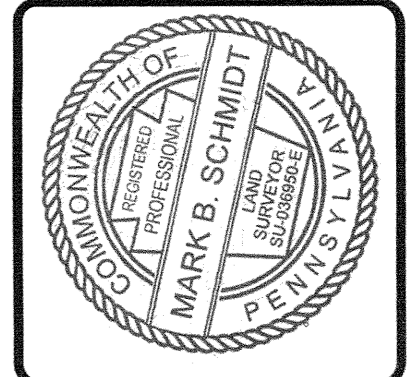


ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CHL.
---	---	---	---	---



Corporate Office
 Elm Technical Center
 801
 Philadelphia, PA 19123
 PHONE: (412) 781-6660
 FAX: (412) 781-5904

Mars Office
 123 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (717) 662-4544
 FAX: (717) 662-4549

HAMPTON
 TECHNICAL ASSOCIATES, INC.
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1980
 www.Hampton-Technical.com
 email@hampton-technical.com



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

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

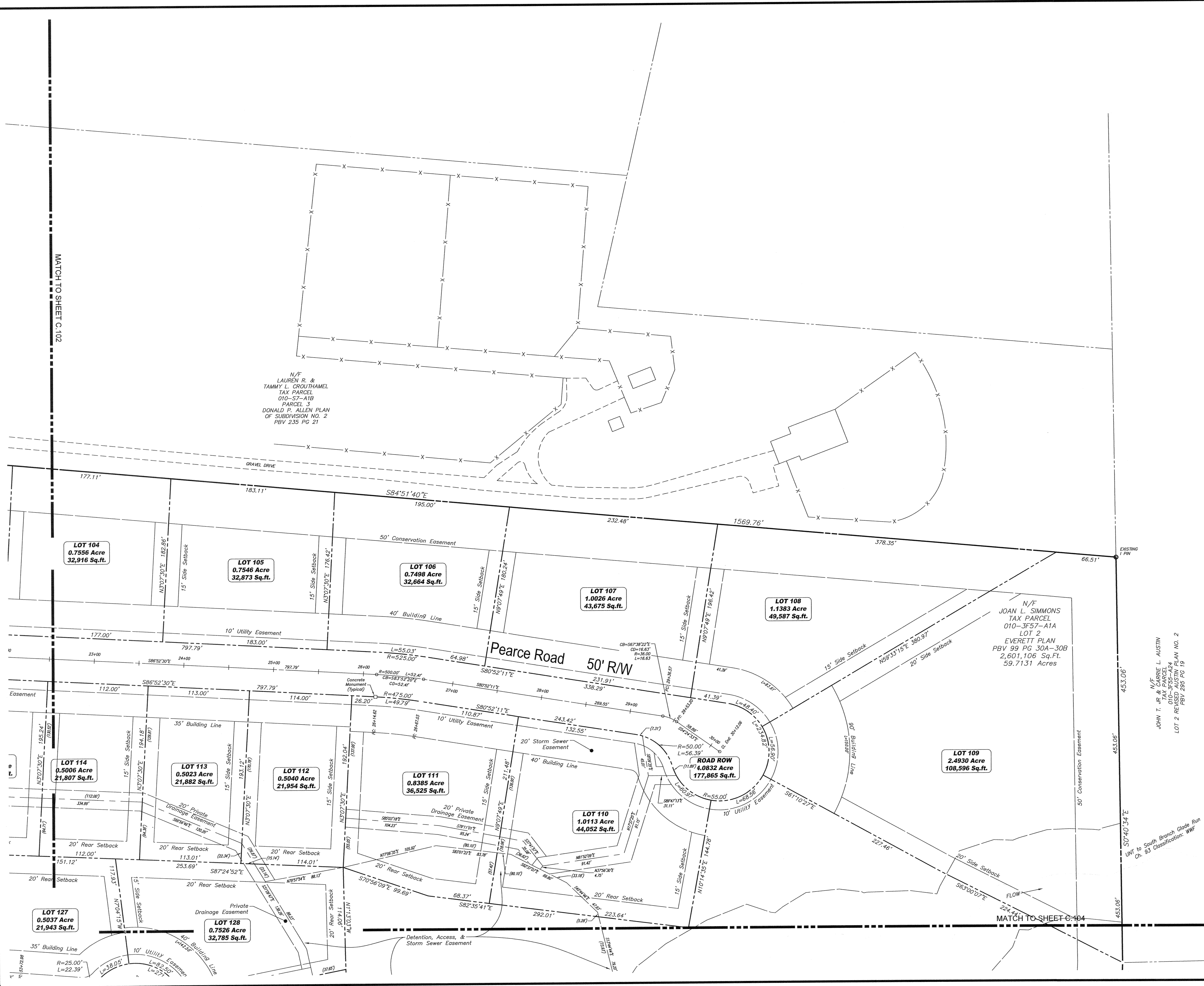
DATE ISSUED: Sept. 3, 2019
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: -
 SHEET: **C.102**
 HTA PROJECT #: 11526-2

MATCH TO SHEET C.102

N/F
LAUREN R. &
TAMMY L. CROUTHAMEL
TAX PARCEL
010-S7-A1B
PARCEL 3
DONALD P. ALLEN PLAN
OF SUBDIVISION NO. 2
PBV 235 PG 21

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

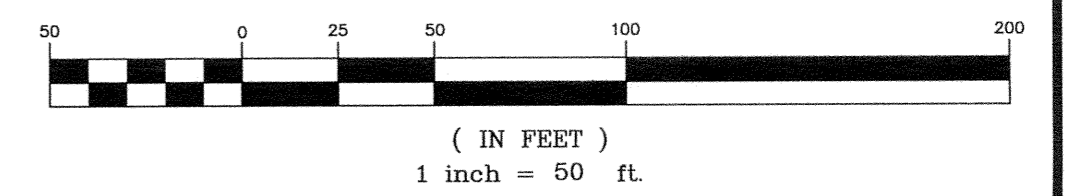
N/F
JOHN T. JR. &
LUCY L. AUSTIN
TAX PARCEL
010-3F55-A24
LOT 2 REVISED AUSTIN PLAN NO. 2
PBV 255 PG 15



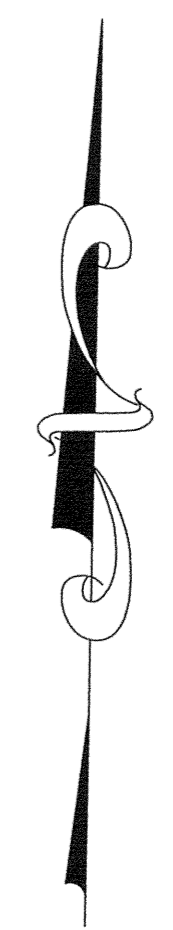
MATCH TO SHEET C.104

PLAN BOOK	PAGE
381	3

GRAPHIC SCALE



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



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

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

DATE ISSUED: Sept. 3, 2019
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE:
 SHEET: C.103
 HITA PROJECT #: 11526-2

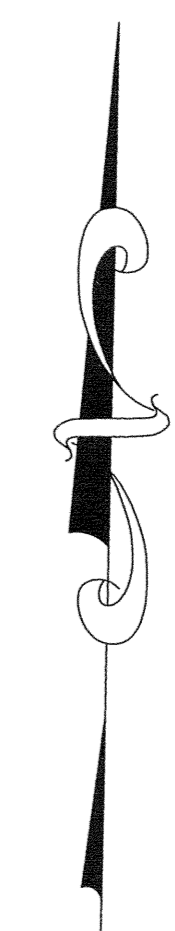
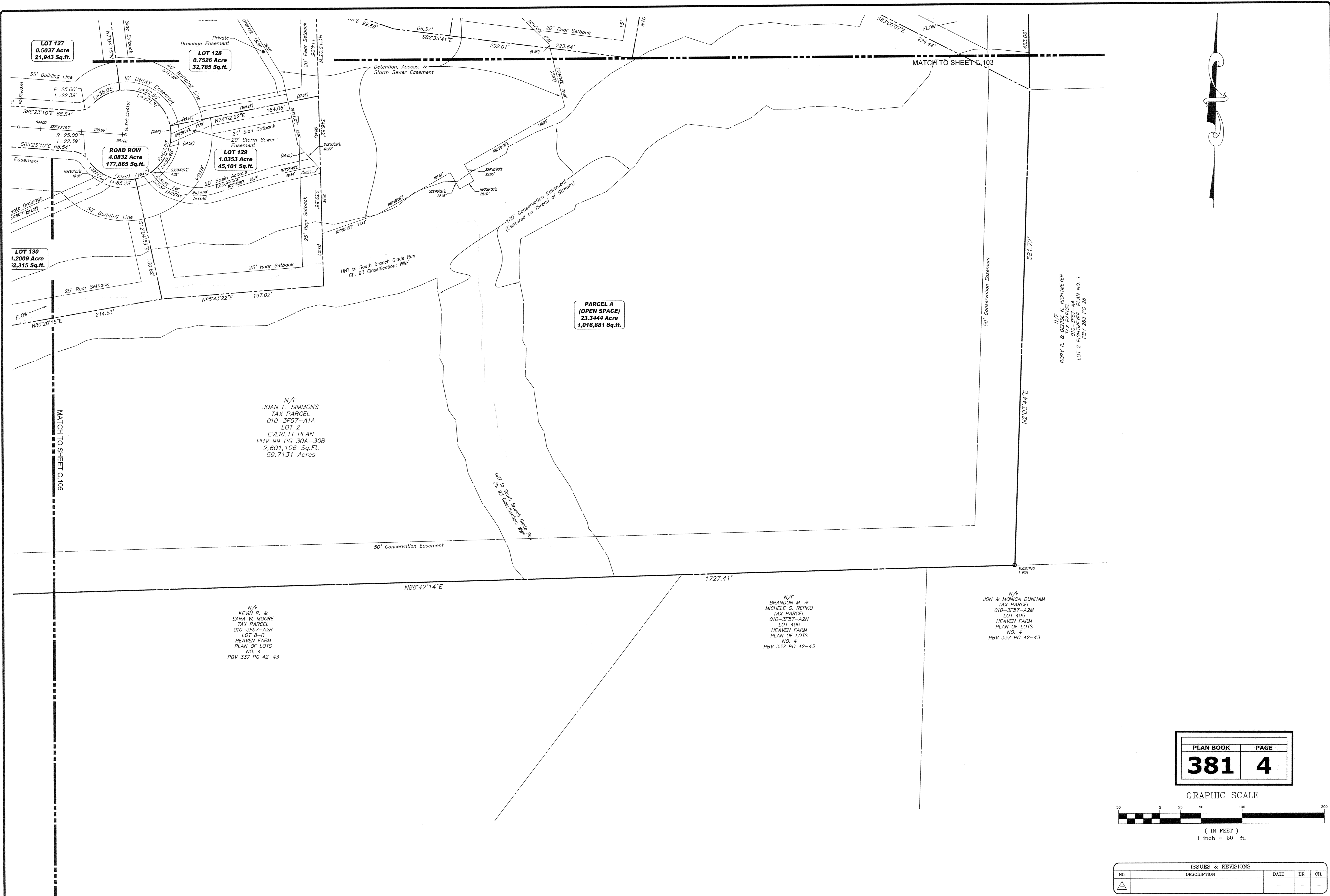
HAMPTON TECHNICAL ASSOCIATION

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

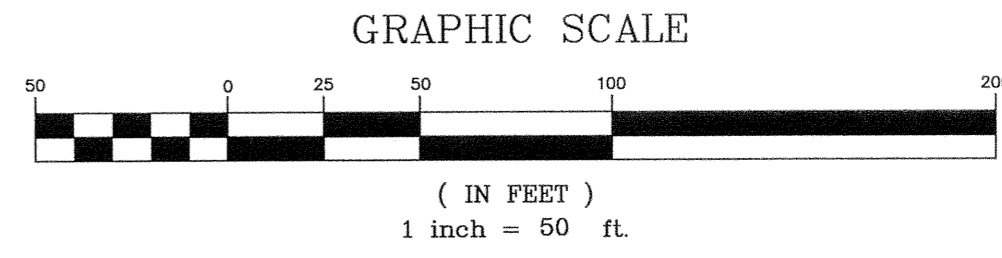
COMPANY OFFICE:
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 681-0600
 Fax: (412) 741-5904

MARK B. SCHMIDT
 PROFESSIONAL SURVEYOR
 No. 11670
 STATE OF PENNSYLVANIA

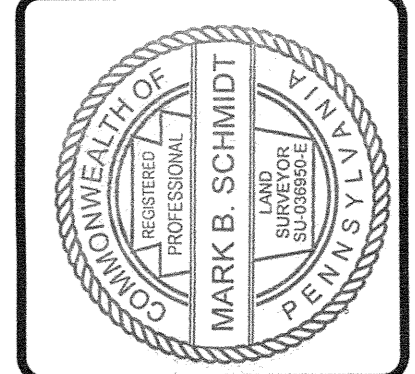
Mrs. Office: Suite B
 123 Ridge Road
 Pittsburgh, PA 15228
 PHONE: (724) 825-4544
 FAX: (724) 825-4549



PLAN BOOK	PAGE
381	4



ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CHK.
	---	---	---	---



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

Corporate Office
Blue Technical Center
1500 State Route 201
Plymouth, PA 15228
PHONE: (412) 781-9860
FAX: (412) 781-5904

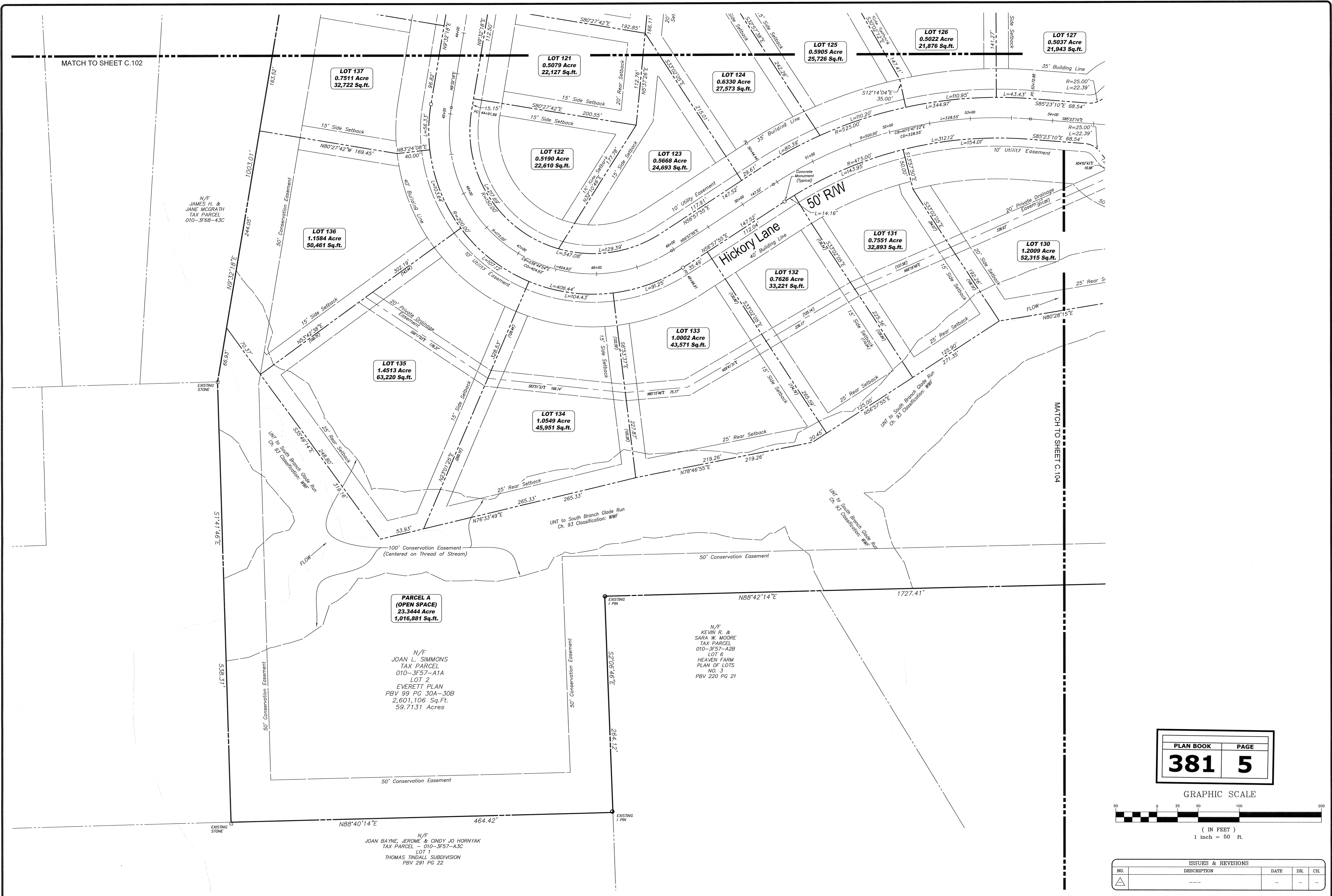
Mar. Office
223 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4644
FAX: (724) 625-4648

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

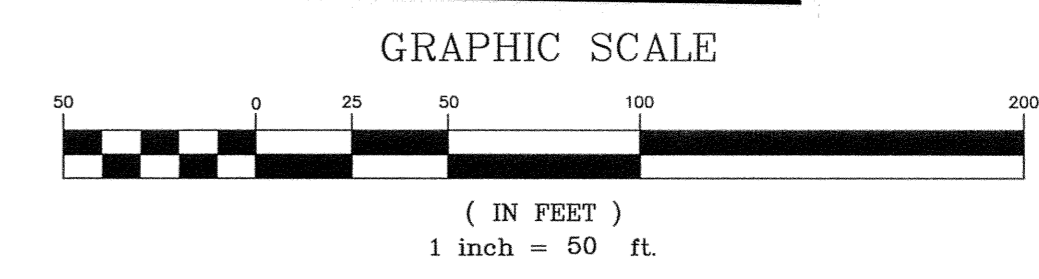
Hickory Glen - PRD - Corrective Revised Plan
Plan for Recording
Adams Township
Butler County, PA

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

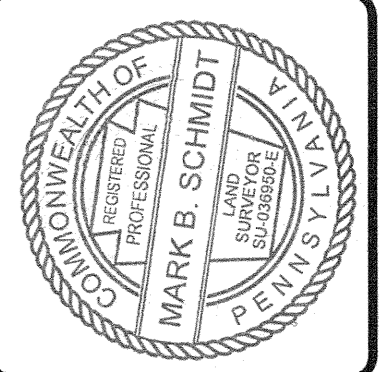
DATE ISSUED:	Sept. 3, 2019
HORIZONTAL SCALE:	1" = 50'
VERTICAL SCALE:	-
SHEET:	C.104
HTA PROJECT #:	11526-2



PLAN BOOK	PAGE
381	5

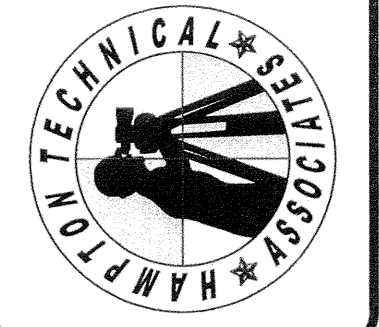


ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
---	---	---	---	---



Corporate Office
 Bina Technical Center
 1000 North State Street
 Philadelphia, PA 19102
 PHONE: (412) 781-9660
 FAX: (412) 781-9604

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

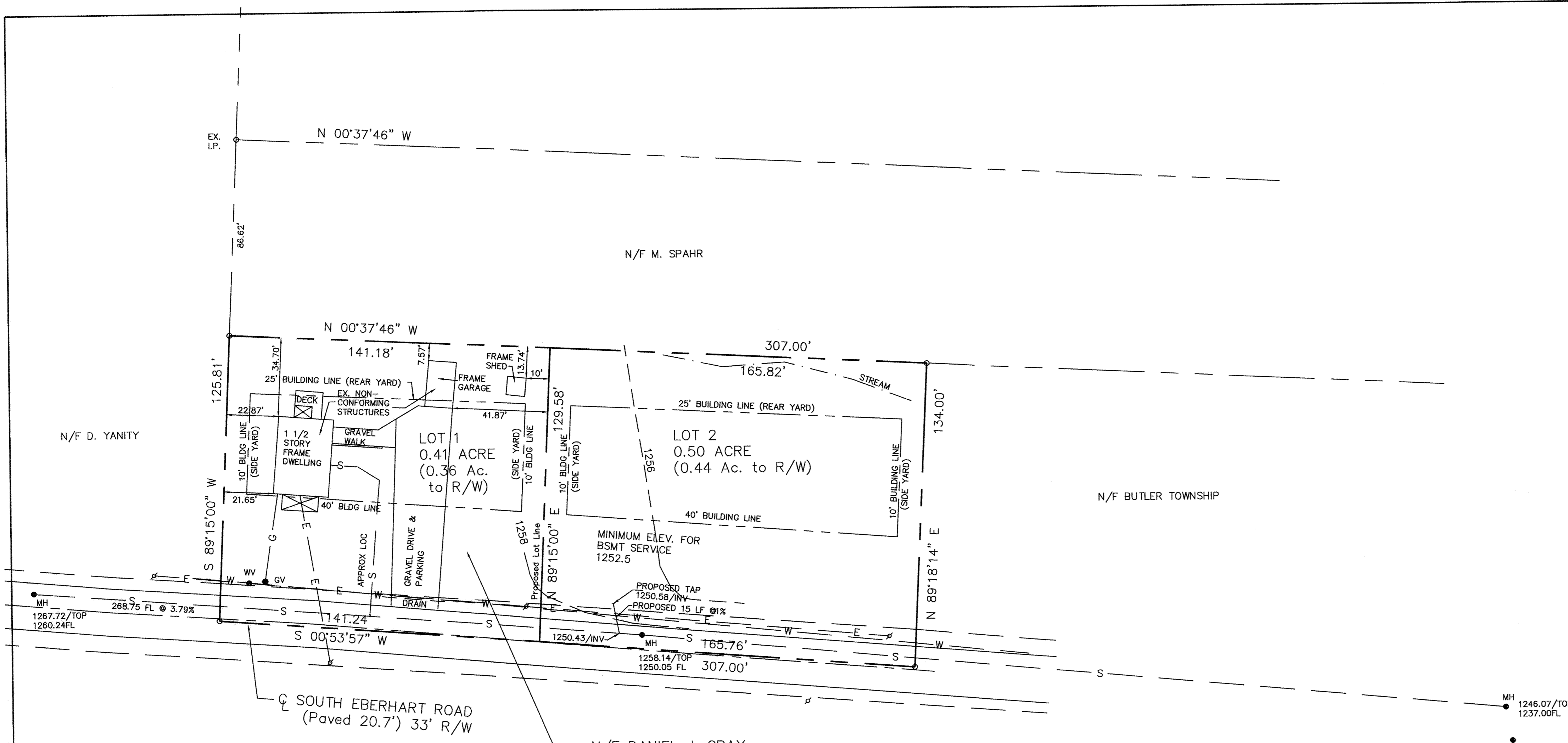
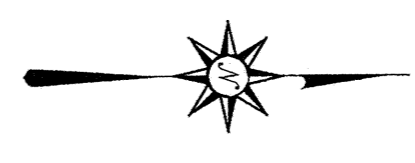


DRAWN BY: JEC
 CHECKED BY: MS
 APPROVED BY:
 CAD FILE: 11526-2 Const.dwg

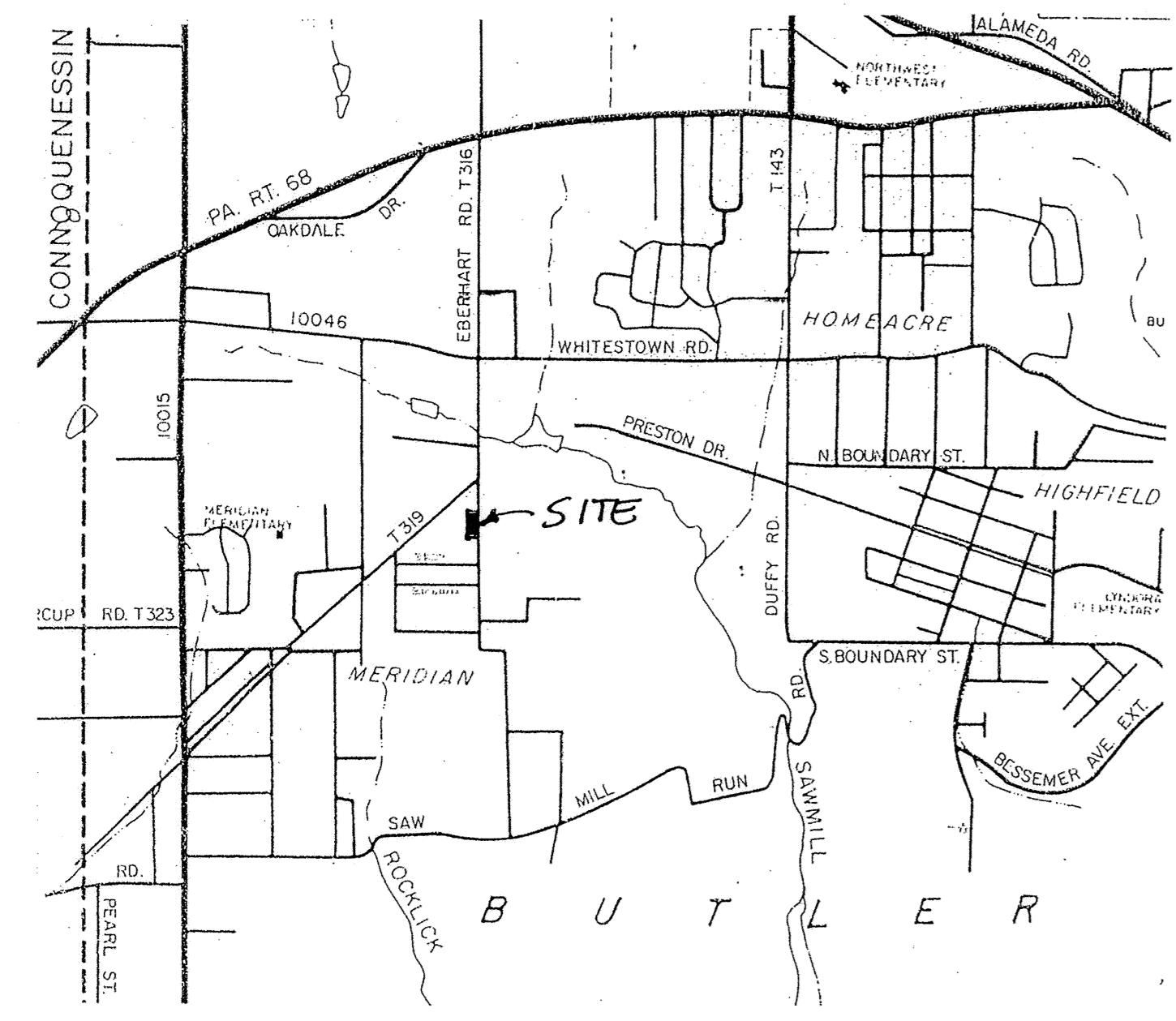
Hickory Glen - PRD - Revision No. 1
 Plan for Recording
 Adams Township
 Hickory Glen, LP
 P.O. Box 449

Butler County, PA
 Mar, PA 16046

DATE ISSUED: Sept. 3, 2019
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: -
 SHEET: **C.105**
 HTA PROJECT #: 11526-2



N/F DANIEL J. GRAY
 0.91 ACRE EX. TAX PARCEL 054-26-38
 -0.50 ACRE LOT 2
 0.41 ACRE LOT 1 (REMNANT)



VICINITY MAP Scale: 1" = 2000'

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

ZONED: R-1
 BUILDING REQUIREMENTS:
 MIN. LOT AREA: 15,000 SQ. FT.
 MIN. LOT WIDTH: 100'
 40' FRONT SETBACK
 10' SIDE SETBACK
 25' REAR SETBACK

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

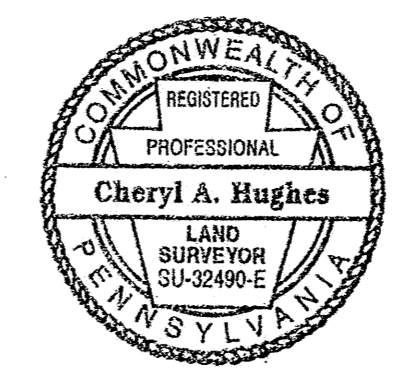
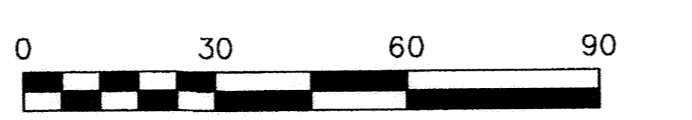
PROPERTY OWNER: DANIEL GRAY
 420 SOUTH EBERHART ROAD
 BUTLER, PA 16001

REF: PLAN OF SUBDIVISION FOR DALE L. & CAROLE S. WILLISON BY LAND SURVEYORS, INC., 11/26/97, #97-321, P.B. 211 PG. 7

REF: PLAN OF SUBDIVISION FOR ROBERT P. & ELIZABETH A. WILLISON, DALE L. & CAROLE S. WILLISON AND PATRICK E. FITZPATRICK & KATHRYN E. KRAUSTOK BY LAND SURVEYORS, INC., 07/05/96, #96-206, UNRECORDED.

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

ANY ENCROACHMENTS OF EXISTING STREAM AT NORTHERN PROPERTY LINE MUST BE PERMITTED PER DEP CHAPTER 105 REQUIREMENT.



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

DATE July 18, 2019 SEAL [Signature]
 SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Muesel SEAL [Signature] PRESIDENT
 SECRETARY
 Approved by the Board of Commissioners of the Township of Butler this 19th day of August, 2019.
 Theresa Muesel SEAL [Signature] PRESIDENT OF BOARD
 SECRETARY

Approved by the Butler Township Planning Commission this 6th day of August, 2019.
 [Signature] SEAL [Signature] SECRETARY
 SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 17th day of July, 2019.
 [Signature] SEAL [Signature] CHAIRMAN
 SECRETARY

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 381 page 6

Given under my hand and seal this 12th day of September, 2019.

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



REVISED 7/18/19; TWP ENGINEER REVIEW

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

PLAN OF SUBDIVISION
 FOR: DANIEL J. GRAY

SITUATE: BUTLER TWP., BUTLER CO. PA

PLAN BOOK PAGE
381 6

Date 06/28/19	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 054-26-38	Instrument # 200507050017556	Service No. 18-103	

Know all men by these Presents, that I, Daniel J. Gray, 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 our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and I release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, I hereunto set my hand and seal this 28 day of Aug, 2019.

NOTARY PUBLIC [Signature] OWNER [Signature]
 COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 My Commission Expires Sep 12, 2022
 Commission Number 1192974

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Daniel J. Gray, 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 28 day of Aug, 2019.
 My Commission Expires the 12 day of Sept, 2022.

SEAL [Signature]
 NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA - Notary Seal
 ROBERT JOHN WHITE - Notary Public
 Butler County
 My Commission Expires Sep 12, 2022
 Commission Number 1192974

TITLE CLAUSE (NO MORTGAGE)
 I, Daniel J. Gray, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Daniel J. Gray as recorded in Instrument Number 200507050017556, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS [Signature] OWNER [Signature]

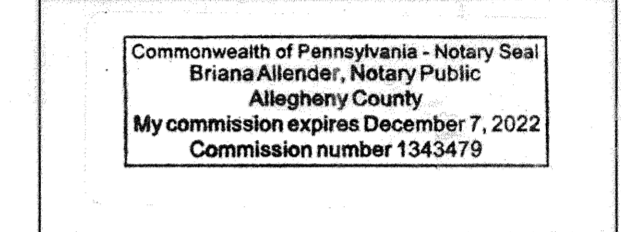
Inst: 201909130018099
 Page 1 of 145.00
 Michael Mustello
 Butler County Recorder PA
 9/19/2019 10:08 AM
 12019016409

BY RESOLUTION APPROVED ON THE 9th DAY OF September, 2019 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 3 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) John Maney - 6m NVR, INC.
 SIGNATURE AND TITLE OF OFFICER WITNESS VP
 DATE 9/19/19 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF September, 2019
 (SEAL) Brian Allesh
 NOTARY PUBLIC



I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 3 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201907050012467. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
John Maney SIGNATURE OF WITNESS VP 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.
9/13/19 DATE James A. Spurdute SIGNATURE
 JAMES A. SPERDUTE, R.S. # 24457-E

I, James Kratoch 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.
9/10/19 DATE James Kratoch SIGNATURE
 REGISTRATION NO. PE071355

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY Resolution No. 2019-63 EFFECTIVE THIS 10th DAY OF September, 2019.

James Kratoch SECRETARY Richard M. Hubley CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2019-63 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, as amended.

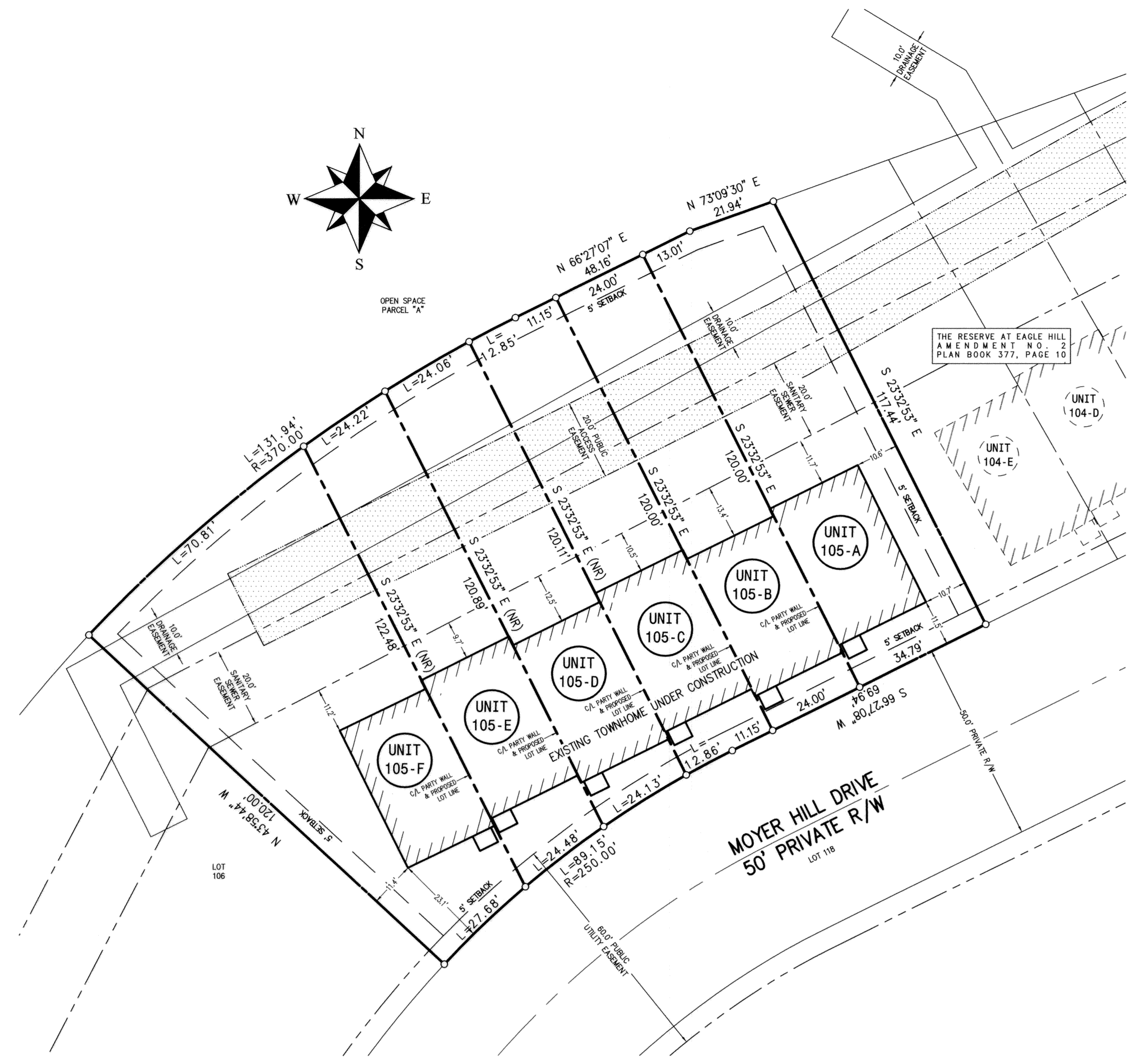
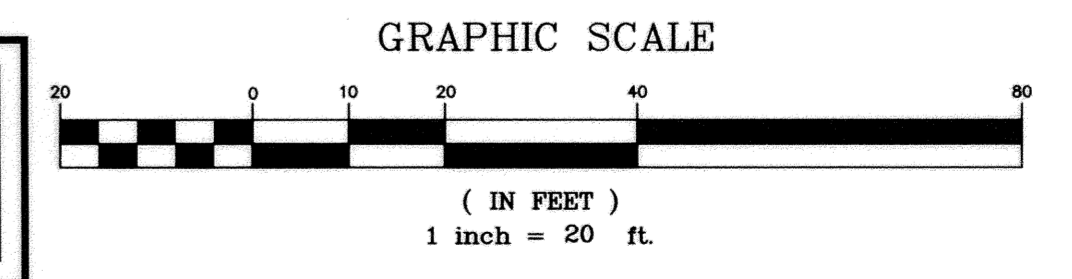
James Kratoch TOWNSHIP MANAGER
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF Aug., 2019

James Kratoch SECRETARY James Kratoch CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 381 PAGE 7

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

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



LOT AREAS:

UNIT	SQUARE FEET	ACRES
105-A	4,147.316	0.095
105-B	2,879.996	0.066
105-C	2,880.450	0.066
105-D	2,890.418	0.066
105-E	2,918.745	0.067
105-F	5,9313.581	0.136
TOTAL:	21,630.506	0.496

- GENERAL PLAN NOTES:
- THIS PLAN IS A RE-SUBDIVISION OF LOT 105 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36-40
 - THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
 - IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
 - REFER TO ABOVE RECORDED PLAN FOR DIMENSIONS AND TIES TO ALL EASEMENTS SHOWN.
 - SANITARY SEWER EASEMENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

ZONING INFORMATION:

AFFECTED ZONING CLASSIFICATION: R-3
 PROPOSED USE: PLANNED RESIDENTIAL DEVELOPMENT (TOWNHOMES)

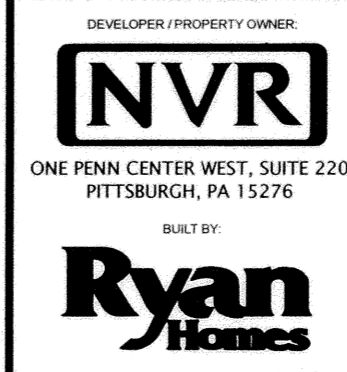
- TYPICAL LOT SIZE: 0.426 ACRES
- MINIMUM LOT WIDTH: PER PATTERN BOOK
- MINIMUM FRONT SETBACK: 5.00 FEET
- MINIMUM REAR SETBACK: 5.00 FEET
- MINIMUM SIDE SETBACK: 5.00 FEET AT END UNITS
- MINIMUM PRD SETBACK: 50.00 FEET

OWNERSHIP REFERENCE:

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

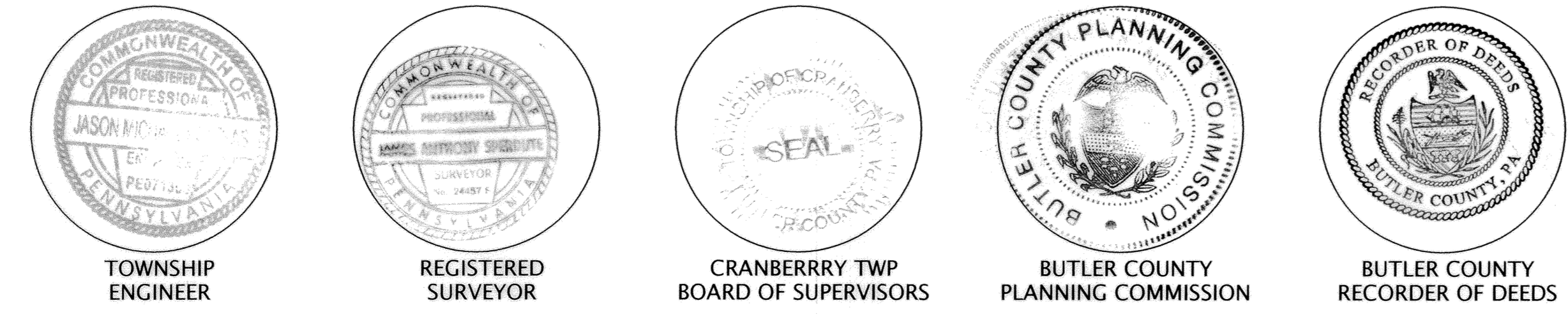
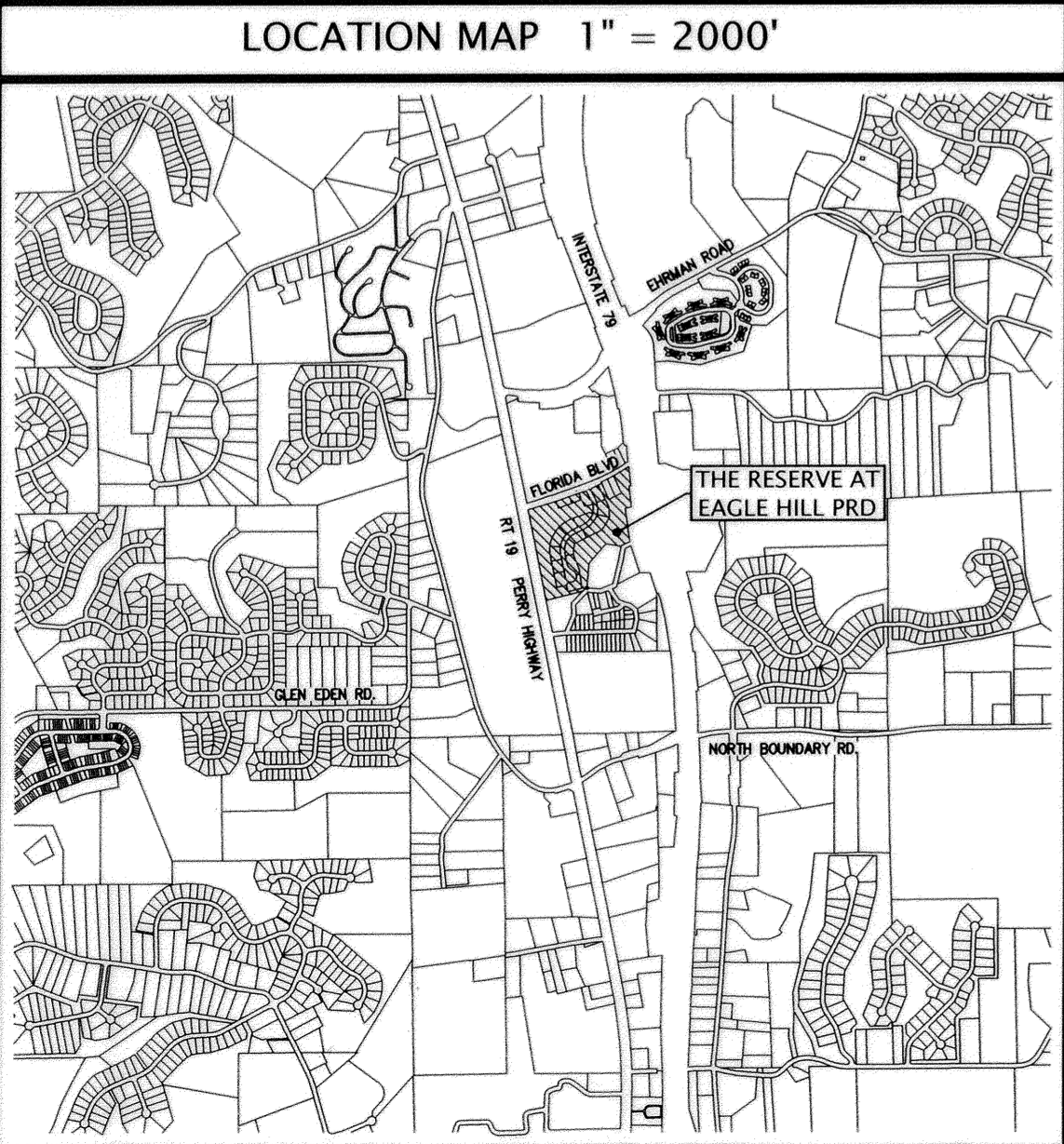
TAX PARCEL: LOT 105
 TAX PARCEL 130-S1-A105
 INST. # 201907050012467

PLAN BOOK	PAGE
381	7



DEVELOPER / PROPERTY OWNER: NVR
 DRAWING NUMBER: 1004-19120541
 DRAWING SCALE: 1"=20'
 DATE: JULY 29, 2019
 DRAWN BY: JSS
 REVISIONS:

THE RESERVE AT EAGLE HILL
 AMENDMENT NO. 3
 BEING A RE-SUBDIVISION OF LOT 105 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36-40
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



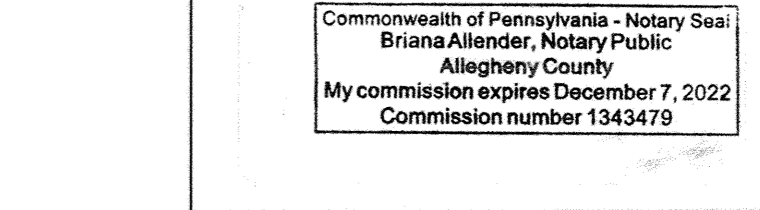
Instr: 201909130018100
 Page 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 9/13/2019 10:14 AM
 T20190914090

BY RESOLUTION APPROVED ON THE 9th DAY OF September, 2019 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 34 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) John Mary-6m NVR, INC.
 SIGNATURE AND TITLE OF OFFICER WITNESS SIGNATURE AND TITLE OF AUTHORIZED OFFICER
9/9/19
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF September, 2019
 (SEAL) Brian Allaker
 NOTARY PUBLIC



Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 34 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 201907160013279 & 201907010012107. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
John Mary SIGNATURE OF WITNESS
Pete Robertson SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
9/3/19
 DATE
James A. Spurdute
 JAMES A. SPURDUTE, R.S. # 24457-E

Jason Roberts 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.
9/10/19
 DATE
PRO1953
 SIGNATURE
 REGISTRATION NO.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2019-57 EFFECTIVE THIS 10th DAY OF September, 2019.

John SECRETARY
Richard M. Shelly CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 2019-57 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, et al.

John TOWNSHIP MANAGER

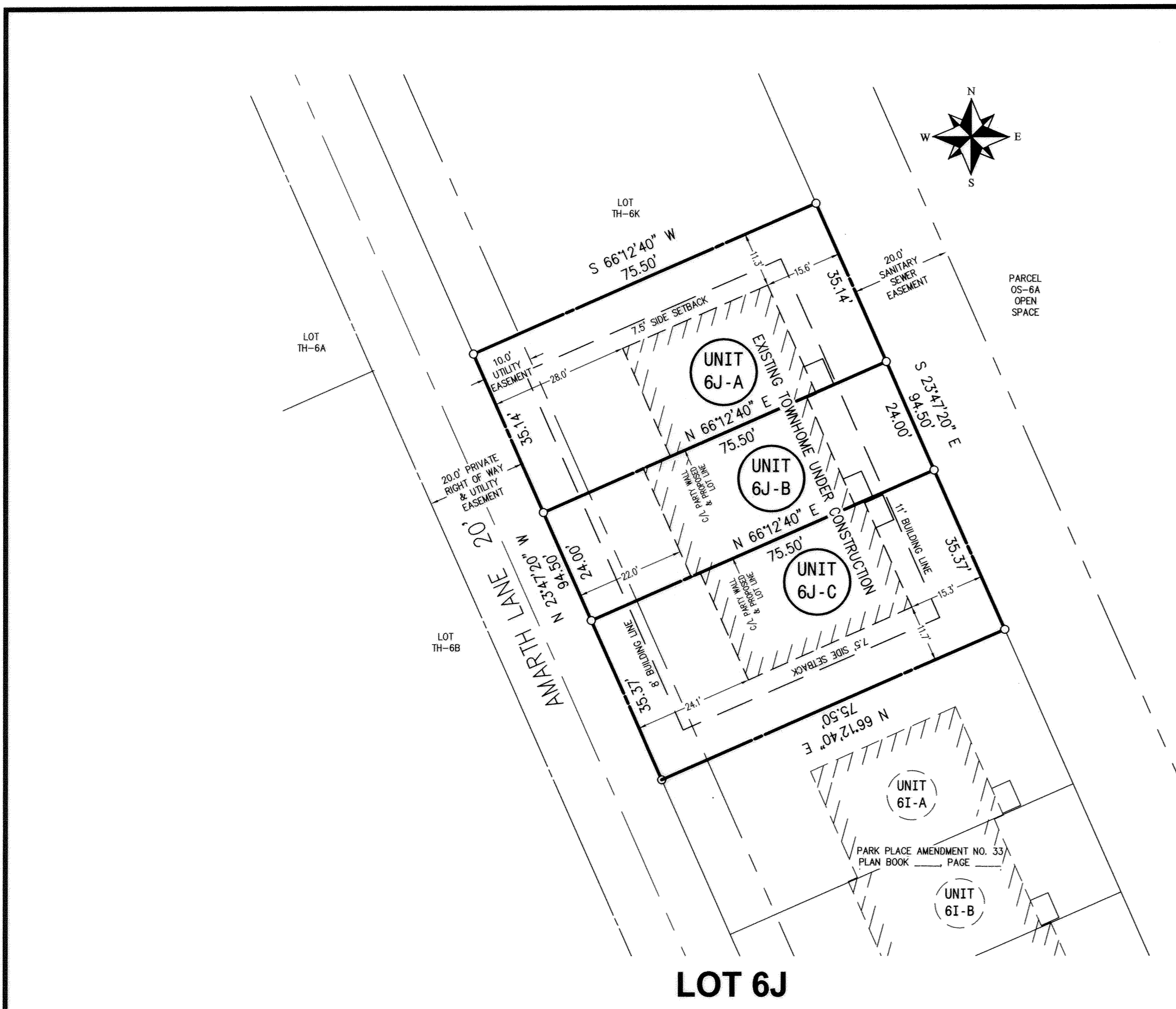
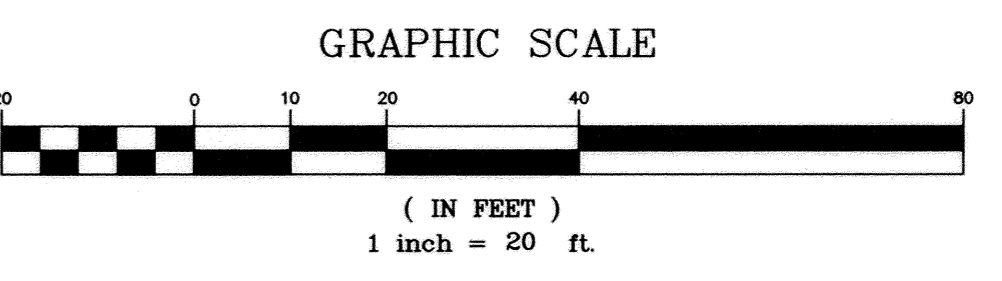
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF Aug., 2019

Corey SECRETARY
Richard M. Shelly CHAIRPERSON

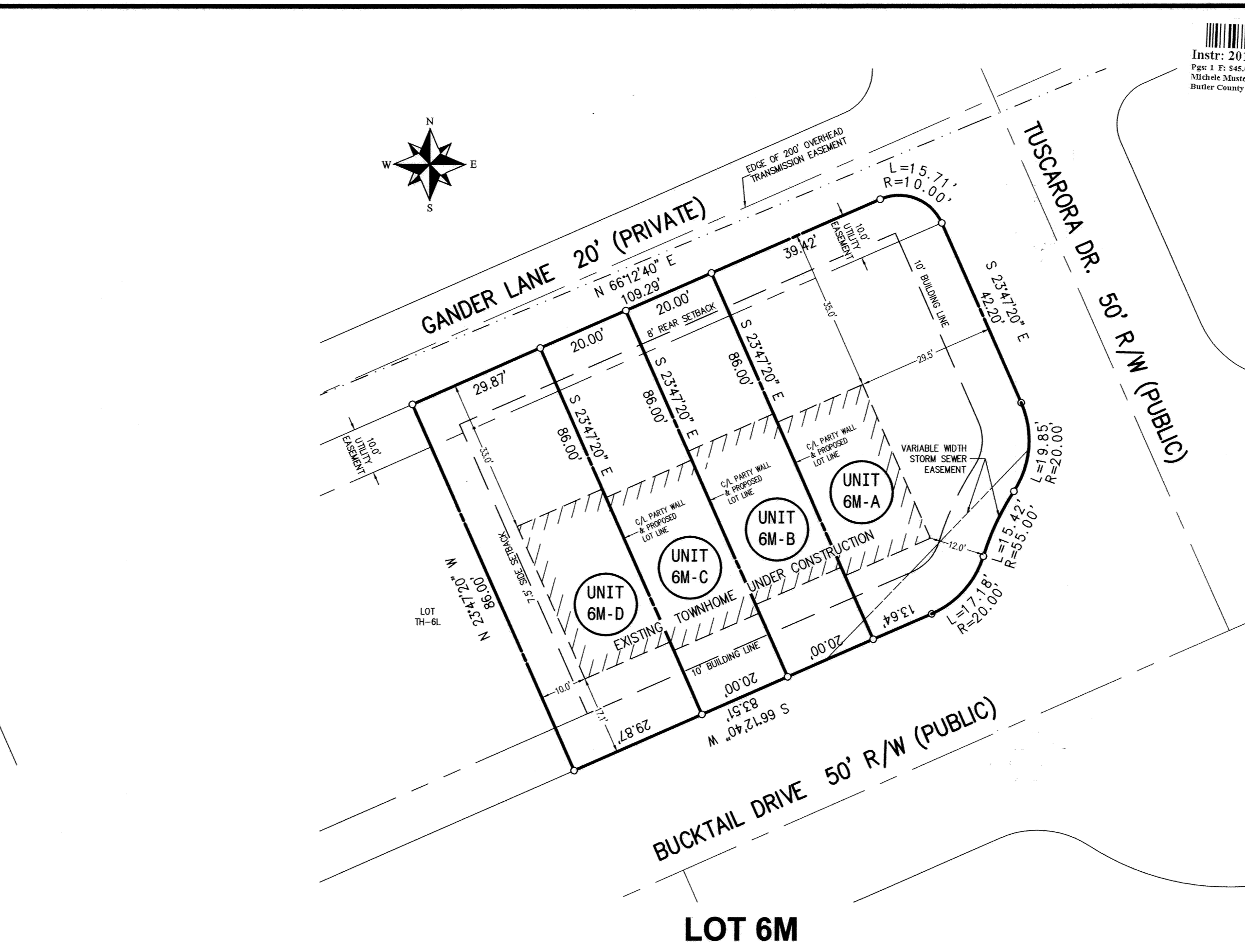
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 381 PAGE 8

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

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



LOT 6J



LOT 6M

GENERAL PLAN NOTES:

THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH-6J & TH-6M 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

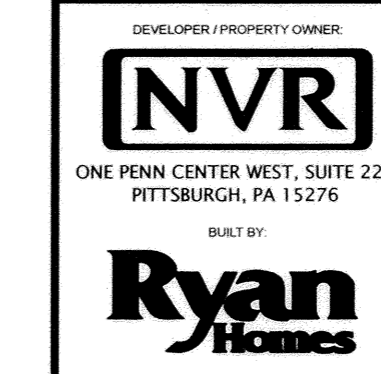
- MINIMUM LOT SIZE PER PATTERN BOOK
- MINIMUM LOT WIDTH PER PATTERN BOOK
- MINIMUM FRONT SETBACK PER PATTERN BOOK
- MINIMUM REAR SETBACK PER PATTERN BOOK
- MINIMUM SIDE SETBACK PER PATTERN BOOK
- MAXIMUM BUILDING HEIGHT PER PATTERN BOOK

OWNERSHIP REFERENCE:

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

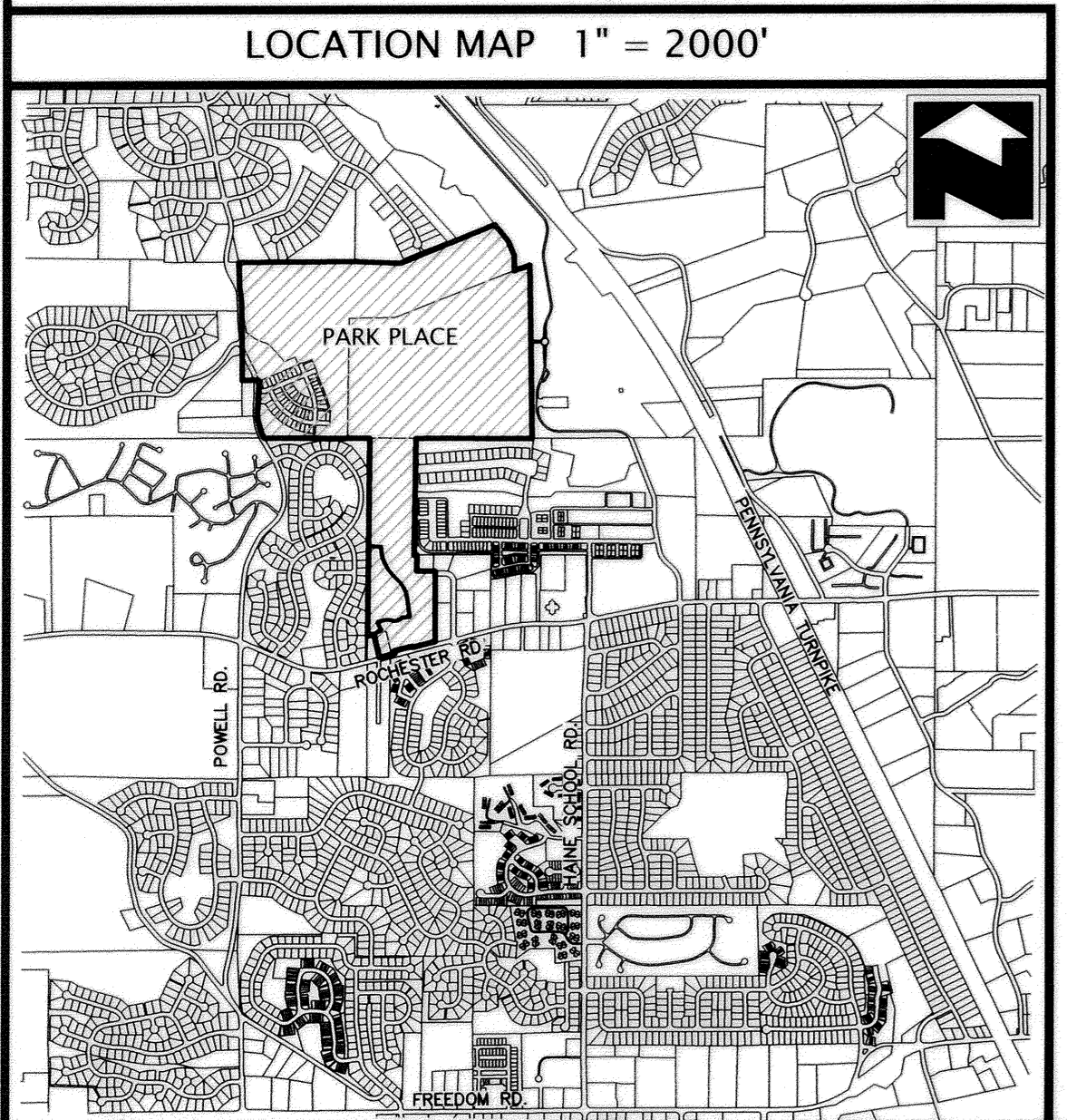
TAX PARCEL: LOT TH-6J
 TAX PARCEL 130-S31-66J
 INST. # 201907160013279
 LOT TH-6M
 TAX PARCEL 130-S31-66M
 INST. # 201907010012107

PLAN BOOK	PAGE
381	8



DRAWING NUMBER:	1004-1920842
DRAWING SCALE:	1"=20'
DATE:	JULY 31, 2019
DRAWN BY:	JSS
REVISIONS:	

PARK PLACE AMENDMENT NO. 34
 BEING A RE-SUBDIVISION OF PARCEL TH-6J & TH-6M PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

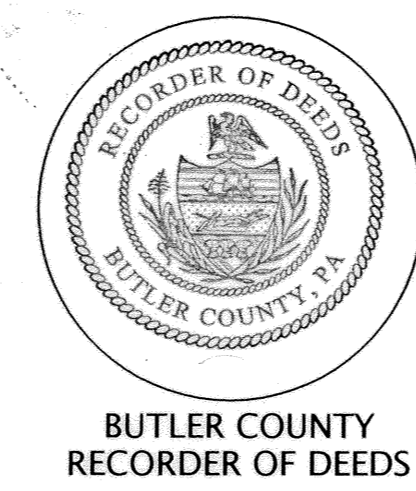
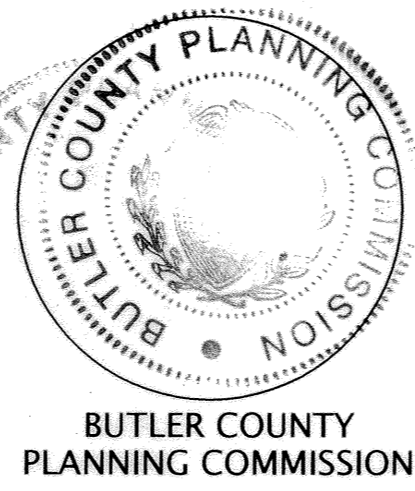
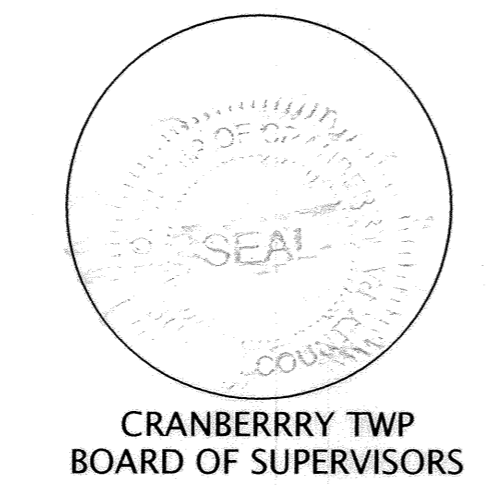
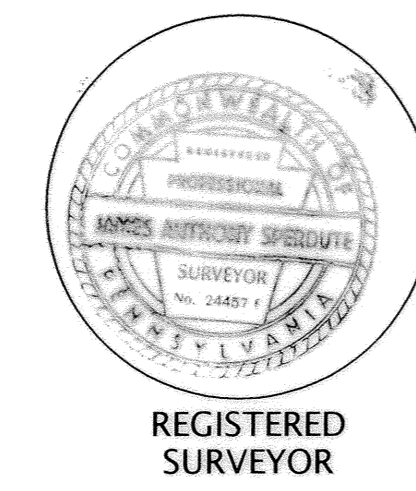
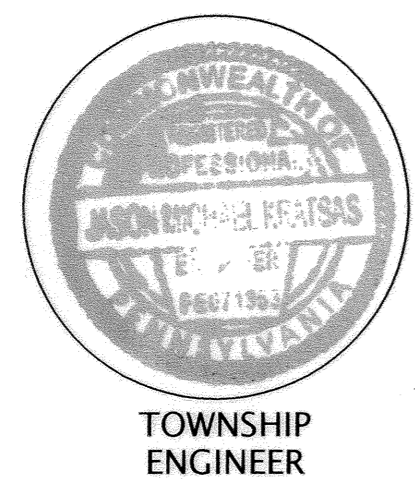


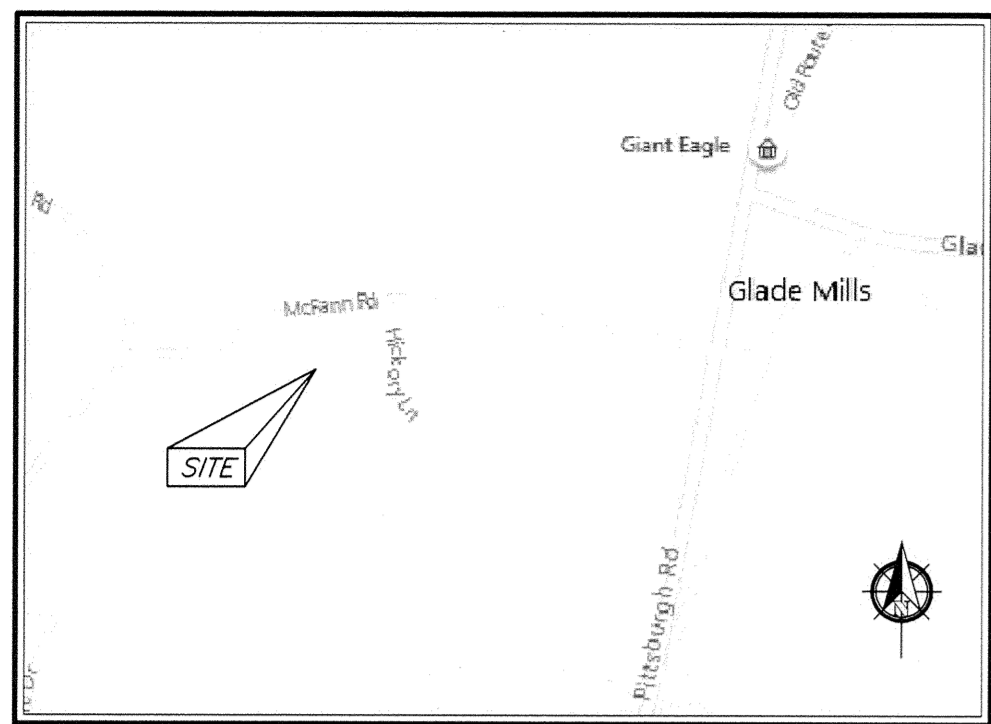
LOT AREAS:

UNIT	SQUARE FEET	ACRES
6J-A	2652.818	0.059
6J-B	1,811.773	0.042
6J-C	2,670.159	0.042
TOTAL	7,134.750	0.164

LOT AREAS:

UNIT	SQUARE FEET	ACRES
6M-A	3852.382	0.088
6M-B	1720.000	0.039
6M-C	1720.000	0.039
6M-D	2569.238	0.059
TOTAL	9,861.620	0.225





SITE LOCATION MAP
SCALE: 1"=1,000'

OWNER'S ADOPTION AND DEDICATION

I, Donna L. Heindl, owner of the land shown on the Heindl Plan of Lots hereby adopts this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Middlesex, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 4TH day of SEPT., 2019

ATTEST:
Notary Public: *[Signature]*
Donna L. Heindl (Signature)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Donna L. Heindl and acknowledged the foregoing adoption and dedication to be her act and desired the same to be recorded as such.

