION ACKNOWLEDGMENT LOT SUBDIVISION:

APPROVED BY THE BUTLER COUNTY MARS-BOROUGH PLANNING COMMISSION THIS 5th DAY OF August, 2019.
Paul J. Neff SECRETARY
Michael Fleming CHAIRMAN

MARS BOROUGH BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT LOT SUBDIVISION:

APPROVED BY THE MARS-BOROUGH PLANNING COMMISSION THIS DAY 12th OF August, 2019.
Paul J. Neff SECRETARY
Michael Fleming CHAIRMAN

BOROUGH BOARD OF SUPERVISORS:

APPROVED BY THE MARS BOROUGH BOARD OF SUPERVISORS THIS 5th DAY OF August, 2019.
Paul J. Neff SECRETARY
Michael Fleming CHAIRMAN OF THE BOARD

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: 8-16-19
PAUL NEFF, P.L.S. REGISTRATION NO. SU051242

BULK AREAS:

| | |
|---|---------------|
| ZONE: MULTIFAMILY RESIDENTIAL DISTRICT - R3 | |
| MAXIMUM BUILDING HEIGHT: | 35 FT |
| MINIMUM FRONT YARD: | 25 FT |
| MINIMUM SIDE YARD: | 15 FT |
| MINIMUM REAR YARD: | 20 FT |
| MINIMUM LOT AREA: | 7,500 Sq. Ft. |

ACREAGE

| LOT No. | TAX ID No. | EXISTING AREA | | +/- | PROPOSED AREA | |
|---------|------------|---------------|---------|------------|---------------|---------|
| | | ACRES | Sq. Ft. | | ACRES | Sq. Ft. |
| 1 | 450-S2-F16 | 0.2029 | 8,840 | +2113 S.F. | 0.4213 | 18,349 |
| 2 | 450-S2-F17 | 0.1698 | 7,396 | | | |
| 3 | 450-S2-F19 | 0.3148 | 13,711 | -2113 S.F. | 0.2662 | 11,598 |
| TOTAL | | 0.6875 | 29,947 | 0 S.F. | 0.6875 | 29,947 |

REFERENCES

| REF. # | DESCRIPTION | SHT. # |
|--------|-------------|--------|
| | | |

REVISIONS

| REV. | REVISION DESCRIPTION | DATE | BY | CHKD | APPR |
|------|----------------------|------|----|------|------|
| | | | | | |

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

CLIENT: DUTILH UNITED METHODIST CHURCH
1270 DUTILH ROAD, CRANBERRY TOWNSHIP, PENNSYLVANIA 16066
PROJECT: PITTSBURGH STREET LOT CONSOLIDATION PLAN
BEING
TAX PARCELS: 450-S2-16, 450-S2-17, 450-S2-19
RECORDED AT: INSTRUMENT No. 201805160009497
BOROUGH OF MARS, COUNTY OF BUTLER, PENNSYLVANIA

ISSUE DATE: 08/14/19
REV. # 0
PROJECT # 5099
APPROVED SCALE 1"=20'
DATE: 08/14/19
DWG # LC-1
SHEET 1 OF 1

RECORDED: 20
PLAN BOOK PAGE
380 16

KNOW ALL MEN BY THESE PRESENTS That I, James E. Kriley of the Township of Penn, 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 Penn, 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 Penn, I hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Penn, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, his heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 31 day of July 2019.

James E. Kriley
Owner

N/F Farm Kings LLC
270-2F94-26G
Zone / C-2 (Highway Commercial)

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER

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

WITNESS MY HAND AND NOTARIAL SEAL this 31 day of July 2019.

Alicia J. Spafford
Notary Public
Seal & Stamp
Commonwealth of Pennsylvania - Notary Seal
Alicia J. Spafford, 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, 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.

31 July '19
Date
Seal
P. L. S. # 30161-E
Stanley D. Graff
SURVEYOR
NO. 30161-E
COMMONWEALTH OF PENNSYLVANIA

The Board of Supervisors of the Township of Penn, hereby gives public notice that in approving this plan for recording purposes only, the Township of Penn 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 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 Penn this 11 day of June 2019.

Linda W. Zupps
Secretary
Samuel Weale
Chairman

Approved by the Penn Township Planning Commission this 28th day of May 2019.

Art Dech
Secretary
John A. Miller
Chairman

Reviewed by the Butler County Planning Commission this 16th day of MAY 2019.

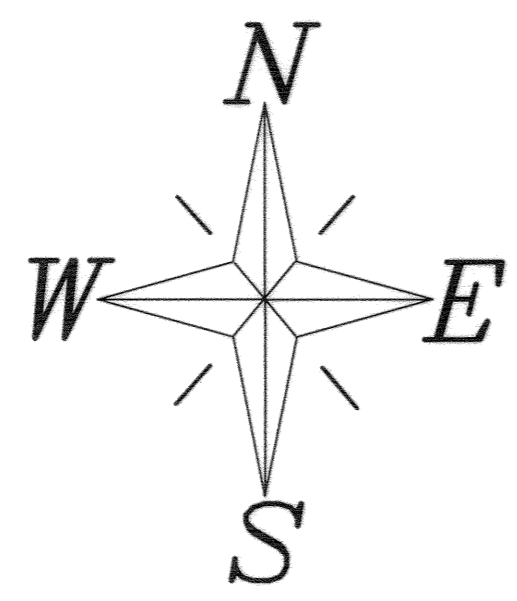
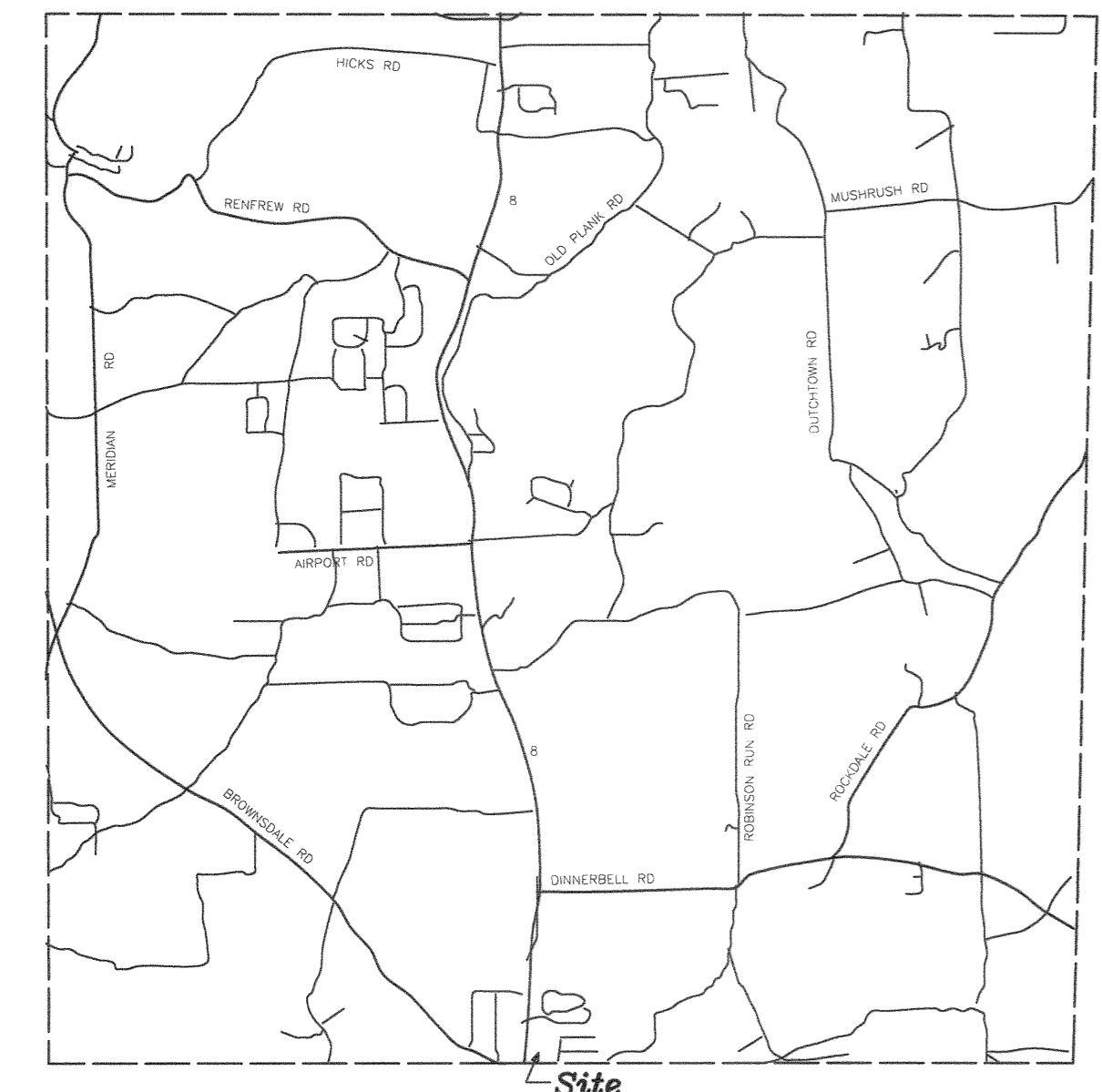
Craig M
Secretary
F. Alpern
Chairman

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 380 Page 17

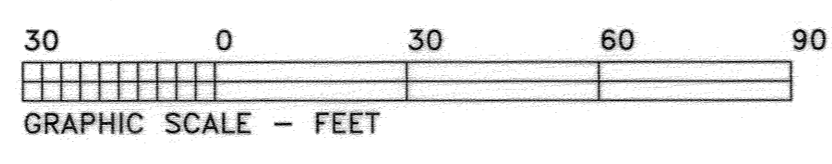
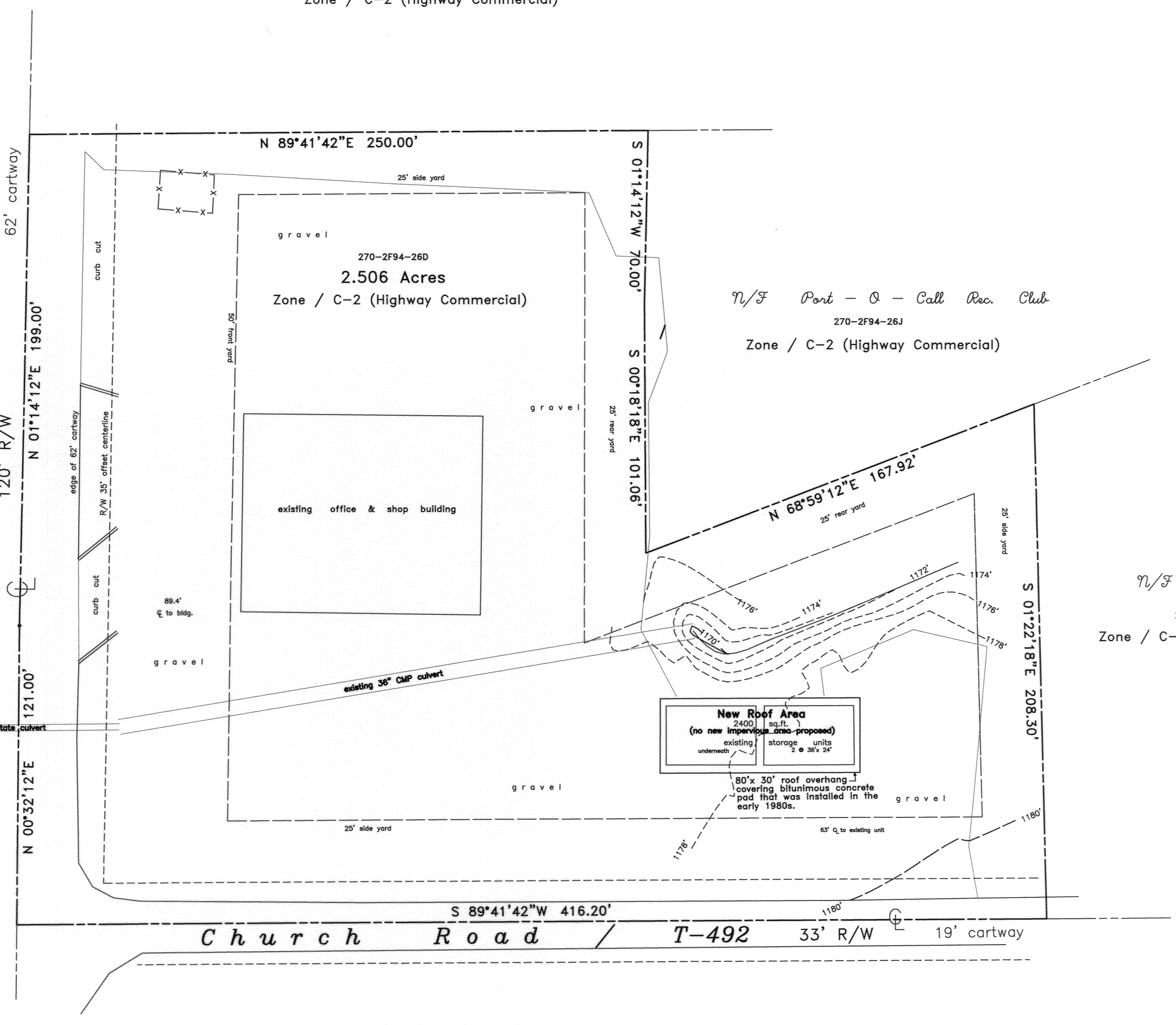
Given under my hand and seal this 22 day of August 2019.

Michele M. Mustello
Recorder
Seal
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.

Pittsburgh Road / Rt. 8



Reference:
Biglow Development Subdivision
Plan Book Volume 77/24

OWNER:
Kriley Family Limited Partnership
James E. Kriley
797 Pittsburgh Road
Butler, PA 16002

| | |
|------------|-----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 380 | 17 |
| SHEET | of |

| | | | | | |
|--|----------------|----------|----------|-----|---------|
| REVISIONS PER TOWNSHIP COMMENTS AND STORMWATER DESIGN NO LONGER REQUIRED | | | | SDG | 6/10/19 |
| 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 | | | | | |
| KRILEY SITE PLAN BEING A SITE PLAN FOR KRILEY FAMILY LIMITED PARTNERSHIP | | | | | |
| SITUATE | | | | | |
| PENN TOWNSHIP BUTLER COUNTY, PENNSYLVANIA | | | | | |
| DATE | DRAWN | CHECKED | SCALE | | |
| 05/01/19 | Sdg | | 1" = 30' | | |
| PROJECT NO. | TAX PARCEL NO. | REVISION | | | |
| 19-040 | 270-2F94-26D | A | | | |

Kriley Site Plan

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 15th DAY OF July 2019

ATTEST: Eileen M. Jewart
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED EILEEN M. JEWART AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND SEAL THIS 15th DAY OF July 2019 MY COMMISSION EXPIRES THE 06th DAY OF March 2020

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

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 15th DAY OF July 2019

ATTEST: Gary L. Jewart Robin S. Jewart
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED GARY L. & ROBIN S. JEWART AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND SEAL THIS 15th DAY OF July 2019 MY COMMISSION EXPIRES THE 06th DAY OF March 2020

Darrin J. Nichter NOTARY PUBLIC

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

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

7/12/19 DATE Jeffrey A. Shuty REG. NO. SU015509

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 380 PAGE 18
GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF August 2019

Michele M. Mustello RECORDER

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

REVIEWED BY THE OAKLAND TOWNSHIP PLANNING COMMISSION THIS 21st DAY OF August 2019

James H. Haller CHAIRMAN
Yvonne M. Cook SECRETARY

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

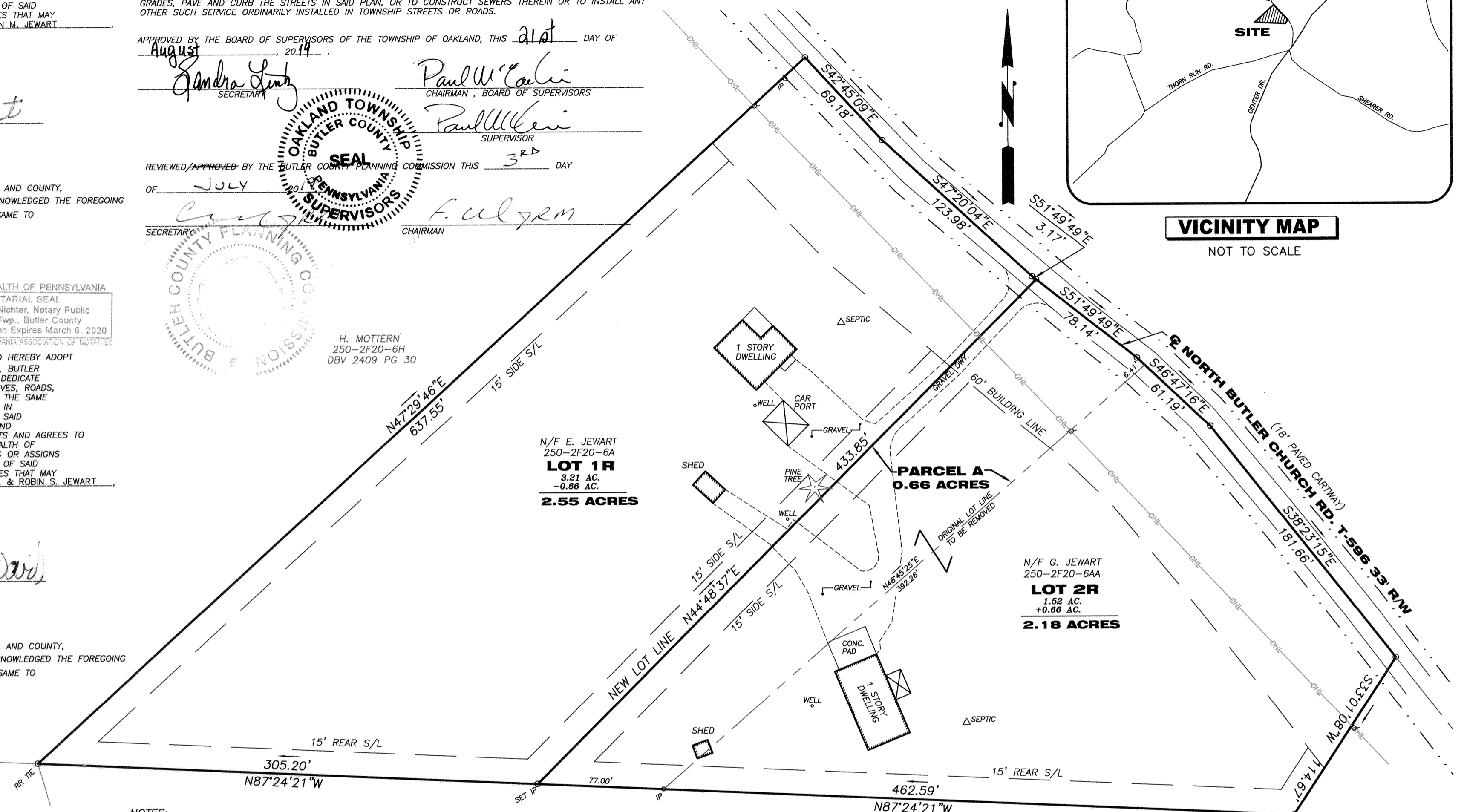
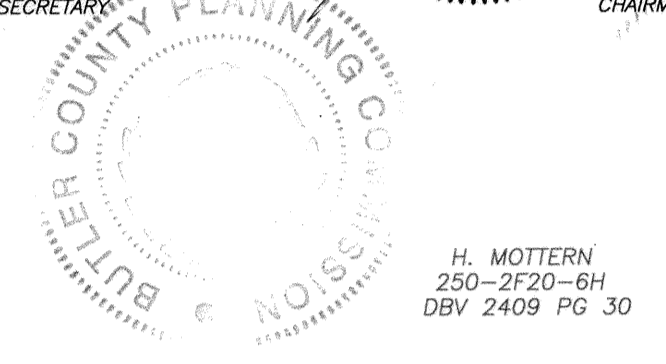
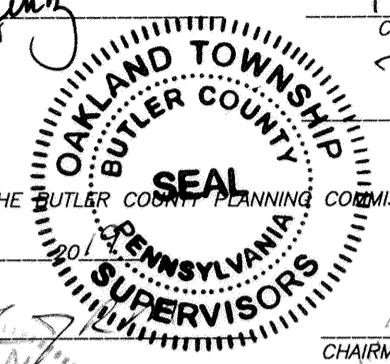
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND, THIS 21st DAY OF August 2019

Paul W. Caelin CHAIRMAN, BOARD OF SUPERVISORS
Paul W. Caelin SUPERVISOR
Andrea Lutz SECRETARY

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 3rd DAY OF July 2019

F. Ulyrm CHAIRMAN
Chris SECRETARY

BUTLER COUNTY PLANNING COMMISSION
H. MOTTERN
250-2F20-6H
DBV 2409 PG 30



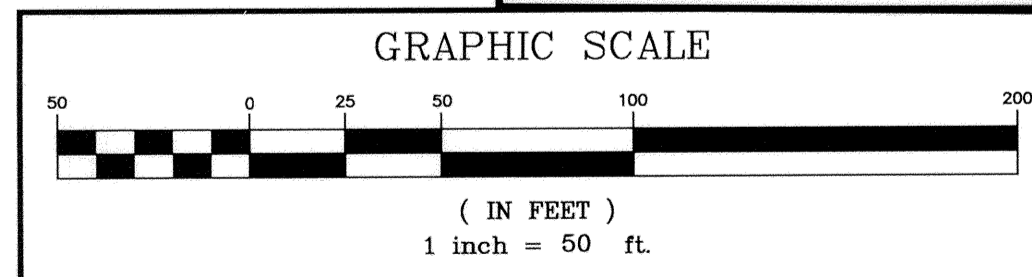
NOTES:
1. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 250-2F20-6A (E. JEWART) AND BECOME PART OF ADJOINING PARCEL 250-2F20-6AA (G. JEWART) TO CREATE LOT 2R.

TOTAL PLAN AREA 4.73 ACRES
LOT 1R 2.55 AC.
LOT 2R 2.18 AC.

N/F G. VALUNSKY
250-2F20-5A
DBV 933 PG 264

| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 18 |

Instr: 201908220016274
Pg: 1 F: \$45.00 8/22/2019 1:09 PM
Michele Mustello T20190013488
Butler County Recorder PA



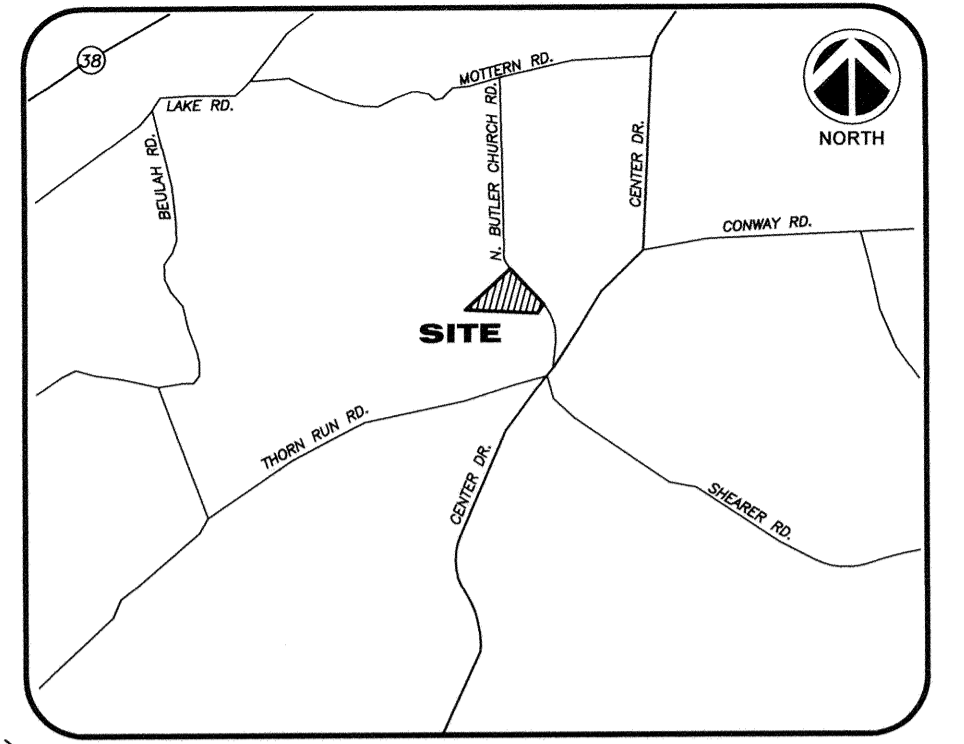
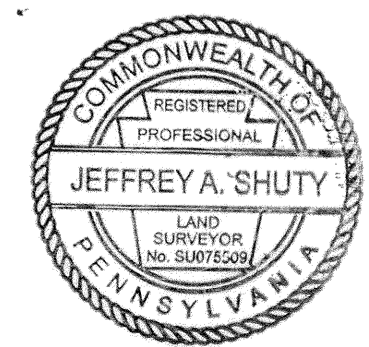
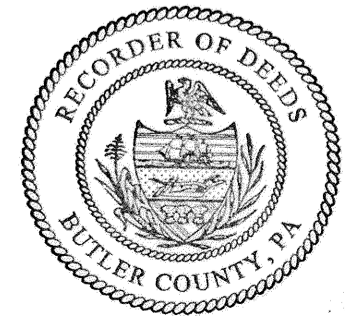
OWNER: GARY L. & ROBIN S. JEWART
120 NORTH BUTLER CHURCH RD. CHICORA, PA 16025
TAX ID: 250-2F20-6A
DEED REF: DBV 1508 PG 143

OWNER: GARY L. & ROBIN S. JEWART
116 NORTH BUTLER CHURCH RD. CHICORA, PA 16025
TAX ID: 250-2F20-6AA
DEED REF: PBV 166 PG 40

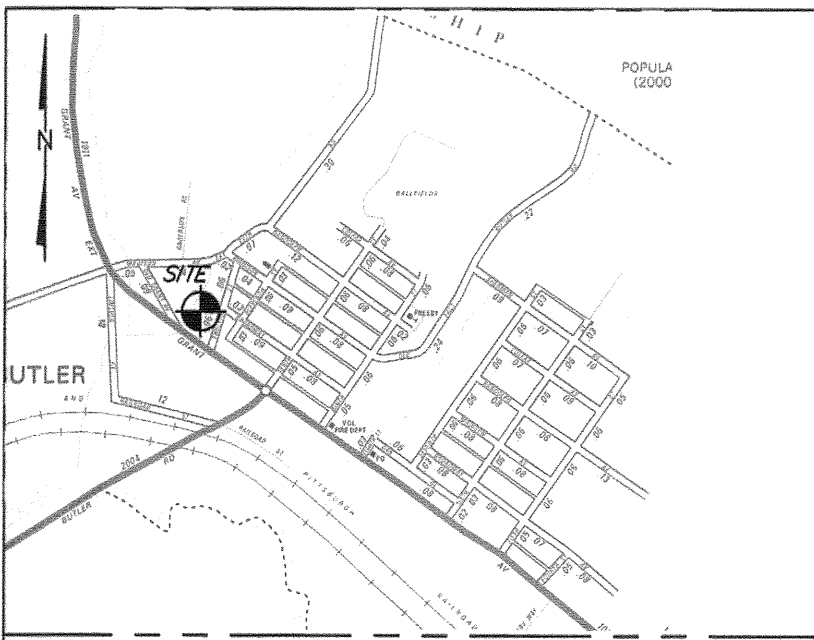
NORTHERN SURVEYORS AND ASSOCIATES
137 LINK LANE SLIPPERY ROCK, PA 16057
(724)530-6889
northernsurveyor@gmail.com

Scale 1" = 50'
Date June 24, 2019
Job No. 3150

Jewart Lot Line Revision
Situate in Oakland Township Butler County, Pa.
Prepared For Gary Jewart
Sheet No. 1 of 1



VICINITY MAP
NOT TO SCALE



LOCATION MAP

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

Instr: 201908230016387
 Pgs: 1 Ft: 545.00 8/23/2019 2:10 PM
 Michele Mustello T20190013572
 Butler County Recorder PA

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

BUILDING SETBACK LINES:
 FRONT 30' FROM R\W
 SIDE 10'
 REAR 10'

We, the undersigned, JAMES L. & CHERYL L. CARSON (owners) of the Real Estate shown and described, herein do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

James L. Carson
 Owners
Cheryl L. Carson
 Owners

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER
 on this 31st day of July, 2019 Before me a Notary Public

in and for said state and county personally came
James L. & Cheryl L. Carson known to be the person whose name is
 subscribed to the within instrument.

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

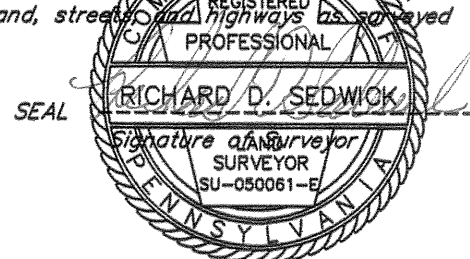
[Signature]
 Notary Public

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

Certification by Professional Land Surveyor

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

JULY 2019
 DATE



Approved by the Butler County Planning Commission

this 20th day of Aug., 2019

[Signature] Secretary
[Signature] Chairman



Reviewed by EAST BUTLER BORO.

this 12 day of August, 2019

[Signature] Secretary
[Signature] Chairman

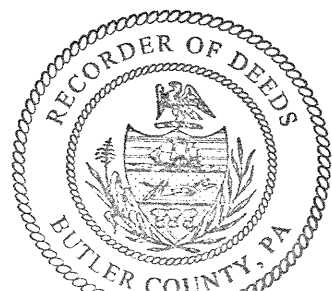
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
 Recording Certificate

Recorded this 23rd day of August, 2019 in the

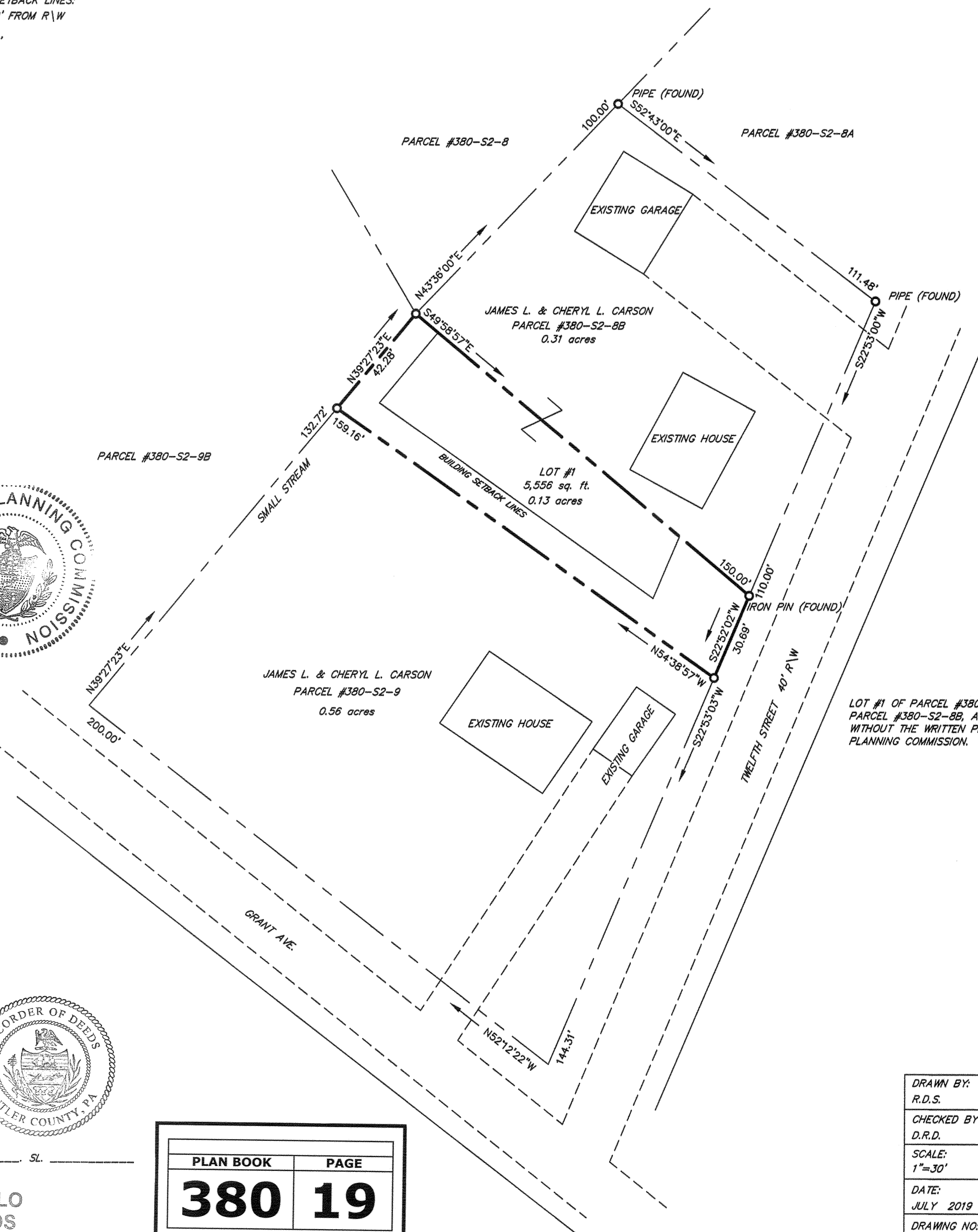
Register and Recorder of Deeds office, in Plan Book, Vol. 380, Page 19 SL.

[Signature]
 Recorder of Deeds

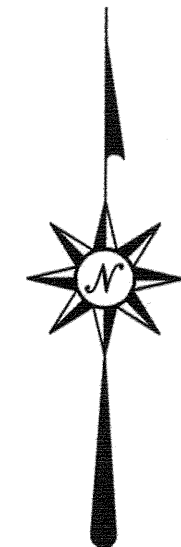
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



| PLAN BOOK | PAGE |
|------------|-----------|
| 380 | 19 |



LOT #1 OF PARCEL #380-S2-9 WILL BECOME PART OF PARCEL #380-S2-8B, AND CAN NOT BE SOLD SEPARATELY WITHOUT THE WRITTEN PERMISSION FROM THE BUTLER COUNTY PLANNING COMMISSION.



CARSON PLAN #1

| | |
|-------------------------|---|
| DRAWN BY: R.D.S. | LOT LINE REVISION PLAN MADE FOR JAMES L. & CHERYL L. CARSON EAST BUTLER BORO. BUTLER CO. |
| CHECKED BY: D.R.D. | |
| SCALE: 1"=30' | |
| DATE: JULY 2019 | |
| DRAWING NO: 380-S2-9 | R.D. SEDWICK P.L.S. KITTANNING, PA. 724-355-9302 |

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THOMAS R. & TAMI L. KELLEY, OF THE TOWNSHIP OF BUFFALO, 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 BUFFALO, 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 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.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 16 DAY OF JULY 2019.

THOMAS R. KELLEY
TAMI L. KELLEY

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, THOMAS R. & TAMI L. KELLEY, 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 16 DAY OF JULY 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

Debra L. Jeffcoat
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Butler County
My commission expires February 17, 2023
Commission number 1152784

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.

19 March 19
DATE
STANLEY D. GRAFF
REG. NO. 51403/161-E

MUNICIPAL DECLARATIONS
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.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 14th DAY OF AUGUST 2019.

Janice L. Zielinski
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 3rd DAY OF APRIL 2019.

Juan Guzman
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 22nd DAY OF MARCH 2019.

Carly Grant
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 380, PAGE(S) 20.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF AUGUST 2019.

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

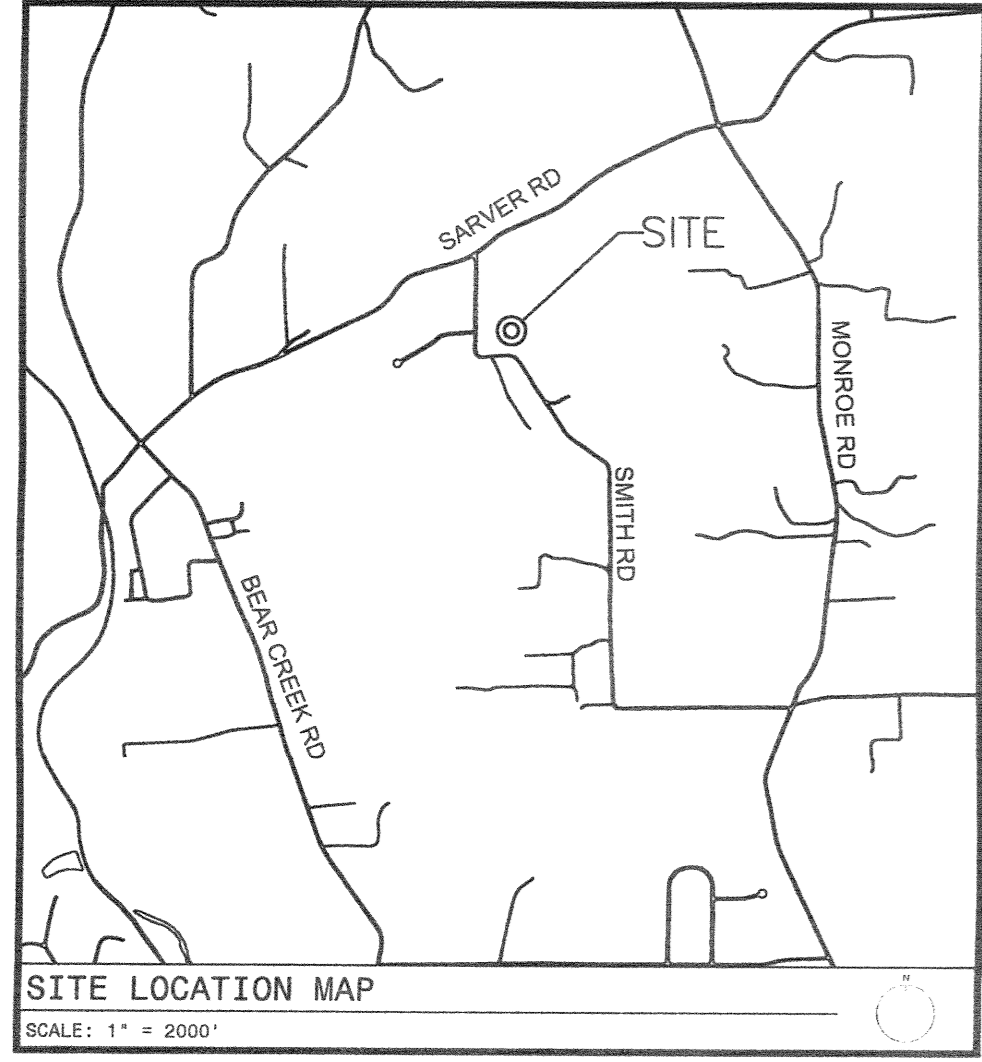


Table with 2 columns: Dimension and All Permitted Uses. Rows include Min. Lot Area (80,000 sq ft), Min. Lot Width (150 feet), Min. Front Yard Depth (50 feet), Min. Side Yard Depth (20 feet), and Min. Rear Yard Depth (20 feet).

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

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT I, DENICE P. BOLLINGER, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, 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 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 OWNER, HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 15 DAY OF JULY 2019.

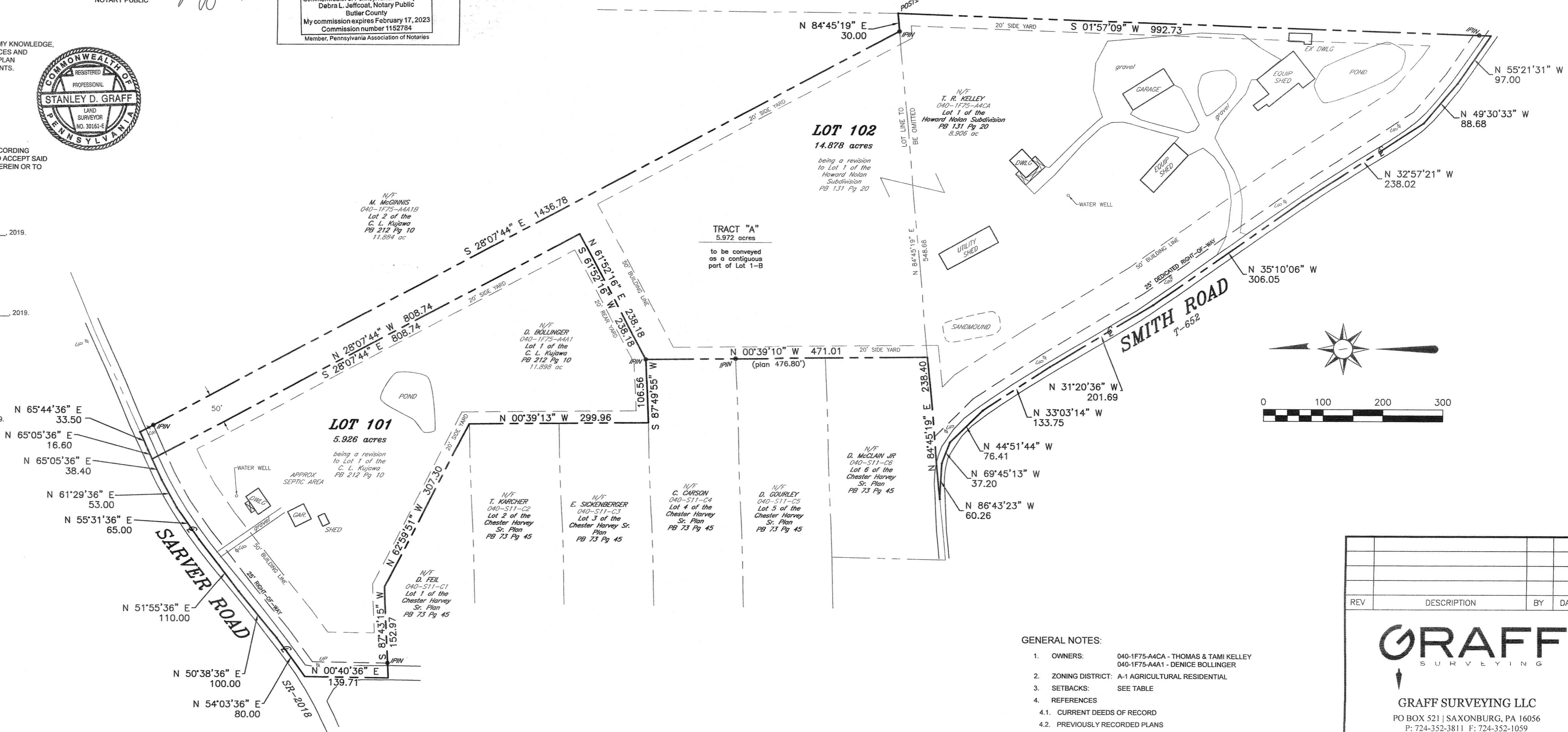
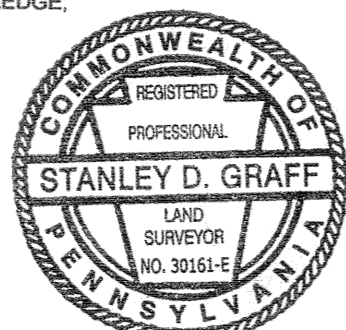
DENICE P. BOLLINGER

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, DENICE P. BOLLINGER, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF JULY 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEB 2023

Debra L. Jeffcoat
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Butler County
My commission expires February 17, 2023
Commission number 1152784



PROPERTY AREA SUMMARY table with columns for Existing Totals, Original, Tract A, and Revised Totals for Lot 101 and Lot 102.

N/F R. SMITH 040-1F75-A4C

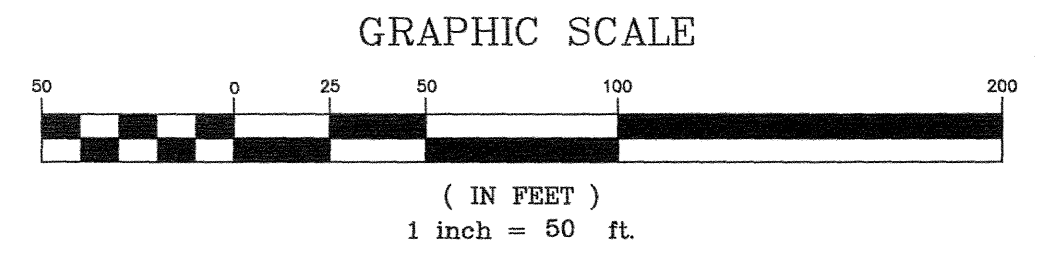
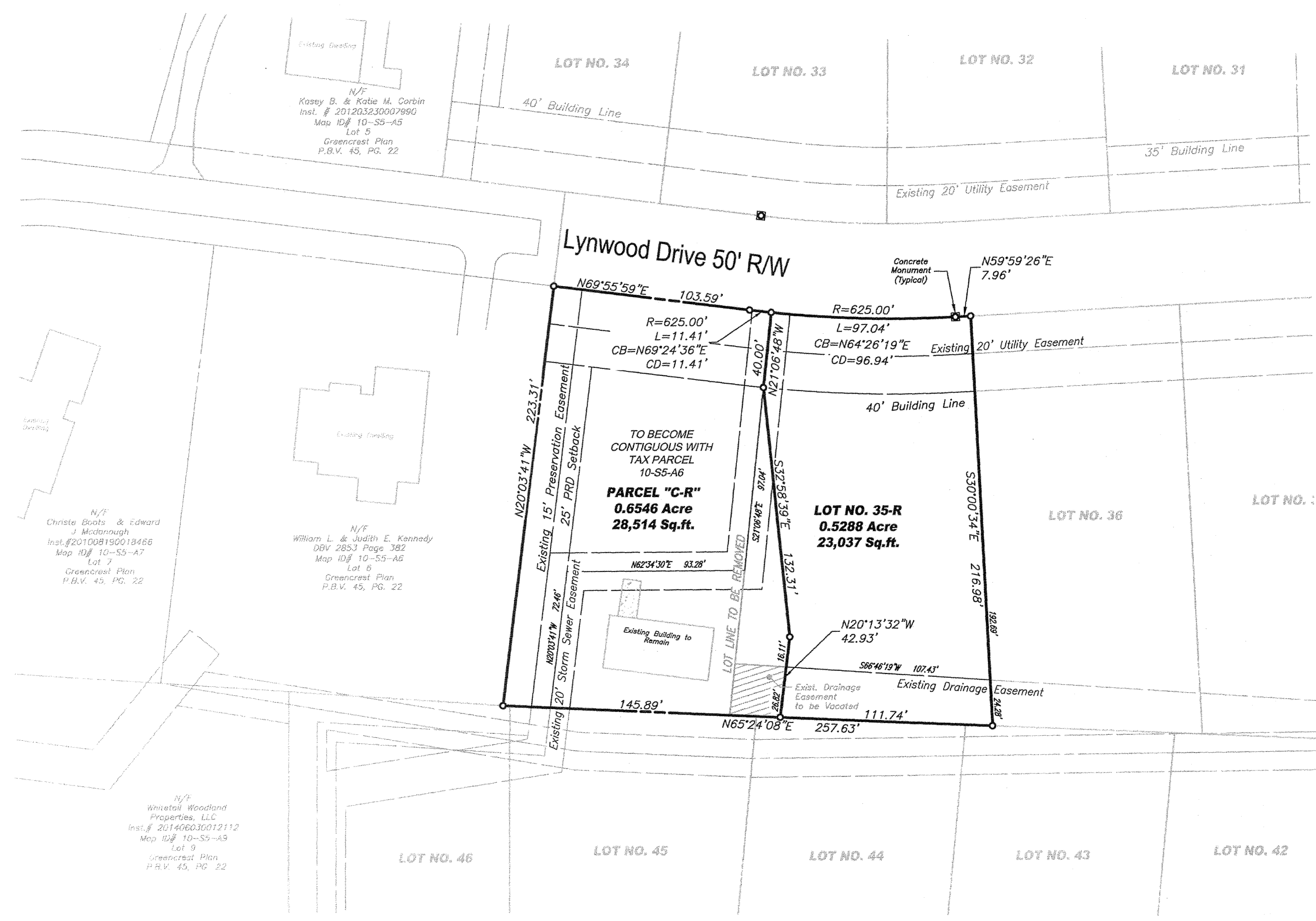
BOLLINGER/KELLEY PLAN

Being a lot line revision of
040-1F75-A4A1
Lot 1 of the C. L. Kujawa Plan (PB 212 Pg 10)
and
040-1F75-A4CA
Lot 1 of the Howard Nolan Subdivision (PB 131 Pg 20)

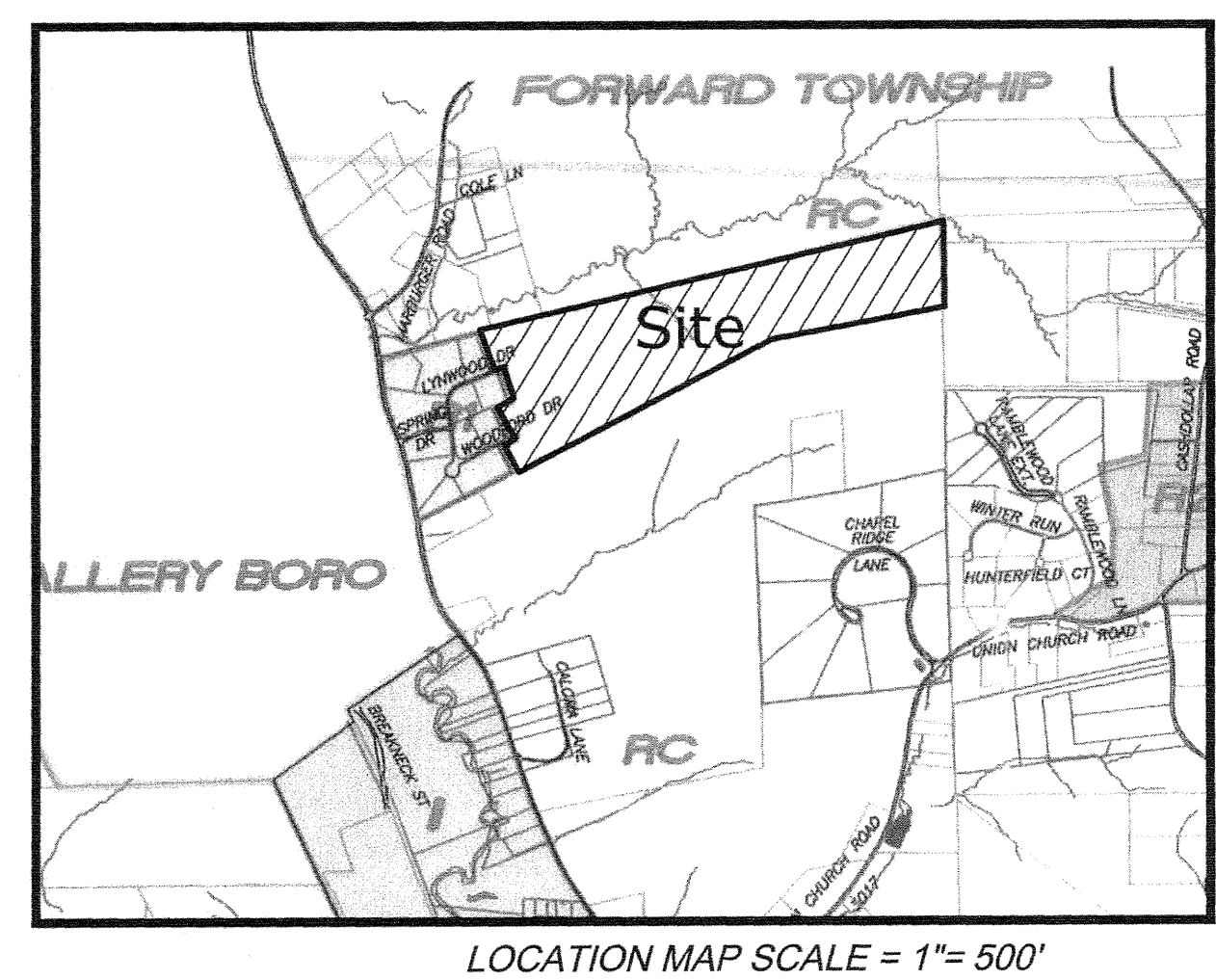
- GENERAL NOTES:
1. OWNERS: 040-1F75-A4CA - THOMAS & TAMI KELLEY 040-1F75-A4A1 - DENICE BOLLINGER
2. ZONING DISTRICT: A-1 AGRICULTURAL RESIDENTIAL
3. SETBACKS: SEE TABLE
4. REFERENCES:
4.1. CURRENT DEEDS OF RECORD
4.2. PREVIOUSLY RECORDED PLANS
4.2.1. CHESTER HARVEY SR. PLAN PLAN BOOK 73 PG 45
4.2.2. HOWARD NOLAN SUBDIVISION PLAN BOOK 131 PG 20
4.2.3. C. L. KUJAWA PLAN PLAN BOOK 212 PG 10

RECORDED PLAN BOOK 380 PAGE 20 SHEET of

GRAFF SURVEYING LLC logo and project information including description (BOLLINGER/KELLEY PLAN), location (BUFFALO TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA), date (03/01/19), and project number (19-029).



Inst: 201908280016674
 Page 1 of 54-58
 Michele Mustello
 Butler County Recorder PA
 03/20/19 0:53 AM
 T2019081576



Area Chart

| | |
|-----------------------|-------------------------------|
| Existing Parcel "C" | 25,578 Sq. Ft. - 0.5872 Acres |
| From Lot 35 | +2,936 Sq. Ft. - 0.0674 Acres |
| Proposed Parcel "C-R" | 28,514 Sq. Ft. - 0.6546 Acres |
| Existing Lot 35 | 25,973 Sq. Ft. - 0.5962 Acres |
| To Parcel "C" | -2,936 Sq. Ft. - 0.0674 Acres |
| Proposed Lot 35-R | 23,037 Sq. Ft. - 0.5288 Acres |

PLAN NOTES:

1. WOODLAND TRACE - REVISION TO PARCEL "C" AND LOT 35 IS A REVISION TO WOODLAND TRACE - PRD REVISION NO. 1 AS RECORDED IN THE BUTLER COUNTY RECORDER'S OFFICE IN P.B.V. 372, PGS. 1-4.
2. THE PURPOSE OF THIS PLAN IS TO ADJUST THE PROPERTY FOR PARCEL "C" AND LOT NO. 35 TAKING 0.0674 ACRES FROM LOT 35-R AND ADDING THE SAME 0.0674 ACRES TO PARCEL "C-R"
3. 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.