Witness my hand and notarial seal this 4 day of Sept, 2019.
My commission expires the 24 day of Feb, 2022.

(Seal) Notary Public: *[Signature]*

Commonwealth of Pennsylvania - Notary Seal
Jarrah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2022
Commission Number 1281872

CERTIFICATE OF TITLE AND NO MORTGAGE

I hereby certify that the title to the property contained in the Heindl Plan of Lots is in the name of Donna L. Heindl and is recorded in Deed Book Volume 998, page 58 and Deed Book Volume 967, page 627. I further certify that there is no mortgage or other encumbrance against this property.

Witness: *[Signature]* Owner: *[Signature]*
Donna L. Heindl

MUNICIPAL ENGINEER'S CERTIFICATION

I, Jeffrey Mikesic, a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Consolidation 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.

Date: 9/11/2019 Name: J. Mikesic
Registration number: PE083712

MIDDLESEX PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Middlesex on this 25th day of June, 2019.

Secretary: *[Signature]* Chairperson: *[Signature]*

MIDDLESEX SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Middlesex on this 17th day of July, 2019.

Secretary: *[Signature]* Chairperson: *[Signature]*

SURVEYOR'S CERTIFICATION

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

Date: 9/4/2019 Howard G. McIlvried
Registration number: 049396-R

MUNICIPAL DECLARATION

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, lands or facilities.

Secretary: *[Signature]* Chairperson, Board of Supervisors: *[Signature]*

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 13TH day of MAY, 2019.

Secretary: *[Signature]* Chairperson, Butler County Planning Commission: *[Signature]*

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 381, Page(s) 9.

Given under my hand and seal this 13 day of September, 2019.

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



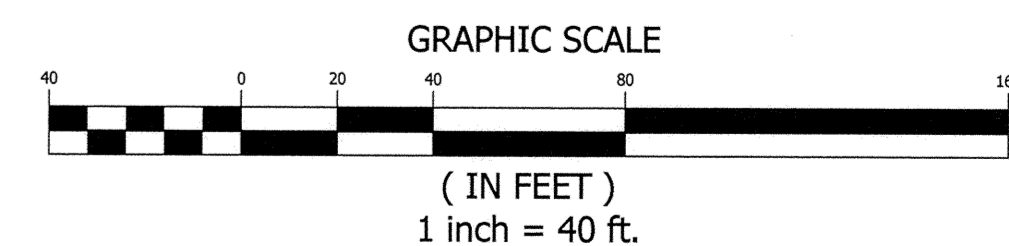
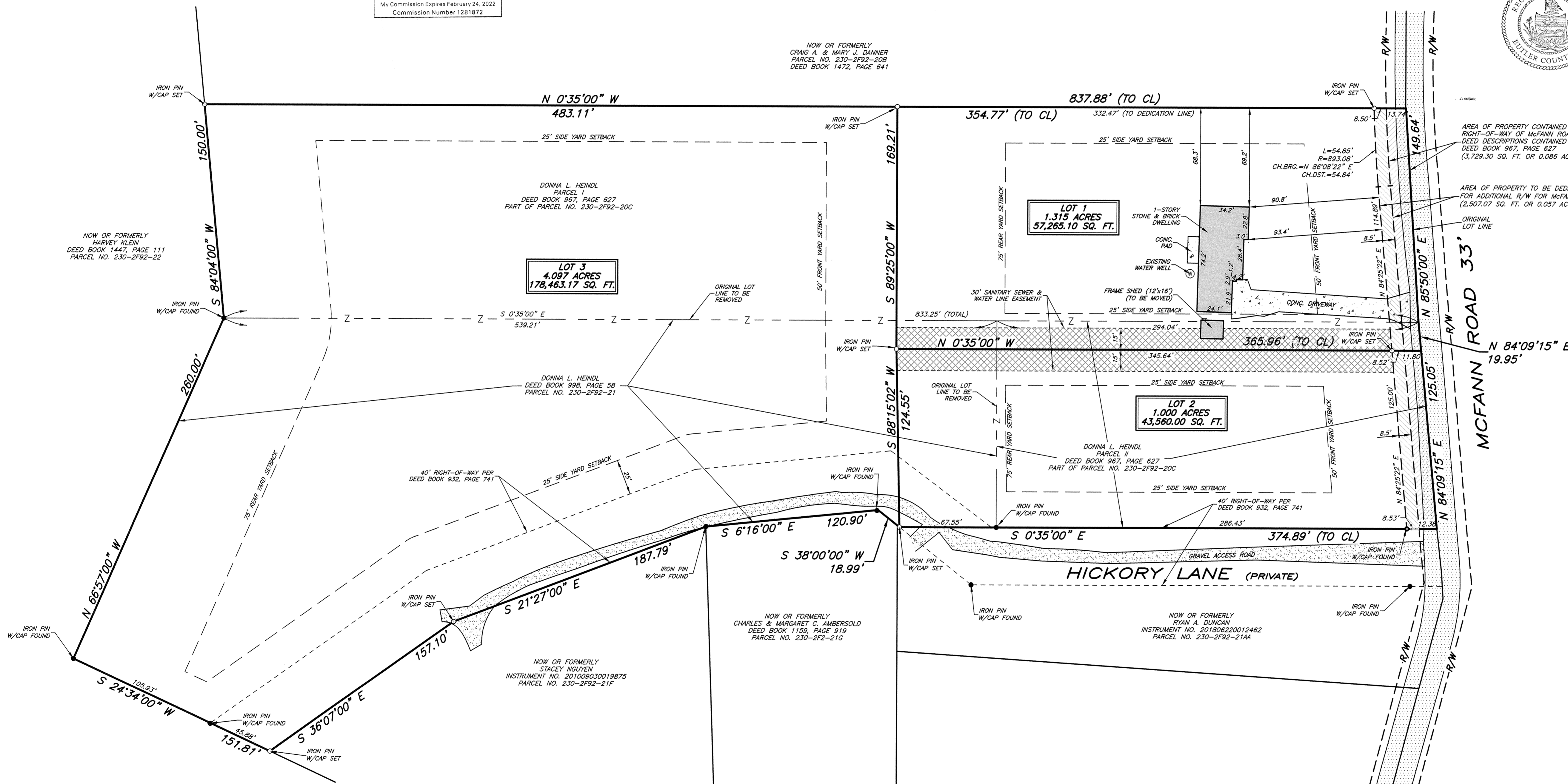
GENERAL NOTES:

- The address of the property to be consolidated and subdivided is:
140 McFann Road
Valencia, PA 16059
- The names and address of the owners of the properties to be consolidated are:
Donna L. Heindl
140 McFann Road
Valencia, PA 16059
- The purpose of this consolidation plan is to combine Tax Parcel Nos. 230-2F92-21 & 230-2F92-20C into one lot. The resulting lot, will then be subdivided into three (3) individual lots.
- This Plan of Lots and the adjoining properties are located within the AG-A (Rural Residential) Zoning District.
Bulk restrictions for this zoning district are as follows:
Minimum Lot Size: 43560 sq. ft.
Minimum Lot Width: 125 feet
Front Yard Setback: 50 feet from street right-of-way or 75 feet from street centerline, whichever is greater.
Rear Yard Setback: 75 feet (Accessory Structures-10 feet)
Side Yard Setback: 25 feet (Accessory Structures-10 feet)
- By graphic plotting only this site is located in Zone X of the Flood Insurance Rate Map 42019C0531D, Community No. 421229 Panel 0531, Suffix D, bearing an effective date of 8-2-18 and is not in a special flood hazard area.

AREA TABLE:

	ACRES	SQUARE FEET
EXISTING PARCEL 230-2F92-20C	2.865	124,789.02
EXISTING PARCEL 230-2F92-21	3.690	160,735.62
TOTAL	6.555	285,524.64
PROPOSED LOT 1	1.315	57,265.10
PROPOSED LOT 2	1.000	43,560.00
PROPOSED LOT 3	4.097	178,463.17
AREA IN R/W OF MCFANN ROAD	0.086	3,729.30
AREA TO BE DEDICATED	0.057	2,507.07
TOTAL	6.555	285,524.64

Inst#: 201909130018111
Fig. 15 54x36
Michele Mustello
Butler County Recorder PA
9/13/2019 11:13 AM
138199814689



Professional seals and stamps for:
 - Surveyor: Howard G. McIlvried
 - Middlesex Township Supervisors
 - Middlesex Township Planning Commission
 - Butler County Planning Commission
 - Middlesex Township Engineer: Jeffrey A. Mikesic

PLAN BOOK **381** PAGE **9**

No.	DATE	REVISIONS DESCRIPTION	BY
1	04-24-19	ORIGINAL SUBMITTAL	WJM
2	06-13-19	ADDED 20' SANITARY SEWER EASEMENT	WJM
3	06-18-19	REVISED SANITARY EASEMENT TO 30' SANITARY & WATER LINE EASEMENT	HGM
4	06-25-19	REVISED PROP. LINES TO CL OF MCFANN ROAD	HGM
5	07-15-19	REVISED R/W WIDTH OF MCFANN ROAD, ADDED AREA TO BE DEDICATED	HGM
6	09-04-19	REMOVED MORTGAGE CLAUSE	HGM

MDM
MCLIVRIED, DIDIANO, & MOX, LLC
Site Planners • Engineers • Surveyors
8051 Kind Drive
Pittsburgh, PA 15237
Ph.: (724) 934-2810 fax: (724) 934-2811
mdmsurvey@mmdmlc.com
www.mmdmlc.com

HEINDL PLAN OF LOTS
A CONSOLIDATION & SUBDIVISION OF TAX PARCEL NOS. 230-2F92-21 & 230-2F92-20C
PROPERTY OF DONNA L. HEINDL
140 MCFANN ROAD
VALENCIA, PA 16059
September 4, 2019
MDM PROJECT NO. 7865 Subdivision

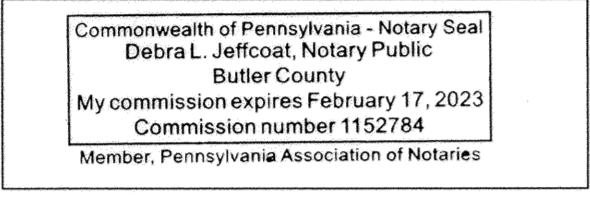
SCALE: 1"=40'
DATE: 09/04/19
DRAWN BY: WJM
CHECKED BY: HGM
SHEET NUMBER: 1 of 1

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT I, DANIEL A. PALERMO, OF THE CITY OF BUTLER, 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 CITY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING 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 SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND CITY OF BUTLER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND CITY OF BUTLER, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUNDS 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.

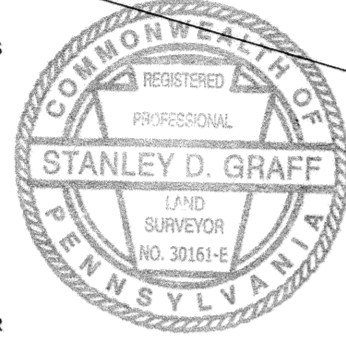
IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 19 DAY OF AUGUST, 2019.
[Signature]
DANIEL A. PALERMO

ACKNOWLEDGMENT OF NOTARY PUBLIC
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, DANIEL A. PALERMO, 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 19 DAY OF AUGUST, 2019.
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.
[Signature]
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.
16 August '19
[Signature]
STANLEY D. GRAFF
REG. NO. SU-032619



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS 3rd DAY OF September, 2019, 2019.
[Signature]
MAYOR

REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF BUTLER THIS 30th DAY OF August, 2019.
[Signature]
CHAIRPERSON
[Signature]
SECRETARY

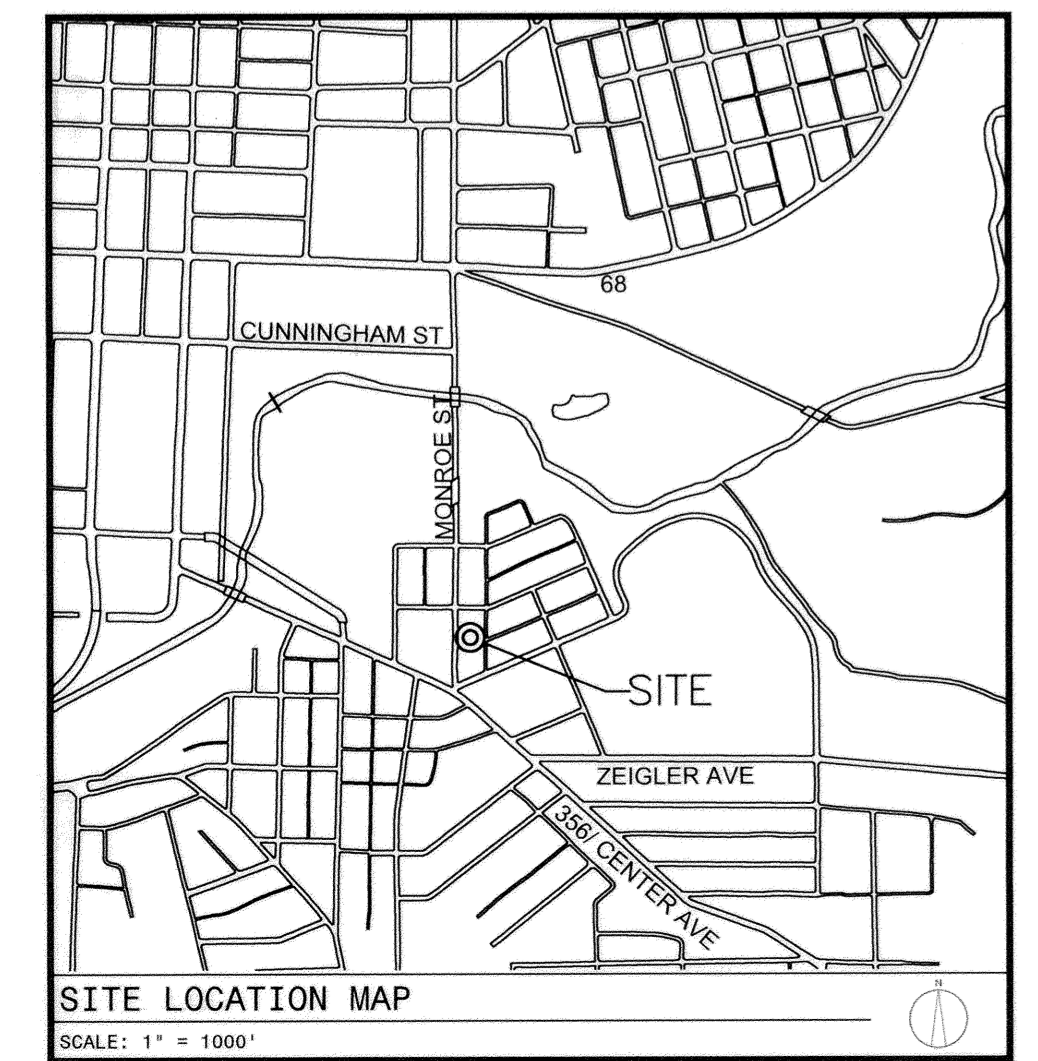
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 31st DAY OF July, 2019.
[Signature]
SECRETARY
[Signature]
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION



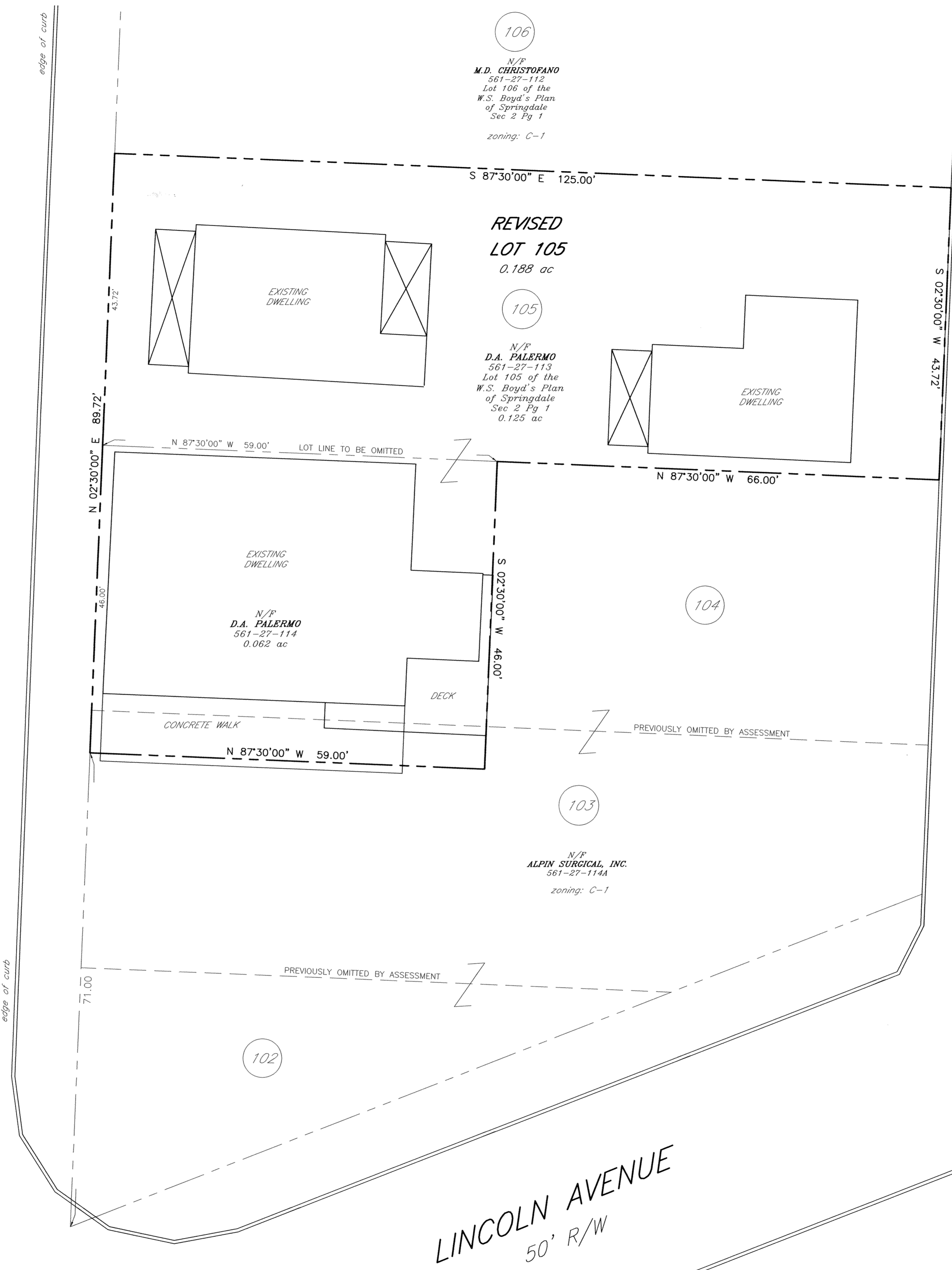
PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381, PAGE(S) 10.
GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF SEPT, 2019.
[Signature]
RECORDER OF DEEDS



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.



edge of curb
edge of curb
edge of curb
EOLA WAY
20' R/W

SOUTH MONROE STREET
50' R/W

LINCOLN AVENUE
50' R/W

REFERENCE
W.S. BOYD'S PLAN OF SPRINGDALE

zoning: R-2

ZONING DISTRICT: C-1 GENERAL BUSINESS
*Setbacks apply to commercial properties abutting residentially zoned land or across the street from it. Otherwise there are no setback requirements in the C-1 district.

REV	DESCRIPTION	SDG	BY	DATE
A	REVISED LOT NUMBER AND DEDICATION			8/16/19

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
D. PALERMO PLAN
BEING A
CONSOLIDATION
FOR
DANIEL A. PALERMO

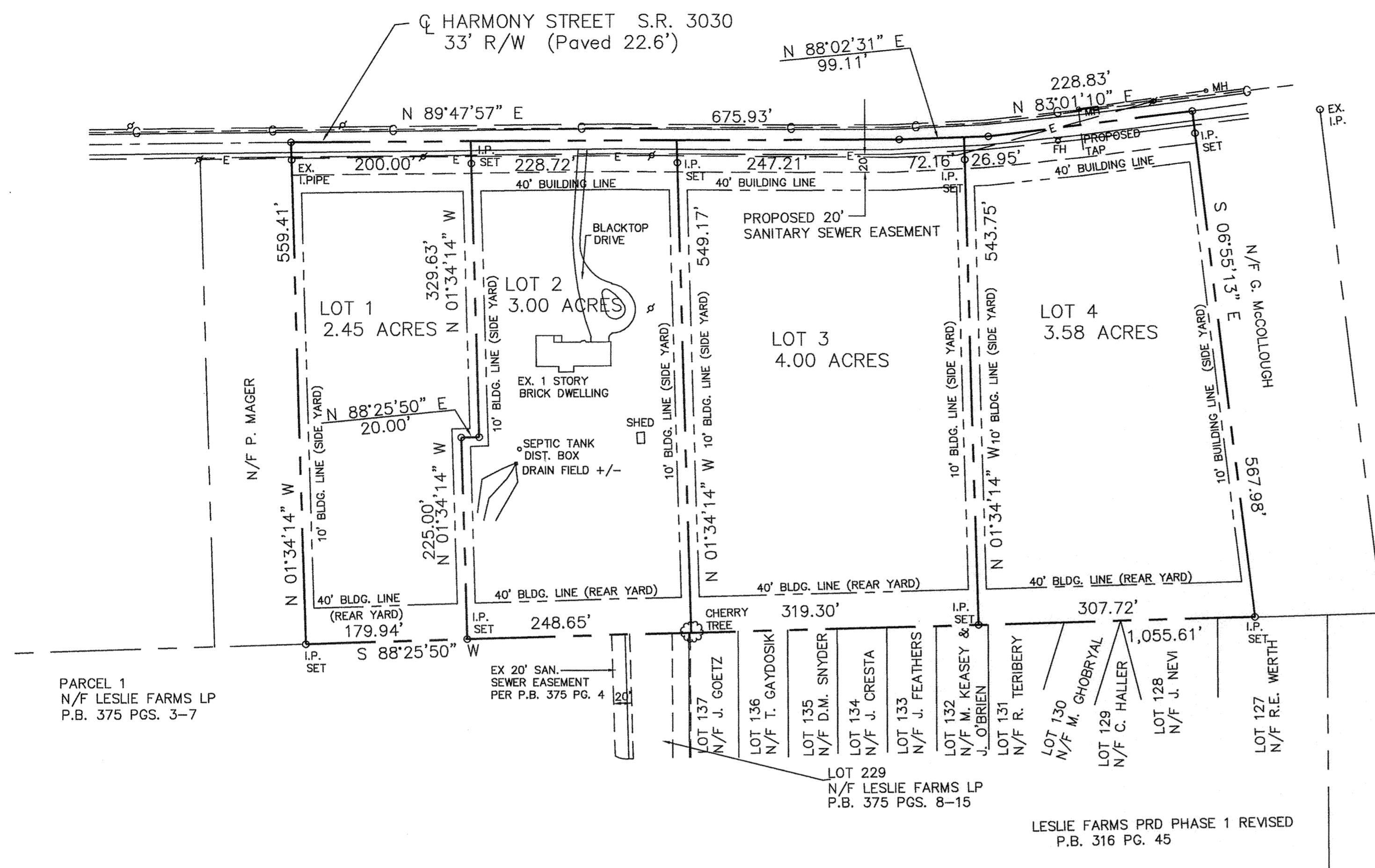
SITUADE
BUTLER CITY
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/17/19	BAG	Sdg	1" = 10'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-123	561-27-113 & 114	A

RECORDED	20
PRIAN BOOK	PAGE
381	10
SHEET	of

D. PALERMO PLAN

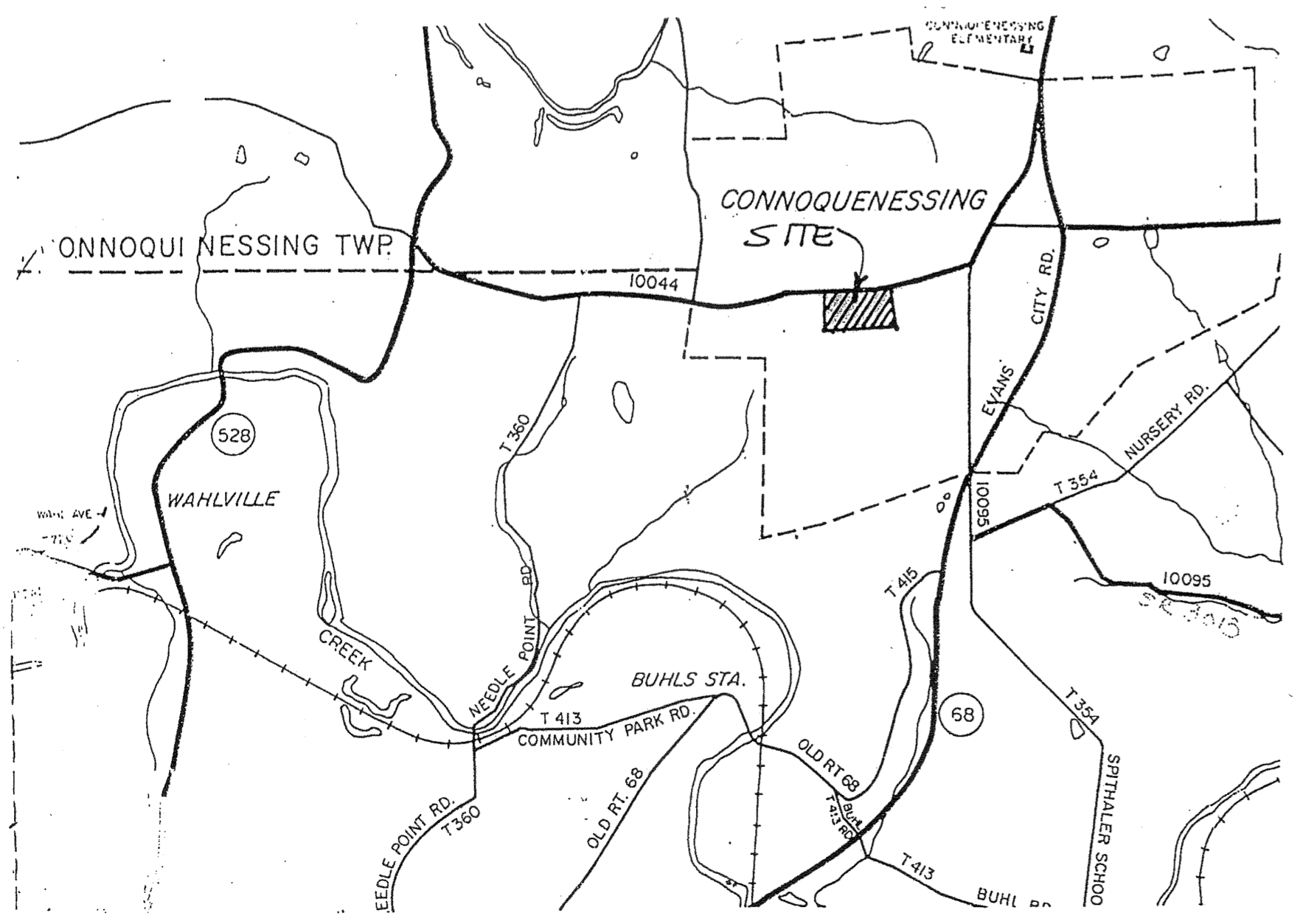


PARCEL 1
 N/F LESLIE FARMS LP
 P.B. 375 PGS. 3-7

EX 20' SAN.
 SEWER EASEMENT
 PER P.B. 375 PG. 4

LOT 229
 N/F LESLIE FARMS LP
 P.B. 375 PGS. 8-15

LESLIE FARMS PRD PHASE 1 REVISED
 P.B. 316 PG. 45



VICINITY MAP Scale: 1" = 2000'

NOTES:

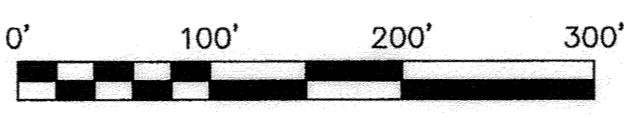
SUBJECT TO ANY AND ALL EXISTING RIGHTS-
 OF-WAY AND EASEMENTS OF RECORD.

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

ZONED: RESIDENTIAL
 BUILDING REQUIREMENTS:
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT SIZE: 1/2 ACRE
 40' FRONT SETBACK
 10' SIDE SETBACK
 40' REAR SETBACK

PROPERTY OWNER: ESTATE OF PATRICIA A. CLINGENSMITH
 c/o MICHAEL M. DANIELS
 9568 WHIPPOORWILL TRAIL
 JUPITER, FL 33478
 LAURIE SAMPSELL
 13395 TURNPIKE ROAD
 CORRY, PA 16407

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS
 ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF
 PA STATE HIGHWAY LAW.



KNOW ALL MEN BY THESE PRESENTS, that I, Michael M. Daniels, Co-Executor of the Estate of Patricia A. Clingensmith, of the Borough of Connoquenessing, 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 Connoquenessing Borough, 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 Borough of Connoquenessing, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Connoquenessing, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Michael M. Daniels, Co-Executor of the Estate of Patricia A. Clingensmith, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11th day of September, 2019.

ATTEST:

 CO-EXECUTOR - Michael M. Daniels

STATE OF FLORIDA)SS:
 COUNTY OF PALM BEACH:

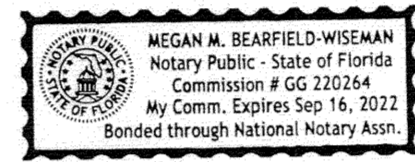
Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Michael M. Daniels, Co-Executor of the Estate of Patricia A. Clingensmith, and acknowledged the foregoing release and dedication plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 11th day of September, 2019.

My Commission expires the 16th day of September, 2022.

SEAL

 NOTARY PUBLIC



Borough Engineer's Approval

Approved by the Borough Engineer of Connoquenessing Borough this 17th day of September, 2019.

(Signature)
 043880-12 (Registration No.)

KNOW ALL MEN BY THESE PRESENTS, that I, Laurie Sampsell, Co-Executor of the Estate of Patricia A. Clingensmith, of the Borough of Connoquenessing, 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 Connoquenessing Borough, 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 Borough of Connoquenessing, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Connoquenessing, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Laurie Sampsell, Co-Executor of the Estate of Patricia A. Clingensmith, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12th day of September, 2019.

ATTEST:

 CO-EXECUTOR - Laurie Sampsell

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF ERIE:

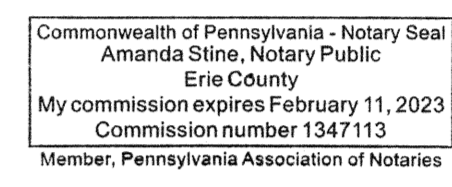
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Laurie Sampsell, Co-Executor of the Estate of Patricia A. Clingensmith, and acknowledged the foregoing release and dedication plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 12th day of September, 2019.

My Commission expires the 11th day of February, 2023.

SEAL

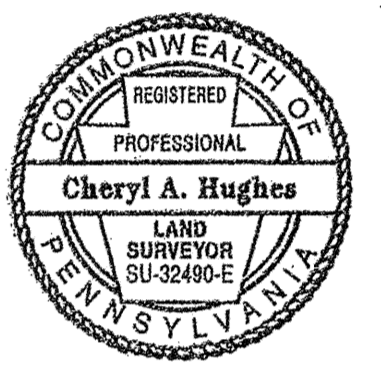
 NOTARY PUBLIC



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 September 10, 2019

 REG. NO. SU-32490-E



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

SECRETARY

CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of Connoquenessing this 3rd day of September, 202019.

SECRETARY

CHAIRMAN/PRESIDENT

This plot of Subdivision has been reviewed by the Planning Committee of the Borough of Connoquenessing, Butler County, Commonwealth of Pennsylvania on this 22nd day of August, A.D. 2019.

SECRETARY

CHAIRMAN/PRESIDENT

REVIEWED
 Approved by the Butler County Planning Commission this 21st day of Aug., 2019.

SECRETARY

CHAIRMAN/PRESIDENT



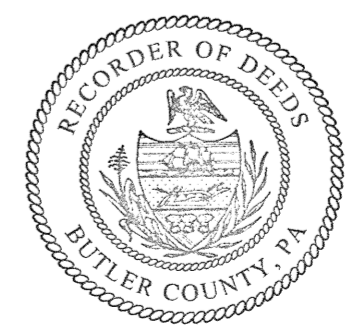
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 381 page 11
 Given under my hand and seal this 17th day of September, 2019.

SEAL

 RECORDER

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



REVISED 09/10/19; OWNERS ADOPTION
 REVISED 08/26/19; PROPOSED 20' SANITARY SEWER EASEMENT
 REVISED 08/23/19; ENGINEER'S REVIEW COMMENTS

Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1081
 Butler, PA 15003-1081
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
 FOR: ESTATE OF PATRICIA A. CLINGENSMITH

PLAN BOOK	PAGE
381	11

SITUATE: CONNOQUEENESSING BORO., BUTLER CO., PA
 Date 08/05/19 Scale 1" = 100' Dwn By BEC Ckd By CAH
 Parcel No. 370-S1-A45J Db-Pg 952-109 Service No. 18-035
 Address 144 HARMONY STREET

OWNER'S ADOPTION
 I, PATRICK JOHN MCGUIRE, OWNER OF LAND SHOWN ON THE MCGUIRE / MADAKKARA PLAN, HEREBY ADOPT THIS PLAN AS MY 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.

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, PATRICK JOHN MCGUIRE, 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 3 DAY OF Sept, 2019.
 MY COMMISSION EXPIRES THE 9 DAY OF April, 2022

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.

DATE 26 Oct '19
 STANLEY D. GRAFF
 REG. NO. SU000197

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.

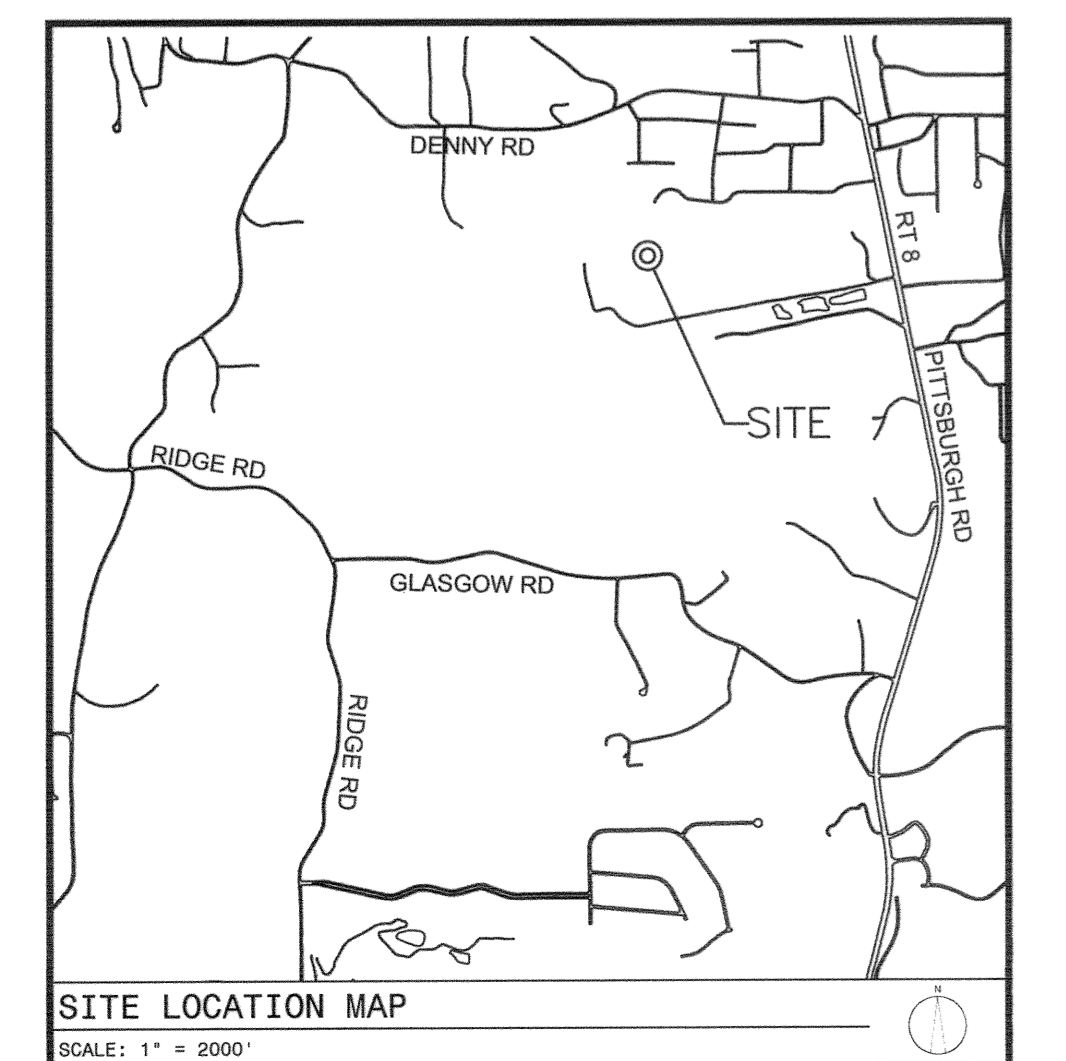
MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 15, EFFECTIVE THIS 21st DAY OF August, 2019.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 23rd DAY OF July, 2019.

I, Jeffrey A. 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.

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF July, 2019.

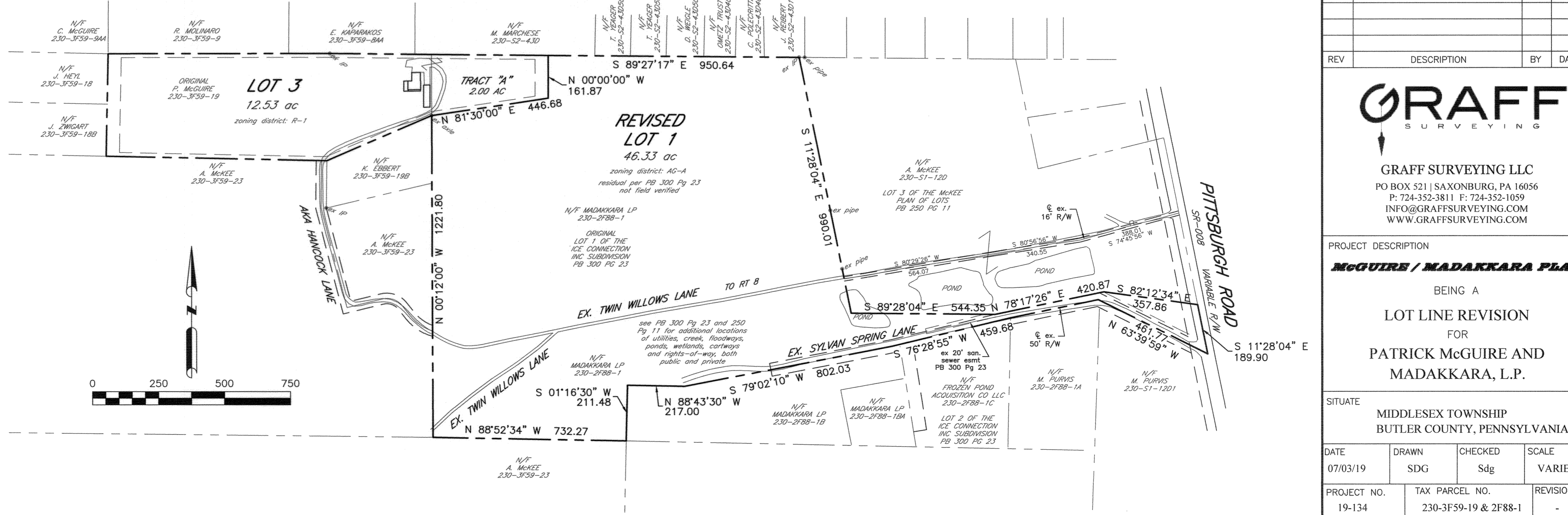
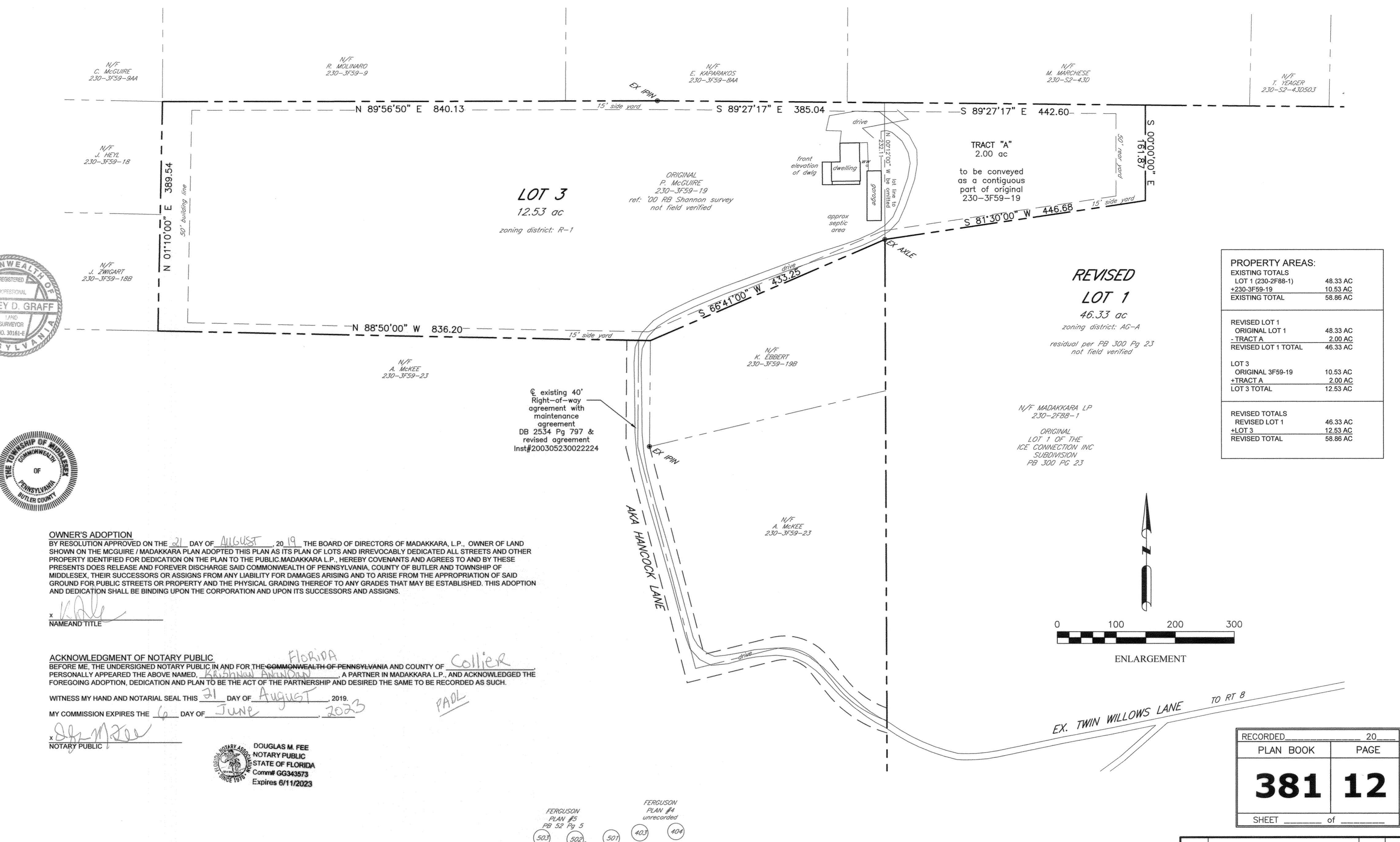
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381, PAGE(S) 12.
 GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF SEPT, 2019.



MIDDLESEX TOWNSHIP R-1 SUBURBAN RESIDENTIAL DISTRICT	
Dimension	Single Family Use
Min. Lot Area	22,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	greater of 50 feet from lot line or 75 feet from CL
Min. Side Yard Depth	15 feet
Min. Rear Yard Depth	Principal: 50 feet Accessory: 10 feet

MIDDLESEX TOWNSHIP AG-A RURAL RESIDENTIAL DISTRICT	
Dimension	Use
Min. Lot Area	Farm: 20 acres Single Family Dwg: 1 ac Two Family Dwg: 2 ac Schools: 5 acres Other: 1 acre
Min. Lot Width	Farm: 200' Single Family Dwg: 150' Two Family Dwg: 200' Other: 150'
Min. Front Yard Depth	greater of 50 feet from lot line or 75 feet from CL
Min. Side Yard Depth	Dwelling: 25 ft Accessory: 10 ft
Min. Rear Yard Depth	Principal: 75 ft Accessory: 10 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.



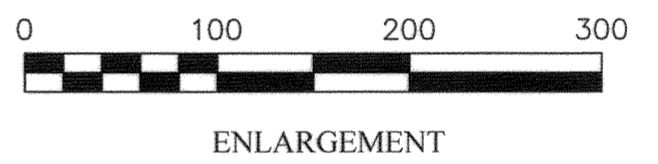
PROPERTY AREAS:

EXISTING TOTALS	
LOT 1 (230-2F88-1)	48.33 AC
+TRACT A	2.00 AC
EXISTING TOTAL	50.33 AC

REVISED LOT 1	
ORIGINAL LOT 1	48.33 AC
-TRACT A	2.00 AC
REVISED LOT 1 TOTAL	46.33 AC

LOT 3	
ORIGINAL 3F59-19	10.53 AC
+TRACT A	2.00 AC
LOT 3 TOTAL	12.53 AC

REVISED TOTALS	
REVISED LOT 1	46.33 AC
+LOT 3	12.53 AC
REVISED TOTAL	58.86 AC



RECORDED	20
PLAN BOOK	PAGE
381	12
SHEET	of

GRAFF SURVEYING

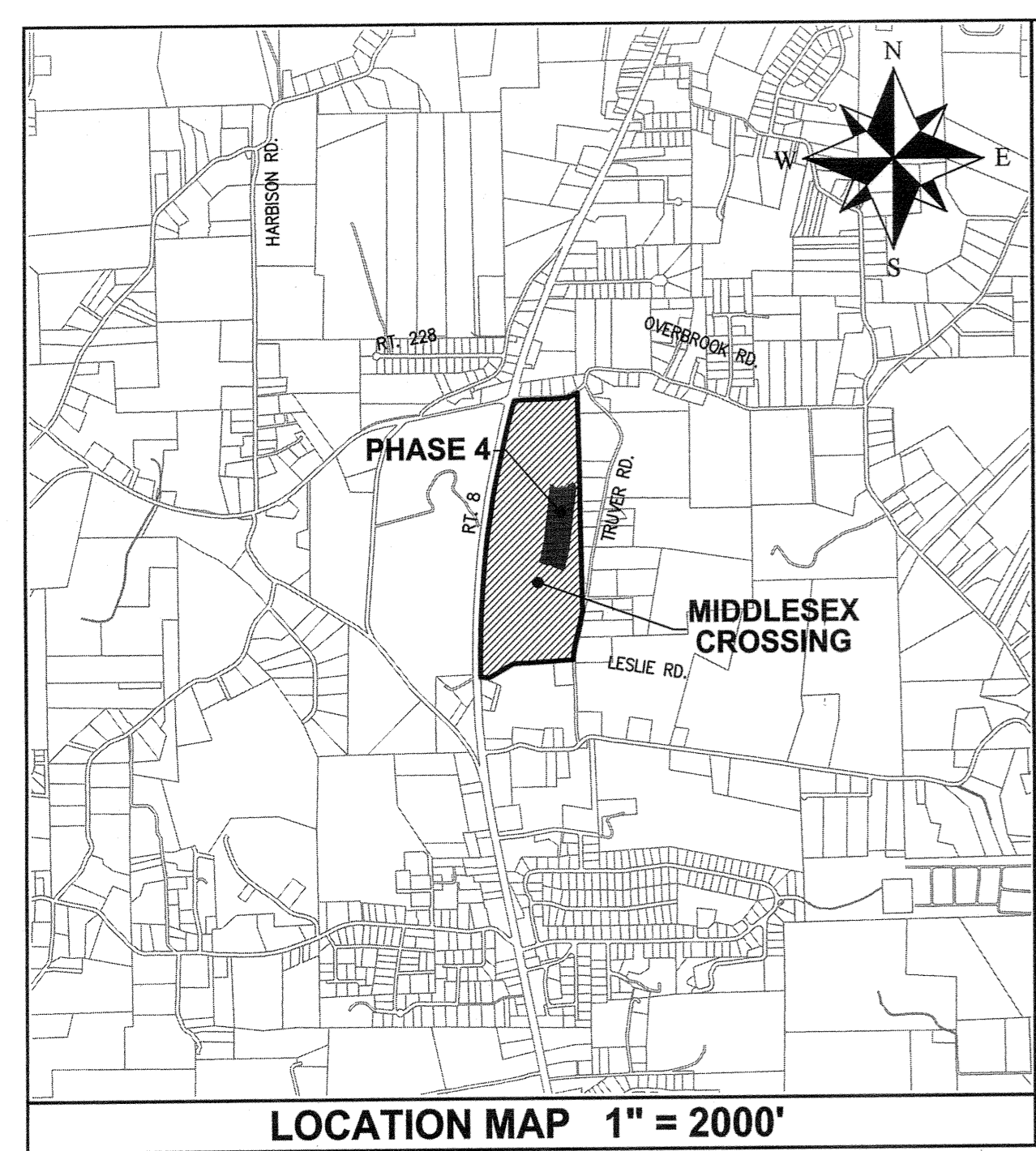
GRAFF SURVEYING LLC
 PO BOX 521 | SAXONBURG, PA 16056
 P: 724-352-3811 | F: 724-352-1059
 INFO@GRAFFSURVEYING.COM
 WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
McGUIRE / MADAKKARA PLAN
 BEING A
LOT LINE REVISION
 FOR
PATRICK MCGUIRE AND MADAKKARA, L.P.

SITUATE
 MIDDLESEX TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/03/19	SDG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
19-134	230-3F59-19 & 2F88-1	-



LOCATION MAP 1" = 2000'

Instr: 201909190018544
 Page 1 of 148.00
 9/30/2019 10:30 PM
 Notary Notarized
 Butler County Recorder PA
 120199014683



NWPA DEVELOPMENT, LP, BY NWPA DEVELOPMENT, LLC, ITS GENERAL PARTNER, OWNER OF THE LAND SHOWN ON THE MIDDLESEX CROSSING PHASE 4, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

NWPA DEVELOPMENT, LP
 BY: NWPA DEVELOPMENT, LLC, ITS GENERAL PARTNER
 CHARLES TURNBLACER, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHARLES TURNBLACER, PRESIDENT OF NWPA DEVELOPMENT, LLC A GENERAL PARTNER IN THE FIRM OF NWPA DEVELOPMENT, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF August, 2019.

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

I, CHARLES TURNBLACER, PRESIDENT OF NWPA DEVELOPMENT LLC, GENERAL PARTNER OF NWPA DEVELOPMENT LP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MIDDLESEX CROSSING PHASE 4 PLAN IS IN THE NAME OF NWPA DEVELOPMENT LLC AS RECORDED AT INSTRUMENT NO. 201302280006129.
 OWNER: Charles Turnblacer
 WITNESS: Paula K. Ronda

NVR, INC., MORTGAGEE OF THE PROPERTY CONTAINED IN THE MIDDLESEX CROSSING PHASE 4 PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
 WITNESS: [Signature]
 NAME & TITLE OF AUTHORIZED OFFICER: [Signature] - VP

I HEREBY CERTIFY 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.
 James A. Sperdute
 JAMES A. SPERDUTE, RS # 24457-E DATE: 8/14/19

Jeffrey A. Mikesic
 REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF MIDDLESEX, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL OF THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES THAT HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.
 DATE: 9/18/19 REG # PE083712 SIGNATURE: [Signature]

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF August, 2019.
 SECRETARY: [Signature] CHAIRPERSON: [Signature]

RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 381 PAGE 13.

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF SEPT 2019.
 Michele M. Mustello
 RECORDER OF DEEDS
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 18-05-2019 EFFECTIVE THIS 18th DAY OF September, 2019.
 SECRETARY: [Signature] CHAIRPERSON: [Signature]

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 17th DAY OF August, 2019.
 SECRETARY: [Signature] CHAIRPERSON: [Signature]

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

MIDDLESEX CROSSING
 PHASE 4
 MIDDLESEX TOWNSHIP, BUTLER COUNTY
 PENNSYLVANIA

PREPARED FOR:
 NWPA
 DEVELOPMENT LP
 1272 MARS-EVANS CITY RD
 EVANS CITY, PA 16033

DRAWING NUMBER: 1012-1920484
 DRAWING SCALE: 1"=50'
 DATE: JULY 9, 2019
 DRAWN BY: JSS
 REVISIONS:
 08.14.19. add phase 3 rec. info

PROPERTY OWNER:
 NWPA DEVELOPMENT, LP
 1272 MARS EVANS CITY ROAD
 EVANS CITY, PA 16033

PLAN REFERENCES:
 BEING A RESUBDIVISION OF PARCEL 4 OF THE MIDDLESEX CROSSING PHASES 1 & 2 PLAN BOOK 363, PAGES 32-39

TAX PARCEL:
 230-S18-A11

PLAN NOTES:

- THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY
- THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN-RECORDED.
- CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET 5 FEET FROM R/W LINE.
- ALL STREETS SHOWN ON THIS PLAN SHALL BE CONSIDERED PUBLIC STREETS AND OFFERED FOR DEDICATION TO MIDDLESEX TOWNSHIP.
- THE ACCESS EASEMENTS SHOWN WITHIN THE MULTIFAMILY PORTION OF THE PLAN SHALL BE FOR THE INSTALLATION OF A PRIVATE ACCESS DRIVE AT THE REAR OF THE UNITS. ALL TOWNHOME UNITS SHALL HAVE REAR LOADED GARAGES AND VEHICULAR ACCESS TO ADAIR AVENUE FROM INDIVIDUAL UNITS IS PROHIBITED.
- ALL SANITARY SEWER EASEMENTS ARE FOR THE BENEFIT OF THE SAXONBURG AREA AUTHORITY.
- ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE MIDDLESEX CROSSING HOMEOWNERS ASSOCIATION.
- NO STRUCTURE SHALL BE PLACED WITHIN ANY EASEMENT. ALL OPEN DRAINAGE SWALES WITHIN EASEMENTS SHALL REMAIN UN-OBSSTRUCTED.
- FOR THE PURPOSES OF MAINTENANCE TO THE PROPOSED STORMWATER MANAGEMENT FACILITIES, RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND THROUGH ALL DRAINAGE EASEMENTS CREATED BY THIS AND ALL SUBSEQUENT PLANS AND OR REVISIONS.

LOT AREAS:

SINGLE FAMILY LOTS (LOTS 401-433)	33 TOTAL LOTS	295,483.600 SQ.FT. OR 6.784 ACRES
RIGHT OF WAY AREA (HUMBOLT PLACE)		54,686.766 SQ.FT. OR 1.255 ACRES
TOTAL AFFECTED AREA:		350,170.366. OR 8.039 ACRES

TOWN CENTER ZONING SUMMARY

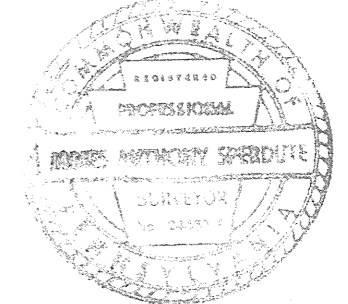
DESCRIPTION	REQUIRED	SINGLE FAMILY	PROVIDED TOWNHOMES	COMMERCIAL
MINIMUM LOT SIZE (SQ.FT.)	8,000 SQ.FT.	8,000 SQ.FT.	2,400 SQ.FT.	8,000 SQ.FT.
MINIMUM LOT WIDTH	80.00 FEET	62.00 FEET	24.00 FEET	32.00 FEET
MAXIMUM LOT COVERAGE	75%	75%	75%	75%
FRONT YARD SETBACK (ARTERIAL)	35.00 FEET	N/A	N/A	35.00 FEET
FRONT YARD SETBACK	20.00 FEET	20.00 FEET	20.00 FEET	20.00 FEET
SIDE YARD SETBACK*	10.00 FEET	10.00 FEET	0.00 FEET	0.00 FEET
BUILDING SEPARATION	N/A	20.00 FEET	20.00 FEET	20.00 FEET
REAR YARD SETBACK	20.00 FEET	20.00 FEET	20.00 FEET	20.00 FEET
MAXIMUM BUILDING HEIGHT (PRINCIPAL)	36.00 FEET	36.00 FEET	36.00 FEET	36.00 FEET
MAXIMUM BUILDING HEIGHT (ACCESSORY)	15.00 FEET	15.00 FEET	15.00 FEET	15.00 FEET
ARTERIAL BUFFER (FOR RESIDENTIAL)	150.00 FEET	150.00 FEET	150.00 FEET	N/A
PARKING LOT SETBACK**	5.00 FEET	N/A	N/A	5.00 FEET

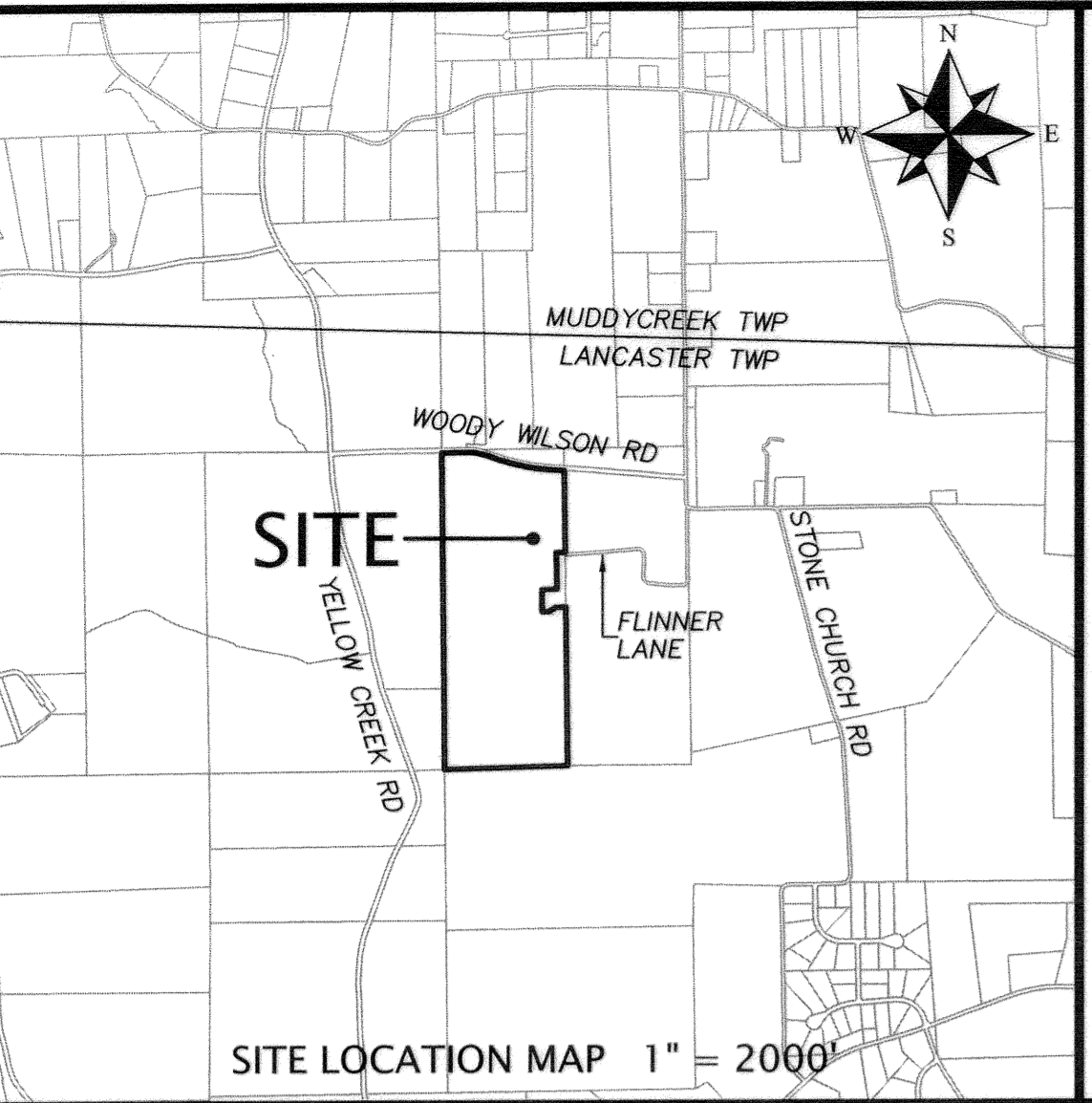
**0.00 FOOT SETBACK ONLY APPLIES TO TOWNHOME PARTYWALLS
 ***5.00 FOOT WILL BE FOR PERIMETER BOUNDARY AND 0.00 FEET FOR SHARED PARKING

LIST OF ZONING MODIFICATIONS APPROVED MAY 18TH 2016

SECTION	DESCRIPTION	REQUIRED	PROPOSED	NOTES
175-211.A	MINIMUM LOT SIZE	8,000 SQ.FT.	2,000.00 SQ.FT.	FOR TOWNHOME UNITS
175-211.B	MINIMUM LOT WIDTH	80.00 FEET	62 FT / 20 FT	SINGLE FAMILY / TOWNHOME UNITS
175-211.D.2	MAXIMUM FRONT SETBACK	80.00 FEET	ONLY RESIDENTIAL	NO MAX LOTS C-1, C-2, C-2A, C-3 & C-3A
175-211.D.3	DOUBLE FRONTAGE	NOT PERMITTED	PERMITTED	FOR LOTS C-1, C-2, C-2A
175-211.F.2	MINIMUM SIDE SETBACK	10.00 FEET	0.00 FEET	FOR COMMERCIAL & TOWNHOME PARTY WALLS
175-156.A.B.b	PARKING SETBACK	10.00 FEET	5 FT / 0 FT	5 FT PER 175-219.1.5 / 0 FT COMMERCIAL SHARED PARKING
175-219.K	SERVICE/LOADING	REAR	NO RESTRICTION	FOR LOTS C-1, C-2 & C-2A
175-219.H	SIDEWALK	5 FT / BOTH SIDES	4 FT/SINGLE SIDE	4 FT IN RESIDENTIAL SECTION & ONLY ONE SIDE OF ADAIR AVENUE PER APPROVED MASTER PLAN.
175-151.A.1	GRADING SETBACK	5.00 FEET	0.00 FEET	ONLY ALONG STREET RIGHT OF WAY LINES
175-154.B.2	ROUTE B SIDEWALK	REQUIRED	NOT REQUIRED	EAST SIDE OF ROUTE B
150-34.B	% OF UNITS PER PHASE	MIN 25%	21.6%	PHASE 1 = 21.6 / PHASE 2 = 22.3%
150-35.B.4.d.2	CUL-DE-SAC LENGTH # UNITS ON CUL-DE-SAC	600.00 FT MAX 16 MAX	1080.00 FT 33	FOR STREETS A & B

PLAN BOOK 381
 PAGE 13

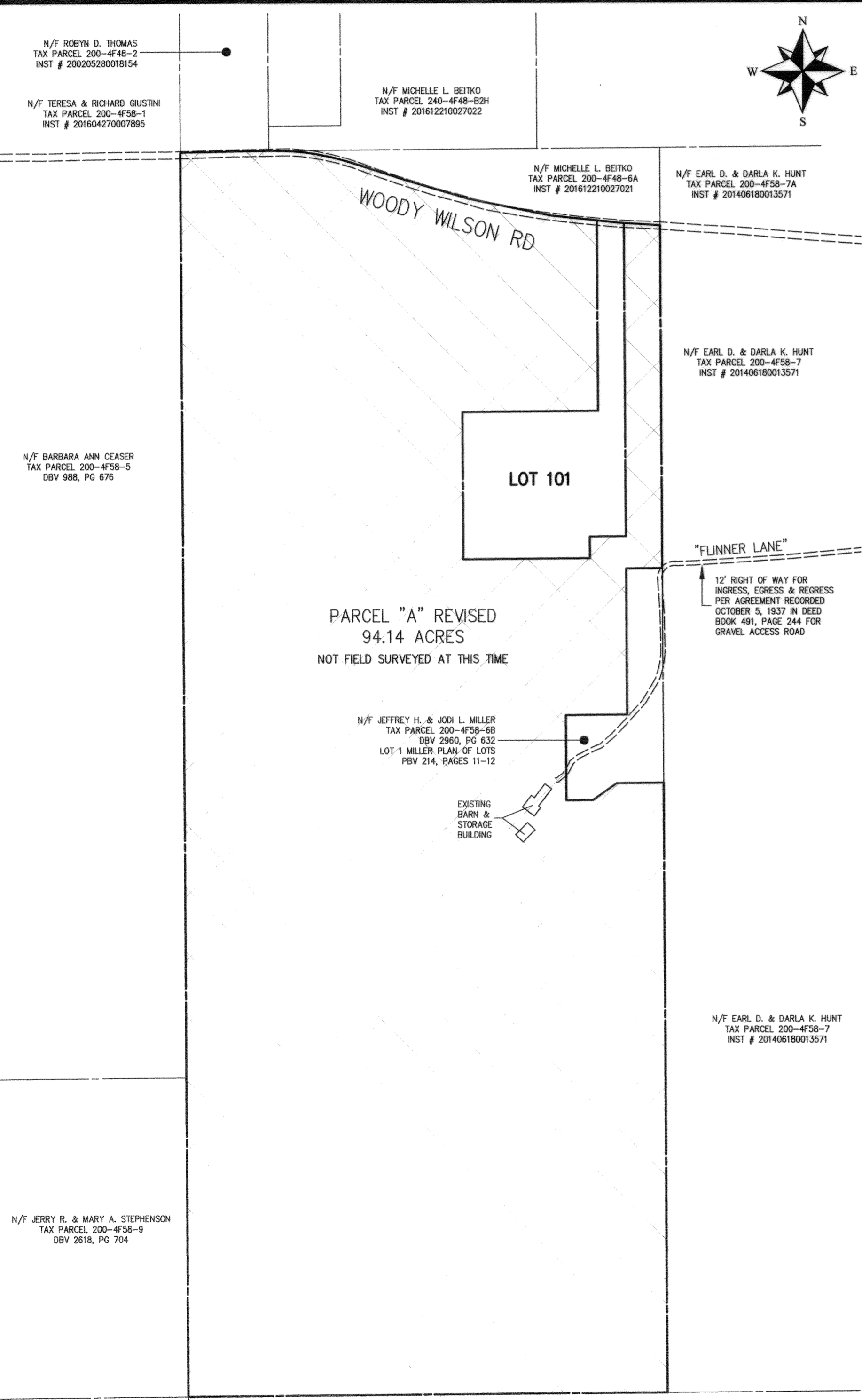
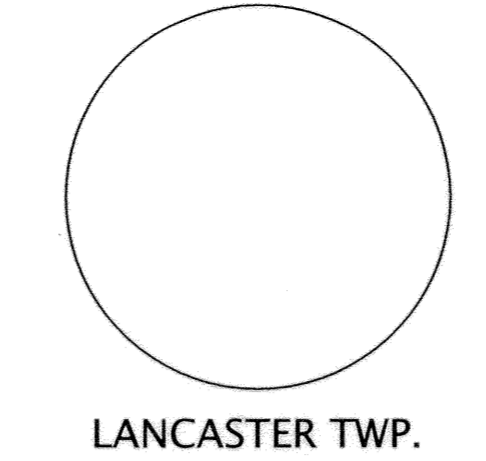
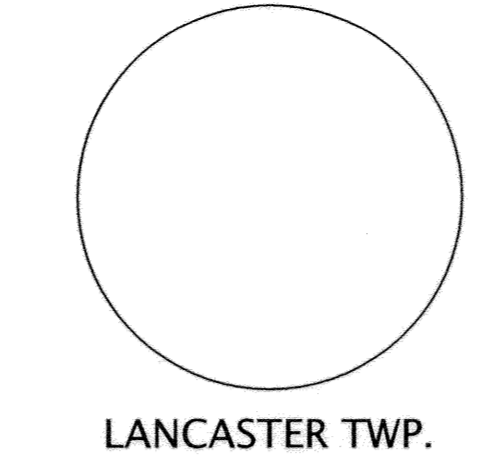
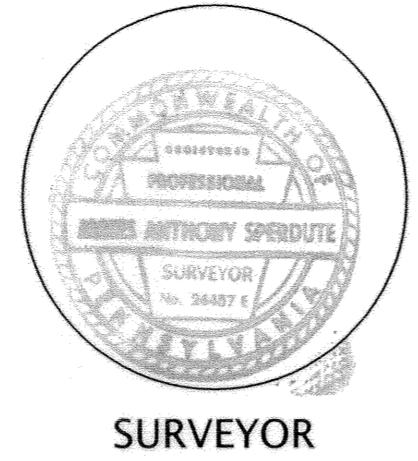




Soils Legend

BxD	Buchanan Loam	8%-25% Slopes
CID	Cavode Silt Loam	15%-25% Slopes
GIB	Gilpin Silt Loam	3%-8% Slopes
GIC	Gilpin Silt Loam	8%-15% Slopes
GpD	Gilpin-Wharton Complex	15%-25% Slopes
HaD	Hazelton Channery Loam	15%-25% Slopes
HaE	Hazelton Channery Loam	25%-35% Slopes

Instr: 201909200018597
 Page 1 of 5
 8/20/2019 8:51 AM
 Mistle Mustello
 Butler County Recorder PA
 120190015024



GENERAL PLAN NOTES:

PROPERTY OWNERS:
 JEFFREY H. & JODI L. MILLER
 155 FLINNER LANE
 HARMONY, PA 18037

TAX PARCEL 200-4F58-6
 INST # 201304010009182

REFERENCE:
 PARCEL "A" OF THE MILLER PLAN OF LOTS AS RECORDED IN PLAN BOOK 214, PAGES 11-12

THE REMAINING PORTION OF THE PROPERTY HAS NOT BEEN SURVEYED AT THIS TIME.

THE BEARINGS ON THIS PLAN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM AT THE TIME OF THE SURVEY AS DERIVED FROM GPS OBSERVATIONS.

CONTOURS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SERVICE AND ARE SHOWN AT 2 FOOT INTERVALS.

VERTICAL DATUM : NAVD88 (GEOID09)

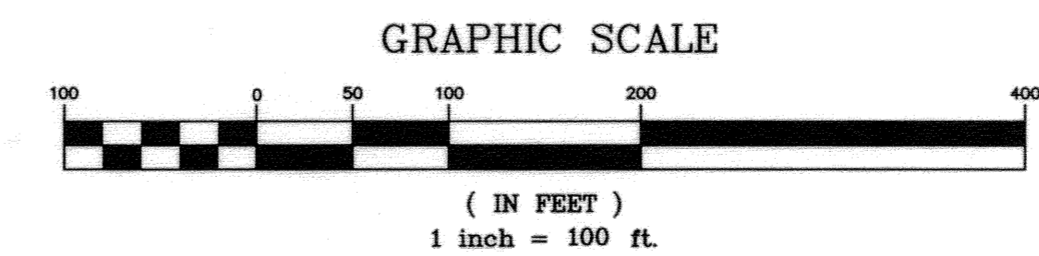
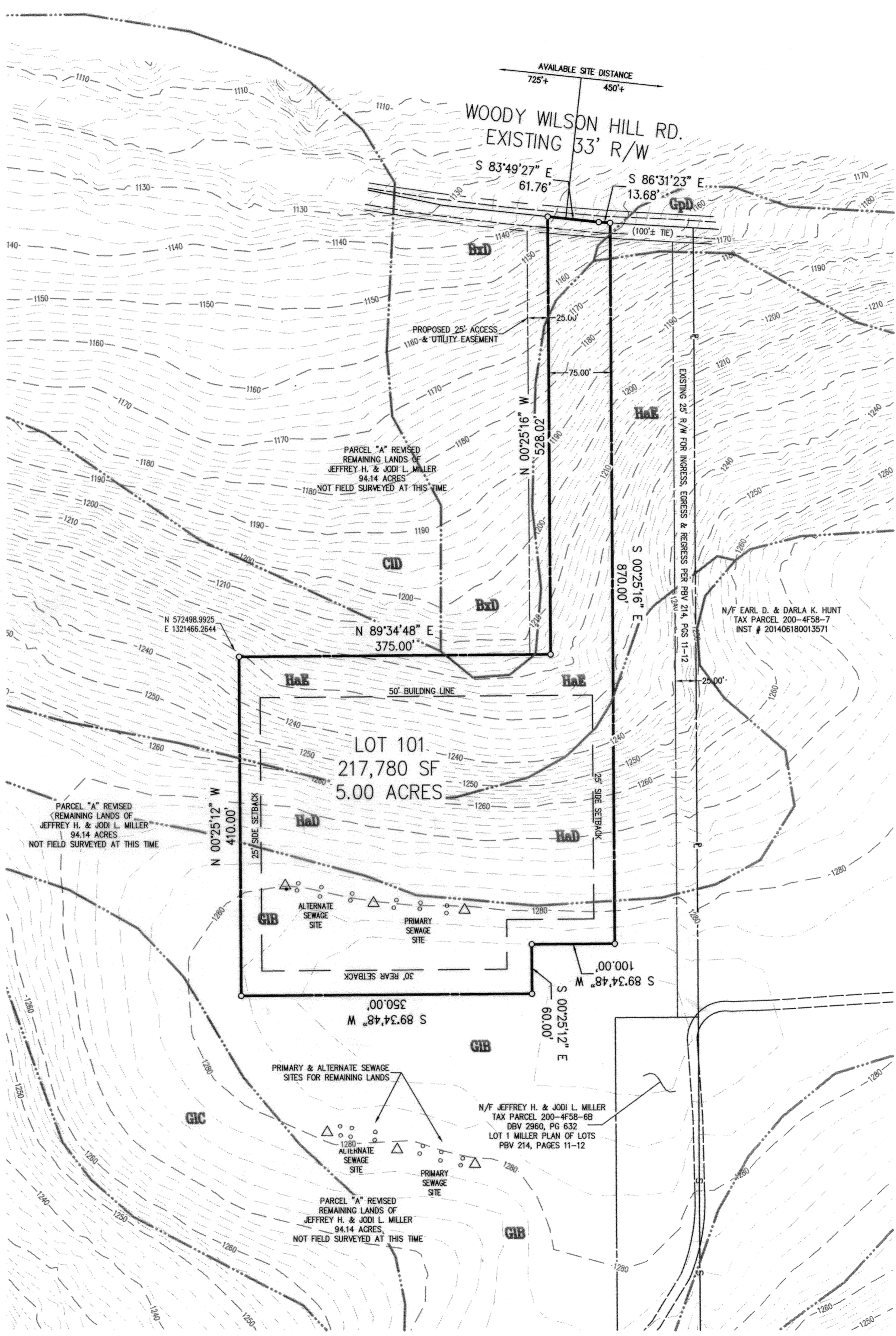
PROPOSED WATER SOURCE : ON LOT WELL

PROPOSED SEWAGE DISPOSAL: ON LOT SYSTEM

CURRENT ZONING :
 R1-RURAL RESIDENTIAL

ZONING DISTRICT REQUIREMENTS

MINIMUM LOT AREA:	2.00 ACRES W/O SEWER OR WATER
MINIMUM LOT WIDTH:	150.00 FEET AT THE BUILDING LINE
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM REAR SETBACK:	30.00 FEET
MINIMUM SIDE SETBACK:	25.00 FEET



KNOW ALL MEN BY THESE PRESENTS THAT I, JEFFREY H. & JODI L. MILLER OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF OUR PROPERTY SITUATE IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCORDING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC, UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND 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 JEFFREY H. & JODI L. MILLER, MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SENT MY HAND AND SEAL THIS 27th DAY OF Aug 2019

ATTEST: NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER

JEFFREY H. MILLER
 JODI L. MILLER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF Aug 2019

MY COMMISSION EXPIRES THE 12th DAY OF Sep 2022

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

I, JEFFREY H. & JODI L. MILLER, OWNERS OF THE PROPERTY SHOWN HEREON DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF JEFFREY H. & JODI L. MILLER RECORDED AT INSTRUMENT NUMBER 201304010009182. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THE PARCELS SHOWN.

JEFFREY H. MILLER
 JODI L. MILLER

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 A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

JAMES A. SPERDUTE, R.S. 24457-E

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.

SECRETARY
 JAMES A. SPERDUTE, R.S. 24457-E
 CHAIRPERSON

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 19th DAY OF August 2019

SECRETARY
 JAMES A. SPERDUTE, R.S. 24457-E
 CHAIRPERSON

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 27th DAY OF August 2019

SECRETARY
 JAMES A. SPERDUTE, R.S. 24457-E
 CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 16th DAY OF July 2019

SECRETARY
 JAMES A. SPERDUTE, R.S. 24457-E
 CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 381 PAGE 14
 GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF September 2019

(SEAL)
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires February 15, 2024
 SLS (slooford.com)

PLAN BOOK	PAGE
381	14

DRAWING NUMBER: 1001-1820361
 DRAWING SCALE: 1"=100'
 DATE: JULY 10, 2019
 DRAWN BY: JSS
 REVISIONS:
 08.16.2019 - ADD SITE DISTANCE

**JEFFREY H. & JODI L. MILLER
 PLAN OF LOTS**

BEING A SUBDIVISION OF PARCEL "A" OF THE MILLER PLAN OF LOTS AS RECORDED IN PLAN BOOK 214, PAGES 11-12

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



N/F ROBIN D. THOMAS
 TAX PARCEL 200-4F48-2
 INST # 200205280018154

N/F TERESA & RICHARD GUSTINI
 TAX PARCEL 200-4F38-1
 INST # 201604270007865

N/F MICHELLE L. BEITKO
 TAX PARCEL 200-4F48-6A
 INST # 201612210027021

N/F EARL D. & DARLA K. HUNT
 TAX PARCEL 200-4F58-7A
 INST # 201406180013571

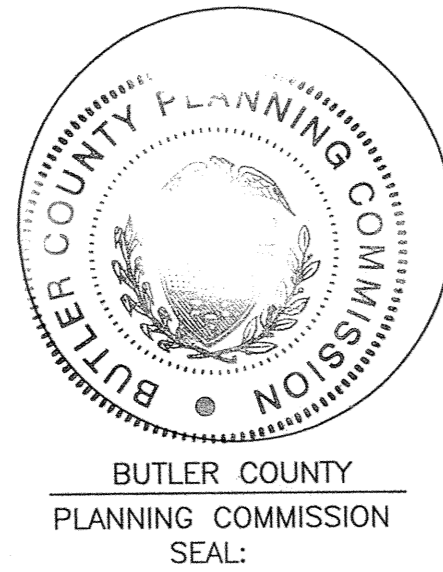
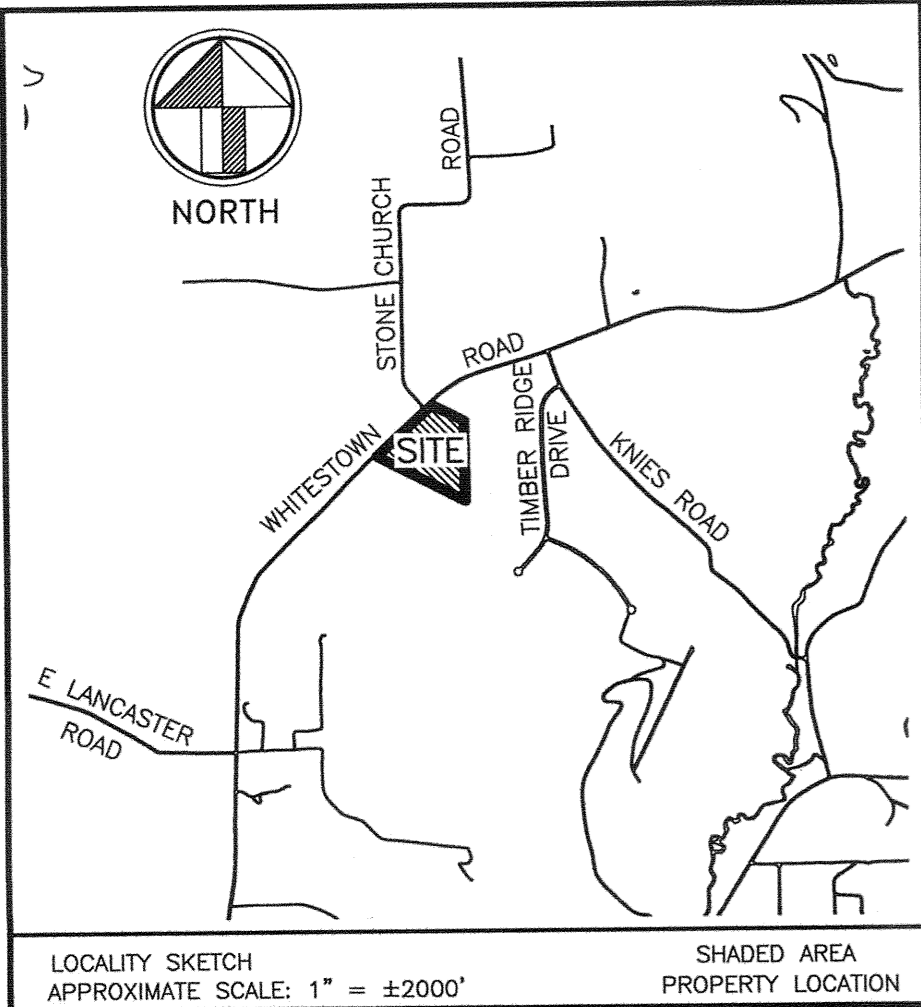
N/F EARL D. & DARLA K. HUNT
 TAX PARCEL 200-4F58-7
 INST # 201406180013571

N/F BARBARA ANN CEASER
 TAX PARCEL 200-4F58-5
 DEV 988, PG 676

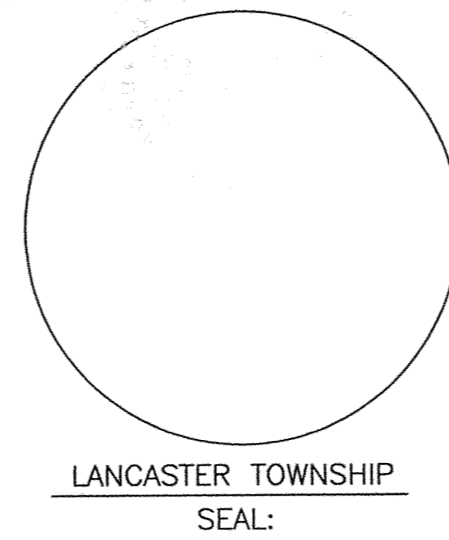
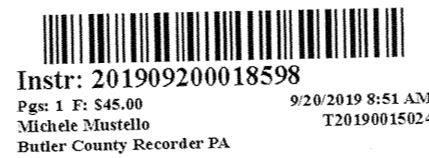
N/F JERRY R. & MARY A. STEPHENSON
 TAX PARCEL 200-4F58-9
 DEV 2818, PG 704

N/F ANTHONY J. & MILDRED J. LEO
 TAX PARCEL 200-4F58-10
 DEV 2929, PG 790

N/F JOSEPH D. & LINDA L. PLESNAK
 TAX PARCEL 200-4F58-12
 DEV 2591, PG 517



REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER
THIS 29TH DAY OF July, 2019
SECRETARY: *[Signature]*
CHAIRMAN: *[Signature]*



REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER
THIS 8TH DAY OF August, 2019
SECRETARY: *[Signature]*
CHAIRMAN: *[Signature]*

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER
THIS 19TH DAY OF August, 2019
SECRETARY: *[Signature]*
TOWNSHIP MANAGER: *[Signature]*

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

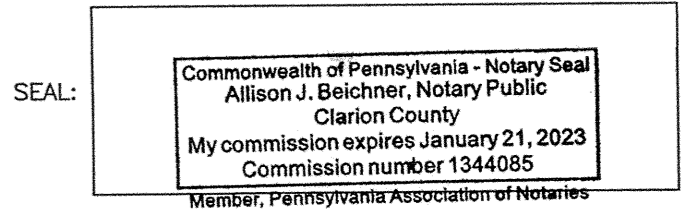
IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL,
THIS 22ND DAY OF August, 2019
ATTEST:
Notary Public: *[Signature]*
MICHAEL W. LEVERE
KELLY E. LEVERE

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

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)SS

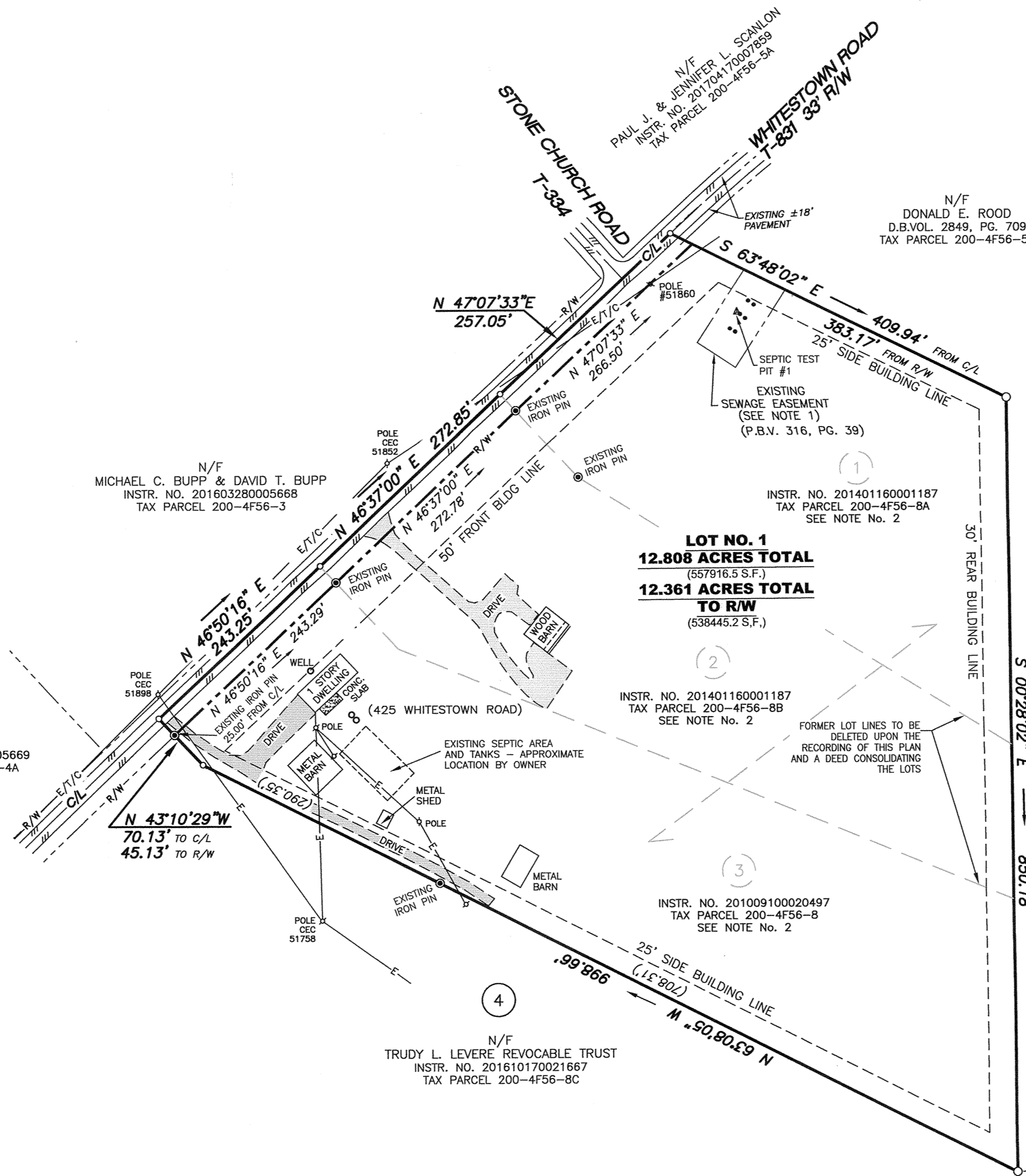
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED MICHAEL W. & KELLY E. LEVERE AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY
WITNESS MY HAND AND NOTARIAL SEAL THIS 22ND DAY OF August, 2019
MY COMMISSION EXPIRES THE 21ST DAY OF January, 2023
NOTARY PUBLIC: *[Signature]*



NOTES:

- 1) NO IMPROVEMENTS SHALL BE CONSTRUCTED UPON THE SEWAGE EASEMENTS EXCEPT THE INSTALLATION OF AN ON-LOT SEWAGE SYSTEM. AT THAT TIME THE REMAINING EASEMENT ON THE LOT WILL THEN BE CONSIDERED THE REPLACEMENT EASEMENT, UNLESS THIS AREA IS REPLACED BY THE SEWAGE ENFORCEMENT OFFICER APPROVAL.
- 2) TAX PARCEL NO. 200-4F56-8, 200-4F56-8A AND TAX PARCEL NO. 200-4F56-8B ARE TO BE CONSOLIDATED INTO ONE INTEGRAL LOT KNOWN AS LOT NO. 1, UPON THE RECORDING OF THIS PLAN AND A DEED CONSOLIDATING THE LOTS.
- 3) THIS TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME. REFERENCE PLAN: BETTY L. BINTRIM SUBDIVISION PLAN P.B.V. 316, PG. 39
- 4) THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOODPLAIN. REFERENCE: LANCASTER TOWNSHIP COMMUNITY PANEL #421422 EFFECTIVE DATE 8-2-2018 FLOOD INSURANCE RATE MAP, MAP NUMBER 42019C03800
- 5) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS & AGREEMENTS OF PRIOR RECORD.



N/F DONALD E. ROOD
D.B.VOL. 2849, PG. 709
TAX PARCEL 200-4F56-5B
REFERENCE SURVEY:
PROPERTY SURVEY FOR
DONALD E. ROOD
BY: SURVEY-TECH CORPORATION
DWG. NO.: 2007-4686-REV
REVISED: SEPT. 11, 2008

N/F DORA A. KNISS
INSTR. NO. 201603280005669
TAX PARCEL 200-4F56-4A

N/F MICHAEL C. BUYP & DAVID T. BUYP
INSTR. NO. 201603280005668
TAX PARCEL 200-4F56-3

INSTR. NO. 201401160001187
TAX PARCEL 200-4F56-8A
SEE NOTE No. 2

INSTR. NO. 201401160001187
TAX PARCEL 200-4F56-8B
SEE NOTE No. 2

INSTR. NO. 201009100020497
TAX PARCEL 200-4F56-8
SEE NOTE No. 2

N/F TRUDY L. LEVERE REVOCABLE TRUST
INSTR. NO. 201610170021667
TAX PARCEL 200-4F56-8C

LOT #10
N/F GREGORY T. & JULIE A. KESSLER
INSTR. NO. 200605120011393
TAX PARCEL 200-4F56-5D10

LANCASTER TOWNSHIP LOT REQUIREMENTS

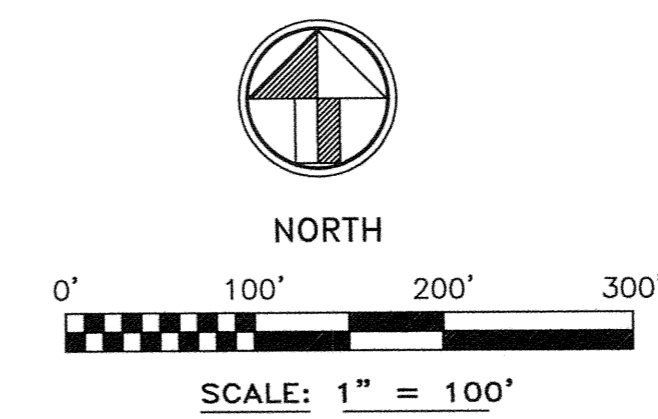
CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ORDINANCE NO. 86 DATED: MAY 23, 2007
ZONING ORDINANCE
ORDINANCE NO. 89 DATED: NOVEMBER 17, 2008
AS AMENDED

Table with 2 columns: Requirement and Value. Rows include R-1 Rural Residential District, Minimum Lot Area, Minimum Lot Width, and Building Setbacks.

LEGEND

- UTILITY POLE
- SEWAGE TEST PIT LOCATION (SUITABLE)
- SEWAGE PERC HOLE LOCATION
- EXISTING OVERHEAD ELECTRIC, TELEPHONE & TV CABLE LINES

PLAN BOOK 381, PAGE 15



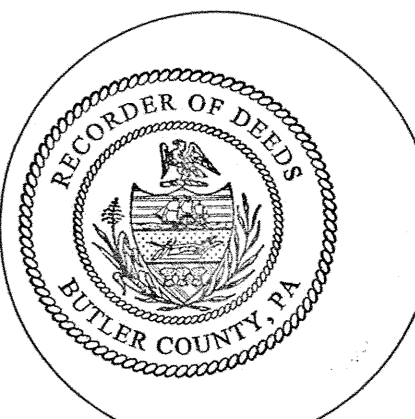
12.808 ACRES = TOTAL ACRES

ZONING DISTRICT: R-1 RURAL RESIDENTIAL
PROPERTY ADDRESS: 425 WHITESTOWN ROAD HARMONY, PA 16037
OWNERS: MICHAEL W. & KELLY E. LEVERE
DEED REFERENCE: INSTR. NO. 201009100020497 TAX PARCEL NO.: 200-4F56-8 LOT NO. 3
DEED REFERENCE: INSTR. NO. 201401160001187 TAX PARCEL NO.: 200-4F56-8B LOT NO. 2 200-4F56-8A LOT NO. 1

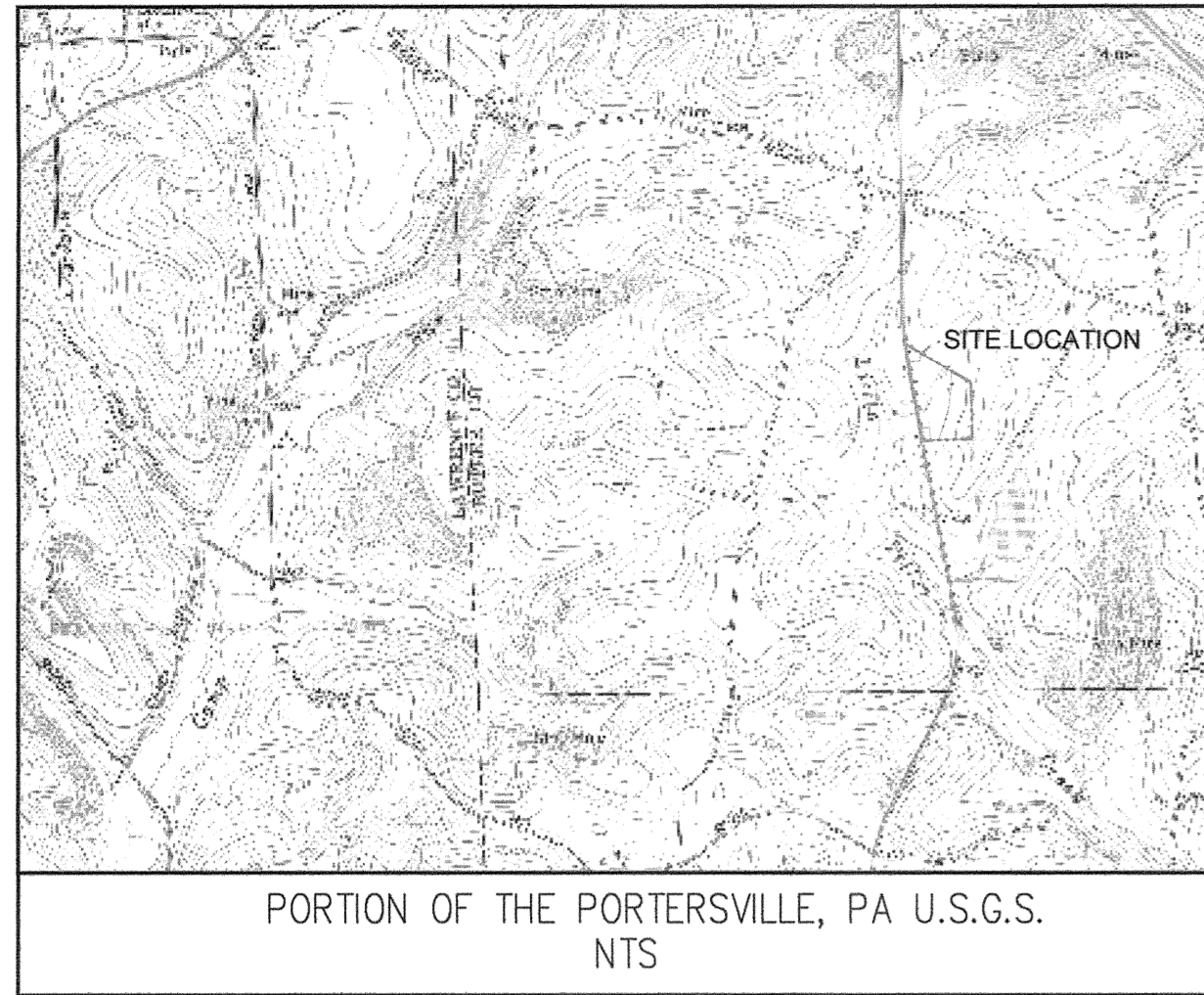
SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: JULY 19, 2019 SCALE: 1" = 100'

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

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



LOT No. 1
MICHAEL W. LEVERE CONSOLIDATION PLAN
(CONSOLIDATION OF LOTS 1, 2 & 3 OF THE BETTY L. BINTRIM SUBDIVISION PLAN (P.B.V. 316, PG. 39))



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

HIGHWAY OCCUPANCY PERMIT

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

PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN

FOR

GARDNERS FARM GREENHOUSE

SR 0019

Township of Muddy Creek, County of Butler
Commonwealth Of Pennsylvania

Instrument: 201909200018655
Page: 3 of 1228.00
Michele Mustello
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MATTHEW S. GARDNER AND SUZANNE GARDNER, OF THE TOWNSHIP OF MUDDY CREEK, OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR LAND DEVELOPMENT OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF MUDDY CREEK, OF BUTLER COUNTY, WE, MATTHEW S. GARDNER AND SUZANNE GARDNER, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, MY SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS.

ATTEST:

 OWNER

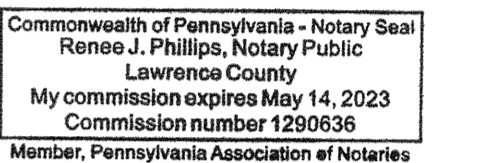
 OWNER

COMMONWEALTH OF PENNSYLVANIA:
 SS:
 COUNTY OF Lawrence :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, MATTHEW S. GARDNER AND SUZANNE GARDNER, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND THE LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF August, 2019.

NOTARY PUBLIC



MY COMMISSION EXPIRES THE 14th DAY OF May, 2023

CERTIFICATE OF TITLE - NO MORTGAGE

WE, MATTHEW S. GARDNER AND SUZANNE GARDNER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF MATTHEW S. GARDNER AND SUZANNE GARDNER AND IS RECORDED IN INSTRUMENT NUMBER 199911060031536. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS:

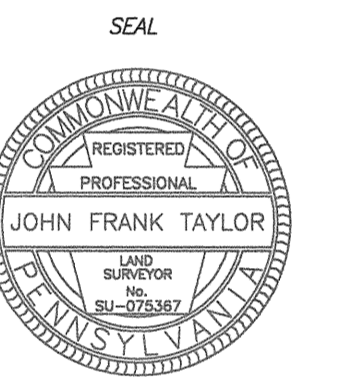
 OWNERS:

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

8/21/2019
 DATE

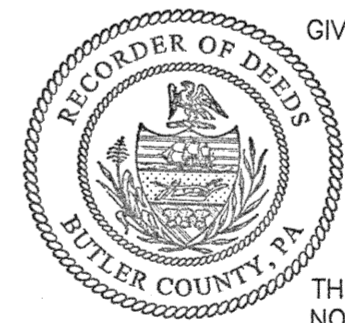
 SURVEYOR'S NAME
 SU-075367
 REGISTRATION NO.



COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 331 PAGE 16-18

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



RECORDER

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

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

SECRETARY

 CHAIRMAN

DATE: August 21, 2019

REVIEWED BY THE MUDDY CREEK TOWNSHIP PLANNING COMMISSION THIS 6th DAY OF August, 2019.

SECRETARY VICECHAIR

CHAIRMAN - SECRETARY



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

SECRETARY

CHAIRMAN

SCHEDULE OF DRAWINGS

SHEET NUMBER	DESCRIPTION	SCALE	NO. OF PAGES
EX-1	EXISTING CONDITIONS PLAN	1" = 50'	1
SP-1	SITE PLAN	1" = 50'	1
PCSM-1	POST CONSTRUCTION STORMWATER PLAN	1" = 50'	1
ESPC 1-1A	EROSION AND SEDIMENT POLLUTION CONTROL	1" = 50'	1
HOP-1	HIGHWAY OCCUPANCY PERMIT PLAN	1" = 40'	1
DET 1-9	DETAILS	NTS	9

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

June 1, 2019
 Rev. Aug 08.06.19

PREPARED FOR

MATTHEW S. GARDNER
 SUZANNE GARDNER
 625 SCOTT RIDGE ROAD
 HARMONY, PA 16037

PREPARED BY

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

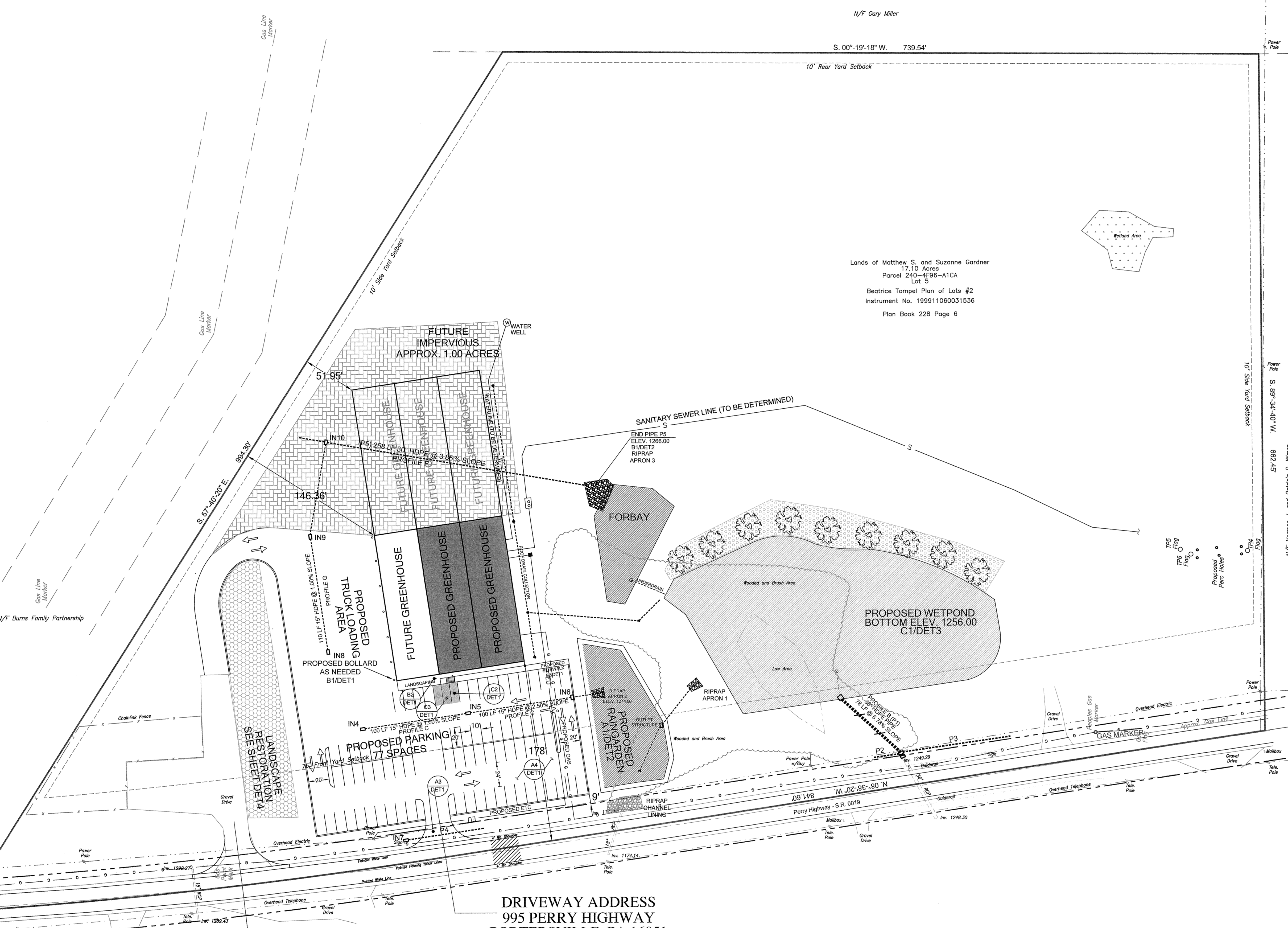
THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 21 DAY OF August, 2019.

ATTEST:

 SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

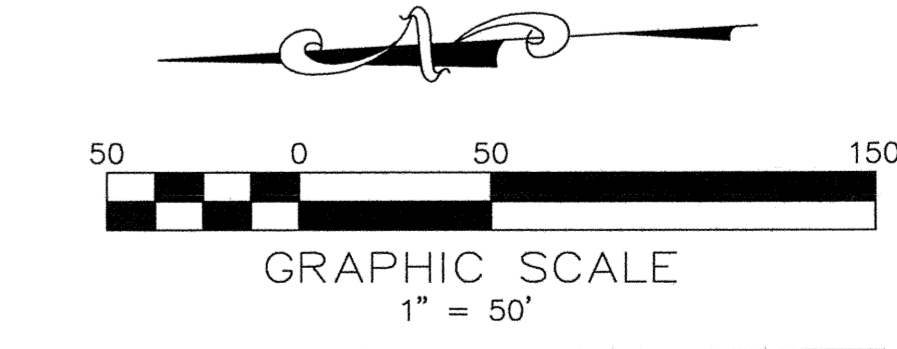
PLAN BOOK	PAGE
381	16



- NOTES:**
1. GEOTECHNICAL SUBSURFACE EXPLORATION HAS NOT BEEN COMPLETED BY FRANK B. TAYLOR ENGINEERING. FRANK B. TAYLOR ENGINEERING SHALL ASSUME NO RESPONSIBILITY FOR ADDITIONAL WORK REQUIRED DUE TO SUBSURFACE CONDITIONS.
 2. PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS AND EASEMENT OF RECORD.
 3. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.
 4. FIELD SURVEY AND PROPERTY BOUNDARY COMPLETED BY FRANK B. TAYLOR ENGINEERING.
 5. THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
 6. THE PURPOSE OF THIS PLAN INITIALLY IS FOR WHOLESALE GREENHOUSE FOR FUTURE RETAIL GREENHOUSE. THE USE IS A PERMITTED USE.
 7. THERE ARE WETLANDS LOCATED ON THIS PROPERTY AND THEY SHALL BE PROTECTED AND NOT DISTURBED.
 8. CONTRACTOR SHALL REFER TO GREENHOUSE MANUFACTURER FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 9. ALL CUSTOMER PARKING AND EMPLOYEE PARKING SPACES SHALL HAVE A MINIMUM 180 SQUARE FEET.

LEGEND

- PROPERTY BOUNDARY
- CONTOUR
- BUILDING SETBACK
- EXISTING DRAINAGE WAY
- SOIL BOUNDARY
- SOIL DESCRIPTION (RoB2)
- EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- FUTURE IMPERVIOUS AREA
- NEW CONCRETE
- NEW GRAVEL
- NEW STORM LINE
- NEW RIPRAP APRON
- NEW STORM CLEANOUT
- NEW CONCRETE INLET
- LANDSCAPE RESTORATION
- MINIMUM COMPACTION AREA



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

N/F Gary Miller
S. 00°-19'-18" W. 739.54'
10' Rear Yard Setback
Lands of Matthew S. and Suzanne Gardner
17.10 Acres
Parcel 240-4F39-A1CA
Lot 5
Beatrice Tompel Plan of Lots #2
Instrument No. 199911060031536
Plan Book 228 Page 6

NO ZONING WITHIN MUDDY CREEK TOWNSHIP - FOLLOW SALDO REQUIREMENTS

	REQUIRED	PROPOSED
Min. Front Yard	75 feet	178 feet
Min. Side Yard	10 feet	10 feet
Min. Rear Yard	10 feet	10 feet
Min. Lot Area	1.50 Acres	17.10 Acres

SEWAGE PERMIT # Z172125

DRIVEWAY ADDRESS
995 PERRY HIGHWAY
PORTERSVILLE, PA 16051

DRIVEWAY ADDRESS
1003 PERRY HIGHWAY
PORTERSVILLE, PA 16051

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
CALL #2017-312-1200
Pennsylvania One Call System Inc. 1-800-242-1776

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

FB

DRAWN BY	BLK	DATE	06.01.19
CHK'D	BLK	PROJECT NO.	3316
APP'VD	BLK	SCALE	1" = 50'

DATE	NO.	REVISIONS:
08.06.19	1	TWP. ENG. REVIEW

GARDNERS FARM GREENHOUSE LAND DEVELOPMENT PLAN
MUDDY CREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

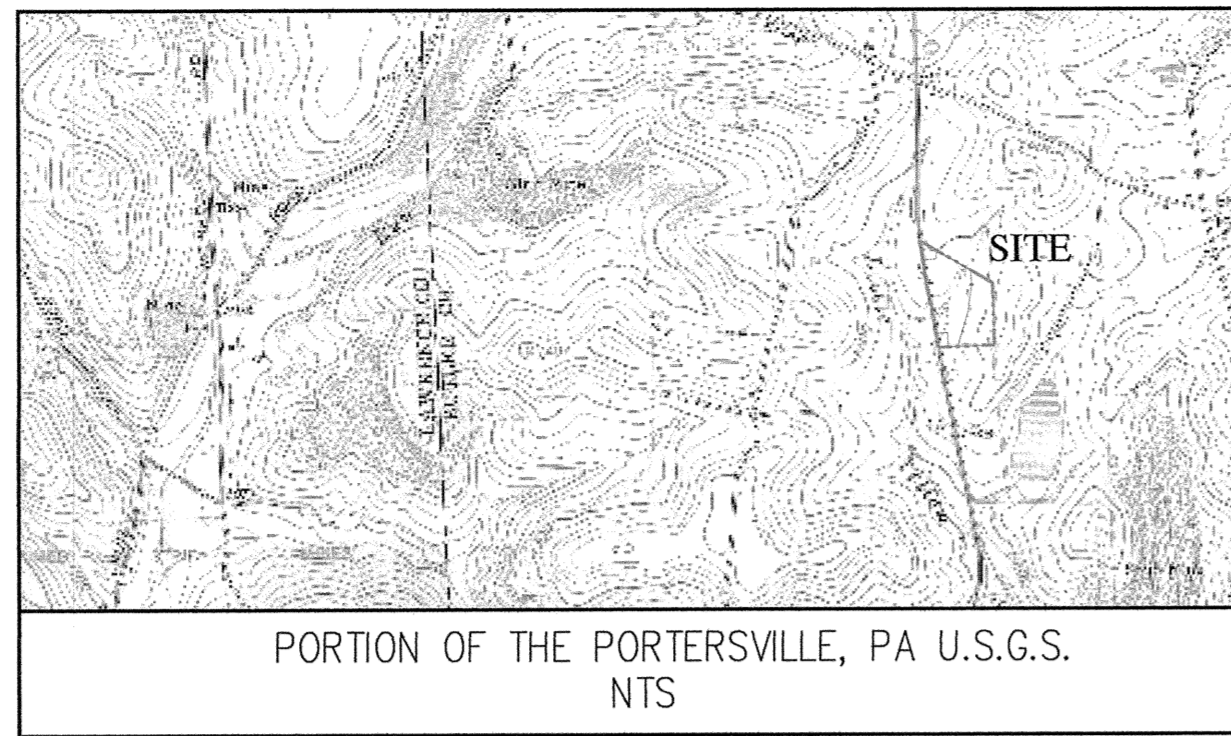
Prepared for:
MATTHEW AND SUZANNE GARDNER
625 SCOTT RIDGE ROAD
HARMONY, PA 16037

SITE PLAN

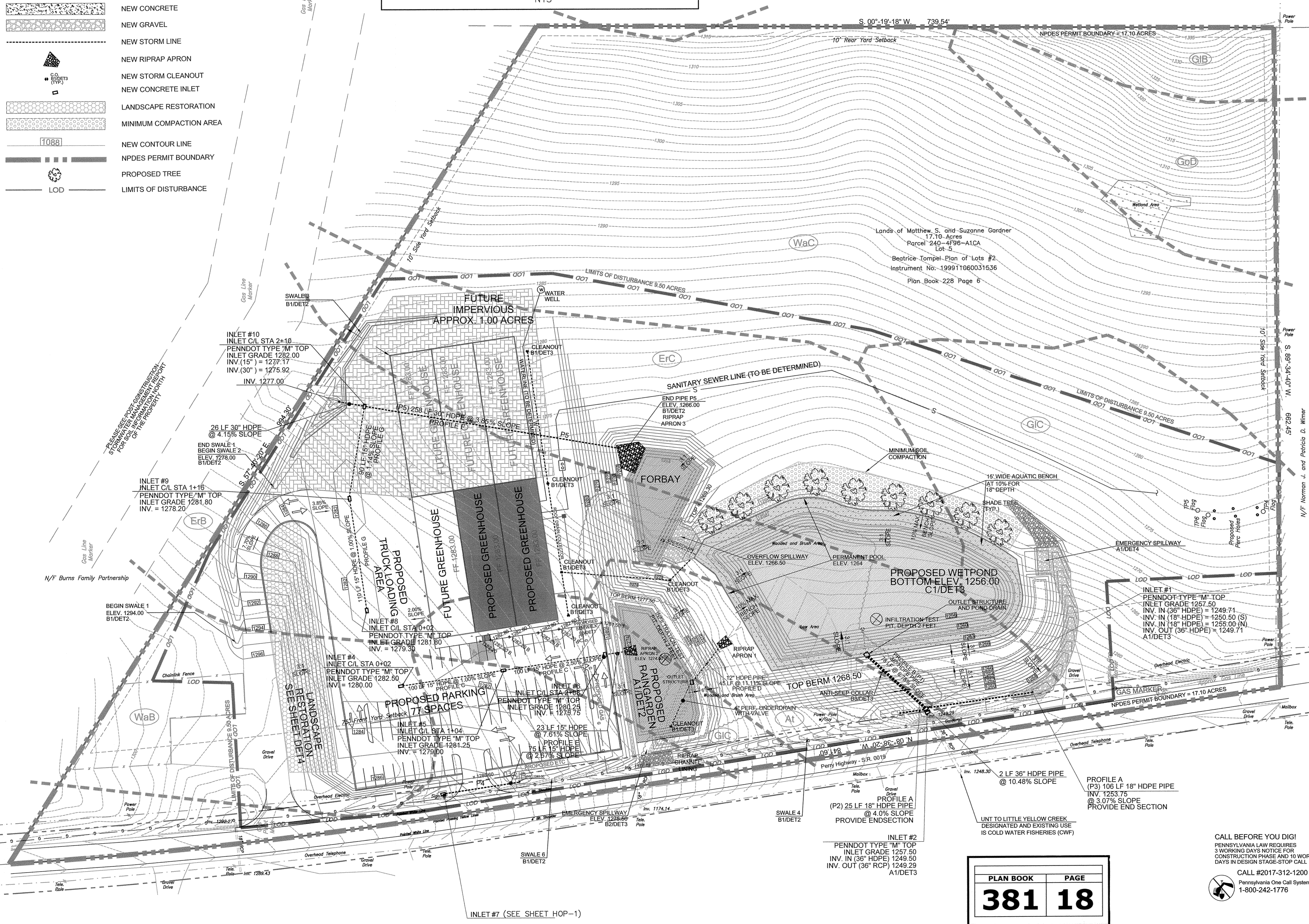
DRAWING NO. SP-1

LEGEND

- PROPERTY BOUNDARY
- - - CONTOUR
- - - BUILDING SETBACK
- - - EXISTING DRAINAGE WAY
- - - SOIL BOUNDARY
- SOIL DESCRIPTION
- - - EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- ▨ FUTURE IMPERVIOUS AREA
- ▨ NEW CONCRETE
- ▨ NEW GRAVEL
- - - NEW STORM LINE
- ▨ NEW RIPRAP APRON
- ▨ NEW STORM CLEANOUT
- ▨ NEW CONCRETE INLET
- ▨ LANDSCAPE RESTORATION
- ▨ MINIMUM COMPACTION AREA
- - - NEW CONTOUR LINE
- - - NPDES PERMIT BOUNDARY
- PROPOSED TREE
- - - LOD
- - - LIMITS OF DISTURBANCE

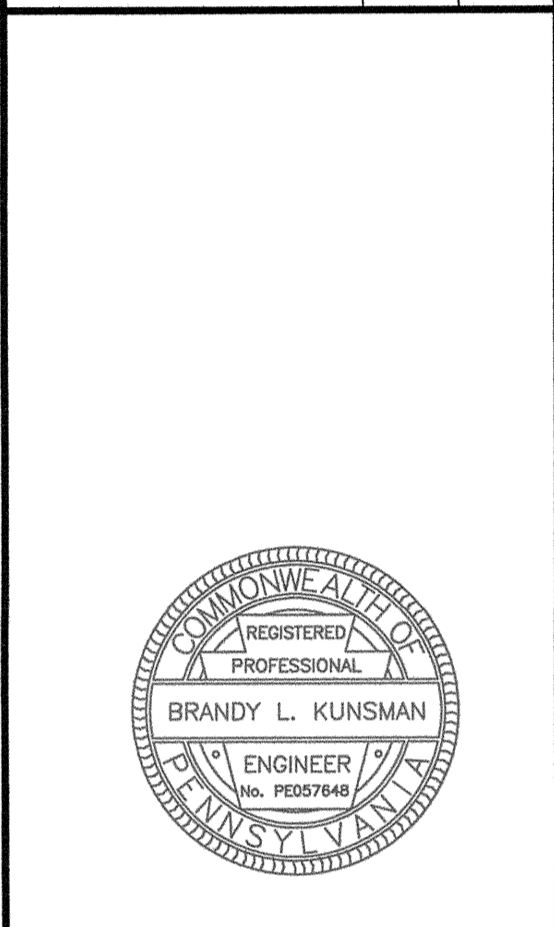


N/F Gary Miller



- NOTES:**
1. GEOTECHNICAL SUBSURFACE EXPLORATION HAS NOT BEEN COMPLETED BY FRANK B. TAYLOR ENGINEERING. FRANK B. TAYLOR ENGINEERING SHALL ASSUME NO RESPONSIBILITY FOR ADDITIONAL WORK REQUIRED DUE TO SUBSURFACE CONDITIONS.
 2. PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS AND EASEMENT OF RECORD.
 3. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.
 4. FIELD SURVEY AND PROPERTY BOUNDARY COMPLETED BY FRANK B. TAYLOR ENGINEERING.
 5. THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.
 6. THE PURPOSE OF THIS PLAN INITIALLY IS FOR WHOLESALE GREENHOUSE FOR FUTURE RETAIL GREENHOUSE. THE USE IS A PERMITTED USE.
 7. THERE ARE WETLANDS LOCATED ON THIS PROPERTY AND THEY SHALL BE PROTECTED AND NOT DISTURBED.
 8. THE RESPONSIBILITY TO PERIODICALLY INSPECT AND TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE SOLELY THE PROPERTY OWNER. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR, REPLACE OR CONSTRUCT ANY DAMAGED, MALFUNCTIONING, BROKEN AND CLOGGED FUTURE AND EXISTING STORMWATER MANAGEMENT FACILITIES LOCATED ON THE PROPERTY.
 9. THE STORMWATER FACILITIES SHALL BE INSPECTED, CLEANED AND MAINTAINED (IE DEBRIS CLEANING, ETC.) ON A PERIODIC BASIS, A MINIMUM OF ONCE EVERY THREE MONTHS. THE STORMWATER FACILITIES SHALL ALSO BE INSPECTED AFTER A STORM WHERE ONE (1) INCH OR MORE OF RAIN HAS FALLEN IN A 24-HOUR PERIOD. MAINTENANCE AND REPAIRS SHALL BE COMPLETED WITHIN ONE WEEK.
 10. THE SOILS ON THE PROPERTY INCLUDE:
 At - ATKIN SILT LOAM, 0-3% SLOPES
 ErB - ERNEST SILT LOAM, 3-8% SLOPES
 ErC - ERNEST SILT LOAM, 8-15% SLOPES
 GiB - GILPIN SILT LOAM, 3-8% SLOPES
 GiC - GILPIN SILT LOAM, 8-15% SLOPES
 GoD - GILPIN-WEIKERT CHANNERY SILT LOAM, 15-25% SLOPES
 WaB - WHARTON SILT LOAM, 3-8% SLOPES
 WaC - WHARTON SILT LOAM, 8-15% SLOPES
 11. A LICENSED PROFESSIONAL SHALL BE ONSITE DURING THE CONSTRUCTION OF THE BEST MANAGEMENT PRACTICES (BMPs) FOR INSPECTION AND POST CERTIFICATION.
 12. THE OPERATION AND MAINTENANCE AGREEMENT (O&M) IS PART OF THE STORMWATER MANAGEMENT PLAN AND SHALL BE INCORPORATED AS PART OF THE DEED TO THE PROPERTY.
 13. RECORD DRAWINGS SHALL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND. THE RECORD DRAWINGS SHALL CONSIST OF AS-CONSTRUCTED PLAN(S) AND DETAIL(S) OF ALL STORMWATER MANAGEMENT BMPs IN ACCORDANCE WITH SECTION 408 OF THE MUDDY CREEK TOWNSHIP ACT 167 STORMWATER MANAGEMENT ORDINANCE.
 14. MUDDY CREEK TOWNSHIP RESERVES THE RIGHT TO INSPECT THE STORMWATER MANAGEMENT FACILITIES IN LOCATIONS SHOWN. ACCESS TO THE EASEMENTS SHALL BE PROVIDED AT ALL TIMES.
 15. MUDDY CREEK TOWNSHIP OR THEIR DESIGNEE HAS ACCESS TO ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY. THIS INCLUDES THE STORMWATER PIPING.
- THE OWNERS HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP OF MUDDY CREEK.
- 8-20-19 *[Signature]*
DATE: SIGNATURE
- I, BRANDY L. KUNSMAN, PE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- 8-20-19 *[Signature]*
DATE: SIGNATURE
- I, Thomas L. Thomas
HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE MUDDY CREEK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
- 8/21/2019 *[Signature]*
DATE: SIGNATURE

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



REVISIONS:	NO.	DATE	BY	REVIEW
	1	08.06.19	TWP	Eng. Review

**GARDNERS FARM GREENHOUSE
LAND DEVELOPMENT PLAN**
MUDDY CREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Prepared for:
MATTHEW AND SUZANNE GARDNER
625 SCOTT RIDGE ROAD
HARMONY, PA 16037

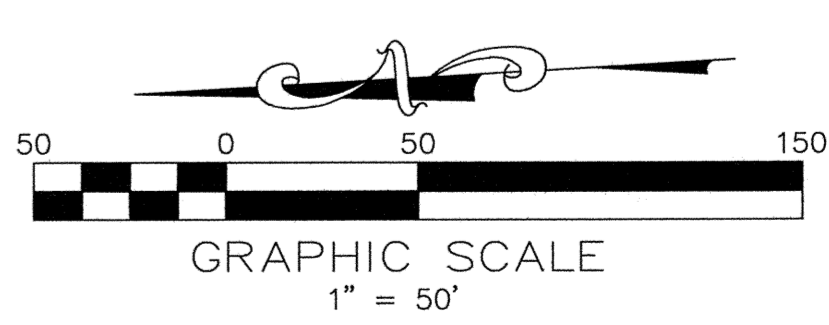
**POST CONSTRUCTION
STORMWATER PLAN**

**DRAWING NO.
PCSM-1**

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

CALL #2017-312-1200
Pennsylvania One Call System Inc.
1-800-242-1776



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

NOT IN FLOOD PLAIN

NO WETLANDS

SETBACKS

E 50'
S 15'
R 15'

Notice that a Highway Occupancy Permit is required Pursuant to Section 420 of the Act of June 1, 1945, (P.L. 242, No. 428), known as the "State Highway Law."