ADAMS TOWNSHIP REAPPROVAL STATEMENT

THIS PLAT OF SUBDIVISION WAS REAPPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 26 DAY OF August, 2019.

James L. Schubert
 SECRETARY OF BOARD OF SUPERVISORS
Thomas L. Franceschini
 CHAIRPERSON OF BOARD OF SUPERVISORS
Paul Skelton
 SUPERVISOR
Julia E. Rice
 SUPERVISOR
Edward L. Vogel
 SUPERVISOR

ADAMS TOWNSHIP PLANNING COMMISSION RECOMMENDATION STATEMENT

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 1st DAY OF May, 2019.

William L. Kennedy
 SECRETARY
Thomas L. Franceschini
 CHAIRPERSON

ADAMS TOWNSHIP APPROVAL STATEMENT

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 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 1st DAY OF May, 2019.

James L. Schubert
 SECRETARY OF BOARD OF SUPERVISORS
Thomas L. Franceschini
 CHAIRPERSON OF BOARD OF SUPERVISORS
Paul Skelton
 SUPERVISOR
Julia E. Rice
 SUPERVISOR
Edward L. Vogel
 SUPERVISOR

ADAMS TOWNSHIP - MUNICIPAL ENGINEER CERTIFICATION

I CERTIFY THAT THIS PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF ADAMS TOWNSHIP, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.

8-7-2019
 DATE
26400 E
 REG. NO.
Mark B. Schmidt
 MUNICIPAL ENGINEER

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION, THIS 8 DAY OF APRIL, 2019.

Angela M. ...
 SECRETARY
F. Ul ...
 CHAIRPERSON

PROOF OF RECORDING

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 380 PAGE(S) 21.
 GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF AUGUST, 2019.

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

SURVEYOR CERTIFICATE

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

6-18-2019
 DATE
Mark B. Schmidt
 MARK B. SCHMIDT, REG. NO.: SU-36950-E

OWNERS ADOPTION AND DEDICATION - WOODLAND TRACE, LLC

BY RESOLUTION APPROVED ON THE 27 DAY OF JUNE, 2019, THE PRESIDENT OF WOODLAND TRACE, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THE WOODLAND TRACE - PRD - REVISION TO PARCEL "C" AND LOT 35 PLAN, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO ADAMS TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY, ITS SUCCESSORS AND ASSIGNS.

Mark Heinauer
 MARK HEINAUER, PRESIDENT
W. ...
 WITNESSING OFFICER & TITLE
6-27-19
 DATE

ACKNOWLEDGEMENT OF NOTARY PUBLIC - WOODLAND TRACE, LLC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF BUTLER, PERSONALLY APPEARED MARK HEINAUER, PRESIDENT, OF WOODLAND TRACE, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE COMPANY AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE COMPANY WAS TAKEN TO ADOPT THE PLAN AND DEDICATE THE PUBLIC PROPERTY CONTAINED THEREIN TO ADAMS TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF June, 2019.

MY COMMISSION EXPIRES THE 12th DAY OF July, 2021.
 (SEAL) *Mark A. Lesnick*
 NOTARY PUBLIC
 Economy Boro, Beaver County
 My Commission Expires July 12, 2021
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE - WOODLAND TRACE, LLC

WOODLAND TRACE LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WOODLAND TRACE - PRD - REVISION TO PARCEL "C" AND LOT 35 PLAN OF LOTS IS IN THE NAME OF WOODLAND TRACE LLC, AND IS RECORDED IN INSTRUMENT NUMBER 201801110000678.

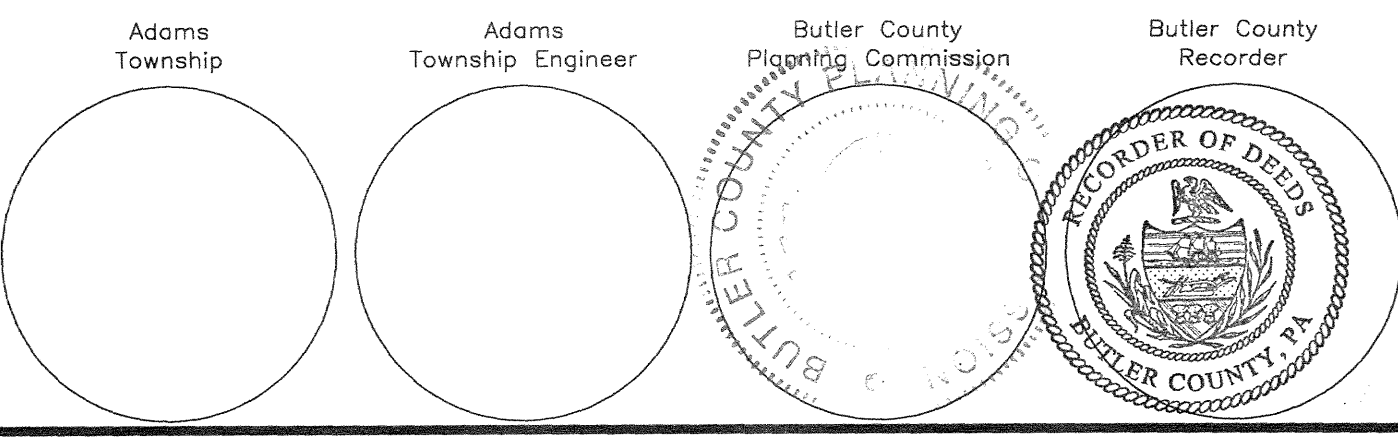
Mark Heinauer
 MARK HEINAUER, PRESIDENT
W. ...
 WITNESSING OFFICER & TITLE

MORTGAGEE - WOODLAND TRACE, LLC

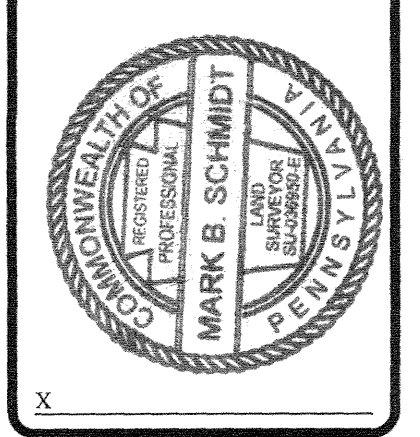
WE, WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN THE WOODLAND TRACE - PRD - REVISION TO PARCEL "C" AND LOT 35 PLAN OF LOTS, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

W. ...
 WITNESS
W. ...
 MORTGAGEE V.P.

ALL SIGNATURES MUST BE IN BLACK INK



| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 380 | 21 |

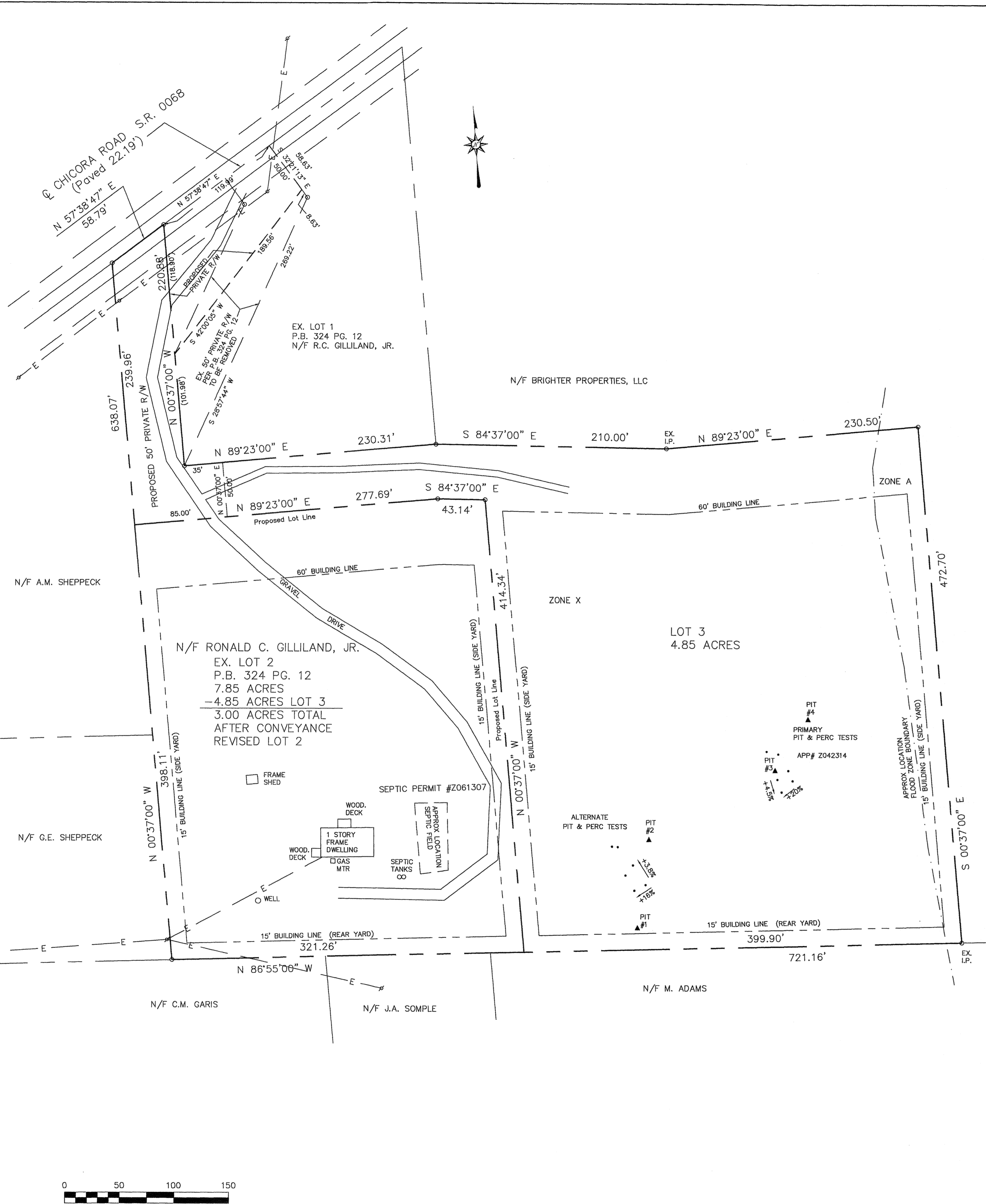


HAMPTON TECHNICAL ASSOCIATES
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.hampton-technical.com
 Corporate Office
 Ena Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-9660
 FAX: (412) 781-5904
 Mars Office
 123 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (724) 625-4544
 FAX: (724) 625-4549

| | |
|-----------------|-------------|
| PROJECT STATUS: | DATE |
| DATE ISSUED: | 2/20/2019 |
| REVISIONS: | |
| NO. | DISCRESSION |

DRAWING ORIENTATION

Woodland Trace - Revision to Parcel "C" and Lot 35
 Plan for Recording
 CLIENT ADDRESS: Woodland Trace, LLC
 510 Langdon Drive
 Gibsonia, PA 15044
 PROJECT LOCATION: Adams Township, Butler County
 Pennsylvania
 DRAWN BY: ARE
 CHECKED BY: SRF
 CAD FILE: 10964-1 Parcel C Rev.dwg
 HORZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 50'
 SHEET: 1 OF 1
REC.1
 PROJECT #: 1" = 50'



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 ZONES X & A:

ZONE X - AREAS OF MINIMAL FLOOD HAZARD
 ZONE A - AREA OF SPECIAL FLOOD HAZARD WITHOUT BASE FLOOD ELEVATION.

PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

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

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

PROPERTY OWNER: RONALD C. GILLILAND, JR.
 223 SEVEN HILLS ROAD
 CHICORA, PA 16025

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE NEW BUILDING LOT.

Instr: 20190829016800
 Page 1 of 44-00
 Michele Mustello
 Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Ronald C. Gilliland, Jr., of the Township of Oakland, 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 Oakland 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 Oakland, 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 Oakland, 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 Ronald C. Gilliland, Jr., my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 11 day of JULY 2019.

ATTEST:
Alma A. Stout *Ronald C. Gilliland, Jr.*
 NOTARY PUBLIC 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 Ronald C. Gilliland, Jr., 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 11 day of JULY 2019.

My Commission expires the 27 day of APRIL 2022

SEAL
Alma A. Stout
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Debra A. Stout, Notary Public
 Butler County
 My commission expires April 27, 2022
 Commission number 1332583
 Member, Pennsylvania Association of Notaries

I, 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.

DATE June 27, 2019 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

The Board of Supervisors of the Township of Oakland hereby gives public notice that in approving this plan for recording purposes only, the Township of Oakland 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.

Sandra Lutz SEAL *Paul McLean*
 SECRETARY CHAIRMAN

Approved by the Supervisors of the Township of Oakland this 21st day of August 2019

Sandra Lutz SEAL *Paul McLean*
 SECRETARY CHAIRMAN

Reviewed by the Oakland Township Planning Commission this 21st day of August 2019

John M. Cook SEAL *James A. Hallen*
 SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 17th day of JULY 2019

C. W. G. M. SEAL *F. C. G. M.*
 SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)S:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 380 Page 22

Given under my hand and seal this 29th day of August 2019

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



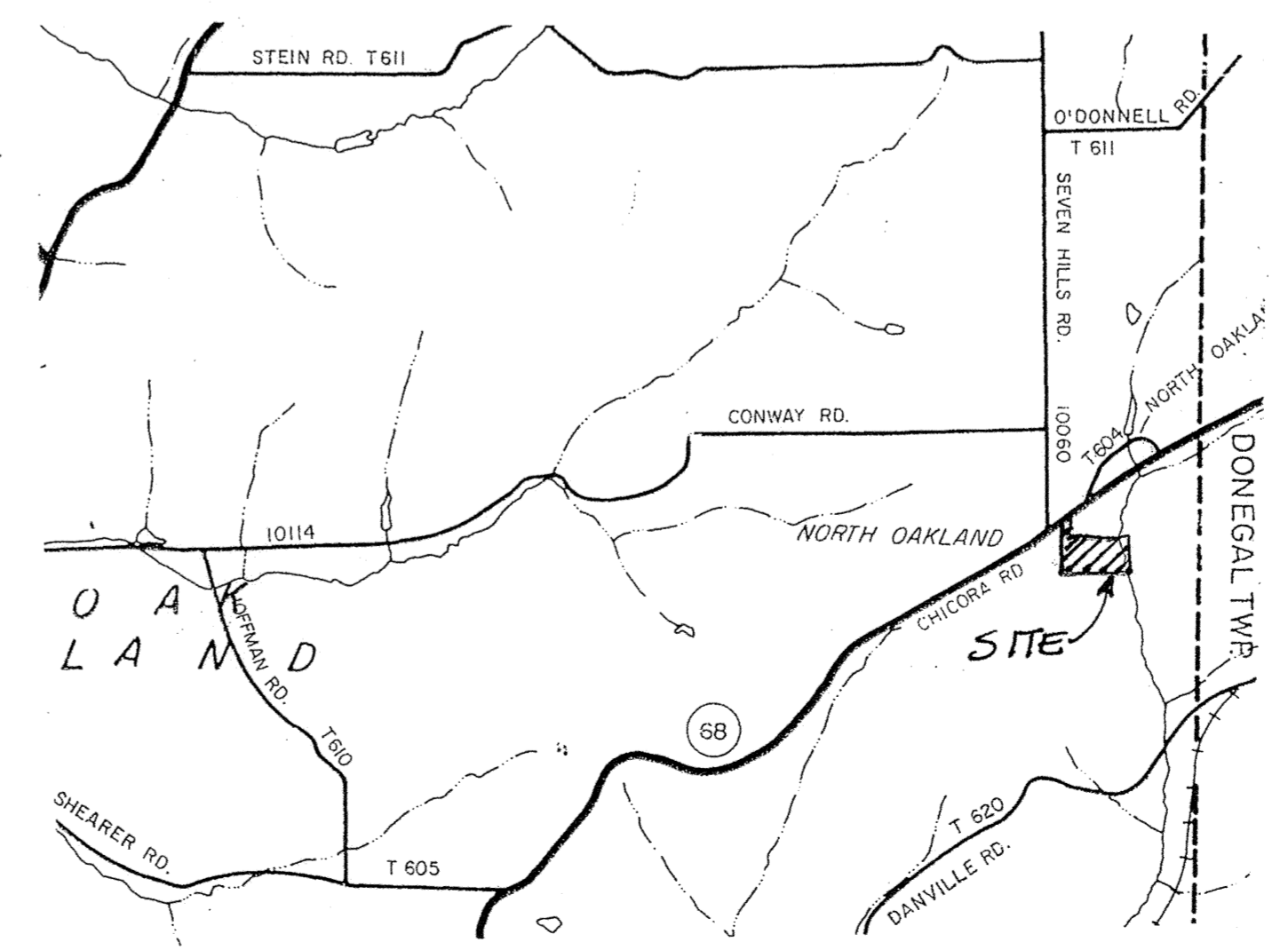
REVISED 06/16/19; ENGINEER'S REVIEW COMMENTS

L S G
 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 #2
 FOR: RONALD C. GILLILAND, JR.

SITUATE: OAKLAND TWP., BUTLER CO., PA

Date 06/27/19 Scale 1" = 50' Dwn By BEC Ckd By CAH
 Parcel No. 250-1F106-14F Instrument # 200701180001437 Service No. 19-072
 Address 902 CHICORA ROAD



VICINITY MAP Scale: 1" = 2000'

| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 22 |

OWNER'S ADOPTION
 I, JAMES M. DUCHAK, OWNER OF THE LAND SHOWN ON THE DUCHAK PLAN NO. 2, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, 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 MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

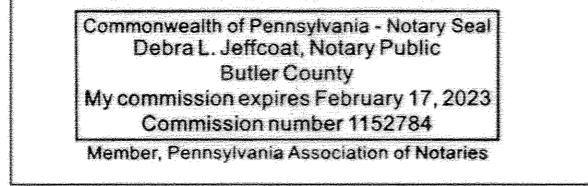
J. M. Duchak
 JAMES M. DUCHAK

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, JAMES M. DUCHAK, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF AUGUST, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Debra L. Jeffcoat
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATION
 I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

22 August 19
 DATE
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. 31493018-E

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

Stanley D. Graff
 SECRETARY
Jeffrey A. Mikesic
 CHAIRPERSON
 BOARD OF SUPERVISORS

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. H-2019 EFFECTIVE THIS 21st DAY OF August, 2019.

Stanley D. Graff
 SECRETARY
Jeffrey A. Mikesic
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 25th DAY OF July, 2019.

Stanley D. Graff
 SECRETARY
Debra L. Jeffcoat
 CHAIRPERSON
 PLANNING COMMISSION

Jeffrey Mikesic, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR MIDDLESEX TOWNSHIP, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

Jeffrey A. Mikesic
 TOWNSHIP ENGINEER
PE085712
 REGISTRATION NO.
8/27/19
 DATE

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10 DAY OF July, 2019.

Stanley D. Graff
 SECRETARY
F. W. ...
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

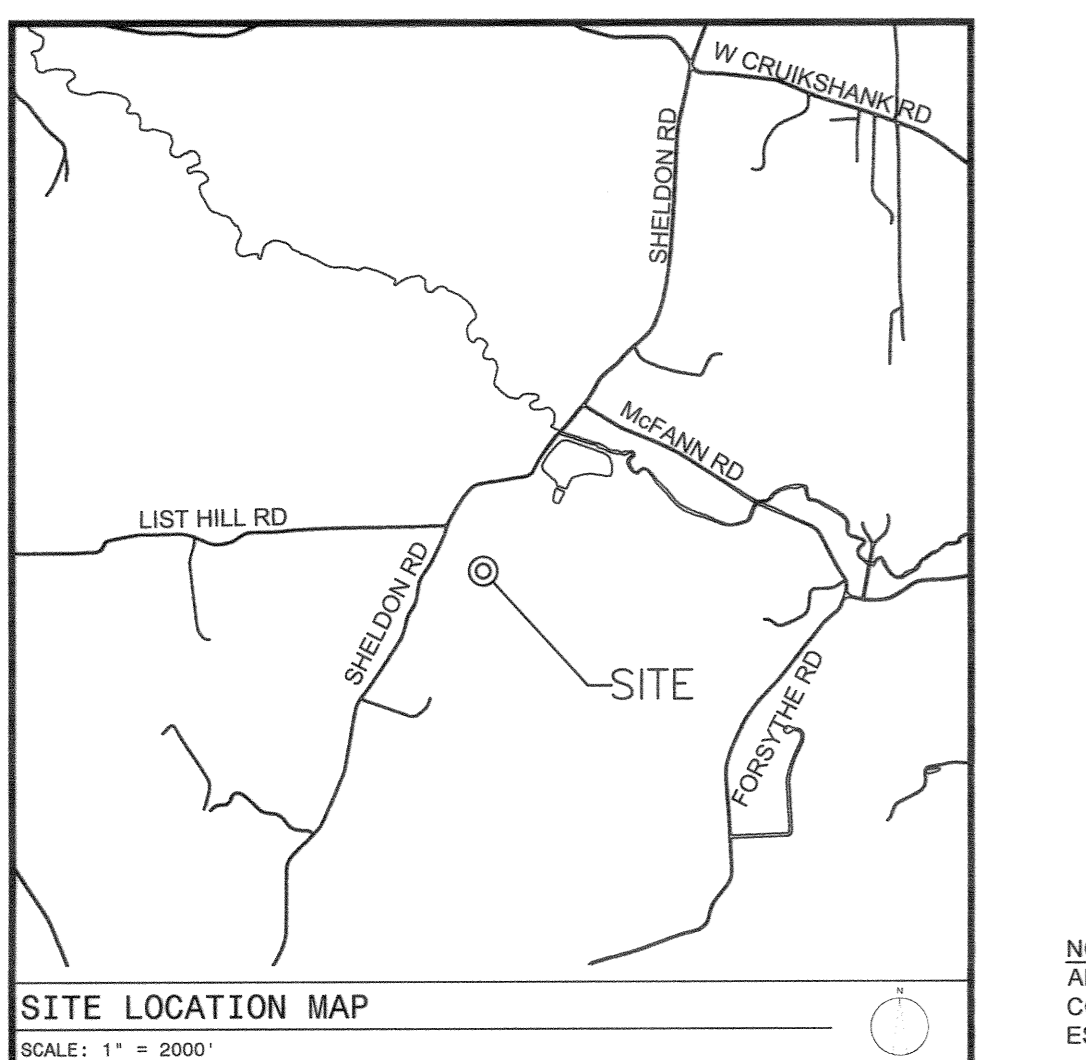
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA.

IN PLAN BOOK VOLUME 380, PAGE(S) 23

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF August, 2019.

Michele M. Mustello
 RECORDER OF DEEDS

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

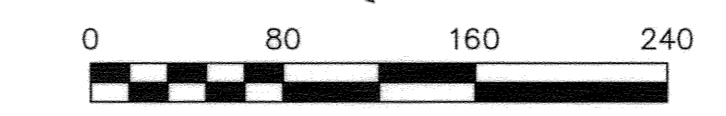
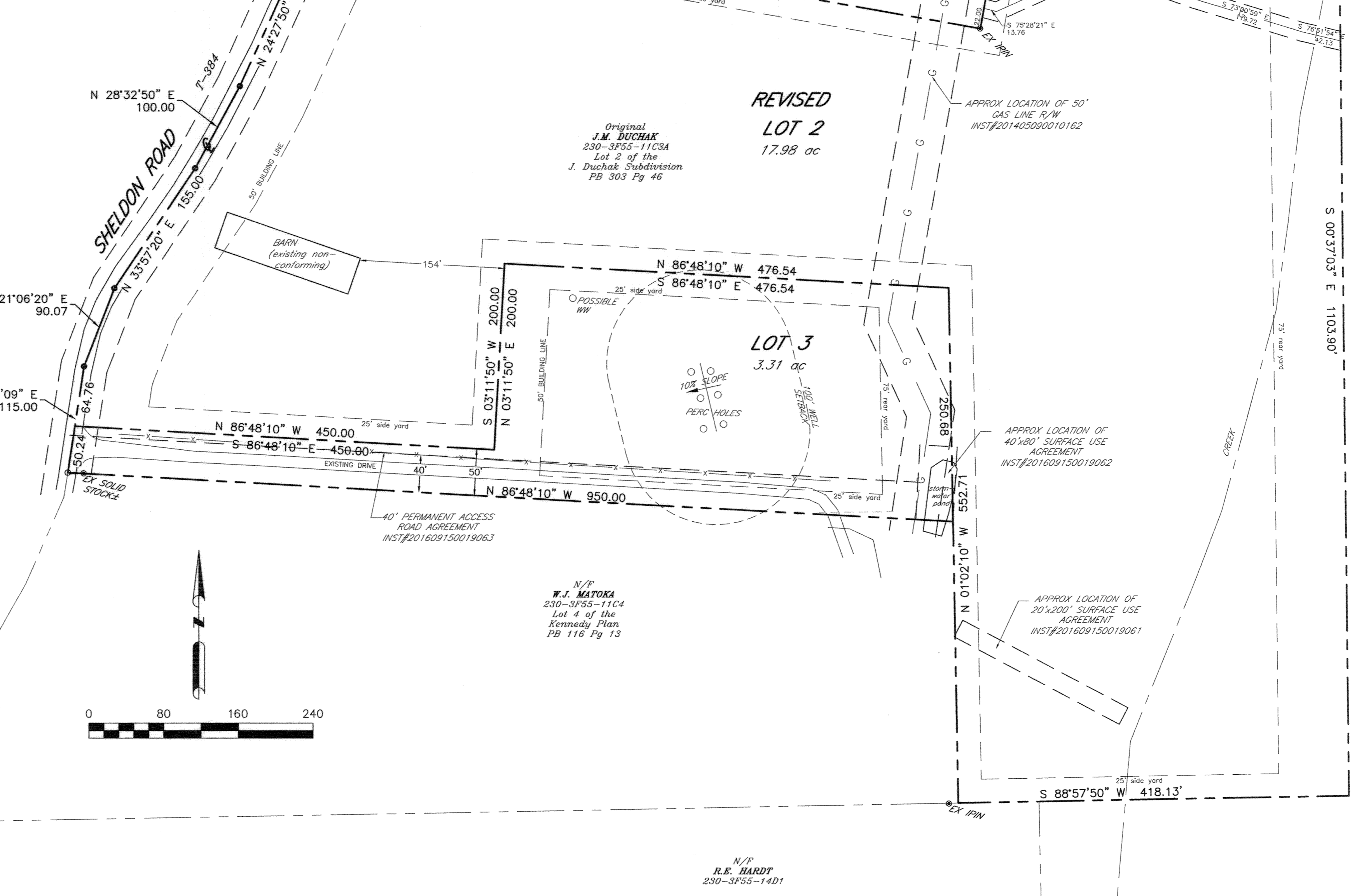


| MIDDLESEX TOWNSHIP AG-B AGRICULTURAL DISTRICT | |
|--|-----------------------------|
| Dimension | Single Family Use |
| Min. Lot Area | 1 acre |
| Min. Lot Width | 150 feet |
| Min. Front Yard Depth | 50' from lot or 75' from CL |
| Min. Side Yard Depth | 25' (dwelling) |
| Min. Rear Yard Depth | 75' (principal) |

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

NON-BUILDING WAIVER FOR REVISED LOT 2 (RESIDUAL)

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION, BEING REVISED LOT 2, IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (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 RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."



J. DUCHAK PLAN No. 2

Being a subdivision Lot 2 of the James Duchak Subdivision as recorded in Butler County Plan Book 303 Page 46 and being Butler County Tax Parcel 230-3F55-11C3A

- GENERAL NOTES:**
1. PROPERTY OWNER: JAMES DUCHAK
 2. ZONING DISTRICT: AG-B AGRICULTURAL
 3. LOT REQUIREMENTS: SEE TABLE
 4. REFERENCES:
 - 4.1. CURRENT DEEDS OF RECORD
 - 4.2. PREVIOUSLY RECORDED PLANS
 - 4.2.1. JAMES M. DUCHAK SUBDIVISION PLAN BOOK 303 PG 46

| REV | DESCRIPTION | BY | DATE |
|-----|--|-----|---------|
| A | REVISIONS FOLLOWING TOWNSHIP PLANNING MEETING ON 7/23/19 | SDG | 7/31/19 |



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
J. DUCHAK PLAN No. 2
 BEING A
 SUBDIVISION
 FOR
 JAMES M. DUCHAK

SITUATE
 MIDDLESEX TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| DATE | DRAWN | CHECKED | SCALE |
|-------------|----------------|----------|----------|
| 06/28/19 | SDG | Sdg | 1" = 80' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 19-140 | 230-3F55-11C3A | A | |

| RECORDED | 20 |
|------------|-----------|
| PLAN BOOK | PAGE |
| 380 | 23 |
| SHEET | of |

GENERAL NOTES

- 1. PARKER TOWNSHIP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, IMPROVEMENT, LANDSCAPING, ETC. NOT DEDICATED FOR PUBLIC USE.

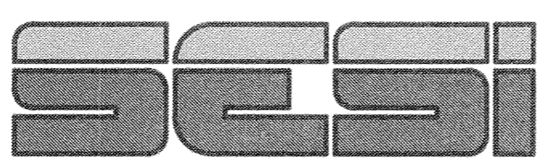
CONTRACTOR NOTES

- 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE PRIOR TO THE START OF CONSTRUCTION. UTILITIES HAVING BEEN SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

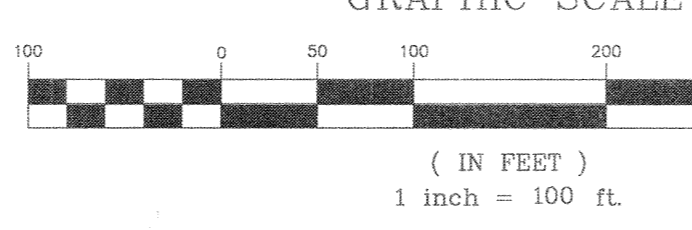
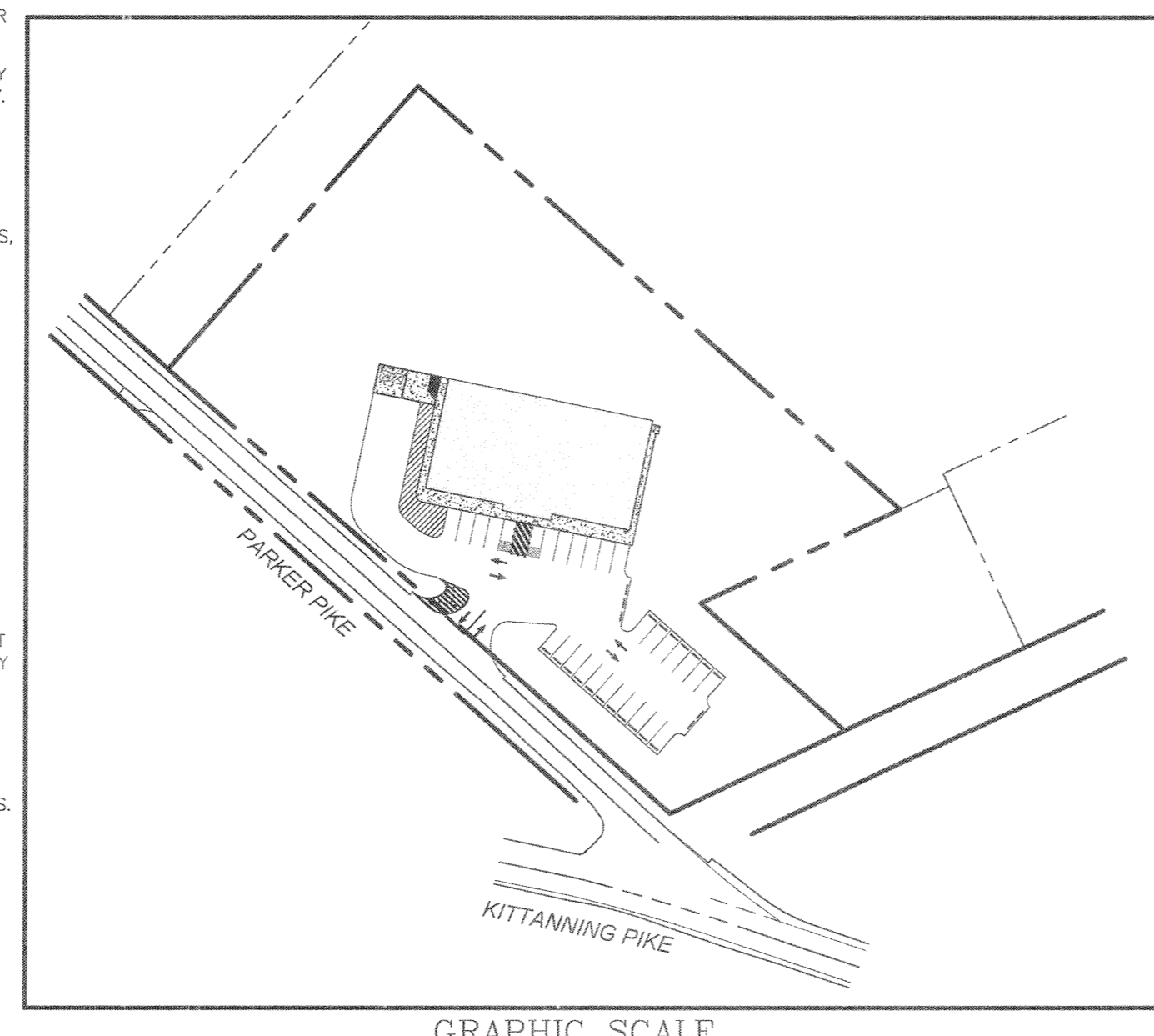
STORMWATER MANAGEMENT NOTES

- 1. MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AND EASEMENTS NOT LOCATED WITHIN PUBLIC RIGHTS-OF-WAY INCLUDING THE DETENTION BASIN SHALL BE THE RESPONSIBILITY OF THE CURRENT PROPERTY OWNER, OWNERSHIP AND MAINTENANCE RESPONSIBILITY WILL TRANSFER TO SUBSEQUENT OWNERS WITH THE TRANSFER OF PROPERTY OWNERSHIP.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR DOLLAR GENERAL LOCATED IN PARKER TOWNSHIP BUTLER COUNTY, PENNSYLVANIA MAY 29, 2019

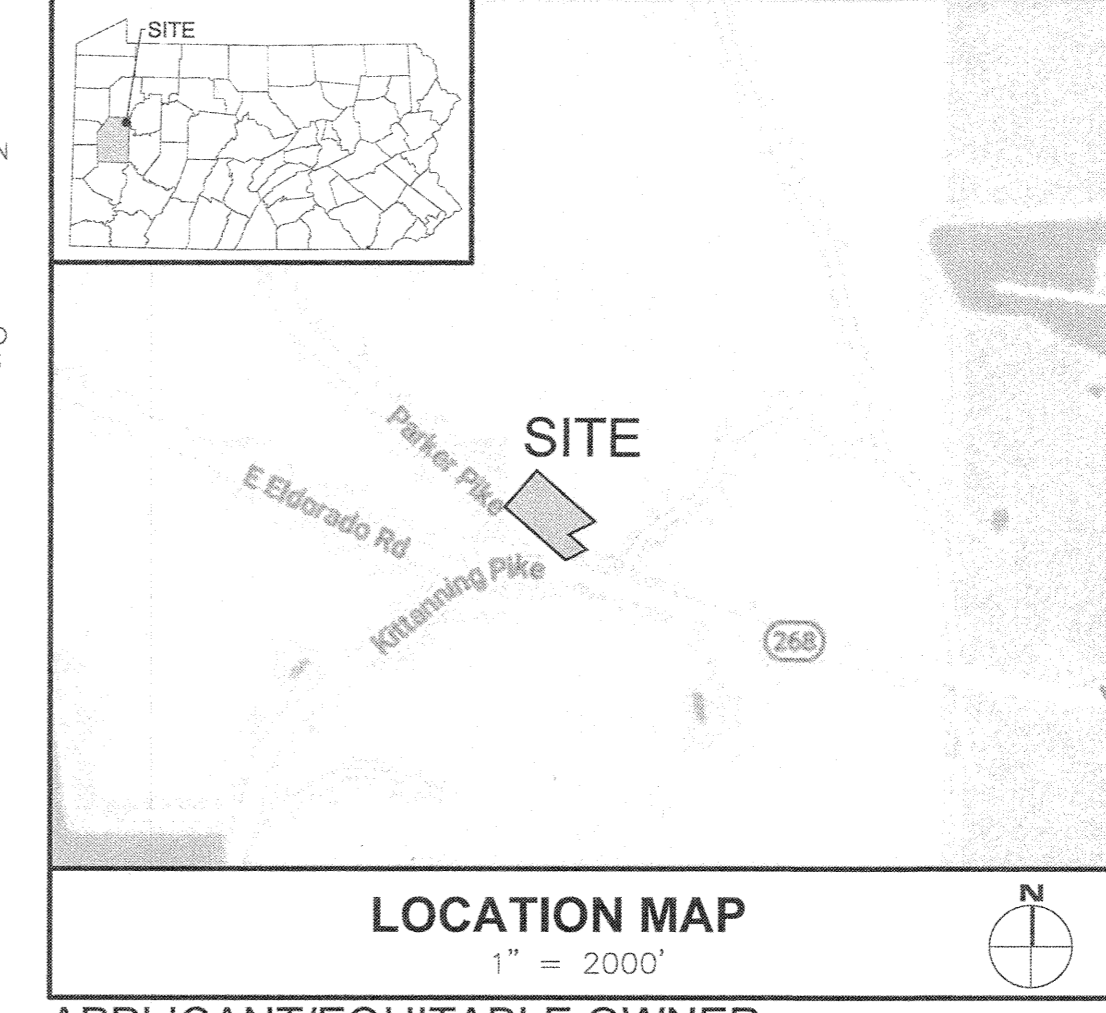


Steckbeck Engineering & Surveying, Inc. 279 North Zimms Mill Road / Suite A Lebanon, Pennsylvania 17042 Phone: (717) 272-7110 Fax: (717) 272-7348



UTILITY NOTES

- 1. SEWAGE DISPOSAL FOR THE LOT IS TO BE PROVIDED BY MEANS OF CONNECTION TO THE PUBLIC SEWER SYSTEM. ALL SANITARY SEWER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PARKER AREA AUTHORITY REGULATIONS.



APPLICANT/EQUITABLE OWNER

PARKER DPP, LLC 8010 OVERLOOK BOULEVARD TENNESSEE 37027 PHONE: 615-370-0670 FAX: 615-373-3111

SOURCE OF TITLE/OWNER

JOHN D. BOOFER C/O MIKE BOOFER P.O. BOX 473 BRUIN, PA 16022 PHONE: 724-923-3885 - MIKE BOOFER

SITE DATA

SITE ADDRESS: 775 PARKER PIKE, PARKER, PA 16049 SITE AREA: 2.19 ACRES SITE ZONING: N/A EXISTING USE: RESIDENTIAL PROPOSED USE: RETAIL BUSINESS SOURCE OF WATER: PRIVATE, ON-LOT SOURCE OF SEWER: PRIVATE, ON-LOT

PARKING DATA

OFF-STREET PARKING RETAIL STORE REQUIRED: 1 SPACE (9'X18') PER 250 S.F. OF RETAIL AREA. 9,100 S.F./250 S.F. = 36 (36 SPACES REQUIRED) PROVIDED: 30 SPACES (9'X20') INCLUDING 2 H.C. SPACES

LOADING/UNLOADING

REQUIRED: N/A PROVIDED: N/A

LOT COMPLIANCE CHART

Table with columns: LOT AREA, REQUIRED, PROVIDED. Rows: LOT AREA, FRONT YARD SETBACK, BUILDING, SIDE YARD SETBACK, REAR YARD SETBACK, BUILDING HEIGHT.

SIGNAGE DATA

NOTE: 1. APPLICANT MUST APPLY FOR A SIGN ZONING PERMIT PRIOR TO INSTALLATION OF ANY SIGNAGE. 2. ALL PROPOSED SIGNS SHALL COMPLY WITH THE BUTLER COUNTY SALDO.

ATTACHED BUSINESS SIGN

PERMITTED: N/A PROVIDED: 1 SIGN (33'-3"X4'-6") OF 149.6 SQUARE FOOT BUILDING SIGN.

FREESTANDING BUSINESS IDENTIFICATION SIGN

PERMITTED: N/A PROVIDED: 1 SIGN (16'-1"X6'-0") OF 96.5 SQUARE FOOT PYLON SIGN.

LIST OF DRAWINGS

Table listing drawing titles and sheet numbers: COVER, EX. CONDITIONS/DEMO. PLAN, LOT ADDITION PLAN, EASEMENTS PLAN, LAYOUT PLAN, GRADING PLAN, UTILITY PLAN, LANDSCAPING PLAN, LIGHTING PLAN, TRUCK TURNING PLAN, DETAILS, etc.

MODIFICATIONS/WAIVERS REQUESTED

BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 1. OFF-STREET PARKING - SECTION 704.5 ACTION: APPROVED BY BUTLER COUNTY PLANNING COMMISSION 7/17/19.

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THE ENGINEERING DETAILS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT. 8/5, 2019

BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF JULY 2019. (Signatures of Chairman and Secretary)

MUNICIPAL APPROVAL

REVIEWED AND APPROVED (REVIEWED WITH COMMENTS) BY THE PARKER TWP SUPERVISORS ON 7/19/19. (Signatures of Supervisor and Chairman)

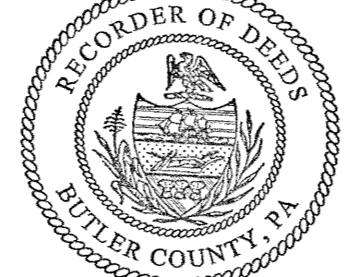


PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, MICHAEL P. O'DONNELL, P.L.S., 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 THE PLAN IS CORRECTLY PREPARED.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND MAPS IN BOOK NUMBER SU-055620-E PAGE(S) 26-33 ON 05/19/19 UNDER MY HAND AND SEAL THIS 5th DAY OF SEPTEMBER 2019.



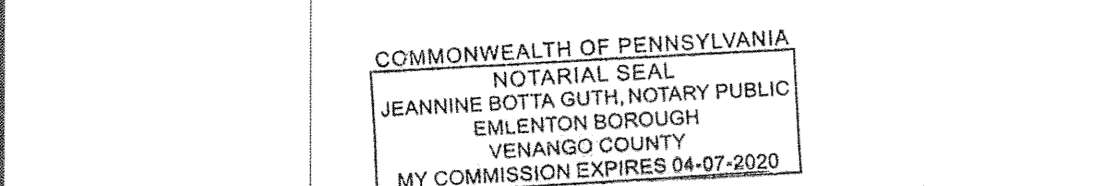
MICHELE M. MUSTELLO RECORDER OF DEEDS My Commission Expires First Monday in January 2020

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF Venango ON THIS, the 14th DAY OF August 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Michael D. Booper, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HERON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY, BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERCTED.

Michael D. Booper 8-14-19 MICHAEL DAVID BOOPER, CO-ADMINISTRATOR, DATE THE ESTATE OF JOHN D. BOOPER



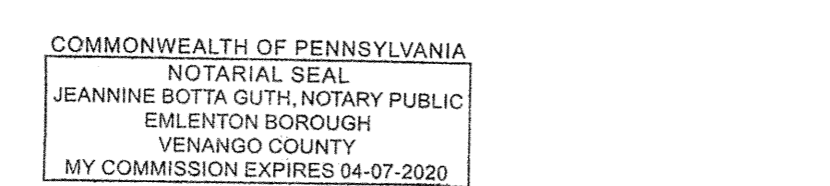
Notary Public signature and name.

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF Venango ON THIS, the 14th DAY OF August 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Brian James Oberum, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HERON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY, BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERCTED.

Brian James Oberum 8-14-19 BRIAN JAMES OBERUM, CO-ADMINISTRATOR, DATE THE ESTATE OF JOHN J. BOOPER



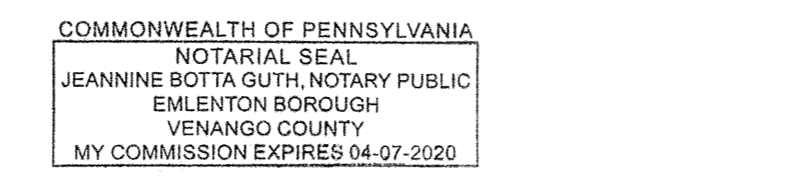
Notary Public signature and name.

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF Venango ON THIS, the 15th DAY OF August 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Paula Jane Oberum, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HERON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY, BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERCTED.

Paula Jane Oberum 8-15-19 PAULA JANE OBERUM, CO-ADMINISTRATOR, DATE THE ESTATE OF JOHN D. BOOPER



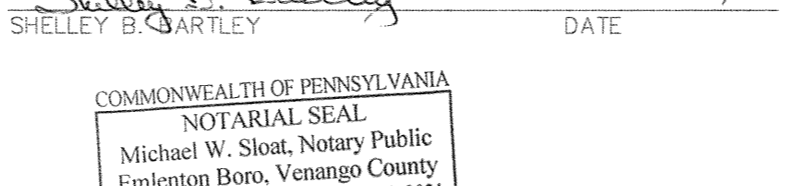
Notary Public signature and name.

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA COUNTY OF Venango ON THIS, the 30th DAY OF August 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Thomas W. Bartley, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HERON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY, BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERCTED.

Thomas W. Bartley 8-30-2019 THOMAS W. BARTLEY, DATE



Notary Public signature and name.

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

STATE OF TENNESSEE COUNTY OF DAVIDSON ON THIS, the 8th DAY OF August 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Gerren Moor, known to me (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE VICE PRESIDENT OF DOLLAR TEXAS PROPERTIES XVII, LLC, SOLE MEMBER OF PARKER DPP, LLC, THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

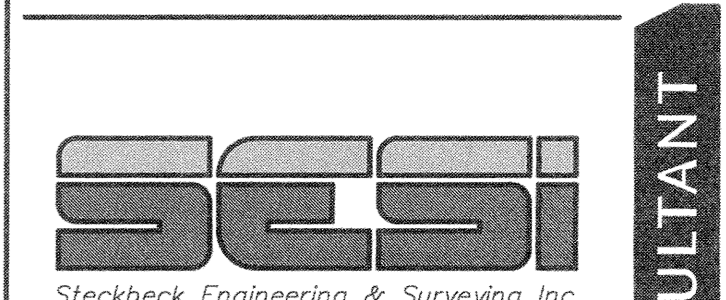
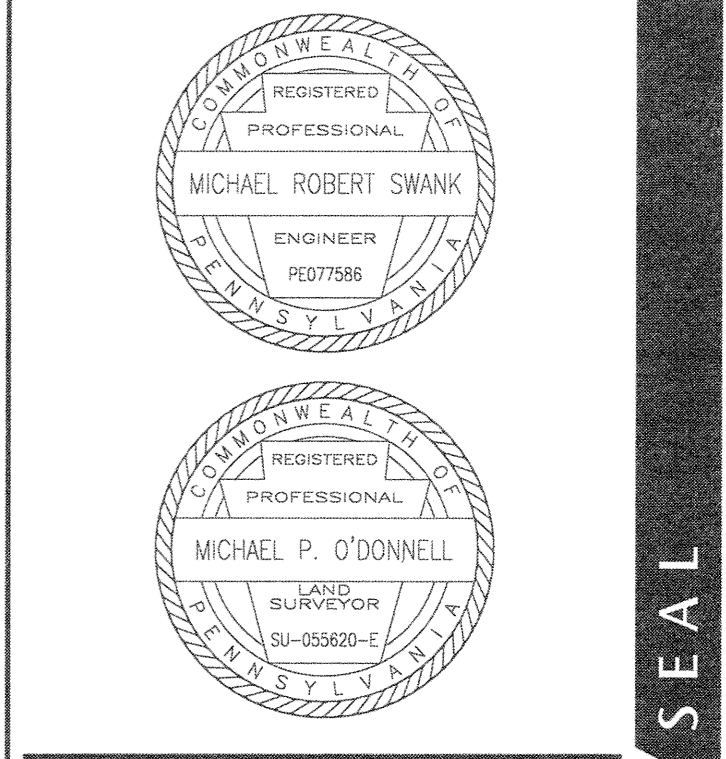
WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HERON AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY, BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAT BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERCTED.

Gerren Moor 8/8/19 PARKER DPP, LLC BY: DOLLAR TEXAS PROPERTIES XVII, LLC, THE SOLE MEMBER GEREN MOOR, VICE PRESIDENT DATE



Notary Public signature and name.

REVISION table with columns: REVISION, DATE, BY. Rows: PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER (7/8/19, MRS/SJM), PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/28/19 (7/8/19, WGV/WJM).



EQUITABLE OWNER PARKER DPP, LLC 9010 OVERLOOK BOULEVARD BRENTWOOD, TENNESSEE 37027 PHONE: 615-615-370-0670 FAX: 615-615-373-3111

OWNERS THOMAS AND SHELLEY B. BARTLEY 192 DIVISION ROAD, PARKER, PA 16049 PHONE: 724-679-3375

JOHN D. BOOFER C/O MIKE BOOFER P.O. BOX 473, BRUIN PA 16022 PHONE: 724-923-3885

DOLLAR GENERAL FINAL LOT ADDITION AND LAND DEVELOPMENT PLAN FOR GBT REALTY CORPORATION FOR DOLLAR GENERAL RETAIL STORE PARKER, PA

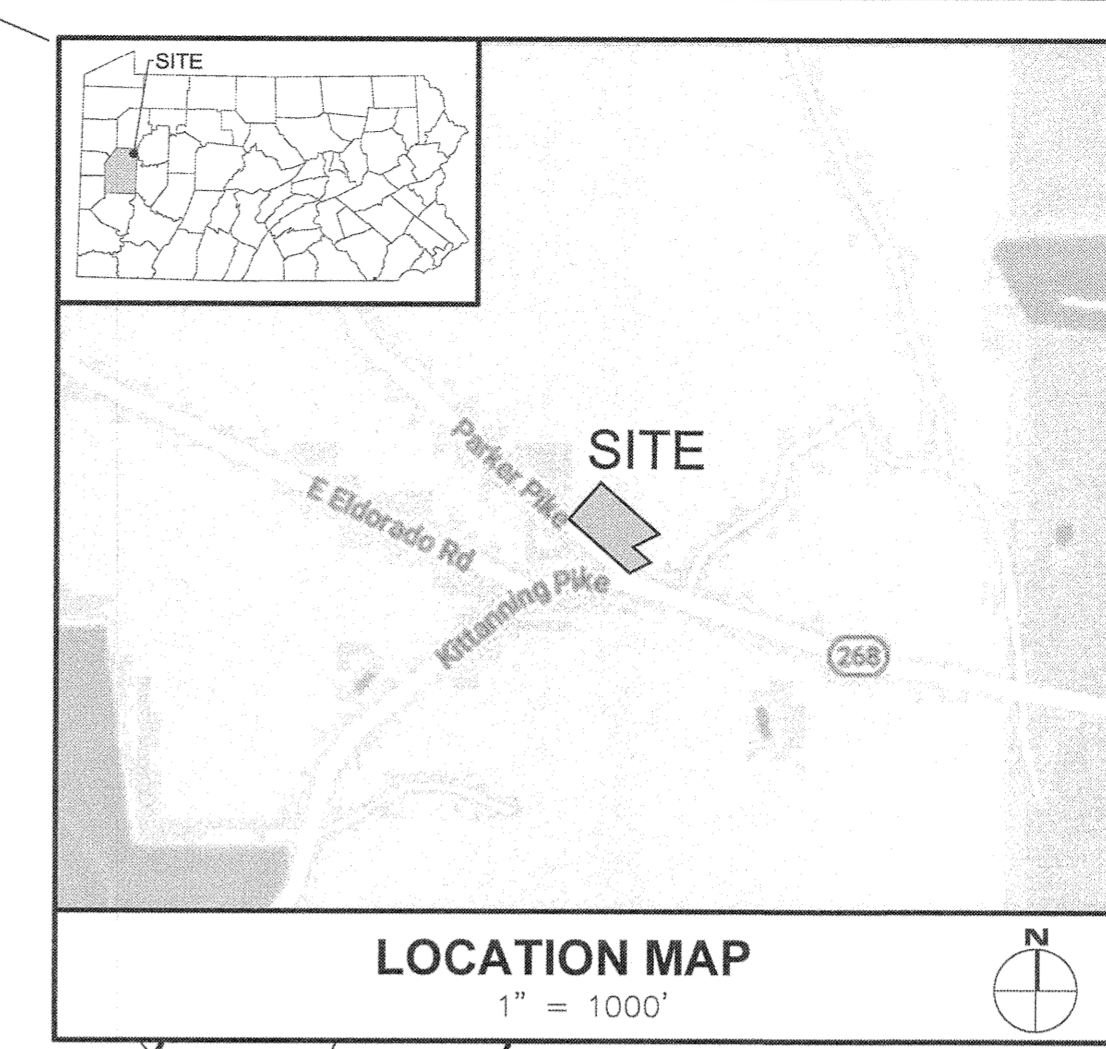
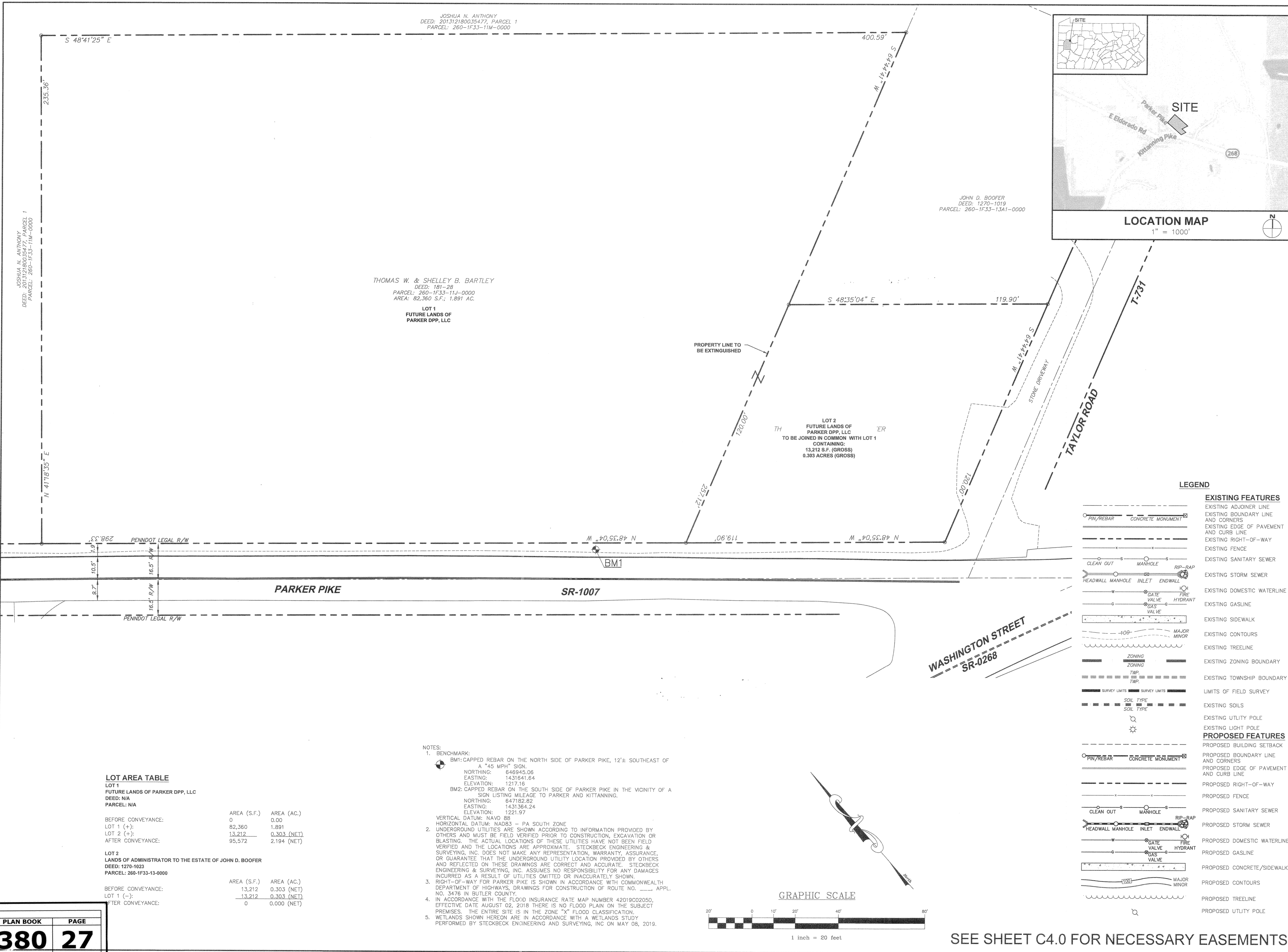
DOLLAR GENERAL PLAN SET 05.29.2019

Table with columns: SHEET TO BE RECORDED, LOW VOLUME HOP PLANS, EX. CONDITIONS/DEMO PLAN, LAYOUT PLAN, GRADING PLAN, DETAILS, TRUCK TURNING PLAN.