Instr: 201909230018718
Fgs 1 F: \$45.00
Michele Mustello
Butler County Recorder PA
9/23/2019 8:58 AM
T20190915103

OWNERS ADOPTION
Know All Men By these Presents, that I (or We) BENJAMIN A. & CYNTHIA L. WAUGAMAN of the DONEGAL TWP. OF BUTLER County, of the PA Commonwealth of Pennsylvania, do hereby adopt this as (my, our) Plan of Subdivision of (my, our) property, situated in the DONEGAL TWP. OF BUTLER County of PA, Commonwealth of Pennsylvania, and for other advantages accruing to (me, us), do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the DONEGAL TWP. OF BUTLER County of PA (City, Borough, Township) BUTLER County, Pennsylvania, I (or We) BENJAMIN A. & CYNTHIA L. WAUGAMAN hereby agree to and by these presents do release and forever discharge the DONEGAL TWP. OF BUTLER County, Pennsylvania, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon me (my, our) heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I (or We) hereunto set (my, our) hand(s) and seal(s) this 20th day of August, A.D. 2019

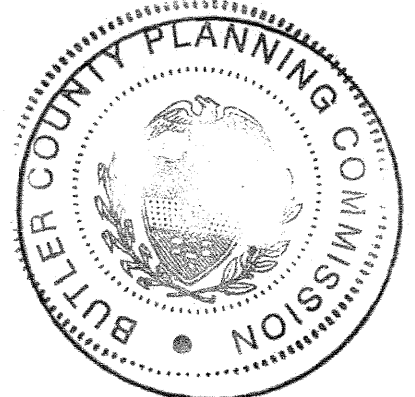
ATTEST:
Benjamin A. Waugaman (Owner or Owners) (SEAL)
Cynthia L. Waugaman (Owner or Owners) (SEAL)
Wendy Grady (Notary Public) (SEAL)
My commission expires the 21st day of August, A.D. 2020

Commonwealth of Pennsylvania - Notary Seal
Vickie Young, Notary Public
Butler County
My commission expires August 21, 2022
Commission number 1285380
Member, Pennsylvania Association of Notaries

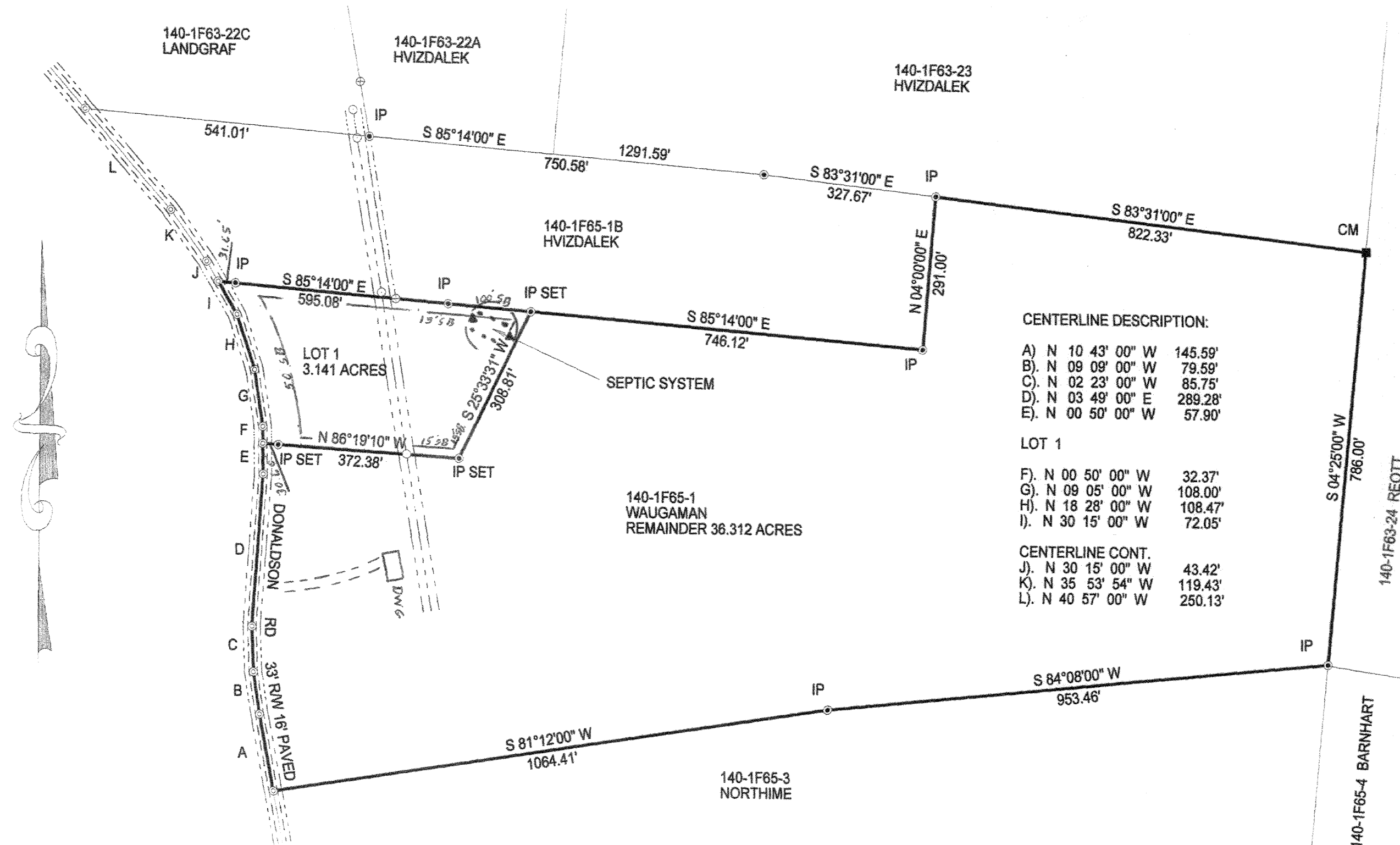
INDIVIDUAL ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named BENJAMIN A. & CYNTHIA L. WAUGAMAN who acknowledged the foregoing release and dedication and plan of subdivision to be (his, her, their) act and deed and desired the same to be recorded as such:
WITNESS MY HAND AND NOTARIAL SEAL this 20th day of August, 2019
Vickie Young Notary Public (SEAL)
My Commission Expires the 21st day of August, 2020

Commonwealth of Pennsylvania - Notary Seal
Vickie Young, Notary Public
Butler County
My commission expires August 21, 2022
Commission number 1285380
Member, Pennsylvania Association of Notaries

REVIEW
BUTLER COUNTY PLANNING COMMISSION APPROVAL
REVIEWED
Approved by the Butler County Planning Commission this 3RD day of SEPT. 2019
C. Waugaman (Secretary) R. Waugaman (Chairman)
See Comments On File at the Butler County Planning Commission
Plan Number: 19171



MUNICIPAL APPROVAL
Reviewed and approved (or Reviewed with comments) by the DONEGAL TWP. this 3 day of SEPT. 2019
Benjamin A. Waugaman (Secretary) Carl L. Waugaman (Chairman)



CENTERLINE DESCRIPTION:

A)	N 10 43' 00" W	145.59'
B)	N 09 09' 00" W	79.59'
C)	N 02 23' 00" W	85.75'
D)	N 03 49' 00" E	289.28'
E)	N 00 50' 00" W	57.90'

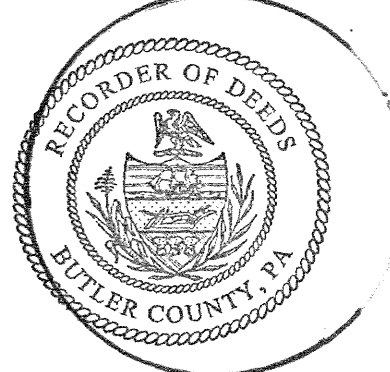
LOT 1

F)	N 00 50' 00" W	32.37'
G)	N 09 05' 00" W	108.00'
H)	N 18 28' 00" W	108.47'
I)	N 30 15' 00" W	72.05'

CENTERLINE CONT.

J)	N 30 15' 00" W	43.42'
K)	N 35 53' 54" W	119.43'
L)	N 40 57' 00" W	250.13'

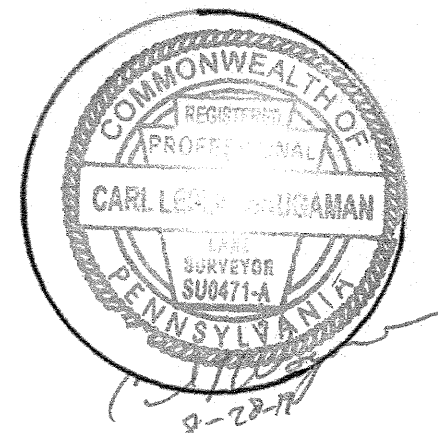
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2023



PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)
Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 381 Page(s) 19
Given under my hand and seal this 23rd day of SEPT. 2019
Michele M. Mustello (Recorder of Deeds)

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I, Carl L. Waugaman, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown heron is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.
DATE 8-28-19 SEAL Carl L. Waugaman
R50471A Signature of Surveyor.



WAUGAMAN PLAN
BENJAMIN A. & CYNTHIA L. WAUGAMAN
392 DONALDSON ROAD, FENELTON PA. 16034
DONEGAL TWP. BUTLER CO., PA.
200707230019018 140-1F65-1

PROPERTY SURVEYS • SUBDIVISIONS • MINING • HYDRAULIC SEWAGE DESIGN • DER PERMIT PREP.
CARL L. WAUGAMAN P.E., P.L.S.
Civil Engineer & Professional Land Surveyor
P.O. BOX 69 / WORTHINGTON, PA. 16262-0069

DATE: 8-28-19	SCALE: 1" = 200'
REV.	REV.

BUTLER FARM SHOW PLAN

BEING A CONSOLIDATION OF BUTLER COUNTY
 TAX PARCELS 054-25-A7B, A7C, A7CA AND 120-3F47-2E

OWNER'S ADOPTION

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

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIPS FOR PLANNING PURPOSES ONLY AND THAT SAID TOWNSHIPS SHALL NOT ISSUE ANY BUILDING PERMITS FOR LOTS CONTAINED HEREIN, NOT SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID TOADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HERELYTO SET OUR HAND AND SEAL THIS 19 DAY OF August, 2019.

BUTLER FARM SHOW, INC.
 NAME OF CORPORATION
 19 Aug. '19
 DATE
 SECRETARY: *David M. Metrick*
 PRESIDENT: *Kenneth P. Jaughlin*

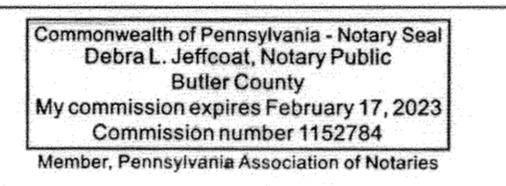
ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED *David M. Metrick* OF BUTLER FARM SHOW INC. WHO BEING DULY SWORN, DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL, DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION W DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID BUTLER FARM SHOW INC. FOR THE PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS *David M. Metrick* (TITLE) OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19 DAY OF August, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF February, 2023

Debra L. Jeffcoat
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

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

17 July '19
 DATE
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-9808-E

BUTLER COUNTY REVIEW AND APPROVALS

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13th DAY OF JUNE, 2019.

SECRETARY: *Cam GPM*
 CHAIRMAN BUTLER COUNTY PLANNING COMMISSION: *Fred GPM*

PROOF OF RECORDING

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

PLAN BOOK VOLUME 381, PAGE 20-21

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF September, 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.

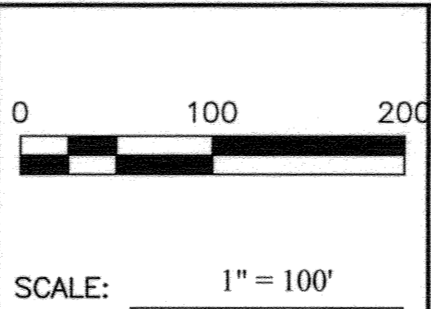


BUTLER TOWNSHIP R-1 DISTRICT	
Dimension	Single Family with Public Water and Sewer
Min. Lot Area	15,000 sq ft
Min. Lot Width	100 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet

CONNOQUEENESSING TOWNSHIP HEAVY COMMERCIAL	
Dimension	Requirement
Min. Lot Width	200 feet
Min. Front Yard Depth	100 feet
Min. Side Yard Depth	50 feet
Min. Rear Yard Depth	50 feet

REFERENCE DRAWINGS

- Reamer Subdivision PB 307/45
- Hindman Subdivision PB 367/14
- Kriess Subdivision #12 PB 206/5
- Muzzana Subdivision/LLR PB 264/45
- Harkus Subdivision PB 107/13



CONNOQUEENESSING TOWNSHIP - MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUEENESSING, BUTLER COUNTY, PENNSYLVANIA HEREBY APPROVES THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THIS APPROVAL BY THE TOWNSHIP OF CONNOQUEENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUEENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 7th DAY OF August, 2019.

SECRETARY: *Barb Dean*
 CHAIRPERSON BOARD OF SUPERVISORS: *Steve Strick*

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CONNOQUEENESSING THIS 7th DAY OF August, 2019.

SECRETARY: *Diane C. Hanholz*
 CHAIRPERSON PLANNING COMMISSION: *Bret Barrett*

BUTLER TOWNSHIP - MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 15th DAY OF July, 2019.

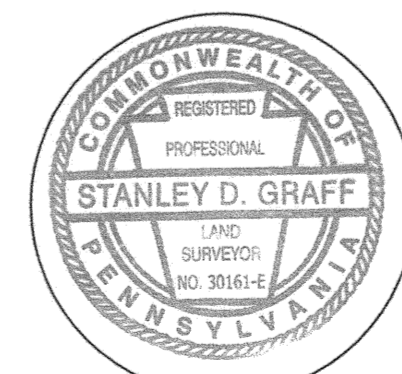
SECRETARY: *Theresa Giesh*
 PRESIDENT BOARD OF COMMISSIONERS: *Dan Schick*

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 9th DAY OF July, 2019.

SECRETARY: *Cynthia R. Osterling*
 CHAIRPERSON PLANNING COMMISSION: *Tommy King*

GENERAL NOTES:

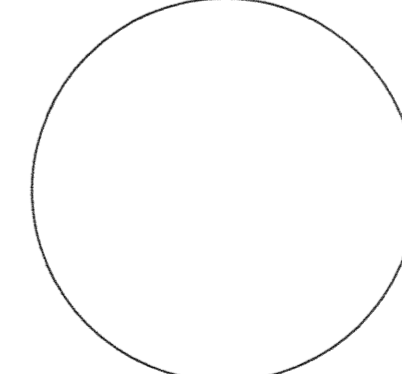
- OWNERS: BUTLER FARM SHOW, INC.
- OWNER ADDRESS: 625 EVANS CITY RD SUITE 104 BUTLER, PA 16001
- USE: AGRICULTURAL/HEAVY COMMERCIAL
- ZONING: BUTLER TOWNSHIP: R-1 DISTRICT
- SETBACKS: SEE TABLES
- SEWER AND WATER SHOWN PER OWNER



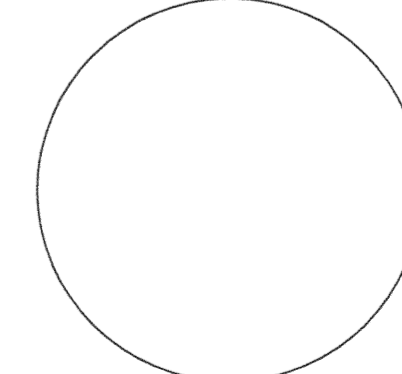
REGISTERED SURVEYOR



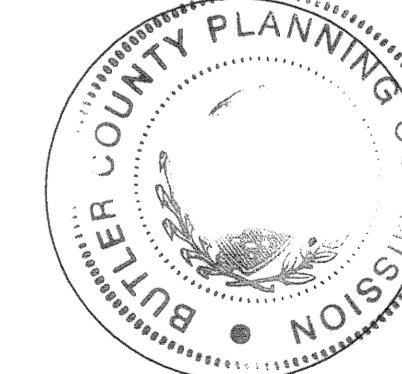
BUTLER COUNTY RECORDER OF DEEDS



BUTLER TOWNSHIP BOARD OF COMMISSIONERS



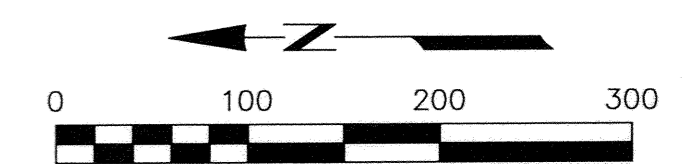
BUTLER TOWNSHIP PLANNING COMMISSION



BUTLER COUNTY PLANNING COMMISSION

Sheet 1 of 2

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS	DRAWN BY: SDG	DESIGNER	PROJECT	DWG.No.	RECORDED	PAGE			
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTERS	SDG	6/18/19	Reamer Subdivision No. 4 PB 377/29	DATE: 04/30/19	GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM	BUTLER FARM SHOW PLAN : BEING A CONSOLIDATION OF BUTLER COUNTY TAX PARCELS 054-25-A7B, A7C, A7CA AND 120-3F47-2E	19-087	PLAN BOOK	PAGE			
B	REVISIONS PER CONNOQ. TOWNSHIP ENGINEER REVIEW LETTER DATED 6/24/19	SDG	6/27/19	Deer Run Plan 2 (revised) PB 162/13	CHECKED BY: Sdg						BUTLER & CONNOQUEENESSING TOWNSHIPS BUTLER COUNTY, PENNSYLVANIA	381	20
C	REVISIONS PER CONNOQ. TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/19	SDG	7/16/19	Heaton Subdivision of Lot 16 PB 308/44 Reamer Subdivision No. 2 PB 191/21 Miller Estate Subdivision PB 10/10	DATE: _____ APPROVED: _____								

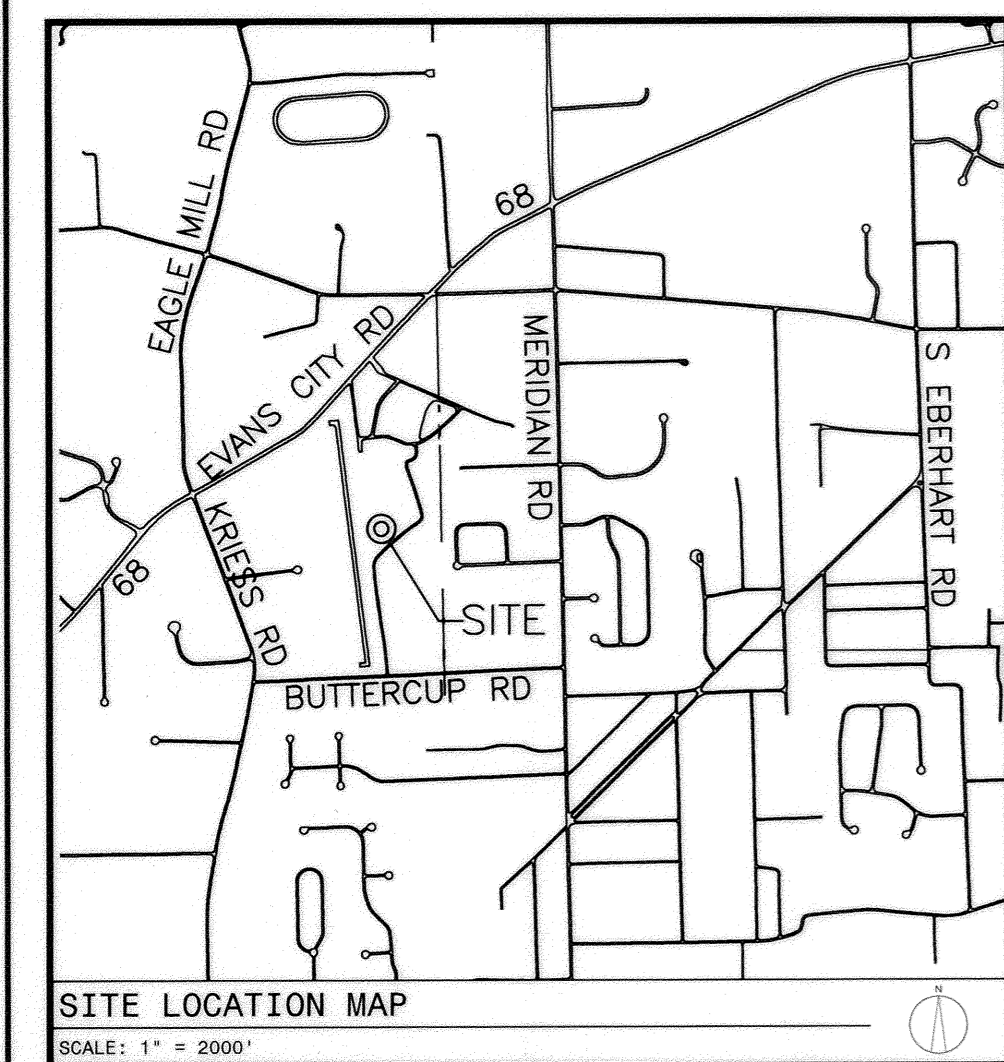


AREA SUMMARY:

EXISTING TOTAL	
54-25-A7C	1.667 AC
54-25-A7CA	0.336 AC
54-25-A7B	0.916 AC
+ 120-3F47-2E	43.486 AC
EXISTING TOTAL	46.405 AC
REVISED TOTALS	
REV. 3F47-2E	46.405 AC

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

CONNOQUEENESS TOWNSHIP HEAVY COMMERCIAL	
Dimension	Requirement
Min. Lot Width	200 feet
Min. Front Yard Depth	100 feet
Min. Side Yard Depth	50 feet
Min. Rear Yard Depth	50 feet

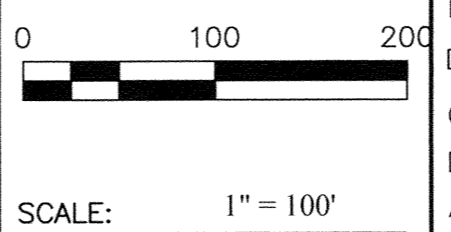


STATE PLANE COORDINATES
COURSES SHOWN HERE ARE BASED ON NAD83
PA STATE PLANE GRID COORDINATES.

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

- REFERENCE DRAWINGS
- Reamer Subdivision PB 307/45
 - Hindman Subdivision PB 367/14
 - Kriess Subdivision #12 PB 206/5
 - Muzzana Subdivision/LLR PB 264/45
 - Harkus Subdivision PB 107/13

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTERS	SDG	01/18/19	Reamer Subdivision No. 4 PB 377/29
B	REVISIONS PER CONNOQ. TOWNSHIP ENGINEER REVIEW LETTER DATED 02/27/19	SDG	02/27/19	Deer Run Plan 2 (revised) PB 162/13
C	REVISIONS PER CONNOQ. TOWNSHIP ENGINEER REVIEW LETTER DATED 7/8/19	SDG	7/16/19	Heaton Subdivision of Lot 16 PB 308/44 Reamer Subdivision No. 2 PB 191/21 Miller Estate Subdivision PB 10/10



DRAWN BY: SDG
DATE: 04/30/19
CHECKED BY: Sdg
DATE:
APPROVED:

DESIGNER

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

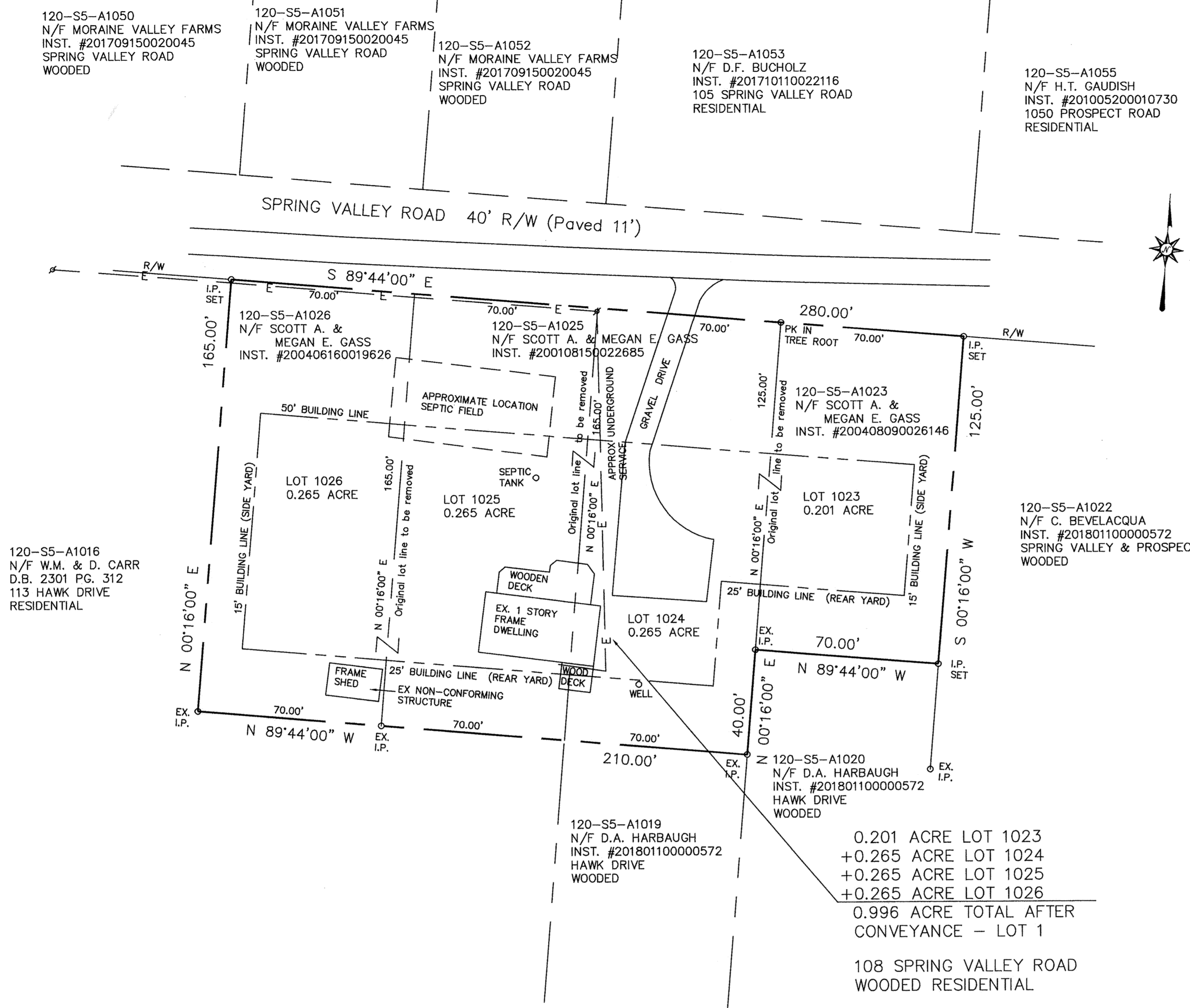
PROJECT BUTLER FARM SHOW PLAN :
BEING A CONSOLIDATION OF BUTLER COUNTY
TAX PARCELS 054-25-A7B, A7C, A7CA AND 120-3F47-2E

DWG.No. 19-087

BUTLER & CONNOQUEENESS TOWNSHIPS
BUTLER COUNTY, PENNSYLVANIA

RECORDED	20
PLAN BOOK	PAGE
381	21
SHEET 2 of 2	

Inst: 201909250019008
 Page 1 of 64-00
 9/25/2019 8:57 AM
 Michele Mustello
 Butler County Recorder PA
 2319901574



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-
 OF-WAY AND EASEMENTS OF RECORD.
 PROPERTY OWNERS: SCOTT A. & MEGAN E. GASS
 108 SPRING VALLEY ROAD
 EVANS CITY, PA 16033

ACCORDING TO THE FLOOD INSURANCE RATE MAP
 PREPARED FOR THIS TOWNSHIP, THIS PROPERTY
 LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 THE PURPOSE OF THIS PLAN IS TO COMBINE 4
 ADJOINING LOTS BEING 3 EXISTING LOTS.

KNOW ALL MEN BY THESE PRESENTS, that we, Scott A. and Megan E. Gass, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages according to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, we, Scott A. and Megan E. Gass, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Scott A. and Megan E. Gass, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals
 this 21 day of August, 2019
 ATTEST:
 Megan E. Gass (SEAL) Scott A. Gass (SEAL)
 OWNER OWNER

NOTARY PUBLIC
 My Commission Expires the 12 day of Sept, A.D.,
 2022
 The foregoing adoption and dedication is made by Scott A. and Megan E. Gass with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Connoquenessing, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

COMMONWEALTH OF PENNSYLVANIA: : SS:
 COUNTY OF BUTLER :
 Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Scott A. and Megan E. Gass, 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 21 DAY OF August, 2019
 Notary Public Seal: Robert John White - Notary Public, Butler County, My Commission Expires Sep 12, 2022, Commission Number: 1192974

KNOW ALL MEN BY THESE PRESENTS, THAT we, Scott A. and Megan E. Gass, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection herewith. This acceptance of responsibility shall be binding upon Scott A. and Megan E. Gass, 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 22 day of Aug, A.D., 2019
 ATTEST:
 Megan E. Gass (SEAL) Scott A. Gass (SEAL)
 OWNER OWNER
 WITNESS My hand and notarial seal this 22 day of Aug, A.D.,
 2019
 Notary Public Seal: Robert John White - Notary Public, Butler County, My Commission Expires Sep 12, 2022, Commission Number: 1192974

I, Cheryl A. Hughes, a Registered Surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
 Cheryl A. Hughes (SEAL)
 SURVEYOR REG. NUMBER SU-32490-E DATE June 26, 2019

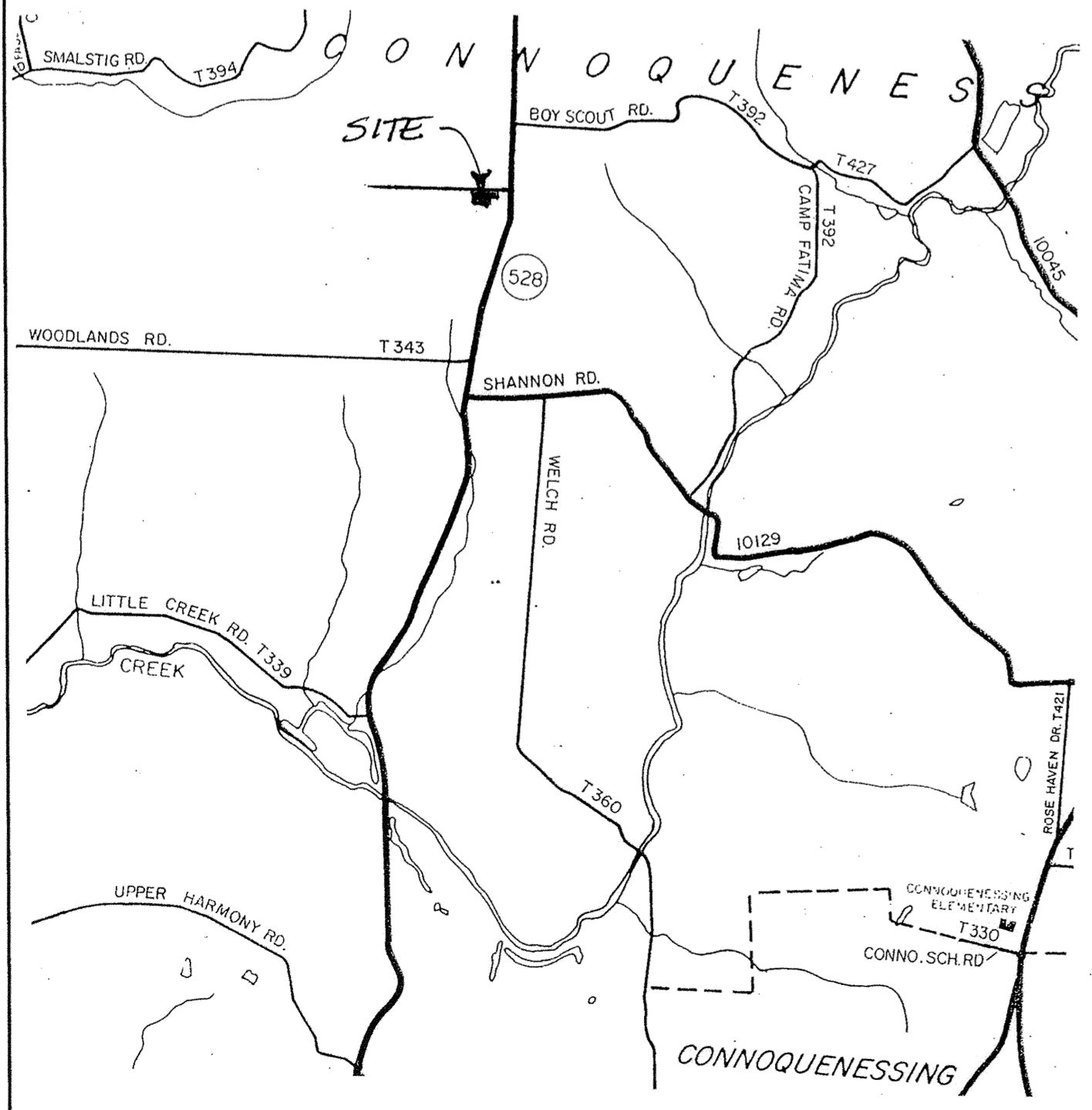
SEAL:
 The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 7th day of August, 2019.

ATTEST:
 Branda Davis (SEAL) Lynne Standish (SEAL)
 SECRETARY CHAIRMAN

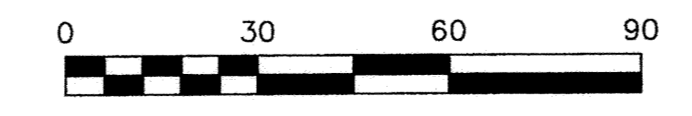
Reviewed with comments by the Butler County Planning Commission at a meeting held this 17th day of July, 2019. Letter to Connoquenessing Township Board of Supervisors dated 17th July, 2019.

Reviewed and approved by the Connoquenessing Township Planning Commission this 7th day of August, 2019.
 Diane C. Harbaugh (SEAL) Brent Bantz (SEAL)
 SECRETARY CHAIRMAN

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 381, Page 22.
 Given under my hand and seal this 25th day of September, 2019.
 Michele M. Mustello (SEAL)
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



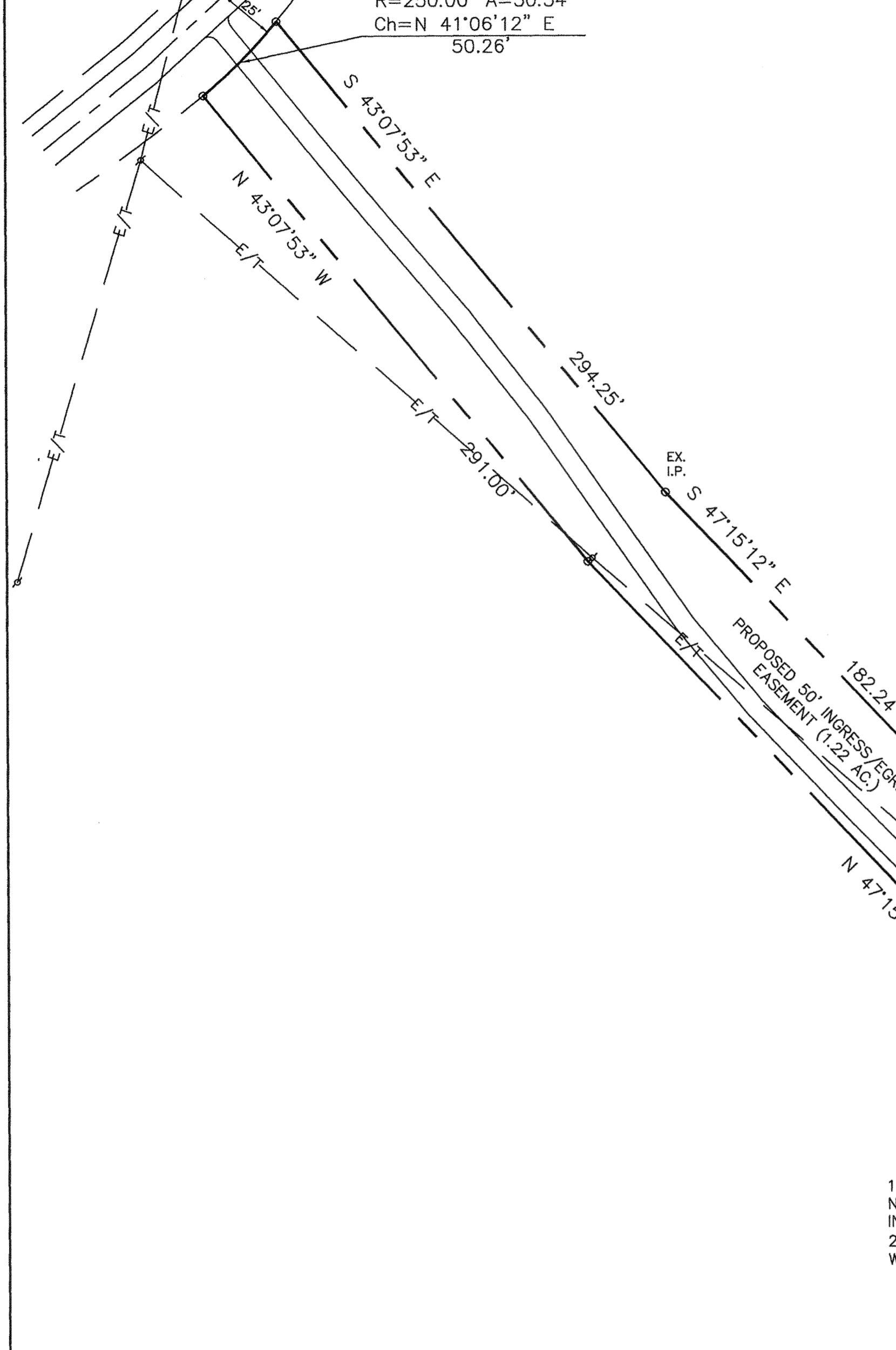
PLAN BOOK	PAGE
381	22



VICINITY MAP Scale: 1" = 2000'

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: SCOTT A. & MEGAN E. GASS
SITUATE: CONNOQUEENESSING TWP., BUTLER CO., PA	
Date <u>06/26/19</u> Scale <u>1" = 30'</u> Dwn By <u>BEC</u> Ckd By <u>CAH</u>	Parcel# <u>120-S5-A1023, A1025, A1026</u> Inst.# <u>200408090026146</u> Service No. <u>19-079</u>
Address <u>108 SPRING VALLEY RD.</u> 200406160019626	

170-3F80-41A
N/F K.R. & D.N. HADLEY
INST. #2008073000173/4
250 PFLUGH ROAD
RESIDENTIAL



NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-
OF-WAY AND EASEMENTS OF RECORD.
ZONED A-R; AGRICULTURE RESIDENTIAL
40' FRONT YARD SETBACK
15' SIDE YARD SETBACK
50' REAR YARD SETBACK
MINIMUM LOT SIZE: 43,560 SQ. FT.
MINIMUM LOT WIDTH: 100'

PROPERTY OWNER: SHELBY (LEITEM) GROSCLAUDE
253 PFLUGH ROAD
BUTLER, PA 16001

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

REF: PLAN OF SUBDIVISION FOR MAPLE LANE FARMS
BY LAND SURVEYORS, INC., 05/02/90, #90-074,
P.B. 139 PG. 8.

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

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

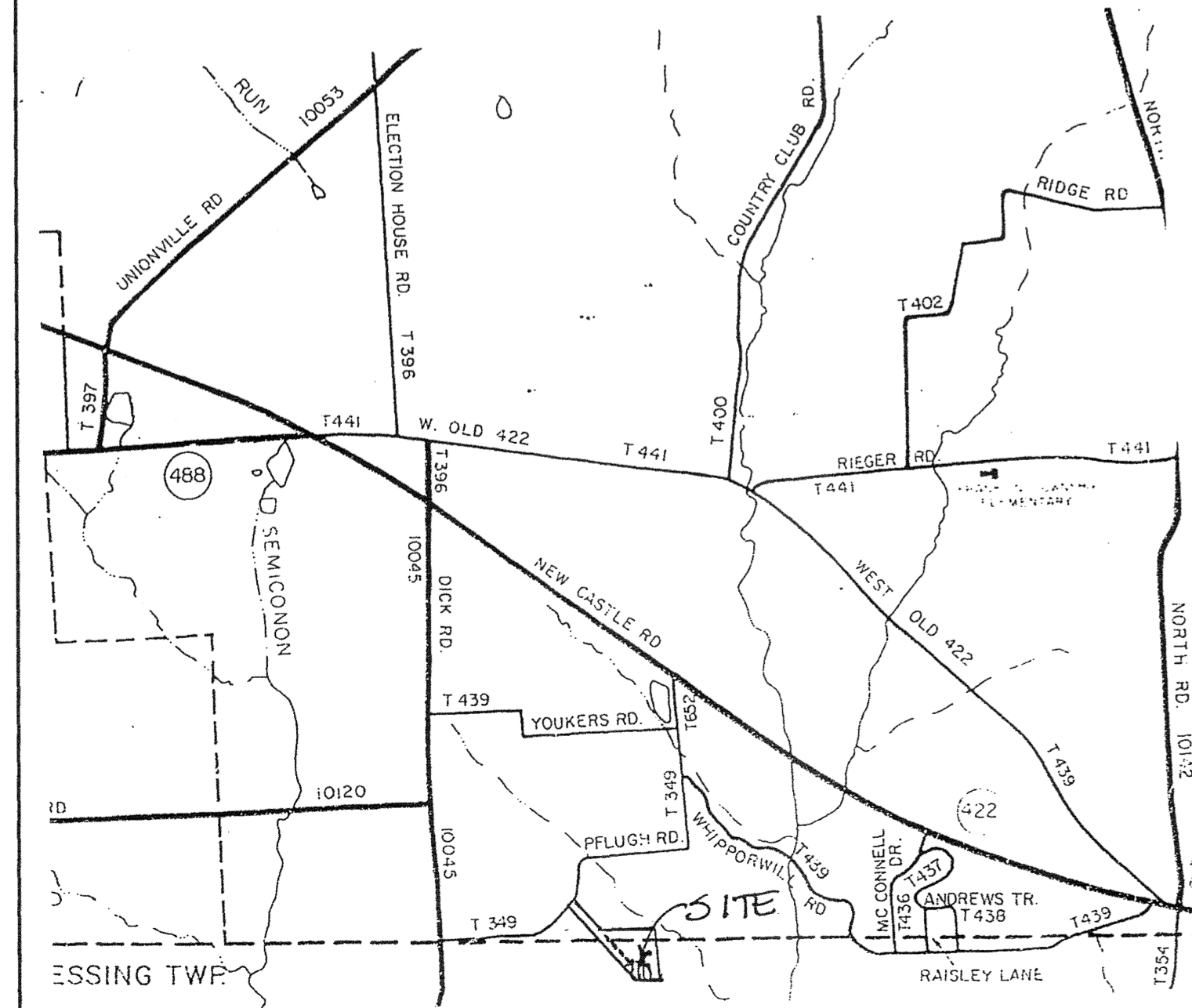
THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW
BUILDING LOT.
THERE ARE NO WETLANDS ON THIS PROPERTY.
CONTOURS ARE BASED ON AN ASSUMED DATUM.

170-3F80-41CA
N/F S.L. & M.A. SCHAEFERS
D.B. 2647 PG. 1016
EX. LOT 2
P.B. 139 PG. 8
251 PFLUGH ROAD
WOODED RESIDENTIAL

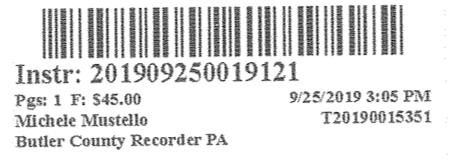
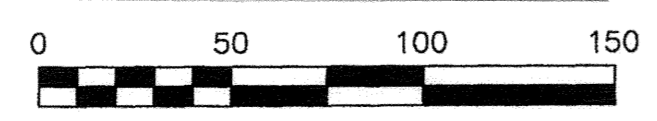
170-3F80-41C
N/F SHELBY A. (LEITEM) GROSCLAUDE
D.B. 2745 PG. 617
EX. LOT 1
P.B. 139 PG. 8
8.00 ACRES
-1.00 ACRE LOT 1A
7.00 ACRES TOTAL
AFTER CONVEYANCE
LOT 1 REVISED
253 PFLUGH ROAD
RESIDENTIAL

170-3F80-41
N/F C.E. & B.D. PITCHFORD
INST. #201407300017708
257 PFLUGH ROAD
WOODED RESIDENTIAL

170-3F80-39X4
N/F M.C. BUPP & D.G. ALLEY
INST. #201306260018707
PARCEL A
P.B. 154 PG. 15
217 PFLUGH ROAD
WOODED RESIDENTIAL



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

County, Pennsylvania, on this 7th day of August, 2019.

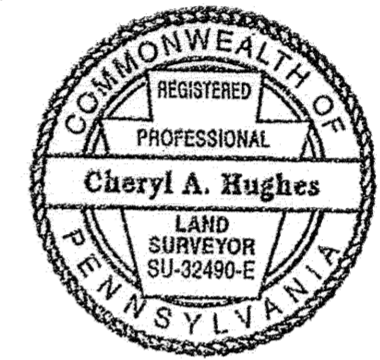
ATTEST:
[Signature]
SECRETARY

Reviewed and approved by the Connoquenessing Township Planning Commission
on this 7th day of August, 2019.

[Signature]
SECRETARY

Reviewed with comments by the Butler County Planning Commission at a
meeting held this 17th day of July, 2019. Letter to
Connoquenessing Township Board of Supervisors dated 7/17
2019.

[Signature]
SECRETARY



I, Shelby A. (Leitem) Grosclaude, owner of the land shown on the Plan of Subdivision for Shelby A. (Leitem) Grosclaude, hereby adopt this plan as my Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Franklin, 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 Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon Shelby A. (Leitem) Grosclaude, my heirs, executors, assigns.

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

ATTEST:
[Signature]
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
This record was acknowledged before me August 15, 2019 by

Shelby A. (Leitem) Grosclaude who represent that she is authorized to act on behalf
of whom the record was executed.

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

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

SEAL *[Signature]*
NOTARY PUBLIC

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.

DATE July 1, 2019 SEAL *[Signature]*
REG. NO. SU-32490-E

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

Approved by the Board of Supervisors of the Township of Franklin by Resolution
No. _____ effective this 6th day of September, 2019.

[Signature]
CHAIRPERSON, BOARD OF SUPERVISORS

Reviewed by the Planning Commission of the Township of Franklin this _____ day
of 29th Aug., 2019.

[Signature]
CHAIRPERSON, PLANNING COMMISSION

[REDACTED]

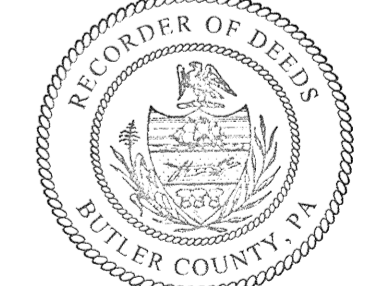
Reviewed by the Butler County Planning Commission this 17th day of
July, 2019.

[Signature]
CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in
said County in Plan Book Volume 381 page 23
Given under my hand and seal this 25th day of September,
2019.

SEAL *[Signature]*
RECORDER

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



REV. 07/01/19: FRANKLIN TWP. REVIEW.
REV. 06/21/19: CONNOQUENESSING TWP.

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-8865 Cheryl A. Hughes, PLS Owner		
	PLAN OF SUBDIVISION FOR: SHELBY A. (LEITEM) GROSCLAUDE SITUATE: FRANKLIN & CONNOQUENESSING TOWNSHIPS, BUTLER CO., PA		
Date 06/17/19	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 170-3F80-41C	Db-Pg 2745-617	Service No. 19-074	
Address 253 PFLUGH ROAD			



KNOW ALL MEN BY THESE PRESENTS; THAT RICHARD G. & PHYLLIS G. ENGLISH, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER 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 MERCER, RICHARD G. & PHYLLIS G. ENGLISH HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MERCER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON RICHARD G. & PHYLLIS G. ENGLISH, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 8th DAY OF August, 2019.

ATTEST:
Richard G. English OWNER
Phyllis G. English 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 RICHARD G. & PHYLLIS G. ENGLISH 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 8th DAY OF August, 2019.
MY COMMISSION EXPIRES THE 21st DAY OF January, 2023.

Lynn L. McQuiston
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lynn L. McQuiston, Notary Public
Venango County
My Commission expires January 25, 2023
Commission number 1230563
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS; THAT MARK D. & KONNIE G. STOOPS, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER 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 MERCER, MARK D. & KONNIE G. STOOPS HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MERCER, 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 MARK D. & KONNIE G. STOOPS, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 8th DAY OF August, 2019.

ATTEST:
Mark D. Stoops OWNER
Konnie G. Stoops 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 MARK D. & KONNIE G. STOOPS 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 8th DAY OF August, 2019.
MY COMMISSION EXPIRES THE 21st DAY OF January, 2023.

Lynn L. McQuiston
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Lynn L. McQuiston, Notary Public
Venango County
My Commission expires January 25, 2023
Commission number 1230563
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.

7/30/19
DATE

[Signature]
REG. NO. SU075509

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MERCER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MERCER 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 MERCER, THIS 19th DAY OF September, 2019.

[Signature] SECRETARY

[Signature] CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22nd DAY OF JULY, 2019.

[Signature] SECRETARY

[Signature] CHAIRMAN



COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

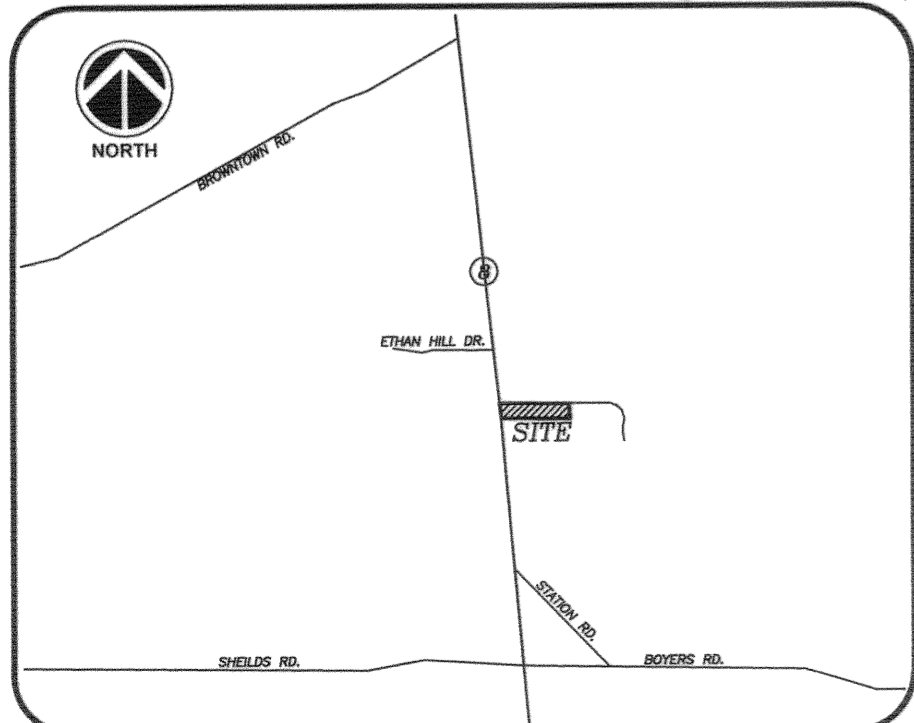
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 381 PAGE 24

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF September, 2019.

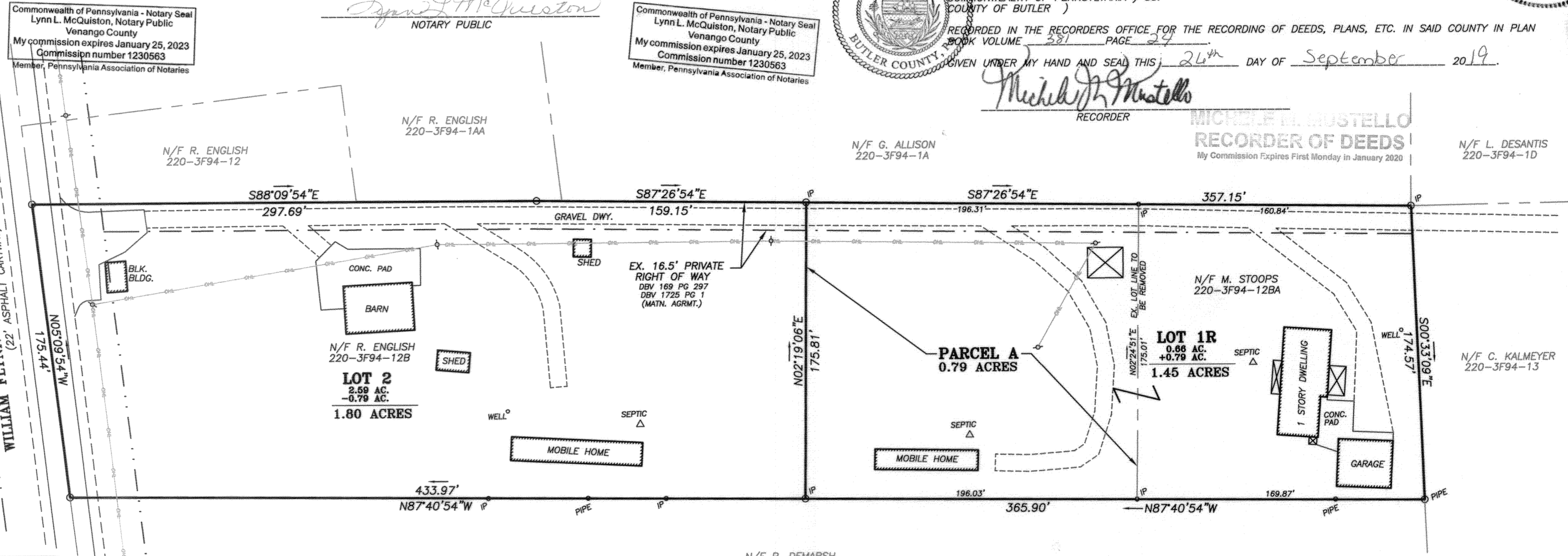
[Signature] RECORDER

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

N/F L. DESANTIS
220-3F94-1D



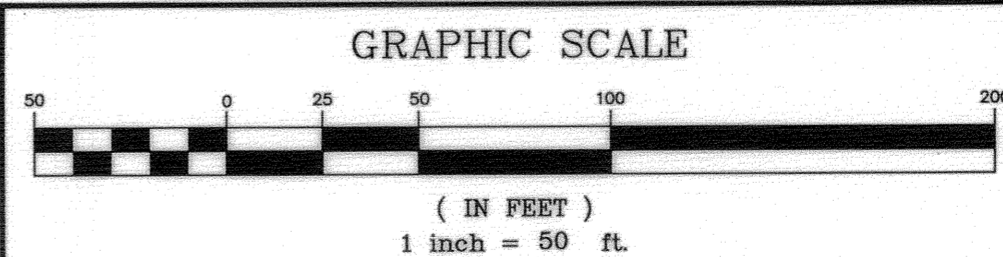
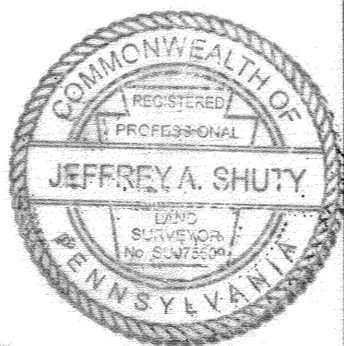
VICINITY MAP
NOT TO SCALE



TOTAL PLAN AREA 3.25 ACRES
LOT 1R 1.45 ACRES
LOT 2 1.80 ACRES

- NOTES:
1. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 220-3F94-12B (ENGLISH) AND BECOME PART OF ADJOINING PARCEL 220-3F94-12BA (STOOPS) TO CREATE LOT 1R.
 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)"

Instr: 201909260019233
Pg: 1 P: 545.00 9/26/2019 3:08 PM
Michelle Mustello 170190015427
Butler County Recorder PA



OWNER:
RICHARD & PHYLLIS ENGLISH
4241 WM. FLYNN HWY.
HARRISVILLE, PA 16038
724-735-2285

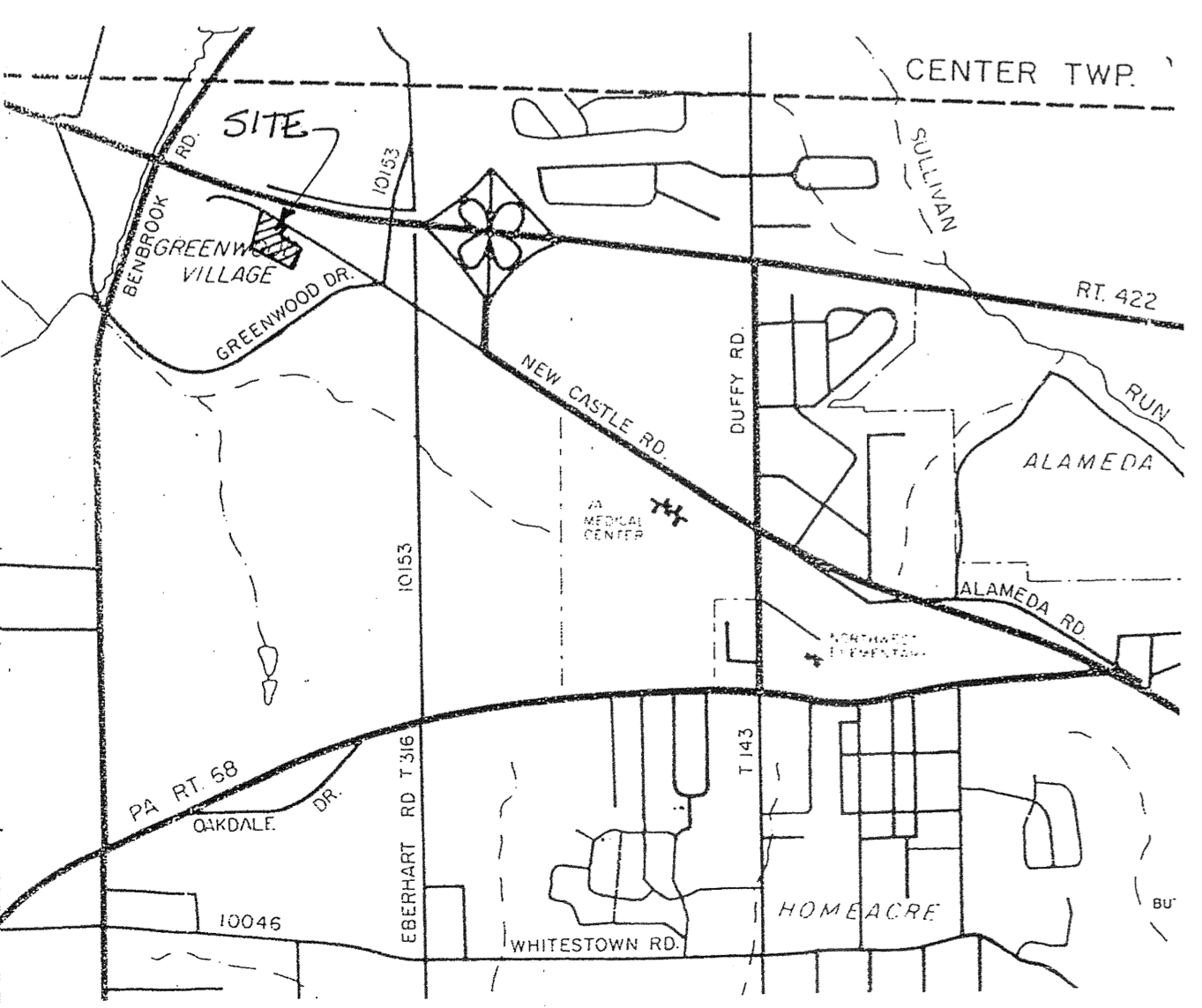
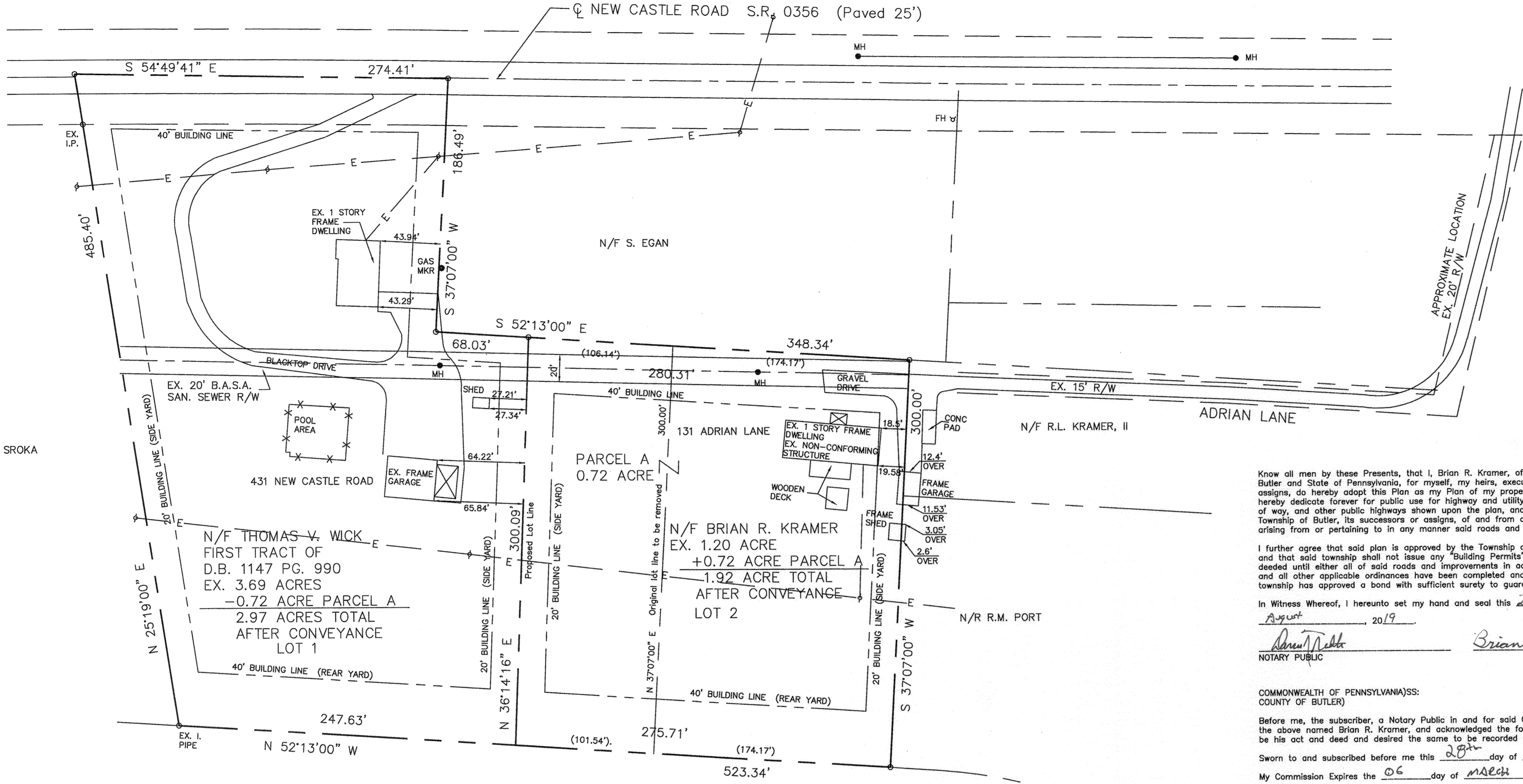
OWNER:
MARK & KONNIE STOOPS
P.O. BOX 445
HARRISVILLE, PA 16038
724-333-3800

PARCEL ID: 220-3F94-12B
DEED REF: DBV 1028 PG 75
PBV 169 PG 18

PARCEL ID: 220-3F94-12BA
DEED REF: DBV 2690 PG 182
PBV 144 PG 9

NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889 northernsurveyor@gmail.com	Scale 1" = 50'	Stoops Lot Line Revision Situates in Mercer Township Butler County, Pa. Prepared For Mark & Konnie Stoops
	Date July 15, 2019	
Job No.	3141	Sheet No. 1 of 1

Inst# 201910010019499
 Page 1 of 1
 10/12/19 10:03 AM
 Mable Mable
 Butler County Recorder PA



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
 ZONING: R-1; SINGLE FAMILY RESIDENTIAL
 MINIMUM LOT AREA: 1 ACRE
 MINIMUM LOT WIDTH: 100'
 40' FRONT SETBACK
 20' SIDE SETBACK
 40' REAR SETBACK
 PROPERTY OWNERS: THOMAS WICK
 431 NEW CASTLE ROAD
 BUTLER, PA 16001
 BRIAN KRAMER
 131 ADRIAN LANE
 BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCEL A WITH ADJOINING LANDS OF KRAMER. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

PLAN BOOK	PAGE
381	25



Know all men by these Presents, that I, Brian R. Kramer, 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 28th day of August, 2019.
Brian R. Kramer
 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 Brian R. Kramer, 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 28th day of August, 2019.
 My Commission Expires the 06 day of MARCH, 2020.
 SEAL *Daniel Neltz*
 NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Brian R. Kramer, 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 28th day of August, 2019.
 My Commission Expires the 06 day of MARCH, 2020.
 SEAL *Daniel Neltz*
 NOTARY PUBLIC

TITLE CLAUSE (MORTGAGE CLAUSE)
 I, Brian R. Kramer, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Brian R. Kramer, as recorded in Instrument Number 200601310002240, Recorder of Deeds Office.
 WITNESS *Brian R. Kramer* OWNER
 We, HUNTINGTON BANK, mortgagee of the property embraced in this plan or subdivision in the names of Thomas V. Wick and Brian R. Kramer, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.
 WITNESS *[Signature]* MORTGAGEE



Know all men by these Presents, that I, Thomas V. Wick, 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 28th day of August, 2019.
Thomas V. Wick
 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 Thomas V. Wick, 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 28th day of August, 2019.
 My Commission Expires the 06th day of MARCH, 2020.
 SEAL *Daniel Neltz*
 NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)
 I, Thomas V. Wick, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Thomas V. Wick, as recorded in Deed Book Volume 1147 page 990, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.
 WITNESS *Thomas V. Wick* OWNER

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 July 2, 2019 SEAL *Cheryl A. Hughes*
 SIGNATURE AND REG. NO. SU-32490-E

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

Approved by the Board of Commissioners of the Township of Butler this 19th day of August, 2019.
 Theresa Guelsa SECRETARY
 [Signature] PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 6th day of August, 2019.
 Ernest R. [Signature] SECRETARY
 [Signature] CHAIRMAN

Reviewed by the Butler County Planning Commission this 8th day of July, 2019.
 [Signature] SECRETARY
 [Signature] 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 381 page 25.
 Given under my hand and seal this 1st day of October, 2019.
 SEAL *Michele M. Mustello*
 RECORDER

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

L S F	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	LOT LINE REVISION FOR: THOMAS V. WICK and BRIAN R. KRAMER SITUATE: BUTLER TWP., BUTLER CO., PA		
Date 07/02/19	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-2-A16, A16AB	Db-Pg 1147-990	200601310002240	Service No. 19-086
Address			

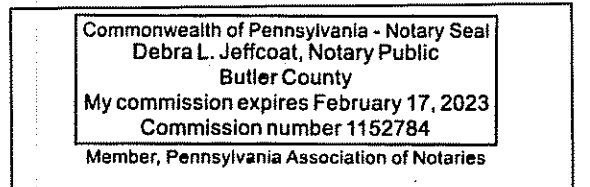
OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, CAROL A. KRILEY, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF BUTLER, ITS SUCCESSORS OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS-OF-WAY.
 I FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.
 IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 19 DAY OF SEPTEMBER, 2019.

Carol A. Kriley
 CAROL 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, CAROL A. KRILEY, 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 19 DAY OF SEPT, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Alma J. Juffer
 NOTARY PUBLIC



CERTIFICATION OF TITLE
 I, CAROL A. KRILEY, OWNER OF PROPERTY IN THE KRILEY/PALERMO PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE KRILEY/PALERMO PLAN IS IN THE NAME OF CAROL A. KRILEY AND IS RECORDED IN DEED BOOK 1826 PAGE 604, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS _____
 CAROL A. KRILEY
 (NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY CONTAINED IN THE KRILEY/PALERMO PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS _____
 NAME, TITLE, AND MORTGAGEE
CERTIFICATION of Title (No Mortgage)
 I, CAROL A. KRILEY, OWNER OF PROPERTY IN THE KRILEY/PALERMO PLAN, DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Alma J. Juffer
 WITNESS

Carol A. Kriley
 CAROL A. KRILEY

SURVEYOR'S CERTIFICATION
 I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
 DATE 9 SEPT 19
 STANLEY D. GRAFF
 REG. NO. 30601

BUTLER TOWNSHIP - MUNICIPAL DECLARATIONS
 THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUTLER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT OR TO CONSTRUCT 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 OR PUBLICLY MAINTAINED TOWNSHIP STREETS OR ROADS.

Theresa Disher
 SECRETARY

Theresa Disher
 PRESIDENT, BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUTLER THIS 19th DAY OF July, 2019.

Theresa Disher
 SECRETARY

Theresa Disher
 PRESIDENT, BOARD OF COMMISSIONERS

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 9th DAY OF July, 2019.

Ernest R. O'Connell
 SECRETARY

Ernest R. O'Connell
 SUPERVISOR, PLANNING COMMISSION

BUTLER COUNTY REVIEW AND APPROVALS
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13th DAY OF JUNE, 2019.

Conrad M. ...
 SECRETARY

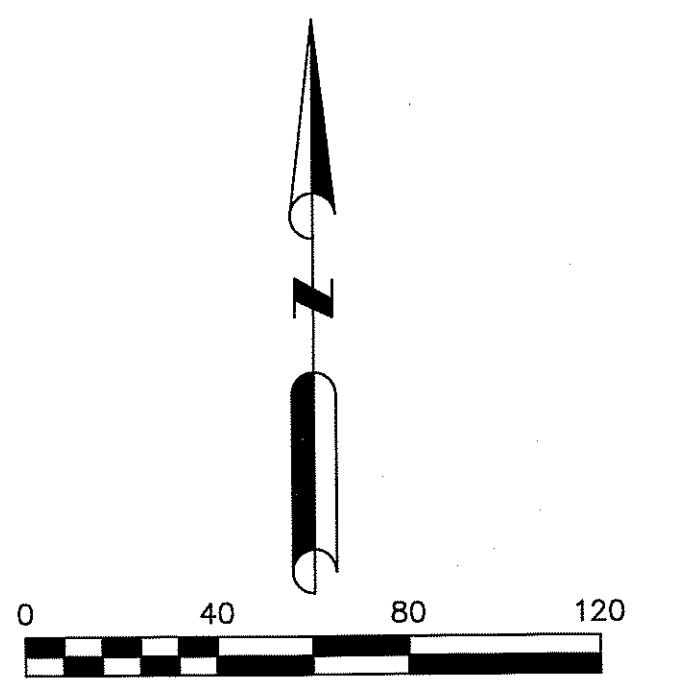
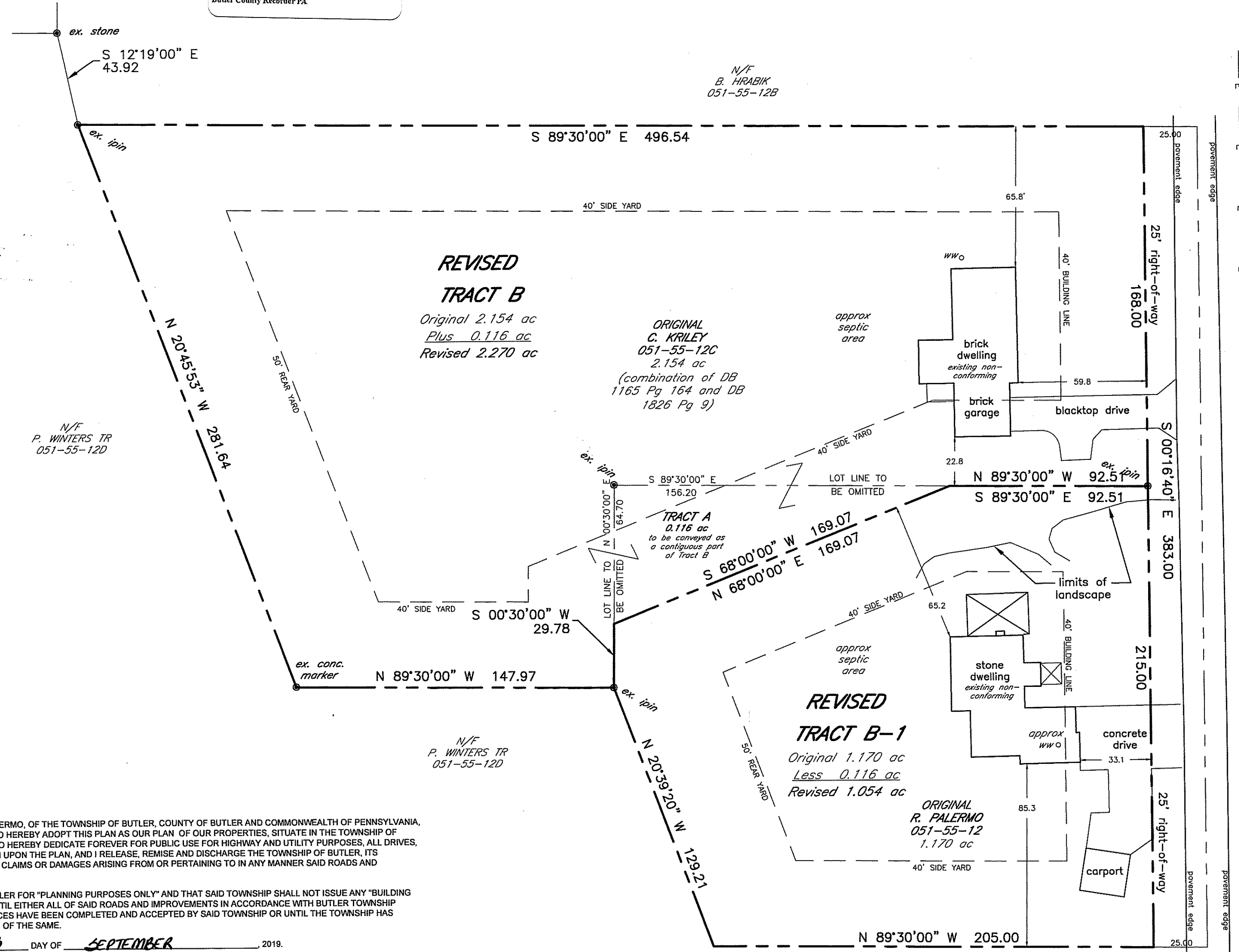
Conrad M. ...
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381 PAGE 26
 GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF October, 2019.

Michelle J. ...
 RECORDER OF DEEDS

MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 (By Commission Expires First Monday in January 2020)

Instr: 201910010019562
 Fee: 1 F: \$48.00
 10/20/19 3:01 PM
 Butler County Recorder PA



AREA SUMMARY:

EXISTING TOTAL	2.154 ac
+ TRACT B (55-12C)	1.170 ac
+ TRACT B-1 (55-12)	1.170 ac
EXISTING TOTAL	3.324 ac
REV. TRACT B	2.154 ac
+ ORIGINAL TRACT B	0.118 ac
REV TRACT B TOTAL	2.270 ac
REV. TRACT B-1	1.170 ac
- TRACT A	0.116 ac
REV TRACT B-1 TOTAL	1.054 ac
REVISED TOTALS	
REV. TRACT B	2.270 ac
+ REV. TRACT B-1	1.054 ac
REVISED TOTAL	3.324 ac

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, RONALD L. AND CHERYL L. PALERMO, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND 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-WAY.
 I FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.
 IN WITNESS WHEREOF, WE HEREBY SET OUR HAND AND SEAL THIS 23 DAY OF SEPTEMBER, 2019.

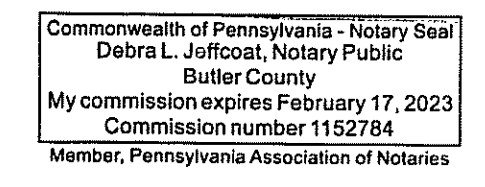
Ronald L. Palermo
 RONALD L. PALERMO

Cheryl L. Palermo
 CHERYL L. PALERMO

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, RONALD L. AND CHERYL L. PALERMO, 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 23 DAY OF SEPT, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Alma J. Juffer
 NOTARY PUBLIC



CERTIFICATION OF TITLE
 WE, RONALD L. AND CHERYL L. PALERMO, OWNERS OF PROPERTY IN THE KRILEY/PALERMO PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE KRILEY/PALERMO PLAN IS IN THE NAME OF RONALD L. AND CHERYL L. PALERMO AND IS RECORDED IN INSTRUMENT NUMBER 200403010006172, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS _____
 RONALD L. PALERMO
 CHERYL L. PALERMO
 (NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY CONTAINED IN THE KRILEY/PALERMO PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

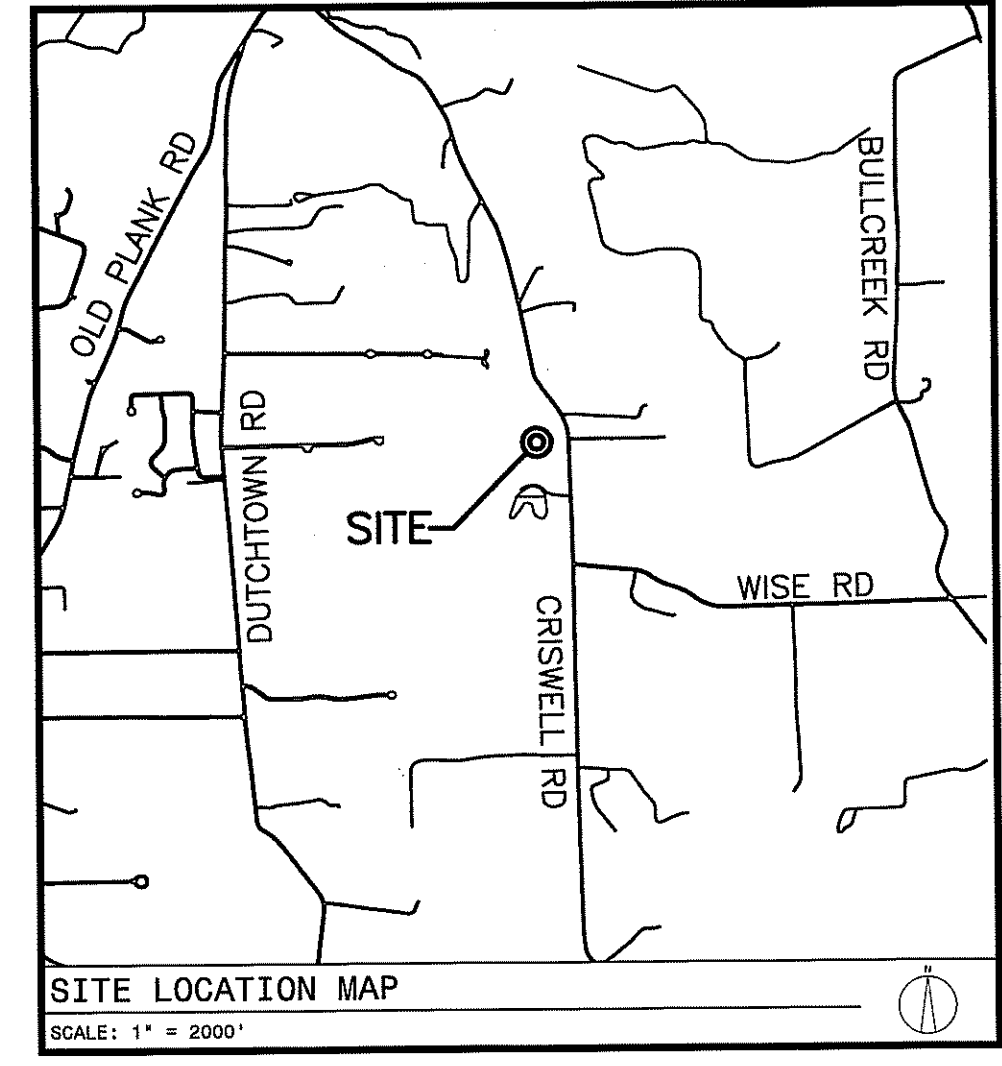
WITNESS _____
 NAME, TITLE, AND MORTGAGEE
CERTIFICATION of Title (No Mortgage)
 WE, RONALD L. AND CHERYL L. PALERMO, OWNERS OF PROPERTY IN THE KRILEY/PALERMO PLAN, DO HEREBY CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

WITNESS _____
 RONALD L. PALERMO
 CHERYL L. PALERMO

- GENERAL NOTES:**
- OWNERS: CAROL A. KRILEY (51-55-12C)
 218 CRISSWELL RD
 BUTLER, PA 16002
 - ZONING: A-1 AGRICULTURAL
 - LOT LINE REVISION OF ADJUSTED COMMON PROPERTY LINE PER LEGAL PROCEEDINGS AND PROPERTIES SUBJECT TO ANY EXISTING SUBSURFACE UTILITIES AND APPARATUS AS MAY EXIST
 - REFERENCES:
 - DEED BOOK 1826 PG 9 PART OF 55-55-12C
 - DEED BOOK 1165 PG 164 PART OF 55-55-12C
 - KRILEY SUBDIVISION PB 147 PG 27

BUTLER TOWNSHIP A-1 DISTRICT

Dimension	Single Family without Public Water and Sewer
Min. Lot Area	2 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	40 feet
Min. Side Yard Depth	40 feet
Min. Rear Yard Depth	50 feet



NOTE:
 SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS
HIGHWAY OCCUPANCY PERMIT:
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 01/17/19	SDG	02/01/19	Kriley Subdivision PB 147/27

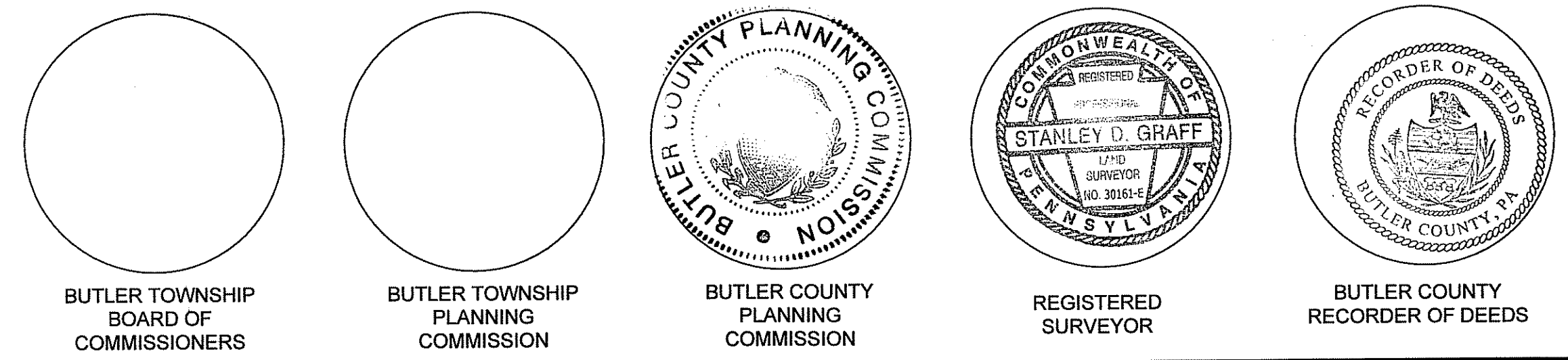
DRAWN BY: SDG
 DATE: 06/07/19
 CHECKED BY: SDG
 DATE:
 APPROVED:

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

PROJECT
 KRILEY / PALERMO PLAN :
 BEING A LOT LINE REVISION OF BUTLER COUNTY
 TAX PARCELS 051-55-12C AND 051-55-12
BUTLER TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DWG.No. 18-257

RECORDED	20
PLAN BOOK	PAGE
381	26
SHEET	of



KNOW ALL MEN BY THESE PRESENTS, that R & R Irrevocable Trust of the Township of Connoquessing, 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 Connoquessing Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Connoquessing, 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 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 R & R Irrevocable Trust our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand (s) and seal (s) this 02nd day of January 2018.

ATTEST:
 NOTARY PUBLIC
 S. KYNE
 3F-78-4
 (NURSERY)

R & R Irrevocable Trust
 Robert K. Hilliard (Trustee)
 Rita J. Hilliard (Trustee)

COMMONWEALTH OF PENNSYLVANIA SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Robert K. Hilliard and Rita J. Hilliard as Trustees, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 02nd day of January 2018.

My Commission expires the 02nd day of March 2020.

SEAL
 NOTARIAL SEAL
 Darrin J. Nichter, Notary Public
 Center Twp., Butler County
 My Commission Expires March 02, 2020
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

01/02/2018 DATE
 SEALS
 John E. Dusheck
 REGISTRATION NO. SU-073089E

Approved by the Connoquessing Twp. Planning Commission this 11 day of September 2019
 Dorian C. Housh SECRETARY
 Rite Barlett CHAIRMAN

Approved by the Connoquessing Twp. Supervisors, this 11 day of September 2019
 Brenda Davis SECRETARY
 Tina Stetson CHAIRMAN

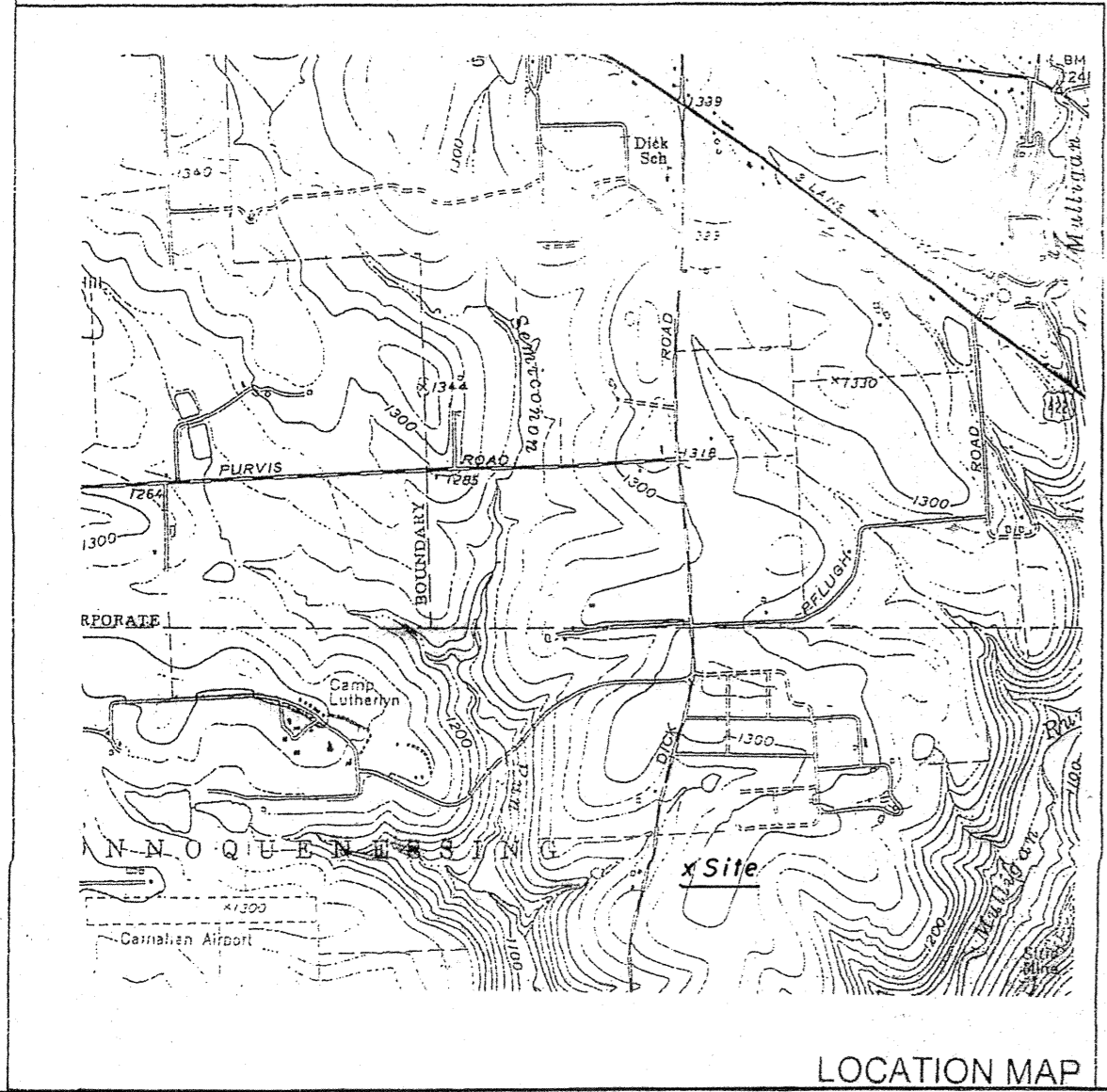
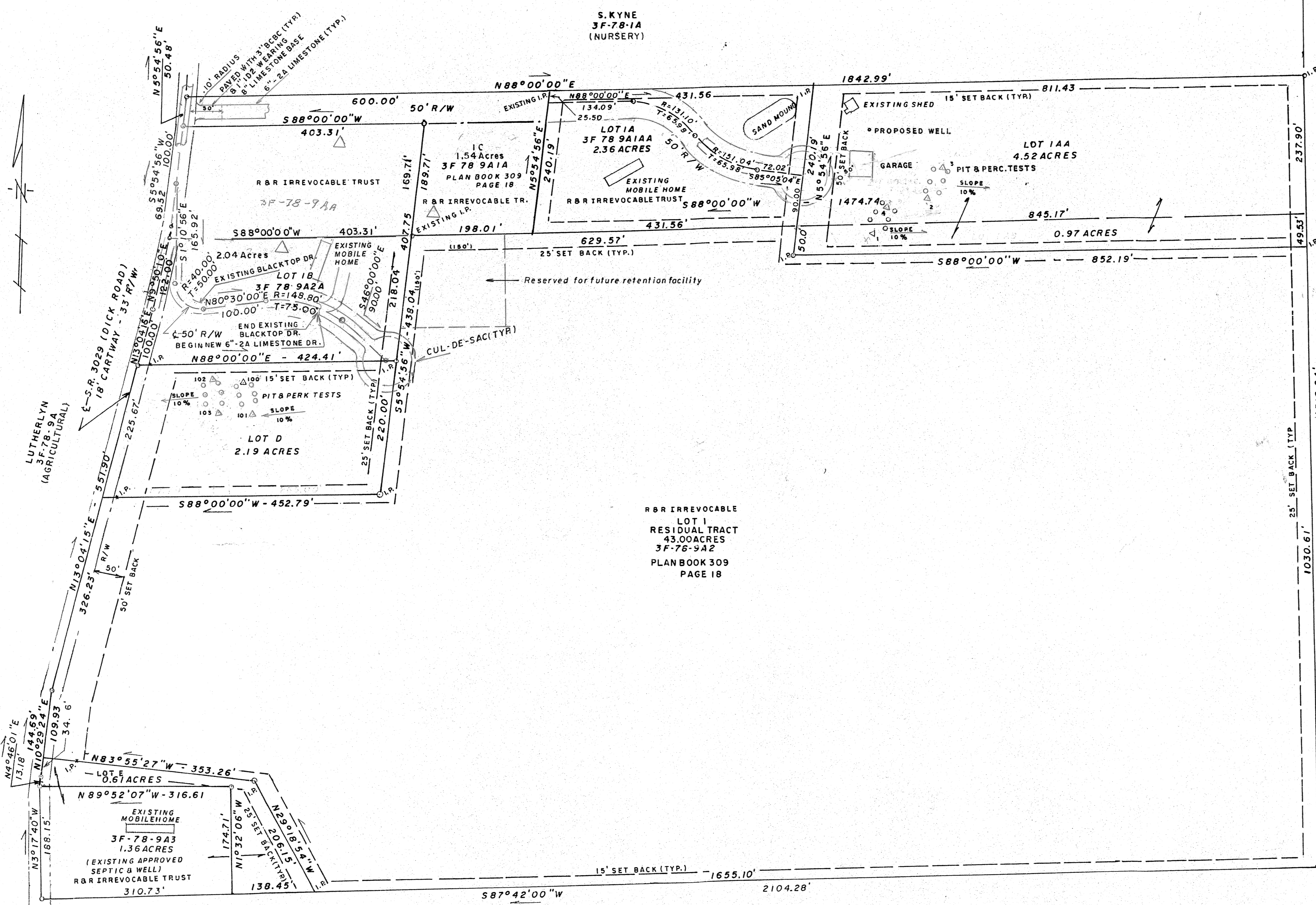
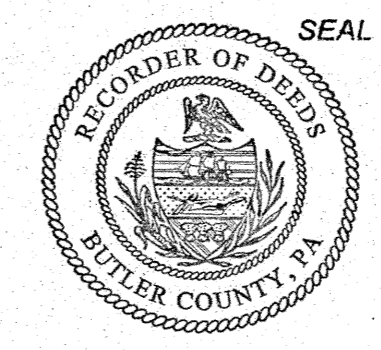
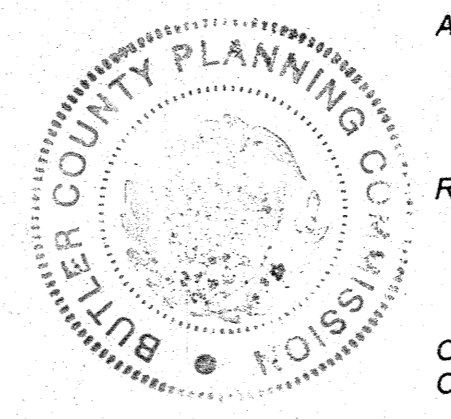
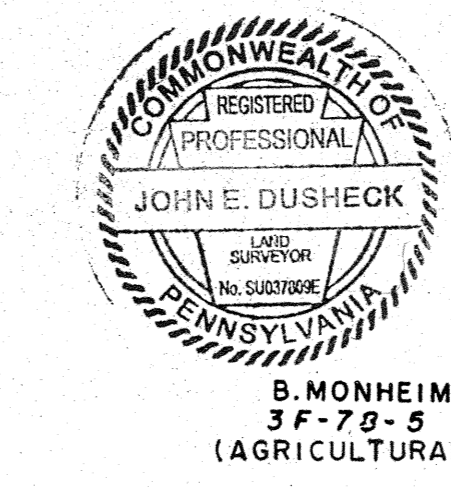
Reviewed by the Butler County Planning Commission this 18 day of April 2018
 [Signature] SECRETARY
 F. W. JRM CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA SS:
 COUNTY OF BUTLER

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 381 Page 27

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

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



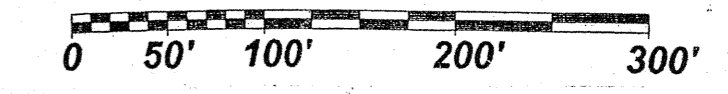
"As of the date of this deed/plot plan/deed notice recording, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the approving agency for the installation of sewage 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 approving agency have approved any required sewage facilities planning for the residual tract of the subdivision described herein in accordance with the Sewage Facilities Act (35 P.S. Sections 750.1 et 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 determine what type of sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

NOTES:
 SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

SORCE OF TITLE INSTR. NO. 201106150014073
 The Purchasers Of Lots 1A, A1A, 1AA & D Are To Be Responsible For The Maintenance And Repair Of The Cartway Within The 50' R/W

K. DEISS
 3F-78-90
 (RESIDENTIAL)
 OWNER/SUBDIVIDER
 R & R IRREVOCABLE TRUST
 ROBERT K. HILLIARD AND RITA J. HILLIARD AS TRUSTEES
 547 DICK ROAD BUTLER PA 16001

TOTAL AREA = 57.62 ACRES



RECORDED
 PLAN BOOK PAGE
 381 27

JOHN E. DUSHECK SURVEYOR 140 LA - RAY DRIVE BUTLER, PA. 16001 724 - 287-7825	DATE: 12/29/17	PROPERTY SUBDIVISION FOR: R & R IRREVOCABLE TRUST CONNOQUESSING TWP, BUTLER CO.
	SCALE: 1" = 100'	
	REVISED: 7/30/19	
	REVISED: 1/17/2018 REVISED: 2/07/2018 REVISED: 3/12/2018	
	REVISED: 4/18/2018 REVISED: 5/24/2019	

REVISED FINAL PRD FOR FOREST EDGE - PHASE: 2B CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA MAY 7, 2019 AS PER RESOLUTION SET

Instr: 201910030019772
Page 3 of 3125.00
10/20/2019 3:08 PM
Michele Mustello
Butler County Recorder PA
12919015822

OWNER'S ADOPTION

THE FOREST EDGE, LP., OWNER OF LANDS SHOWN ON THE PLAN HEREBY ADOPT THIS PLAN AS ITS SUBDIVISION AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

[Signature]
SIGNATURE OF WITNESS

[Signature]
MANAGER
SIGNATURE OF OWNER

9.20.2019
DATE

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF September, 2019.

MY COMMISSION EXPIRES THE 12 DAY OF March, 2023

(SEAL) Commonwealth of Pennsylvania - Notary Seal
Diane M. Hutchison, Notary Public
Butler County
My commission expires March 12, 2023
Commission number 1233082
Member, Pennsylvania Association of Notaries

[Signature]
NOTARY PUBLIC

MUNICIPAL DECLARATIONS (NO ACCEPTANCE OF DEDICATION)

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

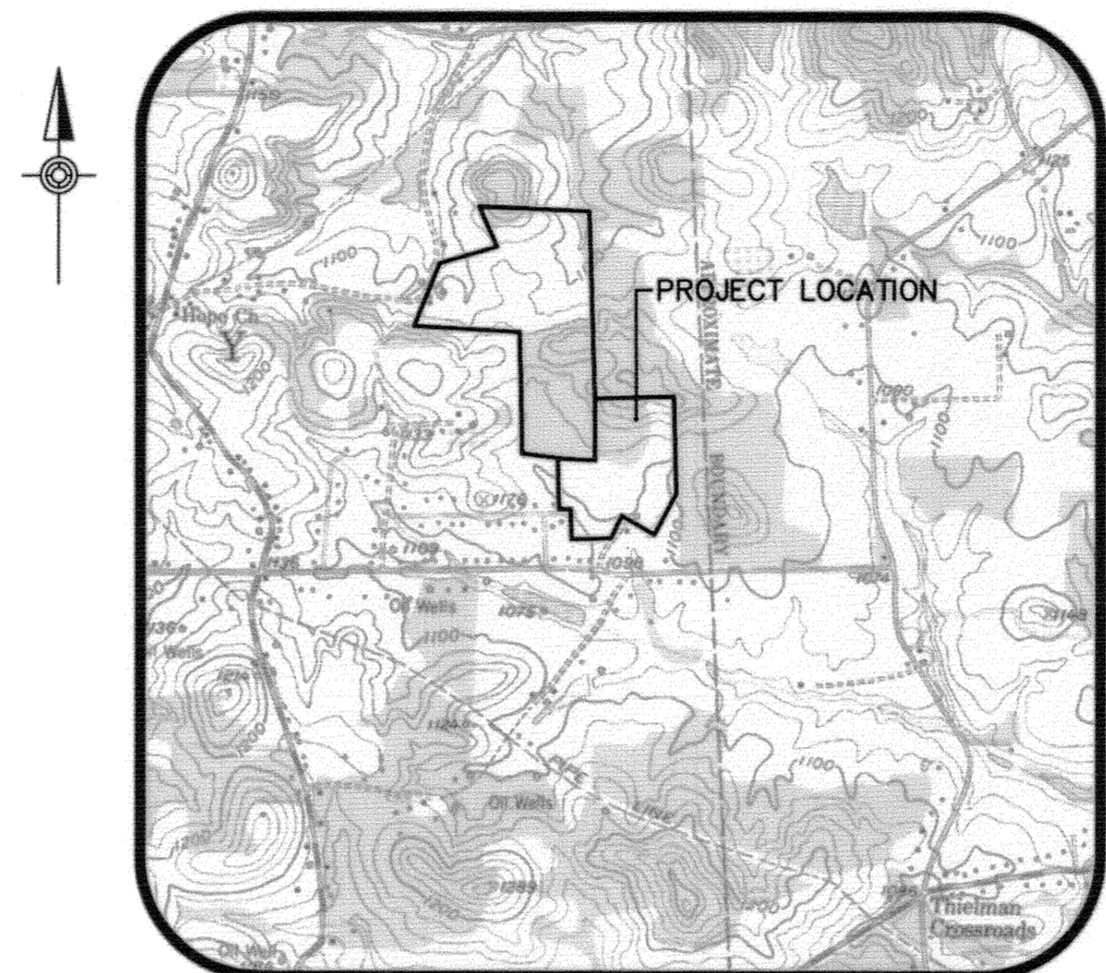
[Signature] SECRETARY
[Signature] CHAIRMAN, BOARD OF SUPERVISORS

Sheet Number	Sheet Title
C000	COVER
C001.1	EXISTING CONDITIONS PLAN
C002.1	SLOPE AND NATURAL FEATURES PLAN
C010	GENERAL NOTES
C100	OVERALL SITE PLAN
C103	SITE - UTILITY PLAN
C104	SITE - UTILITY PLAN
C105	SITE - UTILITY PLAN
C203	GRADING PLAN
C310.1	PAVEMENT MARKING AND SIGNAGE PLAN
C311.1	STREET LIGHTING PLAN
C312.1	FIRE TRUCK PATH PLAN
C313.1	SCHOOL BUS PATH PLAN
C314.1	GARBAGE TRUCK PATH PLAN
C501.1	ROAD PROFILES
C509	SANITARY PROFILES
C509.1	SANITARY PROFILES
C513	STORMWATER PROFILES
C516	WATER LINE PROFILES
C704	PCSM PLAN
C712	PCSM NOTES
C714	PCSM DETAILS
C601	MUNICIPAL DETAILS
C602	MUNICIPAL DETAILS
C603	MUNICIPAL DETAILS
L101.1	STREETSCAPE PLAN
L112.1	TRAIL PLAN
1	SUBDIVISION PLAN
2	SUBDIVISION PLAN

*NOTE:
APPENDIX INCLUDED FOR DOCUMENTATION OF PHASE 1 & 2A.
AS PREVIOUSLY SUBMITTED BY THE GATEWAY ENGINEERS, INC.

APPENDIX OF GATEWAY SHEETS

C401	OVERALL EROSION AND SEDIMENT CONTROL PLAN
C402	EROSION AND SEDIMENT CONTROL PLAN
C403	EROSION AND SEDIMENT CONTROL PLAN
C404	EROSION AND SEDIMENT CONTROL PLAN
C410	EROSION AND SEDIMENT CONTROL DETAILS
C411	EROSION AND SEDIMENT CONTROL DETAILS
C412	EROSION AND SEDIMENT CONTROL DETAILS
C413	EROSION AND SEDIMENT CONTROL DETAILS
C414	EROSION AND SEDIMENT CONTROL DETAILS



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
MARS QUADRANGLE
LOCATION MAP
SCALE: 1"=2000'

PA ONE CALL ACT 287, AS AMENDED



PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
PA ONE-CALL SERIAL NO. 20172680375 HAS BEEN ASSIGNED TO THIS PROJECT ON 2017.09.25.

PA ONE CALL-UTILITY LIST

- ARMSTRONG (AU)
- BREAKNECK CREEK REGIONAL AUTHORITY (BCR)
- COLUMBIA GAS OF PA INC. MONACA (LT)
- CONSOLIDATED COMMUNICATIONS (NA)
- CRANBERRY TOWNSHIP BUTLER COUNTY (CA1)
- PENNSYLVANIA POWER CO (PP)
- PEOPLES GAS COMPANY LLC (AL)



OWNER

FOREST EDGE LP
PO BOX 97 MARS, PA 16046
(724) 935-2424

SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: VIRGINIA R. LOANEY, RLA
PHONE: (724) 779-4777
FAX: (724) 779-4711
EMAIL: vloaney@hr-g-inc.com

MUNICIPAL REVIEW AND APPROVAL

THIS STATEMENT CERTIFIES ONLY THAT ACTION WAS TAKEN BY THE BOARD OF SUPERVISORS GRANTING FINAL APPROVAL. APPROVED BY BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION No. 2019-19 ON THE 15 DAY OF October, 2019.

[Signature]
SECRETARY
(SEAL)

[Signature]
CHAIRMAN, BOARD OF SUPERVISORS

TOWNSHIP MANAGER APPROVAL

I, Jerry A. Andree TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2019-19 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

[Signature]
TOWNSHIP MANAGER

MUNICIPAL ENGINEER'S CERTIFICATE

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

[Signature] DATE Oct 6, 2019
REGISTRATION NUMBER PE071353



COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 12 DAY OF May, 2019.

[Signature] CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION
[Signature] SECRETARY



SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC.
369 EAST PARK DRIVE
HARRISBURG, PA 17111
CONTACT: MICHAEL KREIGER, PLS
PHONE: (717) 564-1121
FAX: (717) 564-1158
EMAIL: mkreiger@hr-g-inc.com

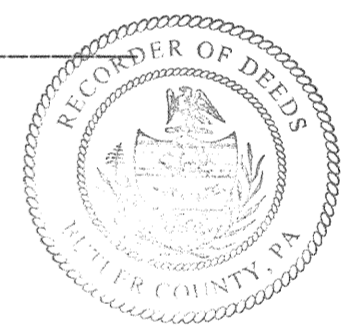
PLAN BOOK	PAGE
381	28

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381, PAGE(S) 28-30.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF October, 2019.
[Signature]
RECORDER OF DEEDS

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



CERTIFICATION OF TITLE (NO MORTGAGE)

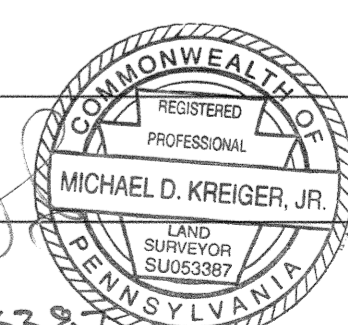
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FOREST EDGE LP REVISED FINAL PRD IS IN THE NAME OF FOREST EDGE LP AND IS RECORDED IN DEED BOOK VOLUME 377, PAGE 202. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature] WITNESS
[Signature] OWNER
[Signature] MANAGER

SURVEYOR'S CERTIFICATION

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

DATE 9/27/19
[Signature]
NAME OF SURVEYOR
REGISTRATION NUMBER SU053387



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

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

Now or Formerly
Archdiocese of Pittsburgh and
West Virginia, Orthodox Church
in America

Lot AB
Singer Holdings, LP
P.B.V. 377, PG. 30-31
32.104 Acres

Iron Pin Painted Yellow
(Pnd) 3.8" sff dia



Forest Edge Phase 2A
PBV 374, Pages 10-13

Forest Edge Phase 1
PBV 360, Pages 15-19

AREA TABLE: GROSS ACREAGE

RIGHT-OF-WAY AREA:	1.475 ACRES
SUBDIVIDED LOTS AREA:	9.769 ACRES
OPEN SPACE:	12.198 ACRES
TOTAL IN PLAN:	23.442 ACRES

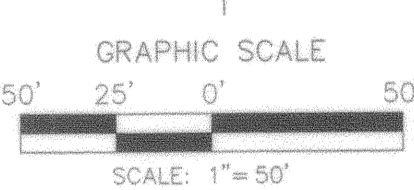
PLAN BOOK	PAGE
381	29

SURVEY NOTES

- THE BOUNDARY SHOWN ON THIS PLAN IS BASED ON FOREST EDGE PRD PHASE 2A AS RECORDED IN PLAN BOOK VOLUME 374, PAGES 10-13. THE PURPOSE IS TO SUBDIVIDE FOR PRD USE REMNANT PARCEL D-R OF THAT PLAN. A BOUNDARY SURVEY WAS NOT PERFORMED ON THE ENTIRETY OF THIS PARCEL.
- HORIZONTAL DATUM IS BASED UPON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83).
- ENTIRE SURVEYED PROPERTY LOCATED IN R-2 ZONING DISTRICT.
- NO GRADING SHALL OCCUR WITHIN 20' OF THE EXISTING STREAM PER A CONSERVATION EASEMENT CREATED AND SHOWN ON PBV 360, PAGE 19
- ALL LOTS HAVE A 35 FOOT FRONT, 5 FOOT SIDE AND 10 FOOT REAR BUILDING SET BACK.

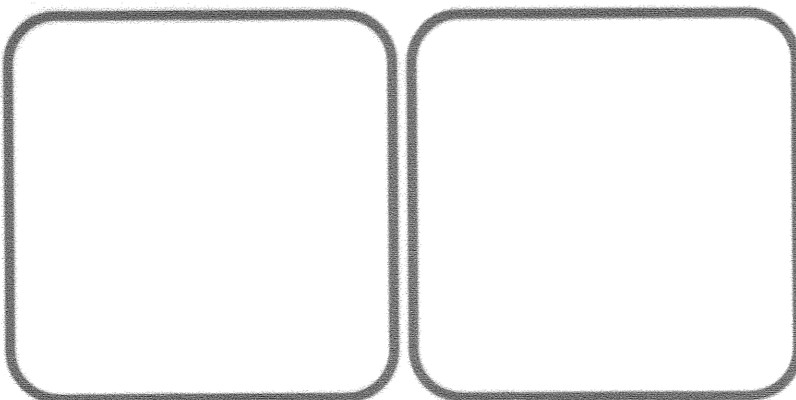
LEGEND

- ⊠ Monument Found
- ⊙ Iron Pipe Found - Size Indicated
- Iron Pin Found - Size Indicated
- Deed Line
- - - - - Legal Right-of-Way Line



THIS SHEET NOT VALID WITHOUT SHEET 1

NO.	REVISION	DATE	BY



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

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

FOREST EDGE, LP
P.O. BOX 97
MARS, PA 16046

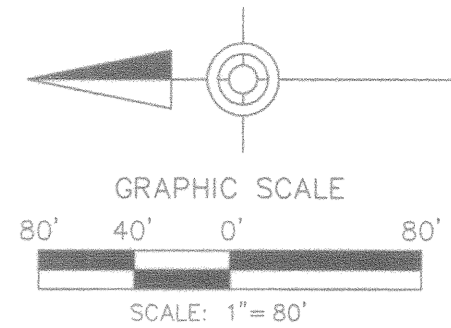
724.935.2424

**SUBDIVISION PLAN
FOR
FOREST EDGE PRD
PHASE 2B**

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - VL
DESIGN-
CADD- REQ
CHECKED-REQ/DMH
SCALE- AS SHOWN
DATE- 09.18.2019

DRAWING NO. SD
SHEET NO. 1 OF 2
PROJECT R007645.0431



☒ SANITARY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L2	N6°17'43\"W	400.68'
L3	N14°40'31\"W	399.12'
L4	N18°48'05\"W	293.72'
L5	N39°19'44\"W	205.93'
L6	N76°36'12\"W	315.99'
L7	N80°01'53\"W	267.61'
L8	N5°36'15\"W	97.45'
L9	N29°50'54\"E	159.53'
L10	N52°05'19\"W	92.04'
L11	N27°18'42\"E	10.01'

LEGEND

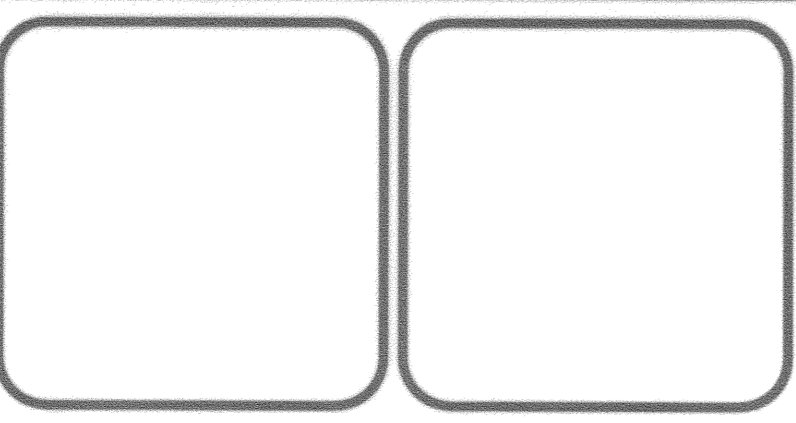
- ☒ Monument Found
- ⊙ Iron Pipe Found - Size Indicated
- ⊙ Iron Pin Found - Size Indicated
- Dead Line
- - - - Legal Right-of-Way Line

SURVEY NOTES

INTENT OF EASEMENT IS FOR A 20' (FOOT) WIDE SANITARY LINE, 10' (FOOT) EACH SIDE FROM DESIGNATED CENTERLINE.

PLAN BOOK	PAGE
381	30

NO.	REVISION	DATE	BY



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hrg@hrg-inc.com
www.hrg-inc.com

FOREST EDGE, LP
P.O. BOX 97
MARS, PA 16046

724.935.2424

SANITARY EASEMENT PLAN
FOR
FOREST EDGE PRD
PHASE 2B

CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - VL
DESIGN -
CADD - REQ
CHECKED - REQ/DMH
SCALE - AS SHOWN
DATE - 09.18.2019

DRAWING NO.
SD

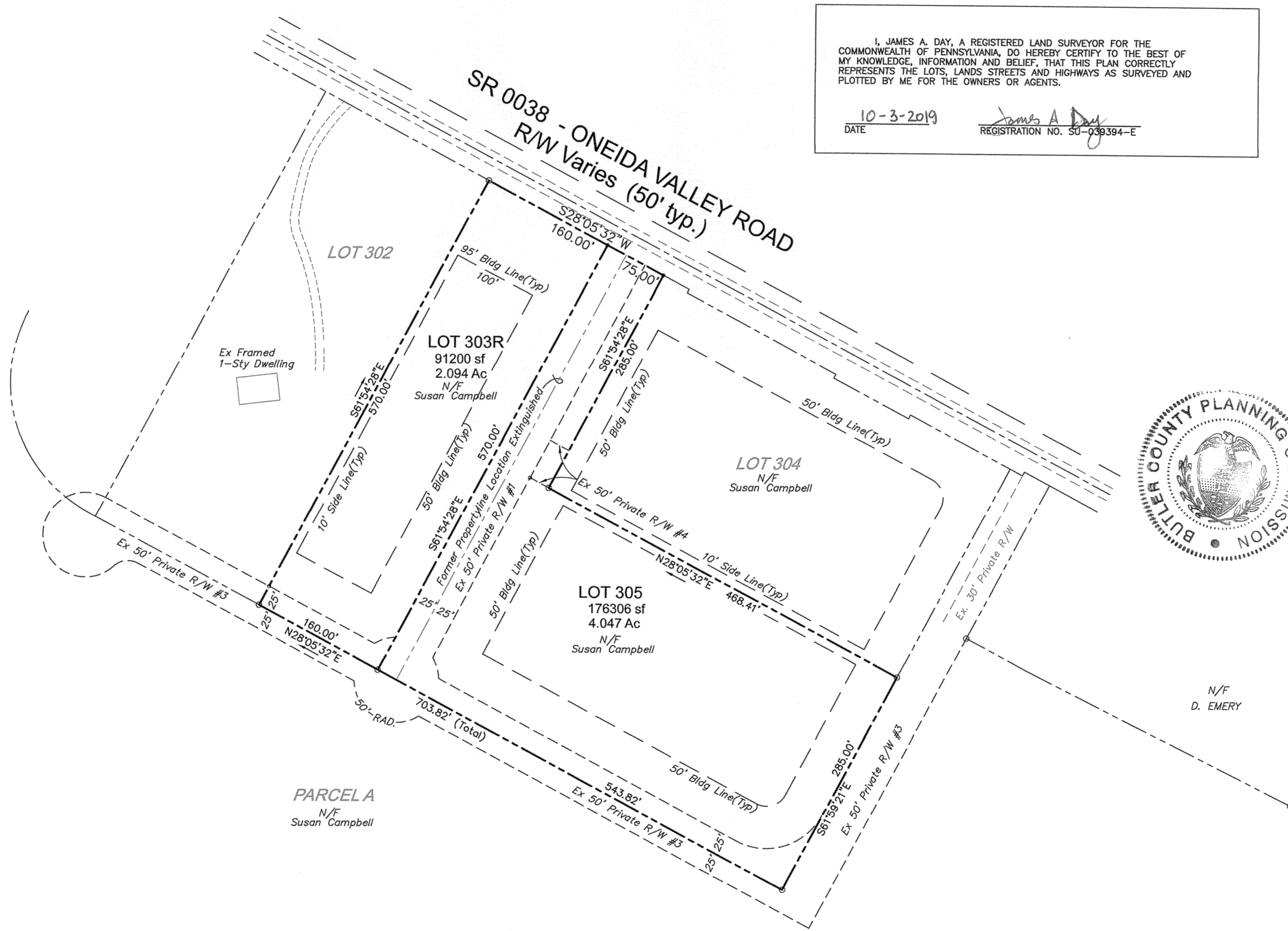
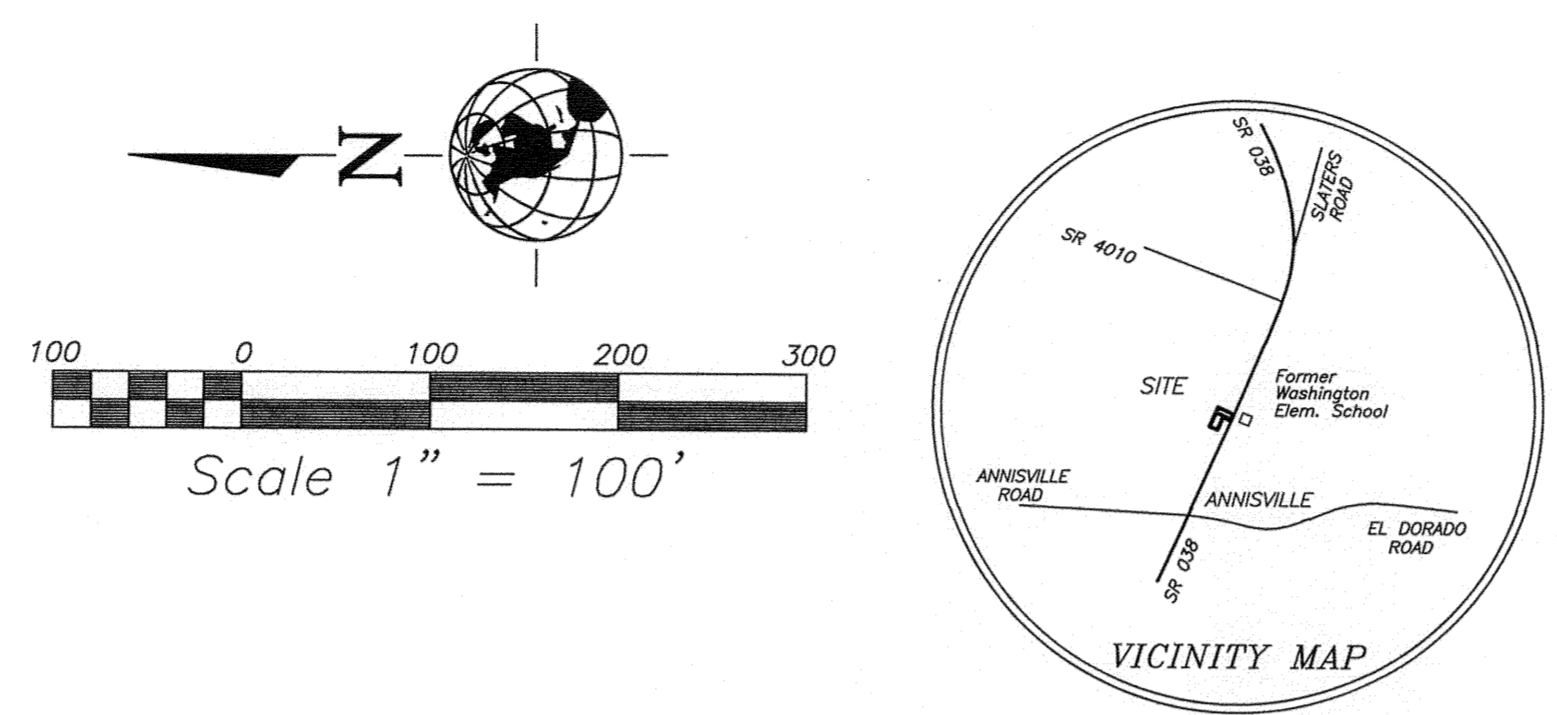
SHEET NO.
2 OF 2

PROJECT R007645.0431

THIS SHEET NOT VALID WITHOUT SHEET (SD) 2.

File name: P:\000\091819\091819_0001\091819_0001_0001.dwg Plot Date: 09/18/2019 11:30:00 AM

- NOTES :
- THIS PLAN PROPOSES FOLLOWING:
 - A LOT LINE REVISION BETWEEN FORMER LOTS 303 AND 305, RUSTIC WOODS- PHASE 3 RECORDED AT PB 318 - PG 2.
 - REASSIGNS THE MAINTENANCE RESPONSIBILITIES OF PRIVATE R/W#1 TO SOLELY OF PARCEL A.
 - CORRECT A LOT LINE LENGTH OF COMMON LOT LINE TO LOT 304R & 305R.
 - THIS PROPERTY UNDER & SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
 - ALL INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF FILTER FABRIC FENCING ON DOWNSLOPE OF LOT PRIOR TO CLEARING AND GRADING OPERATIONS. FABRIC SHALL BE INSTALLED AS PER PADEP EROSION & SEDIMENTATION POLLUTION CONTROL STANDARDS AND SPECIFICATIONS. FENCING SHALL REMAIN UNTIL THE LOT VEGETATION OBTAINS 70% UNIFORM COVERAGE.
 - ALL INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ON-LOT WELL WATER SERVICE.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT. LOTS 303 & 304 SHALL CONTACT PADOT DISTRICT 10 IF A DRIVEWAY CONNECTING TO SR 0038 IS PROPOSED.
 - REFER TO PRIOR RECORDED PLAN PB-318 - PG 2 FOR EXISTING PRIVATE RIGHT-OF WAYS AND MAINTENANCE RESPONSIBILITIES.



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

DATE: 10-3-2019
 REGISTRATION NO. 50-239394-E

KNOW ALL MEN BY THESE PRESENTS, THAT I, SUSAN E. CAMPBELL OF THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF WASHINGTON, 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 WASHINGTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF SHALL BE BINDING UPON SUSAN E. CAMPBELL, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

03rd IN WITNESS WHEREOF, I HERELY SET MY HAND AND SEAL THIS DAY OF OCTOBER 2019.

ATTEST: *[Signature]* NOTARY PUBLIC
Susan E. Campbell OWNER - SUSAN E. CAMPBELL

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 SUSAN E. CAMPBELL, 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 03rd DAY OF OCTOBER 2009. MY COMMISSION EXPIRES THE 03rd DAY OF OCTOBER 2020.

[Signature] NOTARY PUBLIC (SIGNATURE)
 Darin J. Nichter, Notary Public
 Center Twp., Butler County
 My Commission Expires 10/03/2020
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

I, SUSAN E. CAMPBELL, OWNER OF THE RUSTIC WOODS-PH 3 SUBDIVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SUSAN E. CAMPBELL AS RECORDED IN INSTRUMENT 200207030022699, RECORDER OF DEEDS OFFICE.

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

DATE: 10-3-2019
 WITNESS: *Susan E. Campbell* OWNER

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

[Signature] PRESIDENT
 10-2-19 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON THIS 2nd DAY OF OCTOBER 2019.

[Signature] SECRETARY
[Signature] PRESIDENT OF BOARD

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2nd DAY OF OCT 2019.

[Signature] SECRETARY
[Signature] CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
 PLAN NUMBER: 19197 (SEAL)

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

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 381, PAGE 31

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF OCT 2019.

[Signature] RECORDER OF DEEDS

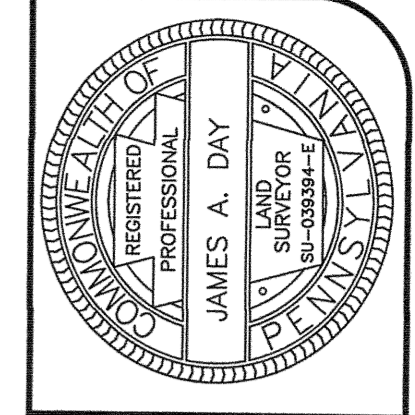
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020

[Signature]

N/F J. JAMISON

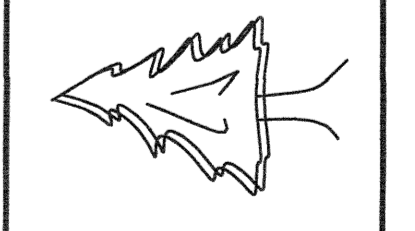
SUBDIVISION OWNER:
 SUSAN E. CAMPBELL
 2239 BRANCHTON ROAD
 HILLIARDS, PA 16040
 Ph: 724-290-5029

RECORDED
 PLAN BOOK 381
 PAGE 31



PLAN OF SUBDIVISION PREPARED FOR
 Susan E. Campbell
 SITUATED IN
 Washington Township, Butler Co., PA

RUSTIC WOODS
 PHASE 3- LOTS 303 & 305
 LOT LINE REVISION



JAMES A. DAY, P.E., P.L.S.
 CONSULTING SURVEYOR
 AND SURVEYING SYSTEMS
 304 Beech Road
 Butler, PA 16001
 Ph: 724-283-3267
 Email: jday@jdayinc.com

MUNICIPAL DECLARATIONS

The Center Township Planning Commission has reviewed and approves this land development plan on this 26th day of June, 2019.

[Signature] Secretary
[Signature] Chairman, Planning Commission

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

The Center Township Board of Supervisors has reviewed and approves this land development plan on this 26th day of July, 2019.

[Signature] Secretary
[Signature] Chairman, Board of Supervisors

STORMWATER MANAGEMENT DECLARATIONS

I, Jonathan E. Garcezowski, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Center Township Stormwater Management Ordinances.

[Signature] Jonathan E. Garcezowski, P.E.
 Date: 2019-07-03

I, John Giles Owner of Giles Holdings Future, LLC, Owner of the land shown on the Site Plan for Recording hereby acknowledge that stormwater management BMPs are features that cannot be altered or removed without prior approval by Center Township.

[Signature] John Giles
 Date: 9-3-19

I, Ronald Olsen, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Center Township Stormwater Management Ordinance.

Reg. No. _____ Township Engineer
 Date: _____

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 21st day of JUNE, 2019.

[Signature] Secretary
[Signature] Chairman, Planning Commission

PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 381, Page 32.

Given under my hand and seal this 31st day of October, 2019.

[Signature] Recorder of Deeds

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

ACKNOWLEDGMENT OF NOTARY PUBLIC

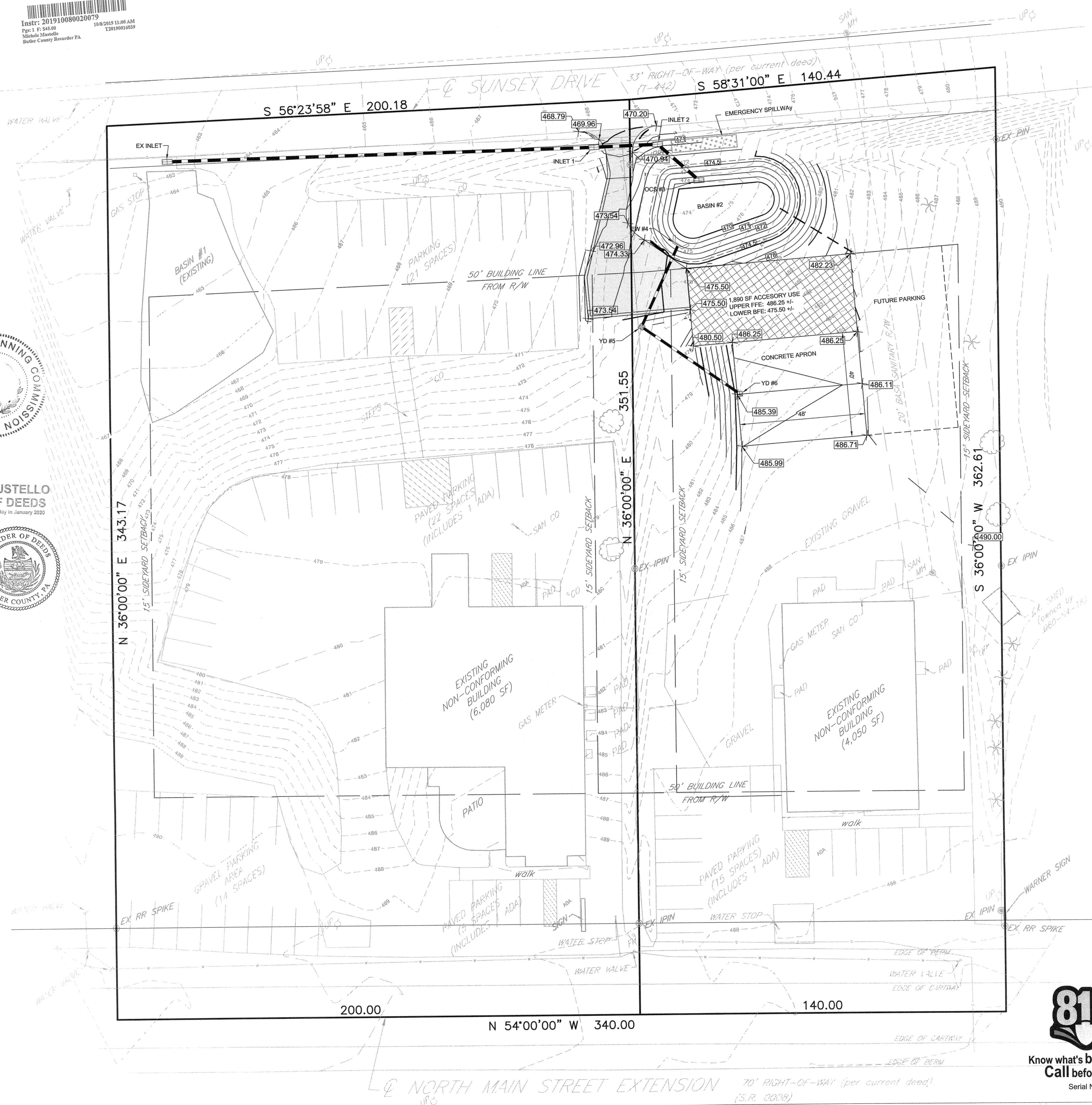
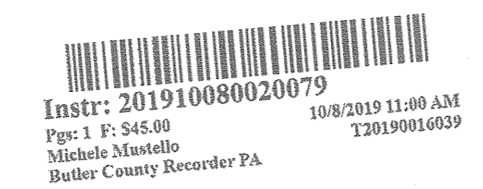
COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER:
 Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared John Giles, the Authorized Officer of Giles Holdings 1737 Main, LLC, and acknowledged the foregoing adoption and dedication to be their act.

WITNESS My hand and notarial seal this 8 day of October, 2019.

My commission expires the 12 day of March, 2022.

[Signature] Owner
 Date: 10-8-19

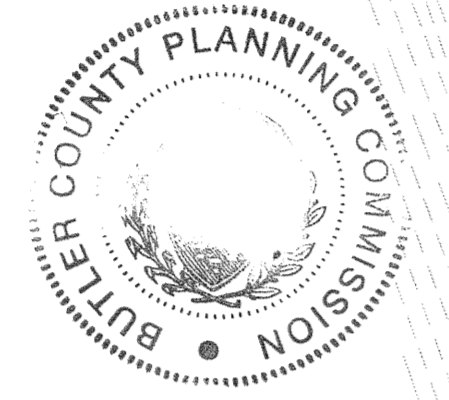
[Signature] Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Elena H. Gomola, Notary Public
 Butler County
 My commission expires March 12, 2022
 Commission number 1281576
 Member, Pennsylvania Association of Notaries



SITE LEGEND

□	0	PROPOSED TYPE 'M' INLET
○	C000	PROPOSED YARD DRAIN
⌋	0	PROPOSED HEADWALL/ ENDWALL
▭	0	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - LABELLED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
 - ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 489 STANDARDS.
 - CONTRACTOR TO WORK AROUND EXISTING UTILITIES. IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
 - THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.