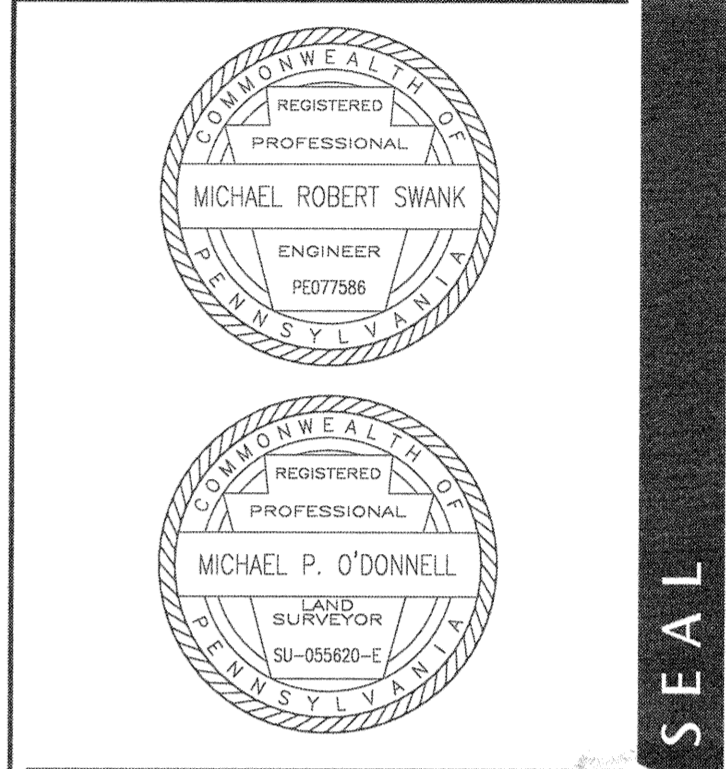
STECKBECK ENGINEERING AND SURVEYING, INC. PROJECT # 1450-19-005

COVER C1.0 SHEET 01 OF 22

CONSULTANT SEAL, OWNER, LOCATION, DATE, SHEET



| REVISION | DATE | BY |
|--|--------|---------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/26/19 | 7/8/19 | WGW/SLM |
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SESI
 Steeckbeck Engineering & Surveying Inc.
 279 North Zions Mill Road / Suite A
 Lebanon, Pennsylvania 17042
 Phone: (717) 272-7110
 Fax: (717) 272-7348

EQUITABLE OWNER
 PARKER DPP, LLC
 9010 OVERLOOK BOULEVARD
 BRENTWOOD, TENNESSEE 37027
 PHONE: 1-615-370-0670
 FAX: 1-615-373-3111

OWNERS
 THOMAS AND SHELLEY B. BARTLEY
 192 DIVISION ROAD, PARKER, PA 16049
 PHONE: 724-679-3375

JOHN D. BOOFER C/O MIKE BOOFER
 P.O. BOX 473, BRUIN PA 16022
 PHONE: 724-923-3885

DOLLAR GENERAL

FINAL
 LOT ADDITION
 AND
 LAND DEVELOPMENT PLAN
 FOR
 GBT REALTY CORPORATION
 FOR
 DOLLAR GENERAL RETAIL
 STORE
 PARKER, PA

DOLLAR GENERAL PLAN SET
 05.29.2019

STECKBECK ENGINEERING
 AND SURVEYING, INC.
 PROJECT # 1450-19-005

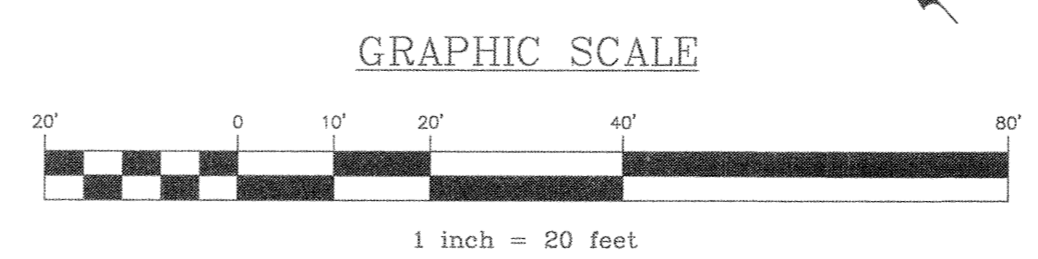
LOT ADDITION PLAN
C3.0
 SHEET 03 OF 22

LOT AREA TABLE

| LOT | AREA (S.F.) | AREA (AC.) |
|-------------------|-------------|-------------|
| LOT 1 (+) | 82,360 | 1.891 |
| LOT 2 (+) | 13,212 | 0.303 (NET) |
| AFTER CONVEYANCE: | 95,572 | 2.194 (NET) |

| LOT | AREA (S.F.) | AREA (AC.) |
|--------------------|-------------|-------------|
| BEFORE CONVEYANCE: | 0 | 0.00 |
| LOT 1 (+) | 13,212 | 0.303 (NET) |
| LOT 2 (+) | 13,212 | 0.303 (NET) |
| AFTER CONVEYANCE: | 0 | 0.000 (NET) |

- NOTES:**
- BENCHMARK:
 BM1: CAPPED REBAR ON THE NORTH SIDE OF PARKER PIKE, 12 3/4' SOUTHEAST OF A "45 MPH" SIGN.
 NORTHING: 646945.06
 EASTING: 1431641.64
 ELEVATION: 1217.16
 BM2: CAPPED REBAR ON THE SOUTH SIDE OF PARKER PIKE IN THE VICINITY OF A SIGN LISTING MILEAGE TO PARKER AND KITTINGING.
 NORTHING: 647192.92
 EASTING: 1431364.24
 ELEVATION: 1221.97
 VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD83 - PA SOUTH ZONE
 - UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE, OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. STECKBECK ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - RIGHT-OF-WAY FOR PARKER PIKE IS SHOWN IN ACCORDANCE WITH COMMONWEALTH DEPARTMENT OF HIGHWAYS, DRAWINGS FOR CONSTRUCTION OF ROUTE NO. 1000, APPL. NO. 3476 IN BUTLER COUNTY.
 - IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP NUMBER 4201900205D, EFFECTIVE DATE AUGUST 02, 2018 THERE IS NO FLOOD PLAN ON THE SUBJECT PREMISES. THE ENTIRE SITE IS IN THE ZONE "X" FLOOD CLASSIFICATION.
 - WETLANDS SHOWN HEREON ARE IN ACCORDANCE WITH A WETLANDS STUDY PERFORMED BY STECKBECK ENGINEERING AND SURVEYING, INC ON MAY 05, 2019.

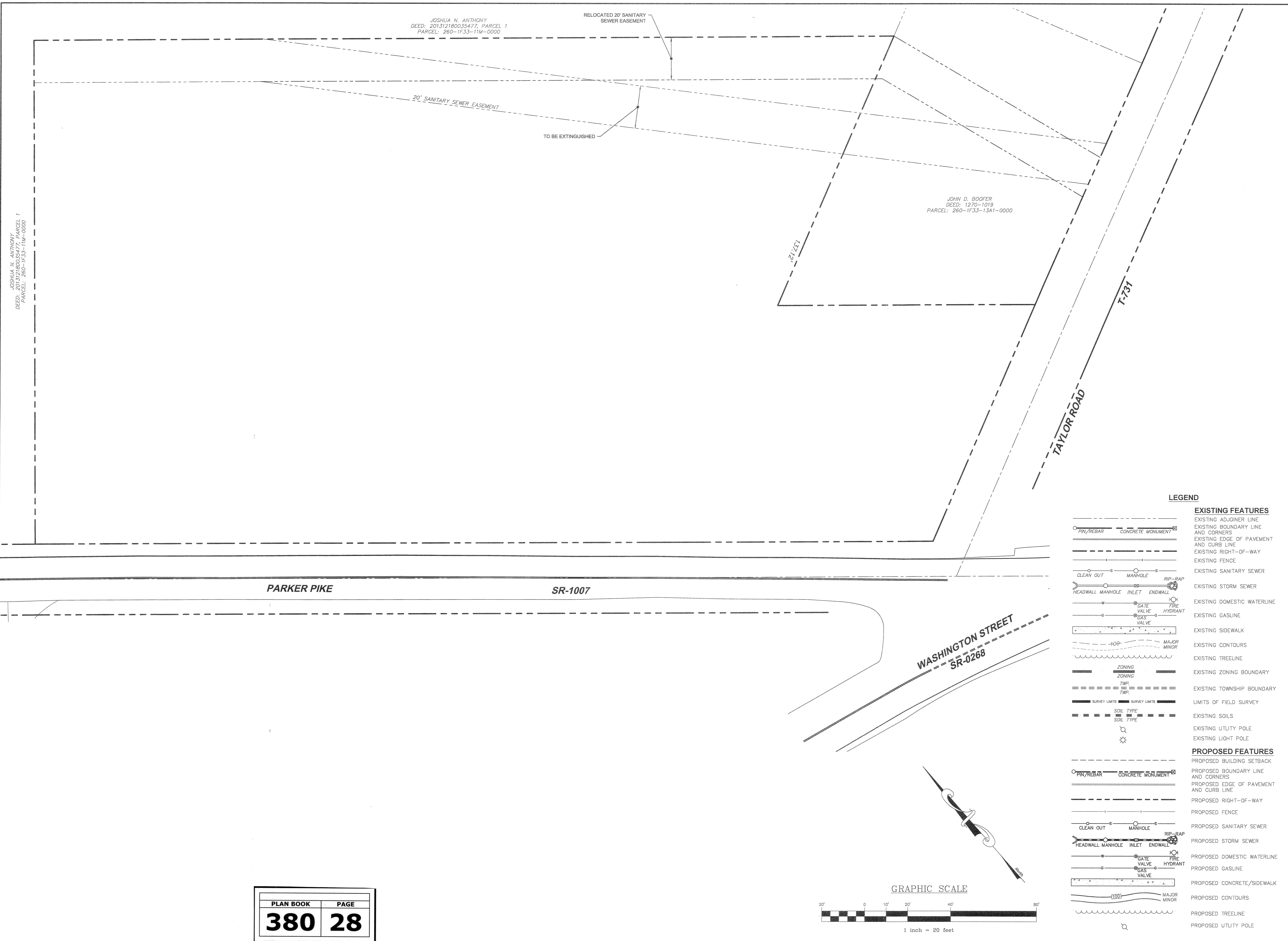


LEGEND

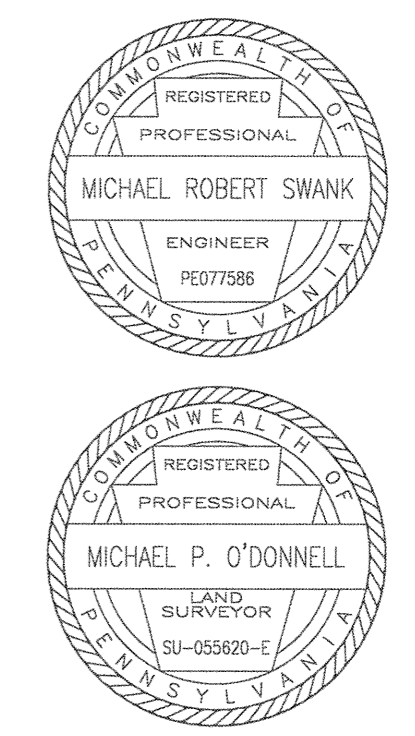
| | | |
|--|-------------------|---|
| | CONCRETE MONUMENT | EXISTING FEATURES |
| | | EXISTING ADJOINER LINE |
| | | EXISTING BOUNDARY LINE AND CORNERS |
| | | EXISTING EDGE OF PAVEMENT AND CURB LINE |
| | | EXISTING RIGHT-OF-WAY |
| | | EXISTING FENCE |
| | | EXISTING SANITARY SEWER |
| | | EXISTING STORM SEWER |
| | | EXISTING DOMESTIC WATERLINE |
| | | EXISTING GASLINE |
| | | EXISTING SIDEWALK |
| | | EXISTING CONTOURS |
| | | EXISTING TREELINE |
| | | EXISTING ZONING BOUNDARY |
| | | EXISTING TOWNSHIP BOUNDARY |
| | | LIMITS OF FIELD SURVEY |
| | | EXISTING SOILS |
| | | EXISTING UTILITY POLE |
| | | EXISTING LIGHT POLE |
| | | PROPOSED FEATURES |
| | | PROPOSED BUILDING SETBACK |
| | | PROPOSED BOUNDARY LINE AND CORNERS |
| | | PROPOSED EDGE OF PAVEMENT AND CURB LINE |
| | | PROPOSED RIGHT-OF-WAY |
| | | PROPOSED FENCE |
| | | PROPOSED SANITARY SEWER |
| | | PROPOSED STORM SEWER |
| | | PROPOSED DOMESTIC WATERLINE |
| | | PROPOSED GASLINE |
| | | PROPOSED CONCRETE/SIDEWALK |
| | | PROPOSED CONTOURS |
| | | PROPOSED TREELINE |
| | | PROPOSED UTILITY POLE |

SEE SHEET C4.0 FOR NECESSARY EASEMENTS.

SEAL CONSULTANT OWNER LOCATION DATE SHEET



| REVISION | DATE | BY |
|--|--------|-----------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/S/L/M |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/26/19 | 7/8/19 | WGWS/L/M |
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DOLLAR GENERAL

FINAL
LOT ADDITION
AND
LAND DEVELOPMENT PLAN
FOR
GBT REALTY CORPORATION
FOR
DOLLAR GENERAL RETAIL
STORE
PARKER, PA

DOLLAR GENERAL PLAN SET
05.29.2019

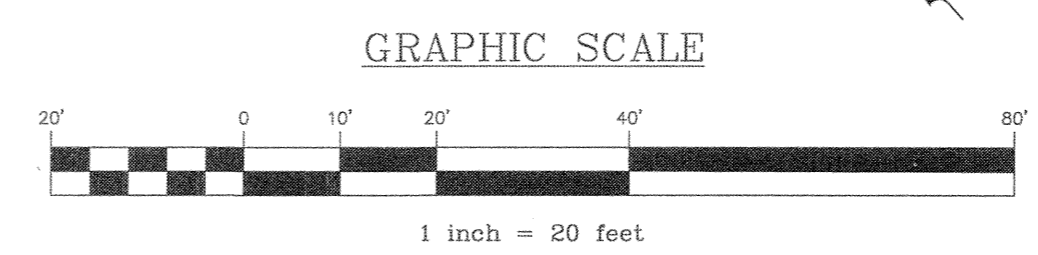
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STECKBECK ENGINEERING AND SURVEYING, INC.
PROJECT # 1450-19-005

EASEMENTS PLAN
C4.0
SHEET 04 OF 22

LEGEND

- | | | | |
|--|---|--|------------------------------------|
| | PIN/REBAR | | CONCRETE MONUMENT |
| | EXISTING ADJOINER LINE | | EXISTING BOUNDARY LINE AND CORNERS |
| | EXISTING EDGE OF PAVEMENT AND CURB LINE | | EXISTING RIGHT-OF-WAY |
| | EXISTING FENCE | | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER | | EXISTING DOMESTIC WATERLINE |
| | EXISTING GASLINE | | EXISTING SIDEWALK |
| | EXISTING CONTOURS | | EXISTING TREELINE |
| | EXISTING ZONING BOUNDARY | | EXISTING TOWNSHIP BOUNDARY |
| | LIMITS OF FIELD SURVEY | | EXISTING SOILS |
| | EXISTING UTILITY POLE | | EXISTING LIGHT POLE |
| | PROPOSED BUILDING SETBACK | | PROPOSED BOUNDARY LINE AND CORNERS |
| | PROPOSED EDGE OF PAVEMENT AND CURB LINE | | PROPOSED RIGHT-OF-WAY |
| | PROPOSED FENCE | | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER | | PROPOSED DOMESTIC WATERLINE |
| | PROPOSED GASLINE | | PROPOSED CONCRETE/SIDEWALK |
| | PROPOSED CONTOURS | | PROPOSED TREELINE |
| | PROPOSED UTILITY POLE | | |



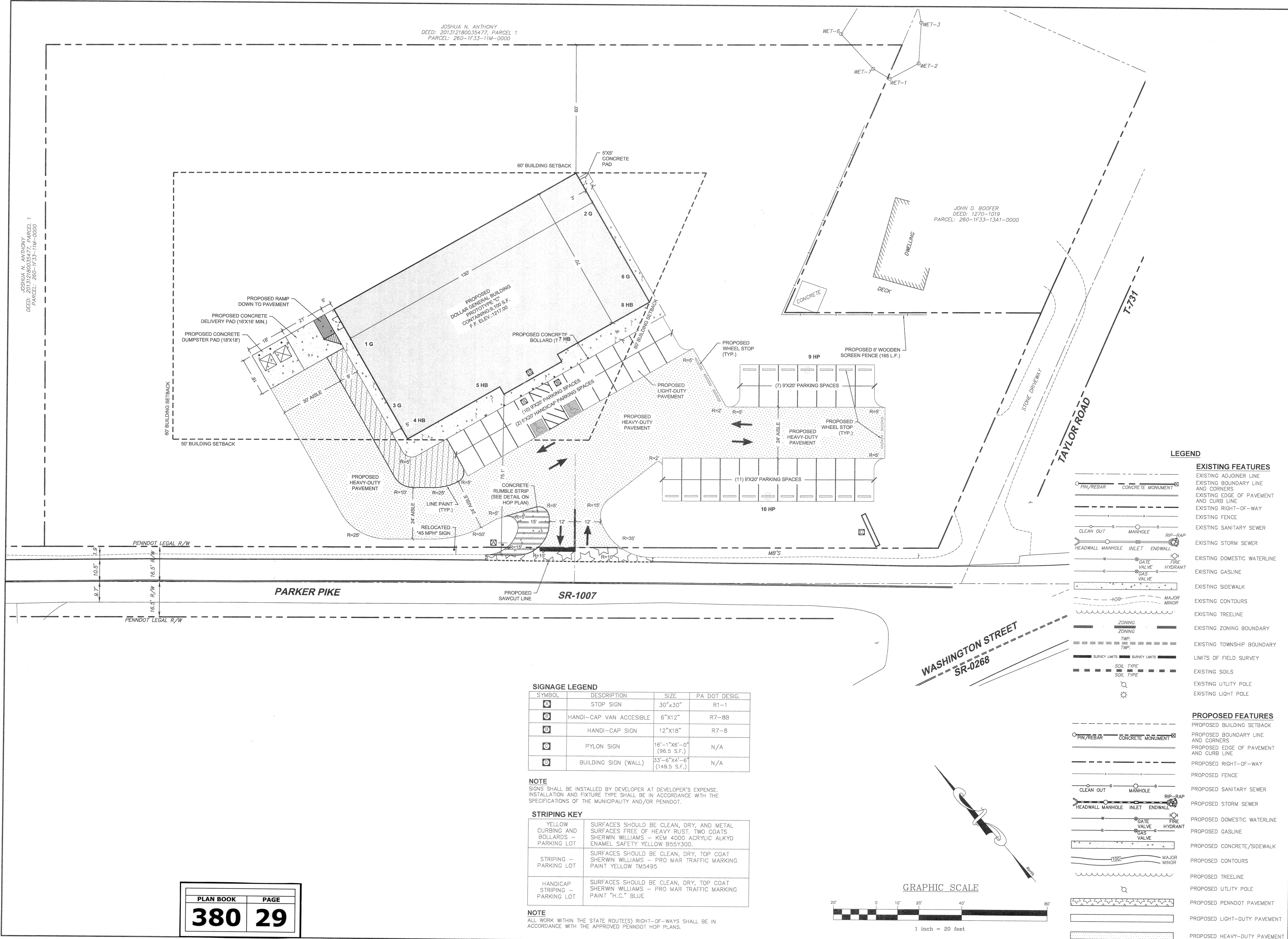
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|------------|-----------|
| PLAN BOOK | PAGE |
| 380 | 28 |

SEAL CONSULTANT OWNER LOCATION DATE SHEET

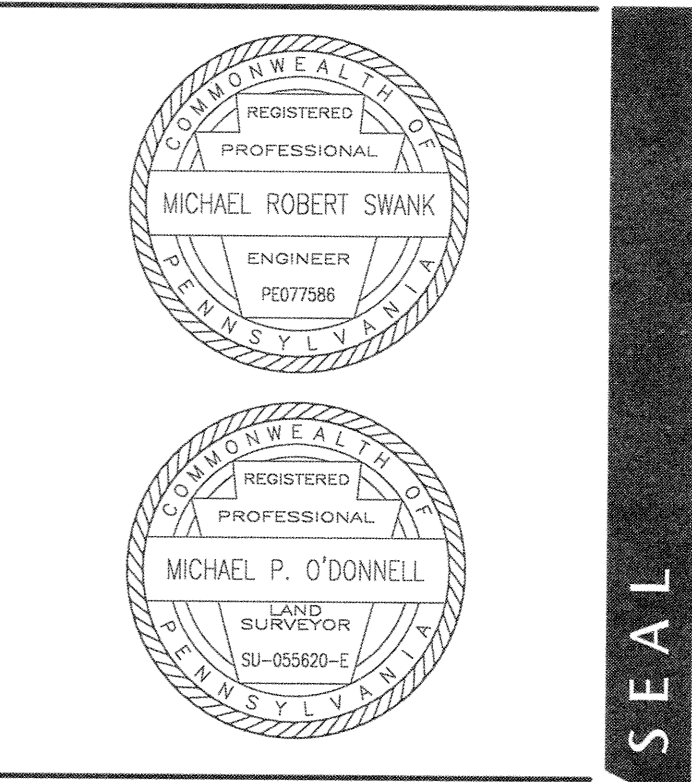
JOSHUA N. ANTHONY
DEED: 201312180035477, PARCEL 1
PARCEL: 260-1F33-11M-0000

JOHN D. BOOFER
DEED: 1270-1019
PARCEL: 260-1F33-13A1-0000

JOSHUA N. ANTHONY
DEED: 201312180035477, PARCEL 1
PARCEL: 260-1F33-11M-0000



| REVISION | DATE | BY |
|--|--------|---------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 8/26/19 | 7/8/19 | WGWSLM |
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DOLLAR GENERAL

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STORE
PARKER, PA

DOLLAR GENERAL PLAN SET
05.29.2019

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STECKBECK ENGINEERING AND SURVEYING, INC.
PROJECT # 1450-19-005

LAYOUT PLAN
C5.0
SHEET 05 OF 22

SIGNAGE LEGEND

| SYMBOL | DESCRIPTION | SIZE | PA. DOT DESIG. |
|--------|--------------------------|-----------------------------|----------------|
| ⊠ | STOP SIGN | 30" x 30" | R1-1 |
| ⊞ | HANDI-CAP VAN ACCESSIBLE | 6" x 12" | R7-8B |
| ⊞ | HANDI-CAP SIGN | 12" x 18" | R7-8 |
| ⊞ | PYLON SIGN | 16'-1" x 6'-0" (98.5 S.F.) | N/A |
| ⊞ | BUILDING SIGN (WALL) | 33'-6" x 4'-6" (149.5 S.F.) | N/A |

NOTE
SIGNS SHALL BE INSTALLED BY DEVELOPER AT DEVELOPER'S EXPENSE. INSTALLATION AND FIXTURE TYPE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE MUNICIPALITY AND/OR PENNDOT.

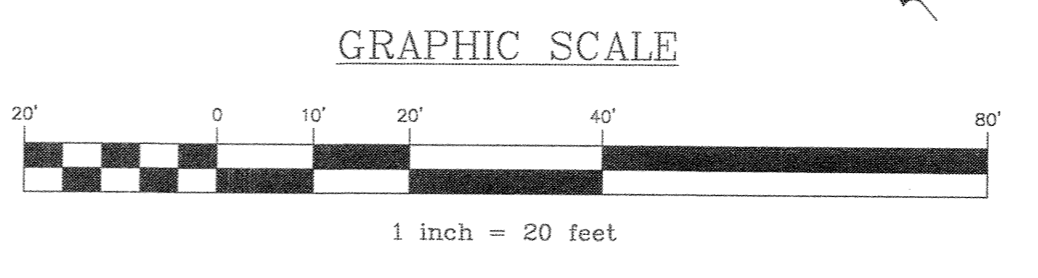
STRIPING KEY

| | |
|---|---|
| YELLOW CURBING AND BOLLARDS - PARKING LOT | SURFACES SHOULD BE CLEAN, DRY, AND METAL SURFACES FREE OF HEAVY RUST. TWO COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300. |
| STRIPING - PARKING LOT | SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT YELLOW TM5495 |
| HANDICAP STRIPING - PARKING LOT | SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE |

NOTE
ALL WORK WITHIN THE STATE ROUTE(S) RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH THE APPROVED PENNDOT HOP PLANS.

LEGEND

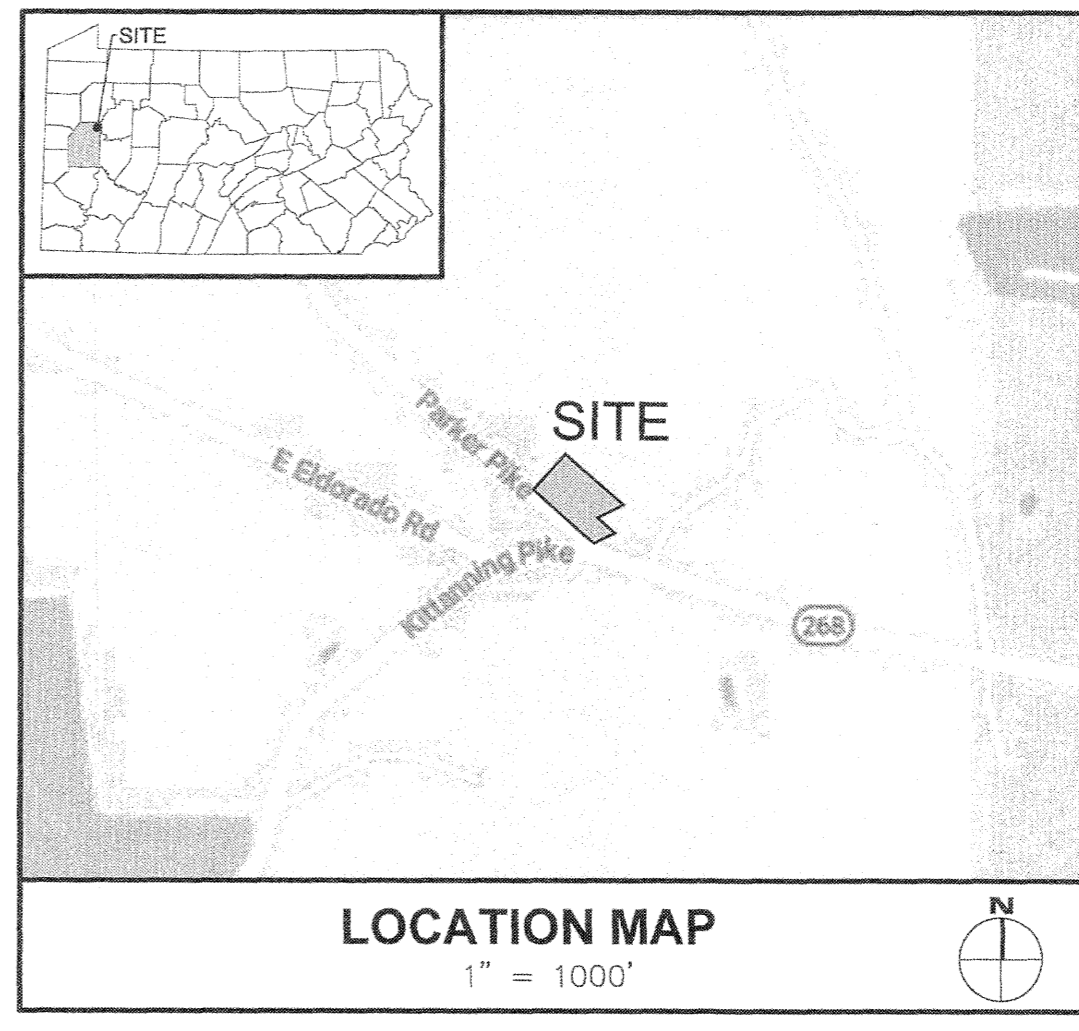
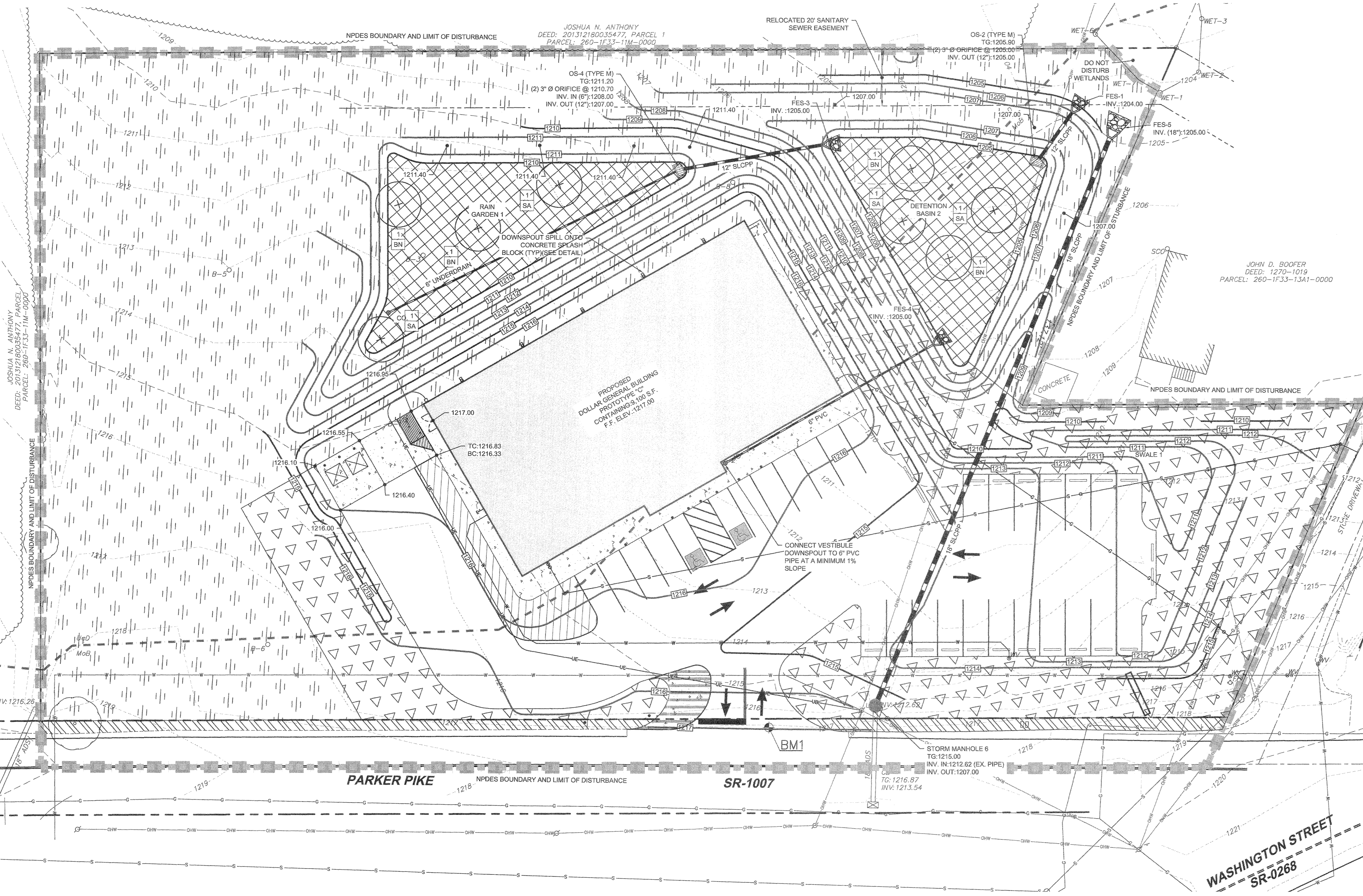
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|---------------------------|------------------------------------|---|-----------------------|----------------|-------------------------|----------------------|-----------------------------|------------------|----------------------------|-------------------|-------------------|--------------------------|----------------------------|------------------------------|------------------------------|-----------------------|---------------------|
| EXISTING ADJOINER LINE | EXISTING BOUNDARY LINE AND CORNERS | EXISTING EDGE OF PAVEMENT AND CURB LINE | EXISTING RIGHT-OF-WAY | EXISTING FENCE | EXISTING SANITARY SEWER | EXISTING STORM SEWER | EXISTING DOMESTIC WATERLINE | EXISTING GASLINE | EXISTING SIDEWALK | EXISTING CONTOURS | EXISTING TREELINE | EXISTING ZONING BOUNDARY | EXISTING TOWNSHIP BOUNDARY | LIMITS OF FIELD SURVEY | EXISTING SOILS | EXISTING UTILITY POLE | EXISTING LIGHT POLE |
| PROPOSED BUILDING SETBACK | PROPOSED BOUNDARY LINE AND CORNERS | PROPOSED EDGE OF PAVEMENT AND CURB LINE | PROPOSED RIGHT-OF-WAY | PROPOSED FENCE | PROPOSED SANITARY SEWER | PROPOSED STORM SEWER | PROPOSED DOMESTIC WATERLINE | PROPOSED GASLINE | PROPOSED CONCRETE/SIDEWALK | PROPOSED CONTOURS | PROPOSED TREELINE | PROPOSED UTILITY POLE | PROPOSED PENNDOT PAVEMENT | PROPOSED LIGHT-DUTY PAVEMENT | PROPOSED HEAVY-DUTY PAVEMENT | | |



SEAL
CONSULTANT
OWNER
LOCATION
DATE
SHEET

LANDSCAPING FEATURES

- SOD
- DECIDUOUS TREE
- LOW GROWING WILDFLOWER AND GRASS MIX (ERNST MIX, ERNMX-156)
- WET MIX SEEDING AND ENGINEERED SOIL MIX (SEEDWAY EC POND MIX)
- SEED
- PLANT KEY

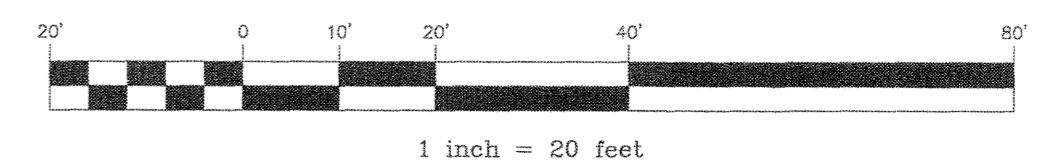


LEGEND

- EXISTING FEATURES**
- EXISTING ADJOINER LINE
 - EXISTING BOUNDARY LINE AND CORNERS
 - EXISTING EDGE OF PAVEMENT AND CURB LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING FENCE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING DOMESTIC WATERLINE
 - EXISTING GASLINE
 - EXISTING SIDEWALK
 - EXISTING CONTOURS
 - EXISTING TREELINE
 - EXISTING ZONING BOUNDARY
 - EXISTING TOWNSHIP BOUNDARY
 - LIMITS OF FIELD SURVEY
 - EXISTING SOILS
 - FEMA ZONE A FLOOD HAZARD AREA
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLE

- PROPOSED FEATURES**
- PROPOSED BUILDING SETBACK
 - PROPOSED BOUNDARY LINE AND CORNERS
 - PROPOSED EDGE OF PAVEMENT AND CURB LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED FENCE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED DOMESTIC WATERLINE
 - PROPOSED GASLINE
 - PROPOSED CONCRETE/SIDEWALK
 - PROPOSED CONTOURS
 - PROPOSED TREELINE
 - PROPOSED UTILITY POLE

GRAPHIC SCALE



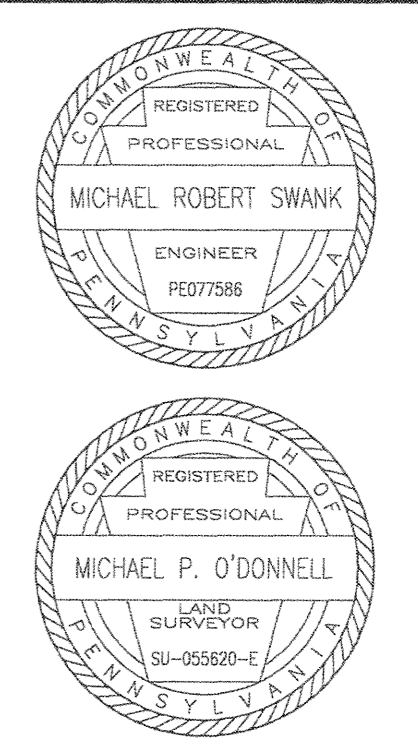
PLANT SCHEDULE

| KEY | QUANTITY | BOTANICAL - COMMON NAME | SIZE | CONDITION |
|-----|----------|-----------------------------|-------------------|-----------|
| BN | 4 | BETULA NIGRA - RIVER BIRCH | 2" CAL./6" HEIGHT | B+B |
| SA | 4 | SALIX ALBA - WEEPING WILLOW | 2" CAL./6" HEIGHT | B+B |

NOTE
THE MATERIALS AND DETAILS SPECIFIED ON THIS PLAN SHALL NOT BE ALTERED DURING CONSTRUCTION WITHOUT WRITTEN CONSENT FROM THE MUNICIPALITY.

| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 30 |

| REVISION | DATE | BY |
|--|--------|---------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/26/19 | 7/8/19 | GW/SLM |



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DOLLAR GENERAL

FINAL LOT ADDITION AND LAND DEVELOPMENT PLAN FOR GBT REALTY CORPORATION FOR DOLLAR GENERAL RETAIL STORE PARKER, PA

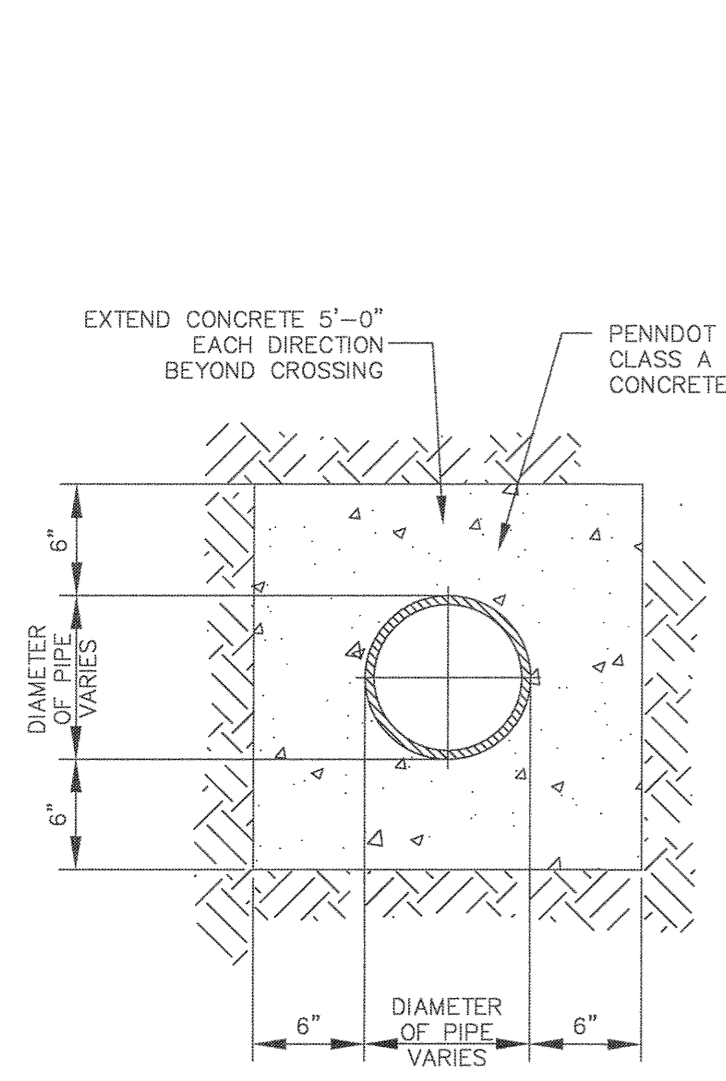
DOLLAR GENERAL PLAN SET
05.29.2019

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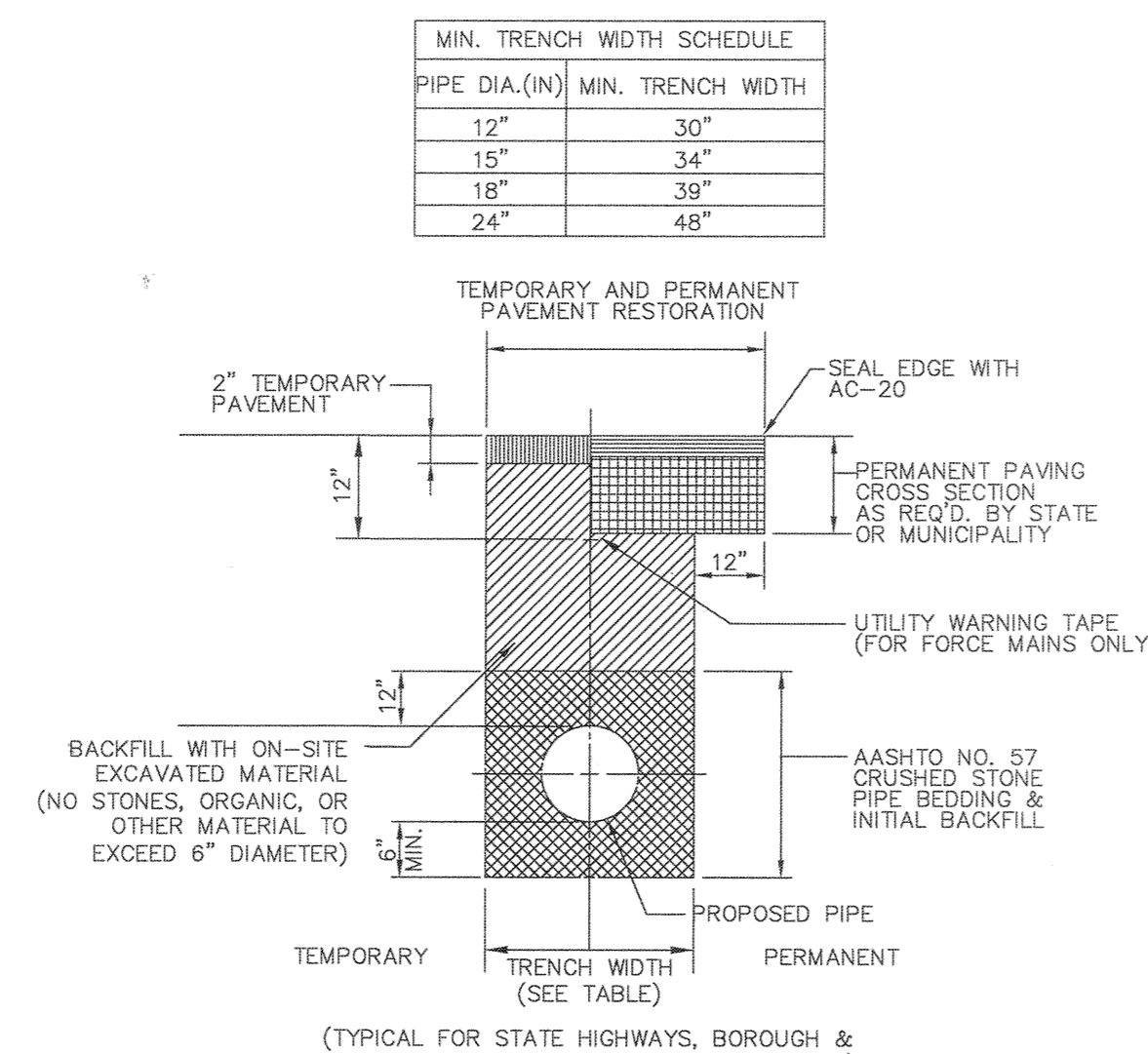
STECKBECK ENGINEERING AND SURVEYING, INC.
PROJECT # 1450-19-005

PCSM
C14.0
SHEET 19 OF 22

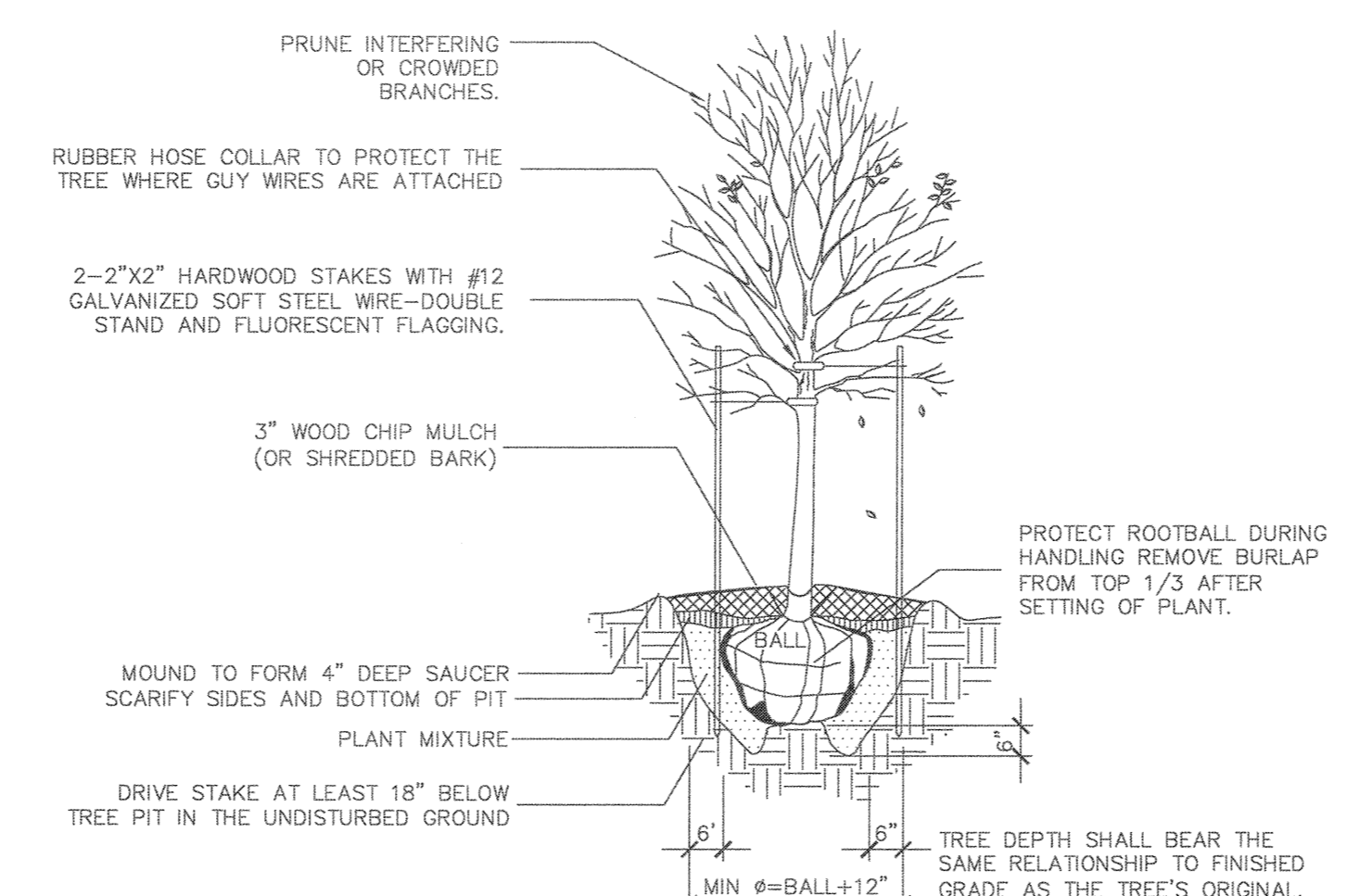
SHEET DATE LOCATION OWNER CONSULTANT SEAL



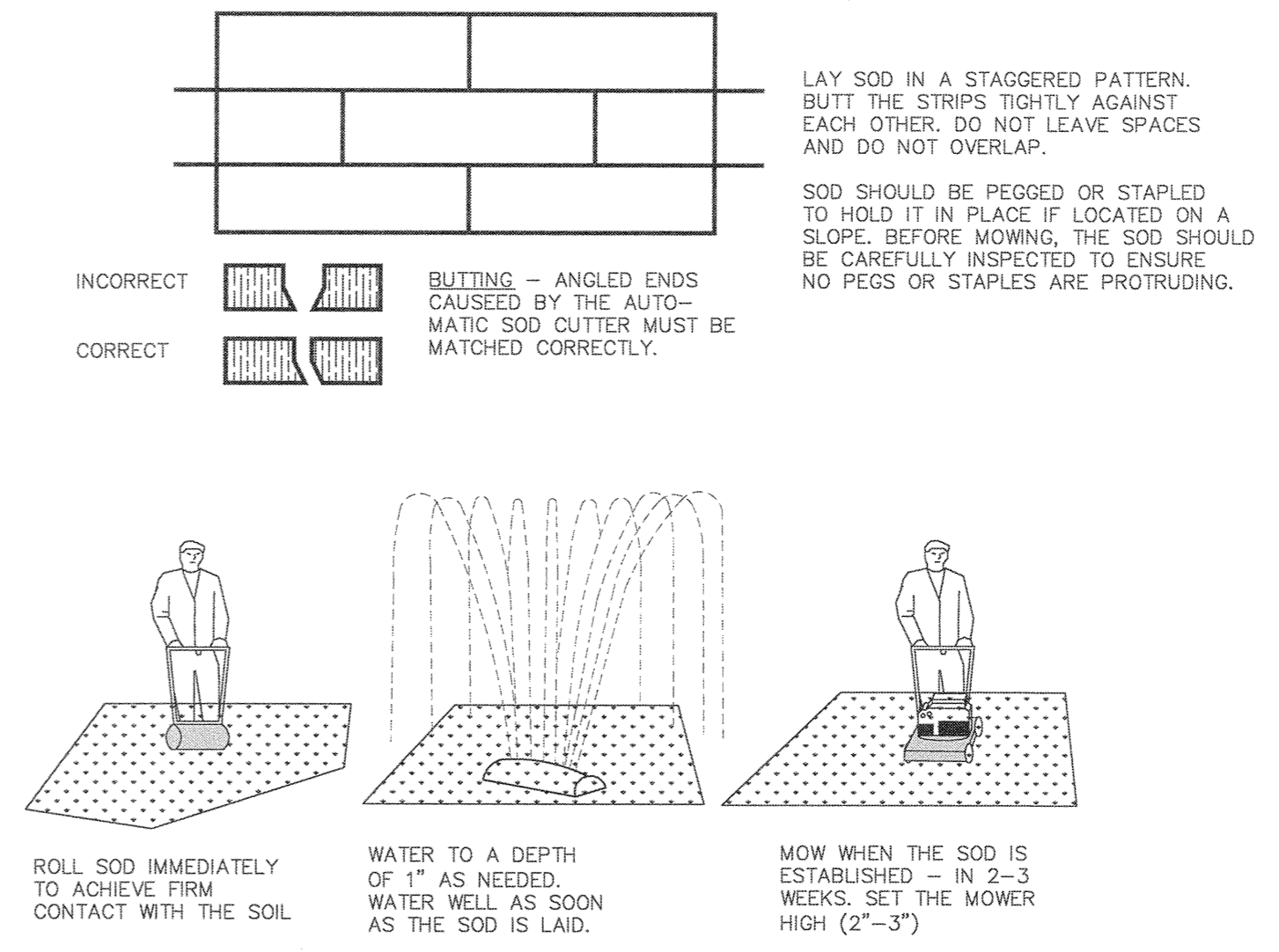
UTILITY ENCASUREMENT DETAIL
NO SCALE



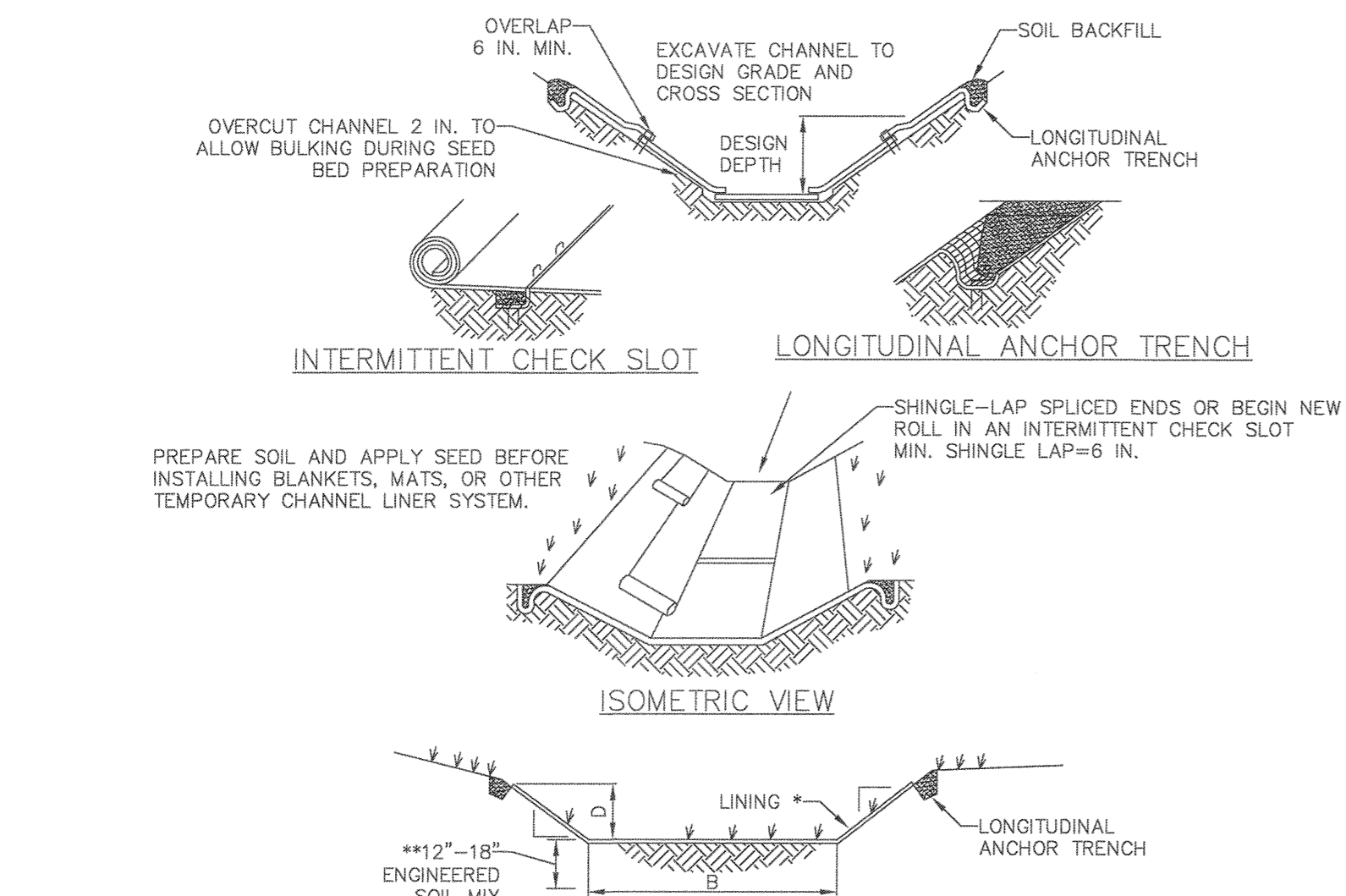
STORM SEWER TRENCH DETAIL
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



SOD DETAIL
NO SCALE



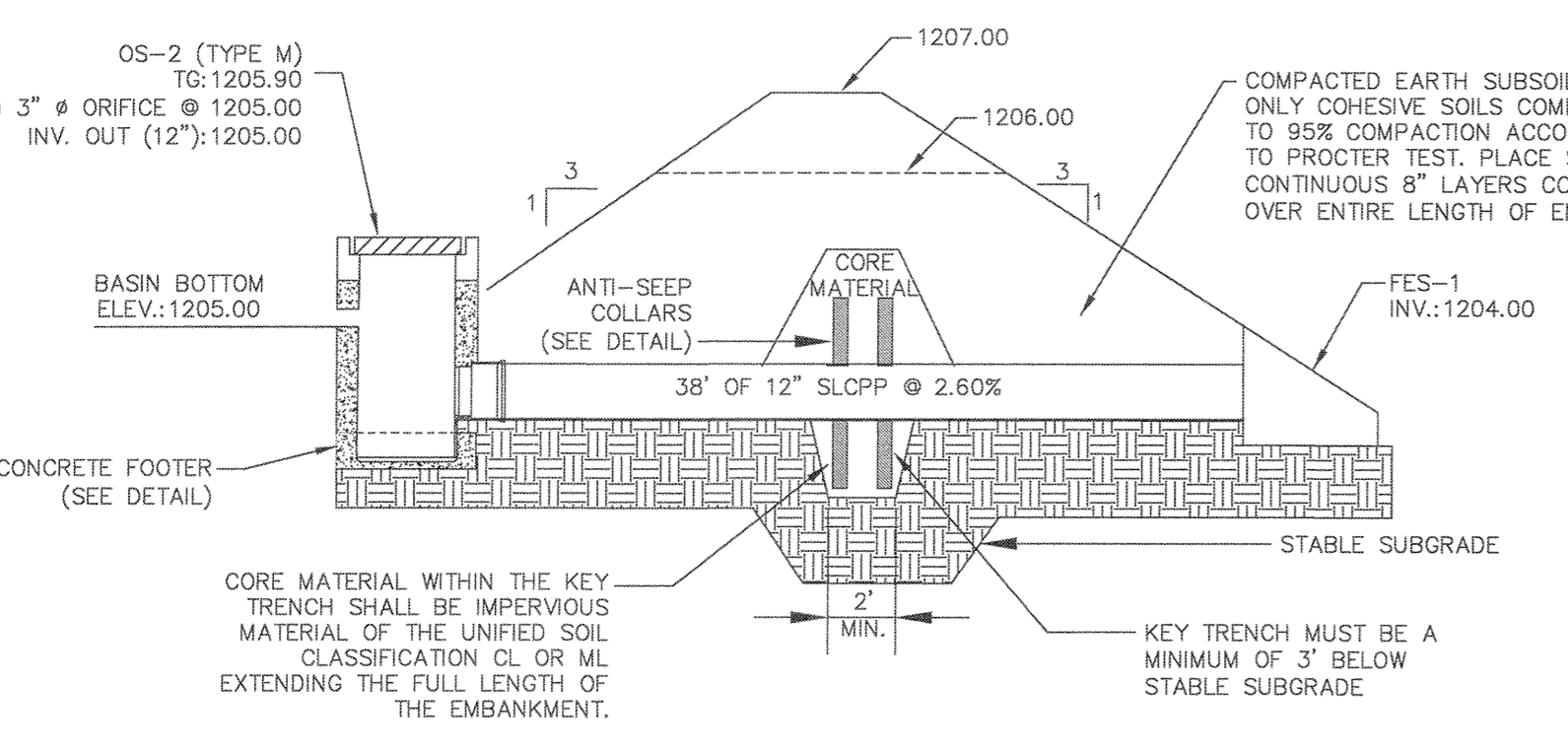
CHANNEL CROSS-SECTION

* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION
** ENGINEERED SOIL MIXTURE SHALL ONLY BE UTILIZED IF DEEMED NECESSARY BY CONTRACTOR DUE TO COMPACTION DURING CONSTRUCTION

| CHANNEL | STATIONS | BOTTOM WIDTH B (FT) | DEPTH D (FT) | TOP WIDTH W (FT) | Z1 (FT) | Z2 (FT) | LINING * | STAPLE PATTERN |
|---------|----------|---------------------|--------------|------------------|---------|---------|------------------|----------------|
| SWALE 1 | All | 3' | 1' | 4.7' | 3' | 3' | NAG S75 OR EQUAL | 0 |

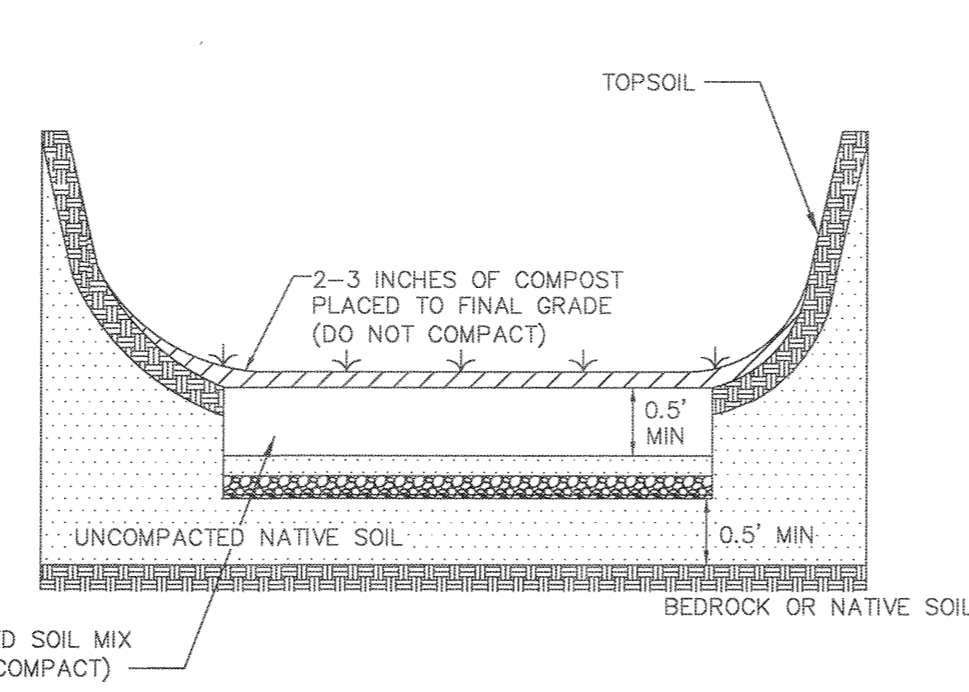
- NOTES**
- ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
 - CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION. SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
 - NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

VEGETATED CHANNEL DETAIL
NO SCALE



NOTE
VALVE SHALL REMAIN CLOSED AND WILL ONLY BE UTILIZED TO DEWATER BASIN FOR BASIN MAINTENANCE.

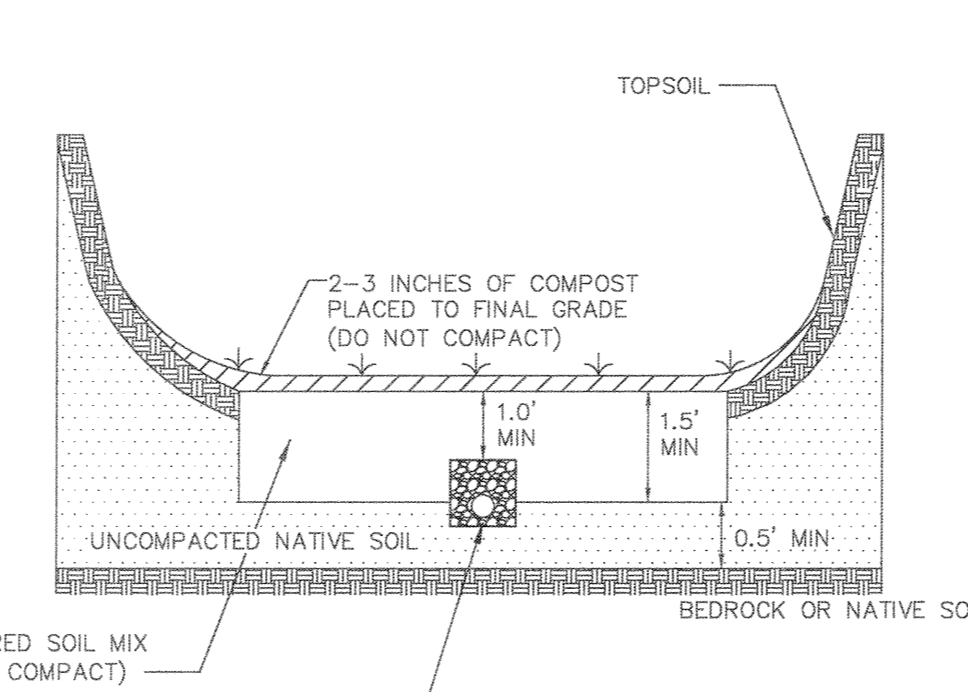
DETENTION BASIN 2 - OUTLET DETAIL
NO SCALE



DETENTION BASIN 2 BOTTOM CROSS SECTION DETAIL
NO SCALE

ENGINEERED SOIL MIX*
40-60% COARSE SILICA SAND, 20-40% TOPSOIL, 20% COMPOST
*SHALL BE LESS THAN 20% CLAY BY VOLUME.
*SAND SHALL BE COARSE SILICA SAND OR CONCRETE SAND. FINE SAND OR MASONRY SAND SHALL NOT BE USED IN THE ENGINEERED SOIL MIX.

ENGINEERED SOIL MIX
SHALL BE 4" DEEPER THAN THE LARGEST ROOT BALL



BIORETENTION BASIN / RAIN GARDEN 1 BOTTOM CROSS SECTION DETAIL
NO SCALE

ENGINEERED SOIL MIX*
40-60% COARSE SILICA SAND, 20-40% TOPSOIL, 20% COMPOST
*SHALL BE LESS THAN 20% CLAY BY VOLUME.
*SAND SHALL BE COARSE SILICA SAND OR CONCRETE SAND. FINE SAND OR MASONRY SAND SHALL NOT BE USED IN THE ENGINEERED SOIL MIX.

ENGINEERED SOIL MIX
SHALL BE 4" DEEPER THAN THE LARGEST ROOT BALL

RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL DETAIL
NO SCALE

| OUTLET NO. | PIPE DIA. Pd (IN) | RIPRAP | | | APRON | |
|------------|-------------------|----------|---------------|----------------|------------------------|-------------------------|
| | | SIZE R-- | THICK RT (IN) | LENGTH AI (FT) | INITIAL WIDTH Aiw (FT) | TERMINAL WIDTH Aiw (FT) |
| FES-1 | 12" | 3 | 9.0 | 8' | 3' | 6' |
| FES-3 | 12" | 3 | 9.0 | 8' | 3' | 6' |
| FES-5 | 18" | 3 | 9.0 | 8' | 3' | 6' |

NOTES

- ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
- ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIP-RAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

SEEDING SCHEDULE & NOTES
NO SCALE

| APPLICATION | SPECIES | % | APPLICATION RATE | FINAL SEEDING DATE | FERTILIZER | LIMING RATE |
|-------------|------------------|-----|------------------|----------------------|---------------------------|--------------------|
| TEMPORARY | ANNUAL RYE | 98% | 40 LBS/AC | OCT. 15 | 10-10-10 AC | 1 TON/AC AG GRADE |
| PERMANENT | ANNUAL RYE GRASS | 10 | P.L.S. IN LBS/AC | MARCH 15 AND OCT. 15 | 10-10-20 N-P205-K20 /ACRE | 6 TON/AC AG GRADE* |
| | PLUS TALL FESCUE | | | | | |

- FERTILIZER AND LIME SHALL BE APPLIED IN ACCORDANCE WITH SOIL TESTS.
- ALL SEEDING AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 3 TONS/ACRE. MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER @ 750 LBS/AC.
- ALL DIVERSIONS, CHANNELS, SED TRAPS AND STOCKPILES MUST BE STABILIZED IMMEDIATELY.

SEEDING SCHEDULE & NOTES
NO SCALE

| APPLICATION | SPECIES | % | APPLICATION RATE | FERTILIZER | LIMING RATE | GERMINATION SEASON SEEDING DATES (SEE NOTE 4) |
|------------------------|--|-------|--------------------|----------------------------|------------------|--|
| TEMPORARY | SPRING OATS OR ANNUAL RYE | 98% | 96 LBS. (3 BU) AC. | 40-40-40 AT 2,000 LBS./AC. | 2,000 LBS./AC. | MARCH 15 TO OCTOBER 15 |
| | LOW GROWING WILDFLOWER AND GRASS MIX ERNMX-156 | 58.6% | 20-40 LBS./AC. | SEE NOTE 1 BELOW | SEE NOTE 1 BELOW | MARCH 15 TO JUNE 1 AND FROM AUGUST 1 TO OCTOBER 15 |
| ANNUAL RYE GRASS | 17% | | | | | |
| PERENNIAL BLUE FLAX | 8% | | | | | |
| SHASTA DAISY | 6% | | | | | |
| LANCELEAF COREOPSIS | 5% | | | | | |
| BLACKKEYED SUSAN | 2% | | | | | |
| CORN POPPY SHIRLEY MIX | 1% | | | | | |
| SPOTTED BEE PALM | 1% | | | | | |
| PARKTRIDGE PEA | 1% | | | | | |
| HAIRY BEARD TONGUE | 0.4% | | | | | |
| SEEDWAY EC POND MIX | PATAGONIA TALL FESCUE | 70% | 125 LBS./AC. | SEE NOTE 1 BELOW | SEE NOTE 1 BELOW | MARCH 15 TO JUNE 1 AND FROM AUGUST 1 TO OCTOBER 15 |
| | ANNUAL RYEGRASS | 15% | | | | |
| | BOREAL CREEPING RED FESCUE RED TOP | 10% | | | | |

- FERTILIZER AND LIME SHALL BE APPLIED IN ACCORDANCE WITH SOIL TESTS.
- SPECIFICATION ITEMS OBTAINED USING PENN DOT PUBLICATION NO. 408 AND THE PENN STATE AGRONOMY GUIDE (LATEST EDITION)
- ALL SEEDING AREAS SHALL BE MULCHED WITH HAY OR STRAW APPLIED AT A RATE OF 6,000 LBS./ACRE (1,240 LBS./S.Y.). MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT 750 LBS./ACRE OR EQUAL. IF STABILIZATION OF SITE DOES NOT OCCUR OR CANNOT BE ACHIEVED DURING THE ABOVE DATES, THEN THE CONTRACTOR SHALL PROVIDE MULCHING AS SPECIFIED ABOVE IN NOTE 3, IN THE PROJECTS AREAS OF DISTURBANCE WHICH ARE NOT STABILIZED.
- APPLY TEMPORARY SEED MIX ALONG WITH PERMANENT SEED MIX.

SEEDING SCHEDULE & NOTES
NO SCALE

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| REVISION | DATE | BY |
|--|--------|----------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SJLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/28/19 | 7/8/19 | WGW/SJLM |

Professional Engineer seals for Michael Robert Swank and Michael P. O'Donnell, State of Pennsylvania.

SESI
Steckbeck Engineering & Surveying Inc.
279 North Zions Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

EQUITABLE OWNER
PARKER DPP, LLC
9010 OVERLOOK BOULEVARD
BRENTWOOD, TENNESSEE 37027
PHONE: 1-615-370-0670
FAX: 1-615-373-3111

OWNERS
THOMAS AND SHELLEY B. BARTLEY
192 DIVISION ROAD, PARKER, PA 16049
PHONE: 724-679-3375

JOHN D. BOOFER C/O MIKE BOOFER
P.O. BOX 473, BRUIN PA 16022
PHONE: 724-923-3885

DOLLAR GENERAL

FINAL LOT ADDITION AND LAND DEVELOPMENT PLAN FOR GBT REALTY CORPORATION FOR DOLLAR GENERAL RETAIL STORE PARKER, PA

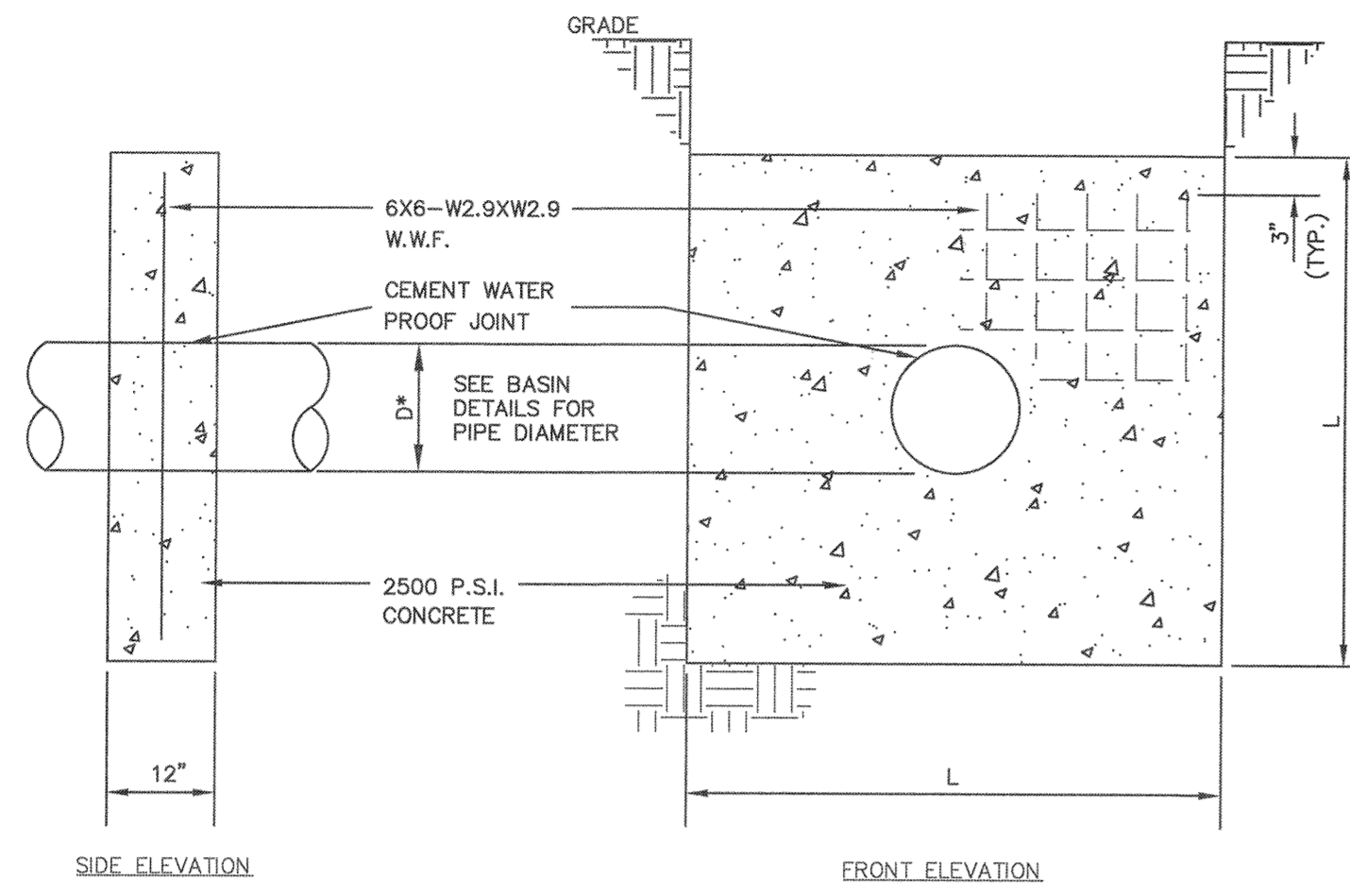
DOLLAR GENERAL PLAN SET
05.29.2019

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STECKBECK ENGINEERING AND SURVEYING, INC.
PROJECT # 1450-19-005

PCSM
C14.1
SHEET 20 OF 22

SEAL CONSULTANT OWNER LOCATION DATE SHEET

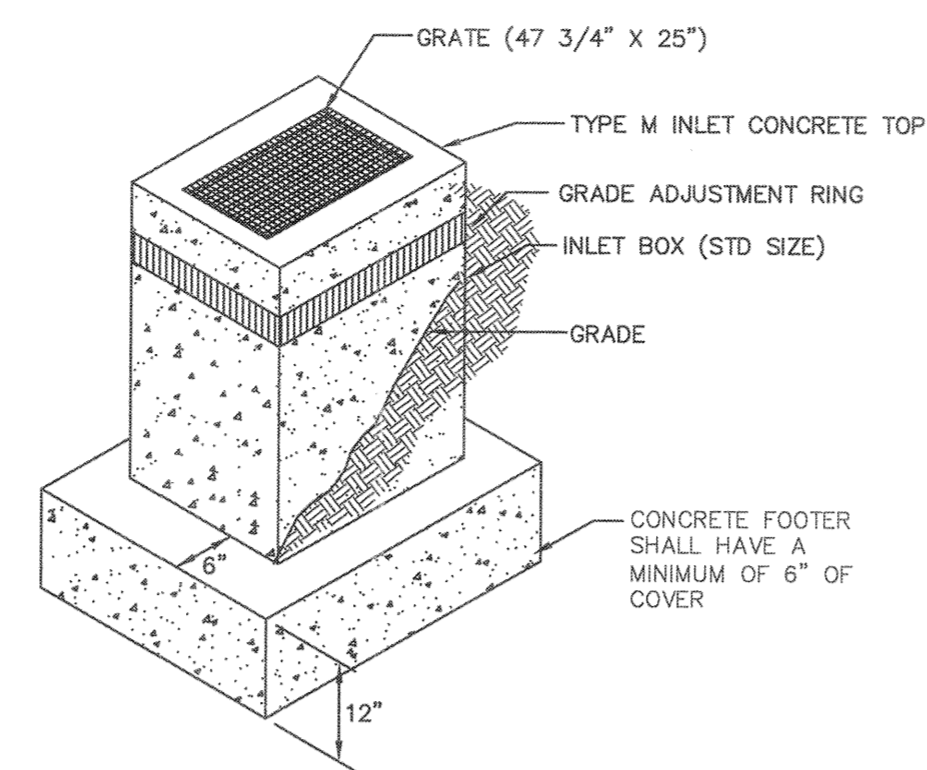


| STORMWATER FACILITY | L | DIA. | O.D. | # OF COLLARS | SPACING |
|---------------------|------|------|-------|--------------|---------|
| RAIN GARDEN 1 | 2.2' | 12" | 14.5" | 2 | 6'-10" |
| DETENTION BASIN 2 | 1.8' | 12" | 14.5" | 2 | 2'-6" |

CONCRETE ANTI-SEEP COLLAR DETAIL

NO SCALE

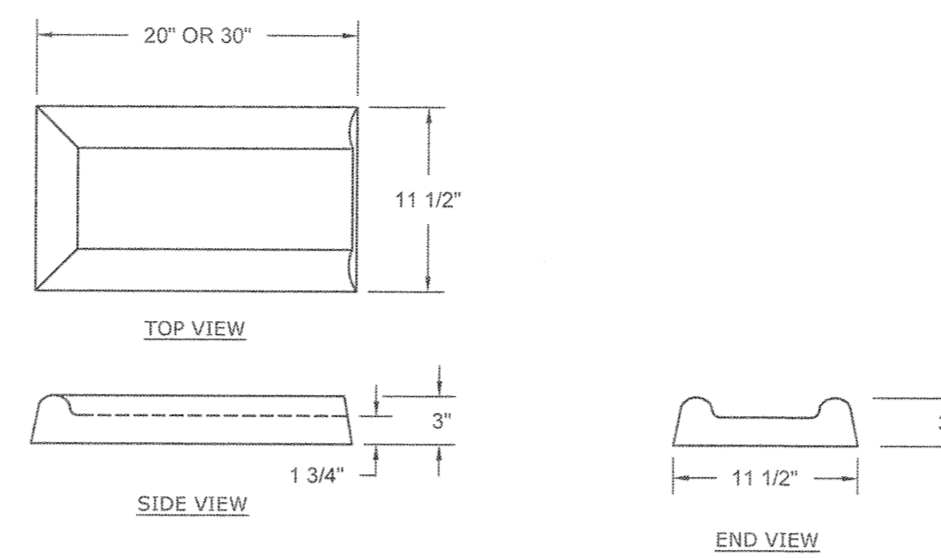
NOTE: PROVIDE NUMBER OF ANTI-SEEP COLLARS PER OUTLET PIPE AS SPECIFIED.



- NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PA DOT PUBLICATION 408, SECTION 805 & STANDARDS FOR ROADWAY CONST., RC-34. CONTRACTOR SHALL VERIFY INLET BOX SIZING BASED ON PIPE SIZES & ALIGNMENT PRIOR TO ORDERING PRECAST STRUCTURES.
 - ALL DRAINAGE STRUCTURES SHALL HAVE POURED-IN-PLACE CONCRETE CHANNEL BOTTOMS.
 - ALL DISCHARGE CONTROL DEVICES SHALL BE CONSTRUCTED OF STAINLESS STEEL. PROVIDE STEP IN ACCORDANCE WITH PA DOT RC STANDARDS.
 - PROVIDE STEP IN ACCORDANCE WITH PA DOT RC STANDARDS.

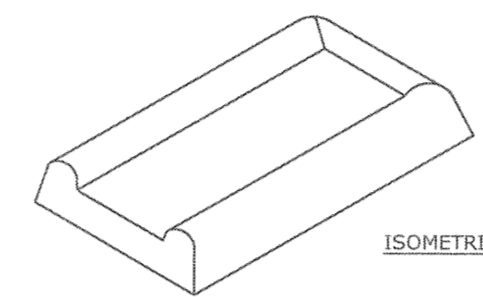
BASIN OUTLET - TYPE "M" DETAIL

NO SCALE

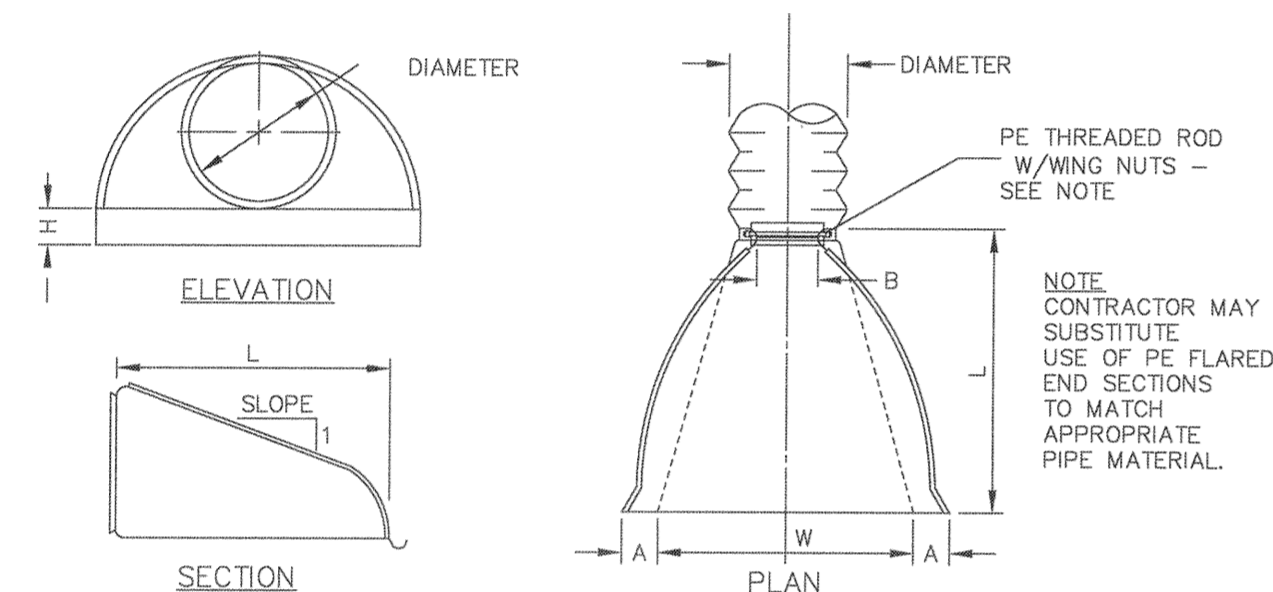


CONCRETE SPLASH BLOCK DETAIL

NO SCALE



ISOMETRIC



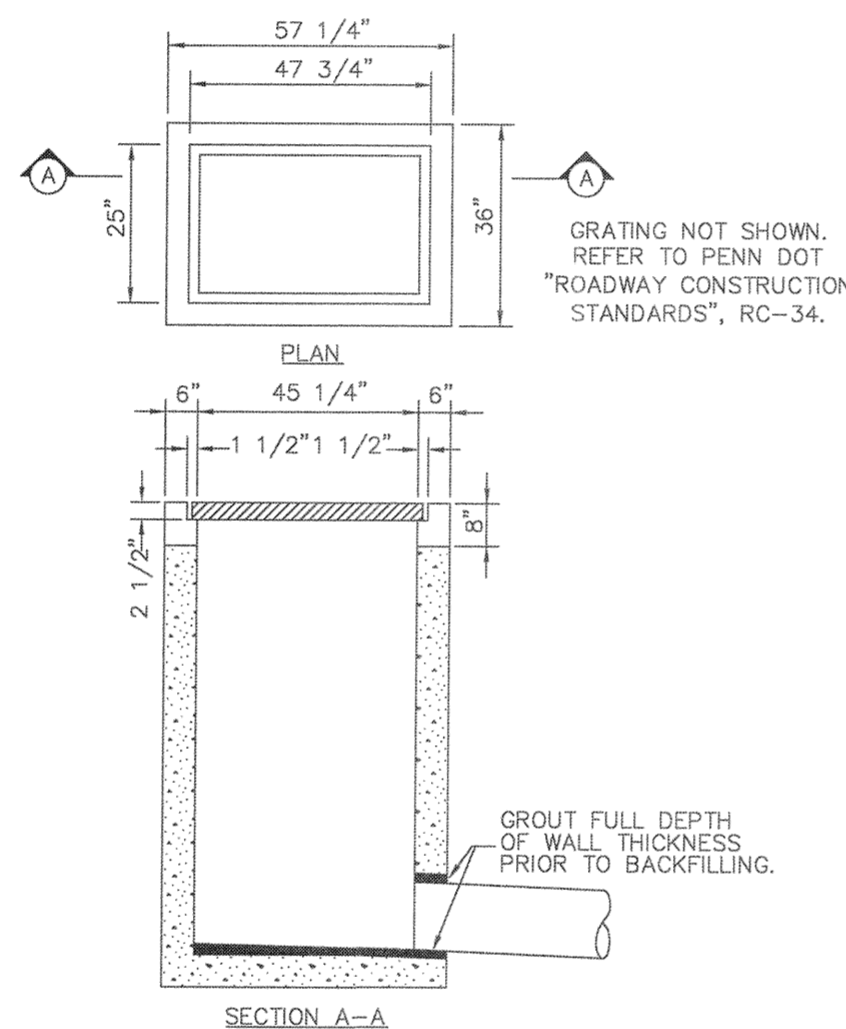
NOTE: INSTALL AS PER MANUFACTURER'S INSTALLATION PROCEDURES

| PIPE SIZE | A | B (MAX) | H | L | W |
|-----------|--------|---------|--------|---------|---------|
| 12" | 6.5" | 10" | 6.5" | 25" | 29" |
| 300 mm | 165 mm | 254 mm | 165 mm | 635 mm | 735 mm |
| 15" | 6.5" | 10" | 6.5" | 25" | 29" |
| 375 mm | 165 mm | 254 mm | 165 mm | 635 mm | 735 mm |
| 18" | 7.5" | 15" | 6.5" | 32" | 35" |
| 450 mm | 190 mm | 380 mm | 165 mm | 812 mm | 890 mm |
| 24" | 7.5" | 18" | 6.5" | 36" | 45" |
| 600 mm | 190 mm | 450 mm | 165 mm | 900 mm | 1140 mm |
| 30" | 10.5" | N/A | 7.0" | 53" | 68" |
| 750 mm | 266 mm | N/A | 178 mm | 1345 mm | 1725 mm |
| 36" | 10.5" | N/A | 7.0" | 53" | 68" |
| 900 mm | 266 mm | N/A | 178 mm | 1345 mm | 1725 mm |

NOTE: PE THREADED ROD W/WING NUTS PROVIDED FOR END SECTIONS 12"-24", 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

POLYETHYLENE FLARED END SECTION DETAIL

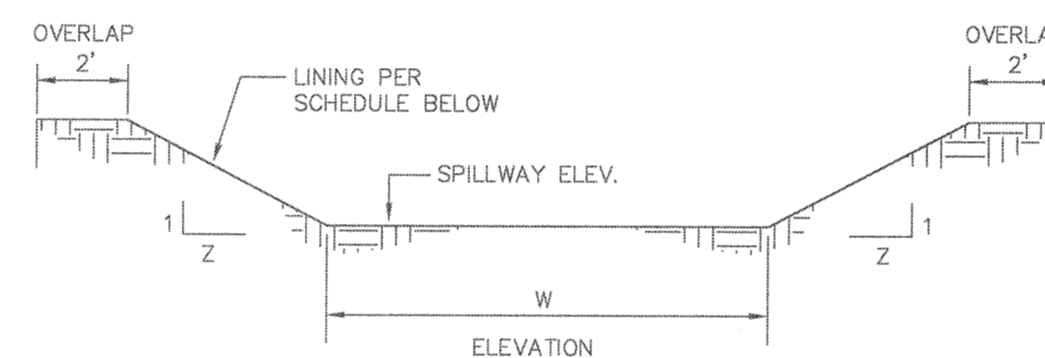
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NOTE: ALL INLETS OVER FOUR (4) FEET IN DEPTH SHALL BE PROVIDED WITH STEPS FOR ACCESSIBILITY.

TYPE "M" INLET X-SECTION DETAIL

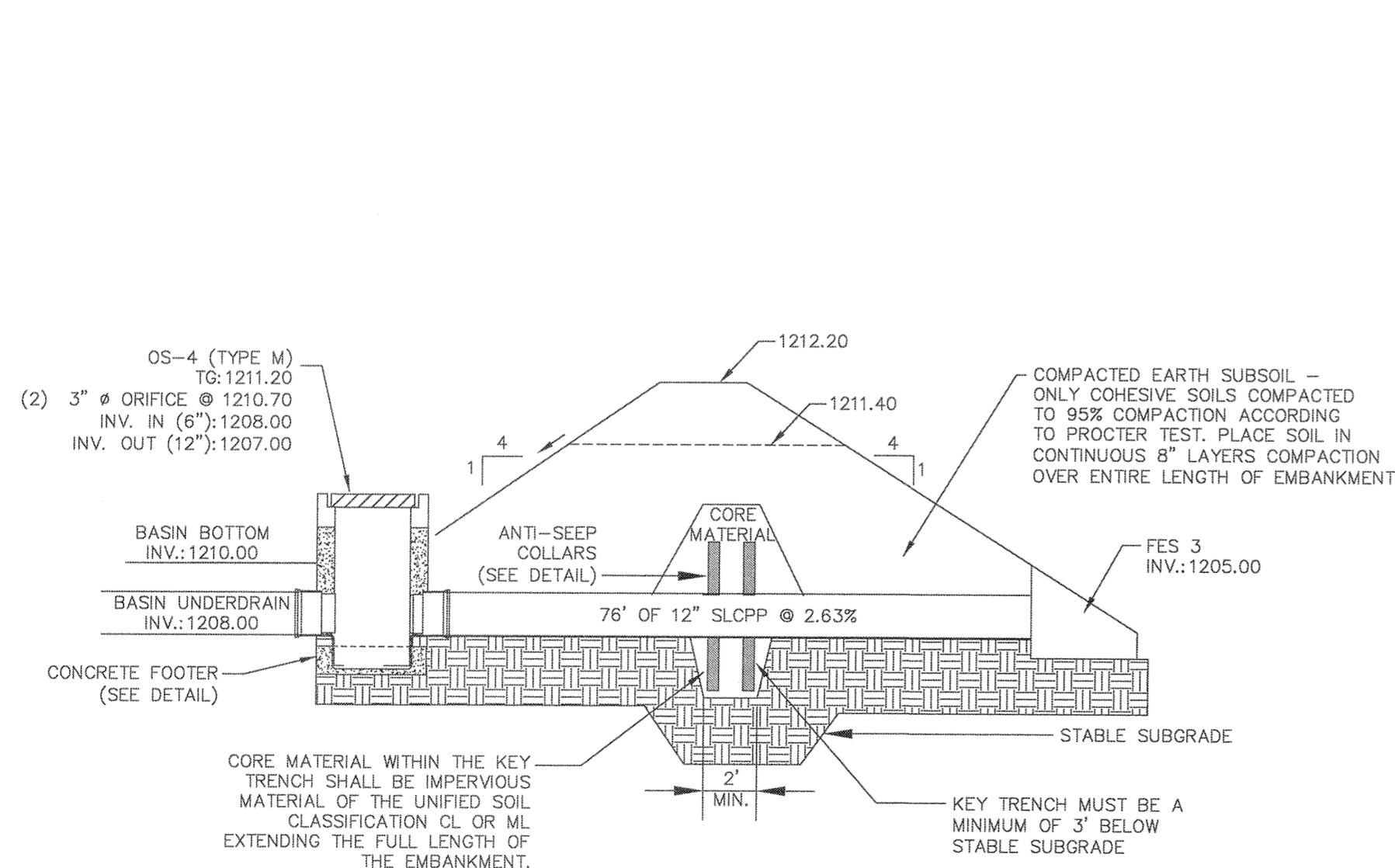
NO SCALE



| STORMWATER FACILITY | ELEV | W | LINING | STAPLE PATTERN |
|---------------------|---------|------|--------|----------------|
| RAIN GARDEN 1 | 1211.40 | 130' | SOD | - |
| DETENTION BASIN 2 | 1207.00 | 150' | SOD | - |

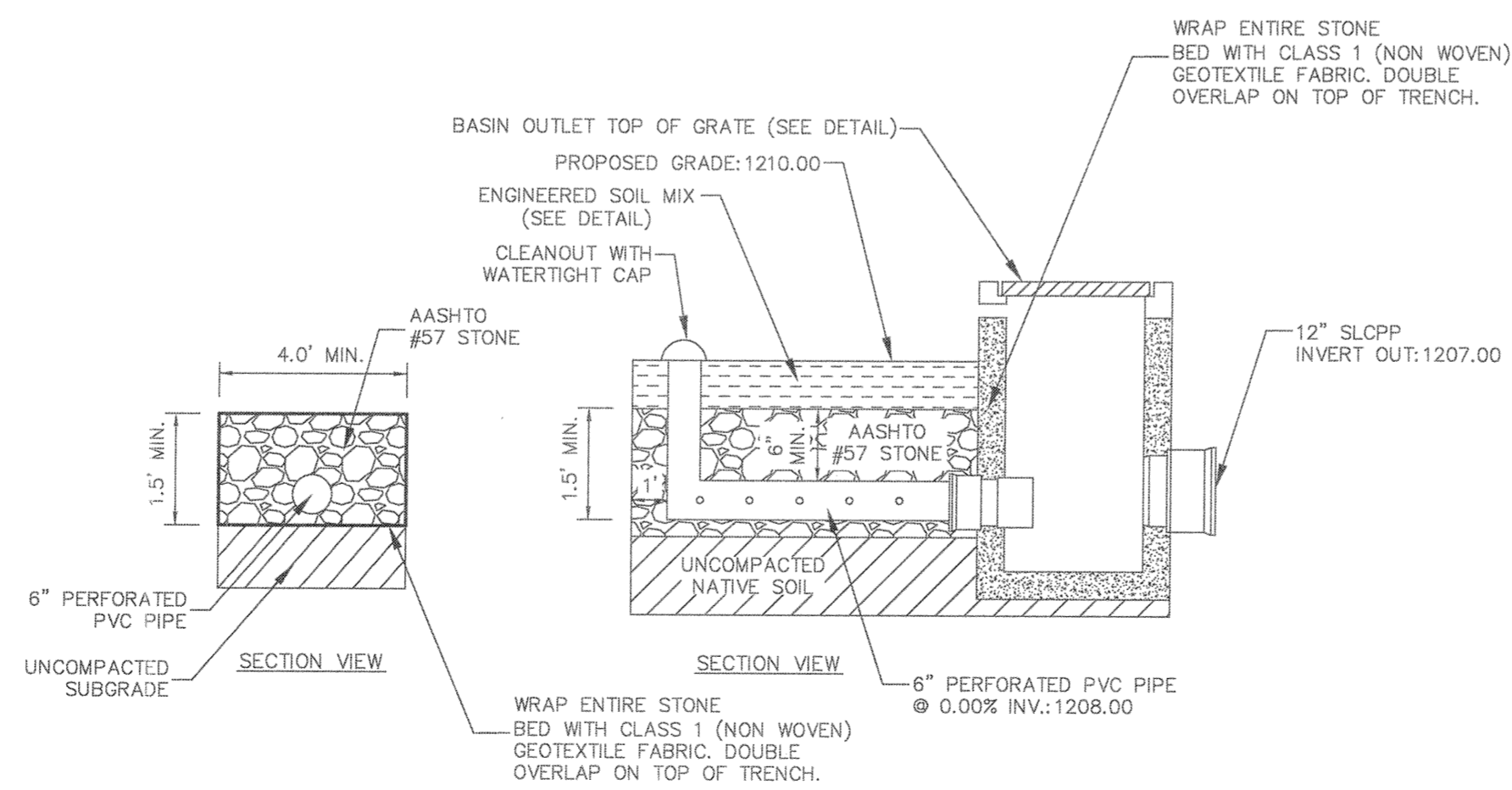
EMERGENCY SPILLWAY DETAIL

NO SCALE



RAIN GARDEN 1 OUTLET DETAIL

NO SCALE

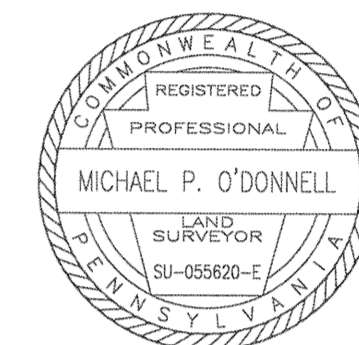
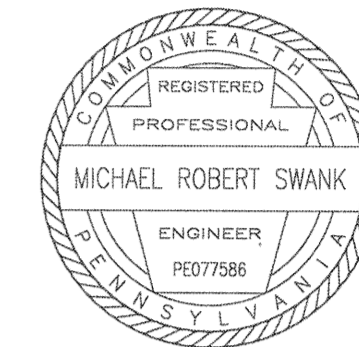


BASIN OUTLET AND UNDERDRAIN DETAIL - RAIN GARDEN 1

NO SCALE

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| REVISION | DATE | BY |
|--|--------|---------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 8/28/19 | 7/8/19 | WGW/SLM |
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EQUITABLE OWNER
PARKER DPP, LLC
 9010 OVERLOOK BOULEVARD
 BRENTWOOD, TENNESSEE 37027
 PHONE: 1-615-370-0670
 FAX: 1-615-373-3111

OWNERS
THOMAS AND SHELLEY B. BARTLEY
 192 DIVISION ROAD, PARKER, PA 16049
 PHONE: 724-679-3375

JOHN D. BOOFER C/O MIKE BOOFER
 P.O. BOX 473, BRUIN PA 16022
 PHONE: 724-923-3885

DOLLAR GENERAL

FINAL
 LOT ADDITION
 AND
 LAND DEVELOPMENT PLAN
 FOR
 GBT REALTY CORPORATION
 FOR
 DOLLAR GENERAL RETAIL
 STORE
 PARKER, PA

DOLLAR GENERAL PLAN SET
 05.29.2019

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STECKBECK ENGINEERING
 AND SURVEYING, INC.
 PROJECT # 1450-19-005

PCSM

C14.2

SHEET 21 OF 22

CONSULTANT SEAL OWNER LOCATION DATE SHEET

Instr: 2019050017409
 Page 1 of 148-06
 Michele Mustello
 Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Camilla C. Adams, of the Township of Oakland, 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 Oakland Township, Butler County, 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 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 Oakland, 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 Oakland, 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 Camilla C. Adams, my 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 August 2019.

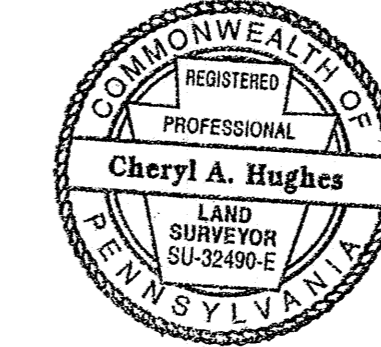
ATTEST:
Roxann L. Stickey Notary Public
Camilla C. Adams Owner

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 Camilla C. Adams, 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 29th day of August, 2019.

My Commission expires the 8th day of April, 2023.

SEAL
Roxann L. Stickey
 Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Roxann L. Stickey, Notary Public
 Butler County
 My Commission expires April 8, 2023
 Commission number 1289787
 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 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.
 DATE August 28 2019 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

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

Sandra Blyth Secretary
Paul W. Galic Chairman
 Approved by the Supervisors of the Township of Oakland this 4th day of September 2019.

Sandra Blyth Secretary
Paul W. Galic Chairman
 Reviewed by the Oakland Township Planning Commission this 4th day of September 2019.

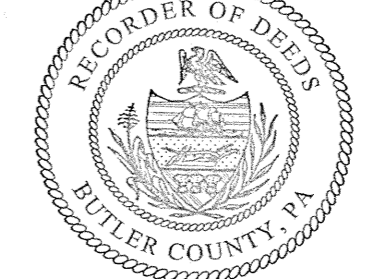
James A. Hall Chairman
 Reviewed by the Butler County Planning Commission this 20th day of August 2019.