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



REVISION RECORD

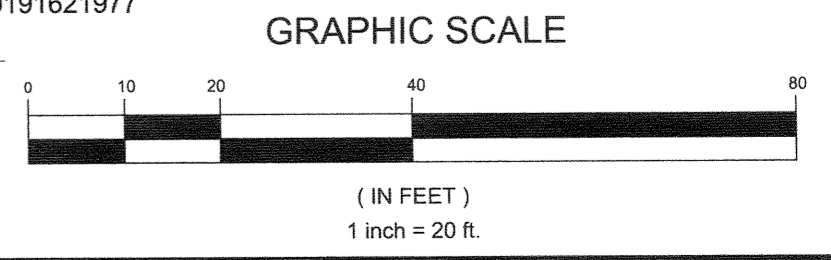
No	Date	REVISION PER SHROUP ENGINEERING COMMENT LETTER DATED 06-20-2019
01	2019-07-10	
02		
03		
04		
05		
06		
07		
08		

GILES HOLDINGS 1737 MAIN, LLC
 1735 N. MAIN STREET EXT.
 BUTLER, PA 16001
GILES HOLDINGS 1737 MAIN, LLC
 1735 N. MAIN STREET EXT.
 BUTLER, PA 16001

SITE-UTILITY-GRADING PLAN
 Project Number: 19182-0002
 Drawing Scale: Viewport Scale
 Date Issued: JUNE 2019
 Index Number: --
 Drawn By: RJM
 Checked By: MAC
 Project Manager: MAC
C101



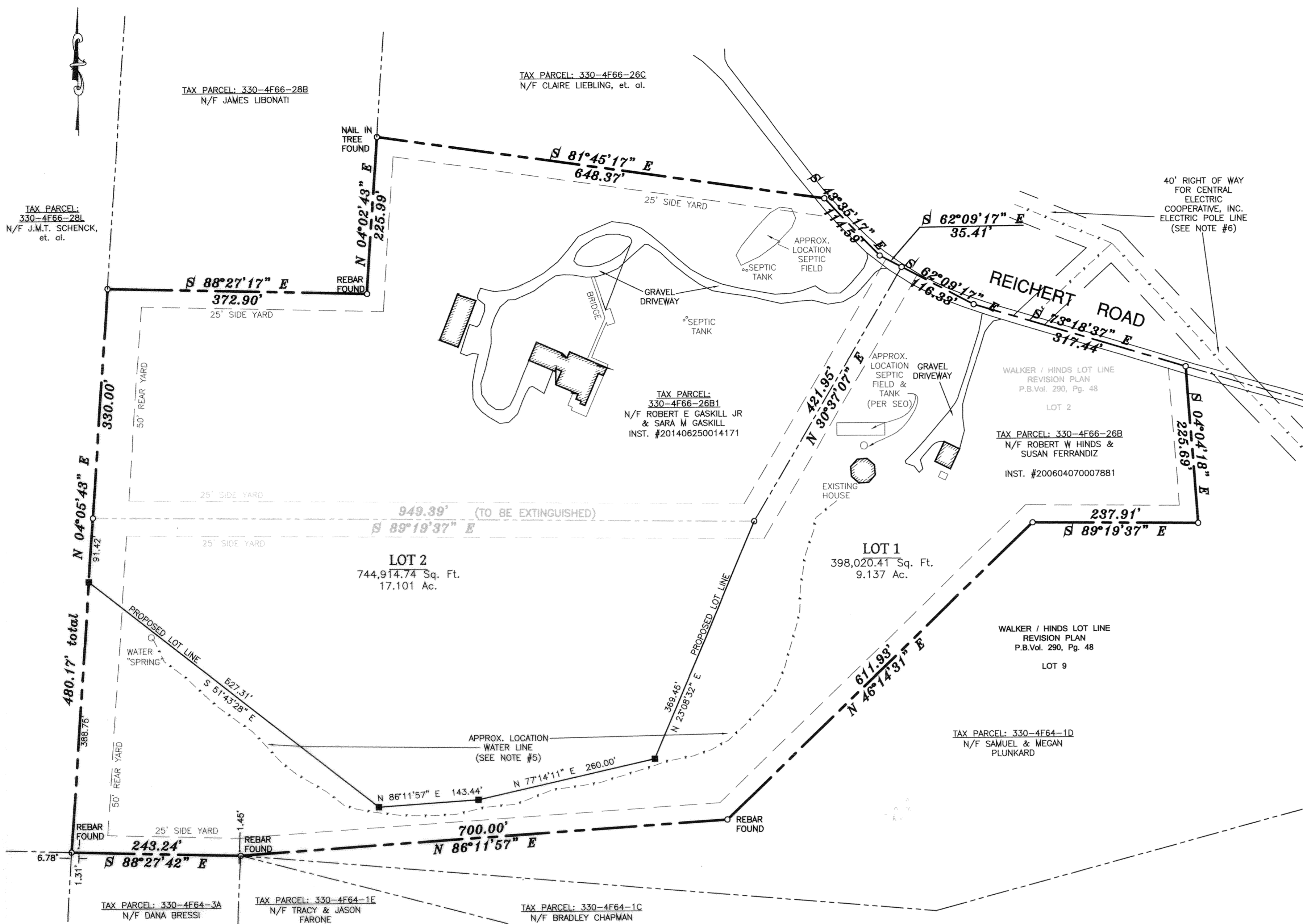
Know what's below.
 Call before you dig.
 Serial No. 20191621977



PLAN BOOK	PAGE
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Plot: 8 - File: 19182-0002 - 19182-0002 - 19182-0002 - C100 - Site - Util - Grading.dwg
 Plot Date: 6/20/2019 9:49 AM
 Plot Path: C:\Users\paul\OneDrive\Documents\19182-0002 - C100 - Site - Util - Grading.dwg
 Save Date: 6/20/2019 9:44 AM

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK FELT TIP INK PEN !



330-4F66-26B1:
 We, ROBERT E. GASKILL JR & SARA M. GASKILL, owners of a portion of land shown on THE GASKILL-HINDS PLAN, hereby adopt this as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Worth Township. This adoption and dedication shall be binding upon our heirs, executors, and assigns.
 IN WITNESS OF WHICH to this We set Our hand and seal this 15th day of October, 2019.

I, Douglas T. Tait, certify that, to the best of my information, knowledge and belief the survey and plan shown hereon are correct and accurate to the standards required.
 9-28-2019
 Date
 Douglas T. Tait
 Reg. No. SU-050050-E

ATTEST:
 Claudia C. Fischer
 Notary Public

ROBERT E. GASKILL JR
 SARA M. GASKILL

Reviewed by the Worth Township Planning Commission this 19th day of September, 2019
 Michael T. Dorian
 Secretary
 Kenneth J. Moran
 Chairman

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named ROBERT E. GASKILL JR & SARA M. GASKILL, and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 15th day of October, 2019.
 My commission expires the 19th day of March, 2021.

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Claudia C. Fischer, Notary Public
 Slippery Rock Boro, Butler County
 My Commission Expires March 19, 2021
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

Claudia C. Fischer
 Notary Public

We, ROBERT E. GASKILL JR & SARA M. GASKILL, hereby certify that the title to a portion of the property contained in THE GASKILL-HINDS PLAN is in the name of ROBERT E. GASKILL JR & SARA M. GASKILL, and is recorded in instrument #201406250014171.
 Witness
 Robert E. Gaskill Jr
 Sara M. Gaskill

The Board of Supervisors of the Township of Worth hereby gives public notice that in approving this plan for recording purposes only, the Township of Worth assumes no obligations, legal or otherwise, expressed or implied, either to accept solid 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 Worth Township Board of Supervisors this 1st day of October, 2019.
 Shawn Krueger
 Secretary
 Frederick H. Boyd
 Chairman of Board

GASKILL-HINDS PLAN consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness
 Ken A. R.
 Name, title, and mortgagee

Reviewed by the Butler County Planning Commission on this 23rd day of SEPT. 2019.

Ken A. R. SEC. / Paul J. R. CHAIR

330-4F66-26B:
 We, ROBERT W. HINDS & SUSAN FERRANDIZ, owners of a portion of land shown on THE GASKILL-HINDS PLAN, hereby adopt this as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Worth Township. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 381, Page(s) 33.

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

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

IN WITNESS OF WHICH to this We set Our hand and seal this 15th day of October, 2019.

ATTEST:
 Claudia C. Fischer
 Notary Public

Robert W. Hinds
 Susan Ferrandiz

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named ROBERT W. HINDS & SUSAN FERRANDIZ, and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 15th day of October, 2019.
 My commission expires the 19th day of March, 2021.

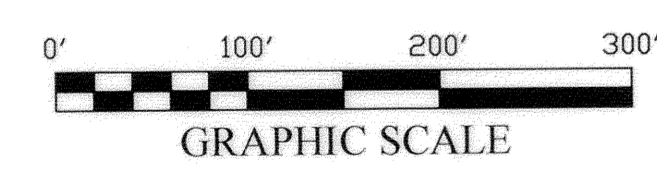
COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Claudia C. Fischer, Notary Public
 Slippery Rock Boro, Butler County
 My Commission Expires March 19, 2021
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

Claudia C. Fischer
 Notary Public

We, ROBERT W. HINDS & SUSAN FERRANDIZ, hereby certify that the title to a portion of the property contained in THE GASKILL-HINDS PLAN is in the name of ROBERT W. HINDS & SUSAN FERRANDIZ, and is recorded in instrument #200604070007881. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness
 Ken A. R.
 Robert W. Hinds
 Susan Ferrandiz

- Notes:
1. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are void and are for reference only.
 2. Not all utilities located for this survey and not all utility companies have responded to placement of PA One Call. Additional utilities may exist and/or their respective easements.
 3. Property subject to any issues that may be revealed by a current and complete title report.
 4. Based on the Federal Emergency Management Agency (FEMA), Federal Insurance Rate Map, Community Number 42019C0255D, dated August 2, 2018, the surveyed property is not located within the defined floodplain.
 5. Water line location shown from Walker/Hinds Lot Line Revision Plan, prepared by W.J. McGarvey, PE, recorded 2/10/06 in Plan Book Volume 290, Page 48 and from field locations of marks by land owner.
 6. Right of Way for electric lines shown from Plan of Property by Edkins Surveying, dated 9/4/85.
 7. The property is in or abuts an agricultural security area and the owner/resident must tolerate the noise, dust and odors which are an inherent part of normal farming procedure.

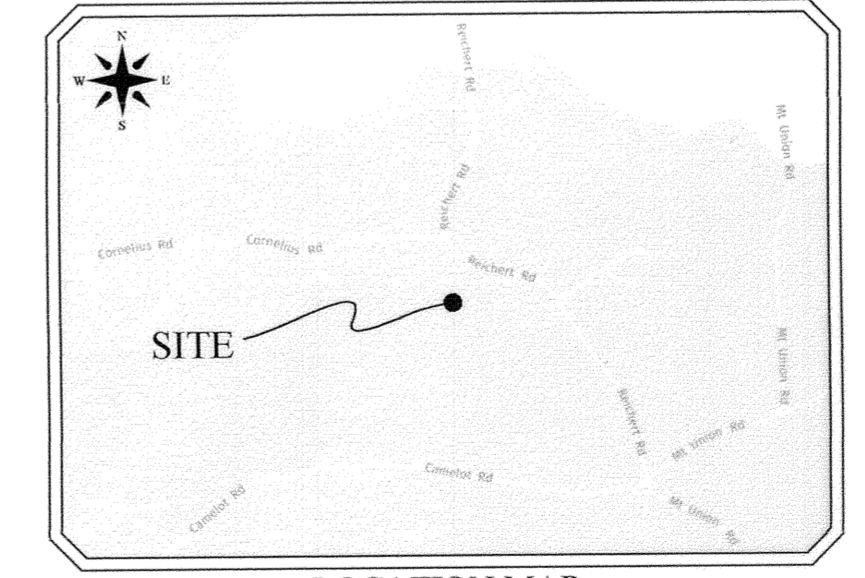


LOT AND SETBACK REQUIREMENTS
 SINGLE FAMILY DWELLING
 (ON-LOT SEWAGE AND WATER)

FRONT YARD	50 FEET
SIDE YARD	25 FEET
REAR YARD	50 FEET
MIN. LOT AREA	1.5 ACRES
MIN. LOT WIDTH	150 FEET

LOT AREA TABULATION

PARCEL ID: 330-4F66-26B EXISTING AREA 679,439.08 Sq. Ft. 15.598 Acres	PARCEL ID: 330-4F66-26B1 EXISTING AREA 463,496.07 Sq. Ft. 10.640 Acres
LOT 1 PROPOSED AREA 398,020.41 Sq. Feet 9.137 Acres	LOT 2 PROPOSED AREA 744,914.74 Sq. Feet 17.101 Acres
TOTAL PLAN AREA 1,142,935.15 Sq. Ft. 26.238 Acres	



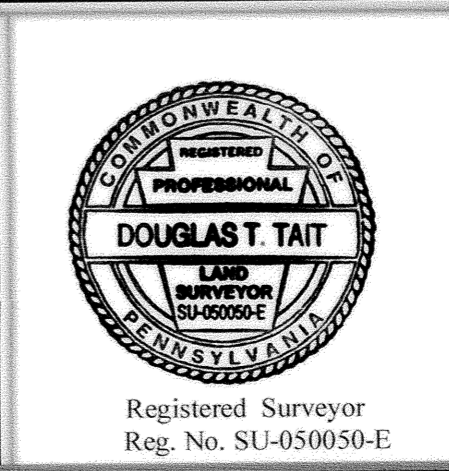
OWNER ADDRESSES:
 330-4F66-26B
 ROBERT HINDS & SUSAN FERRANDIZ
 316 REICHERT ROAD
 PORTERSVILLE, PA 16051
 330-4F66-26B1
 ROBERT & SARA GASKILL
 310 REICHERT ROAD
 PORTERSVILLE, PA 16051

SURVEYOR/ENGINEER:
 TAIT ENGINEERING, INC.
 908 PERRY HIGHWAY
 PITTSBURGH, PA 15229
 412.364.6090

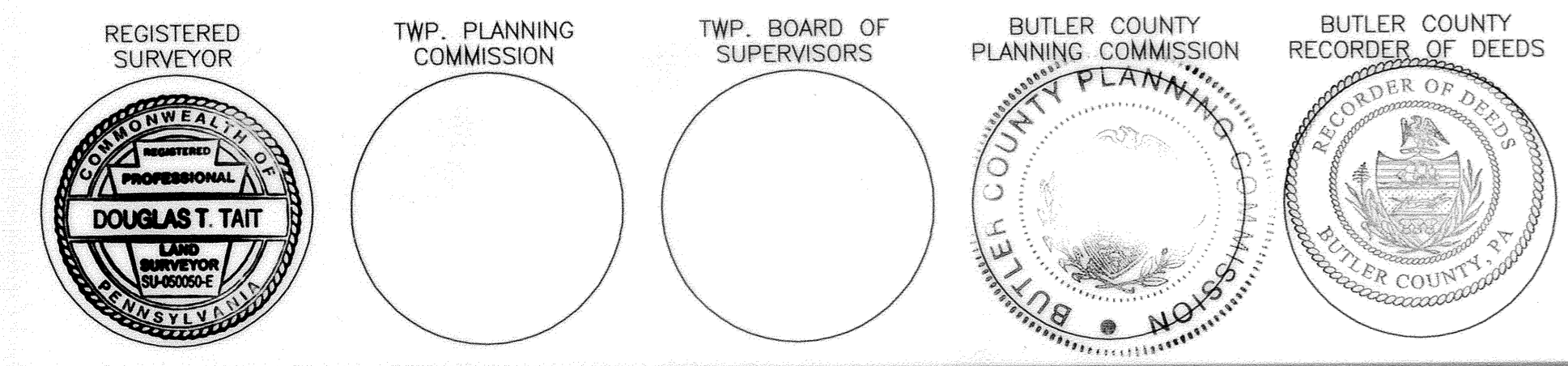
PLAN BOOK	PAGE
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THE GASKILL-HINDS PLAN
 BEING A LOT LINE REVISION OF BUTLER COUNTY TAX PARCELS 330-4F66-26B & 330-4F66-26B1
 SITUATE IN
 WORTH TOWNSHIP
 BUTLER COUNTY, PA.
 MADE FOR
 ROBERT GASKILL

Date: August 22, 2019
 Scale: 1"=100'
 Drawn By: DPH
 Reviewed By: DTT
 File Number: 36123
 CAD File: 19.0205
 Revisions:
 REV. 9-16-19 LOT 1 SEPTIC
 REV. 9-27-19 WATERLINE LOC.



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



KNOW ALL MEN BY THESE PRESENTS, that we, Larry R. and Petra Swartzlander, of the Township of Donegal, 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 Donegal Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Donegal, 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 Donegal, 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 Larry R. and Petra Swartzlander, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 04 day of OCTOBER, 2019.

ATTEST:
David C. Harkins NOTARY PUBLIC
Larry R. Swartzlander OWNER
Petra Swartzlander 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 Larry R. and Petra Swartzlander, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.
 Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 04 day of October, 2019.
 My Commission expires the 04 day of June, 2022.
 SEAL *David C. Harkins*
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 David C. Harkins, Notary Public
 Butler County
 My commission expires June 4, 2022
 Commission number 1190259
 Member, Pennsylvania Association of Notaries

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 September 16, 2019 SEAL *Cheryl A. Hughes*
 REG. NO. SU-22490-E

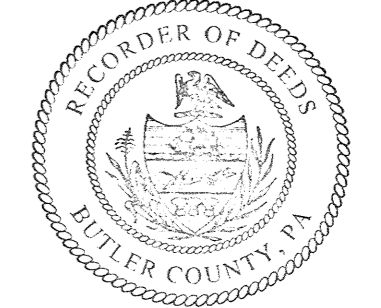
The Board of Supervisors of the Township of Donegal hereby gives public notice that in approving this plan for recording purposes only, the Township of Donegal assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and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

Approved by the Supervisors of the Township of Donegal this 8 day of October, 2019.
Richard Stewart SECRETARY
Richard Stewart CHAIRMAN

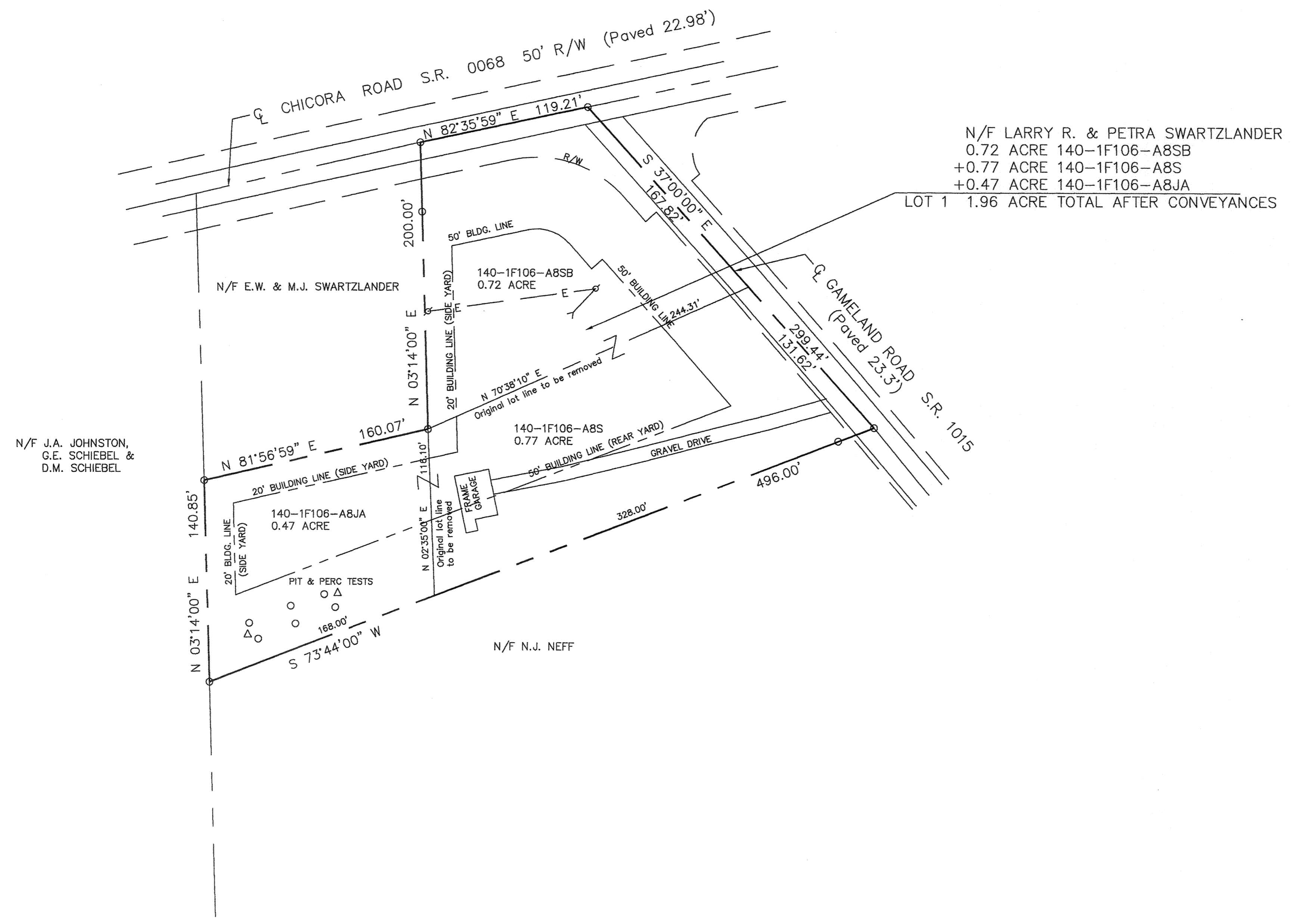
Reviewed by the Butler County Planning Commission this 29th day of SEPT., 2019.
Greg GPM SECRETARY
F. M. GPM CHAIRMAN

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 381 Page 34.
 Given under my hand and seal this 9th day of October, 2019.
 SEAL *Michele M. Mustello*
 RECORDER

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



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 LARRY R. & PETRA SWARTZLANDER SITUATE: DONEGAL TWP., BUTLER CO., PA		
Date 09/16/19	Scale 1" = 50'	Dwn By REC	Ckd By CAH
Parcel No. 140-1F106-ABS, ABSB, A8JA	Inst. # 201806280017687	Service No. 19-104	
Address 1083 GAMELAND ROAD			

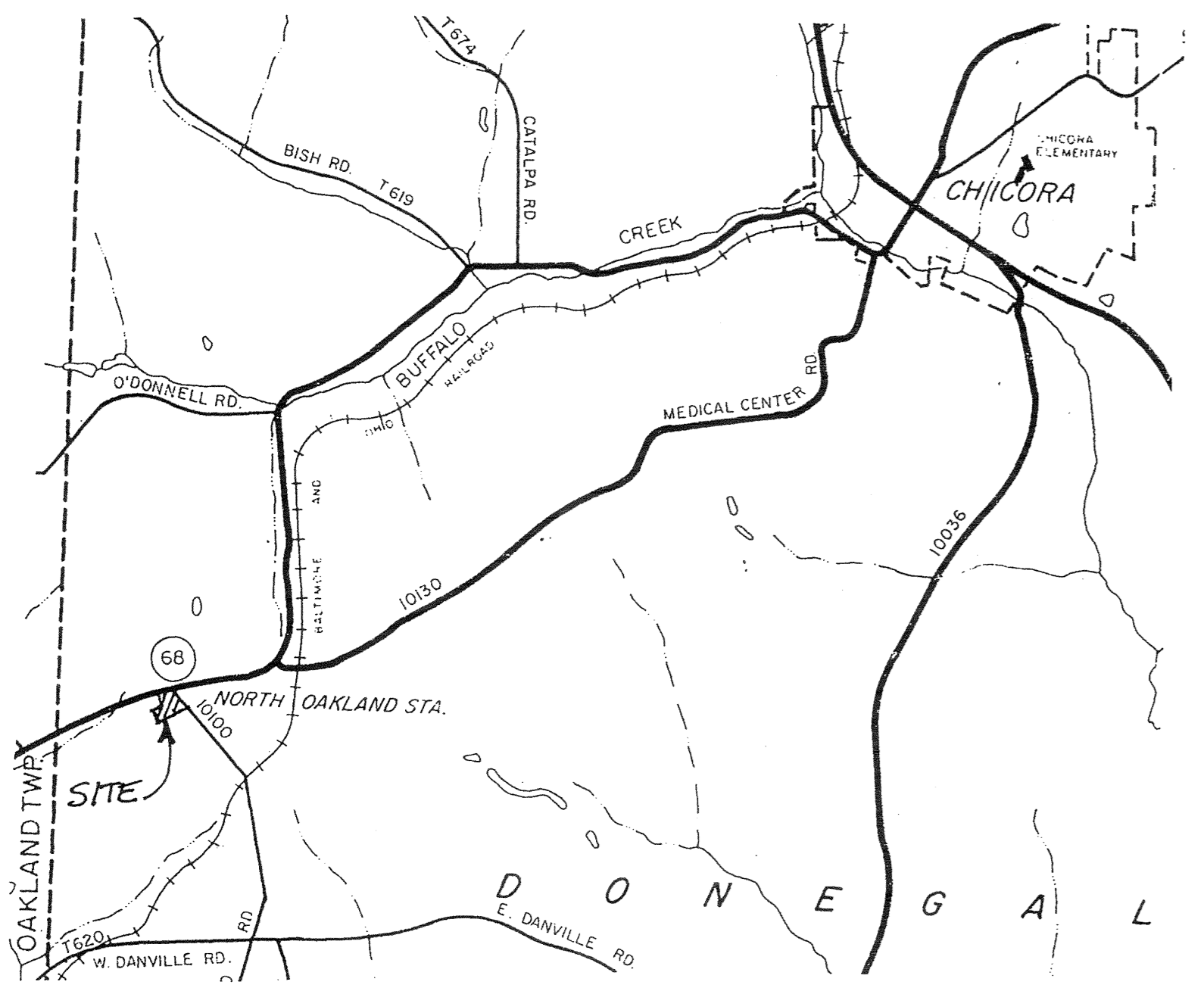


N/F J.A. JOHNSTON,
 G.E. SCHIEBEL &
 D.M. SCHIEBEL

N/F E.W. & M.J. SWARTZLANDER

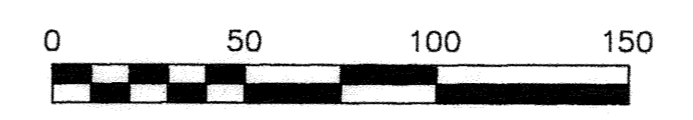
N/F N.J. NEFF

N/F LARRY R. & PETRA SWARTZLANDER
 0.72 ACRE 140-1F106-A8SB
 +0.77 ACRE 140-1F106-A8S
 +0.47 ACRE 140-1F106-A8JA
 LOT 1 1.96 ACRE TOTAL AFTER CONVEYANCES



VICINITY MAP Scale: 1" = 2000'

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

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

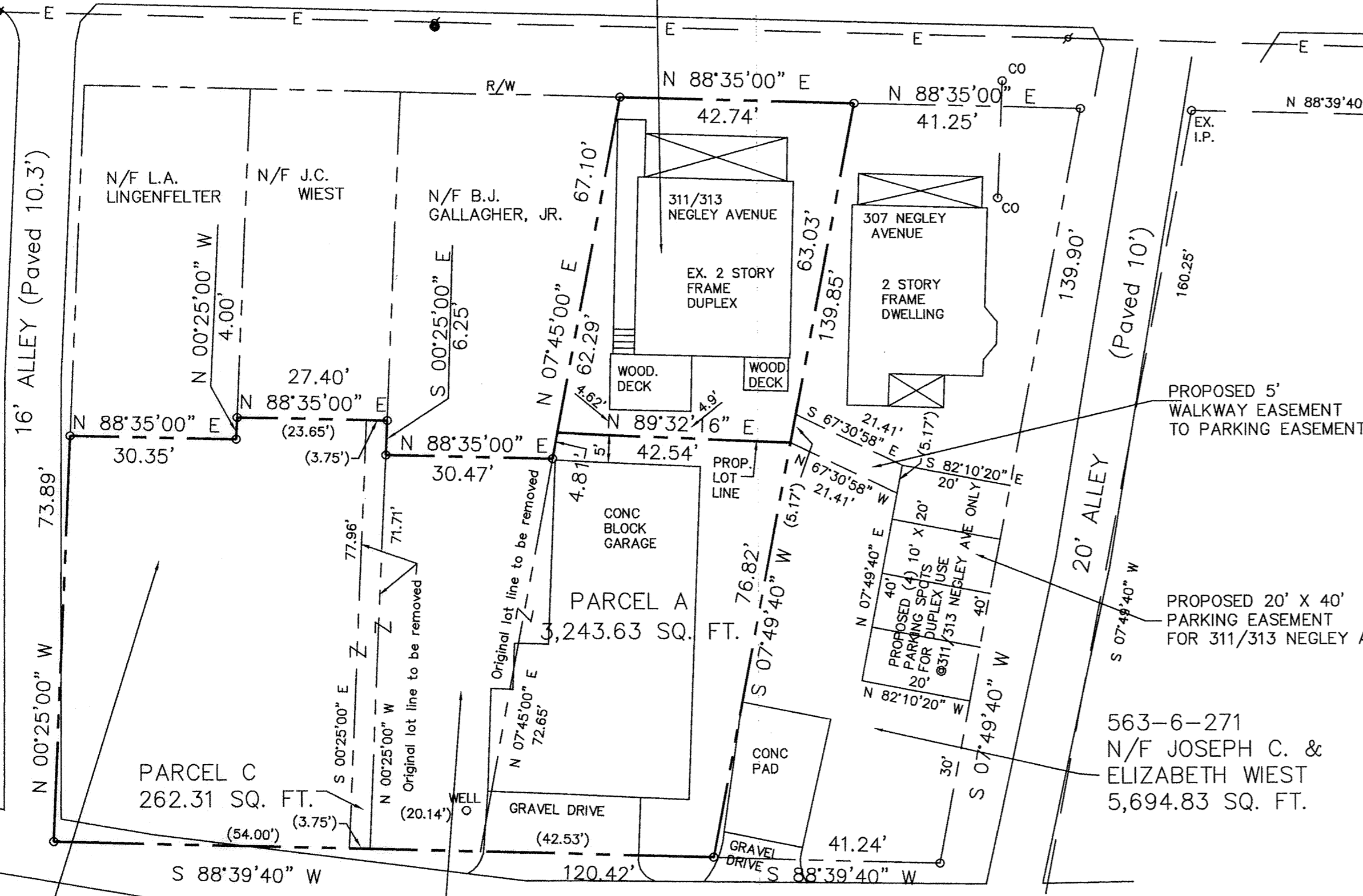
PROPERTY OWNERS: LARRY & PETRA SWARTZLANDER
 7306 PRINCETON AVENUE
 COLLEGE PARK, MD 20740

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE THREE ADJOINING TAX PARCELS INTO ONE.

563-6-270
 N/F JOSEPH C. &
 ELIZABETH WIEST
 5,884.35 SQ. FT.
 -3,243.63 SQ. FT. PARCEL A
 2,640.72 SQ. FT. LOT1
 TOTAL AFTER CONVEYANCE

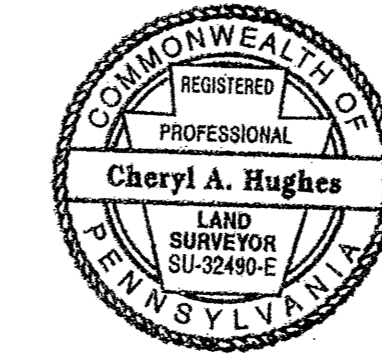


NEGLEY AVENUE 60' R/W (Paved 30.34')



NOTES:

SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C - AREAS OF MINIMAL FLOODING.
 PROPERTY OWNERS: JOSEPH & ELIZABETH WIEST
 104 HAZLETT AVENUE
 BUTLER, PA 16001
 ZONING: M-1; LIGHT INDUSTRIAL DISTRICT
 REF: WILLIAM J. LINGENFELTER PLAN OF SUBDIVISION BY LAND SURVEYORS, INC., #90-142, P.B. 208 PG. 18.



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

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

ATTEST:
 Notary Public: Ann E. LeMay
 Owner: Joseph C. Wiest
 Owner: Elizabeth Wiest

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 Joseph C. and Elizabeth Wiest, and acknowledged the foregoing release and dedications and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 11th day of September, 2019.
 My commission expires this 19th day of February, 2022.

SEAL: Ann E. LeMay
 Notary Public

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.

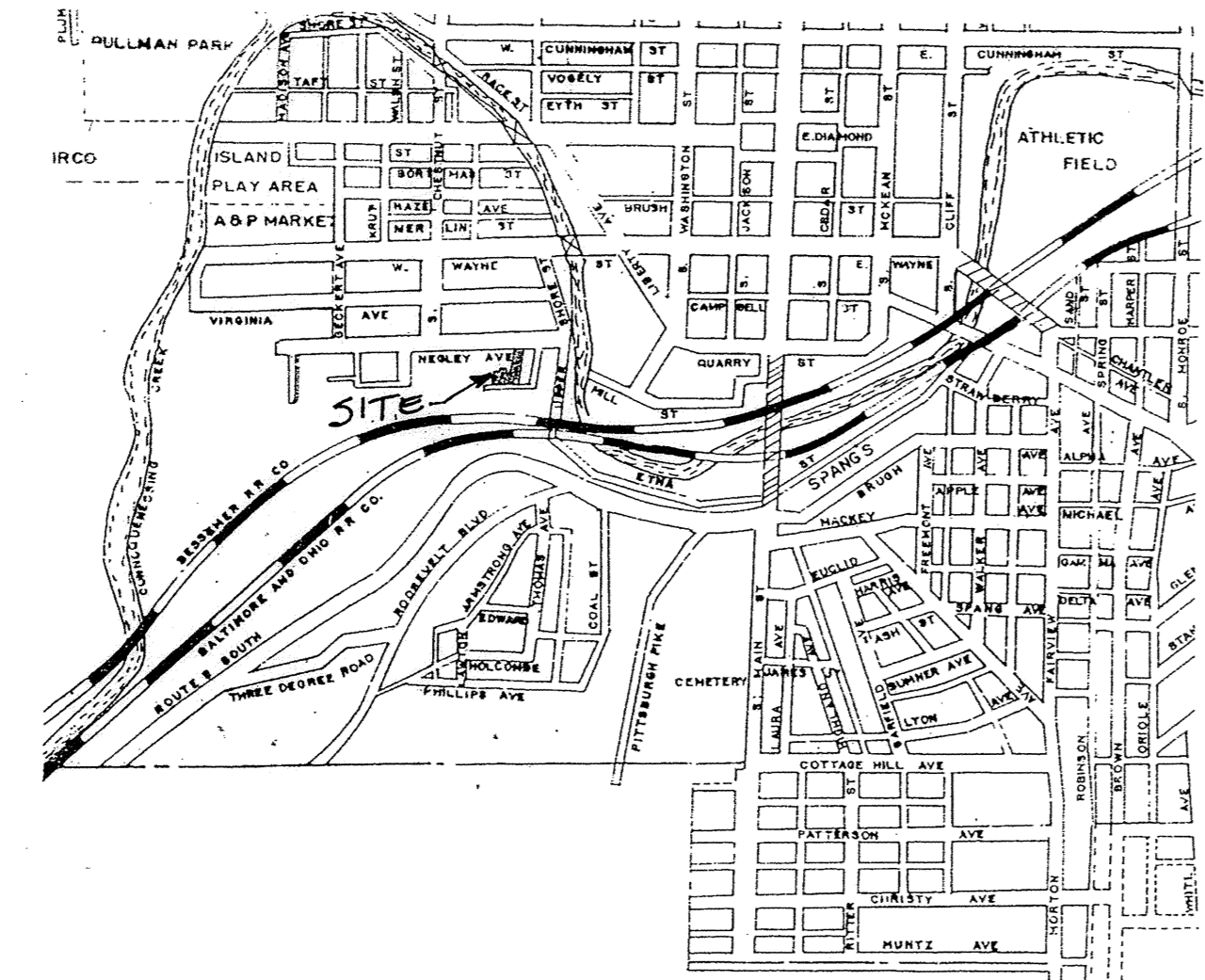
Date: May 13, 2019
 Signature of Land Surveyor: Cheryl A. Hughes
 Registration Number: SU-32490-E

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

City Clerk: [Signature]
 Mayor: [Signature]
 Approval by the City Council of the City of Butler this 4th day of October, 2019.
 City Clerk: [Signature]
 Mayor: [Signature]
 Approved by the Butler City Planning Commission this 30th day of September, 2019.
 Secretary: [Signature]
 Chairman: [Signature]
 Approved by the Butler County Planning Commission this 12th day of SEPT., 2019.
 Secretary: [Signature]
 Chairman: [Signature]

563-6-266B
 N/F JOSEPH C. &
 ELIZABETH WIEST
 4,085.82 SQ. FT.
 + 262.31 SQ. FT. PARCEL C
 + 1,814.94 SQ. FT. PARCEL B
 + 3,243.63 SQ. FT. PARCEL A
 LOT 2 9,406.70 SQ. FT.
 TOTAL AFTER CONVEYANCES

563-6-268A
 N/F JOSEPH C. &
 ELIZABETH WIEST
 PARCEL B
 1,814.94 SQ. FT.



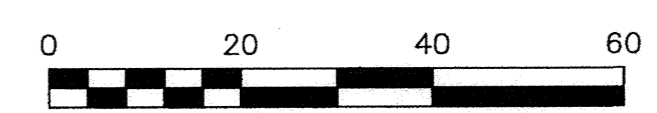
COMMONWEALTH OF PENNSYLVANIA]SS:
 COUNTY OF BUTLER]
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 381 page 35.
 Given under my hand and seal this 9th day of October, 2019.

SEAL: Michele M. Mustello
 RECORDER

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



PLAN BOOK PAGE
381 35



REVISED 05/13/19; CITY REVIEW COMMENTS

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-8865 Cheryl A. Hughes, PLS Owner		
	LOT LINE REVISION FOR: JOSEPH C. & ELIZABETH WIEST SITUATE: CITY OF BUTLER, BUTLER CO., PA		
Date 01/18/19	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel #563-6-271, 270, 268A, 266B	Inst. # 200501200001540	DB-P9	18-168
Address 311/313 NEGLEY AVENUE	1186-845	943-368	2573-297

Inst: 201910110020403
 Page: 31 of 66
 Middle Month: 10/2019 10:49 AM
 Butler County Recorder PA 2019101624

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

James Spurdute 10/16/19
 BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE

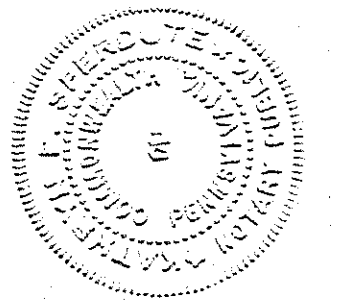
COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

ON THE 10 DAY OF October 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.
KATHRYN P. SPERDUTE
 NOTARY PUBLIC

MY COMMISSION EXPIRES: April 7, 2023

Commonwealth of Pennsylvania - Notary Seal
 KATHRYN P. SPERDUTE, Notary Public
 Allegheny County
 My Commission Expires April 7, 2023
 Commission Number 1261725

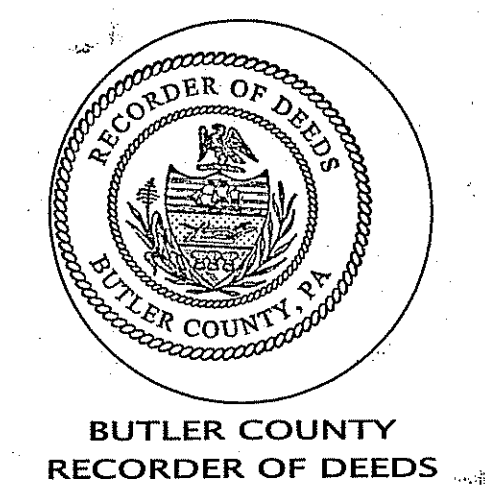
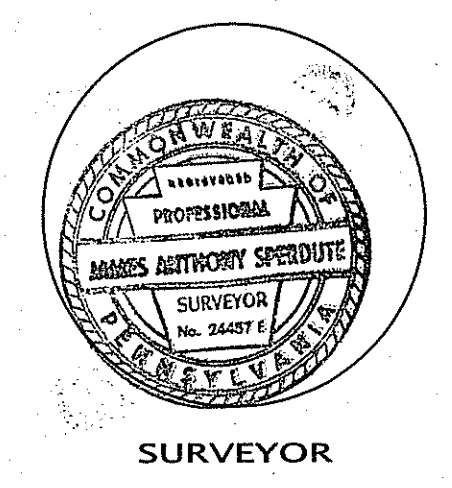


COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

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

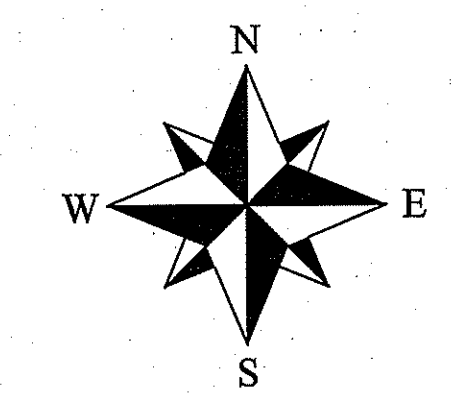
RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 381 PAGES 36-39 GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October 2019.

Michele Mustello
 RECORDER OF DEEDS



- LIMIT OF ENCLOSED UNIT AREA
- BUILDING BASELINE/CENTERLINE
- PREVIOUSLY DECLARED PROPERTY
- LIMITED COMMON ELEMENTS (DRIVEWAYS)

- UNIT TYPES
- (A) ABBEY
- (C) CANTERBURY

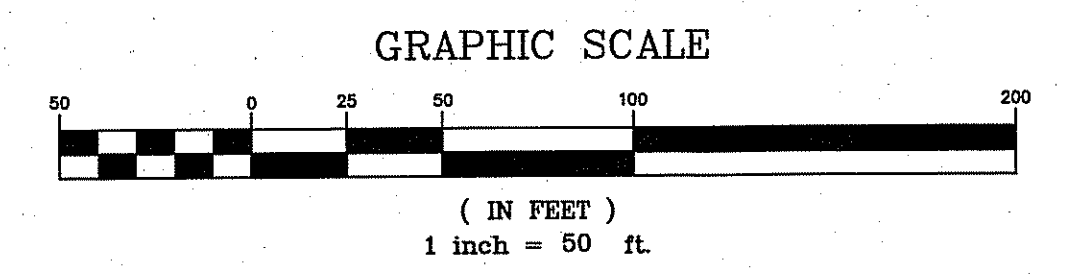


NOTES:

PREPARED FOR: SPRING VALLEY PARTNERS 2, LP
 P.O. BOX 449
 MARS, PA 16046

1. ALL PORCHES, PATIOS AND UNIT SIDEWALKS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
2. ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
3. SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.
4. REFER TO RECORDED PLAN REFERENCED BELOW FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD

PLAN REFERENCE : THE VILLAS AT SPRING VALLEY SUBDIVISION
 PLAN NO. 1 - PBV 376, PAGE 44



LOT 101 AREA TABULATION		LOT 101	
	SQ.FT.	SQ.FT.	ACRES
ORIGINAL TRACT:	986,391	22,644	
CONDO PLAN NO. 1 PHASE 1 (PART A)	113,282	2,601	
CONDO PLAN NO. 1 PHASE 1 (PART B)	90,399	2,075	
CONDO PLAN NO. 2 PHASE 2	628,475.41	14,428	
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	154,234.65	3.540	

DRAWING NUMBER: 1009-1820137
 DRAWING SCALE: 1"=50'
 DATE: OCTOBER 10, 2019
 DRAWN BY: JSS
 REVISIONS:

SPRING VALLEY CONDOMINIUM PLAN NO. 2
 PREPARED FOR SPRING VALLEY PARTNERS 2,LP
 P.O. BOX 449 MARS, PA 16046
 JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

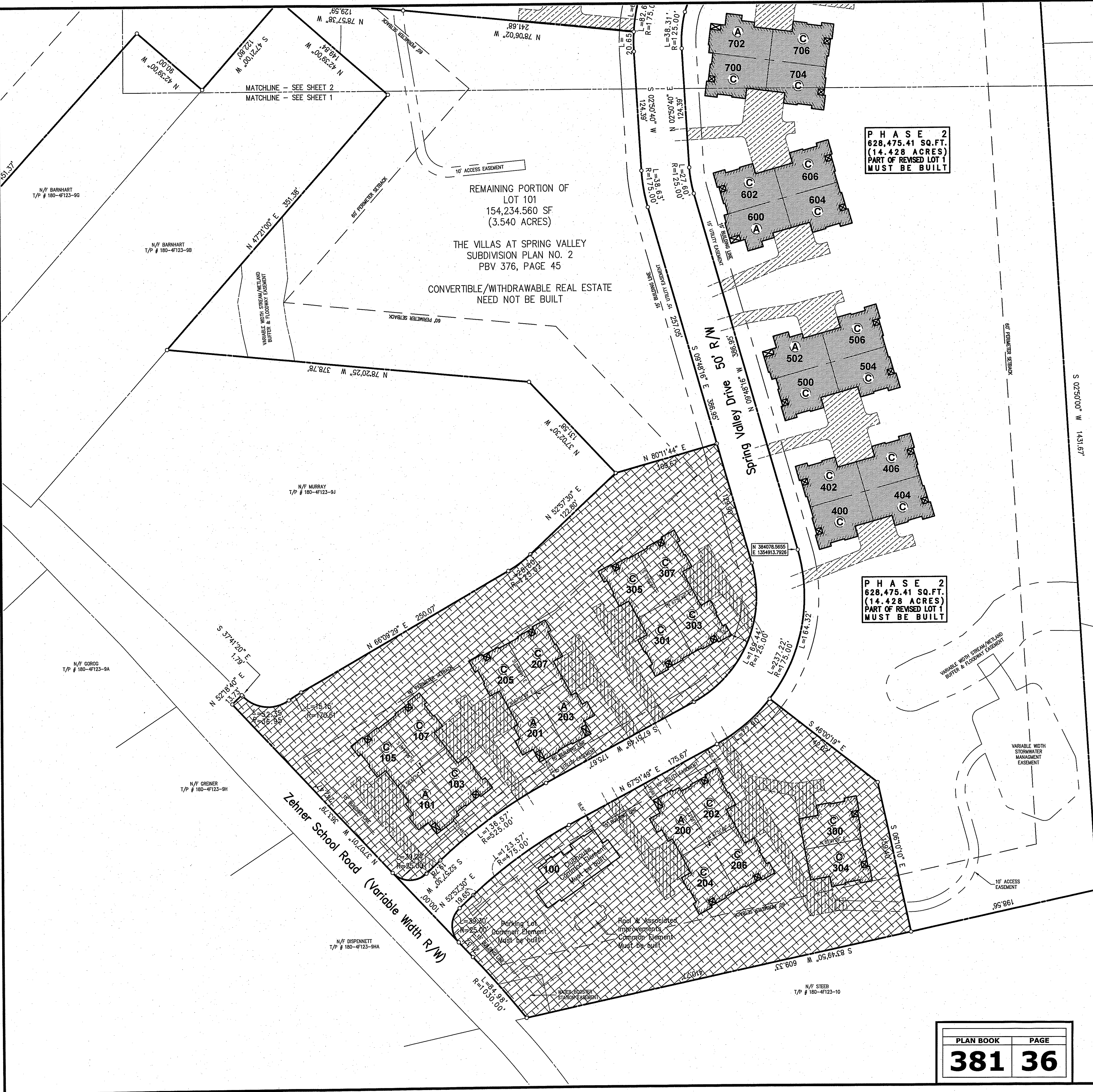


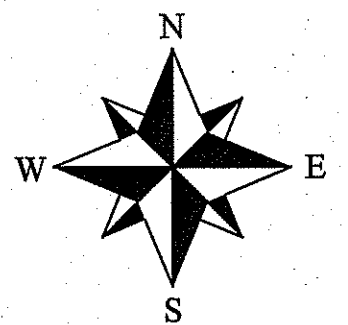
PHASE 2
 628,475.41 SQ.FT.
 (14.428 ACRES)
 PART OF REVISED LOT 1
 MUST BE BUILT

PHASE 2
 628,475.41 SQ.FT.
 (14.428 ACRES)
 PART OF REVISED LOT 1
 MUST BE BUILT

PLAN BOOK	PAGE
381	36

SHEET 1 OF 4





S 84°34'10" E 1705.97' (TOTAL)

REMNANT PARCEL
896,323 SF
(20.577 ACRES)

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

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

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

P H A S E 2
628,475.41 SQ.FT.
(14.428 ACRES)
PART OF REVISED LOT 1
MUST BE BUILT

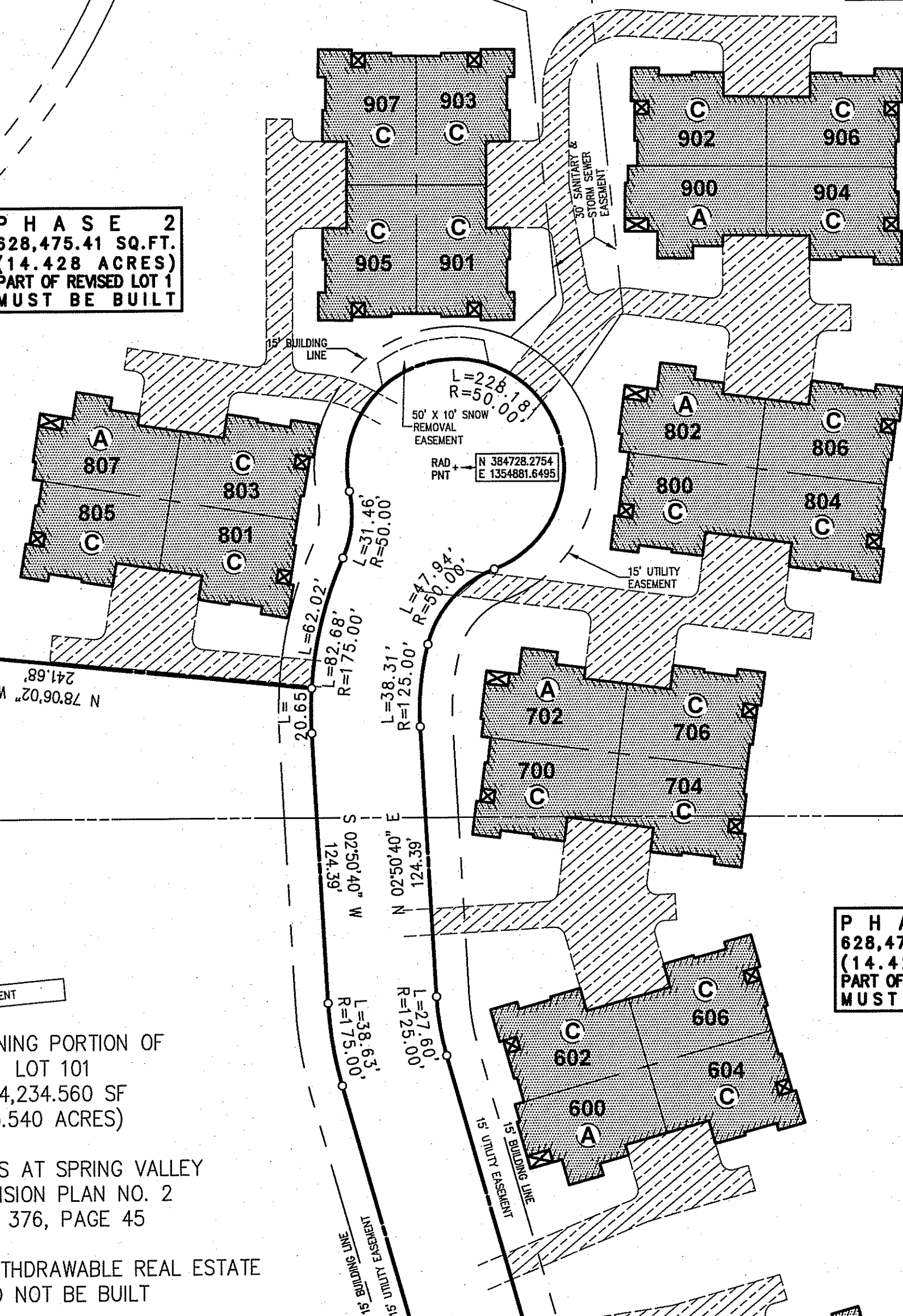
P H A S E 2
628,475.41 SQ.FT.
(14.428 ACRES)
PART OF REVISED LOT 1
MUST BE BUILT

P H A S E 2
628,475.41 SQ.FT.
(14.428 ACRES)
PART OF REVISED LOT 1
MUST BE BUILT

REMAINING PORTION OF
LOT 101
154,234.560 SF
(3.540 ACRES)

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

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT



MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 2

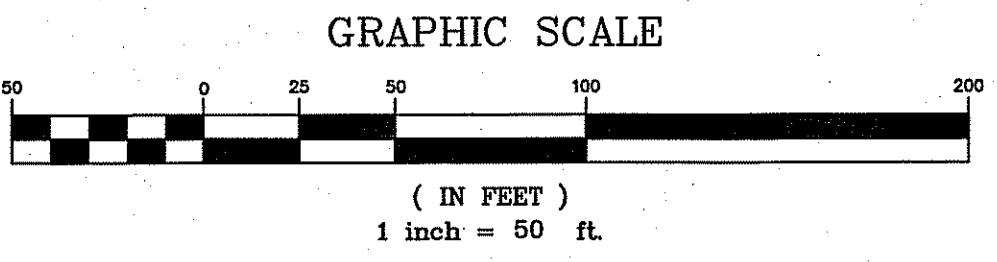
MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 1

N/F BARNHART
T/P # 180-47123-90

N/F BARNHART
T/P # 180-47123-98

PLAN BOOK	PAGE
381	37

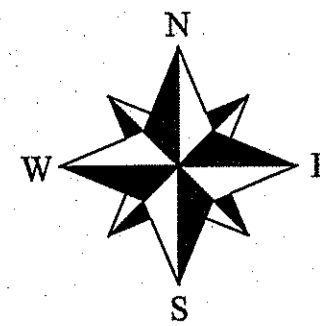
DRAWING NUMBER: 1009-1920137
DRAWING SCALE: 1"=50'
DATE: OCTOBER 10, 2019
DRAWN BY: JSS
REVISIONS:
SHEET 2 OF 4



SPRING VALLEY CONDOMINIUM PLAN NO. 2

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





N/F KOHLMYER
T/P # 180-S3-D18

N/F WHITEHEAD
T/P # 180-4F123-8

S 84°34'10" E 1705.97' (TOTAL)

Lutz Road (Variable Width R/W)
N 62°38'45" E 206.35'

L=278.48'
R=1530.00'

REMNANT PARCEL
896,323 SF
(20.577 ACRES)

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

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

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

REMNANT PARCEL
896,323 SF
(20.577 ACRES)

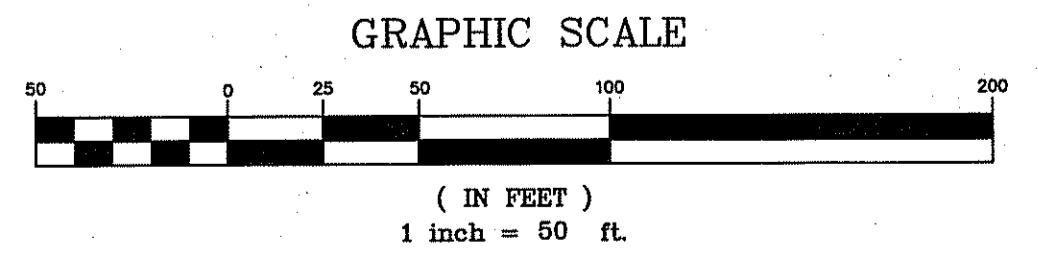
THE VILLAS AT SPRING VALLEY
SUBDIVISION PLAN NO. 2
PBV 376, PAGE 45

CONVERTIBLE/WITHDRAWABLE REAL ESTATE
NEED NOT BE BUILT

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

MATCHLINE - SEE SHEET 3
MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 1



PLAN BOOK	PAGE
381	38

DRAWING NUMBER:	1009-1920137
DRAWING SCALE:	1"=50'
DATE:	OCTOBER 10, 2019
DRAWN BY:	JSS
REVISIONS:	

SHEET 3 OF 4

SPRING VALLEY CONDOMINIUM PLAN NO. 2

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



OWNERS ADOPTION FOR CORPORATION
 KNOW ALL MEN BY THESE PRESENTS: That NEWMAN HOLDINGS LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property, situated in the Township of Jackson, County of Butler Commonwealth of Pennsylvania, and for diverse advantages according 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 Township of Jackson, County of Butler, NEWMAN HOLDINGS LLC, hereby covenants and agrees to and by these presents do release and forever discharge the Township of Jackson of 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 NEWMAN HOLDINGS 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 Secretary, this 12th day of September, A.D. 2019.

Secretary: [Signature] President: [Signature]

OWNERS ADOPTION FOR CORPORATION
 COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER }
 On this 12th day of September, A.D. 2019, before me, a Notary Public and for said County and Commonwealth, personally appeared Michael Newman of NEWMAN HOLDINGS LLC, who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly sign and sealed by and as for the act and deed of the said NEWMAN HOLDINGS LLC for the uses and purposes therein mentioned, and that the name of this document subscribed to the said release and dedication is Michael Newman of NEWMAN HOLDINGS LLC in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

Sworn to and subscribed before me the day and date above written.
 WITNESS MY HAND AND NOTARIAL SEAL this 12th day of September, 2019.
 My Commission expires the 23rd day of March, 2021.
[Signature]
 Notary Public

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE
 I hereby certify that the title to the property contained in the Foxwood Trails Residential Development - Phase 1 is in the name of the NEWMAN HOLDINGS LLC and is recorded in instrument(s) 201810250021003.

[Signature] Witness
Michael Newman mortgagor of the property contained in the Foxwood Trails Residential Development - Phase 1 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.
[Signature] Witness Michael Newman managing partner
 Name, Title and Mortgagee

SURVEYORS CERTIFICATION
 I hereby certify that, to the best of my information, knowledge and belief the survey, and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.
9/12/19
[Signature]
 Date 9/12/19 Name Gary A. Sheffler, Jr. P.L.S.

ENGINEER CERTIFICATION
 A. Engineering Requirements
 I hereby certify that, to the best of my information, knowledge and belief the plan shown hereon is true and correct to the accuracy and engineering standards required by the ordinances of Jackson Township.
9/12/19
[Signature]
 Date 9/12/19 Name Graham Lee Ferry - Reg. No. PE074237

a. Stormwater Management Requirements
 I hereby certify that, to the best of my information, knowledge and belief, the storm drainage facilities shown and described hereon are true and correct to the accuracy and standards required by the ordinances of Jackson Township.
9/12/19
[Signature]
 Date 9/12/19 Name Graham Lee Ferry - Reg. No. PE074237

TOWNSHIP ENGINEER'S CERTIFICATION
 This plan was reviewed by the township engineer for conformance with the Jackson township subdivision and land development ordinance and other applicable township ordinances.
9/25/19
[Signature]
 Date 9/25/19 Name Benjamin L. Gilbert
PE 071527
 Registration Number

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 Jackson Township agrees not to issue building permits until the "planning module for land development" has been approved in accordance with the regulation of the Pennsylvania Department of Environmental Protection.
10-9-19
[Signature]
 Date 10-9-19 Township Manager / Secretary

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 Approved by the Board of Supervisors of Jackson Township on the 20th day of June, 2019 subject to certain conditions referenced in the township decision letter dated 10/26/2019, the board of supervisors of the Township of Jackson gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
 Signed and noted as approved this day 20 day of June, 2019.
[Signature]
 Township Secretary Chairperson
 This plat was delivered to PPDA, LP by Jackson township on the 9th day of October, 2019.
[Signature]
 Township Manager/Secretary

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 Reviewed by the Butler County Planning Commission on this 19th day of SEPT, 2019.
[Signature]
 Secretary Chairperson

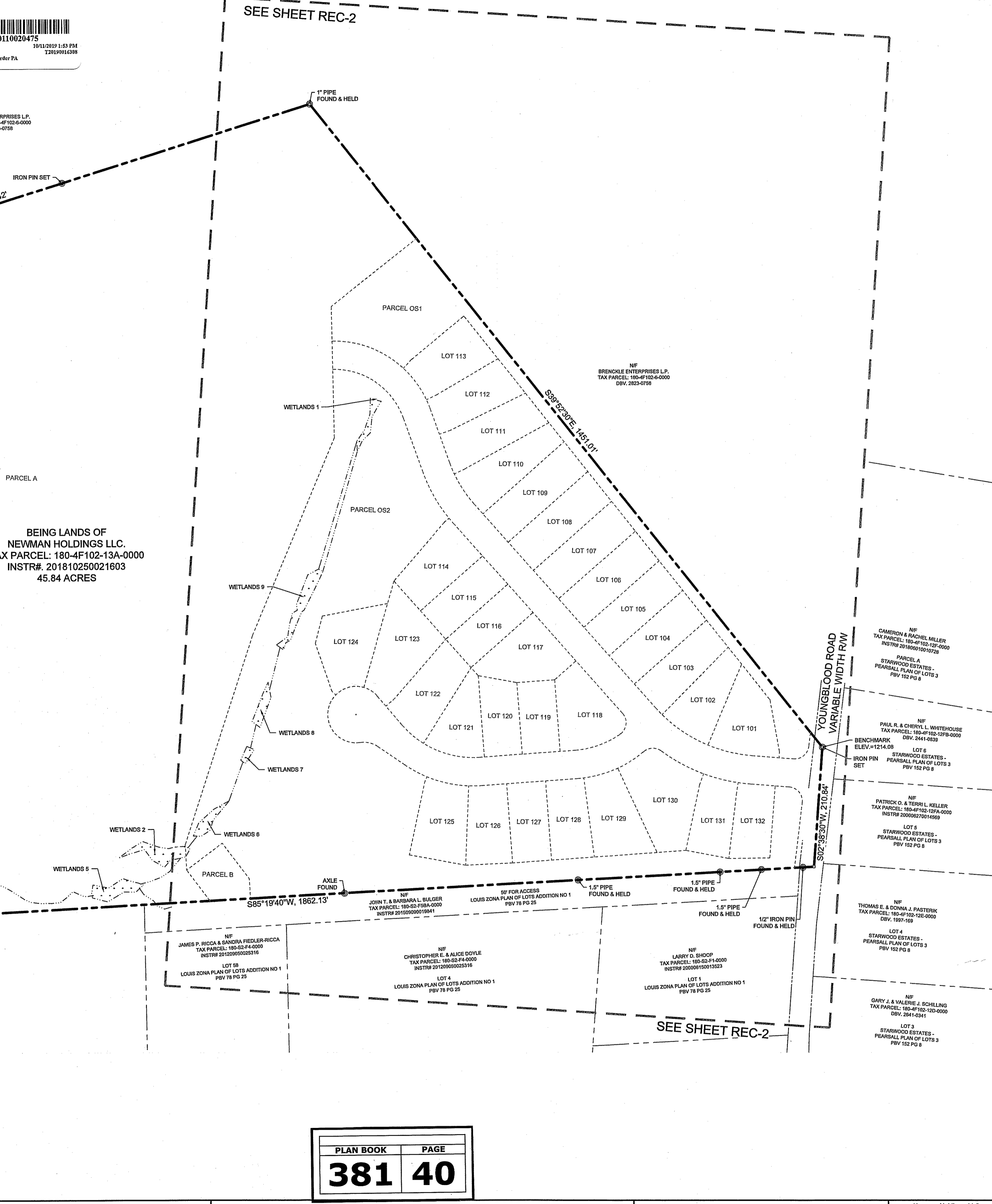
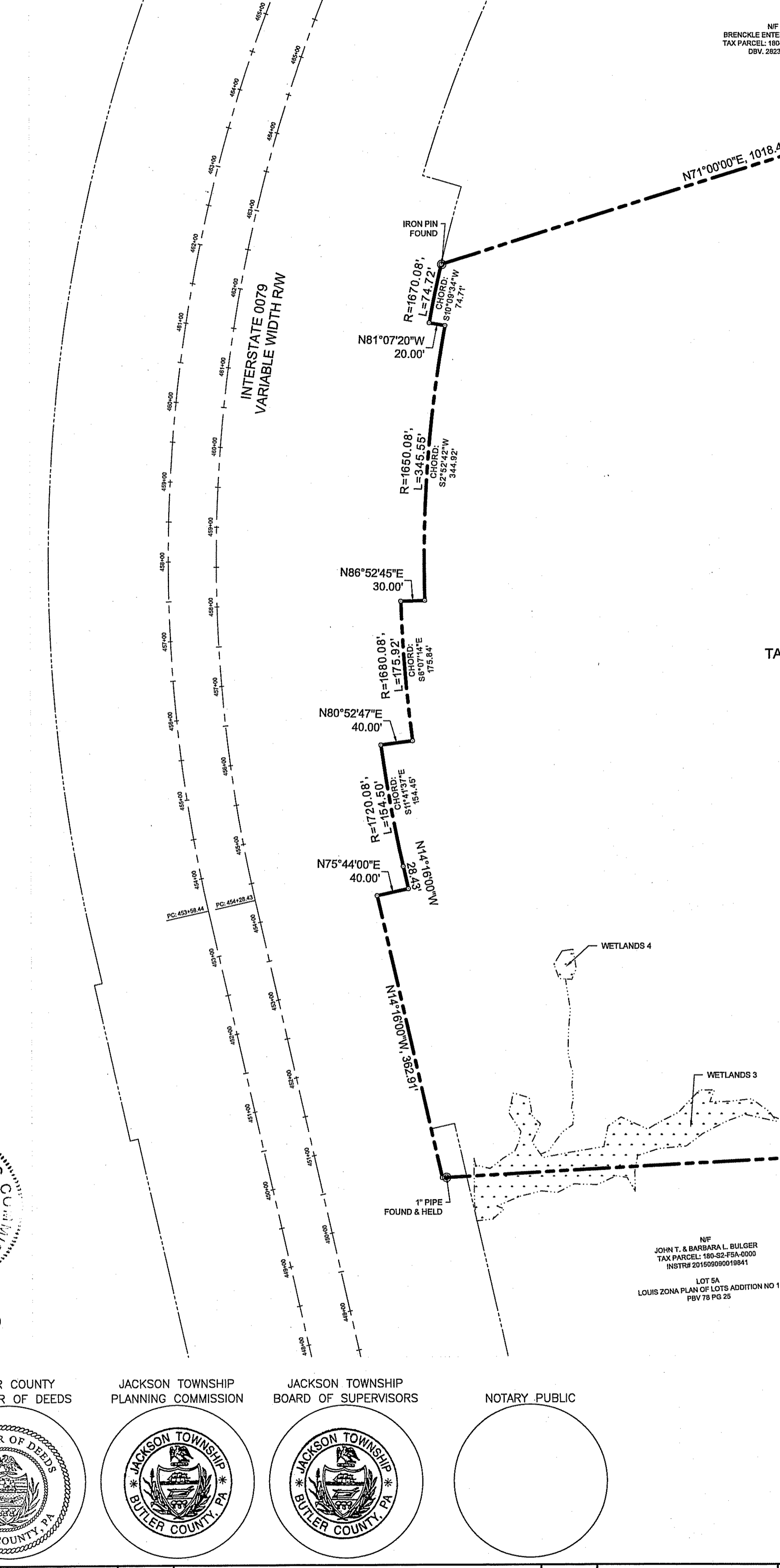
PROOF OF RECORDING
 Recorded in the Office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania
 in plan book volume 381 page(s) 40-41
 Given Under my hand and seal this 11th day of October, 2019.
[Signature]
 Recorder of Deeds

REGISTERED SURVEYOR **REGISTERED ENGINEER** **TOWNSHIP ENGINEER** **BUTLER COUNTY RECORDER OF DEEDS** **JACKSON TOWNSHIP PLANNING COMMISSION** **JACKSON TOWNSHIP BOARD OF SUPERVISORS** **NOTARY PUBLIC**

[Seal: Gary A. Sheffler, Jr.] [Seal: Graham Lee Ferry] [Seal: Benjamin L. Gilbert] [Seal: Recorder of Deeds] [Seal: Jackson Township Planning Commission] [Seal: Jackson Township Board of Supervisors] [Seal: Notary Public]

811 Know what's below. Call before you dig.
 POCs Ser. #: DESIGN - 20182001770 DIG - 20182001769
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NVR, Inc. mortgagee of the property contained in the Foxwood Trails Residential Development - Phase 1 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.
[Signature] Name, Title - NVR, Inc.
[Signature] Name, Title - NVR, Inc.