F. Uw Chairman
 SECRETARY *Sis* SEAL *Sis*
 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 380 Page 34.

Given under my hand and seal this 5th day of September, 2019.
 SEAL *Michele M. Mustello*
 RECORDER
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020

REVISOR 08/28/19; ENGINEER'S REVIEW COMMENT

REVISED 08/28/19; ENGINEER'S REVIEW COMMENT



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

LOT LINE REVISION
 FOR: CAMILLA C. ADAMS
 SITUATE: OAKLAND TWP., BUTLER CO., PA

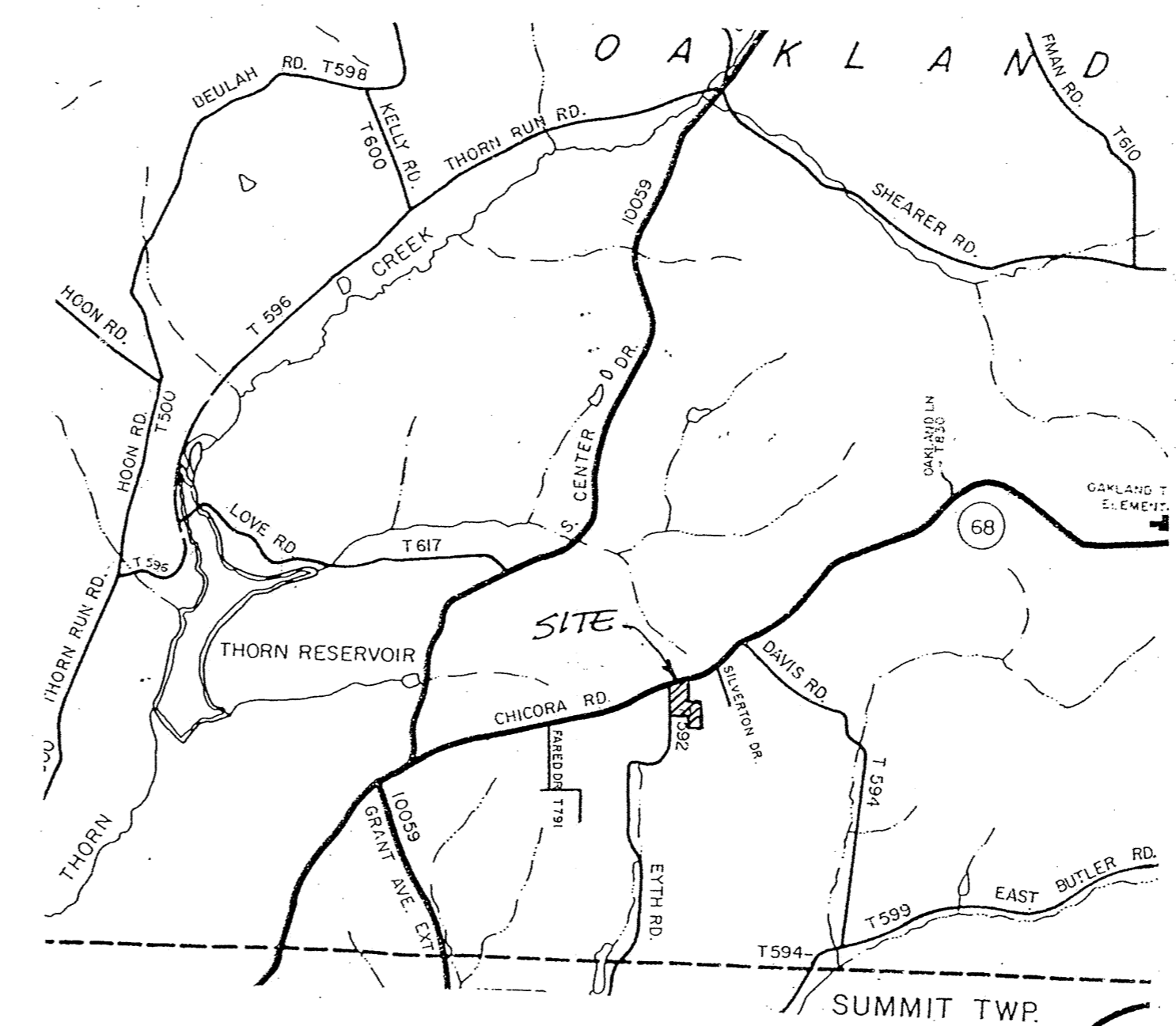
Date 07/31/19 Scale 1" = 30' Dwn By BEC Ckd By CAH
 Parcel# 250-1F147-23A2A, 23A2B Db-Pg 691-431 Service No. 19-094
 Address 399 EYTH ROAD 706-198

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

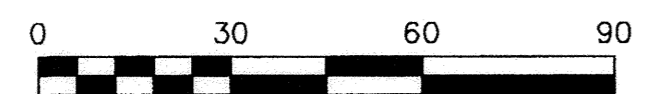
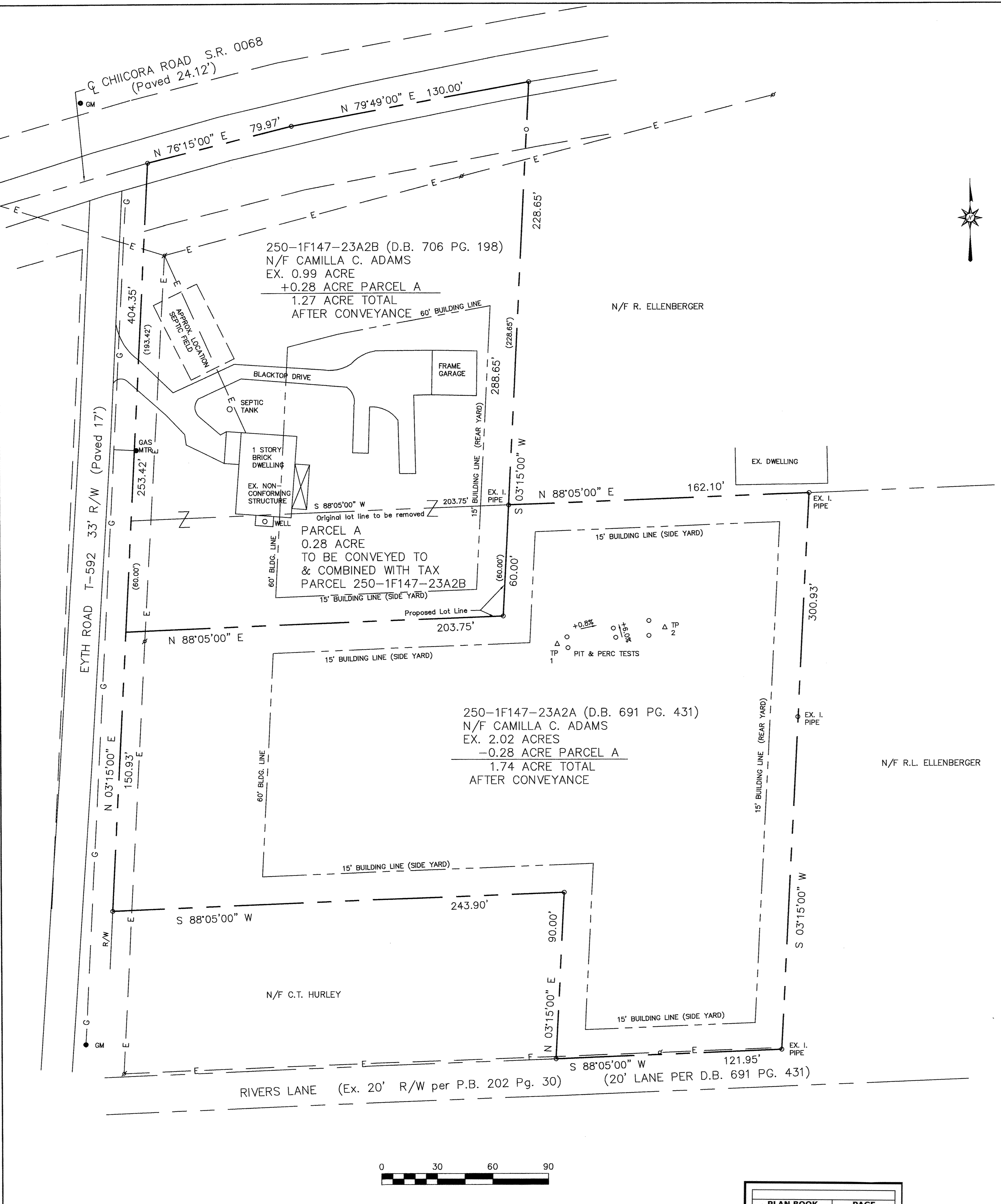
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD.

PROPERTY OWNER: CAMILLA C. ADAMS
 399 EYTH ROAD
 BUTLER, PA 16002

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO TAX PARCEL 250-1F147-23A2B. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.



VICINITY MAP Scale: 1" = 2000'



| | |
|------------|-----------|
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PRELIMINARY/FINAL SUBDIVISION/LOT ADDITION PLAN FOR DOLLAR GENERAL LOCATED IN PARKER TOWNSHIP BUTLER COUNTY, PENNSYLVANIA MAY 29, 2019



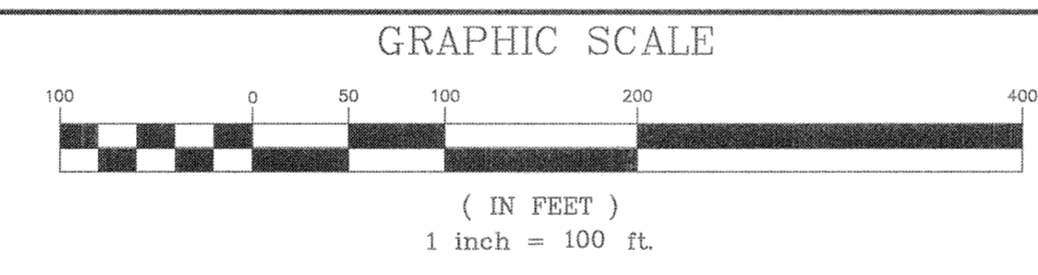
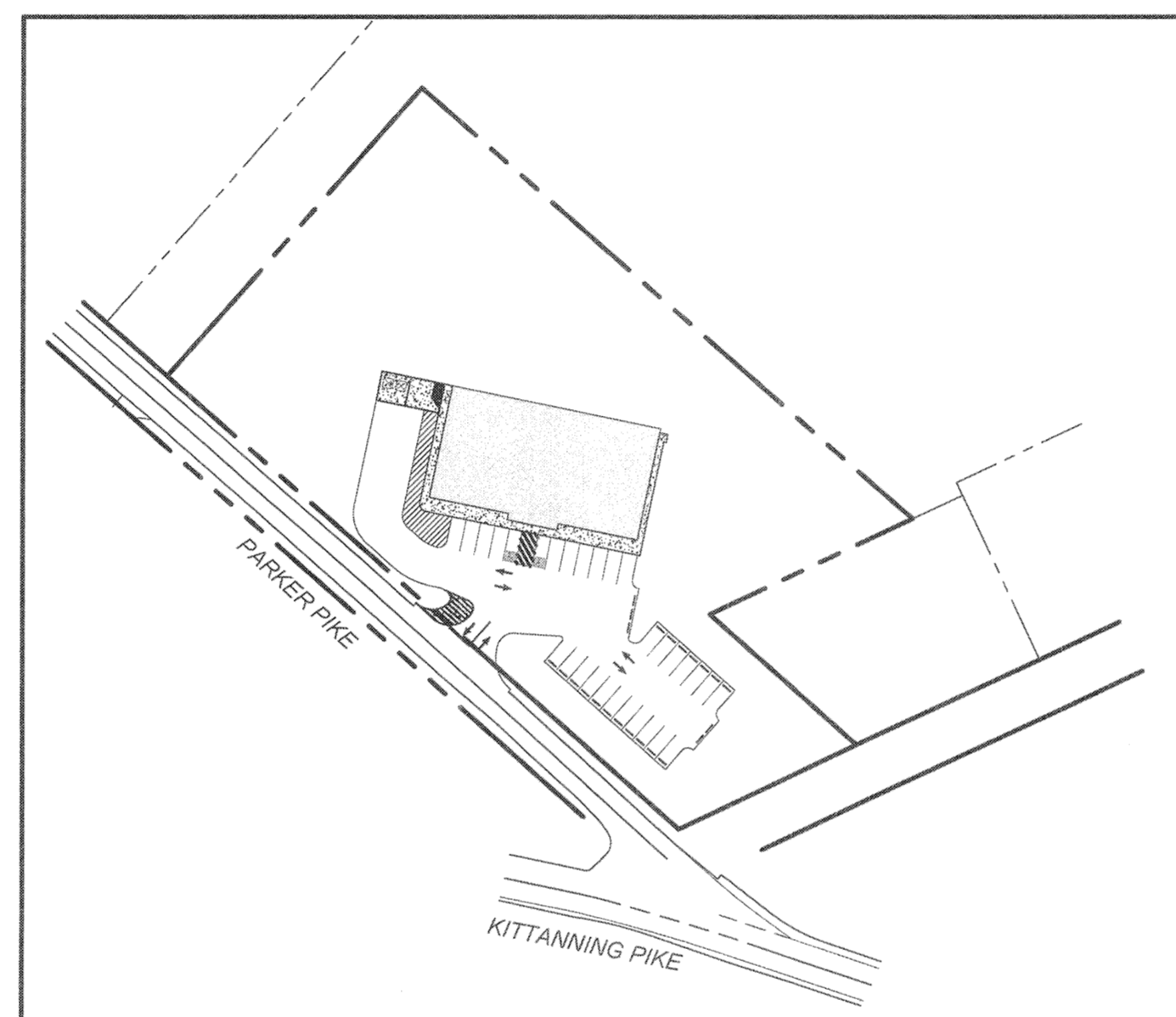
SERIAL NUMBER: 20191231195 (PARKER TWP)
DATE: 05/03/19

STECKBECK ENGINEERING & SURVEYING, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS: EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- (1) PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- (2) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. SHOWS UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNERS LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNERS DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.
- (3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNERS FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNERS FACILITIES WHERE POSSIBLE.
- (4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, STECKBECK ENGINEERING & SURVEYING, INC. SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S). PARKER TOWNSHIP, BUTLER COUNTY ID NO. 20191231195.

AND STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT STECKBECK ENGINEERING & SURVEYING, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY TO THE EXTENT OF THE REQUIREMENTS OF THE SAID ACT 187, DECEMBER 1, 1996.

- PEOPLES GAS: 375 NORTH SHORE DRIVE, PITTSBURGH, PA 15212. CONTACT - MICHAEL DENNY. MICHAEL.DENNY@PEOPLES-GAS.COM
- BEAR CREEK WATERSHED AUTHORITY: 259 ARGYLE ST, PETROLIA, PA 16050. CONTACT - JODY DUNMYRE. jody@bcwa.org
- PARKER AREA AUTHORITY: PO BOX 342, PARKER, PA 160490342. CONTACT - OFFICE PERSONNEL. PARKER TOWNSHIP, PO BOX J, BRUIN, PA 16022. CONTACT - JEROME MACURAK. jmacurak@btparkpa.com
- COLUMBIA GAS TRANSMISSION LLC: 810 MACCORLE AVE SE 8TH FLOOR, CHARLESTOWN, WV 25314. CONTACT - MONITORING CENTER PERSONNEL.
- COLUMBIA GAS OF PA INC BETHEL PARK: 251 W MAIDEN STREET, WASHINGTON, PA 15301. CONTACT - GRACE BACHISM. gbachism@npsource.com
- USDC LOCATING SERVICES: 6045 N RIVER ROAD STE 300, INDIANAPOLIS, IN 46240. CONTACT - USDC LOCATING SERVICES PERSONNEL.
- CENTURYLINK: 122 BALTIMORE STREET, PO BOX 896, HANOVER, PA 17331. CONTACT - LEO HILBERT. leo.c.hilbert@centurylink.com

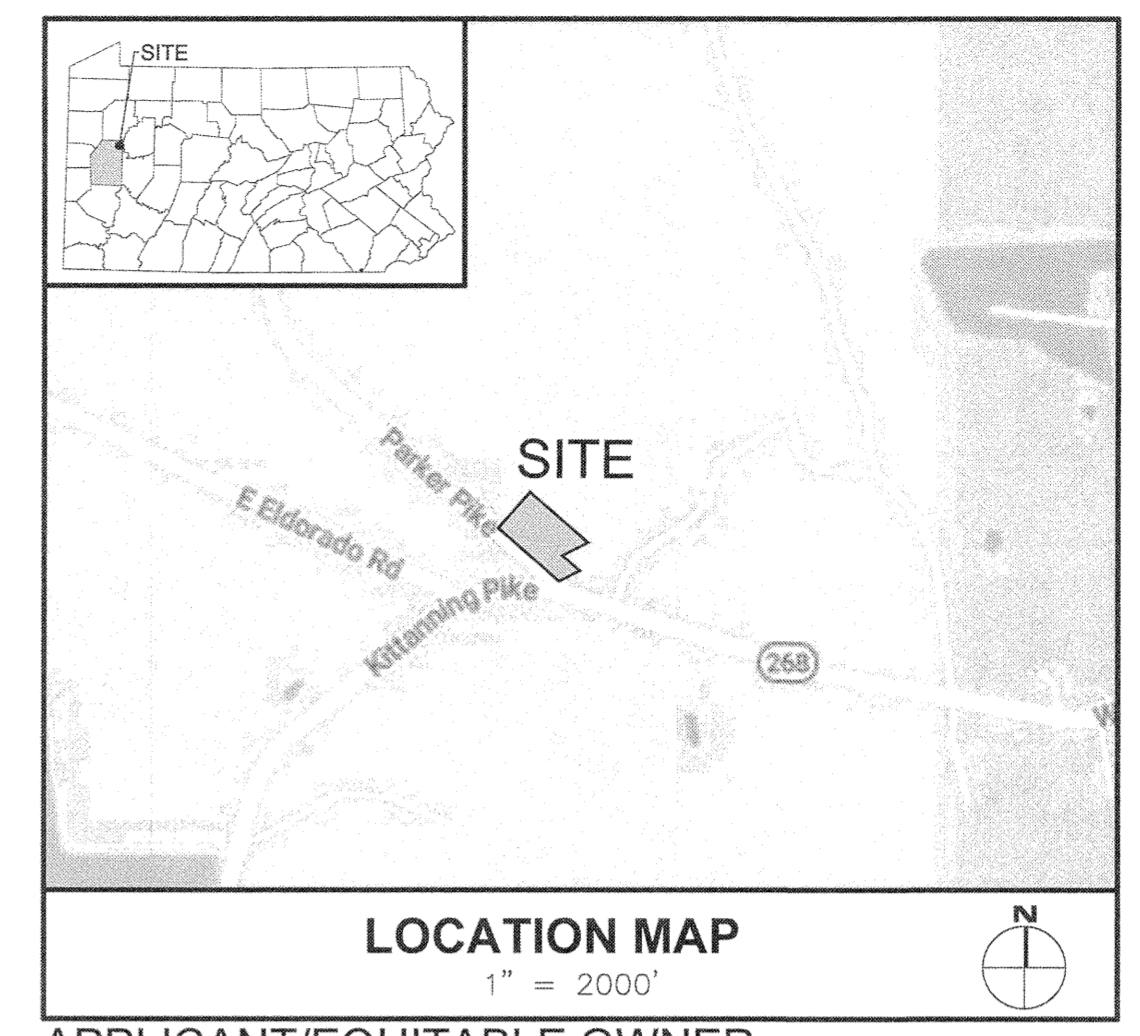


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- GENERAL NOTES**
- PARKER TOWNSHIP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, IMPROVEMENT, LANDSCAPING, ETC. NOT DEDICATED FOR PUBLIC USE.
 - ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF STECKBECK ENGINEERING & SURVEYING, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF STECKBECK ENGINEERING & SURVEYING, INC.
 - NO ONE SHALL SCALE FROM THESE PLANS FOR CONSTRUCTION PURPOSES.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER RESPONSIBLE FOR THE PLANS.
 - ALL DIMENSIONS SHOWN ON THE PLANS ARE TAKEN FROM THE FACE OF CURB AND EXTERIOR FACE OF THE BUILDINGS, UNLESS OTHERWISE NOTED ON THE PLAN.
 - NO WALL, FENCE, OR OTHER STRUCTURE SHALL BE ERRECTED, ALTERED OR MAINTAINED, AND NO HEDGE, TREE, SHRUB OR GROWTH SHALL BE PLANTED OR MAINTAINED WHICH EXCEEDS TWO AND ONE-HALF (2 1/2) FEET AS IT MAY RESULT IN A VISUAL OBSTRUCTION WITHIN THE CLEAR SIGHT TRIANGLES AT STREET INTERSECTIONS. WITHIN THE CLEAR SIGHT TRIANGLE, THE PLANTING OF TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENTS OR RIGHT-OF-WAY SHALL BE PROHIBITED. A PUBLIC RIGHT-OF-WAY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS THE CLEAR SIGHT.
 - GROSS LOT AREA IS CALCULATED TO THE TITLE LINE. NET LOT AREA WILL EXCLUDE EXISTING STREET RIGHT-OF-WAYS BUT WILL INCLUDE ANY INTERNAL EASEMENTS OR RIGHT-OF-WAYS.
 - ALL PROPOSED CURBING MUST CONFORM WITH PENNDOT RC-64 STANDARDS.
 - THE TOWNSHIP AND THE RESPONSIBLE SITE DESIGNER SHALL BE NOTIFIED IN THE EVENT OF SINKHOLES OR OTHER UNSUITABLE SUB-SURFACE CONDITIONS (MOTTILING, HIGH GROUND WATER CONDITIONS, BEDROCK, ETC.) ARE ENCOUNTERED DURING CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, INCLUDING ALL SUB-SURFACE STORMWATER INFILTRATION SYSTEMS. IN ADDITION, THE SERVICES OF A REGISTERED GEOLOGIST OR QUALIFIED PROFESSIONAL SHOULD BE OBTAINED TO ASSIST IN RECOMMENDING CONSTRUCTION TECHNIQUES AND PERMANENT FACILITIES NECESSARY TO AVOID FURTHER SINKHOLE CREATION, REPAIR ANY EXISTING SINKHOLES, AND MAKE RECOMMENDATIONS ON ANY ENCOUNTERED UNSUITABLE SUB-SURFACE CONDITIONS.
 - PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNAGE SHALL BE MAINTAINED TO CONTROL PARKING AND DIRECT VEHICULAR CIRCULATION.
 - THE GEOTECHNICAL ENGINEERING SERVICES REPORT AS PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. DATED MARCH 19, 2019 AND INFILTRATION TEST RESULTS REPORT PREPARED BY INTERTEK/PSI DATED JUNE 2019 AND SHALL BE CONSIDERED A PART OF THIS PLAN.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT A LAND SUBDIVISION AND THE CONSTRUCTION OF A RETAIL STORE ON THE LOT.
 - NO CONSTRUCTION SHALL BEGIN UNTIL AFTER THE PRE CONSTRUCTION MEETING BETWEEN THE DEVELOPER, THE CONTRACTOR, THE TOWNSHIP ENGINEER/INSPECTOR, AND OTHERS AS MAY BE REQUESTED TO ATTEND.
 - ALL COMMERCIAL STRUCTURES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE (UCC), A BUILDING CODE OF MINIMAL STRUCTURAL STANDARDS.
 - A PA DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 420), KNOWN AS THE "STATE HIGHWAY LAW"; BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

FLOODPLAIN NOTE
IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP NUMBER 42019C02050, EFFECTIVE DATE AUGUST 02, 2018 THERE IS NO FLOOD PLAIN ON THE SUBJECT PREMISES. THE ENTIRE SITE IS IN THE ZONE "X" FLOOD CLASSIFICATION.

WETLANDS NOTE
WETLANDS SHOWN HEREON ARE IN ACCORDANCE WITH A WETLANDS STUDY PERFORMED BY STECKBECK ENGINEERING AND SURVEYING, INC ON MAY 08, 2019.



APPLICANT/EQUITABLE OWNER

PARKER DPP, LLC
9010 OVERLOOK BOULEVARD
BRENTWOOD, TENNESSEE 37027
PHONE: 1-615-370-0670
FAX: 1-615-373-3111

SOURCE OF TITLE/OWNER

JOHN D. BOOFER C/O MIKE BOOFER
P.O. BOX 473
BRUIN, PA 16022
PHONE: 724-923-3885 - MIKE BOOFER

THOMAS AND SHELLEY B. BARTLEY
192 DIVISION ROAD
PARKER, PA 16049
PHONE: 724-679-3375

SITE DATA

SITE ADDRESS: 775 PARKER PIKE, PARKER, PA 16049
SITE AREA: 2.19 ACRES
SITE ZONING: N/A
EXISTING USE: RESIDENTIAL
PROPOSED USE: RETAIL BUSINESS
SOURCE OF WATER: PRIVATE, ON-LOT
SOURCE OF SEWER: PRIVATE, ON-LOT

LOT COMPLIANCE CHART

| ZONING DISTRICT: N/A | REQUIRED | PROVIDED |
|----------------------|-----------|------------|
| LOT AREA | 0.75 ACRE | 2.19 ACRES |
| LOT WIDTH | 100' | 418' |
| FRONT YARD SETBACK | | |
| -BUILDING | 50' | 50' |
| SIDE YARD SETBACK | | |
| -BUILDING | 60' | 60' |
| REAR YARD SETBACK | 60' | 29' |
| -BUILDING | | |
| BUILDING HEIGHT | 35' | <35' |

MODIFICATIONS/WAIVERS REQUESTED

BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
1. OFF-STREET PARKING - SECTION 704.5
ACTION: APPROVED BY BUTLER COUNTY PLANNING COMMISSION 7/17/19.

BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF July, 2019.

C. Ingram (SECRETARY) *F. Fulgram* (CHAIRMAN)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 13108

PROOF OF RECORDING

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 380 PAGE(S) 35-36

GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF September 2019.

Michelle M. Mustelo (RECORDER OF DEEDS)

MICHELE M. MUSTELO
RECORDER OF DEEDS
By Commission Expires First Monday In January 2021

MUNICIPAL APPROVAL

REVIEWED AND APPROVED (OR REVISED WITH COMMENTS) BY THE (CITY, BOROUGH, TOWNSHIP) OF *Parker Township* ON THE 17th DAY OF *August*, 2019.

Antley G. Welawer (SECRETARY) *Adam Sath* (CHAIRMAN)

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

Michael P. O'Donnell
MICHAEL P. O'DONNELL, P.L.S. SEAL
SU-055820 - REGISTRATION NO.
(SURVEYOR'S) (DATE) 8/5/19

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Venango*

ON THIS, THE 14th DAY OF August, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Michael David Boofer* KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HEREON AND THAT THIS PLAN IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAN BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERRECTED.

Michael David Boofer 8-14-19 DATE
MICHAEL DAVID BOOFER, CO-ADMINISTRATOR,
THE STATE OF JOHN D. BOOFER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEANNINE BOTTA GUTH, NOTARY PUBLIC
EMLENTON BOROUGH
VENANGO COUNTY
MY COMMISSION EXPIRES 04-07-2020

Jeannine Botta Guth
NOTARY PUBLIC

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Venango*

ON THIS, THE 14th DAY OF August, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Brian James Lieberum* KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HEREON AND THAT THIS PLAN IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAN BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERRECTED.

Brian James Lieberum 8-14-19 DATE
BRIAN JAMES LIEBERUM, CO-ADMINISTRATOR,
THE STATE OF JOHN D. BOOFER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEANNINE BOTTA GUTH, NOTARY PUBLIC
EMLENTON BOROUGH
VENANGO COUNTY
MY COMMISSION EXPIRES 04-07-2020

Jeannine Botta Guth
NOTARY PUBLIC

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Venango*

ON THIS, THE 15th DAY OF August, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Paula Jane Lieberum* KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HEREON AND THAT THIS PLAN IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAN BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERRECTED.

Paula Jane Lieberum 8-15-19 DATE
PAULA JANE LIEBERUM, CO-ADMINISTRATOR,
THE STATE OF JOHN D. BOOFER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEANNINE BOTTA GUTH, NOTARY PUBLIC
EMLENTON BOROUGH
VENANGO COUNTY
MY COMMISSION EXPIRES 04-07-2020

Jeannine Botta Guth
NOTARY PUBLIC

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF *Venango*

ON THIS, THE 30th DAY OF August, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Thomas W. Bartley* KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT HE/THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/THEY ACKNOWLEDGE THE SAME TO BE HIS/HER ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HEREON AND THAT THIS PLAN IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAN BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERRECTED.

Thomas W. Bartley 8-30-2019 DATE
THOMAS W. BARTLEY

Shelley B. Bartley 8-30-2019 DATE
SHELLEY B. BARTLEY

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
MICHAEL W. SLOAN, Notary Public
Emlenton Boro., Venango County
My commission expires October 01, 2021

Michael W. Sloan
NOTARY PUBLIC

OWNERS CERTIFICATION AND ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAWDSON

ON THIS, THE 8th DAY OF August, 2019, BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Dollar Texas Properties XVII, LLC* KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE VICE PRESIDENT OF DOLLAR TEXAS PROPERTIES XVII, LLC, SOLE MEMBER OF PARKER DPP, LLC, THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED.

WE/I HEREBY CERTIFY THAT WE/I OWN THE PROPERTY HEREON AND THAT THIS PLAN IS MADE FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY. BUILDING SETBACK LINES ARE ESTABLISHED ON THIS PLAN BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE ROAD(S) THERE SHALL BE NO BUILDING ERRECTED.

Michael P. O'Donnell 8/8/19 DATE
PARKER DPP, LLC
BY: *Dollar Texas Properties XVII, LLC*
SOLE MEMBER
GEREN MOOR, VICE PRESIDENT

FRANK'S PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
Exp. 7/27/2025

Jeffery S. Priest
NOTARY PUBLIC

| REVISION | DATE | BY |
|--|--------|---------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/28/19 | 7/8/19 | WGWSLM |
| | | |
| | | |
| | | |

REGISTERED PROFESSIONAL ENGINEER
MICHAEL ROBERT SWANK
ENGINEER
PE077586
PENNSYLVANIA

REGISTERED PROFESSIONAL SURVEYOR
MICHAEL P. O'DONNELL
SURVEYOR
SU-055820-E
PENNSYLVANIA

SESI
Steckbeck Engineering & Surveying, Inc.
279 North Zinns Mill Road / Suite A
Lebanon, Pennsylvania 17042
Phone: (717) 272-7110
Fax: (717) 272-7348

EQUITABLE OWNER
PARKER DPP, LLC
9010 OVERLOOK BOULEVARD
BRENTWOOD, TENNESSEE 37027
PHONE: 1-615-370-0670
FAX: 1-615-373-3111

OWNERS
THOMAS AND SHELLEY B. BARTLEY
192 DIVISION ROAD, PARKER, PA 16049
PHONE: 724-679-3375

JOHN D. BOOFER C/O MIKE BOOFER
P.O. BOX 473, BRUIN PA 16022
PHONE: 724-923-3885

DOLLAR GENERAL

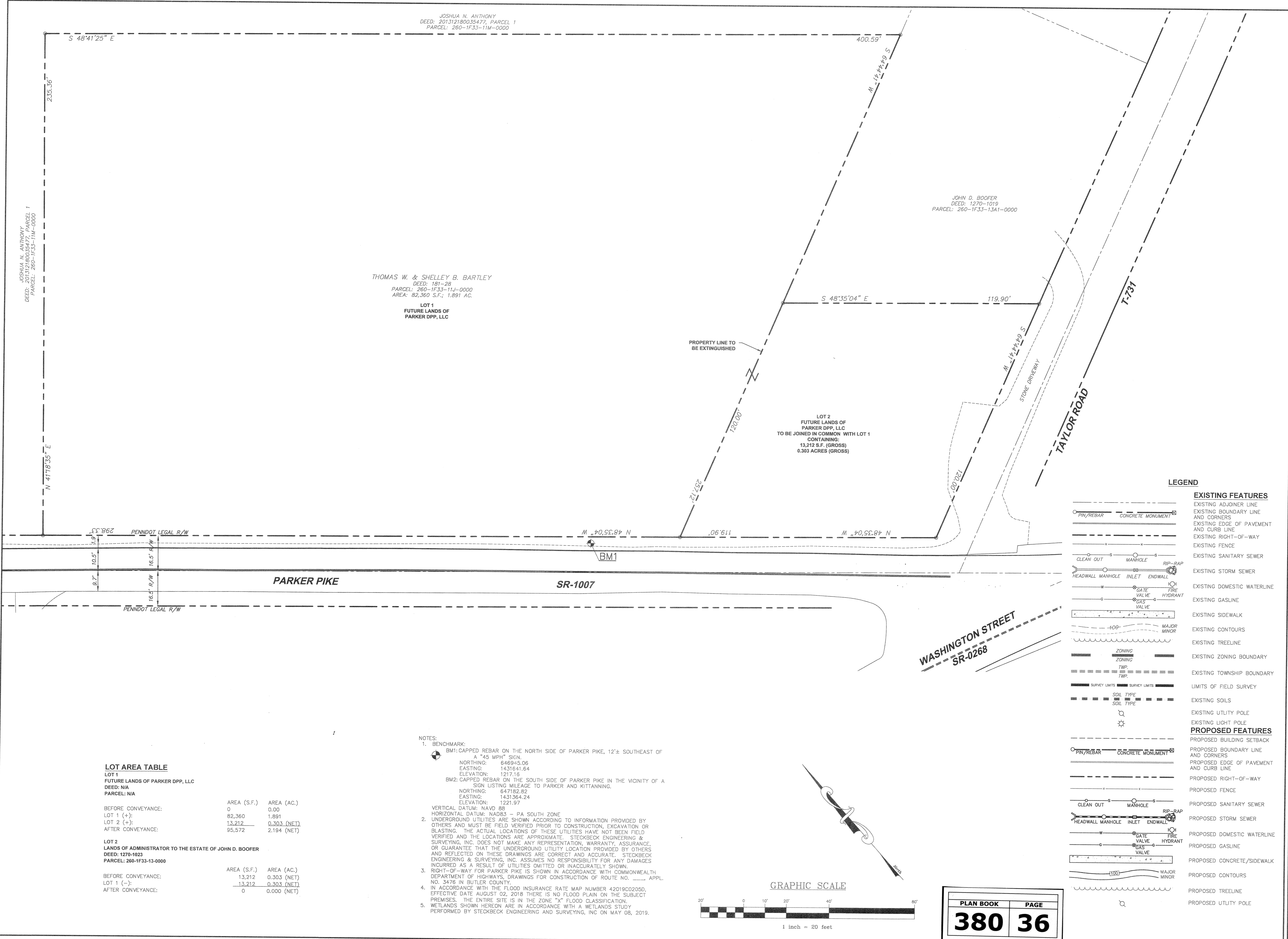
FINAL SUBDIVISION/ LOT ADDITION PLAN FOR
DOLLAR GENERAL RETAIL STORE
PARKER, PA

DOLLAR GENERAL PLAN SET
05.29.2019

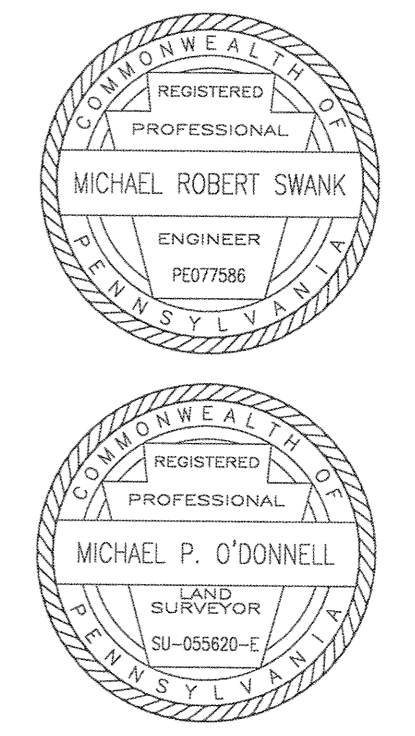
STECKBECK ENGINEERING AND SURVEYING, INC.
PROJECT # 1450-19-005

SUBDIVISION PLAN
C87.0
SHEET 01 OF 02

CONSULTANT SEAL
OWNER
LOCATION
DATE
SHEET



| REVISION | DATE | BY |
|--|--------|---------|
| PER BUTLER COUNTY PLANNING COMMISSION STAFF REVIEW LETTER | 7/8/19 | MRS/SLM |
| PER BUTLER COUNTY CONSERVATION DISTRICT LETTER DATED 6/26/19 | 7/8/19 | WGW/SLM |
| | | |
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| | | |



Steckbeck Engineering & Surveying Inc.
 279 North Zions Mill Road / Suite A
 Lebanon, Pennsylvania 17042
 Phone: (717) 272-7110
 Fax: (717) 272-7348

EQUITABLE OWNER
 PARKER DPP, LLC
 9010 OVERLOOK BOULEVARD
 BRENTWOOD, TENNESSEE 37027
 PHONE: 1-615-370-0670
 FAX: 1-615-373-3111

OWNERS
 THOMAS AND SHELLEY B. BARTLEY
 192 DIVISION ROAD, PARKER, PA 16049
 PHONE: 724-679-3375

JOHN D. BOOFER C/O MIKE BOOFER
 P.O. BOX 473, BRUIN PA 16022
 PHONE: 724-923-3885

DOLLAR GENERAL
 FINAL
 SUBDIVISION/
 LOT ADDITION PLAN
 FOR
 GBT REALTY CORPORATION
 FOR
 DOLLAR GENERAL RETAIL
 STORE
 PARKER, PA

DOLLAR GENERAL PLAN SET
 05.29.2019

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STECKBECK ENGINEERING
 AND SURVEYING, INC.
 PROJECT # 1450-19-005

SUBDIVISION PLAN
C87.1
 SHEET 02 OF 02

| LEGEND | |
|--------|---|
| | EXISTING ADJOINER LINE |
| | EXISTING BOUNDARY LINE AND CORNERS |
| | EXISTING EDGE OF PAVEMENT AND CURB LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING FENCE |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| | EXISTING DOMESTIC WATERLINE |
| | EXISTING GASLINE |
| | EXISTING SIDEWALK |
| | EXISTING CONTOURS |
| | EXISTING TREELINE |
| | EXISTING ZONING BOUNDARY |
| | EXISTING TOWNSHIP BOUNDARY |
| | LIMITS OF FIELD SURVEY |
| | EXISTING SOILS |
| | EXISTING UTILITY POLE |
| | EXISTING LIGHT POLE |
| | PROPOSED BUILDING SETBACK |
| | PROPOSED BOUNDARY LINE AND CORNERS |
| | PROPOSED EDGE OF PAVEMENT AND CURB LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED FENCE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED DOMESTIC WATERLINE |
| | PROPOSED GASLINE |
| | PROPOSED CONCRETE/SIDEWALK |
| | PROPOSED CONTOURS |
| | PROPOSED TREELINE |
| | PROPOSED UTILITY POLE |

- NOTES:
- BENCHMARK:
 BM1: CAPPED REBAR ON THE NORTH SIDE OF PARKER PIKE, 12± SOUTHEAST OF A "45 MPH" SIGN.
 NORTHING: 646945.06
 EASTING: 1431641.64
 ELEVATION: 1217.16
 BM2: CAPPED REBAR ON THE SOUTH SIDE OF PARKER PIKE IN THE VICINITY OF A SIGN LISTING MILEAGE TO PARKER AND KITTANNING.
 NORTHING: 647152.92
 EASTING: 1431364.24
 ELEVATION: 1221.97
 VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD83 - PA SOUTH ZONE
 - UNDERGROUND UTILITIES ARE SHOWN ACCORDING TO INFORMATION PROVIDED BY OTHERS AND MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION, EXCAVATION OR BLASTING. THE ACTUAL LOCATIONS OF THESE UTILITIES HAVE NOT BEEN FIELD VERIFIED AND THE LOCATIONS ARE APPROXIMATE. STECKBECK ENGINEERING & SURVEYING, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE UNDERGROUND UTILITY LOCATION PROVIDED BY OTHERS AND REFLECTED ON THESE DRAWINGS ARE CORRECT AND ACCURATE. STECKBECK ENGINEERING & SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - RIGHT-OF-WAY FOR PARKER PIKE IS SHOWN IN ACCORDANCE WITH COMMONWEALTH DEPARTMENT OF HIGHWAYS, DRAWINGS FOR CONSTRUCTION OF ROUTE NO. 100, APPL. NO. 3476 IN BUTLER COUNTY.
 - IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP NUMBER 42019C02050, EFFECTIVE DATE AUGUST 02, 2018 THERE IS NO FLOOD PLAIN ON THE SUBJECT PREMISES. THE ENTIRE SITE IS IN THE ZONE "X" FLOOD CLASSIFICATION.
 - WETLANDS SHOWN HEREON ARE IN ACCORDANCE WITH A WETLANDS STUDY PERFORMED BY STECKBECK ENGINEERING AND SURVEYING, INC ON MAY 08, 2019.

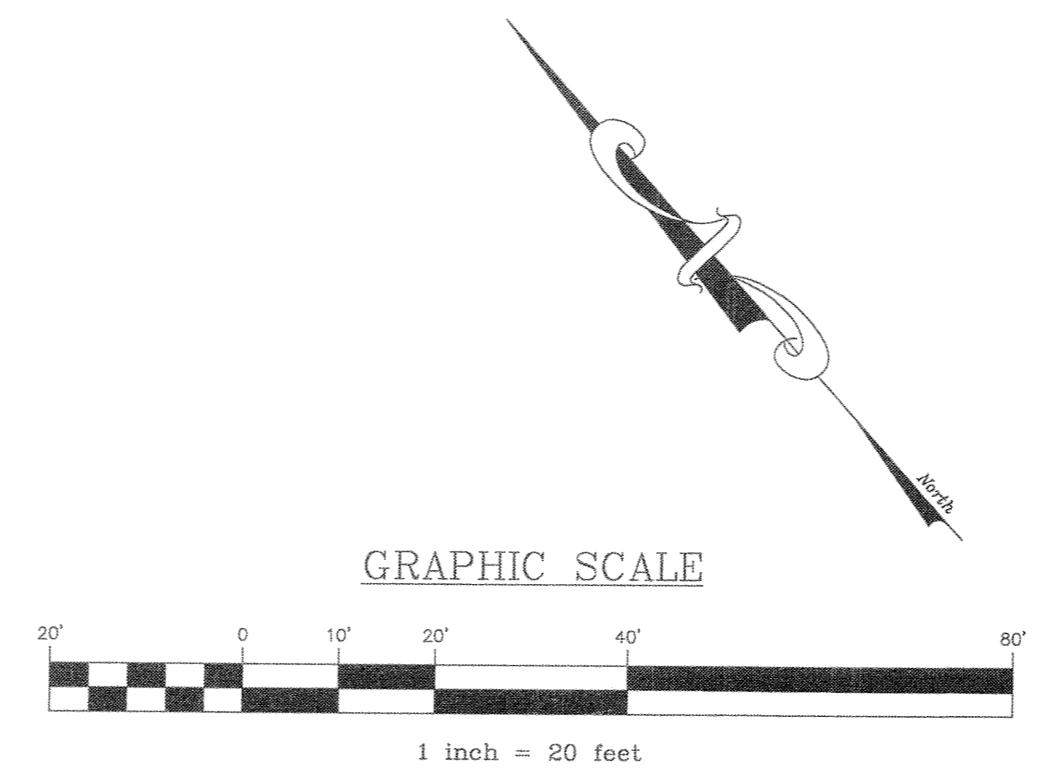
LOT AREA TABLE

LOT 1
 FUTURE LANDS OF PARKER DPP, LLC
 DEED: N/A
 PARCEL: N/A

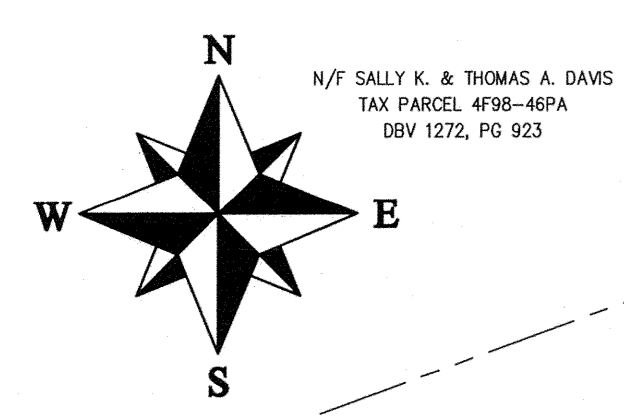
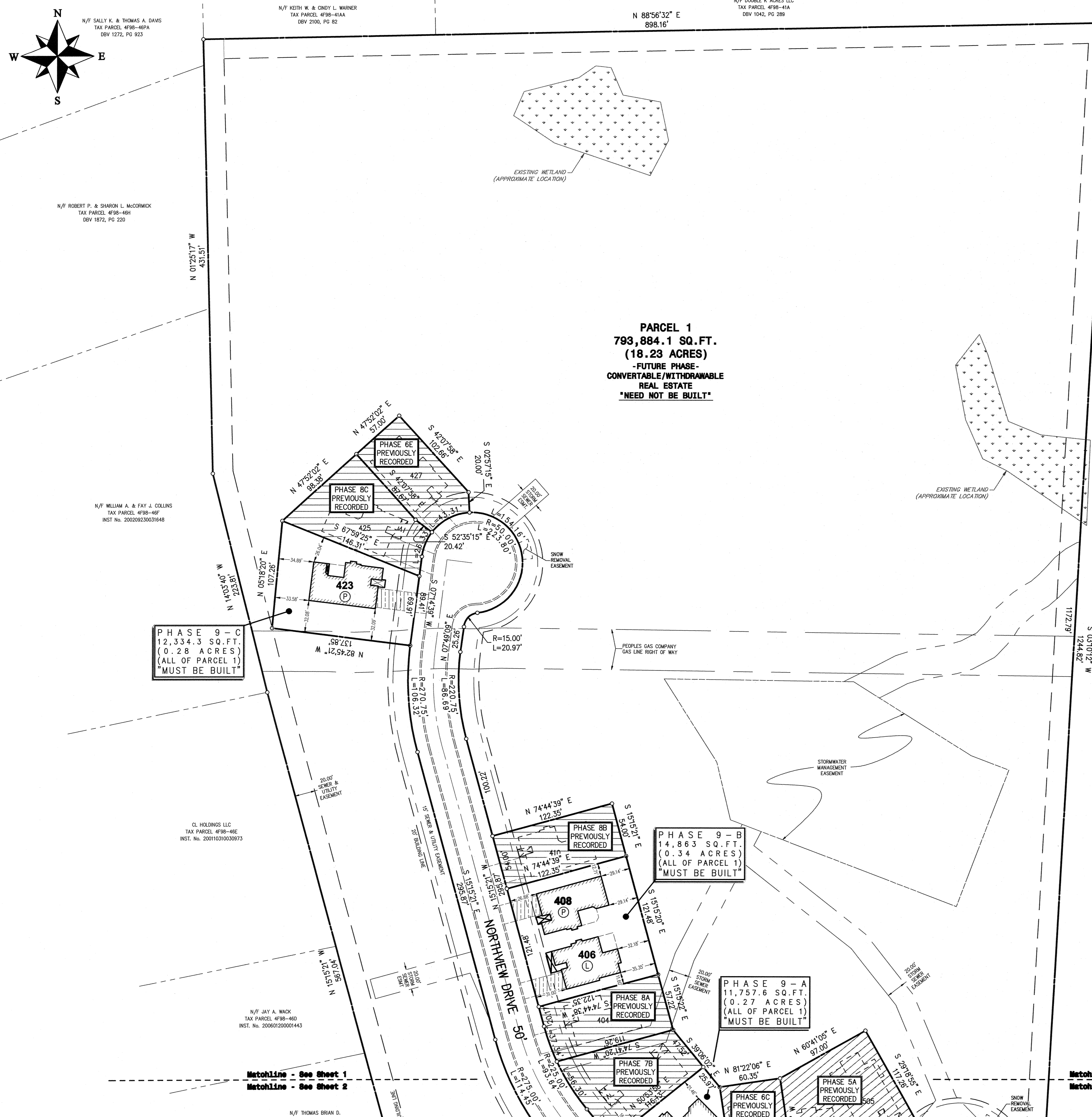
| | AREA (S.F.) | AREA (AC.) |
|--------------------|-------------|-------------|
| BEFORE CONVEYANCE: | 0 | 0.00 |
| LOT 1 (+): | 82,360 | 1.891 |
| LOT 2 (+): | 13,212 | 0.303 (NET) |
| AFTER CONVEYANCE: | 95,572 | 2.194 (NET) |

LOT 2
 LANDS OF ADMINISTRATOR TO THE ESTATE OF JOHN D. BOOFER
 DEED: 1270-1023
 PARCEL: 260-1F33-13-0000

| | AREA (S.F.) | AREA (AC.) |
|--------------------|-------------|-------------|
| BEFORE CONVEYANCE: | 13,212 | 0.303 (NET) |
| LOT 1 (-): | 13,212 | 0.303 (NET) |
| AFTER CONVEYANCE: | 0 | 0.000 (NET) |



SHEET DATE LOCATION OWNER CONSULTANT SEAL



N/F SALLY K. & THOMAS A. DAVIS
TAX PARCEL 4F98-469A
DEV 1272, PG 923

N/F KEITH W. & CINDY L. WARNER
TAX PARCEL 4F98-414A
DEV 2100, PG 82

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

N/F NALEPPA KENNETH J.
TAX PARCEL 4F98-488
DEV 1066, PG 33

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

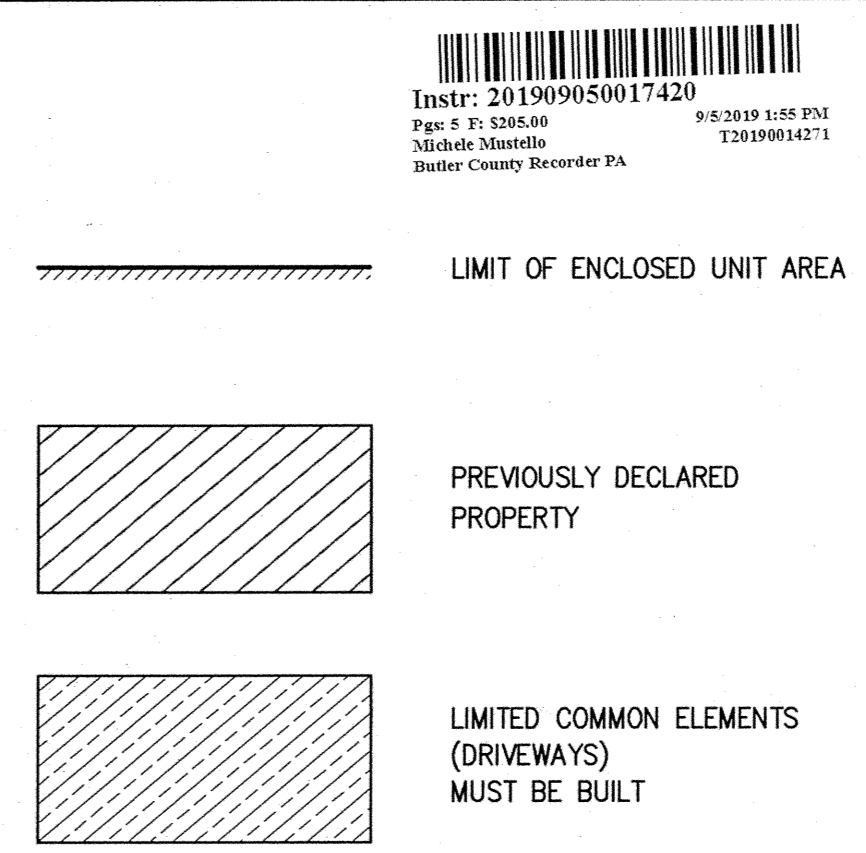
N/F WILLIAM A. & FAY J. COLLINS
TAX PARCEL 4F98-46F
INST No. 202009230031646

N/F TILLOTSON JOSHUA L. & ELIZABETH E.
TAX PARCEL 4F100-AGE
DEV 1318, PG 588

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-AGE



- 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. 7 RECORDED IN PLAN BOOK 375, PAGE 31

SCENIC RIDGE CONDOMINIUM PLAN NO. 8 RECORDED IN PLAN BOOK 377, PAGE 17

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 5 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 (66 P.A.C.S.A. SECTION 3210(B) AND (C)).

James A. Spurdute 9/5/19
BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

ON THE 5th DAY OF September, 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.