BEING LANDS OF NEWMAN HOLDINGS LLC. TAX PARCEL: 180-4F102-13A-000 INSTR# 201810250021603 45.84 ACRES

PLAN BOOK 381 PAGE 40

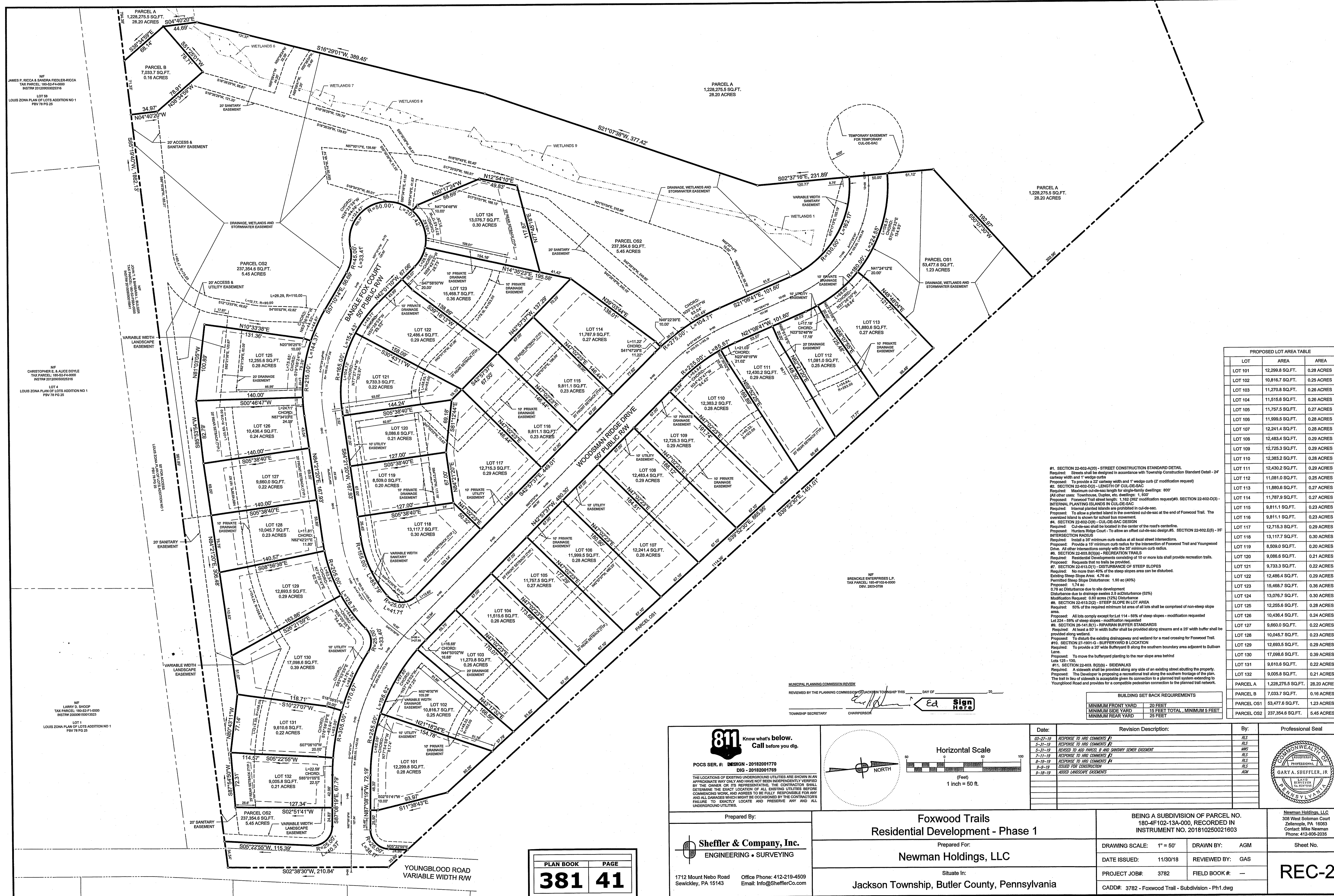
Sheffler & Company, Inc. ENGINEERING • SURVEYING
 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com

Foxwood Trails Residential Development - Phase 1
 Prepared For: **Newman Holdings, LLC**
 Situate In: **Jackson Township, Butler County, Pennsylvania**

BEING A SUBDIVISION OF PARCEL NO. 180-4F102-13A-000, RECORDED IN INSTRUMENT NO. 201810250021603

DRAWING SCALE: 1" = 100' DRAWN BY: AGM
 DATE ISSUED: 11/30/18 REVIEWED BY: GAS
 PROJECT JOB#: 3782 FIELD BOOK #: --
 CADD#: 3782 - Foxwood Trail - Subdivision - Ph1.dwg

REC-1

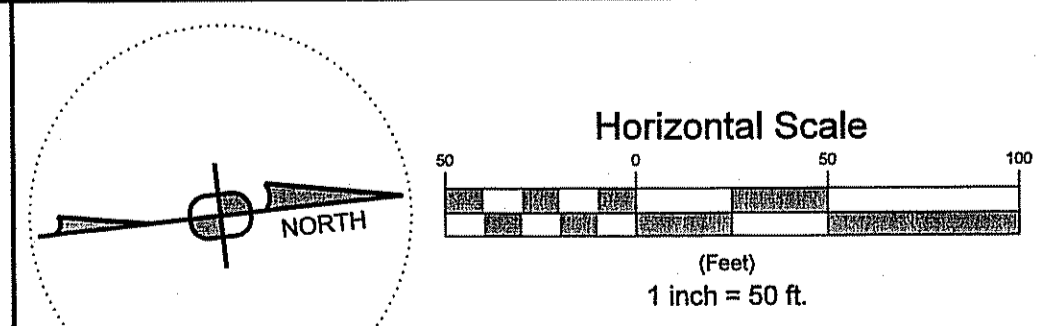


PROPOSED LOT AREA TABLE		
LOT	AREA	AREA
LOT 101	12,299.8 SQ.FT.	0.28 ACRES
LOT 102	10,816.7 SQ.FT.	0.25 ACRES
LOT 103	11,270.8 SQ.FT.	0.26 ACRES
LOT 104	11,515.6 SQ.FT.	0.26 ACRES
LOT 105	11,757.5 SQ.FT.	0.27 ACRES
LOT 106	11,999.5 SQ.FT.	0.28 ACRES
LOT 107	12,241.4 SQ.FT.	0.28 ACRES
LOT 108	12,483.4 SQ.FT.	0.29 ACRES
LOT 109	12,725.3 SQ.FT.	0.29 ACRES
LOT 110	12,967.3 SQ.FT.	0.29 ACRES
LOT 111	13,209.2 SQ.FT.	0.30 ACRES
LOT 112	13,451.1 SQ.FT.	0.31 ACRES
LOT 113	13,693.0 SQ.FT.	0.31 ACRES
LOT 114	13,934.9 SQ.FT.	0.32 ACRES
LOT 115	14,176.8 SQ.FT.	0.32 ACRES
LOT 116	14,418.7 SQ.FT.	0.33 ACRES
LOT 117	14,660.6 SQ.FT.	0.33 ACRES
LOT 118	14,902.5 SQ.FT.	0.34 ACRES
LOT 119	15,144.4 SQ.FT.	0.34 ACRES
LOT 120	15,386.3 SQ.FT.	0.35 ACRES
LOT 121	15,628.2 SQ.FT.	0.36 ACRES
LOT 122	15,870.1 SQ.FT.	0.36 ACRES
LOT 123	16,112.0 SQ.FT.	0.37 ACRES
LOT 124	16,353.9 SQ.FT.	0.37 ACRES
LOT 125	16,595.8 SQ.FT.	0.38 ACRES
LOT 126	16,837.7 SQ.FT.	0.38 ACRES
LOT 127	17,079.6 SQ.FT.	0.39 ACRES
LOT 128	17,321.5 SQ.FT.	0.39 ACRES
LOT 129	17,563.4 SQ.FT.	0.40 ACRES
LOT 130	17,805.3 SQ.FT.	0.40 ACRES
LOT 131	18,047.2 SQ.FT.	0.41 ACRES
LOT 132	18,289.1 SQ.FT.	0.42 ACRES
LOT 133	18,531.0 SQ.FT.	0.42 ACRES
PARCEL A	1,228,275.5 SQ.FT.	28.20 ACRES
PARCEL B	7,033.7 SQ.FT.	0.16 ACRES
PARCEL OS1	53,477.6 SQ.FT.	1.23 ACRES
PARCEL OS2	237,354.6 SQ.FT.	5.45 ACRES

- #1. SECTION 22-602(A)(2) - STREET CONSTRUCTION STANDARD DETAIL
Required: Streets shall be designed in accordance with Township Construction Standard Detail - 24' curbside width and 1' wedge curb.
- #2. SECTION 22-602(B)(1) - LENGTH OF CUL-DE-SAC
Required: Maximum cul-de-sac length for single-family dwellings: 800'.
- #3. SECTION 22-602(B)(2) - INTERNAL PLANTING ISLANDS IN CUL-DE-SAC
Required: Internal planted islands are prohibited in cul-de-sac.
- #4. SECTION 22-602(D) - CUL-DE-SAC DESIGN
Required: CUL-de-sac shall be located in the center of the road's centerline.
- #5. SECTION 22-602(E)(1) - 35' INTERSECTION RADIUS
Required: Install a 35' minimum curb radius at all local street intersections.
- #6. SECTION 22-602(F) - DISTURBANCE OF STEEP SLOPES
Required: No more than 40% of the steep slopes area can be disturbed.
- #7. SECTION 22-602(G) - RECREATION TRAILS
Required: Residential Developments consisting of 10 or more lots shall provide recreation trails.
- #8. SECTION 22-613(D)(1) - STEEP SLOPE IN LOT AREA
Required: 50% of the required minimum lot area of all lots shall be comprised of non-steep slope area.
- #9. SECTION 22-613(D)(2) - STEEP SLOPE IN LOT AREA
Required: All lots comply except for Lot 114 - 50% of steep slopes - modification requested.
- #10. SECTION 22-613(D)(3) - RIPARIAN BUFFER STANDARDS
Required: At least a 50' in width buffer shall be provided along streams and a 25' width buffer shall be provided along wetlands.
- #11. SECTION 22-613(D)(4) - BUFFERIARD B LOCATION
Required: To provide a 20' wide Bufferiary B along the southern boundary area adjacent to Sullivan Lane.
- #12. SECTION 22-613(D)(5) - SIDEWALKS
Required: A sidewalk shall be provided along any side of an existing street abutting the property.
- #13. SECTION 22-613(D)(6) - BUFFERIARD B LOCATION
Required: The Developer is proposing a recreational trail along the southern frontage of the plan. The trail in lieu of sidewalk is acceptable given its connection to a planned trail system extending to Youngblood Road and provides for a compatible pedestrian connection to the planned trail network.

BUILDING SET BACK REQUIREMENTS	
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	15 FEET TOTAL, MINIMUM 5 FEET
MINIMUM REAR YARD	25 FEET

Date:	Revision Description:	By:	Professional Seal
03-27-19	RESPONSE TO HRC COMMENTS #1	RLS	
5-31-19	RESPONSE TO HRC COMMENTS #2	RLS	
5-31-19	REVISION TO ADD PARCEL B AND SANITARY SEWER EASEMENT	WMS	
7-11-19	RESPONSE TO HRC COMMENTS #3	RLS	
8-19-19	RESPONSE TO HRC COMMENTS #4	RLS	
9-9-19	ISSUED FOR CONSTRUCTION	RLS	
9-18-19	ADDED LANDSCAPE EASEMENTS	ADM	



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

POCS SER. #: DESIGN - 20182001770
DIG - 20182001769

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

Prepared By: **Sheffler & Company, Inc.**
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: info@shefflerco.com

Foxwood Trails Residential Development - Phase 1

Prepared For: **Newman Holdings, LLC**

Situate In: **Jackson Township, Butler County, Pennsylvania**

BEING A SUBDIVISION OF PARCEL NO. 180-4F102-13A-000, RECORDED IN INSTRUMENT NO. 201810250021603

DRAWING SCALE: 1" = 50' DRAWN BY: AGM
DATE ISSUED: 11/30/18 REVIEWED BY: GAS
PROJECT JOB#: 3782 FIELD BOOK #: --
CADD#: 3782 - Foxwood Trail - Subdivision - Ph1.dwg

Neuman Holdings, LLC
308 West Solomon Court
Zellarsville, PA 16053
Contact: Mike Neuman
Phone: 412-908-2035

Sheet No. **REC-2**

PLAN BOOK	PAGE
381	41

OWNERS ADOPTION FOR CORPORATION
 KNOW ALL MEN BY THESE PRESENTS: That NEWMAN HOLDINGS LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property, situated in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, and for other purposes according to its laws hereby dedicates forever, for public use for highway, drainage, sewerage and utility purposes, all drives, roads, lanes, 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 Jackson, County of Butler, NEWMAN HOLDINGS LLC, hereby covenants and agrees to and by these presents to release and forever discharge the Township of Jackson of County of Butler, its successors or assigns from any liability for damages arising or to arise from the appropriation of said ground for public highways, and other public uses and the physical granting thereof to any grades that may be established. This dedication and release shall be binding upon NEWMAN HOLDINGS 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 Secretary, this 11th day of September, A.D. 2019.

OWNERS ADOPTION FOR CORPORATION
 COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER
 On this 11th day of September, A.D. 2019, before me, a Notary Public and for said County and Commonwealth, personally appears Michael Newman of NEWMAN HOLDINGS LLC, who being duly sworn, deposes and says that he is 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 for the act and deed of the said NEWMAN HOLDINGS LLC for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication Michael Newman of NEWMAN HOLDINGS LLC in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

Sworn to and subscribed before me the day and date above written.
 WITNESS MY HAND AND NOTARIAL SEAL this 11th day of September, 2019
 My Commission Expires the 31st day of March, 2021
 Notary Seal: LAURA J. DUBOIS - Notary Public, OHIO TWP, ALLEGHENY COUNTY, My Commission Expires Mar 23, 2021

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE
 I hereby certify that the title to the property contained in the Foxwood Trails Residential Development - Phase 2 is in the name of the NEWMAN HOLDINGS LLC and is recorded in instrument(s) 2019181025024603

CERTIFICATION OF MORTGAGE
 I hereby certify that the mortgage of the property contained in the Foxwood Trails Residential Development - Phase 2 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.
 Name, Title and Mortgagee: Michael Newman

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

Date: 9/12/19
 Gary A. Sheffler, Jr., (L.S.)

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

Date: 9/12/19
 Benjamin L. Ferry - Reg No. PE074237

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

Date: 9/12/19
 Benjamin L. Ferry - Reg No. PE074237

TOWNSHIP ENGINEER'S CERTIFICATION
 This plan was reviewed by the township engineer for conformance with the Jackson Township subdivision and land development ordinance and other applicable township ordinances.

Date: 9/25/19
 Benjamin L. Ferry - Reg No. PE074237

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 Jackson Township agrees not to issue building permits until the "planning module for land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date: 10/1/19
 Township Manager / Secretary

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 Approved by the Board of Supervisors of Jackson Township on the 20th day of June, 2019, subject to certain conditions referenced in the township decision letter dated June 26, 2019. The board of supervisors of the Township of Jackson 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.

Signs and notices were posted on this day 4th day of October, 2019.
 Township Secretary: Benjamin L. Ferry

This plan was delivered to PPDA, LP by Jackson township on the 9th day of October, 2019.
 Township Manager/Secretary: Benjamin L. Ferry

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 Reviewed by the Butler County Planning Commission on this 19th day of Sept 2019.

Date: 9/19/19
 Secretary: Benjamin L. Ferry

PROOF OF RECORDING
 Recorded in the Office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania.

Plan book volume: 381, page(s): 42-43
 Given Under My Hand and Seal this 11th day of October, 2019.

Recorder of Deeds: **MICHELE M. MUSTELLO**
 Recorder of Deeds
 My Commission Expires First Monday in January 2020

BUTLER COUNTY PLANNING COMMISSION

REGISTERED SURVEYOR: **GARY A. SHEFFLER, JR.**

REGISTERED ENGINEER: **GRAHAM LEE FERRY**

TOWNSHIP ENGINEER: **BENJAMIN L. GILBERTI**

BUTLER COUNTY RECORDER OF DEEDS: **MICHELE M. MUSTELLO**

JACKSON TOWNSHIP PLANNING COMMISSION

JACKSON TOWNSHIP BOARD OF SUPERVISORS

NOTARY PUBLIC: **GARY A. SHEFFLER, JR.**

POCS SER. #: DESIGN - 20182001770, DIG - 20182001769

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NVR, Inc. mortgage of the property contained in the Foxwood Trails Residential Development - Phase 2 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Name, Title - NVR, Inc.
 Witness: Michael Newman

INTERSTATE 0079 VARIABLE WIDTH R/W

IRON PIN SET
 N71°00'00"E, 1018.42'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

IRON PIN SET
 N81°07'20"W, 20.00'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

IRON PIN SET
 N86°52'45"E, 30.00'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

IRON PIN SET
 N80°52'47"E, 40.00'

IRON PIN FOUND
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IRON PIN SET
 N75°44'00"E, 40.00'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

IRON PIN SET
 N14°16'00"W, 382.91'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

IRON PIN SET
 N14°16'00"W, 382.91'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

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 R=1670.08', L=174.72', S=14.44'

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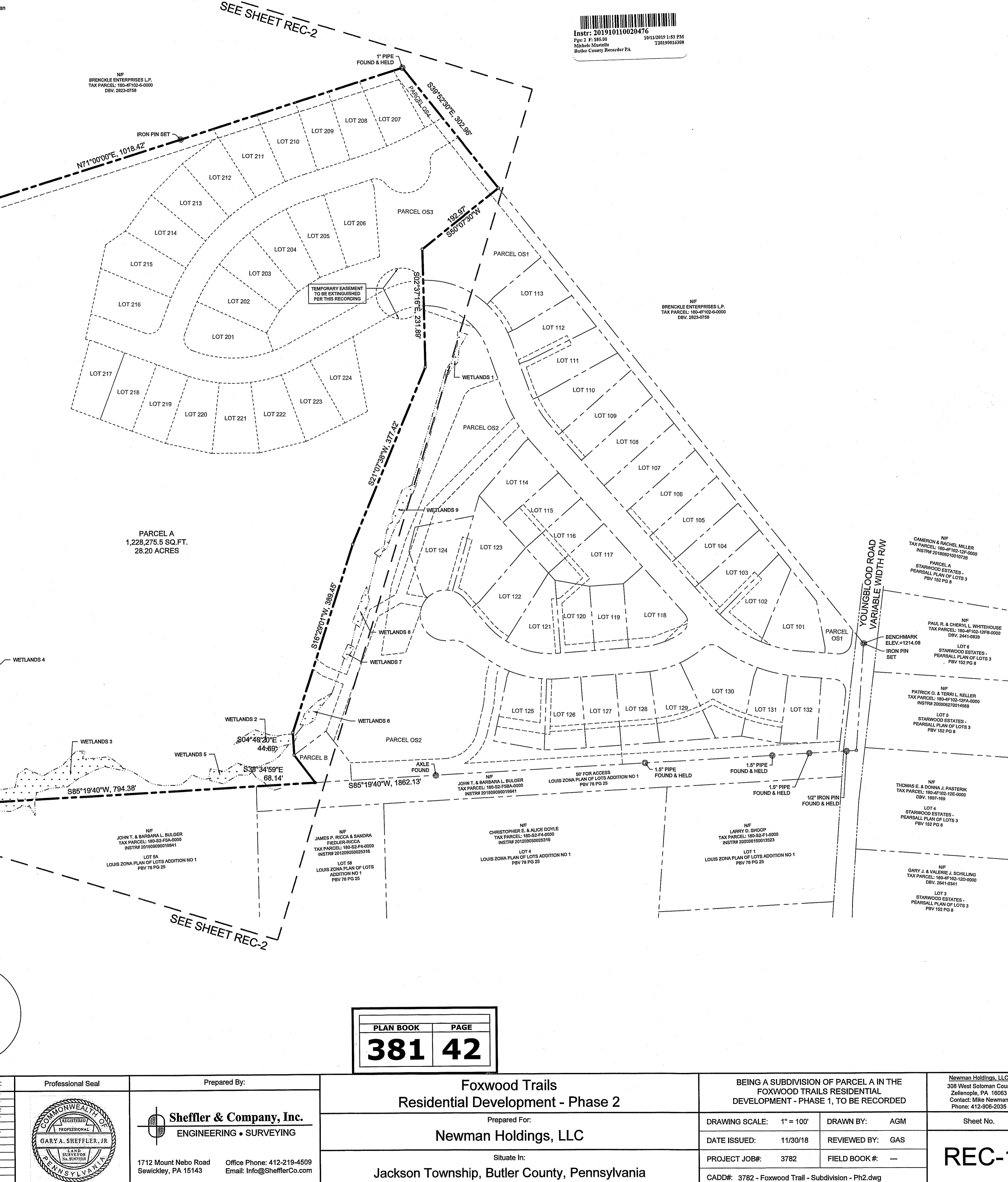
IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

IRON PIN SET
 N14°16'00"W, 382.91'

IRON PIN FOUND
 R=1670.08', L=174.72', S=14.44'

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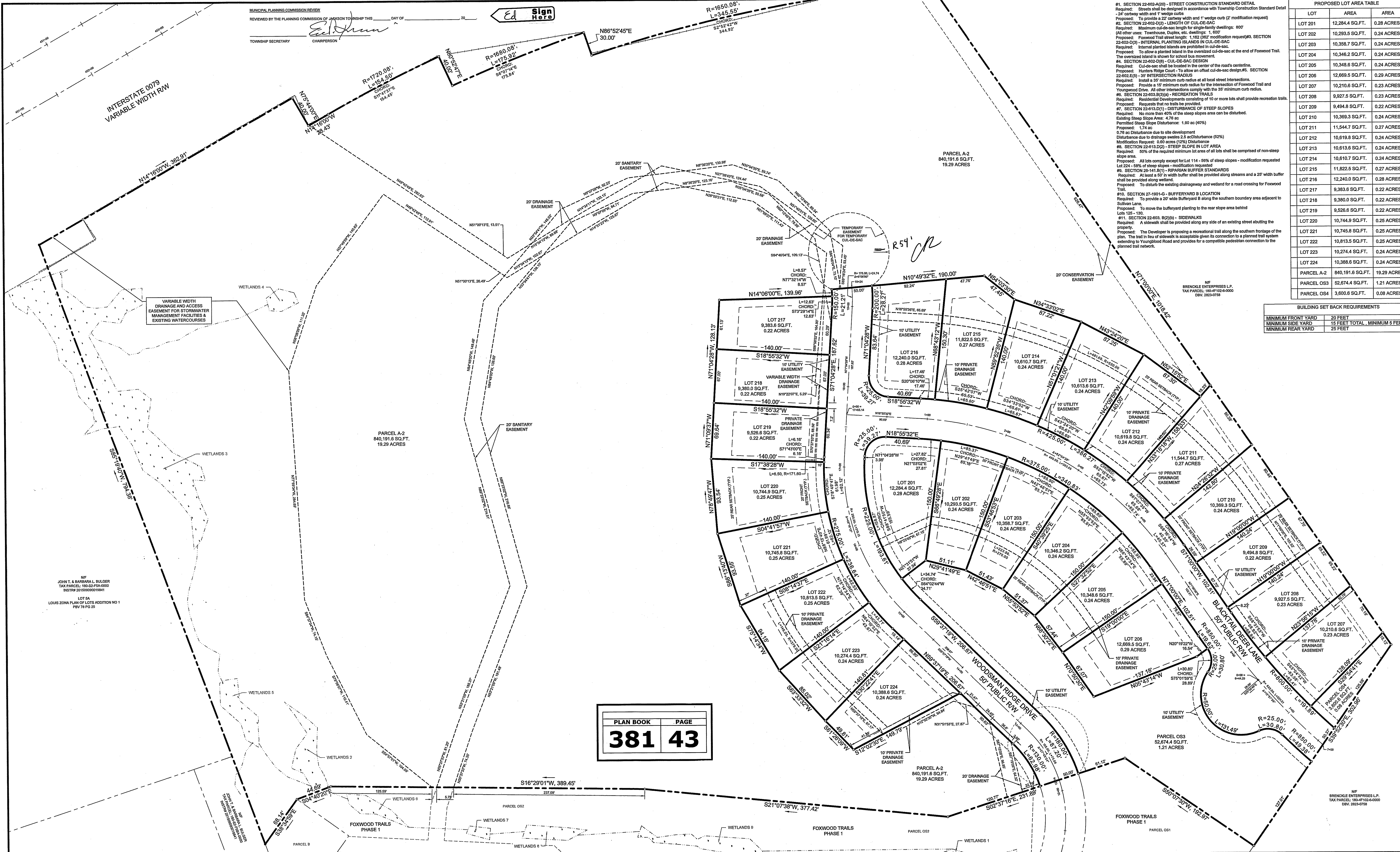
SEE SHEET REC-2

SEE SHEET REC-2

INSTR: 201910110020476
 Page 3 of 3
 Michele Mustello
 Butler County Recorder PA

PLAN BOOK: 381
 PAGE: 42

		<table border="1"> <tr> <th>Date:</th> <th>Revision Description:</th> <th>By:</th> <th>Professional Seal:</th> <th>Prepared By:</th> </tr> <tr> <td>03-27-19</td> <td>RESPONSE TO HIG COMMENTS #1</td> <td>RLS</td> <td rowspan="6"> </td> <td rowspan="6"> Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com </td> </tr> <tr> <td>5-31-19</td> <td>RESPONSE TO HIG COMMENTS #2</td> <td>RLS</td> </tr> <tr> <td>5-31-19</td> <td>REVISED TO ADD PARCEL B AND SANITARY SEWER EASEMENT</td> <td>MWS</td> </tr> <tr> <td>7-11-19</td> <td>RESPONSE TO HIG COMMENTS #3</td> <td>RLS</td> </tr> <tr> <td>8-19-19</td> <td>RESPONSE TO HIG COMMENTS #4</td> <td>RLS</td> </tr> <tr> <td>8-9-19</td> <td>ISSUED FOR CONSTRUCTION</td> <td>RLS</td> </tr> </table>	Date:	Revision Description:	By:	Professional Seal:	Prepared By:	03-27-19	RESPONSE TO HIG COMMENTS #1	RLS		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com	5-31-19	RESPONSE TO HIG COMMENTS #2	RLS	5-31-19	REVISED TO ADD PARCEL B AND SANITARY SEWER EASEMENT	MWS	7-11-19	RESPONSE TO HIG COMMENTS #3	RLS	8-19-19	RESPONSE TO HIG COMMENTS #4	RLS	8-9-19	ISSUED FOR CONSTRUCTION	RLS	Foxwood Trails Residential Development - Phase 2 Prepared For: Newman Holdings, LLC Situate In: Jackson Township, Butler County, Pennsylvania	BEING A SUBDIVISION OF PARCEL A IN THE FOXWOOD TRAILS RESIDENTIAL DEVELOPMENT - PHASE 1, TO BE RECORDED DRAWING SCALE: 1" = 100' DATE ISSUED: 11/30/18 PROJECT JOB#: 3782 CADD#: 3782 - Foxwood Trail - Subdivision - Ph2.dwg	Newman Holdings, LLC 308 West Solomon Court Zelienople, PA 15083 Contact: Mike Newman Phone: 412-906-2035 Sheet No. REC-1
			Date:	Revision Description:	By:	Professional Seal:	Prepared By:																							
03-27-19	RESPONSE TO HIG COMMENTS #1	RLS		Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com																										
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8-9-19	ISSUED FOR CONSTRUCTION	RLS																												



PROPOSED LOT AREA TABLE		
LOT	AREA	ACRES
LOT 201	12,284.4 SQ.FT.	0.28 ACRES
LOT 202	10,293.5 SQ.FT.	0.24 ACRES
LOT 203	10,358.7 SQ.FT.	0.24 ACRES
LOT 204	10,346.2 SQ.FT.	0.24 ACRES
LOT 205	10,348.6 SQ.FT.	0.24 ACRES
LOT 206	12,669.5 SQ.FT.	0.29 ACRES
LOT 207	10,210.6 SQ.FT.	0.23 ACRES
LOT 208	9,927.5 SQ.FT.	0.23 ACRES
LOT 209	9,494.8 SQ.FT.	0.22 ACRES
LOT 210	10,369.3 SQ.FT.	0.24 ACRES
LOT 211	11,544.7 SQ.FT.	0.27 ACRES
LOT 212	10,619.8 SQ.FT.	0.24 ACRES
LOT 213	10,613.6 SQ.FT.	0.24 ACRES
LOT 214	10,610.7 SQ.FT.	0.24 ACRES
LOT 215	11,822.5 SQ.FT.	0.27 ACRES
LOT 216	12,240.0 SQ.FT.	0.28 ACRES
LOT 217	9,383.6 SQ.FT.	0.22 ACRES
LOT 218	9,380.0 SQ.FT.	0.22 ACRES
LOT 219	9,526.6 SQ.FT.	0.22 ACRES
LOT 220	10,744.9 SQ.FT.	0.25 ACRES
LOT 221	10,745.8 SQ.FT.	0.25 ACRES
LOT 222	10,813.5 SQ.FT.	0.25 ACRES
LOT 223	10,274.4 SQ.FT.	0.24 ACRES
LOT 224	10,388.6 SQ.FT.	0.24 ACRES
PARCEL A-2	840,191.6 SQ.FT.	19.29 ACRES
PARCEL OS3	52,674.4 SQ.FT.	1.21 ACRES
PARCEL OS4	3,600.6 SQ.FT.	0.08 ACRES

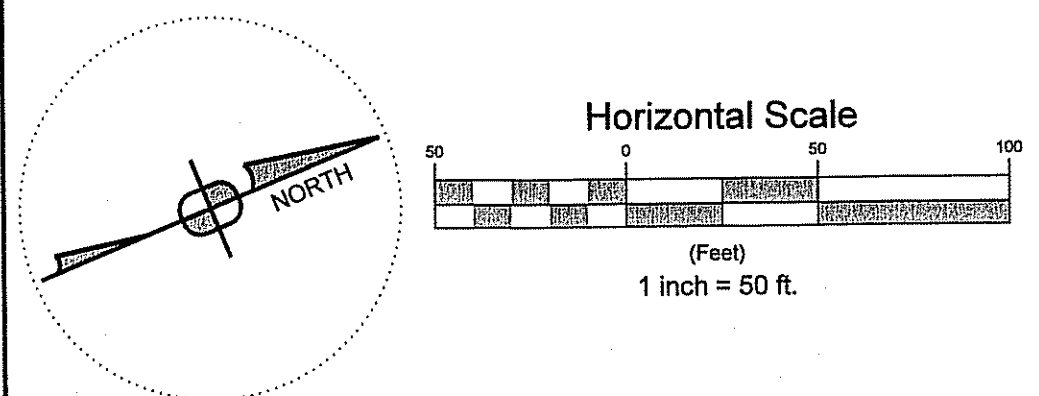
BUILDING SET BACK REQUIREMENTS	
MINIMUM FRONT YARD	20 FEET
MINIMUM SIDE YARD	15 FEET TOTAL, MINIMUM 5 FEET
MINIMUM REAR YARD	25 FEET

PLAN BOOK PAGE
381 43

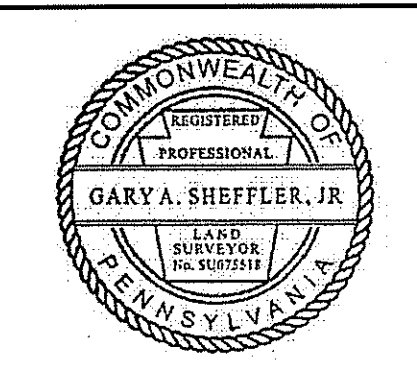
811 Know what's below. Call before you dig.

POCS SER. #: DESIGN - 20182001770
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:
03-27-19	RESPONSE TO HRC COMMENTS #1	RLS
5-31-19	RESPONSE TO HRC COMMENTS #2	RLS
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8-19-19	RESPONSE TO HRC COMMENTS #1	RLS
9-9-19	ISSUED FOR CONSTRUCTION	RLS
9-18-19	ADDED MODIFICATIONS	AGM



Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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

Foxwood Trails Residential Development - Phase 2

Prepared For:
Newman Holdings, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

BEING A SUBDIVISION OF PARCEL A IN THE FOXWOOD TRAILS RESIDENTIAL DEVELOPMENT - PHASE 1, TO BE RECORDED

DRAWING SCALE: 1" = 50'
DATE ISSUED: 11/30/18
PROJECT JOB#: 3782
CADD#: 3782 - Foxwood Trail - Subdivision - Ph2.dwg

DRAWN BY: AGM
REVIEWED BY: GAS
FIELD BOOK #: --

Newman Holdings, LLC
308 West Solomon Court
Zellendorf, PA 15053
Contact: Mike Newman
Phone: 412-908-2035

Sheet No.
REC-2

OWNER	TAX I.D.#	INSTRUMENT #	LOT #	ACREAGE		
				EXISTING	CONVEYANCE	NEW (to 2)
JOHN F. & PATRICIA SEIBEL	230-S1-12B1	201208210023714	LOT 1	5.35 ACRES	LOT 4 2.00 ACRES	3.35 ACRES

Instr: 201910160020733
 Pg 1 of 44.00
 10/16/2019 10:48 AM
 20190916472

PER DEED BOOK 1081 PAGE 536, TAX PARCEL 230-2F88-4A HAS THE RIGHT TO USE THE PRIVATE LANE RUNNING THROUGH ADJOINING PROPERTIES, TO BE USED IN COMMON WITH OTHERS LAWFULLY USING THE SAME.

230-2F88-4A
 N/F D.L. HUCKER
 INSTRUMENT # 201306200018112
 RESIDENTIAL

NOTES:

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

ZONING: R-1

BUILDING REQUIREMENTS:

MINIMUM LOT SIZE: 22,000 S.F.
 MINIMUM LOT WIDTH: 100'
 FRONT YARD SETBACK: 50' FROM LOT LINE OR 75' FROM CENTER WHICHEVER IS GREATER
 REAR YARD SETBACK: 50'
 SIDE YARD SETBACK: 15'

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

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 4, A NEW BUILDING LOT.

IRON PINS TO BE SET AT LOT CORNERS.

REF: SURVEY BY DEUTSCHLANDER SURVEYING CO., 10/27/77.

REF: PAUL MORRISON PLAN, P.B. 14 PG. 19.

WAIVER FROM PROVIDING EXISTING AND PROPOSED CONTOURS ON THIS PLAN PER 150-25.D(10) HAS BEEN REQUESTED FOR THIS PROJECT.

PER DEED BOOK 1081 PAGE 536, TAX PARCEL 230-2F88-4A HAS THE RIGHT TO USE THE PRIVATE LANE RUNNING THROUGH ADJOINING PROPERTIES, TO BE USED IN COMMON WITH OTHERS LAWFULLY USING THE SAME.

REF: PLAN OF SUBDIVISION FOR JOHN F. & PATRICIA SEIBEL AND KENNETH WYZKOWSKI & MARIA SERGEEVNA VIZIKOVSKI BY LAND SURVEYORS, INC., 05/22/12, #12-035, P.B. 330 PG. 42.

REF: PLAN OF SUBDIVISION FOR JOHN F. & PATRICIA SEIBEL BY LAND SURVEYORS, INC., 10/9/12, #12-130, P.B. 334 PG. 16.

TRAFFIC IMPACT FEES MUST BE PAID IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP ORDINANCES AND THE TOWNSHIP TRANSPORTATION CAPITAL IMPROVEMENTS PLAN AND PROGRAM.

PROPERTY OWNERS: JOHN F. & PATRICIA SEIBEL
 110 HAMILTON LANE
 VALENCIA, PA 16059

We, John F. and Patricia L. Seibel, owners or beneficial owners of the land shown on the John F. and Patricia L. Seibel Plan of Subdivision, hereby adopt this plan as our Plan of Lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, we hereby covenant and agree to and by these presents do release and forever discharge and Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 24 day of SEPTEMBER, 2019

ATTEST:
 Notary Public
 Notary Public
 Owner
 Owner

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the undersigned Notary Public in and for said Commonwealth and County, personally appeared the above named John F. and Patricia L. Seibel, and acknowledged the foregoing adoption, dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 24 day of September, 2019

My Commission expires the 12 day of JULY, 2021

SEAL
 Notary Public
 Notary Public

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Sarah L. Foringer, Notary Public
 West Franklin Twp., Armstrong County
 My Commission Expires July 12, 2021
 MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE (NO MORTGAGE)

We hereby certify that the title to the property contained in the John F. and Patricia L. Seibel Plan of Subdivision is in the names of John F. and Patricia L. Seibel and is recorded in Deed Book Volume 2030 Page 260. We further certify that there is no mortgage, lien or other encumbrance against this property.

Witness
 Owner
 Owner

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.

DATE July 23, 2019
 NAME OF SURVEYOR CSU 32490-E

(SEAL)

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

Chairman, Board of Supervisors
 Secretary

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 13042019 this 21st day of August, 2019

Chairman, Board of Supervisors
 Secretary

Reviewed by the Planning Commission of the Township of Middlesex this 23rd day of July, 2019

Chairman, Planning Commission
 Secretary

I, Jeffrey A. Mikesic, a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, 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.

DATE 10/2/2019 REG. NO. PE083712 (SEAL)
 SIGNATURE

Reviewed by the Butler County Planning Commission this 24th day of July, 2019

Secretary
 Chairman, Butler County Planning

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

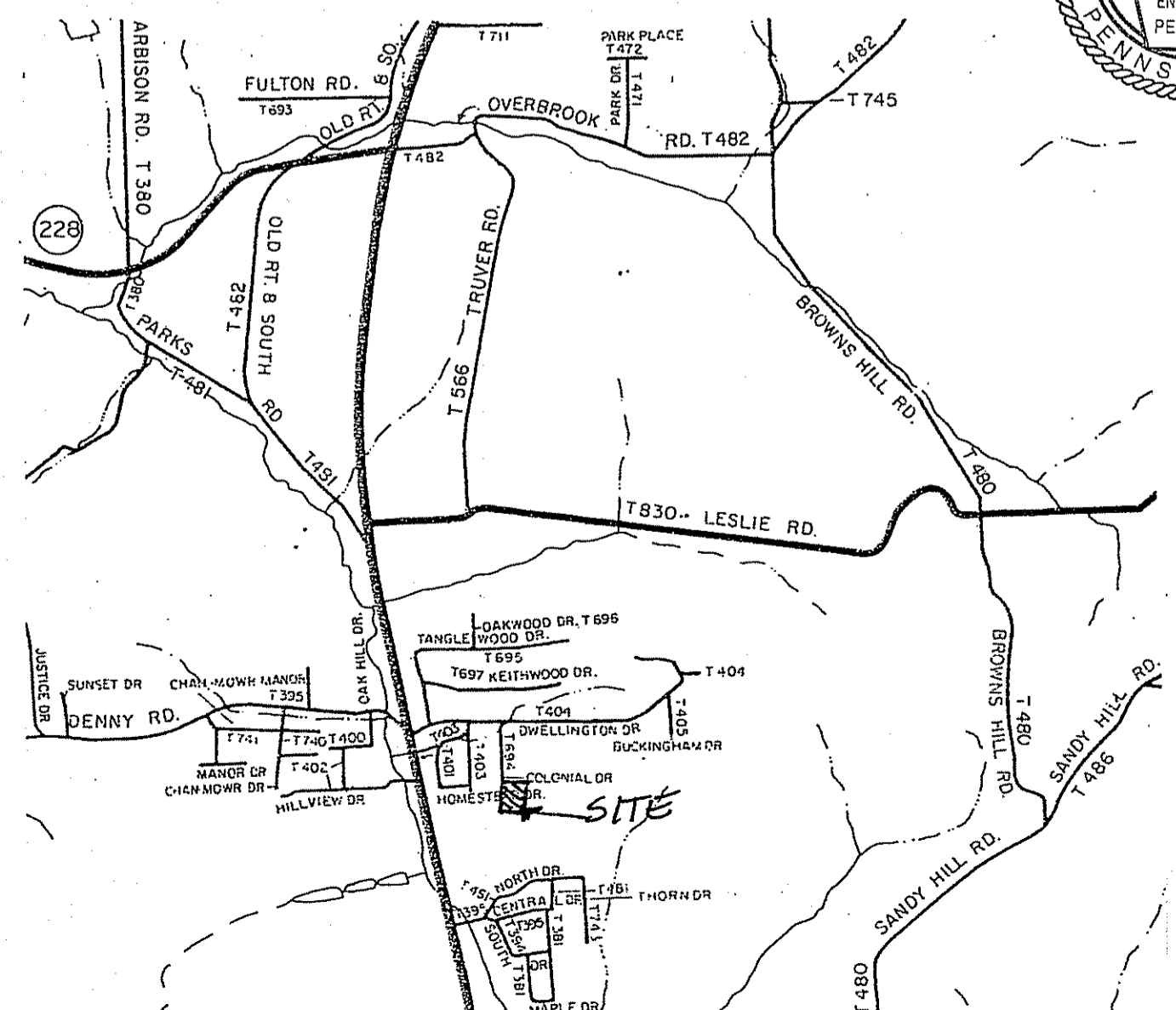
Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 381 Page(s) 44

Given under my hand and seal this 16th day of October, 2019

SEAL
 Recorder of Deeds
 Recorder of Deeds
 Michele M. Mustello
 Recorder of Deeds
 My Commission Expires First Monday in January 2020

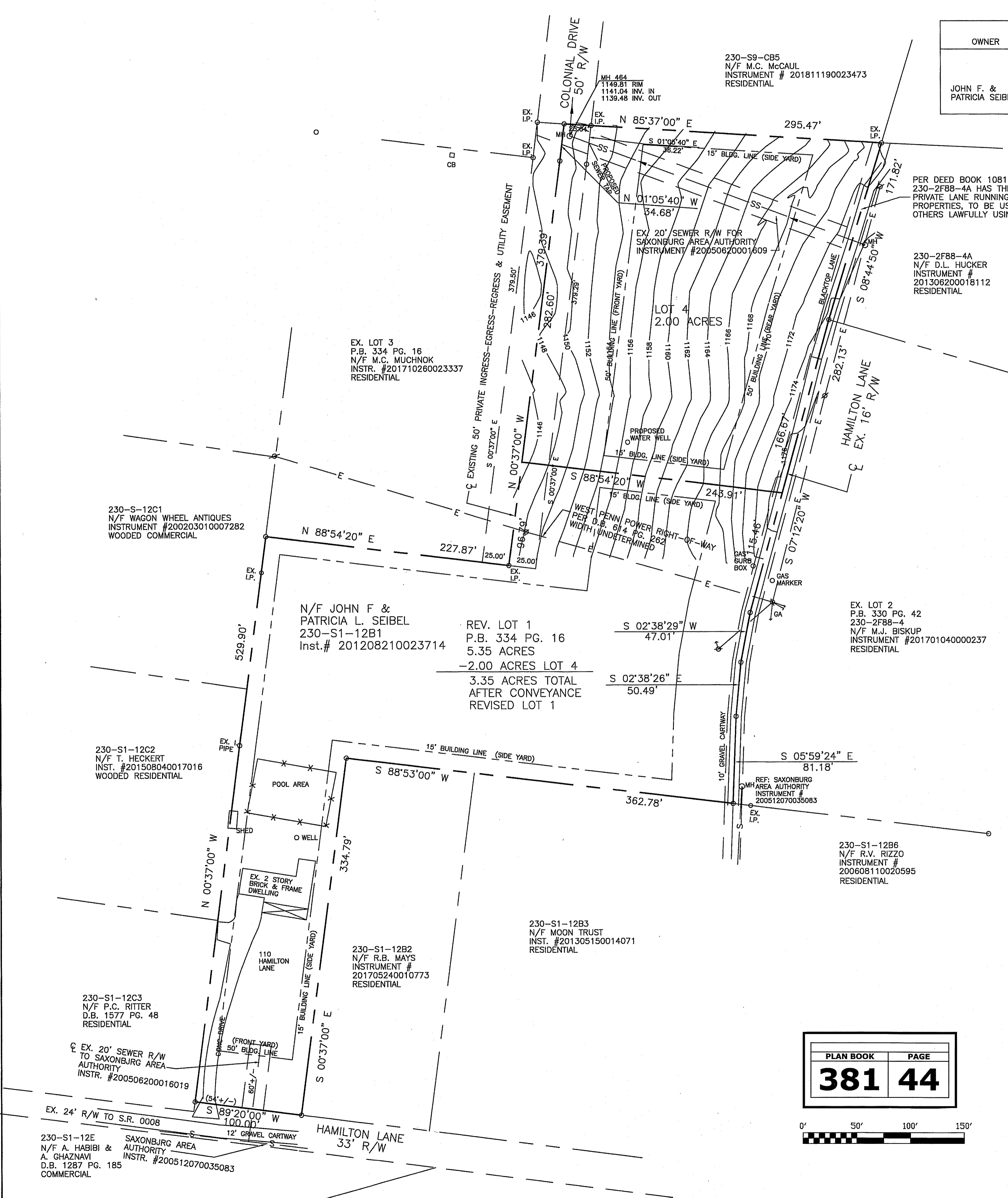
REVISED 07/23/19; ENGINEER REVIEW COMMENTS

L	Land Surveyors, Inc.
S	523 North Main Street
J	P.O. Box 1061
	Butler, PA 16003-1061
	(724) 287-6865
	Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION #2	
FOR: JOHN F. & PATRICIA SEIBEL	
SITUATE: MIDDLESEX TWP., BUTLER CO., PA	
Date 06/26/19	Scale 1" = 50'
Parcel No. 230-S1-12B1	Down By BEC
Address 110 HAMILTON LANE	Ckd By CAH
	Service No. 19-057



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK PAGE
381 44



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Page: 1 of 2
Butler County Recorder PA
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CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
SAN-C1	50.00	109.33	125	N 09° 11' 59" E	88.82	ESMT TIE

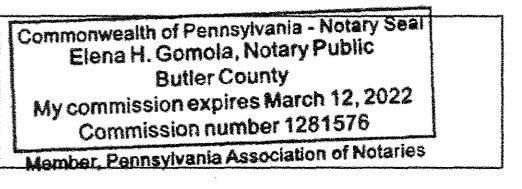
LINE #	DIRECTION	LENGTH	DESCRIPTION
SAN-L2	N 30° 57' 49" E	71.85	ESMT CL
SAN-L3	N 73° 53' 59" E	343.86	ESMT CL
SAN-L4	N 87° 24' 59" E	205.76	ESMT CL
SAN-L5	N 05° 30' 49" E	9.88	ESMT CL

OWNER'S ADOPTION AND DEDICATION
THE SPRING VALLEY PARTNERS 2, LP, OWNER OF THE LAND SHOWN ON THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 3 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL THIS 12 DAY OF October 2019
Elena H. Gomola
NOTARY PUBLIC
Barbara J. Schuch
SIGNATURE OF GENERAL PARTNER

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 PARTNER AND GENERAL PARTNER OF SPRING VALLEY PARTNERS 2, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF October 2019
MY COMMISSION EXPIRES THE 12 DAY OF DAY OF March 2022
Elena H. Gomola
NOTARY PUBLIC



CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 3 IS IN THE NAME OF SPRING VALLEY PARTNERS 2, LP AND IS RECORDED IN THE INSTRUMENT NO. _____

Rathonece
WITNESS
Washington Finance Bank
MORTGAGEE OF THE PROPERTY CONTAINED IN THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Barbara J. Schuch
WITNESS
NAME, TITLE, MORTGAGEE

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

DATE 9-13-19
Michael Allen Ogin
MICHAEL ALLEN OGIN
REG. NO. SU075288

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

DATE 9-18-19
William J. Salda
TOWNSHIP ENGINEER
REG. NO. 12077527

REQUIRED DECLARATIONS AND STATEMENTS
JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE 10-4-2019
Christina M. Gorman
TOWNSHIP MANAGER/SECRETARY

REQUIRED MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS
REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 10 DAY OF July 2019

DATE 7-10-2019
Christina M. Gorman
TOWNSHIP MANAGER/SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 18th DAY OF July 2019 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED July 23 2019. THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 4th DAY OF October 2019
Christina M. Gorman
TOWNSHIP MANAGER/SECRETARY

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 18th DAY OF July 2019 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED, AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED July 23 2019. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 4th DAY OF October 2019
Christina M. Gorman
TOWNSHIP MANAGER/SECRETARY

THIS PLAN WAS DELIVERED TO SPRING VALLEY PARTNERS 2, LP BY JACKSON TOWNSHIP ON THE DAY OF 7th DAY OF October 2019

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 25th DAY OF Oct 2017
Christina M. Gorman
TOWNSHIP MANAGER/SECRETARY

PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381, PAGE(S) 45

GIVEN UNDER MY HAND AND SEAL THIS 18 DAY OF October 2019
Michelle M. Mustello
RECORDER OF DEEDS

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

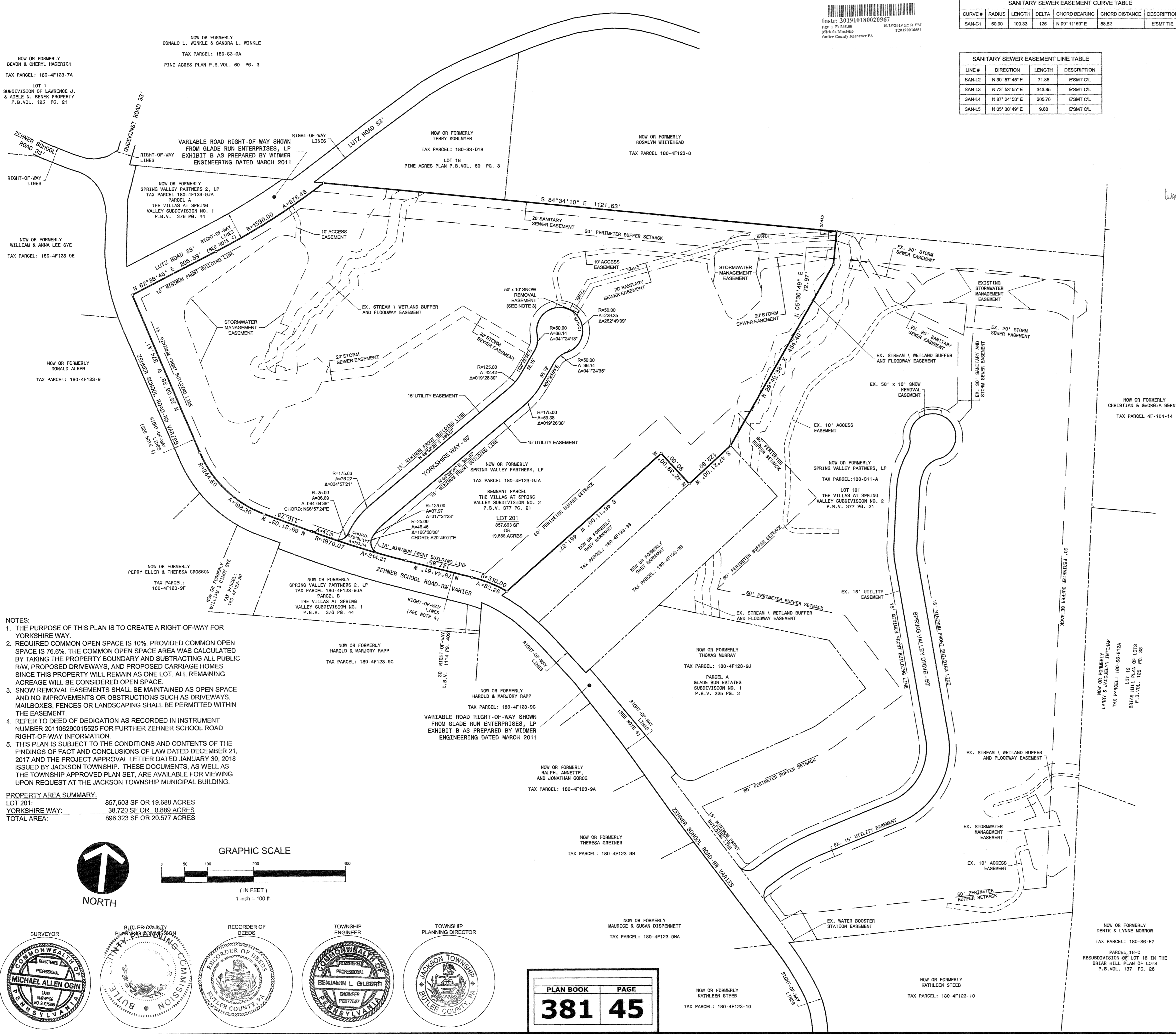
TOTAL AREA OF RECORDING = 896,323 SF OR 20.577 ACRES

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

THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 3

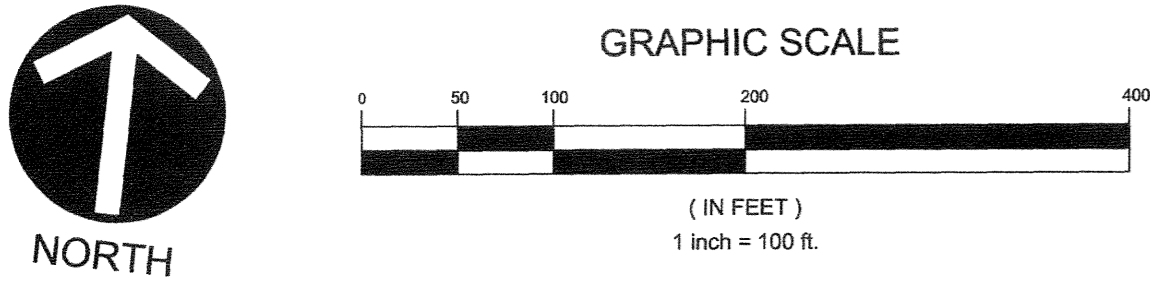
BEING A FURTHER SUBDIVISION OF THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 2 AS RECORDED IN P.B.V. 377 PG. 21
SITUATE IN
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA
MADE FOR
SPRING VALLEY PARTNERS 2, LP

Date: JUNE 14, 2019
Job Number: C-16567-0015
DWG No: 1 OF 1
SCALE: 1" = 100'



- NOTES:
- THE PURPOSE OF THIS PLAN IS TO CREATE A RIGHT-OF-WAY FOR YORKSHIRE WAY.
 - REQUIRED COMMON OPEN SPACE IS 10%. PROVIDED COMMON OPEN SPACE IS 76.8%. THE COMMON OPEN SPACE AREA WAS CALCULATED BY TAKING THE PROPERTY BOUNDARY AND SUBTRACTING ALL PUBLIC R/W, PROPOSED DRIVEWAYS, AND PROPOSED CARRIAGE HOMES. SINCE THIS PROPERTY WILL REMAIN AS ONE LOT, ALL REMAINING ACREAGE WILL BE CONSIDERED OPEN SPACE.
 - SNOW REMOVAL EASEMENTS SHALL BE MAINTAINED AS OPEN SPACE AND NO IMPROVEMENTS OR OBSTRUCTIONS SUCH AS DRIVEWAYS, MAILBOXES, FENCES OR LANDSCAPING SHALL BE PERMITTED WITHIN THE EASEMENT.
 - REFER TO DEED OF DEDICATION AS RECORDED IN INSTRUMENT NUMBER 201106290015525 FOR FURTHER ZEHNER SCHOOL ROAD RIGHT-OF-WAY INFORMATION.
 - THIS PLAN IS SUBJECT TO THE CONDITIONS AND CONTENTS OF THE FINDINGS OF FACT AND CONCLUSIONS OF LAW DATED DECEMBER 21, 2017 AND THE PROJECT APPROVAL LETTER DATED JANUARY 30, 2018 ISSUED BY JACKSON TOWNSHIP. THESE DOCUMENTS, AS WELL AS THE TOWNSHIP APPROVED PLAN SET, ARE AVAILABLE FOR VIEWING UPON REQUEST AT THE JACKSON TOWNSHIP MUNICIPAL BUILDING.