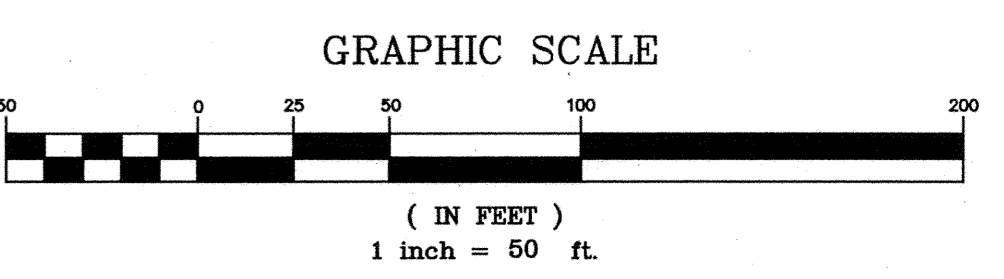
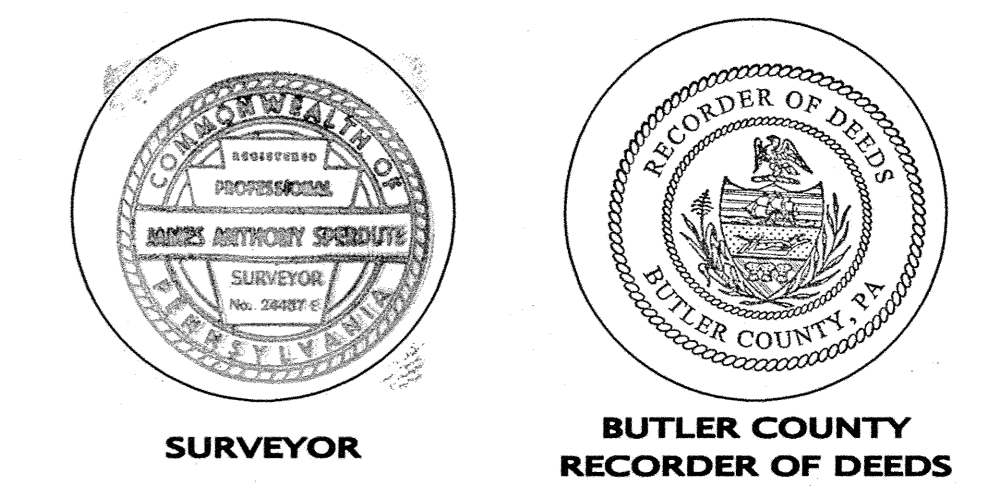
James A. Spurdute
NOTARY PUBLIC
MY COMMISSION EXPIRES: 10-1-2022

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Mion, Notary Public
Butler County
My commission expires October 1, 2022
Commission number 1341482
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 380 PAGES 37-41 GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF September 2019

Michelle M. Mustello
RECORDER OF DEEDS



| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 37 |

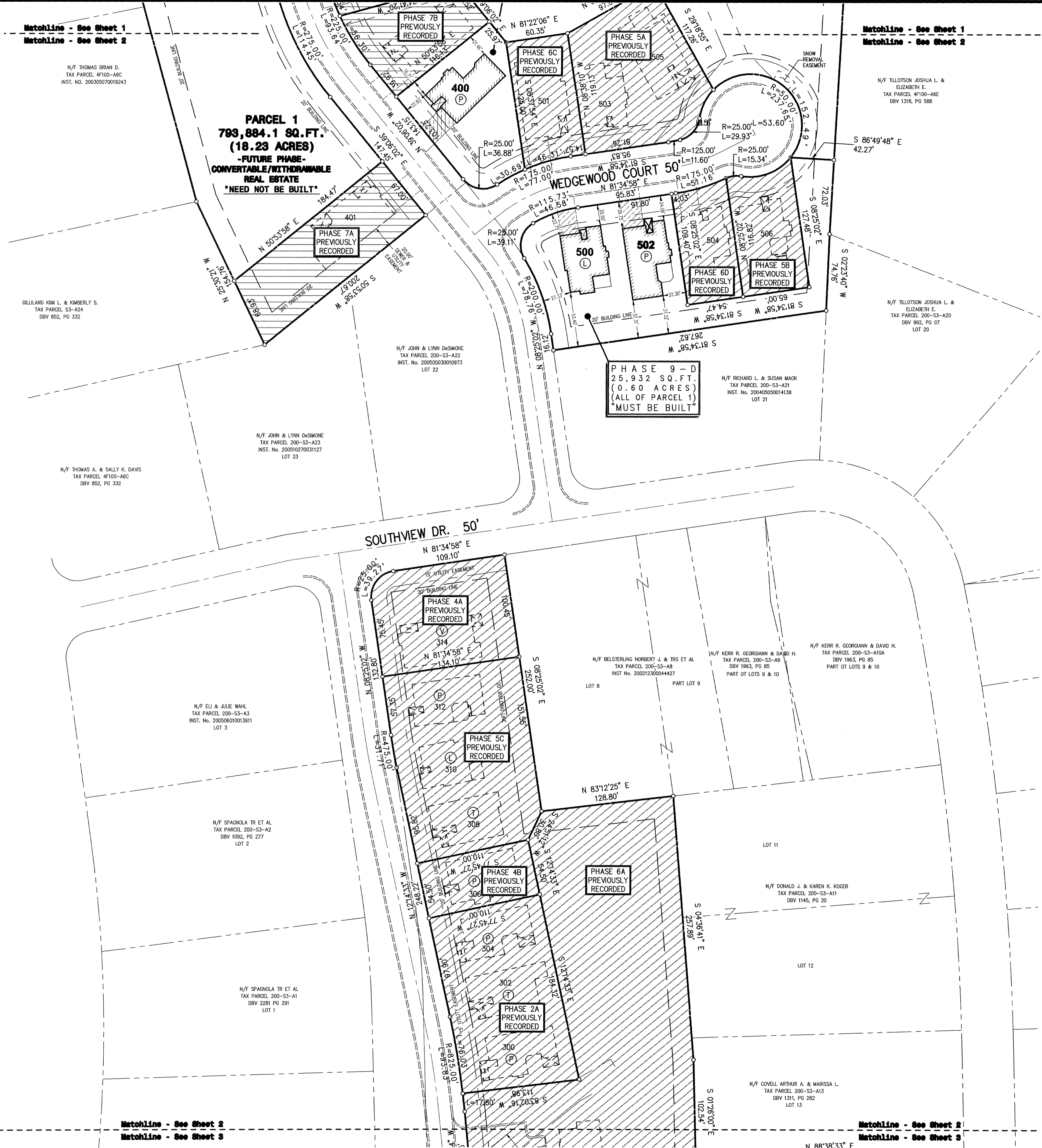
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DRAWING SCALE: 1"=50'
DATE: SEPTEMBER 4, 2019
DRAWN BY: JSS
REVISIONS:

SHEET 1 OF 5

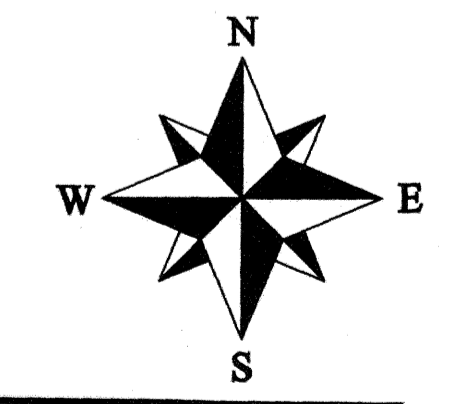
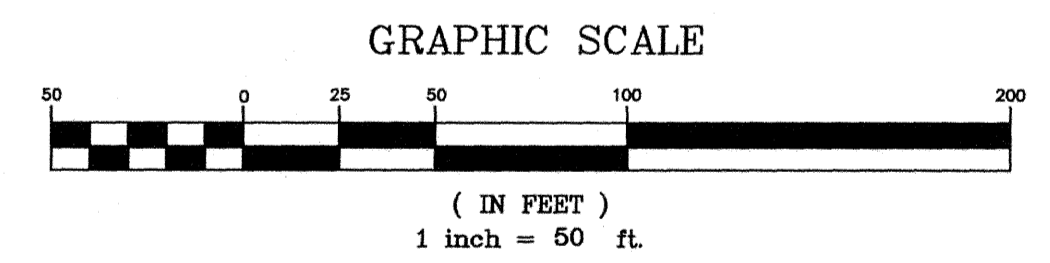
SCENIC RIDGE CONDOMINIUM PLAN NO. 9

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





| 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 | 7.76 | 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) | 7,622 | 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 |
| CONDO PLAN NO. 9 (PHASE 9-A) | 11,757.6 | 0.27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDO PLAN NO. 9 (PHASE 9-B) | 14,863 | 0.34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDO PLAN NO. 9 (PHASE 9-C) | 12,334.3 | 0.28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDO PLAN NO. 9 (PHASE 9-D) | 25,932 | 0.59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDO PLAN NO. 9 (PHASE 9-E) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30,024.9 | 0.69 |
| AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE) | 793,844.1 | 18.23 | 0.00 | 0.00 | 309,119 | 7.10 | 0.00 | 0.00 | 361,658.1 | 8.30 |



PLAN BOOK PAGE
380 38

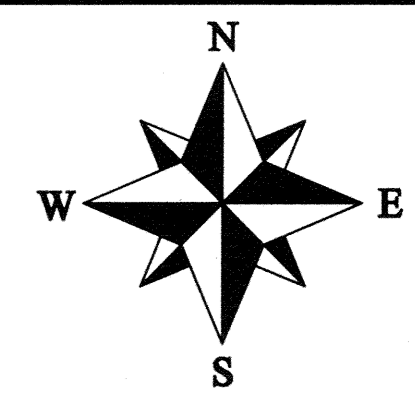
**SCENIC RIDGE
CONDOMINIUM
PLAN NO. 9**

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



DRAWING NUMBER: 1010-192058
DRAWING SCALE: 1"=50'
DATE: SEPTEMBER 4, 2019
DRAWN BY: SCS
REVISIONS:

SHEET 2 OF 5



MatchLine - See Sheet 2
MatchLine - See Sheet 3

N/F DOSCH JUSTIN S. & AUTUMN M.
TAX PARCEL 4F100-460
INST. No. 20050228004751

MatchLine - See Sheet 2
MatchLine - See Sheet 3

N 88°38'33" E
260.60'

N 88°38'33" E
277.77'

N 88°23'19" E
335.70'

ROUTE 19 - PERRY HIGHWAY

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

PHASE 6A
PREVIOUSLY
RECORDED

PHASE 1B
PREVIOUSLY
RECORDED

PHASE 1B
PREVIOUSLY
RECORDED

WESTVIEW
CIRCLE 50'

PHASE 1A
PREVIOUSLY
RECORDED

PHASE 3A
PREVIOUSLY
RECORDED

PHASE 3B
PREVIOUSLY
RECORDED

PHASE 6B
PREVIOUSLY
RECORDED

PHASE 4C
PREVIOUSLY
RECORDED

PHASE 6B
PREVIOUSLY
RECORDED

N/F KEITH & CAROLE KALMBACH
TAX PARCEL 4F100-48B
DBV 2328, PG 801

LOT 1
HUGH - ECKSTEIN PLAN
PBV 163, PG 20

N/F JOHN & LINDA WAXTER
TAX PARCEL 4F100-48
DBV 2699, PG 760

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

N 89°07'34" E (PHASE 2)
509.14'

N 89°11'34" E (PHASE 3)
757.54'

N/F KREIDER JAMES P. & BRIDGET
TAX PARCEL 4F100-46A
INST. No. 200003030004682

N/F DOMHOFF FAMILY TRUSTEES
TAX PARCEL 4F100-416A
INST. No. 200206190020885

N/F DOUGLAS P. &
LARRI JO DOMHOFF
TAX PARCEL 4F100-416AA
DBV 1640, PG 30

N/F SCHOTT AARON
TAX PARCEL 4F100-44C
INST. No. 20030800037492

N/F SCHOTT AARON
TAX PARCEL 4F100-46B
INST. No. 20030800037492

LOT 1
SUBDIVISION FOR OSCAR P. DOMHOFF
LOTS 1 & 2
PLAN BOOK 159, PAGE 20

LOT 2

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

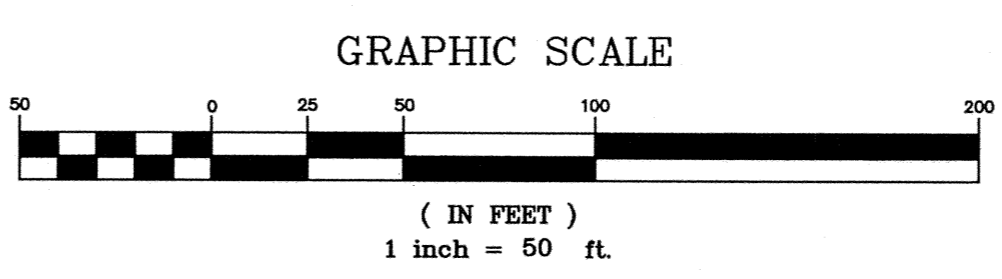
PHASE 9 - E
30,024.9 SQ.FT.
(0.69 ACRES)
"ALL OF LOT 3B"
"MUST BE BUILT"

LOT 3B
361,658.1 SQ.FT.
(8.30 ACRES)
- FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 39 |

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DATE: SEPTEMBER 4, 2019
DRAWN BY: JSS
REVISIONS:

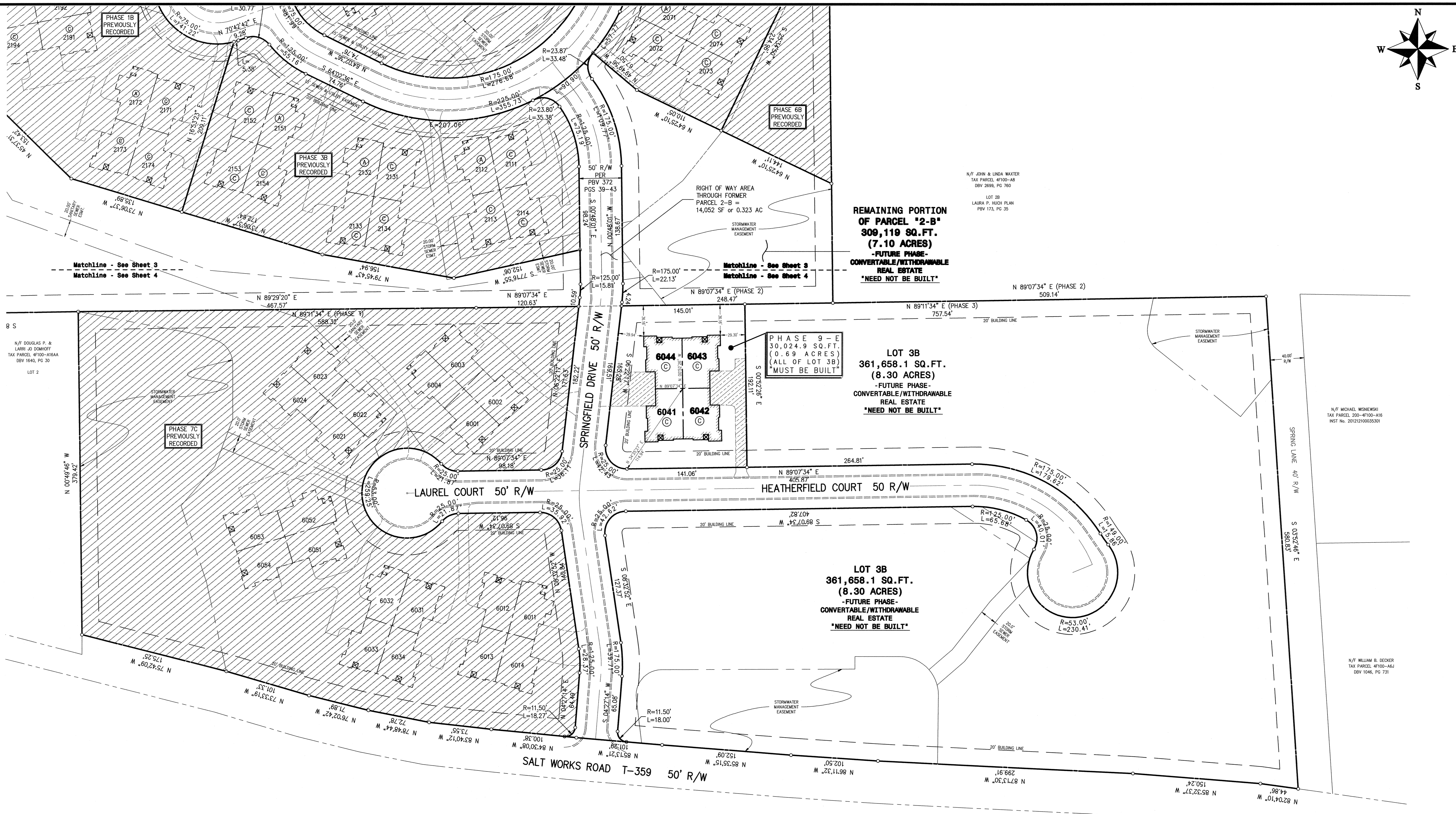
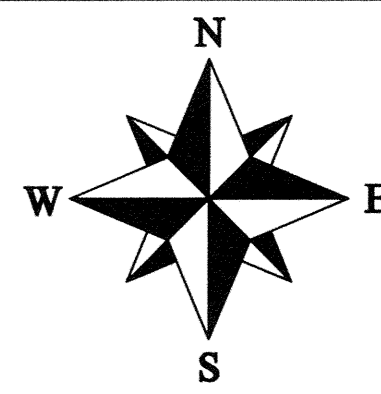
SHEET 3 OF 5



SCENIC RIDGE CONDOMINIUM PLAN NO. 9

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





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
361,658.1 SQ.FT.
(8.30 ACRES)
- FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

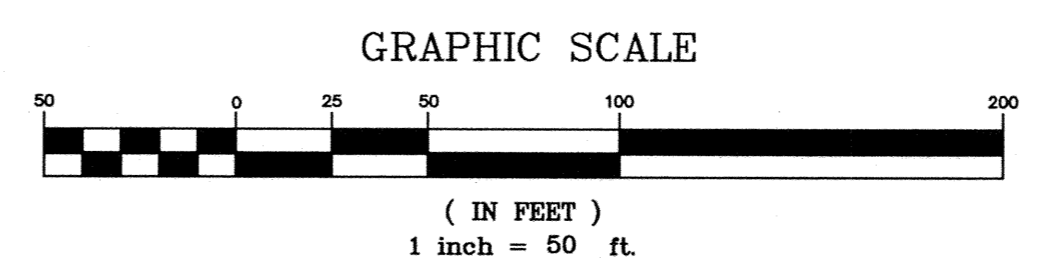
PHASE 9 - E
30,024.9 SQ.FT.
(0.69 ACRES)
(ALL OF LOT 3B)
"MUST BE BUILT"

LOT 3B
361,658.1 SQ.FT.
(8.30 ACRES)
- FUTURE PHASE-
CONVERTABLE/WITHDRAWABLE
REAL ESTATE
"NEED NOT BE BUILT"

| PLAN BOOK | PAGE |
|------------|-----------|
| 380 | 40 |

DRAWING NUMBER: 1010-1920658
 DRAWING SCALE: 1" = 50'
 DATE: SEPTEMBER 4, 2019
 DRAWN BY: SS
 REVISIONS:

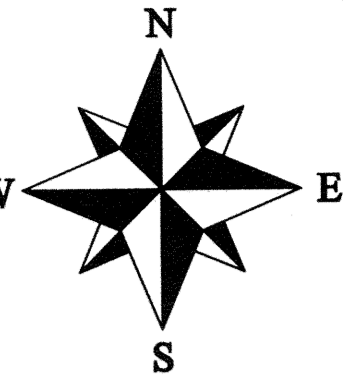
SHEET 4 OF 5



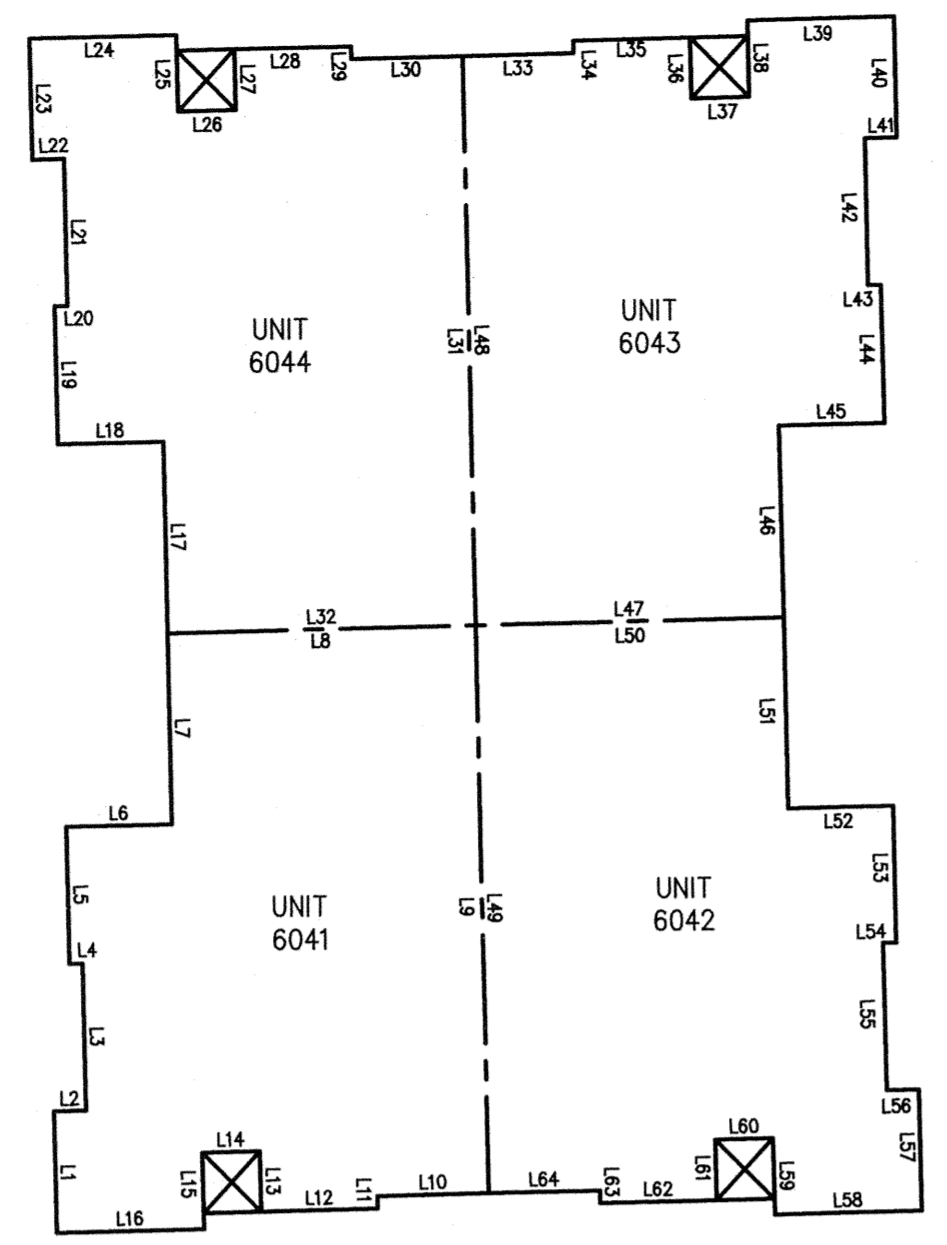
**SCENIC RIDGE
CONDOMINIUM
PLAN NO. 9**

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

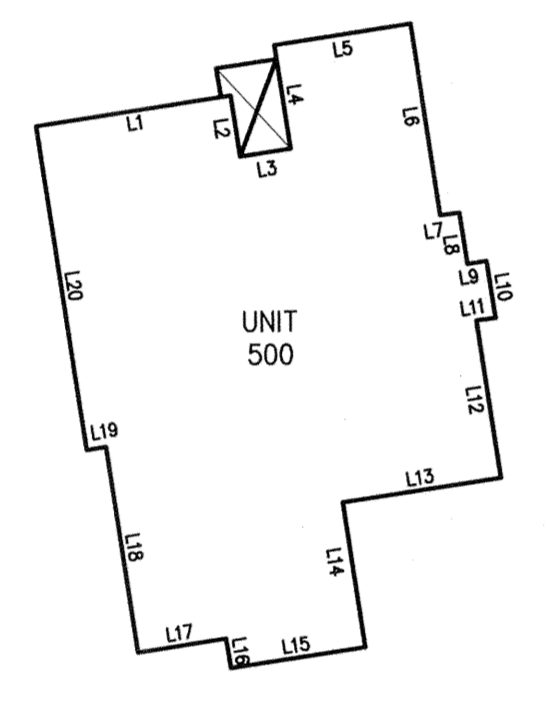




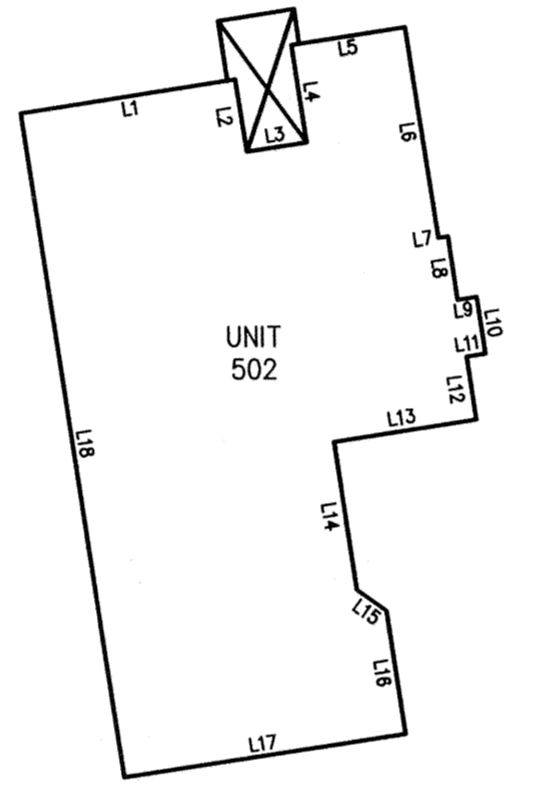
| LINE TABLE -- UNITS 6041 -- 6044 | | | | | |
|----------------------------------|--------|-------------|------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 12.67 | N00°52'26"W | L33 | 11.56 | N89°07'34"E |
| L2 | 3.33 | N89°07'34"E | L34 | 1.33 | N00°52'26"W |
| L3 | 15.33 | N00°52'26"W | L35 | 12.17 | N89°07'34"E |
| L4 | 1.33 | S89°07'34"W | L36 | 6.33 | S00°52'26"E |
| L5 | 14.33 | N00°52'26"W | L37 | 6.00 | N89°07'34"E |
| L6 | 11.00 | N89°07'34"E | L38 | 8.00 | N00°52'26"W |
| L7 | 20.00 | N00°52'26"W | L39 | 15.33 | N89°07'34"E |
| L8 | 32.06 | N89°07'34"E | L40 | 12.67 | S00°52'26"E |
| L9 | 59.33 | S00°52'26"E | L41 | 3.33 | S89°07'34"W |
| L10 | 11.56 | S89°07'34"W | L42 | 15.33 | S00°52'26"E |
| L11 | 1.33 | S00°52'26"E | L43 | 1.33 | N89°07'34"E |
| L12 | 12.17 | S89°07'34"W | L44 | 14.33 | S00°52'26"E |
| L13 | 6.33 | N00°52'26"W | L45 | 11.00 | S89°07'34"W |
| L14 | 6.00 | S89°07'34"W | L46 | 20.00 | S00°52'26"E |
| L15 | 8.00 | S00°52'26"E | L47 | 32.06 | S89°07'34"W |
| L16 | 15.33 | S89°07'34"W | L48 | 59.33 | N00°52'26"W |
| L17 | 20.00 | N00°52'26"W | L49 | 59.33 | N00°52'26"W |
| L18 | 11.00 | S89°07'34"W | L50 | 32.06 | N89°07'34"E |
| L19 | 14.33 | N00°52'26"W | L51 | 20.00 | S00°52'26"E |
| L20 | 1.33 | N89°07'34"E | L52 | 11.00 | S89°07'34"W |
| L21 | 15.33 | N00°52'26"W | L53 | 14.33 | S00°52'26"E |
| L22 | 3.33 | S89°07'34"W | L54 | 1.33 | S89°07'34"W |
| L23 | 12.67 | N00°52'26"W | L55 | 15.33 | S00°52'26"E |
| L24 | 15.33 | N89°07'34"E | L56 | 3.33 | N89°07'34"E |
| L25 | 8.00 | S00°52'26"E | L57 | 12.67 | S00°52'26"E |
| L26 | 6.00 | N89°07'34"E | L58 | 15.33 | S89°07'34"W |
| L27 | 6.33 | N00°52'26"W | L59 | 8.00 | N00°52'26"W |
| L28 | 12.17 | N89°07'34"E | L60 | 6.00 | S89°07'34"W |
| L29 | 1.33 | S00°52'26"E | L61 | 6.33 | S00°52'26"E |
| L30 | 11.56 | N89°07'34"E | L62 | 12.17 | S89°07'34"W |
| L31 | 59.33 | S00°52'26"E | L63 | 1.33 | N00°52'26"W |
| L32 | 32.06 | S89°07'34"W | L64 | 11.56 | S89°07'34"W |



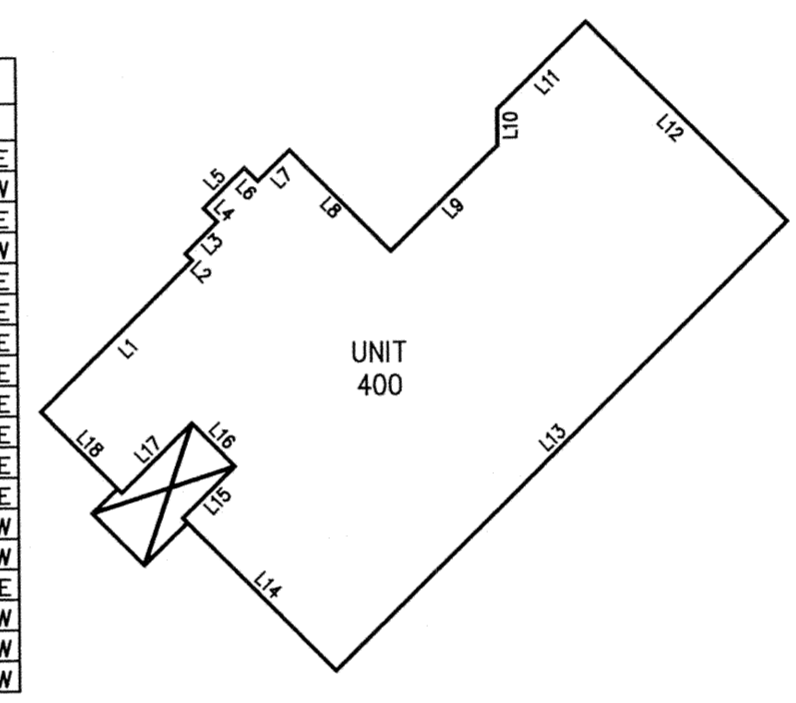
| LINE TABLE -- UNIT 500 | | |
|------------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 20.50 | N81°34'58"E |
| L2 | 6.50 | S08°25'02"E |
| L3 | 5.33 | N81°36'05"E |
| L4 | 11.00 | N08°25'02"W |
| L5 | 14.34 | N81°34'58"E |
| L6 | 20.33 | S08°25'02"E |
| L7 | 2.00 | N81°34'58"E |
| L8 | 5.42 | S08°25'02"E |
| L9 | 2.00 | N81°34'58"E |
| L10 | 6.00 | S08°25'02"E |
| L11 | 2.00 | S81°34'58"W |
| L12 | 16.58 | S08°25'02"E |
| L13 | 16.67 | S81°34'58"W |
| L14 | 15.33 | S08°25'02"E |
| L15 | 14.17 | S81°34'58"W |
| L16 | 3.17 | N08°25'02"W |
| L17 | 9.33 | S81°34'58"W |
| L18 | 21.83 | N08°25'02"W |
| L19 | 2.00 | S81°34'58"W |
| L20 | 34.17 | N08°25'02"W |



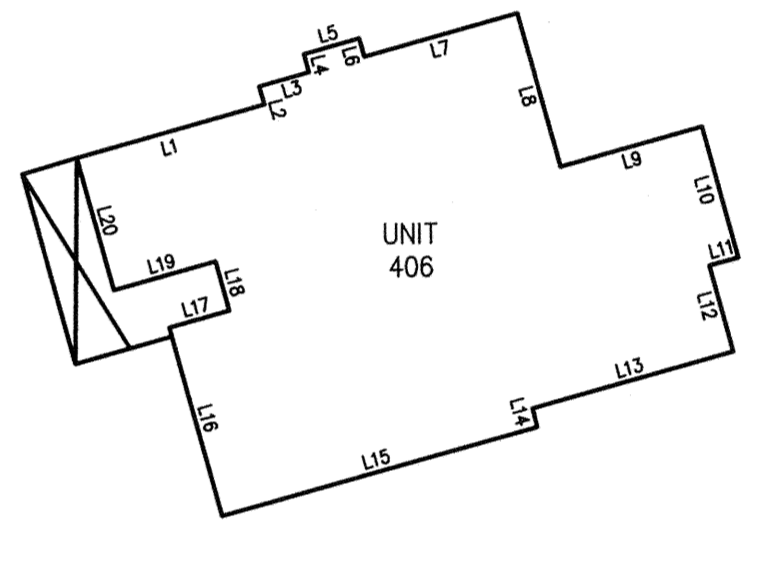
| LINE TABLE -- UNIT 502 | | |
|------------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 22.67 | N81°34'43"E |
| L2 | 7.67 | S08°25'17"E |
| L3 | 6.33 | N81°34'43"E |
| L4 | 10.33 | N08°25'17"W |
| L5 | 12.00 | N81°34'43"E |
| L6 | 22.33 | S08°25'17"E |
| L7 | 1.00 | N81°34'43"E |
| L8 | 6.67 | S08°25'18"E |
| L9 | 2.00 | N81°34'44"E |
| L10 | 6.00 | S08°25'17"E |
| L11 | 2.00 | S81°34'43"W |
| L12 | 6.67 | S08°25'14"E |
| L13 | 15.00 | S81°34'44"W |
| L14 | 15.67 | S08°25'09"E |
| L15 | 3.77 | S53°25'17"E |
| L16 | 13.00 | S08°25'17"E |
| L17 | 29.67 | S81°34'43"W |
| L18 | 70.33 | N08°25'17"W |



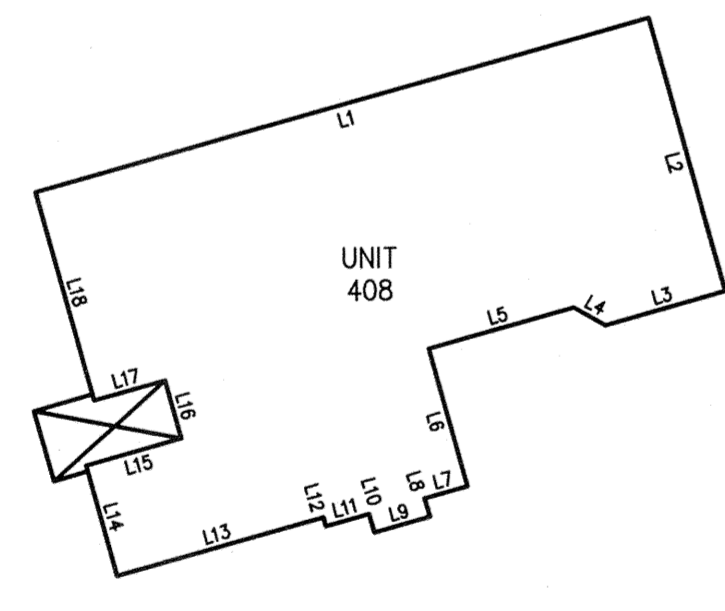
| LINE TABLE -- UNIT 400 | | |
|------------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 22.33 | N45°27'38"E |
| L2 | 1.00 | N44°32'22"W |
| L3 | 4.67 | N45°27'37"E |
| L4 | 2.00 | N44°32'22"W |
| L5 | 6.00 | N45°27'37"E |
| L6 | 2.00 | S44°32'22"E |
| L7 | 4.66 | N45°27'41"E |
| L8 | 15.00 | S44°32'48"E |
| L9 | 15.67 | N45°27'45"E |
| L10 | 3.77 | N00°27'38"E |
| L11 | 13.00 | N45°27'38"E |
| L12 | 29.67 | S44°32'22"E |
| L13 | 66.33 | S45°27'38"W |
| L14 | 22.67 | N44°32'22"W |
| L15 | 7.67 | N45°27'38"E |
| L16 | 6.33 | N44°32'22"W |
| L17 | 10.33 | S45°27'38"W |
| L18 | 12.00 | N44°32'22"W |



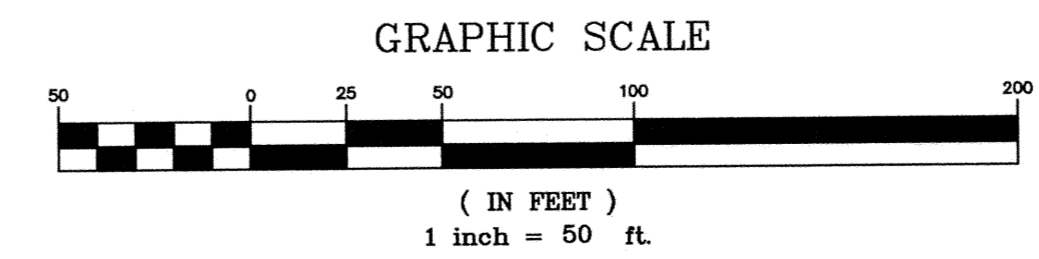
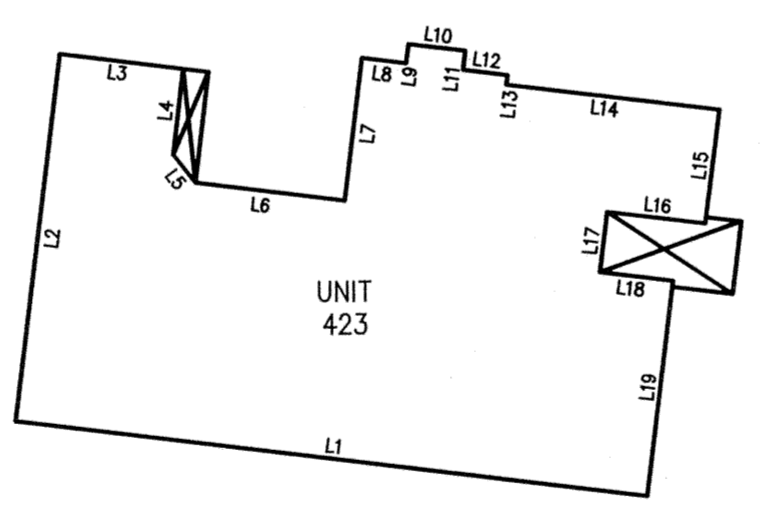
| LINE TABLE -- UNIT 406 | | |
|------------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 20.33 | N74°44'39"E |
| L2 | 2.00 | N15°15'21"W |
| L3 | 5.42 | N74°44'39"E |
| L4 | 2.00 | N15°15'21"W |
| L5 | 6.00 | N74°44'39"E |
| L6 | 2.00 | S15°15'21"E |
| L7 | 16.58 | N74°44'39"E |
| L8 | 16.67 | S15°15'21"E |
| L9 | 15.33 | N74°44'39"E |
| L10 | 14.17 | S15°15'21"E |
| L11 | 3.17 | S74°44'39"W |
| L12 | 9.33 | S15°15'21"E |
| L13 | 21.83 | S74°44'39"W |
| L14 | 2.00 | S14°51'53"E |
| L15 | 34.16 | S74°44'39"W |
| L16 | 20.50 | N15°15'21"W |
| L17 | 6.50 | N74°44'39"E |
| L18 | 5.33 | N15°13'31"W |
| L19 | 11.00 | S74°44'39"W |
| L20 | 14.34 | N15°15'21"W |



| LINE TABLE -- UNIT 408 | | |
|------------------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 66.33 | N74°44'39"E |
| L2 | 29.67 | S15°15'21"E |
| L3 | 13.00 | S74°44'39"W |
| L4 | 3.77 | N60°15'21"W |
| L5 | 15.67 | S74°44'32"W |
| L6 | 15.00 | S15°14'53"E |
| L7 | 4.66 | S74°44'39"W |
| L8 | 2.00 | S15°15'21"E |
| L9 | 6.00 | S74°44'40"W |
| L10 | 2.00 | N15°15'21"W |
| L11 | 4.67 | S74°44'40"W |
| L12 | 1.00 | N15°15'21"W |
| L13 | 22.33 | S74°44'39"W |
| L14 | 12.00 | N15°15'20"W |
| L15 | 10.33 | N74°44'39"E |
| L16 | 6.33 | N15°15'21"W |
| L17 | 7.67 | S74°44'40"W |
| L18 | 22.67 | N15°15'21"W |



| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 66.33 | N82°45'48"W |
| L2 | 38.67 | N07°14'12"E |
| L3 | 13.00 | S82°45'48"E |
| L4 | 9.00 | S07°14'12"W |
| L5 | 3.77 | S37°45'48"E |
| L6 | 15.67 | S82°45'55"E |
| L7 | 15.00 | N07°14'39"E |
| L8 | 4.66 | S82°45'48"E |
| L9 | 2.00 | N07°14'12"E |
| L10 | 6.00 | S82°45'47"E |
| L11 | 2.00 | S07°14'12"W |
| L12 | 4.67 | S82°45'47"E |
| L13 | 1.00 | S07°14'12"W |
| L14 | 22.33 | S82°45'48"E |
| L15 | 12.00 | S07°14'12"W |
| L16 | 10.33 | N82°45'48"W |
| L17 | 6.33 | S07°14'12"W |
| L18 | 7.67 | S82°45'48"E |
| L19 | 22.67 | S07°14'12"W |



DRAWING NUMBER: 1010-1920658
 DRAWING SCALE: 1"=50'
 DATE: SEPTEMBER 4, 2019
 DRAWN BY: JSS
 REVISIONS:
 09.05.2019 - THIS SHEET ONLY

SHEET 5 OF 5

PLAN BOOK PAGE
380 41

**SCENIC RIDGE
 CONDOMINIUM
 PLAN NO. 9**

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



Instr: 201909060017546
 Page 1 of 1
 Michele Mustello
 Butler County Recorder PA

Know all men by these Presents, that I, Sean P. Martin, of the Township of Butler, County of Butler and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my Plan of my 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 24th day of July, 2019.
 Notary Public: Michele Mustello
 Owner: Sean P. Martin

Commonwealth of Pennsylvania - Notary Seal
 Laura H. Dallas, Notary Public
 Clarion County
 My commission expires January 16, 2023
 Commission number 1345464
 Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Sean P. Martin, 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 24th day of July, 2019.
 My Commission Expires the 16th day of January, 2023.

Notary Public: Michele Mustello
 Owner: Sean P. Martin

Commonwealth of Pennsylvania - Notary Seal
 Laura H. Dallas, Notary Public
 Clarion County
 My commission expires January 16, 2023
 Commission number 1345464
 Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
 I, Sean P. Martin, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Sean P. Martin as recorded in Instrument #201806270012693 and Instrument #201905150008696, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: Michele Mustello
 Owner: Sean P. Martin



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 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: June 7, 2019
 Signature and Seal: Cheryl A. Hughes
 Signature and Seal No. SU-32490-E

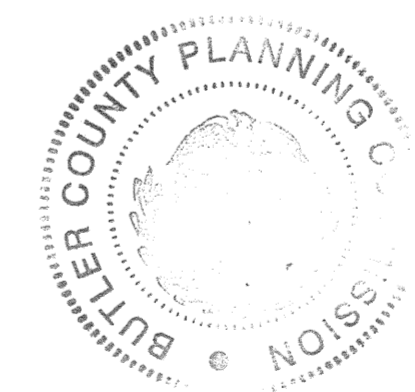
The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the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

Secretary: Theresa Musile
 Vice President: [Signature]

Approved by the Board of Commissioners of the Township of Butler this 15th day of July, 2019.
 Secretary: Theresa Musile
 Vice-President of Board: [Signature]

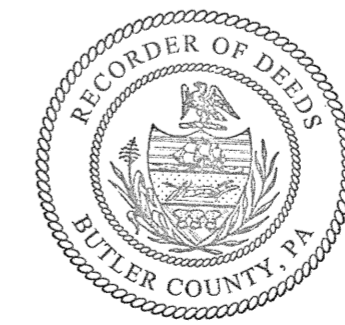
Approved by the Butler Township Planning Commission this 9th day of July, 2019.
 Secretary: [Signature]
 Vice-Chair: [Signature]
 Chairman: [Signature]

Reviewed by the Butler County Planning Commission this 11th day of June, 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 380 page 42.

Given under my hand and seal this 6 day of September, 2019.
 Recorder: Michele Mustello



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

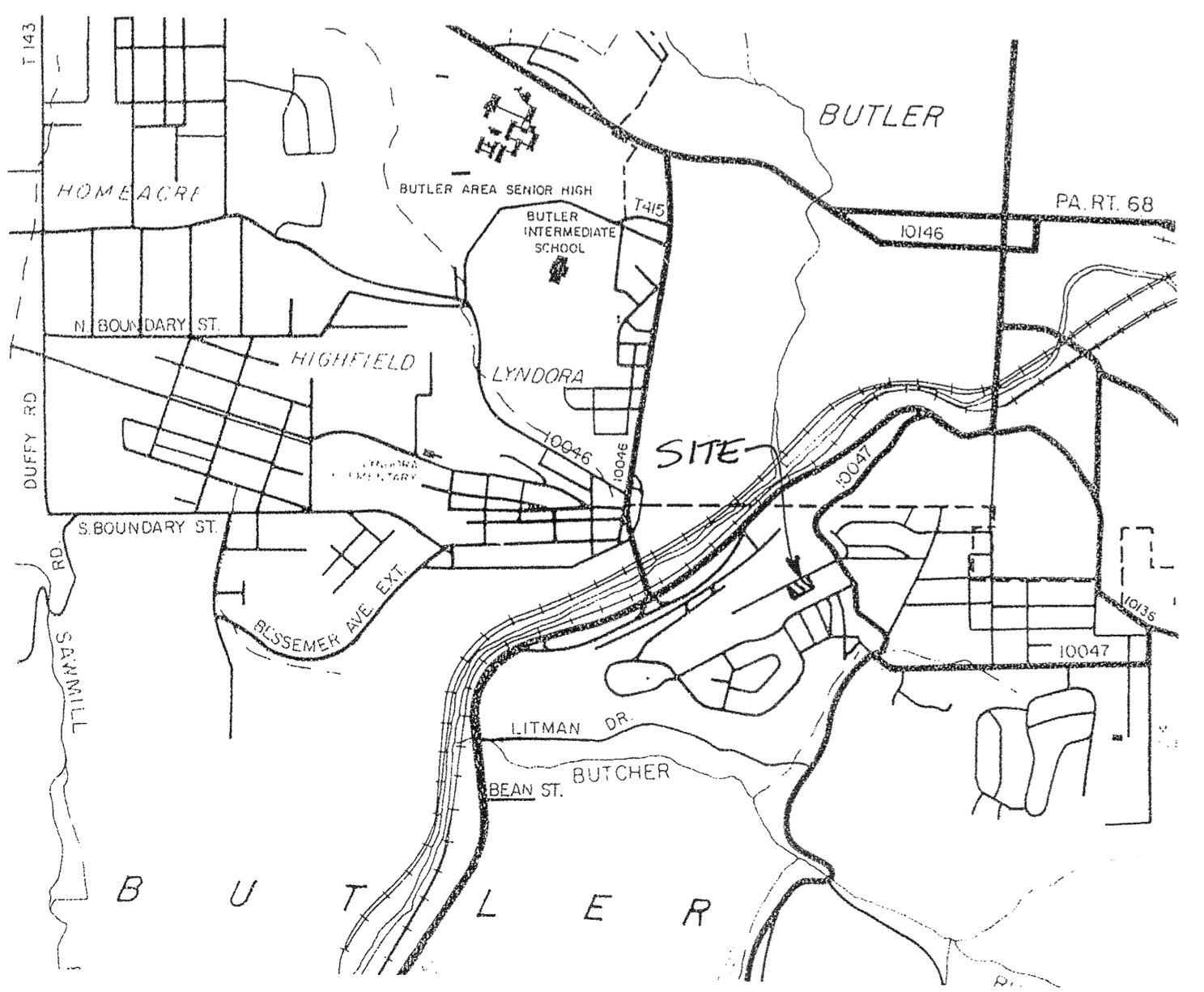
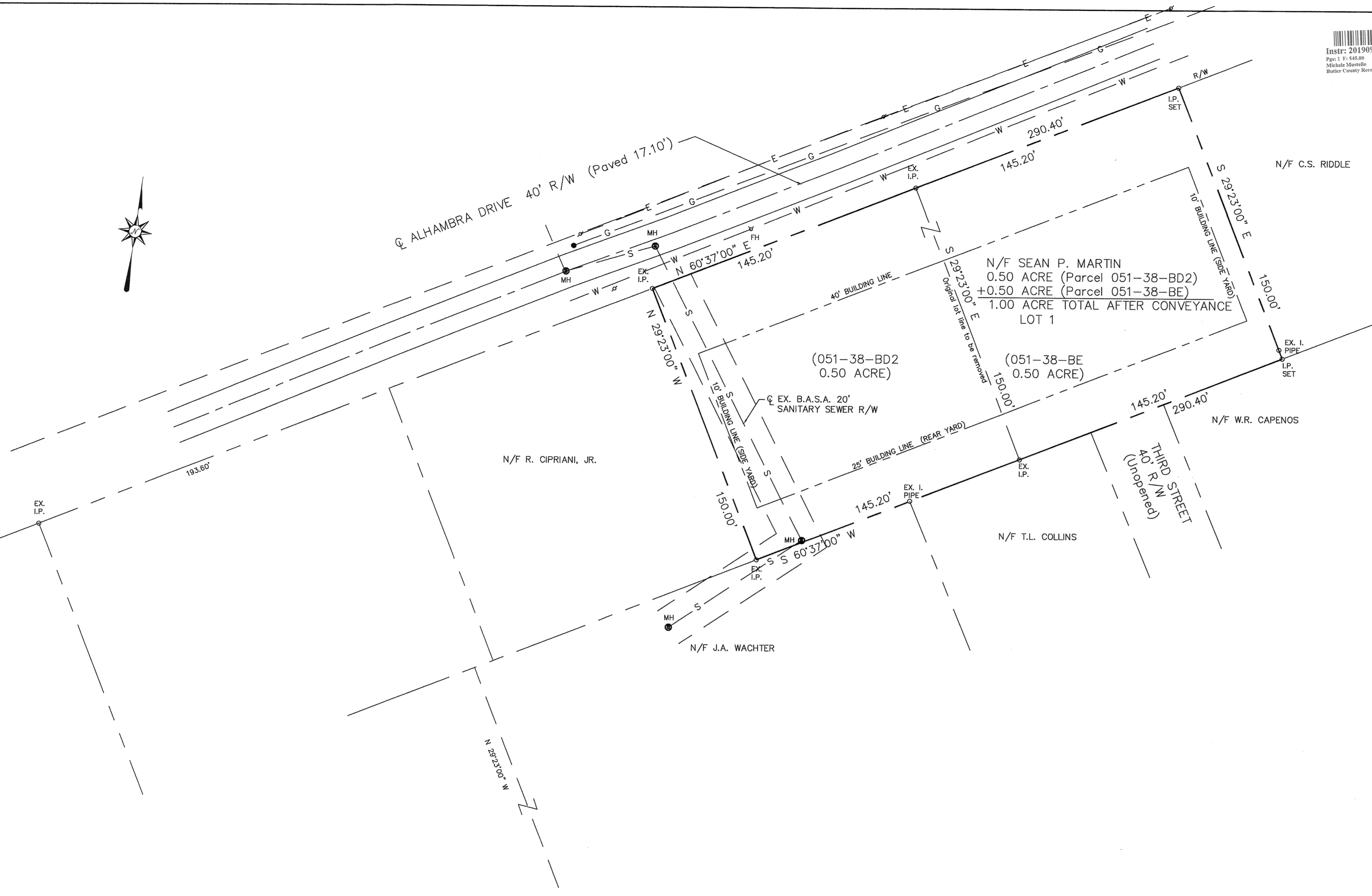
Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
 FOR: SEAN P. MARTIN

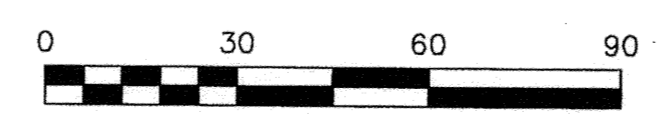
SITUATE: BUTLER TWP., BUTLER CO., PA

| PLAN BOOK | PAGE |
|-----------|------|
| 380 | 42 |

| | | | | | | | |
|------------|-----------------|---------|-----------------|-------------|--------|--------|-----|
| Date | 06/07/19 | Scale | 1" = 30' | Dwn By | BEC | Ckd By | CAH |
| Parcel No. | 051-38-BD2 & BE | Inst. # | 201806270012693 | Service No. | 19-071 | | |
| Address | ALHAMBRA DRIVE | | | | | | |



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF: SURVEY FOR JOHN WACHTER BY LAND SURVEYORS, INC., #92-141.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 PROPERTY OWNER: SEAN P. MARTIN
 520 EAST PEARL STREET
 BUTLER, PA 16001
 ZONING: R-1; SINGLE FAMILY RESIDENTIAL
 40' BUILDING LINE FRONT YARD
 10' BUILDING LINE SIDE YARD
 25' BUILDING LINE REAR YARD
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT AREA: 15,000 S.F.
 THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO NEW LOT 1.



VICINITY MAP Scale: 1" = 2000'

Instr: 201909090017670
 Page 1 of 548-00
 Michele Mustello
 Butler County Recorder PA

BY RESOLUTION APPROVED ON THE 1 DAY OF August 2019, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 33 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

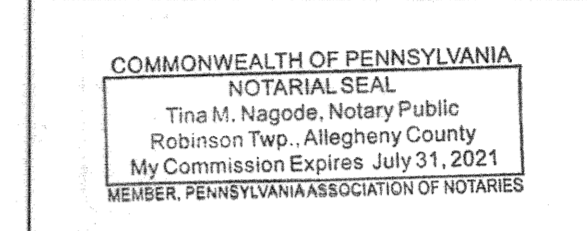
(SEAL) _____
 SIGNATURE AND TITLE OF OFFICER WITNESSING
8/1/19
 DATE

(SEAL) _____
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
Pete Robertson
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF August 2019

(SEAL) _____
 NOTARY PUBLIC



I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 33 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201906120010758. 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.

8/1/19
 DATE

 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I, James A. Spurdute, 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.

08/12/19
 DATE

 SIGNATURE
 REGISTRATION NO. PA071157

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY Resolution RESOLUTION NO. 2019-60 EFFECTIVE THIS 5th DAY OF August 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. 2019-50 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 3RD DAY OF JULY, 2019

 SECRETARY

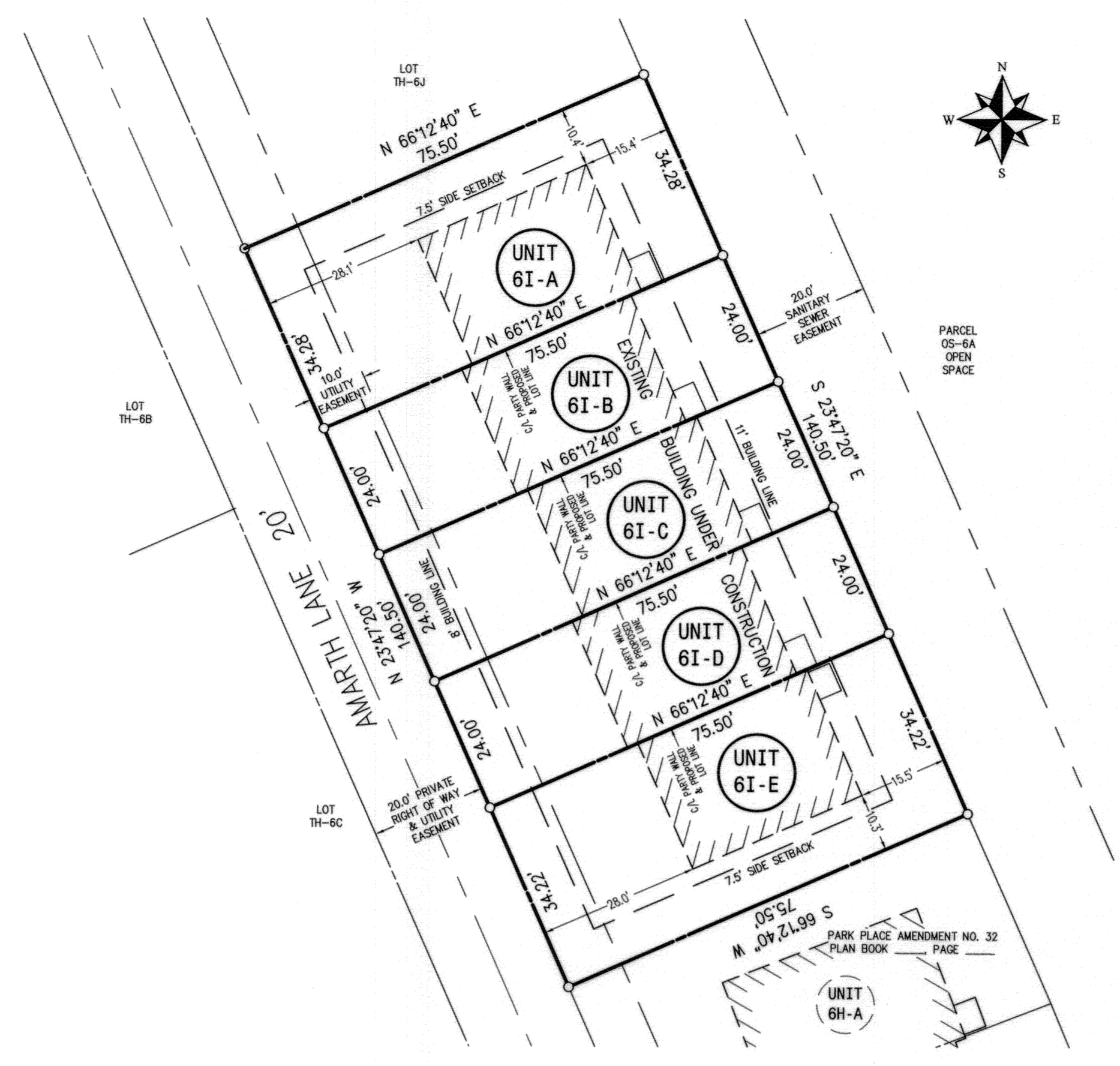
 CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 330 PAGE 43

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF SEPT 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-6I OF THE PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27

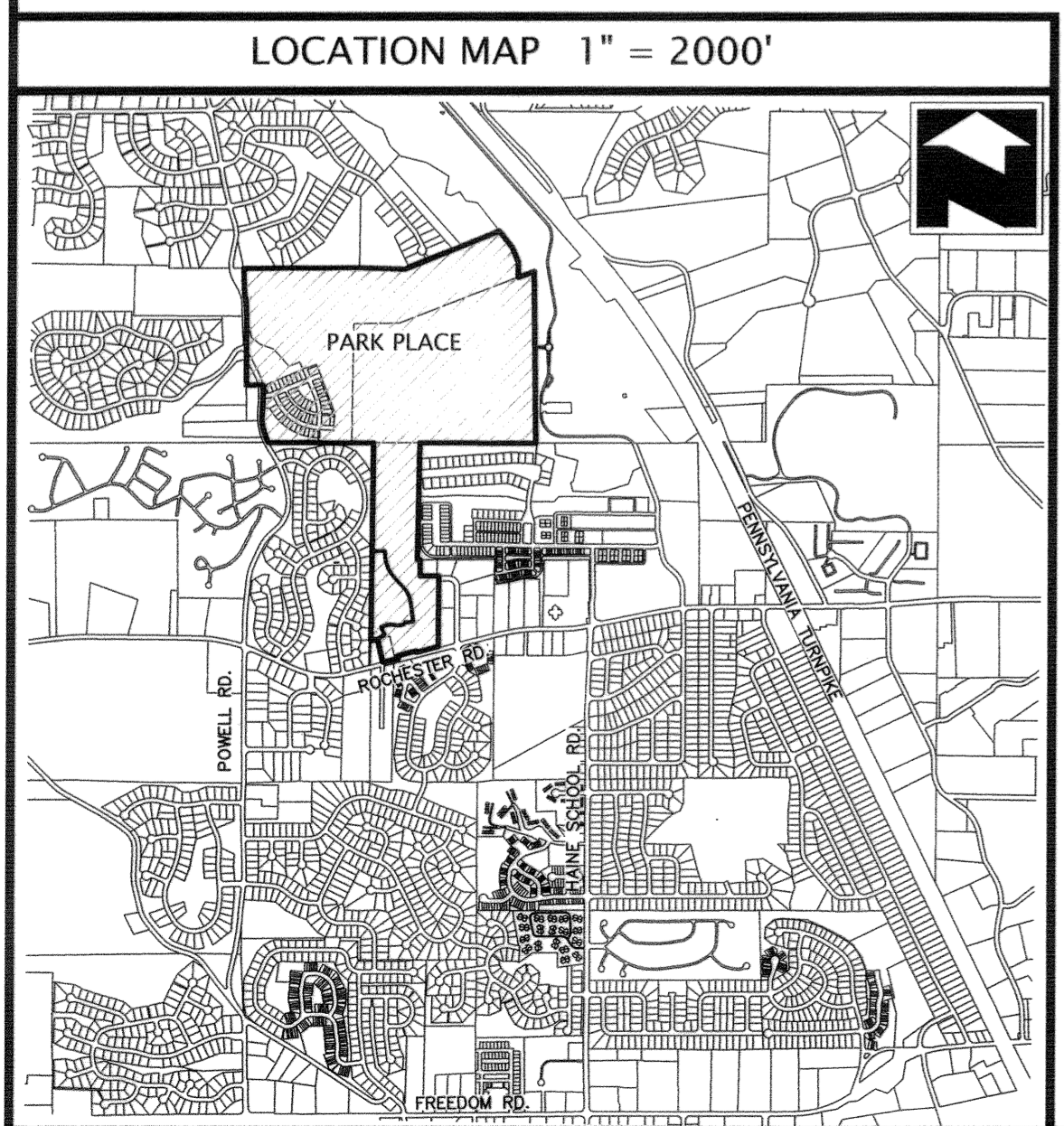
- a. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- b. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

ZONING INFORMATION:

AFFECTED ZONING CLASSIFICATION: CCD-2
 PROPOSED USE: CCD-2

- MINIMUM LOT SIZE: PER PATTERN BOOK
- MINIMUM LOT WIDTH: PER PATTERN BOOK
- MINIMUM FRONT SETBACK: PER PATTERN BOOK
- MINIMUM REAR SETBACK: PER PATTERN BOOK
- MINIMUM SIDE SETBACK: PER PATTERN BOOK
- MAXIMUM BUILDING HEIGHT: PER PATTERN BOOK

| UNIT | SQUARE FEET | ACRES |
|--------------|------------------|--------------|
| 6I-A | 2,588,178 | 0.059 |
| 6I-B | 1,812,000 | 0.042 |
| 6I-C | 1,812,000 | 0.042 |
| 6I-D | 1,812,000 | 0.042 |
| 6I-E | 2,583,572 | 0.059 |
| TOTAL | 10,607.75 | 0.244 |



TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

OWNERSHIP REFERENCE

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

TAX PARCEL: LOT TH-6I
 TAX PARCEL 130-S31-061
 INST. # 201906120010758

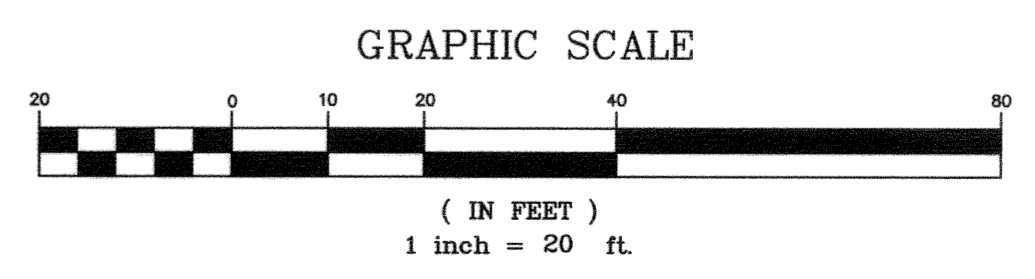
| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 380 | 43 |

DEVELOPER/PROPERTY OWNER: **NVR**

ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276

BUILT BY: **Ryan Homes**

DRAWING NUMBER: 1004-1920442
 DRAWING SCALE: 1"=20'
 DATE: JUNE 1, 2019
 DRAWN BY: JSS
 REVISIONS:



PARK PLACE AMENDMENT NO. 33

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

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



We, Progress Avenue Associates LLC, the owners of the Progress Ave Associates Plan of Lots, hereby adopts this plan as its land development 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 the corporation and upon its heirs, executors, successors and assigns.

In witness whereof, we hereunto set our hand and seal this 22 day of August, 2019.

Attest:
[Signature]
 Notary Public
Thomas M. Adam
 Manager of Progress Avenue Assoc. LLC

We, Progress Avenue Associates LLC, certify that this land development plan known as the PROGRESS AVE ASSOCIATES PLAN OF LOTS is in the name of Progress Ave Associate LLC and is recorded in Instrument Number 01710120022291.

IN WITNESS WHEREOF, I have affixed my hand and seal this 22 day of August, 2019.

ATTEST:
[Signature]
 Witness
Thomas M. Adam
 Manager of Progress Avenue Assoc. LLC

Beaver COUNTY:
 PENNSYLVANIA :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared, Thomas M. Adam, Manager of Progress Avenue Associates LLC, and acknowledged the foregoing adoption, dedication and release to be the act of the Corporation. Sworn to and subscribed before me this day.

WITNESS MY HAND AND SEAL this 22 day of August, 2019.

[Signature]
 Notary Public

I, Richard N. Shoup, a professional land surveyor, of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners and or agents.

8-22-2019
 Date
Richard N. Shoup
 SU-037558-E

Reviewed by the Planning Commission of the Township of Cranberry, this _____ day of _____, 20____.

Secretary _____ President _____

The Board of Supervisors of the Township of Cranberry, Butler County, Pennsylvania, hereby gives notice that is approving this plan of subdivision for recording purposes only. The approval of this subdivision plan by the Township of Cranberry does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Township of Cranberry, Butler County, Pennsylvania, on this 19th day of September, 2019.

ATTEST:
[Signature]
 Secretary
[Signature]
 President

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. [Ord. 2005-362]

9-6-19
 Date
[Signature]
 Secretary

Reviewed with comments by the by the Butler County Planning Commission in letter to the Township of Cranberry Board of Supervisors dated April 13, 2019.

[Signature]
 Executive Director
[Signature]
 Chair

BUTLER COUNTY:
 PENNSYLVANIA :
 Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 380, Page 44-45.

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

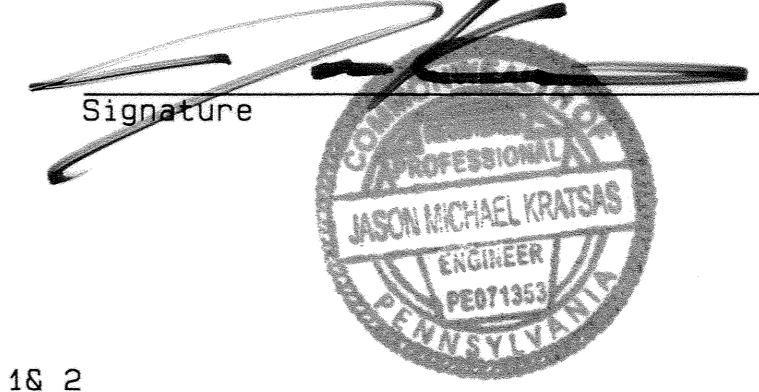
[Signature]
 Recorder of Deeds

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



I, Jason Kratsas, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this plan meets all the engineering and design requirements of the Township Land Development/Subdivision and Zoning Ordinances, except as departures have been authorized by the approval authority.

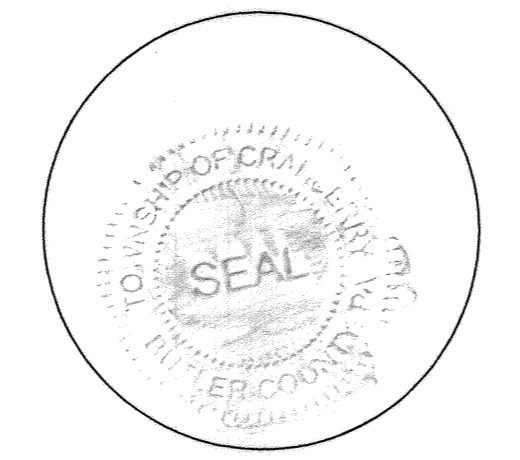
9/19
 Date
PE 071853
 Reg. No.



EASEMENT NOTES:

1. STORMWATER MANAGEMENT EASEMENT FOR LOTS 1 & 2
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR THE EQUAL AND SHARED BENEFIT AND RESPONSIBILITY OF LOTS 1 & 2.
2. 20' STORM SEWER EASEMENT FOR LOTS 1 & 2
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR THE EQUAL AND SHARED BENEFIT AND RESPONSIBILITY OF LOTS 1 & 2.
3. PARKING AND ACCESS EASEMENT FOR LOTS 1 & 2
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR THE EQUAL AND SHARED BENEFIT AND RESPONSIBILITY OF LOTS 1 & 2.
4. PRIVATE 15' WATERLINE AND SANITARY EASEMENT
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR BENEFIT AND RESPONSIBILITY OF LOT 2 ONLY.

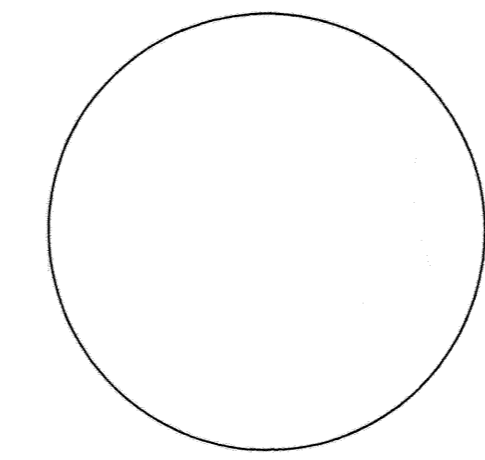
LOCATION MAP
 N.T.S.



CRANBERRY TOWNSHIP



BUTLER COUNTY
 PLANNING COMMISSION



BUTLER COUNTY
 RECORDER OF DEEDS



SURVEYOR

OWNER:
 PROGRESS AVENUE ASSOC. LLC.
 ADDRESS: 50 PROGRESS AVE.
 CRANBERRY TOWNSHIP, PA 16006
 T.P. 130-S7-J1E

ZONING DISTRICT:
 TRANSITIONAL LIGHT INDUSTRIAL
 TOTAL PLAN ACREAGE:
 4.759 AC.

| | |
|------------|-----------|
| PLAN BOOK | PAGE |
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RECORDING PLAN

SHOUP ENGINEERING INC.
 329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

PROGRESS AVENUE ASSOCIATES LLC
 PLAN OF LOTS

SITUATE : CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

| | | |
|-----------------|----------------|---------------|
| DATE : 03/22/19 | SCALE: 1"= 30' | SHEET: 1 OF 2 |
| DWN. BY: JRB | CKD BY: RNS | SERV. # 9407 |

REV: 07/22/19 REVIEW COMMENTS
 REV: 07/09/19 REVIEW COMMENTS

T.P.
130-4F-108-8
N/F
CRANBERRY TOWNSHIP

20' DRAINAGE EASEMENT
(INST 2009 - 01050000164)

S 87° 00' 38" E 224.24'

S 86° 53' 12" E 209.47'

72.90'

136.57'

T.P.
130-S7-J6
N/F
PENNSYLVANIA
POWER CO.

LOT 2
2.610 AC.
113,687 S.F.

STORMWATER
MANAGEMENT
EASEMENT FOR
LOTS 1 & 2

S 03° 35' 22" E 274.43'

T.P.
130-S7-J1
N/F
GPX INC AKA

20' UTILITY EASEMENT
(PENN POWER & NPTCO
DBV 1445, PG 650)

15' PUBLIC UTILITY EASEMENT
(CRANBERRY INDUSTRIAL PARK
PLAN No. 2, PBV 52, PG 7)

20' UTILITY EASEMENT
(PENN POWER & NPTCO
DBV 1445, PG 650)

10'x 20' SIDEWALK
CONSTRUCTION
& PEDESTRIAN
EASEMENT

20' DRAINAGE &
UTILITY EASEMENT
(INST 2009 - 01050000164)

PARKING AND
ACCESS EASEMENT
FOR LOTS 1 & 2

PRIVATE
WATERLINE
AND SANITARY
EASEMENT
FOR LOT 2

LOT 1
2.149 AC.
93,599 S.F.

C/L 20'
STORM SEWER
EASEMENT
FOR LOTS 1 & 2

EXISTING
BUILDING

T.P.
130-S7-J6
N/F
PENNSYLVANIA
POWER CO.

PROPOSED
10'x 20' SIDEWALK
CONSTRUCTION
& PEDESTRIAN
EASEMENT

- TRANSITIONAL LIGHT INDUSTRIAL
- 1 ACRE MINIMUM
 - 100' LOT WIDTH
 - 25' FRONT YARD SETBACK
 - 50' REAR YARD SETBACK
 - 25' SIDE YARD SETBACK
 - 60' MAX BUILDING HEIGHT
 - 60% IMPERVIOUS SURFACE MAXIMUM

RECORDING PLAN

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

PROGRESS AVENUE ASSOCIATES LLC
PLAN OF LOTS

SITUATE : CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

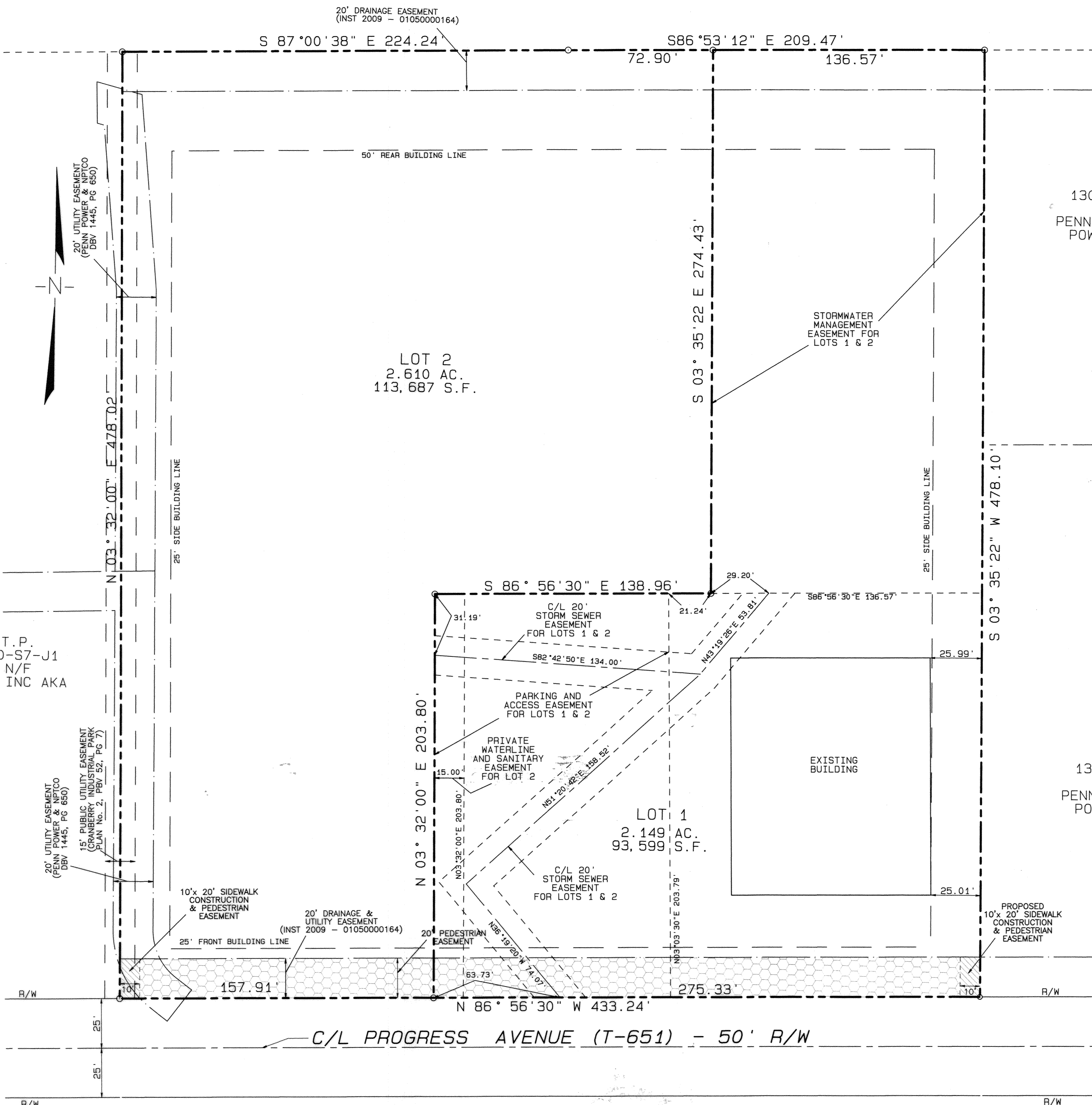
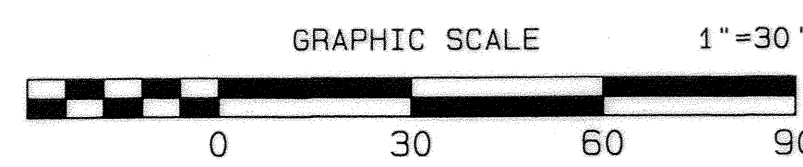
| | | |
|-----------------|-----------------|---------------|
| DATE : 03/22/19 | SCALE: 1" = 30' | SHEET: 2 OF 2 |
| DWN. BY: JRB | CKD BY: RNS | SERV. # 9407 |

OWNER:
PROGRESS AVE ASSOC. LLC.
ADDRESS: 50 PROGRESS AVE.
CRANBERRY TOWNSHIP, PA 16006
T.P. 130-S7-J1E

ZONING DISTRICT:
TRANSITIONAL LIGHT INDUSTRIAL

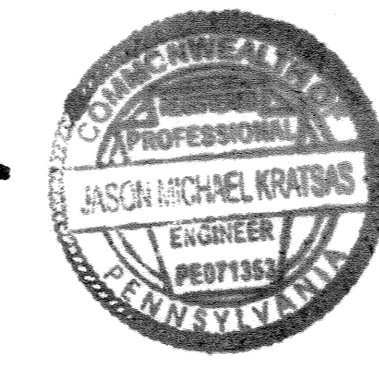
TOTAL PLAN ACREAGE:
4.759 AC. REV: 07/22/19 REVIEW COMMENTS
REV: 07/09/19 REVIEW COMMENTS

| PLAN BOOK | PAGE |
|-----------|------|
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APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY
 ORDINANCE/RESOLUTION NO. 2019-39
 ON THE 14th DAY OF September, 20 19
 SECRETARY [Signature]
 CHAIRMAN, BOARD OF SUPERVISORS [Signature]

I, [Signature], 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 9/9/19 REG. NO. PE071353 SIGNATURE [Signature]



- EASEMENT NOTES:
- STORMWATER MANAGEMENT EASEMENT FOR LOTS 1 & 2
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR THE EQUAL AND SHARED BENEFIT AND RESPONSIBILITY OF LOTS 1 & 2.
 - 20' STORM SEWER EASEMENT FOR LOTS 1 & 2
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR THE EQUAL AND SHARED BENEFIT AND RESPONSIBILITY OF LOTS 1 & 2.
 - PARKING AND ACCESS EASEMENT FOR LOTS 1 & 2
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR THE EQUAL AND SHARED BENEFIT AND RESPONSIBILITY OF LOTS 1 & 2.
 - PRIVATE 15' WATERLINE AND SANITARY EASEMENT
 MAINTENANCE, REPAIR AND USE OF THIS EASEMENT AND FACILITIES LOCATED WITHIN SHALL BE FOR BENEFIT AND RESPONSIBILITY OF LOT 2 ONLY.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
 ON THIS 15th DAY OF April, 20 19
 SECRETARY [Signature]
 CHAIRMAN [Signature]



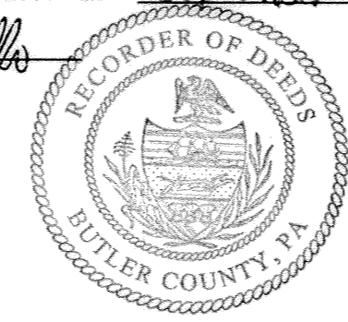
I, [Signature], TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY,
 CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/
 RESOLUTION NO. 2019-39 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-505
 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.
 TOWNSHIP MANAGER [Signature]

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

NOTES:
 AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT
 OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING,
 AND/OR SAMPLING. IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN
 OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP
 FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED
 THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF
 SAID MAINTENANCE AND MONITORING AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP
 ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
 IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN
 APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT
 CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN
 WRITING.
 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.

WE, PROGRESS AVENUE ASSOCIATES LLC, OWNER OF THE LAND SHOWN ON THE
 PROGRESS AVENUE ASSOCIATES LLC PROPOSED DISTRIBUTION WAREHOUSE SITE
 DEVELOPMENT PLAN, HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS,
 SUCCESSORS AND ASSIGNS.
 WITNESS [Signature] OWNER Thomas M. Adam
 DATE 8.22-19 TITLE Partner/Manager/Owner

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER,
 COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 380 PAGE(S) 46-48
 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF September, 20 19
 (SEAL) [Signature]
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020

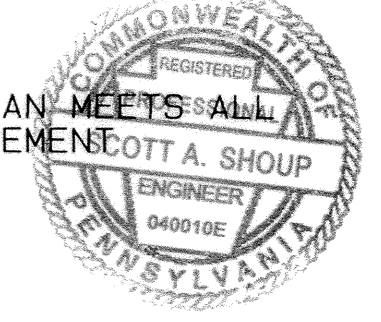


APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS
 AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY
 AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
 THE LANDOWNER ACKNOWLEDGES THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE
 ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.
 LANDOWNER Thomas M. Adam

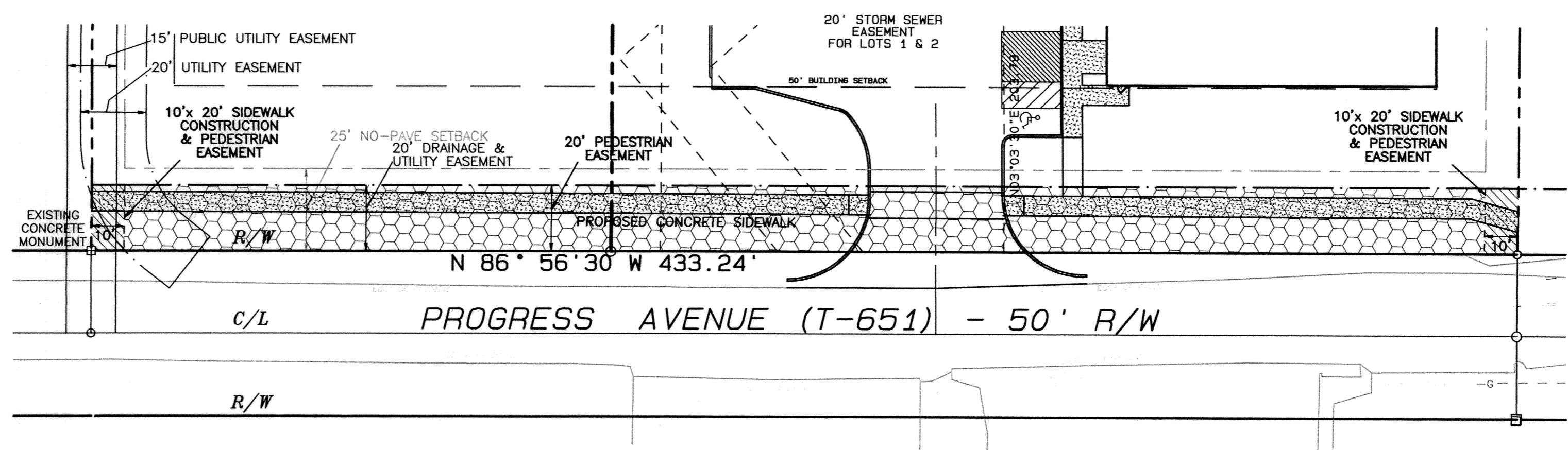
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE
 PROGRESS AVENUE ASSOCIATES LLC PROPOSED DISTRIBUTION WAREHOUSE SITE
 DEVELOPMENT PLAN IS IN THE NAME OF PROGRESS AVENUE ASSOCIATES LLC, AND
 IS RECORDED IN INSTRUMENT NO. 01710120022291
 WITNESS [Signature] OWNER Thomas M. Adam

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON
 ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
 DATE 8-30-2019 REG. NO. 0375586 SIGNATURE [Signature]
 (SEAL) [Signature]
 RICHARD NORMAN SHOUP
 LAND SURVEYOR
 0375586

I, SCOTT A. SHOUP, P.E. HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL
 DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT
 ORDINANCE.
 SCOTT A. SHOUP, P.E. DATE 9-22-19
 I, [Signature], P.E. HAVE REVIEWED THIS STORMWATER MANAGEMENT
 PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP
 STORMWATER MANAGEMENT ORDINANCE.
 DATE 9/9/19



BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF
 PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED
 THOMAS ADAM, A PARTNER IN THE FIRM OF PROGRESS AVENUE ASSOCIATES LLC, AND
 ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.
 WITNESS MY HAND AND NOTORIAL SEAL THIS 22 DAY OF August, 20 19
 (SEAL) [Signature] NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Sandra S. Nelson, Notary Public
 Beaver County
 My commission expires December 24, 2021
 Commission number 1119737



PROPOSED PEDESTRIAN & CONSTRUCTION EASEMENT
 SCALE: 1"=30'

SITE
 DEVELOPMENT
 DEDICATION
 SHEET
 -PHASE 1

FIRST COMMERCIAL BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE PROGRESS
 AVENUE ASSOCIATES LLC PROPOSED DISTRIBUTION WAREHOUSE LAND DEVELOPMENT PLAN,
 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER
 MATTERS APPEARING ON THE PLAN.
 WITNESS [Signature] NAME Deborah Maddock TITLE, AND MORTGAGEE Banking Officer

| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 380 | 46 |

SHOUP ENGINEERING INC.
 329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560
PROGRESS AVENUE ASSOCIATES, LLC.
PROPOSED DISTRIBUTION WAREHOUSE
REVISED SITE DEVELOPMENT PLAN
 SITUATE : CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 DATE : 04/08/19 SCALE: AS NOTED **SP-2**
 DWN. BY: JRB CKD BY: RNS SERV. # 9407

REV: 07/22/19 REVIEW COMMENTS
 REV: 07/09/19 REVIEW COMMENTS

EXISTING SITE DATA:

- TOTAL ACRES: 5.007 ACRES TO C/L
4.759 ACRES TO ROAD RIGHT-OF-WAY
 - OWNER/DEVELOPER: TOM ADAM
4465 CLAIRTON BLVD.
PITTSBURGH, PA 15236
 - DEED REFERENCES: INSTR. NO. 200910020023253
TAX PARCEL #130-S7-J1E
 - ZONING DISTRICT: TLI TRANSITIONAL LIGHT INDUSTRIAL
 - THE WETLAND AREA AS SHOWN ON THIS PLAN WAS DETERMINED BY DAMARISCOTTA, SEE WETLAND REPORT DATED AUGUST, 2016.
 - THE EXISTING LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN, WERE ESTABLISHED BY FIELD LOCATION SURVEYS.
- A PA ONE CALL WAS MADE FOR THIS SITE. HOWEVER ALL THE UTILITIES WERE NOT FLAGGED UNDER THE PA ONE CALL, AND THEREFORE, LOCATIONS OF ALL UTILITIES MAY/MAY NOT BE SHOWN ON THIS PLAN. ALL LOCATIONS OF SUBSURFACE 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 DEPTHS. CALL: 1-800-242-1776
- THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD, SHOWN OR NOT SHOWN ON THIS PLAN.

PRESENT ZONING REQUIREMENTS

CRANBERRY TOWNSHIP ZONING ORDINANCE
ORDINANCE NO. 96-267, AS AMENDED

PRESENT ZONING: TLI - TRANSITIONAL LIGHT INDUSTRIAL DISTRICT

| | |
|--|----------|
| MINIMUM LOT AREA: | 1 ACRE |
| MINIMUM LOT WIDTH: | 100 FEET |
| REQUIRED FRONT YARD BUILDING SETBACK LINE: | 50 FEET |
| REQUIRED SIDE YARD BUILDING SETBACK LINE: | 25 FEET |
| REQUIRED REAR YARD BUILDING SETBACK LINE: | 50 FEET |
| MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE): | 60% |
| MAXIMUM BUILDING HEIGHT: | 60 FEET |

SITE DISTANCE REQUIREMENTS

THE SITE DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441, ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS. EXISTING SPEED LIMIT IS NOT POSTED. SIGHT DISTANCE CALCULATIONS ARE BASED ON A SPEED LIMIT OF 35 MPH.

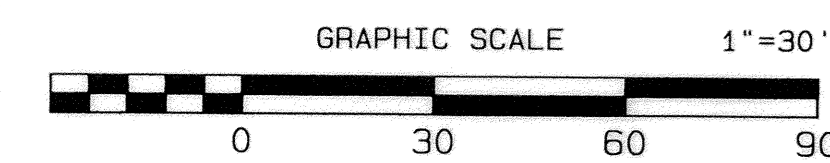
| DRIVE LOCATION (10' OFF EDGE OF PAVEMENT) | EXISTING AVG. ROAD GRADE (RIGHT) | REQUIRED SIGHT DISTANCE (RIGHT) | PROVIDED SIGHT DISTANCE (RIGHT) | EXISTING AVG. ROAD GRADE (LEFT) | REQUIRED SIGHT DISTANCE (LEFT) | PROVIDED SIGHT DISTANCE (LEFT) |
|---|----------------------------------|---------------------------------|---------------------------------|---------------------------------|--------------------------------|--------------------------------|
| C/L PROPOSED DRIVE | ±5% | 292' | 361' | ±7% | 239' | 623' |

NOTES:

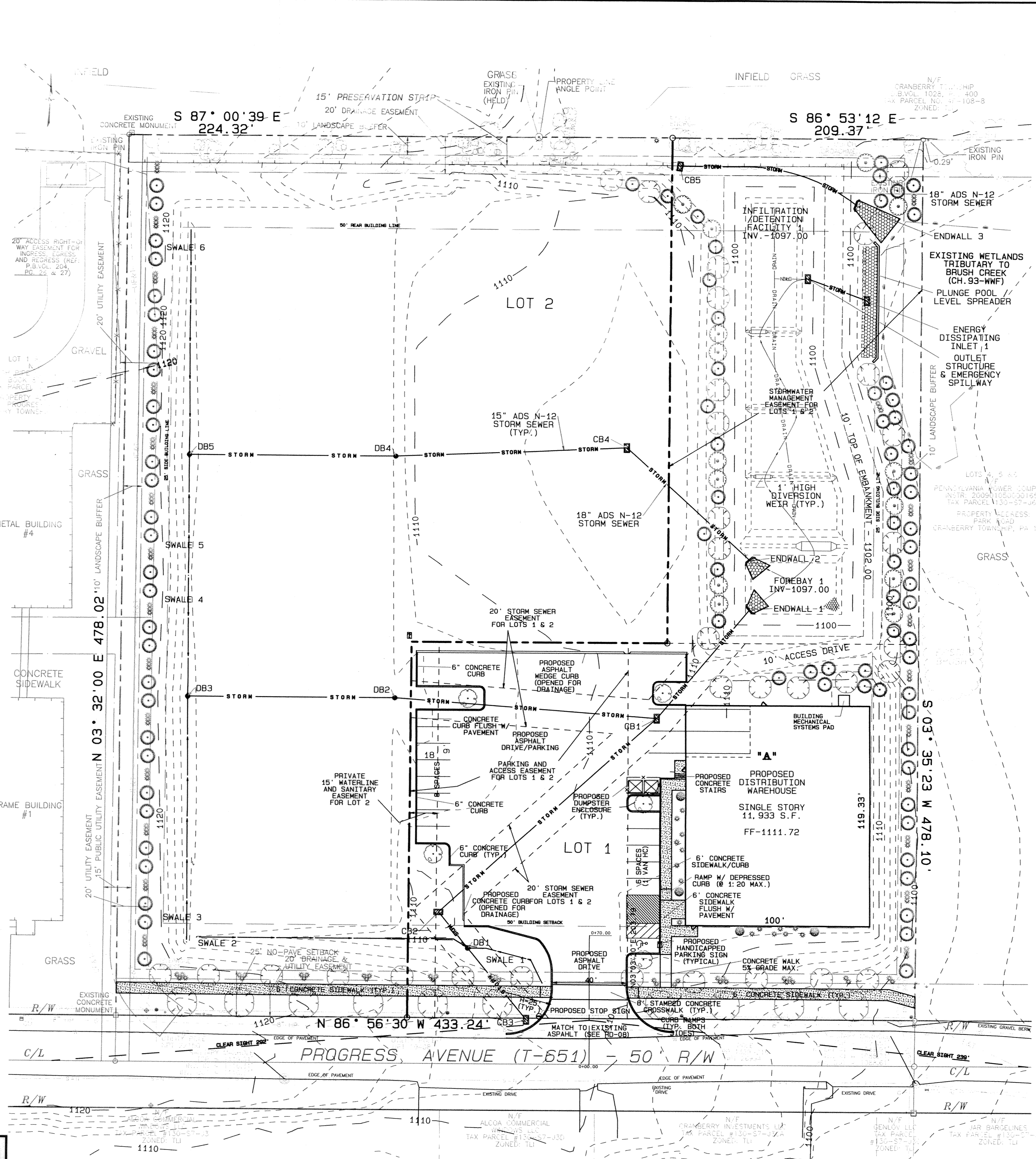
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD RD-09 AS PROVIDED ON PLAN DRAWING SHEET SP-11.
- STAMPED CONCRETE CROSSWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD RD-27 AS PROVIDED ON PLAN DRAWING SHEET SP-11.
- CONCRETE SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD SD-10, AS PROVIDED ON PLAN DRAWING SHEET SP-11.
- HANDICAPPED ACCESSIBLE PARKING SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD SD-11 AS PROVIDED ON PLAN DRAWING SHEET SP-11. ACCESSIBLE SIGNS SHALL BE PLACED IN THE LOCATIONS IDENTIFIED ON PLAN DRAWING SHEETS SP-4 & SP-5.
- THE CONCRETE CURB/SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD SD-09 AS PROVIDED ON PLAN DRAWING SHEET SP-11.
- CONCRETE CURB TRANSITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD SD-19 AS PROVIDED ON PLAN DRAWING SHEET SP-11.
- NEW ASPHALT PAVEMENT WILL MATCH TO EXISTING ASPHALT PAVEMENT IN ACCORDANCE WITH PPIC (CH17) CONSTRUCTION STANDARD RD-08 AS PROVIDED ON PLAN DRAWING SHEET SP-11.
- NEW ASPHALT PAVEMENT SHALL BE CONSTRUCTED FLUSH WITH THE CONCRETE SIDEWALK AT THE HANDICAPPED PARKING SPACES AND ACCESS AISLES.

LEGEND

| | |
|------------------------------------|---|
| POWER POLE | ○ |
| FIRE HYDRANT | ● |
| CATCH BASIN | ■ |
| SWALE | — |
| LIMIT OF DISTURBANCE | — |
| EDGE WOODS | — |
| WETLANDS | — |
| FENCE LINE | — |
| ELEC. TELE. (UNDERGROUND/OVERHEAD) | — |
| ELECTRIC TELEPHONE CABLE | — |
| WATERLINE | — |
| STORM | — |
| UNDERDRAIN | — |
| GAS LINE | — |
| EXISTING SANITARY SEWERS | — |
| PROPERTY LINE | — |



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|------------|-----------|
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PROPOSED SITE DATA:

- TOTAL ACRES: 4.759 ACRES TO R/W
- PARKING: TYPICAL AUTOMOBILE PARKING SPACE: 9'x18'
VAN ACCESSIBLE HANDICAPPED PARKING SPACE: 8'x18' (ADJACENT TO 8' AISLE)
HANDICAPPED PARKING SPACE: 8'x18' (ADJACENT TO 5' MIN. AISLE)
- PROPOSED BUILDING USE: DISTRIBUTION WAREHOUSE CENTER
1 BUILDING
TOTAL = 11,933 SQ.FT. GROSS FLOOR AREA
1 PARKING SPACE PER EACH 1000 SQUARE FEET OF GROSS FLOOR AREA
11,933 SQ.FT./1000 SQ.FT. = 12 REQUIRED PARKING SPACES
TOTAL REQUIRED PARKING SPACES: = 12 SPACES
TOTAL PROVIDED PARKING SPACES: = 14 SPACES
TOTAL REQUIRED HANDICAPPED PARKING SPACES: = 1 SPACE
TOTAL PROVIDED HANDICAPPED PARKING SPACES: = 1 SPACE (1 VAN ACCESSIBLE)
- LOT COVERAGE: IMPERVIOUS AREA
1. TOTAL ACREAGE = ±4.759 ACRES TO R/W
2. TOTAL PROPOSED IMPERVIOUS = ±0.842 ACRES TO R/W

| | | |
|----------|-------------|----------|
| REQUIRED | IMPERVIOUS | PROPOSED |
| 60% | 17.7% | 17.7% |
| 40% | GREEN SPACE | 82.3% |
- PARKING LOT INTERIOR GREEN SPACE
1. TOTAL PARKING LOT IMPERVIOUS AREA = 22,617 SQ.FT.
2. MINIMUM REQUIRED INTERIOR GREEN SPACE = 10% 2,262 SQ.FT.
3. TOTAL PROPOSED INTERIOR GREEN SPACE = 11.8% 2,672 SQ.FT.
- BUILDING HEIGHT
-STORIES = 1 STORY
-FINISHED GRADE TO MEAN HEIGHT BETWEEN EAVES AND RIDGE = 27'6"

REQUESTED MODIFICATIONS AND WAIVERS:

- SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 96-266, 5/2/1996 AS AMENDED, CHAPTER 22-SECTION 403.6.D
- REQUEST A WAIVER TO NOT SUBMIT A TRAFFIC IMPACT STUDY AS PART OF THE ENVIRONMENTAL IMPACT ASSESSMENT. IN LIEU OF THE STUDY, TRIP GENERATION VALUES WILL BE PROVIDED. THE WAIVER IS REQUESTED IN AS MUCH AS TRIP GENERATION WILL BE MINIMAL (E.G. 16 PEAK P.M. TRIPS AT PHASE 1 AND PHASE 2 BUILDOUT).
- ZONING ORDINANCE 96-267, 5/2/1996; AS AMENDED CHAPTER 27 - SECTION 27.317.3
- REQUEST A WAIVER TO RELOCATE THE REQUIRED TEN FOOT SITE PERIMETER LANDSCAPING BUFFER ALONG THE WESTERN PROPERTY LINE DUE TO THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES AND EXISTING PENNSYLVANIA POWER COMPANY EASEMENTS.
- REQUEST THE USE OF THE EXISTING VEGETATION AND A 15' PRESERVATION STRIP ALONG THE NORTHERN PROPERTY LINE IN LIEU OF A TEN FOOT PLANTED SITE PERIMETER BUFFER.

STORMWATER MANAGEMENT NOTE:

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

SITE PLAN - PHASE 1

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

PROGRESS AVENUE ASSOCIATES, LLC.
PROPOSED DISTRIBUTION WAREHOUSE
REVISED SITE DEVELOPMENT PLAN

SITUATE : CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

| | | |
|-----------------|-----------------|--------------|
| DATE : 04/08/19 | SCALE: AS NOTED | SP-8 |
| DMN. BY: JRB | CKD BY: RNS | SERV. # 9407 |

REV: 07/22/19 REVIEW COMMENTS
REV: 07/09/19 REVIEW COMMENTS

GENERAL PCSM PLANNING NOTES:

1. THIS PCSM PLAN PRESERVES THE INTEGRITY OF STREAM CHANNELS AND PROTECTS THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF THE RECEIVING STREAM BY UTILIZING STRUCTURAL AND NON-STRUCTURAL BMPs WHICH ADDRESS THE VOLUME, RATE AND WATER QUALITY OF THE RUNOFF. SITE DISCHARGE IS REDUCED BY THE USE OF THE INFILTRATION/RETENTION BASIN AND OUTFLOW IS SPREAD BY A LEVEL SPREADER TO A STABILIZED VEGETATED AREA.

2. THIS PCSM PLAN MINIMIZES IMPERVIOUS AREAS BY INCREASING THE RATE OF STORM WATER RUNOFF BY REVEGETATING DISTURBED AREAS, PLANTING NATIVE LANDSCAPE TREES AND SHRUBS, DIRECTING ROOF RUNOFF TO VEGETATED SWALES, AND DIRECTING POST-DEVELOPMENT FLOWS INTO VOLUME REDUCING AND RATE REDUCING BMPs WHICH HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PA STORMWATER BMP MANUAL, LATEST EDITION.

3. THIS PCSM PLAN MINIMIZES ANY INCREASE IN STORMWATER RUNOFF VOLUME BY REVEGETATING DISTURBED AREAS, DIRECTING ROOF RUNOFF TO VEGETATED SWALES, AND DIRECTING POST-DEVELOPMENT FLOWS INTO VOLUME REDUCING BMPs WHICH HAVE BEEN DESIGNED IN ACCORDANCE WITH THE PA STORMWATER BMP MANUAL, LATEST EDITION.

4. THIS PCSM PLAN MINIMIZES IMPERVIOUS AREAS BY PROVIDING LESS PARKING SPACES AS REQUIRED BY THE TOWNSHIP ORDINANCES AND MAXIMIZING THE SIZE OF LANDSCAPE ISLANDS IN RESPECT TO THE ANTICIPATED TURNING MOVEMENTS OF THE LARGE TRUCK TRAFFIC.

5. THIS PCSM PLAN MAXIMIZES THE PROTECTION OF EXISTING VEGETATION FEATURES BY CLEARLY IDENTIFYING SUCH FEATURES ON PLAN DRAWINGS AND REQUIRING PROTECTION IN THE FIELD BY THE MEANS OF FENCING OR FLAGGING. A 15' PRESERVATION STRIP IS PROVIDED ALONG THE NORTHERN BORDER WHERE OVER 50 TREES HAVE BEEN IDENTIFIED TO REMAIN. ADDITIONALLY, AN EXISTING UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE ASSURES THAT NO DISTURBANCE OF THE LAND IS POSSIBLE AND WILL HELP TO MAINTAIN THE AREA AS UNDISTURBED.

6. THIS PCSM PLAN MINIMIZES LAND CLEARING AND GRADING BY REDEVELOPING AN EXISTING PROPERTY WHICH WAS PREVIOUSLY DISTURBED FOR LAND DEVELOPMENT ACTIVITIES AND CONSISTED OF SOME IMPERVIOUS SURFACES. THIS REDEVELOPMENT ACTIVITY REDUCES THE AMOUNT OF NATIVE UNDISTURBED LAND TO BE DISTURBED.

7. THIS PCSM PLAN MINIMIZES SOIL COMPACTION BY PROVIDING A 15' PRESERVATION STRIP ALONG THE NORTHERN BORDER AND DIRECTING USERS OF THE SITE WHERE HEAVY EQUIPMENT IS NOT ALLOWED BY MEANS OF SIGNAGE.

8. THIS PCSM PLAN UTILIZES REVEGETATING DISTURBED AREAS, PLANTING NATIVE LANDSCAPE TREES AND SHRUBS, DIRECTING POST-DEVELOPMENT FLOWS INTO VOLUME REDUCING AND RATE REDUCING BMPs, PROTECTION OF EXISTING VEGETATION, REDEVELOPMENT OF A PREVIOUSLY DISTURBED SITE, PROVIDING LESS PARKING THAN REQUIRED BY ORDINANCE, MAXIMIZES THE SIZE OF LANDSCAPE ISLANDS, AND DIRECTS ROOF RUNOFF TO VEGETATED SWALES TO PREVENT OR MINIMIZE GENERATION OF INCREASED STORMWATER RUNOFF.

POTENTIAL THERMAL IMPACTS:

DEVELOPED SITES CAN INCREASE THE TEMPERATURE OF THE SITE'S RUNOFF. WARMER RUNOFF HAS A NEGATIVE EFFECT ON THE DOWNSTREAM PLANTS, ANIMALS AND INVERTEBRATES. THE FOLLOWING ITEMS SHALL HELP TO REDUCE THE THERMAL IMPACTS ASSOCIATED WITH THE SITE:

- LARGE AREAS OF THE SITE ARE TO BE REVEGETATED WITH SEED AND NATIVE TREES AND WILL NOT BE MOWED ALLOWING IT TO REVERT TO MEADOW AND WOODLANDS. DO NOT MOW STEEP SLOPE AREAS WHICH HAVE BEEN REVEGETATED.
- LANDSCAPING, STREET TREES AND EQUIPMENT PLANTINGS PROVIDE SHADE FOR IMMEDIATELY ADJACENT PROPOSED IMPERVIOUS AREAS WHICH SHALL HELP TO KEEP THESE HIGH RUNOFF AREAS COOLER AND REDUCE RUNOFF TEMPERATURES.
- THE INFILTRATION/RETENTION BASIN WILL POND RUNOFF IN AN AREA WHICH IS SURROUNDED BY LANDSCAPING WHICH WILL PROVIDE SHADE TO THE RUNOFF POOLED IN THE BASIN AND ALLOW A PORTION TO EVAPOTRANSPIRE AND EXFILTRATE INTO SURROUNDING SOILS, MAINTAIN VEGETATION IN GOOD CONDITION ADJACENT TO THESE BMPs.
- PORTIONS OF THE SITE ARE OUTSIDE OF PROPOSED GRADING OPERATIONS AND SHALL REMAIN UNDISTURBED TO THE GREATEST EXTENT PRACTICAL. LAND AREAS WHICH ARE NOT SUBJECTED TO REMOVAL OF EXISTING VEGETATION AND COMPACTION FROM EARTHMOVING EQUIPMENT ALLOW A GREATER PORTION OF THE RAINFALL TO INFILTRATE INTO THE GROUND AND STAY COOL.

CRITICAL STAGES OF BMP INSTALLATION:

THE FOLLOWING CRITICAL STAGES OF THE PCSM REQUIRE THAT A LICENSED PROFESSIONAL OR DESIGNER WILL BE PRESENT ON SITE:

- CONSTRUCTION OF SEDIMENT TRAP, OUTLET STRUCTURE, EMBANKMENT, FOREBAY & CONVERSION TO INFILTRATION/RETENTION BASIN 1 TO ASSURE LEVEL BERM CONSTRUCTION, PROPER OUTLET CONTROL AND BMP STORAGE VOLUME.
- CONSTRUCTION OF LEVEL SPREADER/PLUNGE POOL TO ASSURE PROPER LOCATION, LENGTH, ELEVATION, GRADE AND STABILIZATION.

STREET SWEEPING REQUIREMENT:

PROVIDE REGULAR SWEEPING/VACUUMING OF IMPERVIOUS SURFACES TO REDUCE THE AMOUNT OF DEBRIS MATERIAL THAT WASHES INTO THE SITE STORMWATER BMPs AND INTO NEARBY RECEIVING WATERWAYS/WATERBODIES.

ALL IMPERVIOUS SURFACES INCLUDING PARKING AND DRIVE AREAS SHALL BE INCLUDED IN THE SWEEPING PROGRAM. ADDITIONALLY, THE COLLECTION OF LEAVES IN THE FALL BY SPECIALIZED EQUIPMENT SHALL BE INCLUDED IN THE SWEEPING PROGRAM.

THE USE OF TECHNOLOGICALLY ADVANCED, HIGH EFFICIENCY STREET SWEEPERS (I.E. VACUUM OR NEWMER TECHNOLOGY) IS RECOMMENDED TO REMOVE THE FINE MATERIALS OFTEN ASSOCIATED WITH VARIOUS POLLUTANTS. MECHANICAL BRUSH SWEEPERS ARE EFFECTIVE AT REMOVING COARSE MATERIALS AND GROSS POLLUTANTS.

THE STREET SWEEPING FREQUENCY FOR THE PROPOSED COMMERCIAL SITE SHALL BE WITHIN THE RANGE OF APPROXIMATELY 9 TIMES TO 16 TIMES PER YEAR. THIS REPRESENTS A SWEEPING EVERY 3-6 WEEKS ON AVERAGE.

NO GEOLOGIC FORMATIONS ARE PRESENT WHICH COULD RESULT IN DISCHARGES NOT MEETING WATER QUALITY STANDARDS FOR RECEIVING WATERS.

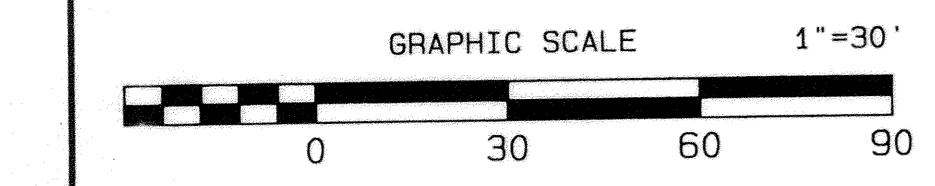
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSM) MAINTENANCE PROGRAM

PROJECT NAME: PROGRESS AVENUE ASSOCIATES, LLC. PROPOSED DISTRIBUTION WAREHOUSE REVISED SITE DEVELOPMENT PLAN
 PROJECT LOCATION: CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 OWNER/RESPONSIBLE PARTY: PROGRESS AVENUE ASSOCIATES, LLC. 4465 CLAIRTON BLVD., PITTSBURGH, PA 15238 (412-881-3034)

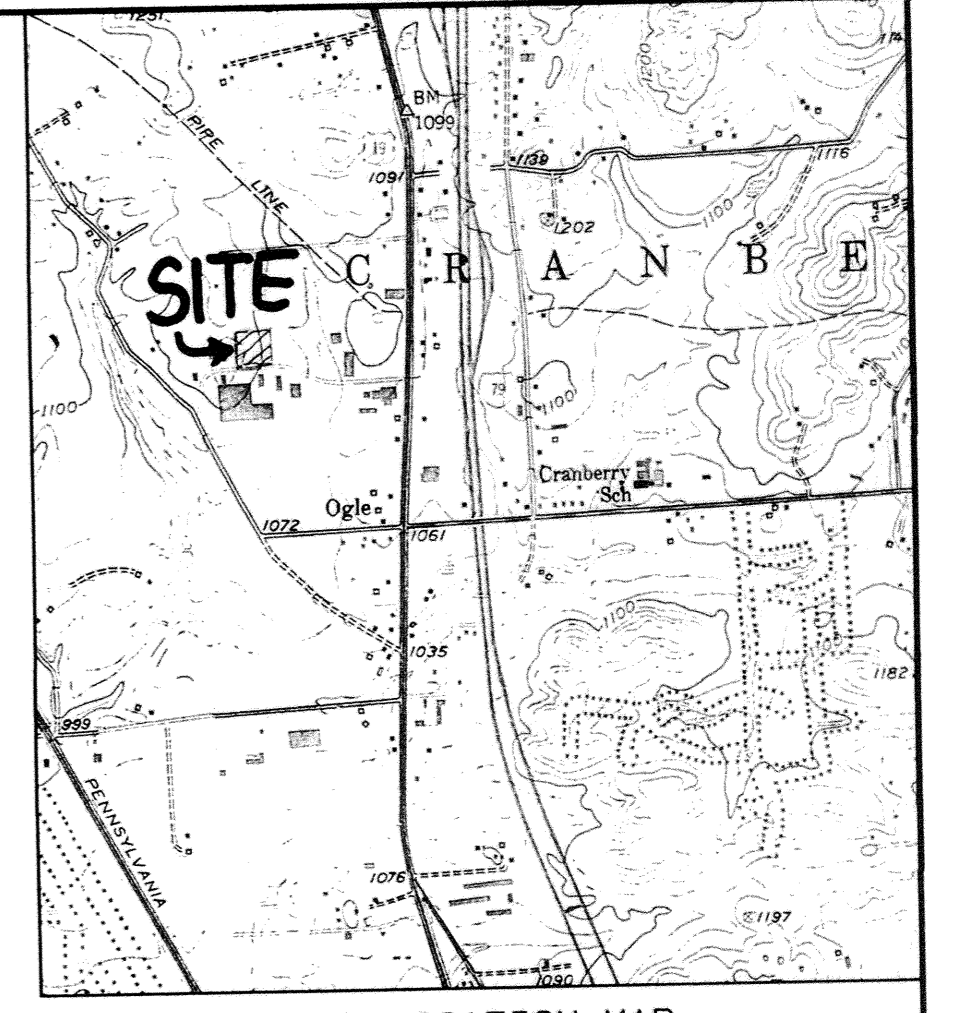
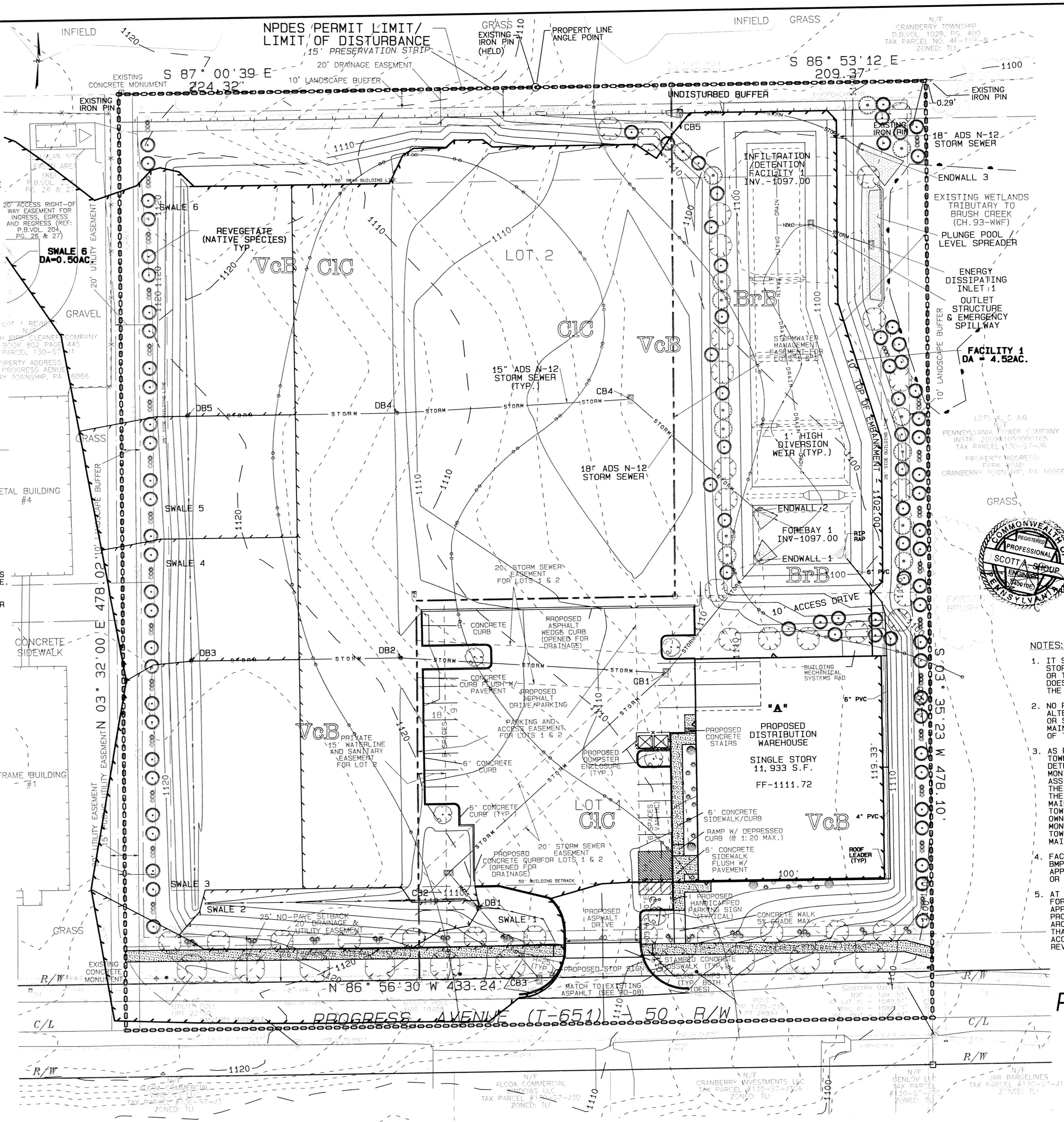
NOTE: It will be the responsibility of the owner to ensure the control, inspection, maintenance and repair of the various BEST MANAGEMENT PRACTICES (BMPs) according to the guidelines prescribed below and to ensure that proper procedures are in place to control post-construction stormwater runoff for volume, rate and quality.

NOTE: All materials removed from the various BMPs shall be recycled wherever possible. Sediment shall be spread and allowed to dry before being incorporated into the topsoil stockpile or shall be disposed of properly. Damaged or used BMP materials shall be disposed of properly into approved containers for disposal at a landfill.

| BEST MANAGEMENT PRACTICE (BMP) | INSPECTION FREQUENCY | MAINTENANCE PROCEDURE | MAINTENANCE ISSUES | NOTES | MAINTENANCE REMEDY |
|--|--|-----------------------|--|---|--|
| MOWING OF DETENTION FACILITY | ONCE PER YEAR (MINIMUM) | MAINTENANCE | VEGETATIVE CONDITIONS | MOWING SHOULD BE PERFORMED WHEN PLANTS ARE DOMINANT. MAINTAIN WET MEADOW AND/OR FLOOR OF THE FACILITY. | FACILITY SHOULD BE DRY TO REDUCE COMPACTION OF SOILS. USE LIGHT WEIGHT CUTTING EQUIP. (I.E. PUSHMOWER OR WEEDWACKER) |
| RE-VEGETATE FIRE-FORREST DISTURBED AREAS (NATIVE SPECIES) (NON-STRUCTURAL BMP) | MONTHLY FOR THE FIRST YEAR AND THEN TWICE PER YEAR (MINIMUM) OR FOLLOWING ANY SIGNIFICANT RUNOFF EVENT | INSPECT | VEGETATIVE CONDITIONS LAWN AREAS/PLANTINGS | NATIVE PLANTINGS REQUIRE LESS CHEMICAL FERTILIZERS. DO NOT MOW WHERE SOIL MAY BE WET. | REPLACE DEADENING PLANTS. REMOVE INVASIVE SPECIES. FERTILIZATION AND CHEMICAL (BASED) PEST CONTROL ON AN INDIVIDUAL PLANT AS NEEDED - BASED. |
| STREET SWEEPING / VACUUMING (NON-STRUCTURAL BMP) | ONCE EVERY 3 TO 6 WEEKS (APPROX. 9-16 TIMES PER YEAR) | MAINTENANCE | POLLUTANTS, TRASH AND DEBRIS MATERIALS LEAVES AND OTHER ORGANIC MATERIALS | HIGH EFFICIENCY STREET SWEEPERS ARE MOST EFFECTIVE TO REMOVE FINE MATERIALS. | REGULARLY SWEEP ALL IMPERVIOUS SURFACES (DRIVE AND PARKING AREAS). MECHANICAL BRUSH SWEEPERS ARE EFFECTIVE AT REMOVING COARSE MATERIALS. COLLECT ALL LEAVES AND STICKS IN THE CAN. |
| VEGETATED SWALE (STRUCTURAL BMP) | MONTHLY FOR THE FIRST YEAR AND THEN TWICE PER YEAR (MINIMUM) OR FOLLOWING ANY SIGNIFICANT RUNOFF EVENT | INSPECT / MAINTENANCE | EROSION OR OVERTOPPING VEGETATIVE CONDITIONS | INCREASES LIKELIHOOD OF SEDIMENTATION. HEALTHY VEGETATION INCREASES EFFICIENCY OF FACILITY. | PROVIDE EROSION CONTROL NETTING OR RIPRAP. REVEGETATE. PROVIDE EROSION CONTROL NETTING OR RIPRAP. MINIMIZE USE OF CHEMICAL FERTILIZERS. PLANT ALTERNATE GRASS SPECIES. |
| SEDIMENT FOREBAY (STRUCTURAL BMP) | MONTHLY FOR THE FIRST YEAR AND THEN TWICE PER YEAR (MINIMUM) OR FOLLOWING ANY SIGNIFICANT RUNOFF EVENT | INSPECT / MAINTENANCE | SEDIMENT BUILDUP, TRASH & DEBRIS SHORT CIRCUITING / UNDERMINING | REDUCES FUNCTIONALITY. REMOVE SEDIMENT ONCE EVERY 2 YEARS AT A MINIMUM. ALLOWS SEDIMENT TO MOVE DOWNSTREAM. | REMOVE SEDIMENT WHEN SEDIMENT REACHES 1/2 THE ORIGINAL HEIGHT OF THE FOREBAY. ADD STONES TO RECONSTRUCT / REPAIR EMBANKMENT. |
| LEVEL SPREADER / PLUNGE POOL (STRUCTURAL BMP) | MONTHLY FOR THE FIRST YEAR AND THEN TWICE PER YEAR (MINIMUM) OR FOLLOWING ANY SIGNIFICANT RUNOFF EVENT | INSPECT / MAINTENANCE | STRUCTURAL INTEGRITY SEDIMENT BUILDUP, TRASH & DEBRIS | CRACKED OR UNEVEN WEIR CONCENTRATES WATER FLOW. REDUCES FUNCTIONALITY. CONCENTRATES WATER FLOW. | RECONSTRUCT DAMAGED AREAS. REPLACE STONE. REMOVE SEDIMENT AND PROPERLY DISPOSE OF TRASH AND DEBRIS. |
| INFILTRATION/RETENTION BASIN (STRUCTURAL BMP) | MONTHLY FOR THE FIRST YEAR AND THEN TWICE PER YEAR (MINIMUM) OR FOLLOWING ANY SIGNIFICANT RUNOFF EVENT | REPORT | VEGETATIVE CONDITIONS TRIBUTARY AND DOWNSTREAM | TRIBUTARY AREAS SHALL BE WELL VEGETATED TO REDUCE SEDIMENT. | DOWNSTREAM AREAS MAY NEED REPAIRED/REVEGETATED. A RECORD OF CONDITIONS AND ACTIONS TAKEN TO REPAIR CONDITIONS INCLUDING DATE AND NAME OF PERSON PERFORMING THE DUTIES. |
| | | INSPECT | DEWATERING TIME | MONITOR DRAINDOWN TIME AFTER RUNOFF EVENTS. | STORMWATER SHOULD DISCHARGE COMPLETELY BETWEEN RUNOFF EVENTS WITHIN A 24-72 HOUR PERIOD. MAINTAIN DATA LOG BOOK. MAY NEED RECONSTRUCTION. PROVIDE LARGER ORifice RELIEF. |
| | | MAINTENANCE | CONTRIBUTING AREAS AND STRUCTURES | SEDIMENT WHICH ENTERS THE BMP REDUCES THE STORAGE VOLUME. | REMOVE TRIBUTARY AREAS, CONSTRUCT PRE-TREATMENT BMPs, REPAIR EROSION. |



SWALE NOTE: ALL VEGETATED CHANNELS (SWALES 1-6) HAVE BEEN SIZED AND DESIGNED ACCORDING TO THE ANTICIPATED DRAINAGE AREA FOR SWALE 6 (0.5AC). EACH SWALE WILL HAVE A SLOPE OF EITHER 1% OR 2% AS INDICATED ON THE DETAILS AND IN ACCORDANCE WITH THE CALCULATIONS.



USGS LOCATION MAP
MARS, PA N.T.S.

DEVELOPMENT NAME:
PROGRESS AVENUE ASSOC. LLC.
PROPOSED DISTRIBUTION WAREHOUSE
SITE DEVELOPMENT PLAN

OWNER / DEVELOPER:
PROGRESS AVENUE ASSOCIATES, LLC.
4465 CLAIRTON BLVD.
POB # 15236
412-881-3034
tom@roomconcepts.com

SITE DATA:
5.007 ACRES TO C/L
TAX PARCEL 1100-27-06
4.759 ACRES TO ROAD RIGHT-OF-WAY

50 PROGRESS AVE.
CRANBERRY TWP., PA. 16066

TAX PARCEL #130-S7-J1E

PROJECT ENGINEER:
SCOTT A. SHOUP, P.E.
SHOUP ENGINEERING, INC.
329 SUMMERFIELD DRIVE
BADEN, PA 15005
724-869-9560

EGS & PCSM PLAN PREPARER:
ERIC C. GAZDZIK, E.I.T.
SHOUP ENGINEERING, INC.
329 SUMMERFIELD DRIVE
BADEN, PA 15005
724-869-9560
egazdik-shoupeng@comcast.net



- NOTES:**
- IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SMM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SMM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
 - 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.
 - AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING AND/OR SAMPLING. IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORESAID RIGHTS GRANTED TO THE TOWNSHIP IN NOW WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH THE REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
 - FACILITIES, AREAS, OR STRUCTURES USED AS STORMWATER BMPs SHALL BE ENUMERATED AS PERMANENT REAL ESTATE APPURTENANCES AND RECORDED AS DEED RESTRICTIONS OR EASEMENTS THAT RUN WITH THE LAND.
 - AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL 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 SMM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

**(PCSM)
POST-CONSTRUCTION
STORM WATER
MANAGEMENT PLAN**

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

**PROGRESS AVENUE ASSOCIATES, LLC.
PROPOSED DISTRIBUTION WAREHOUSE
REVISED SITE DEVELOPMENT PLAN**

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 DATE: 04/08/19 SCALE: AS NOTED PCSM 1 OF 1
 DWN. BY: JRB CKD BY: RNS SERV. # 9407

ADDITIONAL NOTES:
The owner of Lot 1 shall be responsible for the ownership, inspection, management and maintenance of Infiltration/Retention Facility 1. The owners of Lot 1 and Lot 2 shall share equally in the cost of inspection, management and maintenance of Infiltration/Retention Facility 1.

LANDOWNER STATEMENT:

THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

Thomas M. Adam
LANDOWNER

ENGINEER STATEMENT:

I, **Scott Shoup**, HEREBY CERTIFY THAT I HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN SHEETS ALL THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

Scott Shoup
DESIGN ENGINEER

TOWNSHIP ENGINEER STATEMENT:

I, _____, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

TOWNSHIP ENGINEER

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, STANDARDS OR CRITERIA OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 7th DAY OF September 2019.

ATTEST:

 OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF Butler)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED KERMIT MUNICH AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
 WITNESS MY HAND AND SEAL THIS 7th DAY OF September 2019
 MY COMMISSION EXPIRES THE 13th DAY OF May 2023.

Mohammed Y. Shudaifat
 NOTARY PUBLIC

APPROVED BY THE CLAY TOWNSHIP PLANNING COMMISSION THIS 22nd DAY OF August 2019.

 SECRETARY
 CHAIRMAN

Commonwealth of Pennsylvania - Notary Seal
 Mohammed Y. Shudaifat, Notary Public
 Butler County
 My commission expires May 13, 2023
 Commission number 1351896
 Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 7th DAY OF September 2019.

ATTEST:

 OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF Butler)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED DOUGLAS & CHRIS MCKINNEY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
 WITNESS MY HAND AND SEAL THIS 7th DAY OF September 2019
 MY COMMISSION EXPIRES THE 13th DAY OF May 2023.

Mohammed Y. Shudaifat
 NOTARY PUBLIC

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 GRADES, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLAY, THIS 29th DAY OF August 2019.


 SECRETARY
 CHAIRMAN, BOARD OF SUPERVISORS
 SUPERVISOR

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

7/30/19
 DATE

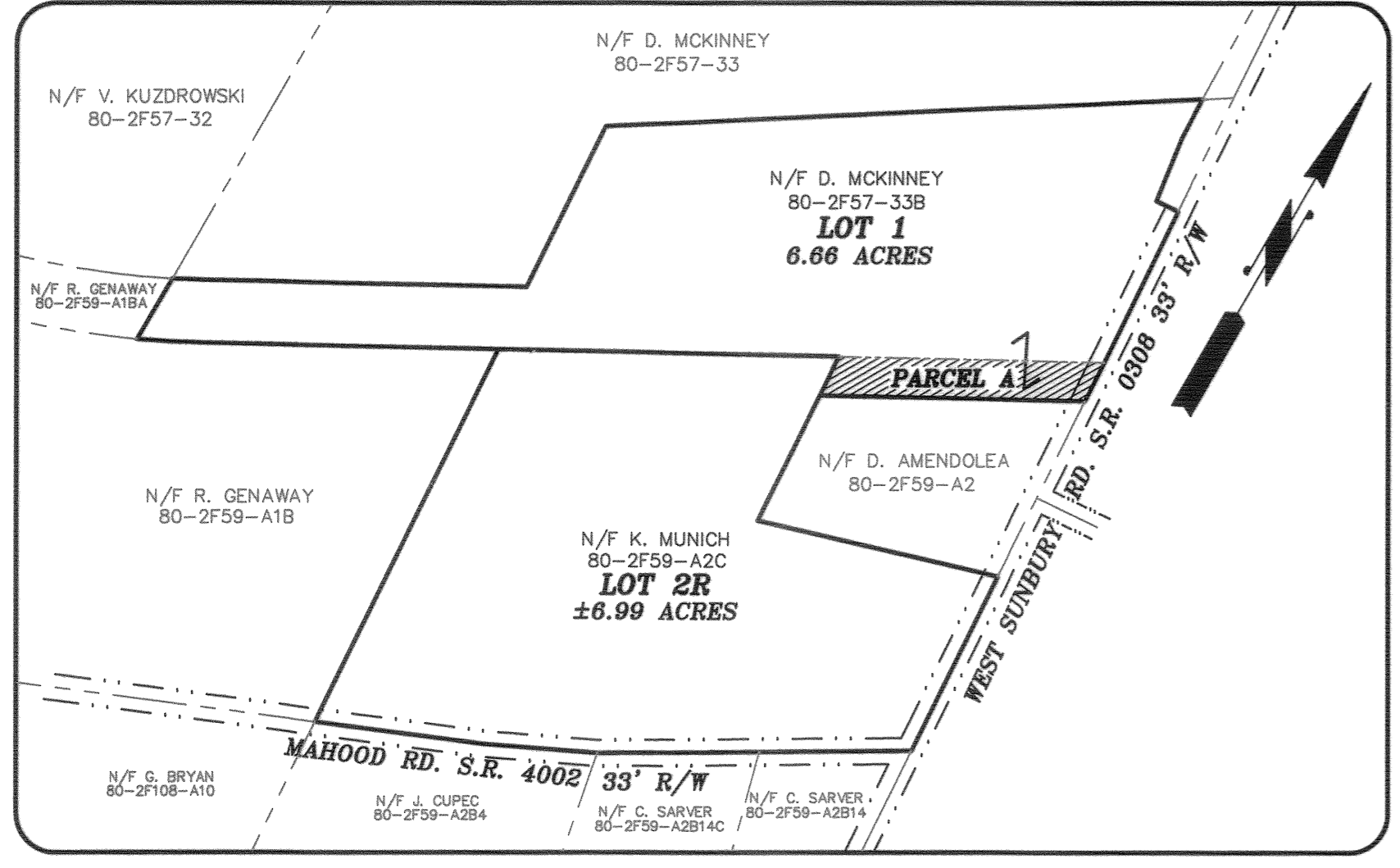
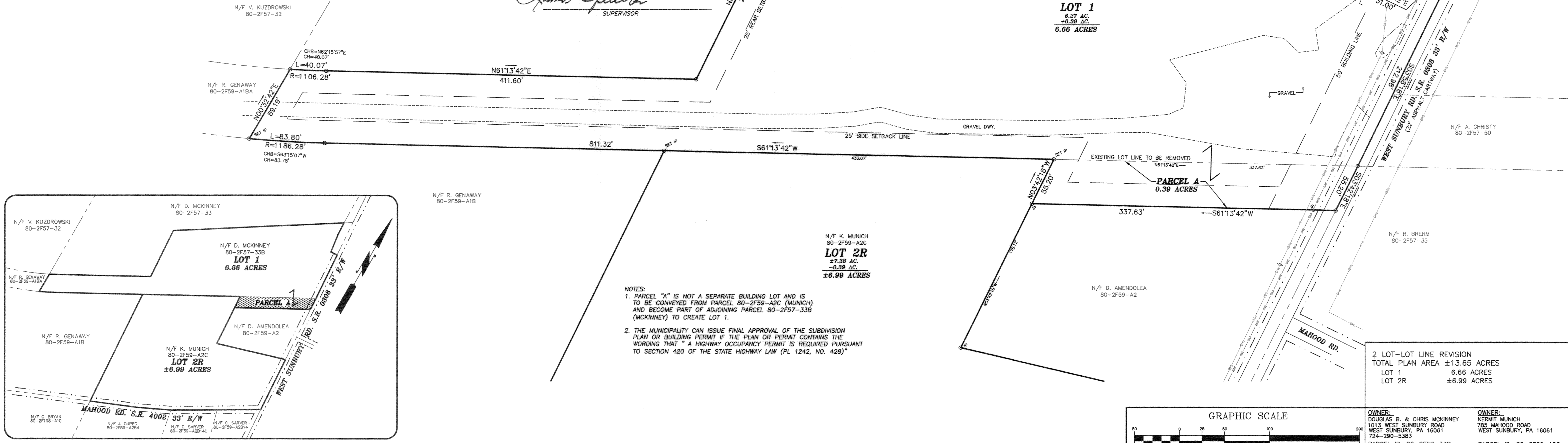
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF August 2019.
 SECRETARY SO CHAIRMAN F. Uhl SO

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 380 PAGE 49
 GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF September 2019.


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

N/F D. MCKINNEY
 80-2F57-33

Commonwealth of Pennsylvania - Notary Seal
 Mohammed Y. Shudaifat, Notary Public
 Butler County
 My commission expires May 13, 2023
 Commission number 1351896
 Member, Pennsylvania Association of Notaries



NOTES:
 1. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 80-2F59-A2C (MUNICH) AND BECOME PART OF ADJOINING PARCEL 80-2F57-33B (MCKINNEY) TO CREATE LOT 1.
 2. THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, NO. 428)*

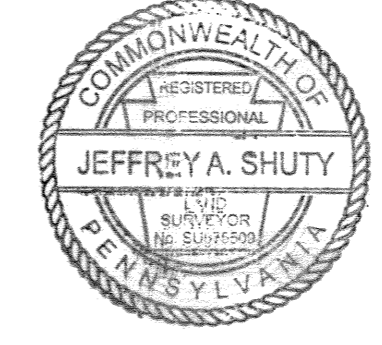
| | |
|------------------------------|-------------|
| 2 LOT-LOT LINE REVISION | |
| TOTAL PLAN AREA ±13.65 ACRES | |
| LOT 1 | 6.66 ACRES |
| LOT 2R | ±6.99 ACRES |

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

| | |
|---|--|
| OWNER: DOUGLAS B. & CHRIS MCKINNEY 1013 WEST SUNBURY ROAD WEST SUNBURY, PA 16061 724-280-5383 | OWNER: KERMIT MUNICH 785 MAHOOD ROAD WEST SUNBURY, PA 16061 724-280-5383 |
| PARCEL ID: 80-2F57-33B DEED REF: 200404160011827 | PARCEL ID: 80-2F59-A2C DEED REF: 200502090003338 PBV 227 PG 23 |

| | | |
|--|--------------------|---|
| NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889 northernsurveyor@gmail.com | Scale 1" = 50' | McKinney/Munich Lot Line Revision Situate in Clay Township Butler County, Pa. Prepared For Doug McKinney Sheet No. 1 of 1 |
| | Date July 23, 2019 | |
| Job No. 3157 | | |

PLAN BOOK PAGE
380 49



HESPENHEIDE SUBDIVISION PLAN - FINAL

(PLAN BOOK 370, PAGE 2-11)

TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA

OWNERS ADOPTION

Know All Men By These Presents, that we Fred W. and Christine A. Hespeneide of the Borough of Emmlenton, County of Venango, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages accruing to us do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public 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, 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, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

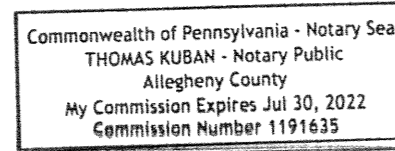
IN WITNESS WHEREOF, we hereunto set our hands and seals this 26 day of August, A.D. 2019.

ATTEST:

Fred W. Hespeneide

Christine A. Hespeneide

Notary Public



My commission expires the 30 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.

Fred W. Hespeneide

Christine A. Hespeneide

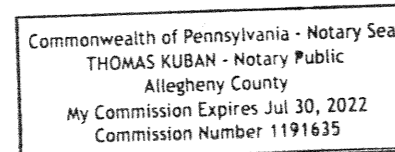
INDIVIDUAL ACKNOWLEDGMENT

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 W. and Christine A. Hespeneide who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of August, 2019.

Notary Public



My Commission Expires the 30 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 agents(s).



Brad L. Goodballet
 Reg. No. SUO56899



PROJECT LOCATION MAP

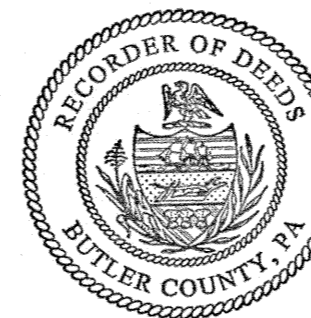
PROOF OF RECORDING

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 380 Page(s) 50-53.

Given under my hand and seal this 10TH day of SEPT, A.D. 2019.

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 25 day of July, A.D. 2016.

ATTEST:

Secretary of Board of Supervisors

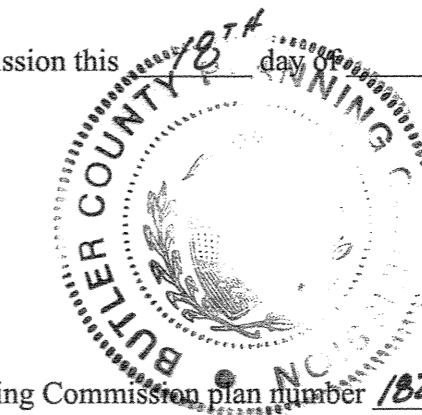
Chairman of Board of Supervisors

| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 380 | 50 |

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

Approved by the Butler County Planning Commission this 8th day of Nov., 2019.

Secretary



Chairman

See comments on file at the Butler County Planning Commission plan number 18234

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 16th day of July, A.D. 2016.

ATTEST:

Secretary

Chairman

TOWNSHIP ENGINEER'S APPROVAL

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

SEPT. 9, 2019
 Date

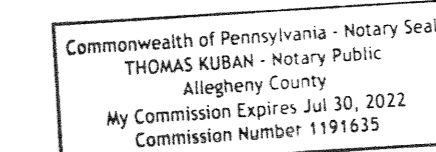
26400 E
 Reg. No.

Signature

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

Know All Men by These Presents, that I, Fred & Christine 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 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 26 day of August, A.D. 2019.



Owner or Owners

 Owner or Owners

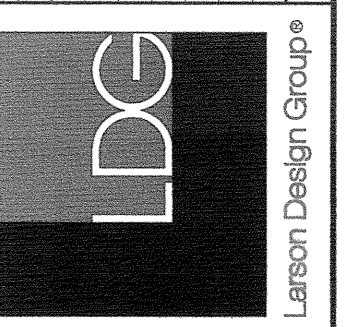
Witness my hand and notarial seal this 26 day of August, A.D., 2019.

Notary Public

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

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| | | | |
|-----|------------|-----------------------|-------------------|
| NO. | DATE | COMMENTS | ISSUE / REVISIONS |
| 3 | 07/29/2019 | FINAL PLAN REVISIONS | |
| 2 | 12/10/2018 | PER TOWNSHIP COMMENTS | |
| 1 | 11/06/2018 | TOWNSHIP SUBMISSION | |



HESPENHEIDE SUBDIVISION PLAN - FINAL
 (PLAN BOOK 370, PAGE 2-11)

TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

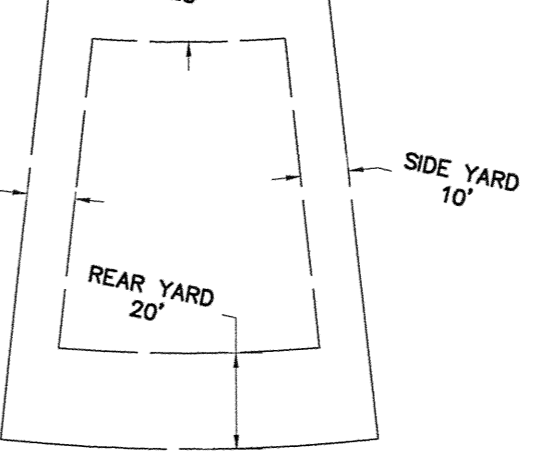
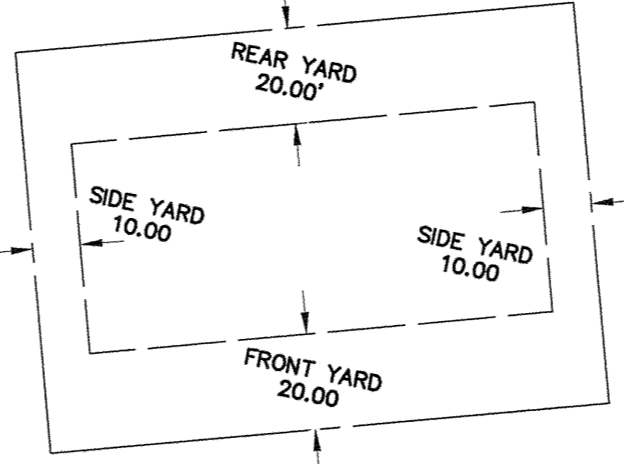
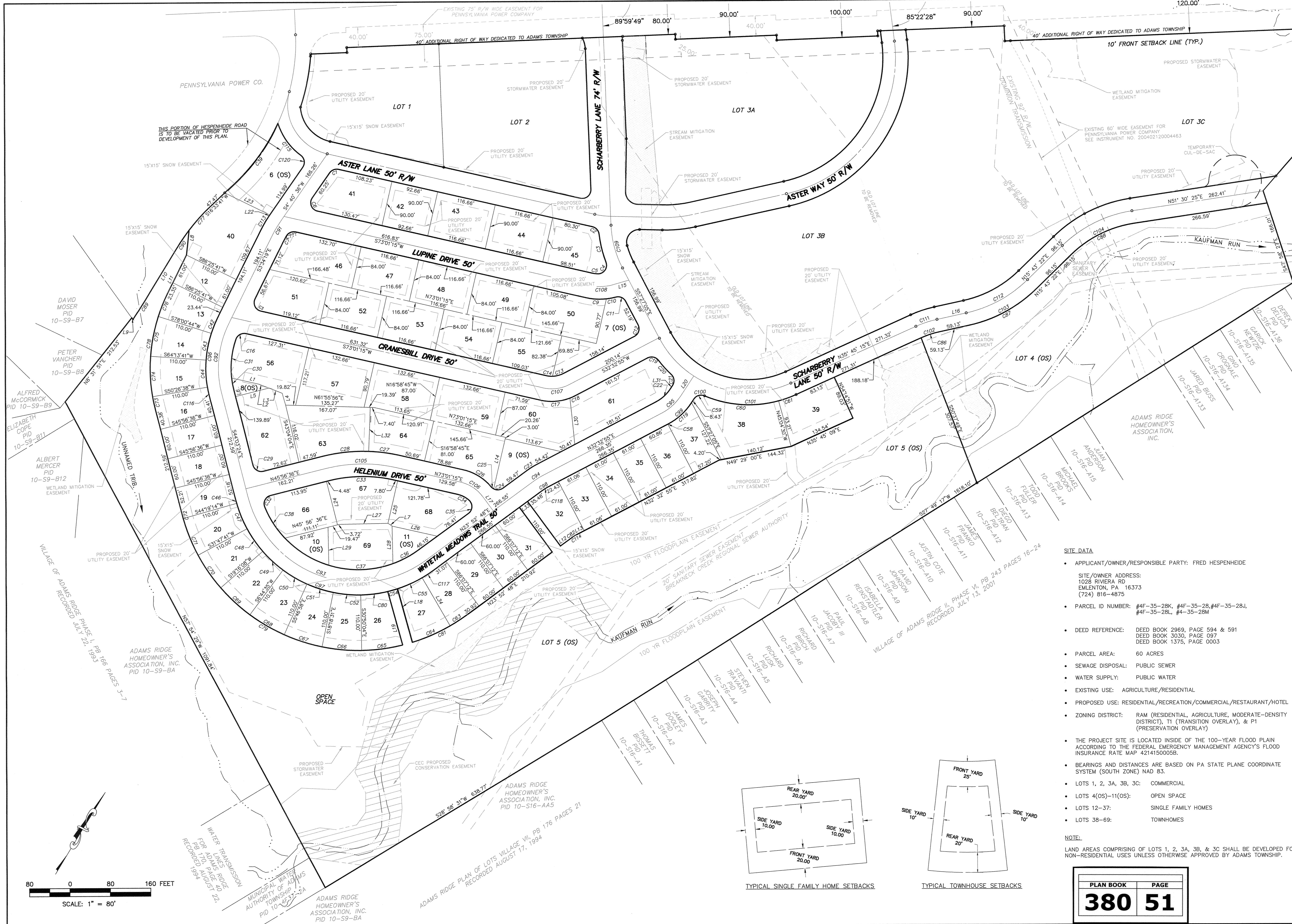
Larson Design Group • Architects Engineers Surveyors
 300 South Walnut Lane • Suite 202
 Beaver, PA 15009
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 FAX 724.495.2594 • www.larsondesigngroup.com

TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

FWH DEVELOPMENT, LLC
 1028 RIVERA DRIVE
 EMLENTON, PA 16373
 PHONE 724-816-4875

SHEET NO.: **1 of 4**

PROJECT NO.: 12286-001



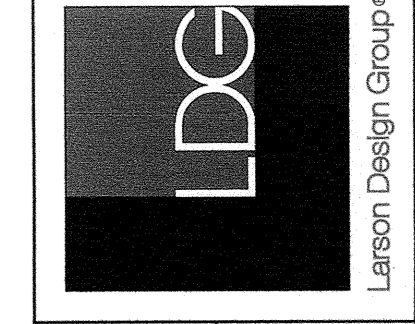
- SITE DATA**
- APPLICANT/OWNER/RESPONSIBLE PARTY: FRED HESPENHEIDE
 - SITE/OWNER ADDRESS: 1028 RIVIERA RD EMLENTON, PA 16373 (724) 816-4875
 - PARCEL ID NUMBER: #4F-35-28K, #4F-35-28, #4F-35-28J, #4F-35-28L, #4-35-28M
 - DEED REFERENCE: DEED BOOK 2969, PAGE 594 & 591; DEED BOOK 3030, PAGE 097; DEED BOOK 1375, PAGE 0003
 - PARCEL AREA: 60 ACRES
 - SEWAGE DISPOSAL: PUBLIC SEWER
 - WATER SUPPLY: PUBLIC WATER
 - EXISTING USE: AGRICULTURE/RESIDENTIAL
 - PROPOSED USE: RESIDENTIAL/RECREATION/COMMERCIAL/RESTAURANT/HOTEL
 - ZONING DISTRICT: RAM (RESIDENTIAL, AGRICULTURE, MODERATE-DENSITY DISTRICT), T1 (TRANSITION OVERLAY), & P1 (PRESERVATION OVERLAY)
 - THE PROJECT SITE IS LOCATED INSIDE OF THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 421415005B.
 - BEARINGS AND DISTANCES ARE BASED ON PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 83.
 - LOTS 1, 2, 3A, 3B, 3C: COMMERCIAL
 - LOTS 4(OS)-11(OS): OPEN SPACE
 - LOTS 12-37: SINGLE FAMILY HOMES
 - LOTS 38-69: TOWNHOMES

NOTE:
LAND AREAS COMPRISING OF LOTS 1, 2, 3A, 3B, & 3C SHALL BE DEVELOPED FOR NON-RESIDENTIAL USES UNLESS OTHERWISE APPROVED BY ADAMS TOWNSHIP.

| PLAN BOOK | PAGE |
|------------|-----------|
| 380 | 51 |

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| NO. | DATE | COMMENTS | ISSUE / REVISIONS |
|-----|------------|-----------------------|-------------------|
| 1 | 11/06/2018 | TOWNSHIP SUBMISSION | BY: CHGO |
| 2 | 12/10/2018 | PER TOWNSHIP COMMENTS | BY: CHGO |
| 3 | 4/10/2019 | REVISED BEARINGS | BY: CHGO |
| 4 | 07/29/2019 | FINAL PLAN REVISIONS | BY: CHGO |



HESPENHEIDE SUBDIVISION PLAN - FINAL
(PLAN BOOK 310, PAGE 2-11)

TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

Larson Design Group • Architects Engineers Surveyors
300 South Walnut Lane • Suite 202
Beaver, PA 15009
PHONE 724.495.7020 TOLL FREE 877.323.6603
FAX 724.495.2594 • www.larsondesigngroup.com

| Curve Table | | | | | |
|-------------|--------|--------|--------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C??? | 21.64 | 17.00 | 72° 56' 57" | N36° 32' 47"E | 20.21 |
| C1 | 20.28 | 17.00 | 68° 20' 40" | N38° 50' 56"E | 19.10 |
| C2 | 20.97 | 17.00 | 70° 40' 58" | S71° 38' 15"E | 19.67 |
| C3 | 57.60 | 225.00 | 14° 39' 59" | S43° 37' 46"E | 57.44 |
| C4 | 33.99 | 17.00 | 114° 33' 36" | S6° 19' 02"W | 28.60 |
| C5 | 12.34 | 75.00 | 9° 25' 25" | S68° 18' 33"W | 12.32 |
| C6 | 33.13 | 17.00 | 111° 39' 21" | N51° 09' 05"W | 28.13 |
| C9 | 41.33 | 125.00 | 18° 56' 33" | N63° 32' 58"E | 41.14 |
| C10 | 19.04 | 125.00 | 8° 43' 40" | N49° 42' 52"E | 19.02 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C11 | 22.91 | 17.00 | 77° 11' 53" | N83° 56' 59"E | 21.21 |
| C12 | 26.70 | 17.00 | 90° 00' 00" | S12° 27' 05"E | 24.04 |
| C13 | 22.55 | 50.00 | 25° 50' 20" | S45° 28' 05"W | 22.36 |
| C14 | 12.77 | 50.00 | 14° 38' 00" | S65° 42' 15"W | 12.74 |
| C16 | 24.85 | 17.00 | 83° 46' 02" | S31° 08' 14"W | 22.70 |
| C17 | 59.09 | 100.05 | 33° 50' 23" | S56° 05' 42"W | 58.24 |
| C18 | 11.55 | 100.88 | 6° 33' 26" | S35° 50' 27"W | 11.54 |
| C19 | 23.84 | 17.00 | 80° 20' 11" | S72° 43' 01"W | 21.93 |
| C20 | 37.93 | 225.00 | 9° 39' 34" | N71° 56' 41"W | 37.89 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C21 | 23.74 | 17.00 | 80° 00' 28" | N36° 46' 14"W | 21.86 |
| C22 | 38.37 | 75.00 | 29° 18' 55" | N17° 53' 28"E | 37.96 |
| C23 | 22.69 | 150.00 | 8° 40' 07" | N28° 12' 52"E | 22.67 |
| C24 | 19.06 | 17.00 | 64° 13' 59" | N55° 59' 47"E | 18.08 |
| C25 | 6.64 | 17.00 | 22° 23' 36" | S80° 41' 25"E | 6.60 |
| C26 | 65.42 | 100.00 | 37° 29' 07" | S88° 14' 11"E | 64.26 |
| C27 | 61.60 | 324.99 | 10° 51' 38" | N67° 35' 26"E | 61.51 |
| C28 | 91.99 | 324.99 | 16° 13' 05" | N54° 03' 07"E | 91.68 |
| C29 | 26.70 | 17.00 | 90° 00' 00" | S89° 03' 24"E | 24.04 |

| Curve Table | | | | | |
|-------------|--------|--------|--------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C30 | 23.40 | 175.00 | 7° 39' 35" | S40° 13' 37"E | 23.38 |
| C31 | 78.35 | 175.00 | 25° 39' 02" | S23° 34' 18"E | 77.69 |
| C32 | 29.07 | 17.00 | 97° 59' 05" | S3° 02' 57"E | 25.66 |
| C33 | 129.96 | 275.00 | 27° 04' 39" | S59° 28' 55"W | 128.76 |
| C34 | 25.15 | 50.00 | 28° 48' 57" | S87° 25' 44"W | 24.88 |
| C35 | 30.28 | 17.00 | 102° 02' 36" | N27° 08' 30"W | 26.43 |
| C36 | 57.22 | 200.00 | 16° 23' 32" | N32° 04' 34"E | 57.02 |
| C37 | 128.88 | 200.00 | 36° 55' 16" | N58° 43' 58"E | 126.66 |
| C38 | 73.88 | 200.00 | 21° 09' 56" | S62° 37' 27"E | 73.46 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C39 | 166.42 | 394.82 | 24° 09' 06" | S7° 12' 16"W | 165.20 |
| C42 | 32.98 | 225.00 | 8° 23' 55" | N7° 46' 16"W | 32.95 |
| C43 | 54.17 | 225.00 | 13° 47' 41" | N18° 52' 05"W | 54.04 |
| C44 | 54.17 | 225.00 | 13° 47' 43" | N32° 39' 47"W | 54.04 |
| C46 | 7.12 | 250.00 | 1° 37' 52" | N44° 52' 20"W | 7.12 |
| C47 | 54.69 | 250.00 | 12° 32' 04" | N51° 57' 18"W | 54.58 |
| C48 | 54.69 | 250.00 | 12° 32' 01" | N64° 29' 21"W | 54.58 |
| C49 | 54.68 | 250.00 | 12° 31' 57" | N77° 01' 20"W | 54.57 |
| C50 | 54.68 | 250.00 | 12° 31' 51" | N89° 33' 14"W | 54.57 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C51 | 54.67 | 250.00 | 12° 31' 45" | S77° 54' 58"W | 54.56 |
| C52 | 54.66 | 250.00 | 12° 31' 38" | S65° 23' 16"W | 54.55 |
| C54 | 20.00 | 250.00 | 4° 35' 03" | S44° 30' 55"W | 20.00 |
| C55 | 53.73 | 250.00 | 12° 18' 52" | S36° 03' 58"W | 53.63 |
| C58 | 0.14 | 125.00 | 0° 03' 49" | S32° 31' 01"W | 0.14 |
| C59 | 23.74 | 17.00 | 80° 00' 11" | S43° 14' 06"W | 21.86 |
| C60 | 149.93 | 225.00 | 38° 10' 49" | S64° 08' 47"W | 147.18 |
| C61 | 36.53 | 225.00 | 9° 18' 08" | S40° 24' 19"W | 36.49 |
| C63 | 38.11 | 360.00 | 6° 03' 57" | N26° 54' 47"E | 38.10 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C64 | 81.79 | 360.00 | 13° 01' 05" | N36° 27' 18"E | 81.62 |
| C65 | 81.79 | 360.00 | 13° 01' 05" | N52° 39' 23"E | 81.62 |
| C66 | 78.70 | 360.00 | 12° 31' 33" | N65° 25' 42"E | 78.55 |
| C67 | 78.70 | 360.00 | 12° 31' 33" | N77° 57' 15"E | 78.55 |
| C68 | 78.70 | 360.00 | 12° 31' 33" | S89° 31' 12"E | 78.55 |
| C69 | 78.70 | 360.00 | 12° 31' 33" | S76° 59' 39"E | 78.55 |
| C70 | 78.70 | 360.00 | 12° 31' 33" | S64° 28' 06"E | 78.55 |
| C71 | 78.70 | 360.00 | 12° 31' 33" | S51° 56' 33"E | 78.55 |
| C72 | 10.20 | 360.00 | 1° 37' 22" | S44° 52' 05"E | 10.20 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C73 | 26.31 | 335.00 | 4° 30' 02" | S41° 48' 23"E | 26.31 |
| C74 | 80.59 | 335.00 | 13° 47' 03" | S32° 39' 51"E | 80.40 |
| C75 | 80.59 | 335.00 | 13° 47' 03" | S18° 52' 48"E | 80.40 |
| C76 | 49.21 | 335.00 | 8° 24' 57" | S7° 46' 48"E | 49.16 |
| C77 | 63.13 | 400.00 | 9° 02' 36" | S12° 02' 44"W | 63.07 |
| C78 | 236.71 | 335.00 | 40° 29' 05" | S23° 48' 52"E | 231.82 |
| C79 | 564.20 | 360.00 | 89° 47' 45" | S88° 57' 17"E | 508.21 |
| C80 | 53.74 | 250.00 | 12° 19' 01" | S52° 57' 57"W | 53.64 |
| C81 | 119.91 | 360.00 | 19° 05' 02" | N33° 25' 19"E | 119.35 |

| Curve Table | | | | | |
|-------------|--------|--------|--------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C82 | 9.83 | 65.00 | 8° 40' 07" | N28° 12' 52"E | 9.82 |
| C86 | 38.93 | 186.43 | 11° 57' 57" | N41° 44' 13"E | 38.86 |
| C87 | 153.58 | 275.00 | 31° 59' 50" | N31° 43' 17"E | 151.59 |
| C88 | 140.52 | 225.00 | 35° 47' 03" | N33° 36' 53"E | 138.25 |
| C89 | 44.20 | 700.00 | 3° 37' 03" | N3° 12' 33"E | 44.19 |
| C90 | 42.75 | 400.00 | 6° 07' 24" | N4° 27' 44"E | 42.73 |
| C91 | 28.79 | 200.00 | 8° 14' 55" | S0° 33' 08"W | 28.77 |
| C96 | 158.98 | 225.00 | 40° 29' 05" | N23° 48' 52"W | 155.70 |
| C97 | 488.97 | 250.00 | 112° 03' 48" | S79° 54' 42"W | 414.67 |

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C98 | 15.13 | 100.00 | 8° 40' 07" | S28° 12' 52"W | 15.12 |
| C99 | 63.96 | 125.00 | 29° 18' 55" | S17° 53' 28"W | 63.26 |
| C100 | 23.74 | 17.00 | 80° 00' 11" | S43° 14' 06"W | 21.86 |
| C101 | 186.46 | 225.00 | 47° 28' 57" | S59° 29' 43"W | 181.17 |
| C102 | 38.93 | 186.43 | 11° 57' 57" | S41° 44' 13"W | 38.86 |
| C103 | 153.58 | 275.00 | 31° 59' 50" | S31° 43' 17"W | 151.59 |
| C104 | 140.52 | 225.00 | 35° 47' 03" | S33° 36' 53"W | 138.25 |
| C105 | 141.78 | 300.00 | 27° 04' 39" | N59° 28' 55"E | 140.46 |
| C106 | 53.48 | 75.00 | 40° 51' 33" | S86° 32' 58"E | 52.36 |

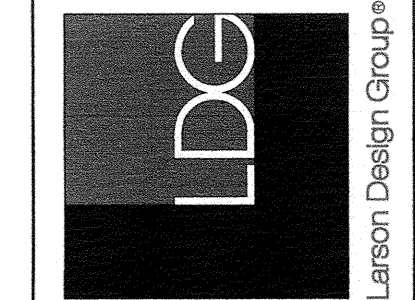
| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C107 | 52.98 | 75.00 | 40° 28' 20" | S52° 47' 05"W | 51.88 |
| C108 | 50.63 | 100.00 | 29° 00' 37" | S58° 30' 57"W | 50.09 |
| C109 | 88.60 | 200.00 | 25° 22' 55" | S44° 45' 37"E | 87.88 |
| C111 | 44.13 | 211.33 | 11° 57' 56" | N41° 44' 13"E | 44.05 |
| C114 | 9.83 | 65.00 | 8° 40' 07" | N28° 12' 52"E | 9.82 |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 55.04 | N73° 01' 15"E |
| L2 | 21.27 | N81° 35' 16"E |
| L3 | 28.51 | N81° 35' 16"E |
| L4 | 24.28 | S45° 28' 05"E |
| L5 | 67.85 | N45° 56' 36"E |
| L6 | 14.12 | S44° 03' 24"E |
| L7 | 9.87 | S85° 39' 04"E |
| L8 | 49.50 | S23° 59' 17"E |
| L9 | 3.84 | S65° 14' 29"E |
| L10 | 121.24 | N1° 24' 01"E |
| L11 | 84.35 | S3° 34' 19"E |
| L12 | 29.96 | N23° 52' 48"E |
| L13 | 16.56 | N32° 32' 55"E |
| L14 | 104.57 | N16° 58' 45"W |
| L15 | 31.03 | S44° 00' 38"W |
| L16 | 59.14 | N47° 43' 12"E |
| L17 | 35.11 | S66° 07' 12"E |
| L18 | 110.06 | S45° 26' 39"E |
| L19 | 110.06 | N45° 26' 39"W |
| L20 | 46.76 | N3° 14' 01"E |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L22 | 2.30 | N4° 40' 36"E |
| L23 | 99.33 | S86° 25' 45"W |
| L24 | 89.00 | S44° 03' 24"E |
| L25 | 86.41 | S16° 58' 57"E |
| L26 | 91.37 | N73° 01' 03"E |
| L27 | 96.02 | N58° 57' 45"E |
| L28 | 74.50 | N31° 02' 15"W |
| L29 | 75.50 | S31° 02' 15"E |
| L30 | 92.15 | S35° 49' 25"E |
| L31 | 8.43 | N3° 14' 01"E |
| L32 | 86.91 | S27° 44' 58"E |
| L33 | 20.00 | S23° 52' 48"W |
| L34 | 110.00 | S60° 03' 15"E |

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| NO. | DATE | COMMENTS | BY | CHKD |
|-----|------------|-----------------------|-----|------|
| 4 | 07/29/2019 | FINAL PLAN REVISIONS | BG | |
| 3 | 4/10/2019 | REVISED BEARINGS | CAB | |
| 2 | 12/10/2018 | PER TOWNSHIP COMMENTS | ONC | CSW |
| 1 | 11/06/2018 | TOWNSHIP SUBMISSION | RC | BG |



HESPENHEIDE SUBDIVISION PLAN - FINAL
 (PLAN BOOK 310, PAGE 2-11)

TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

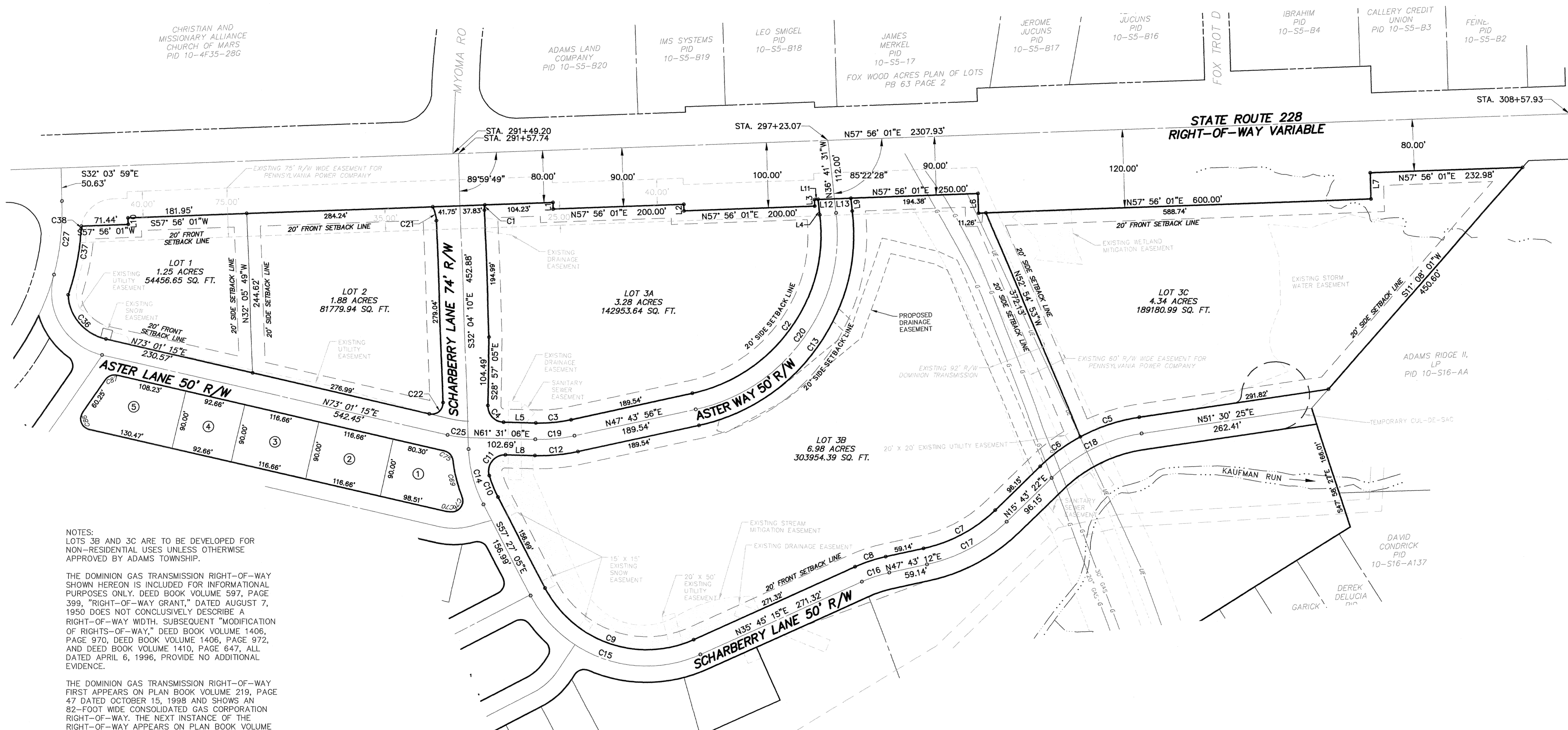
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FWH DEVELOPMENT, LLC
 1028 RIVIERA DRIVE
 EMLENTON, PA 16373
 PHONE 724-816-4875

| Curve Table | | | | | |
|-------------|--------|--------|-------------|-----------------|--------------|
| 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 Table | | | | | |
|-------------|--------|--------|--------------|-----------------|--------------|
| 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 Table | | | | | |
|-------------|--------|--------|--------------|-----------------|--------------|
| 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 |



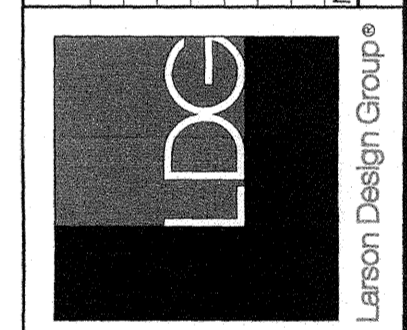
NOTES:
 LOTS 3B AND 3C ARE TO BE DEVELOPED FOR NON-RESIDENTIAL USES UNLESS OTHERWISE APPROVED BY ADAMS TOWNSHIP.

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 or tamper 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 | BY | CHGO | ISSUE / REVISIONS |
|-----|------------|-----|------|-----------------------|
| 1 | 11/06/2018 | RC | BIG | TOWNSHIP SUBMISSION |
| 2 | 11/20/2018 | RC | RC | PER TOWNSHIP COMMENTS |
| 3 | 4/10/2019 | OMC | CSW | REVISED BEARINGS |



HESPELHEIDE SUBDIVISION PLAN - FINAL
 (PLAN BOOK 310, PAGE 2-11)

TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

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