PROPERTY AREA SUMMARY:
LOT 201: 857,603 SF OR 19.688 ACRES
YORKSHIRE WAY: 38,720 SF OR 0.889 ACRES
TOTAL AREA: 896,323 SF OR 20.577 ACRES

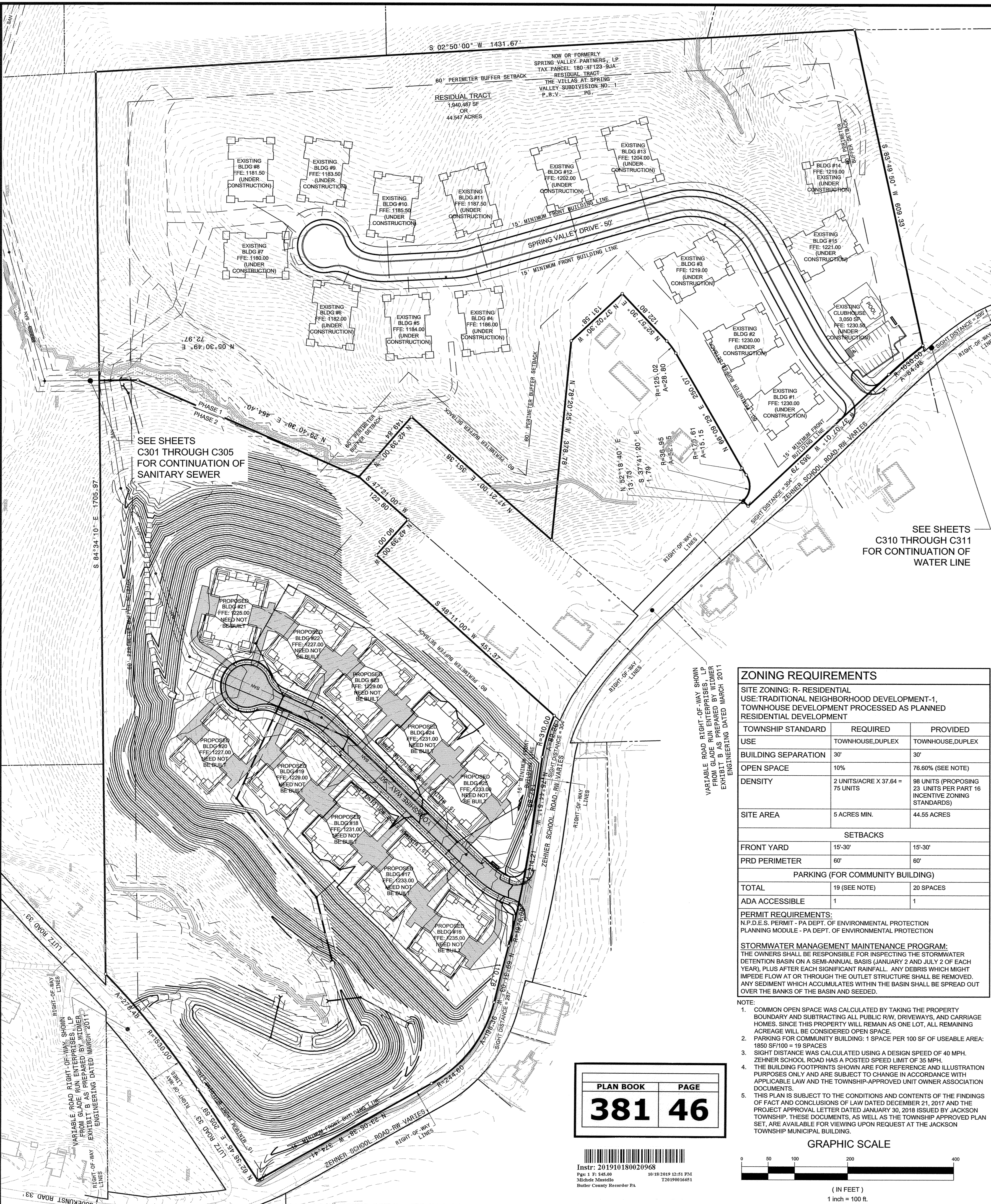


Professional seals for:
SURVEYOR: MICHAEL ALLEN OGIN
BUTLER COUNTY PLANNING COMMISSION
RECORDER OF DEEDS: MICHELE M. MUSTELLO
TOWNSHIP ENGINEER: BENJAMIN L. GILBERTI
TOWNSHIP PLANNING DIRECTOR: CHRISTINA M. GORMAN

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

Path & Filename: C:\Projects\1600016874-0015 Spring Valley Phase 2\DWG\01-Base\16567-0012_RP_Base and SHEETS_Plan No. 3.dwg
Save Date: 9/12/2019 10:02:41 AM
User: P. Wasmuth



APPROVED MODIFICATIONS/WAIVERS
1. MODIFICATION TO SECTION 22-602.A(10)(A) STREETS, PRIVATE STREETS, ALLEYS, AND DRIVEWAYS. THE STREET ON WHICH THE SUBDIVISION OR LAND DEVELOPMENT BEARS FRONTAGE SHALL BE IMPROVED IN ACCORDANCE WITH TOWNSHIP CONSTRUCTION STANDARDS.
PROPOSING: TO NOT UPGRADE LUTZ ROAD AND ZEHNER SCHOOL ROAD TO THE COLLECTOR ROAD STANDARDS; HOWEVER THE ROW HAS BEEN UPDATED TO MEET THE 60' WIDTH WHERE THE PROPERTY ABUTS THE STREETS.
APPROVED THE WAIVER TO NOT UPGRADE LUTZ ROAD AND ZEHNER SCHOOL ROAD TO THE COLLECTOR STREET STANDARDS. DEVELOPER SHALL PROVIDE FOR A 1 1/2" LEVELING OR WEARING COURSE, AS APPROVED BY THE TOWNSHIP ENGINEER, ALONG THE FRONTAGE OF THE PLAN ALONG ZEHNER SCHOOL ROAD AND PROPERTY ALONG THE FRONTAGE OF BUTLER COUNTY TAX PARCEL NOS. 180-4123-9G AND 180-4123-9B, NOW OR FORMERLY OWNED BY BARNHART, TO BE INSTALLED AS PART OF THE PUBLIC IMPROVEMENTS OF PHASE 2.
2. MODIFICATION TO SECTION 22-602.E(6) STREETS, PRIVATE STREETS, ALLEYS, AND DRIVEWAYS. THE CARTWAY EDGE AT STREET INTERSECTIONS SHALL BE ROUNDED BY A TANGENTIAL ARC WITH A MINIMUM RADIUS OF 35' FOR LOCAL STREETS... AND 50 FEET FOR INTERSECTIONS INVOLVING ARTERIAL AND COLLECTOR STREETS.
PROPOSING: THE TWO PROPOSED PUBLIC STREETS HAVE BEEN DESIGNED WITH A 35' RADIUS ONTO ZEHNER SCHOOL ROAD. THESE RADII ARE COMMON FOR LOCAL STREETS WITH RESIDENTIAL USES.
APPROVED THE WAIVER TO ALLOW 35' RADII FOR LOCAL STREETS ONTO A COLLECTOR STREET.
3. MODIFICATION TO SECTION 22-602.J(5) STREETS, PRIVATE STREETS, ALLEYS, AND DRIVEWAYS. COMMON DRIVEWAYS ARE PROHIBITED UNLESS A WAIVER OF THIS SECTION IS GRANTED BY THE BOARD OF SUPERVISORS.
PROPOSING: ALL BUILDINGS WILL BE ACCESSED FROM COMMON DRIVEWAYS. THESE COMMON DRIVEWAYS WILL BE PROVIDED WITHIN THE OPEN SPACE OF THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
APPROVED THE USE OF COMMON DRIVEWAYS FOR ALL BUILDINGS.
4. MODIFICATION TO SECTION 22-603.A(7) VEHICULAR PARKING FACILITIES, SIDEWALKS AND CURBS, PARKING COMPOUNDS, ACCESS DRIVES, AND MAIN ENTRANCES AND EXITS WHICH ARE OPEN TO THE PUBLIC SHALL BE LIGHTED TO A MINIMUM AVERAGE OF TWO FOOTCANDLES AT AN ELEVATION OF 3 FEET ABOVE THE SURFACE... A LIGHTING PLAN SHALL BE PROVIDED TO SHOW THE LOCATIONS OF ALL LIGHTING FIXTURES OR STANDARDS, INCLUDING THE DELINEATION OF ISOLUX LIGHTING LINES AND ALL SPECIFICATIONS AND DETAILS.
PROPOSING: TO INSTALL ACCENT LIGHTING AT ACCESS DRIVES, LIGHT FIXTURES ON AND AROUND THE CLUBHOUSE, AND LIGHT FIXTURES AROUND EACH OF THE RESIDENTIAL BUILDINGS. THE DEVELOPER WILL PROVIDE A LIGHTING PLAN SHOWING THE TYPICAL LOCATION OF LIGHTS THROUGHOUT THE PLAN AND AROUND THE CLUBHOUSE.
APPROVED A WAIVER TO THE REQUIREMENT OF PROVIDING A LIGHTING PLAN THAT MEETS THE TWO FOOTCANDLES REQUIREMENT AND THE NEED TO PROVIDE ISOLUX LIGHTING LINES FOR ALL LIGHTS.
5. MODIFICATION TO SECTION 22-603.B(2)(B) VEHICULAR PARKING FACILITIES, SIDEWALKS AND CURBS. EXISTING STREETS, SIDEWALKS SHALL BE PROVIDED ALONG ANY SIDE OF AN EXISTING PUBLIC OR PRIVATE STREET WITHIN OR ABUTTING THE PROPERTY WHICH IS A PORTION OF A SUBDIVISION AND OR LAND DEVELOPMENT.
PROPOSING: TO INSTALL A TRAIL ALONG A SECTION OF ZEHNER SCHOOL ROAD.
APPROVED THE TRAIL ALONG ZEHNER SCHOOL ROAD IN LIEU OF A SIDEWALK ALONG EXISTING STREET FRONTAGE.
6. MODIFICATION TO SECTION 22-613.D(1) STEEP SLOPE AREAS. NO MORE THAN 40% OF THE ORIGINAL GROUND COVER WITHIN ANY DESIGNATED STEEP SLOPE AREA ON THE PROPERTY MAY BE DISTURBED BY GRADING, FILLING, OR OTHER MEANS. CURRENTLY THERE ARE 6.92 ACRES OF STEEP SLOPES (SLOPES EXCEEDING 3%) ON THE PROPERTY. THE ORDINANCE ALLOWS 40% OF THESE SLOPES TO BE DISTURBED WHICH WOULD ALLOW 2.77 ACRES OF DISTURBANCE.
PROPOSING: THE PROPOSED GRADING LIMITS OF THE PROJECT WILL DISTURB APPROXIMATELY 45% OF THE STEEP SLOPES (3.14 ACRES) WITHIN THE PROPERTY LIMITS. THIS IS DUE TO PAVING OUT THE AREA FOR THE CARRIAGE HOMES AND PROVIDING STORMWATER CONTROLS.
APPROVED THE EXTRA 0.37 ACRES OF STEEP SLOPE DISTURBANCE AS A CONDITION TO THIS APPROVAL, THE DEVELOPER WILL REFOREST THE 0.37-ACRE SLOPE EXCESS WITH HIGH LEVEL PLANTINGS AT A RATE OF 1 TREE/1,000SF.
7. MODIFICATION TO SECTION 26-141.B(1) RIPARIAN BUFFER REQUIREMENTS AND STANDARDS. PERENNIAL AND INTERMITTENT STREAMS SHALL BE PROVIDED WITH A BUFFER OF AT LEAST 50 FEET IN WIDTH, CENTERED ON A SPECIFIC STREAM... PLACEMENT OF NEW STRUCTURES OR ROADWAYS WITHIN THE RIPARIAN BUFFER IS PROHIBITED.
PROPOSING: A LIMITED AMOUNT OF GRADING FOR BUILDING PADS AND STORMWATER MANAGEMENT FACILITIES ALONG WITH STORM SEWER AND SANITARY SEWER STRUCTURES ARE BEING PROPOSED WITHIN THE 50' STREAM BUFFER.
APPROVED LIMITED GRADING ALONG WITH INSTALLATION OF STORM AND SANITARY STRUCTURES WITHIN THE 50' STREAM BUFFER.
8. MODIFICATION TO SECTION 26-146.B(18)(C) DESIGN GUIDELINES FOR SWM FACILITIES. A TEN FOOT WIDE ACCESS TO THE BASIN BOTTOM MUST BE PROVIDED WITH A MAXIMUM LONGITUDINAL SLOPE OF 10%.
PROPOSING: A TEN FOOT WIDE ACCESS TO EACH BASIN WITH A MAXIMUM GRADE OF 15% SLOPE. THE ACCESSES WILL NOT EXTEND TO THE BOTTOM OF THE BASIN.
APPROVED PROVIDING ACCESS TO EACH BASIN WITH AN ALLOWABLE SLOPE OF 15%.
9. MODIFICATION TO SECTION 27-1103.H(2) PROCEDURAL AND DESIGN REQUIREMENTS. ALL BUILDINGS SHALL LIE 60 FEET OR MORE FROM THE PERIMETER OF THE SITE.
PROPOSING: BUILDING #1 IN PHASE 1 AND BUILDINGS 16 & 22 IN PHASE 2 WERE ALL DESIGNED WITH A 60' SETBACK FROM THE ORIGINAL 35' RIGHT OF WAY ALONG ZEHNER SCHOOL ROAD. SINCE ADDITIONAL ROW WAS DEDICATED TO THE TOWNSHIP, THE BUILDINGS NOW ENCRONCH ON THIS PERIMETER SETBACK.
APPROVED SETTING THE 60' PERIMETER SETBACK FROM THE ORIGINAL 35' STREET R/W. AS A CONDITION TO THIS REQUEST, THE DEVELOPER IS PROPOSING TO UPGRADE THE BUFFER YARD FROM A TYPE B TO TYPE A IN THESE AREAS.
10. MODIFICATION TO SECTION 22-602.C(3) STREETS, PRIVATE STREETS, ALLEYS, AND DRIVEWAYS. THE MINIMUM LENGTH OF VERTICAL CURVE FOR ALL STREETS SHALL BE 250 FEET.
PROPOSED: VERTICAL CURVES LESS THAN 250 FEET.
APPROVED: VERTICAL CURVES LESS THAN 250 FEET.
11. MODIFICATION TO SECTION 22-609.H LANDSCAPING. HIGH LEVEL PLANTING SHALL BE REQUIRED AT A RATE OF 1 PER 1,000 SQUARE FEET OF TOTAL LANDSCAPING.
PROPOSED: BASED ON THE AREA OF DISTURBANCE, AT 1 TREE PER 1,000 SF, THE ORDINANCE REQUIRES 236 HIGH LEVEL PLANTINGS. THIS SECTION ALSO REQUIRES LOW LEVEL PLANTING AT A RATE OF 1 TREE PER 200 SF OF WHICH REQUIRES 1,182 LOW LEVEL PLANTINGS. BASED ON A PLANTING SCHEME THAT THE DEVELOPER HAS DESIGNED, THE LAYOUT FOCUSES MORE ON THE LOW LEVEL PLANTINGS AND WILL PROVIDE OVER 1400 MORE LOW LEVEL PLANTINGS THAN REQUIRED BY ORDINANCE. THE HIGH LEVEL PLANTINGS WILL BE PROVIDED AS STREET TREES AROUND RESIDENTIAL BUILDINGS AND THE CLUBHOUSE. DUE TO MAINTENANCE CONCERNS AND OVERCROWDING, THE DEVELOPER IS PROPOSING 150 HIGH LEVEL PLANTINGS, WHICH IS 81 LESS THAN REQUIRED BY ORDINANCE.
APPROVED: THE TOWNSHIP TO ALLOW THE DEVELOPER TO PLANT MORE LOW LEVEL PLANTINGS AND REDUCE THE NUMBER OF HIGH LEVEL PLANTINGS BELOW THE ORDINANCE REQUIREMENT.
GENERAL NOTES:
1. MAXIMUM MODIFIED GROSS DENSITY: TWO UNITS PER SITE AREA MINUS ENVIRONMENTAL SENSITIVE AREAS. SITE AREA: 44.77 ACRES.
STEEP SLOPES: 6.92 ACRES
WETLANDS: 0.21 ACRES
FLOODPLAIN AREAS (PER FEMA): 0.0 ACRES
TOTAL ENVIRONMENTALLY SENSITIVE AREAS: 7.13 ACRES
2 UNITS /ACRE X (44.77 ACRES - 7.13 ACRES) = 2 x 37.64 ACRES = 75 UNITS
2. INCENTIVE DENSITY. ALLOWED UP TO 4 UNITS PER ACRE.
4 UNITS /ACRE X (44.77 ACRES - 7.13 ACRES) = 151 UNITS
3. PROPOSED UNITS: 98 (23 UNITS USING THE INCENTIVE ZONING STANDARDS OF PART 16 OF ZONING ORDINANCE.
PHASING SCHEDULE
PHASE 1 - CONSTRUCTION FEBRUARY-MAY, 2018
PHASE 2 - CONSTRUCTION SEPTEMBER-DECEMBER, 2019
OPEN SPACE
1. ALL AREAS WITHIN THIS PLAN WILL BE CONSIDERED OPEN SPACE WITH THE EXCEPTION OF AREAS WITHIN THE ROAD RIGHT-OF-WAY AND THE BUILDING UNITS.
2. A CONDOMINIUM ASSOCIATION WILL BE SETUP TO OWN AND MAINTAIN ALL OPEN SPACE AREAS.

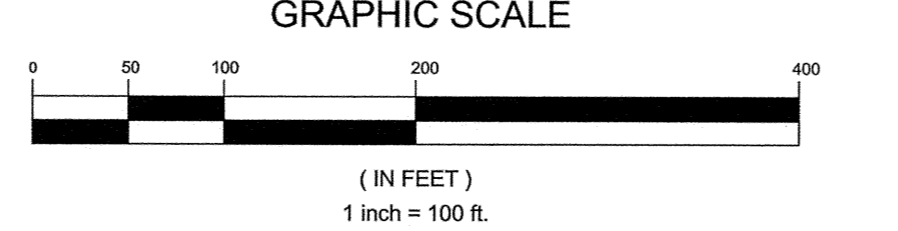
ZONING REQUIREMENTS

SITE ZONING: R- RESIDENTIAL
USE: TRADITIONAL NEIGHBORHOOD DEVELOPMENT-1.
TOWNSHIP DEVELOPMENT PROCESSED AS PLANNED RESIDENTIAL DEVELOPMENT

Table with 3 columns: TOWNSHIP STANDARD, REQUIRED, PROVIDED. Rows include USE, BUILDING SEPARATION, OPEN SPACE, DENSITY, SITE AREA, FRONT YARD, PRD PERIMETER, PARKING, ADA ACCESSIBLE, PERMIT REQUIREMENTS, and STORMWATER MANAGEMENT MAINTENANCE PROGRAM.

STORMWATER MANAGEMENT MAINTENANCE PROGRAM: THE OWNERS SHALL BE RESPONSIBLE FOR INSPECTING THE STORMWATER DETENTION BASIN ON A SEMI-ANNUAL BASIS (JANUARY 2 AND JULY 2 OF EACH YEAR), PLUS AFTER EACH SIGNIFICANT RAINFALL. ANY DEBRIS WHICH MIGHT IMPED FLOW AT OR THROUGH THE OUTLET STRUCTURE SHALL BE REMOVED. ANY SEDIMENT WHICH ACCUMULATES WITHIN THE BASIN SHALL BE SPREAD OUT OVER THE BANKS OF THE BASIN AND SEEDED.

- NOTE:
1. COMMON OPEN SPACE WAS CALCULATED BY TAKING THE PROPERTY BOUNDARY AND SUBTRACTING ALL PUBLIC ROW, DRIVEWAYS, AND CARRIAGE HOMES. SINCE THIS PROPERTY WILL REMAIN AS ONE LOT, ALL REMAINING ACREAGE WILL BE CONSIDERED OPEN SPACE.
2. PARKING FOR COMMUNITY BUILDING: 1 SPACE PER 100 SF OF USEABLE AREA: 1650 SF/100 = 19 SPACES
3. SIGHT DISTANCE WAS CALCULATED USING A DESIGN SPEED OF 40 MPH. ZEHNER SCHOOL ROAD HAS A POSTED SPEED LIMIT OF 35 MPH.
4. THE BUILDING FOOTPRINTS SHOWN ARE FOR REFERENCE AND ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE IN ACCORDANCE WITH APPLICABLE LAW AND THE TOWNSHIP-APPROVED UNIT OWNER ASSOCIATION DOCUMENTS.
5. THIS PLAN IS SUBJECT TO THE CONDITIONS AND CONTENTS OF THE FINDINGS OF FACT AND CONCLUSIONS OF LAW DATED DECEMBER 21, 2017 AND THE PROJECT APPROVAL LETTER DATED JANUARY 30, 2018 ISSUED BY JACKSON TOWNSHIP. THESE DOCUMENTS, AS WELL AS THE TOWNSHIP APPROVED PLAN SET, ARE AVAILABLE FOR VIEWING UPON REQUEST AT THE JACKSON TOWNSHIP MUNICIPAL BUILDING.



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Inst: 201910180020968
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Butler County Recorder PA

OWNERS ADOPTION AND DEDICATION
THE SPRING VALLEY PARTNERS II, LP, OWNER OF THE LAND SHOWN ON THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 2 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, TO THIS I SET MY HAND AND SEAL THIS 12th DAY OF September 2017.
Notary Public: Elena H. Gornala, Notary Public
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 PARTNERSHIP, MANAGING MEMBER OF SPRING VALLEY PARTNERS GP, LLC, GENERAL PARTNER OF SPRING VALLEY PARTNERS 2, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE
I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE VILLAS AT SPRING VALLEY SUBDIVISION NO. 2 IS IN THE NAME OF SPRING VALLEY PARTNERS 2, LP AND IS RECORDED IN THE INSTRUMENT NO.
WITNESSES: Michael Allen Ogin, Notary Public

TOWNSHIP ENGINEER'S CERTIFICATION
THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.
DATE: 7-13-19
TOWNSHIP ENGINEER: MICHAEL ALLEN OGIN, REG. NO. SU075288

REQUIRE MUNICIPAL AND COUNTY REVIEW AND APPROVAL STATEMENTS
REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 10th DAY OF July 2019.
REVIEWED BY BUTLER COUNTY PLANNING COMMISSION ON THIS 29th DAY OF Oct 2017.

RECORDED BY RECORDER OF DEEDS MICHELE M. MUSTELLO, 13th DAY OF October 2017.

RECORDED BY RECORDER OF DEEDS MICHELE M. MUSTELLO, 13th DAY OF October 2017.

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RECORDED BY RECORDER OF DEEDS MICHELE M. MUSTELLO, 13th DAY OF October 2017.

RECORDED BY RECORDER OF DEEDS MICHELE M. MUSTELLO, 13th DAY OF October 2017.

GATEWAY logo and contact information: The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying. Pittsburgh, PA. gatewayengineers.com. 856-634-2264.

Path & Filename: R:\Projects\1600016567\0012_Glade Run Quads\Drawings\02_Sheet\16567-0012_C100 SPAR Plan_Phase 2.dwg
Plot Date: 9/12/2019 10:14:41 AM Lucas P. Wiseman
Save Date: 9/12/2019 10:14:41 AM Lucas P. Wiseman

OVERALL SITE PLAN
Project Number: C-16567-0012
Drawing Scale: 1" = 100'
Date Issued: SEPT 2017
Index Number:
Drawn By: VARIES
Checked By: MAC
Project Manager: MAC
C100

Instr: 201910220021158
 Fig. 1 of 546.00
 Michele Mustello
 Butler County Recorder PA
 18222819 8146 AM
 120190016794

KNOW ALL MEN BY THESE PRESENTS, that I, Harold W. Foertsch, trustee of the Harold W. Foertsch Revocable Trust, of the Township of Jefferson, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Jefferson Township, Butler County, Pennsylvania, and for 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 Jefferson, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Harold W. Foertsch, trustee of the Harold W. Foertsch Revocable Trust, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

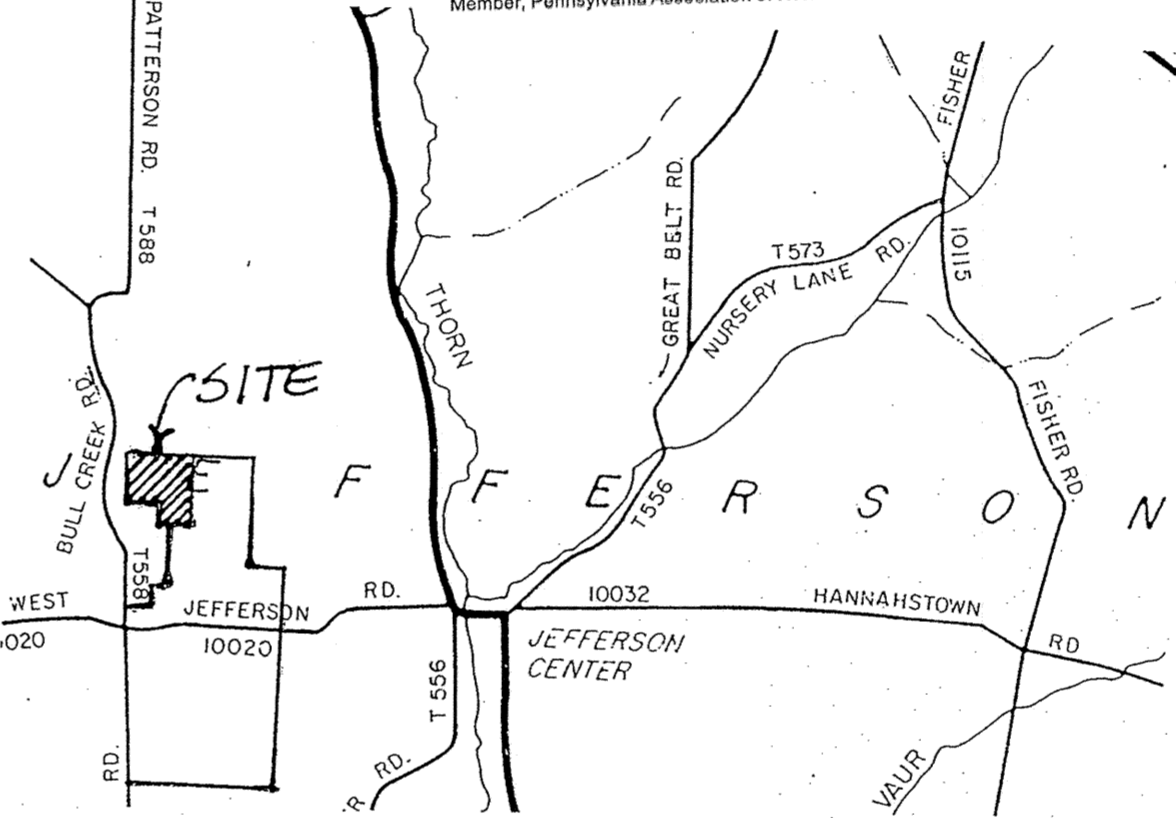
KNOW ALL MEN BY THESE PRESENTS, that we, James E. and Denise A. Foertsch, of the Township of Jefferson, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Jefferson Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, 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 Jefferson, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon James E. and Denise A. Foertsch, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 17 day of October 2019
 ATTEST:
Linda Dawson Notary Public
Harold W. Foertsch Trustee

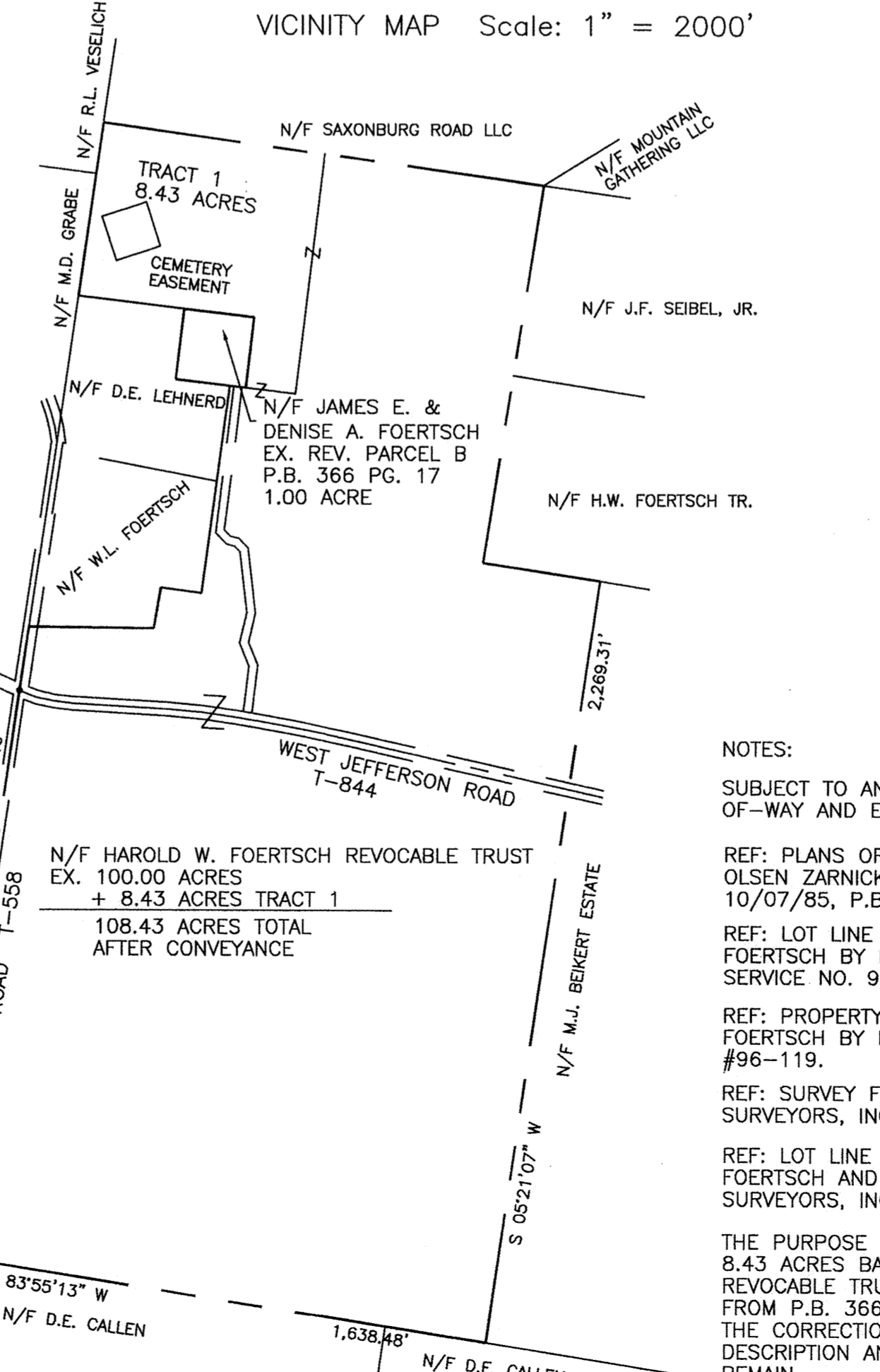
IN WITNESS WHEREOF, we hereunto set our hands and seals this 17 day of October 2019
 ATTEST:
Linda Dawson Notary Public
James E. Foertsch Owner
Denise A. Foertsch Owner

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 Harold W. Foertsch, Trustee of the Harold W. Foertsch Revocable Trust, 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 17 day of October 2019
 My Commission expires the 10 day of August 2022
 SEAL
Linda Dawson Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Linda L. Dawson, Notary Public
 Butler County
 My commission expires August 10, 2022
 Commission number 1038196
 Member, Pennsylvania Association of Notaries

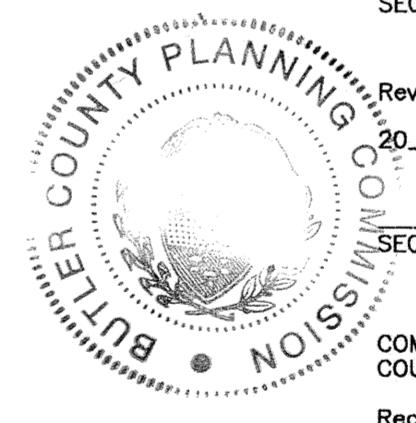
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James E. and Denise A. Foertsch, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.
 Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 17 day of October 2019
 My Commission expires the 10 day of August 2022
 SEAL
Linda Dawson Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Linda L. Dawson, Notary Public
 Butler County
 My commission expires August 10, 2022
 Commission number 1038196
 Member, Pennsylvania Association of Notaries



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'



I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown herein 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 July 22, 2019 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

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

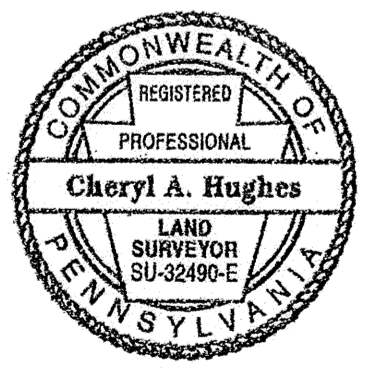
Josie Fennell SECRETARY
John S. Gish CHAIRMAN

Approved by the Supervisors of the Township of Jefferson this 14th day of Oct. 2019
Josie Fennell SECRETARY
John S. Gish CHAIRMAN

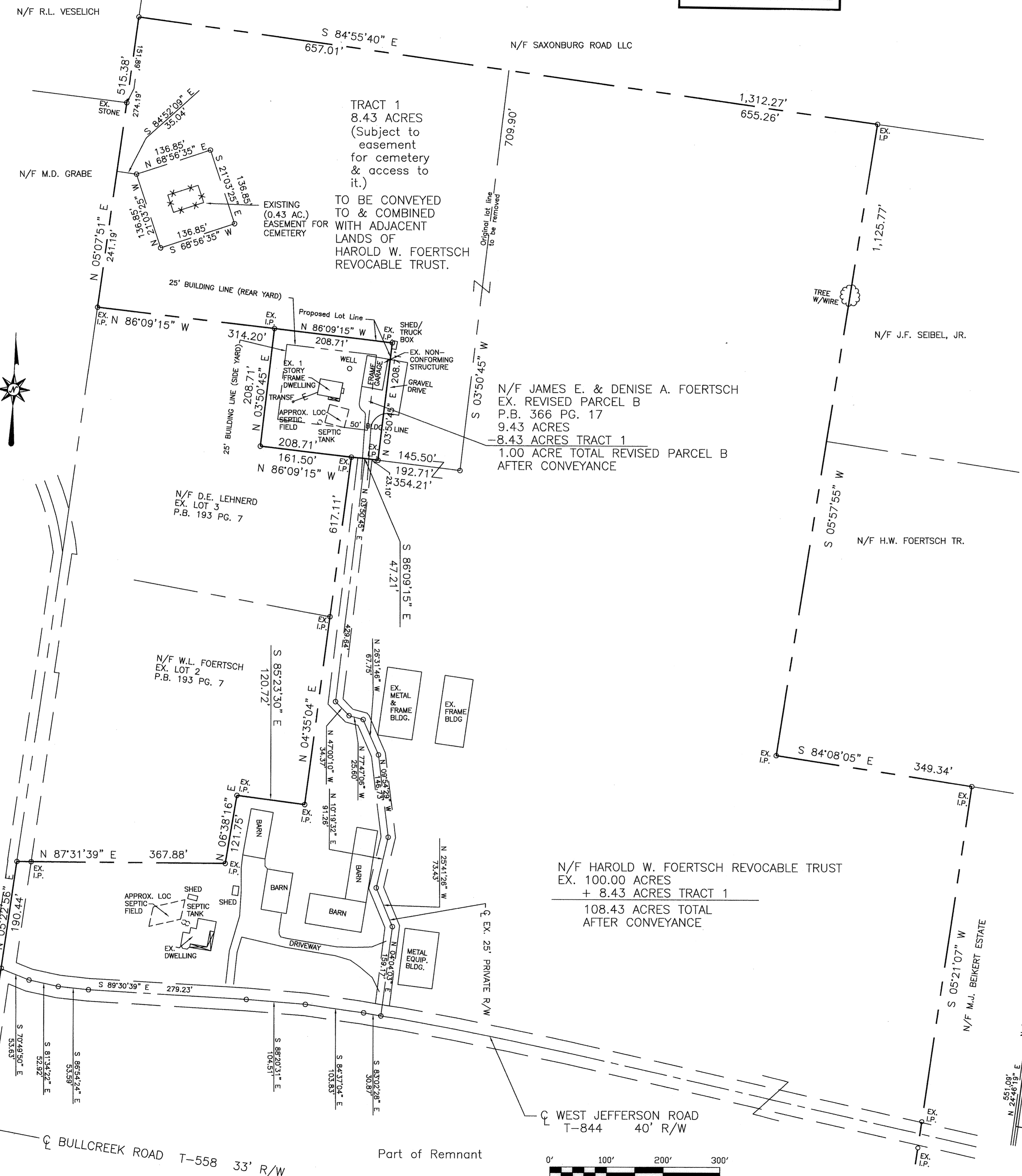
Approved by the Jefferson Township Planning Commission this 16th day of SEPTEMBER 2019
Evelyn M. Stone SECRETARY
Luigi P. Rando CHAIRMAN

Reviewed by the Butler County Planning Commission this 31st day of JULY 2019
Cheryl A. Hughes SECRETARY
John S. Gish CHAIRMAN

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 381 Page 47
 Given under my hand and seal this 22nd day of October 2019
 SEAL
Michele M. Mustello RECORDER
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2020



L S F	Land Surveyors, Inc.	
	523 North Main Street P.O. Box 1051 Butler, PA 16003-1051 (724) 287-6865 Cheryl A. Hughes, PLS Owner	
LOT LINE REVISION #2		
FOR: JAMES E. & DENISE A. FOERTSCH and HAROLD W. FOERTSCH, Trustee of the HAROLD W. FOERTSCH REVOCABLE TRUST SITUATE: JEFFERSON TWP., BUTLER CO., PA		
Date 07/22/19	Scale 1" = 100'	Dwn By BEC
Parcel No. 190-2F10-5, 5M	Instr. # 201411140027275	Ckd By CAH
Address 505/515 W. JEFFERSON RD.	# 201711210025754	Service No. 19-114



OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, CONNIE J. KILEY, EXECUTRIX OF THE RALPH BACHMAN ESTATE, 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 ACCURRING 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, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER 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 HEREBY SET MY HAND AND SEAL THIS 7 DAY OF OCTOBER, 2019.

x Connie J. Kiley
 CONNIE J. KILEY
 EXECUTRIX OF THE RALPH BACHMAN ESTATE

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, CONNIE J. KILEY, EXECUTRIX OF THE RALPH BACHMAN ESTATE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7 DAY OF OCTOBER, 2019.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

x 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.

7 Oct 19
 DATE

x Stanley D. Graff
 REGISTERED PROFESSIONAL SURVEYOR
 REG. NO. 81-000118-4
 COMMONWEALTH OF PENNSYLVANIA
 STANLEY D. GRAFF
 LICENSE SURVEYOR NO. 302614-C
 MEMBER, PENNSYLVANIA ASSOCIATION OF SURVEYORS

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 14th DAY OF Oct, 2019.

x Chris J. Fennell SECRETARY
 x Debra L. Jeffcoat CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 14 DAY OF Sept, 2019.

x Edgar M. Sherr SECRETARY
 x Paul Brantner CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 11th DAY OF SEPT, 2019.

x Craig G. M... SECRETARY
 x Steph G. M... CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381, PAGE(S) 48.
 GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF October, 2019.

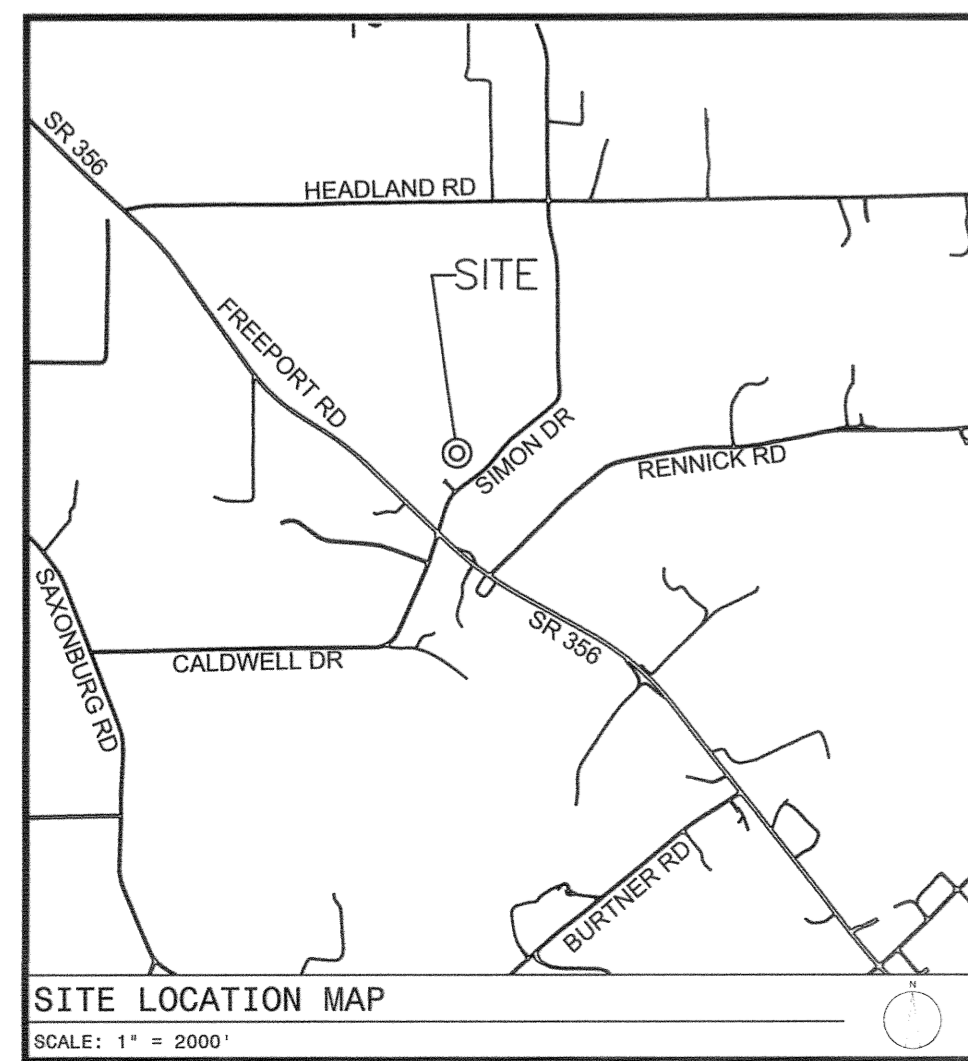
x Michelle M. Mustello
 RECORDER OF DEEDS
 BUTLER COUNTY, PA

MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2026

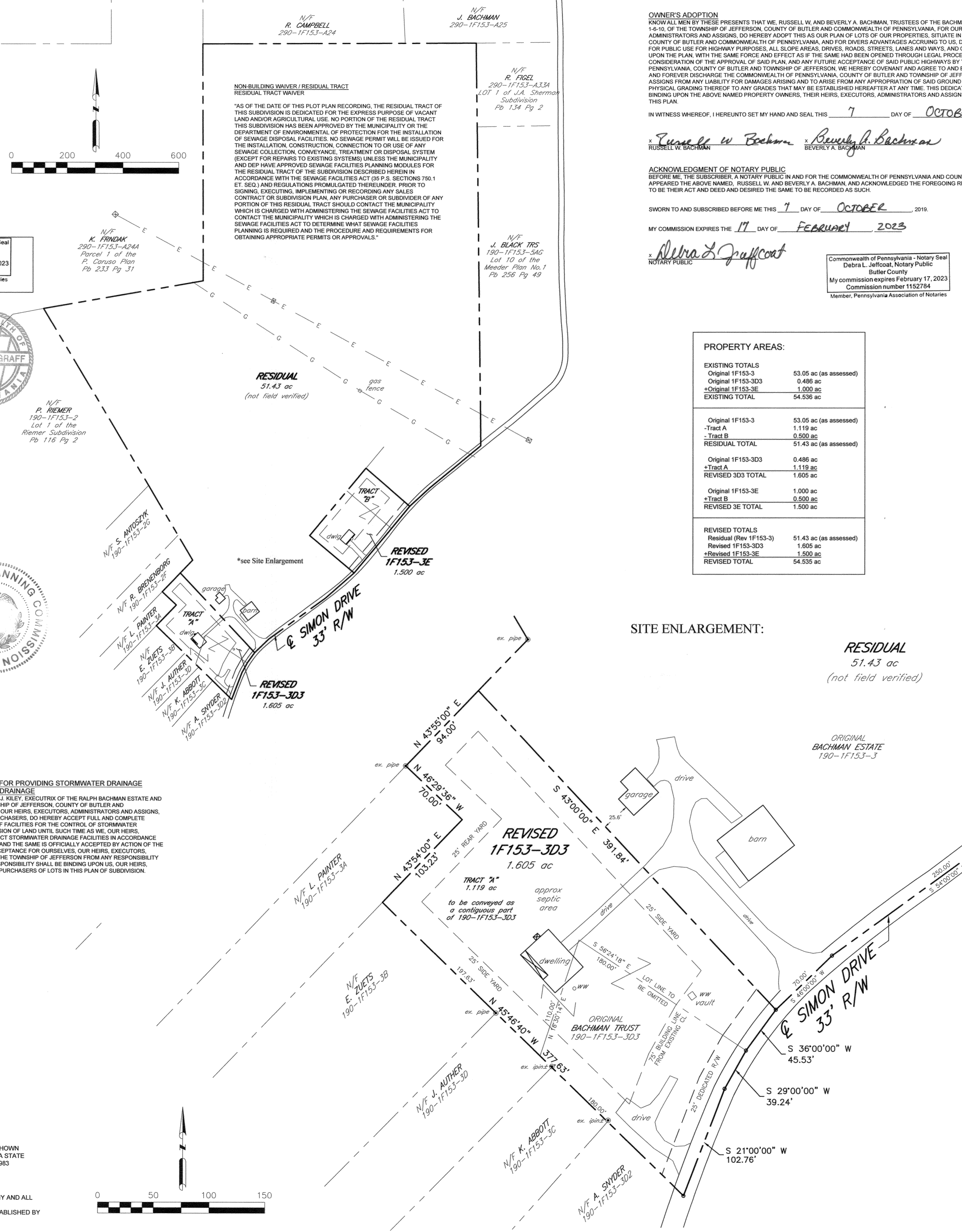
OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
 KNOW ALL MEN BY THESE PRESENTS THAT WE, CONNIE J. KILEY, EXECUTRIX OF THE RALPH BACHMAN ESTATE AND RUSSELL W. AND BEVERLY A. BACHMAN, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUCCESSORS, 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 WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON US, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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



SITE LOCATION MAP
 SCALE: 1" = 2000'



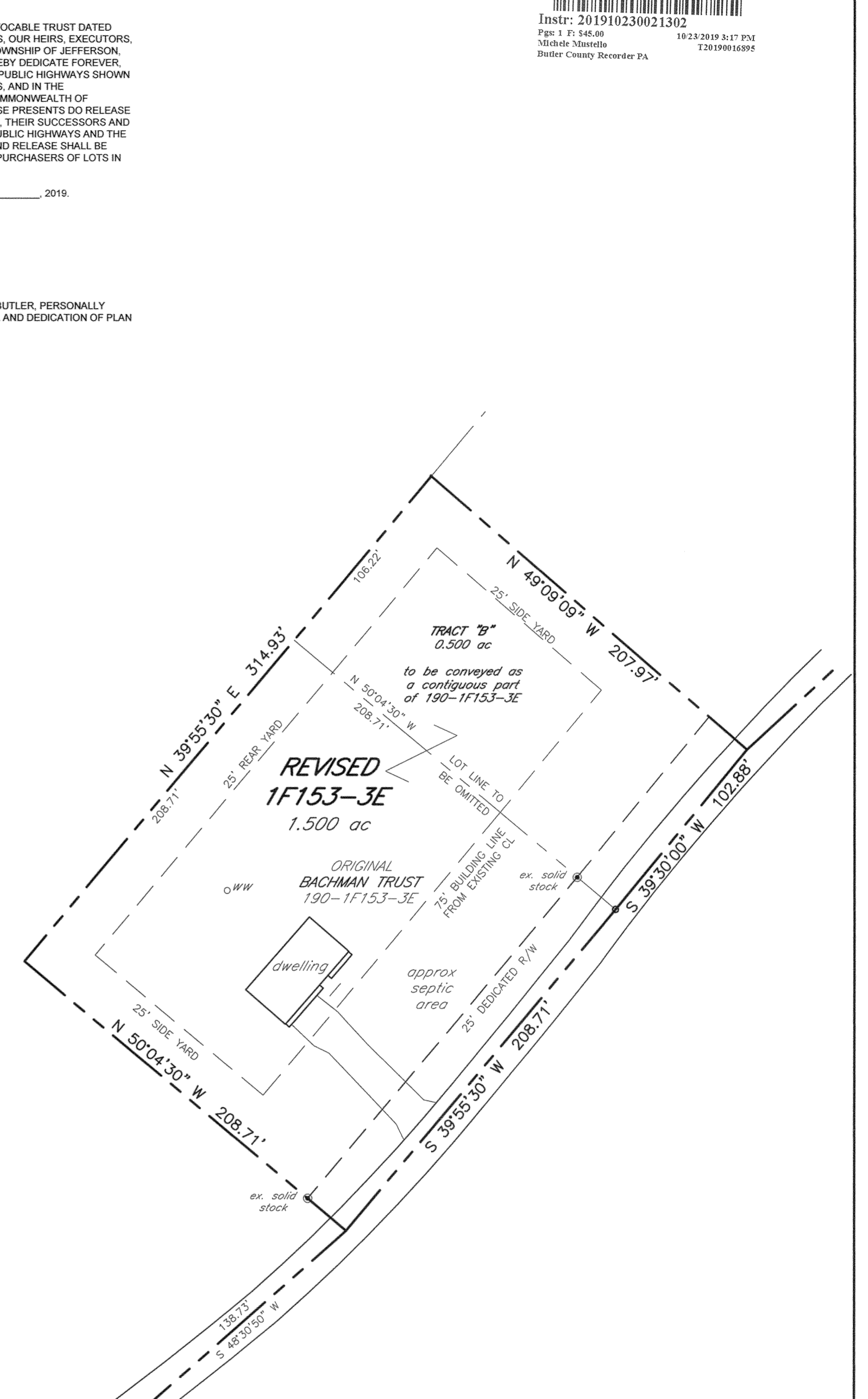
PROPERTY AREAS:

EXISTING TOTALS	
Original 1F153-3	53.05 ac (as assessed)
Original 1F153-3D3	0.486 ac
Original 1F153-3E	1.000 ac
EXISTING TOTAL	54.536 ac
REVISED TOTALS	
Original 1F153-3	53.05 ac (as assessed)
- Tract A	1.119 ac
- Tract B	0.500 ac
RESIDUAL TOTAL	51.43 ac (as assessed)
REVISED 1F153-3D3	
Original 1F153-3D3	0.486 ac
+ Tract A	1.119 ac
REVISED 3D3 TOTAL	1.605 ac
REVISED 1F153-3E	
Original 1F153-3E	1.000 ac
+ Tract B	0.500 ac
REVISED 3E TOTAL	1.500 ac
REVISED TOTALS	
Residual (Rev 1F153-3)	51.43 ac (as assessed)
Revised 1F153-3D3	1.605 ac
+ Revised 1F153-3E	1.500 ac
REVISED TOTAL	54.535 ac

SITE ENLARGEMENT:

RESIDUAL
 51.43 ac
 (not field verified)

ORIGINAL BACHMAN ESTATE
 190-1F153-3



REV	DESCRIPTION	BY	DATE
A	REVISED TRACT B AREA TO INCREASE TO 0.500 AC REMOVED RAISED DWELLINGS	SDG	9/30/19



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

PROJECT DESCRIPTION
R. BACHMAN ESTATE PLAN
 BEING A
 LOT LINE REVISION
 FOR
 RALPH BACHMAN ESTATE

SITUATE
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/21/19	BAG	Sdg	Varies
PROJECT NO.	TAX PARCEL NO.	REVISION	
19-108	190-1F153-3, 3D3 & 3E	A	

RECORDED
 PLAN BOOK 381 PAGE 48
 SHEET _____ OF _____

We, owners of the land shown on the B.L. Ferguson Plan No. 2, hereby adopt this plan as our plan and irrevocably dedicate all streets and other property identified 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 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 shall be binding upon our heirs, executors and assigns.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the hereon named Jonathan R. Morris and Janessa L. Garter 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 9 day of OCTOBER 2019. My commission expires the 17 day of FEBRUARY 2023.

INSTR: 201910230021313
Page 1 of 545-00
Michele Mustello
Butler County Recorder PA
1023-2019-311 PVI
72619018095

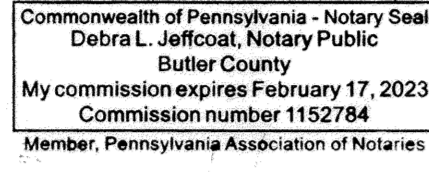
Nancy Ann Ferguson
Barbara L. Ferguson, Executrix
Jonathan Morris
Jonathan R. Morris

Janessa L. Garter
Janessa L. Garter

Leslie Knox
Leslie Knox, Executrix
Barbara L. Ferguson, Executrix & Leslee Knox, Executrix

Witness My Hand and Notarial Seal this 9 day of OCTOBER 2019.

My commission expires the 17 day of FEBRUARY 2023.



I hereby certify that title to the property contained in lot 1R of the original B.L. Ferguson Plan is in the name of Barbara L. Ferguson and is recorded as part of deed book instrument 200112040034676. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: *Nancy Ann Ferguson*, Executrix
Jonathan Morris, Executrix

We hereby certify that title to the property contained in lot 4 of the original B.L. Ferguson Plan is in the name of Jonathan R. Morris and Janessa L. Garter and is recorded as part of deed book instrument No. 201605160009441.

Witness: *Jonathan R. Morris*
Janessa L. Garter

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.

8 October '19
Date

The Board of Supervisors of the Township of Middlesex, hereby gives notice that in approving this plan for recording, the Township of Middlesex has no obligation to improve or maintain such streets, land or facilities.

Secretary: *Sam Lund*
Chairman: *Jeff Kuff*

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. 20 effective this 16th day of October 2019.

Secretary: *Sam Lund*
Chairman: *Jeff Kuff*

Reviewed by the Planning Commission of the Township of Middlesex, this 24th day of September 2019.

Secretary: *Sam Lund*
Chairman: *Lee T. Tol*

1. Jeffrey Mikescic, a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, 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.

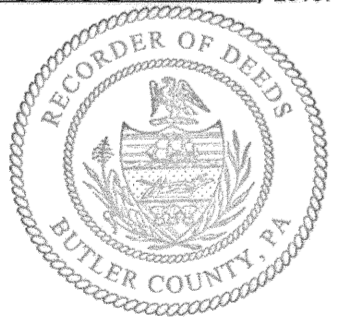
Date: 10/16/19
Reg. No. PE083712
Seal: *Jeffrey A. Mikescic*

Reviewed by the Butler County Planning Commission this 13th day of SEPT. 2019.

Secretary: *Conroy*
Chairman: *Stacy*

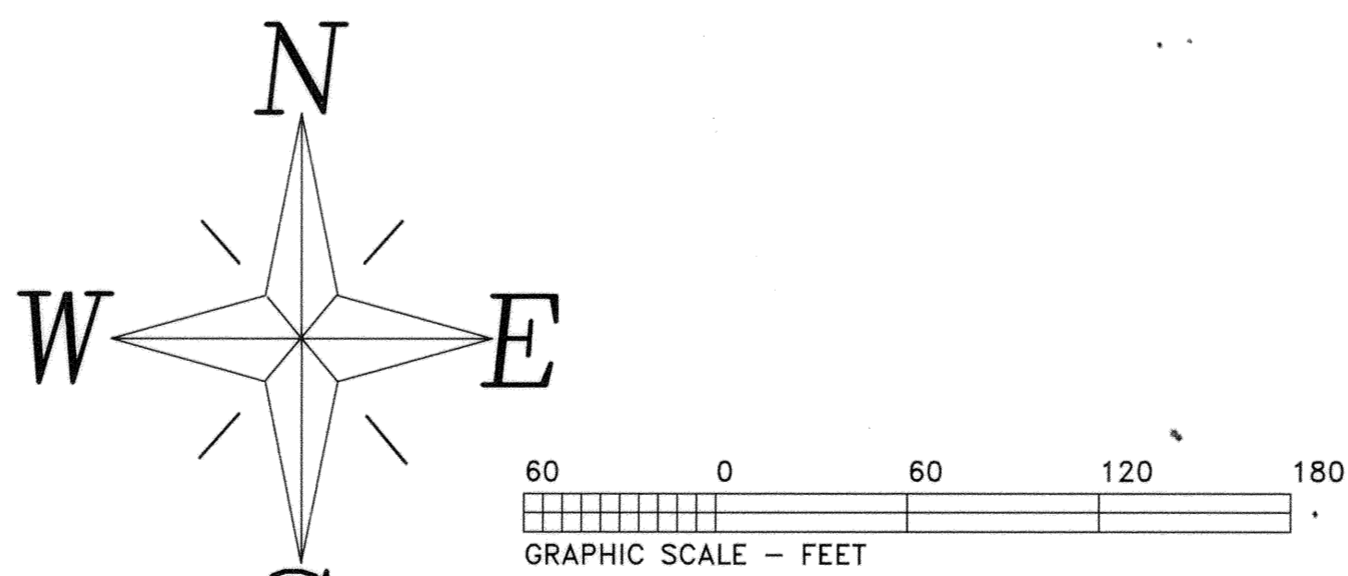
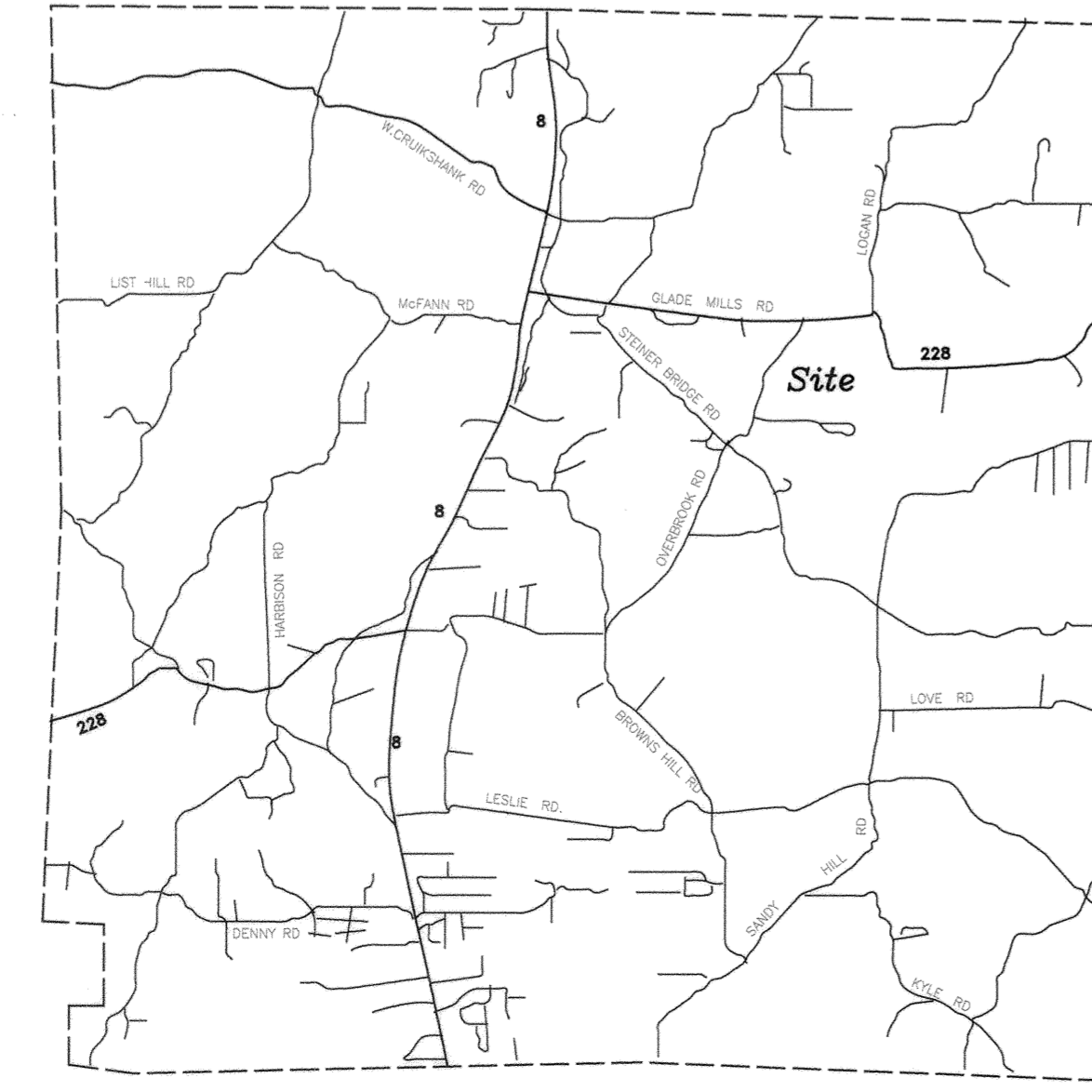
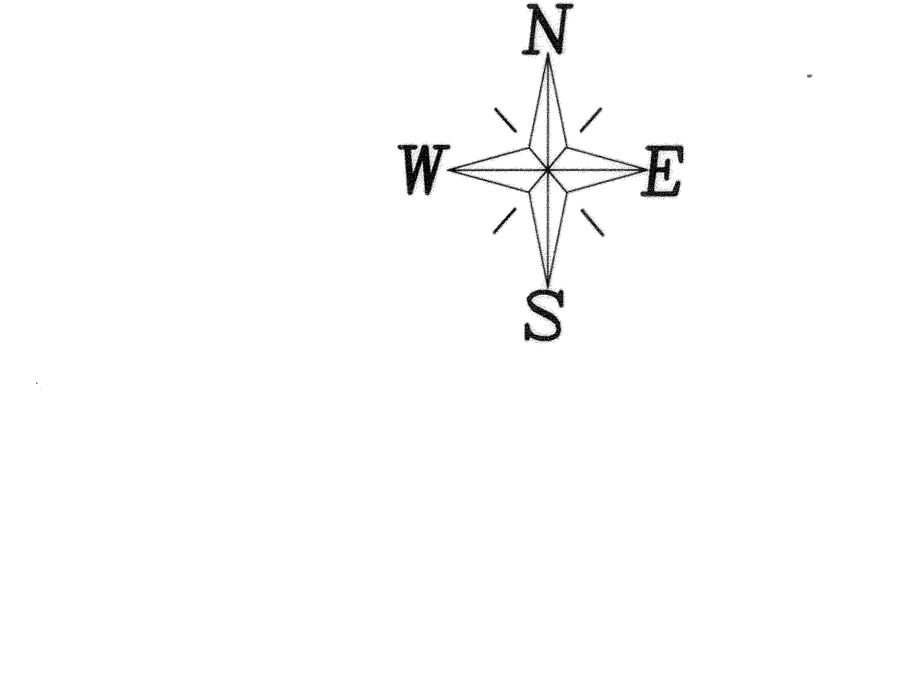
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 381 Page 49.
Given under my hand and seal this 23 day of October 2019.

Michele M. Mustello
Recorder



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

Vicinity Map



NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.
SAXONBURG AREA AUTHORITY
As per the Authority letter dated September 2019, public sanitary sewer service is available and the Saxonburg Area Authority has the capacity to accommodate proposed lot 5 of the hereon plan.
WAIVER REQUEST
A waiver request was submitted for the relief of an impact assessment study as per ord. 150-23.
MONUMENT DATA
Pennsylvania State Coordinate System
NAD '83
Latitude: 512,561.41
Longitude: 1,371,117.58

B. L. Ferguson Plan No. 2

being a further subdivision of Lot 1R and a revision of Lot 4 of the B.L. Ferguson Plan
Plan Book Volume 352/49

Owner:
Barbara L. Ferguson
450 Overbrook Road
Valencia, PA 16059
Cryota.garter@gmail.com

RECORDED	20
PLAN BOOK	PAGE
381	49
SHEET of	

STANLEY D. GRAFF
REGISTERED PROFESSIONAL SURVEYOR
NO. 30161-E
PENNSYLVANIA

Barbara L. Ferguson and
Jonathan R. Morris & Janessa L. Garter
SUBDIVISION SURVEY
PROJECT No: 19203
SITUAITE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA
DATE: 9/05/19 REV: 9/23/19 DWN:By: Sdg CHK:By:

9/23/19...min.15' accessory side yard

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

L. J. Miller Farm Plan
Plan Book Volume 13/22

N/F L. J. Miller
230-S6-29
Zone R-2

N/F D.M. Bowman
230-S6-29A1
Zone R-2

Amended Tract 1R
original Tract 1R... 8.358 acres
less Tract B... 2.000 acres
6.358 Acres
to centerline
6.275 ac.
to right-of-way

Tract "A"... 0.319 ac.
Tract "B"... 2.000 ac.
2.319 Acres
to centerline
2.257 ac.
to right-of-way

Tract "A"... 0.319 ac.
less Tract A... 0.319 ac.
revised Lot 4 1.329 Acres
to centerline
1.207 ac.
to right-of-way

Tract 2R
Tract "B"
2.000 ac.
part of Original lot 1R

N/F E.J. Paslawski
230-S13-A25
Zone R-2

N/F J.J. King
230-2F75-27B
Zone R-2

Kings' Overbrook Plan
Tract 2R
Plan Book Volume 336/16

N/F J.J. King
230-2F75-27B
Zone R-2

Total 10.006 Acres
- Zone -
Modified Intensity Residential (R-2)

Secretary: *Sam Lund*
Chairman: *Jeff Kuff*

Reviewed by the Planning Commission of the Township of Middlesex, this 24th day of September 2019.

Secretary: *Sam Lund*
Chairman: *Lee T. Tol*

1. Jeffrey Mikescic, a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, 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.

Date: 10/16/19
Reg. No. PE083712
Seal: *Jeffrey A. Mikescic*

Reviewed by the Butler County Planning Commission this 13th day of SEPT. 2019.

Secretary: *Conroy*
Chairman: *Stacy*

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 381 Page 49.
Given under my hand and seal this 23 day of October 2019.

Michele M. Mustello
Recorder

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

Vicinity Map

Main site plan showing Tract 2R, Lot 4R, Lot 5, and Amended Tract 1R with detailed boundary measurements and bearings.

North arrow and graphic scale in feet (0, 60, 120, 180).

NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process.
SAXONBURG AREA AUTHORITY
As per the Authority letter dated September 2019, public sanitary sewer service is available and the Saxonburg Area Authority has the capacity to accommodate proposed lot 5 of the hereon plan.
WAIVER REQUEST
A waiver request was submitted for the relief of an impact assessment study as per ord. 150-23.
MONUMENT DATA
Pennsylvania State Coordinate System
NAD '83
Latitude: 512,561.41
Longitude: 1,371,117.58

B. L. Ferguson Plan No. 2
being a further subdivision of Lot 1R and a revision of Lot 4 of the B.L. Ferguson Plan
Plan Book Volume 352/49

Owner:
Barbara L. Ferguson
450 Overbrook Road
Valencia, PA 16059
Cryota.garter@gmail.com

RECORDED	20
PLAN BOOK	PAGE
381	49
SHEET of	

OWNER'S ADOPTION
 WE, SALLIE STARR PARACCA (ALSO KNOWN AS SALLY STARR PARACCA) & PETER A. PARACCA AND SUSAN ANN STARR & SANDIE LEIGH STARR, OWNERS OF THE LAND SHOWN ON THE STARR PARACCA PLAN, 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 OUR HEIRS, EXECUTORS, AND ASSIGNS.

Sallie Starr Paracca x Peter A. Paracca
 AKA SALLY STARR PARACCA
 Susan Ann Starr x Sandie Leigh Starr

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, SALLIE STARR PARACCA (ALSO KNOWN AS SALLY STARR PARACCA) & PETER A. PARACCA AND SUSAN ANN STARR & SANDIE LEIGH STARR, 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 9 DAY OF OCTOBER, 2019.
 MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

Notary Public: Stanley D. Graff
 My commission expires February 17, 2023
 Commission number 1152784

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.

26 SEPT '19
 Stanley D. Graff
 REG. NO. SU-000161E

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.

Secretary: [Signature]

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 21, EFFECTIVE THIS 16th DAY OF October, 2019.

Secretary: [Signature]

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 24th DAY OF September, 2019.

Secretary: [Signature]

I, 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 Mikesic
 Registration No. PE083712
 Date: 10/16/19

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 13th DAY OF SEPT, 2019.

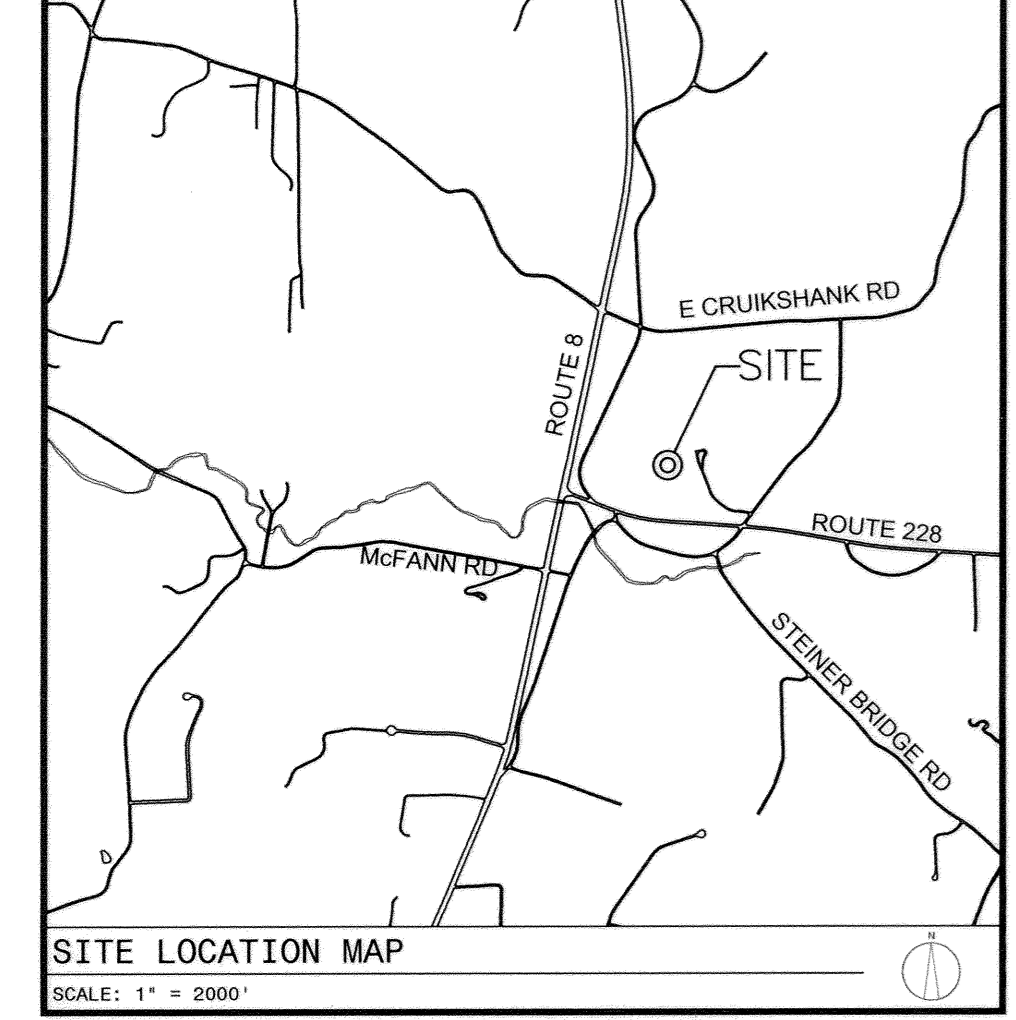
Secretary: [Signature]

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 381, PAGE(S) 50.

GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF October, 2019.

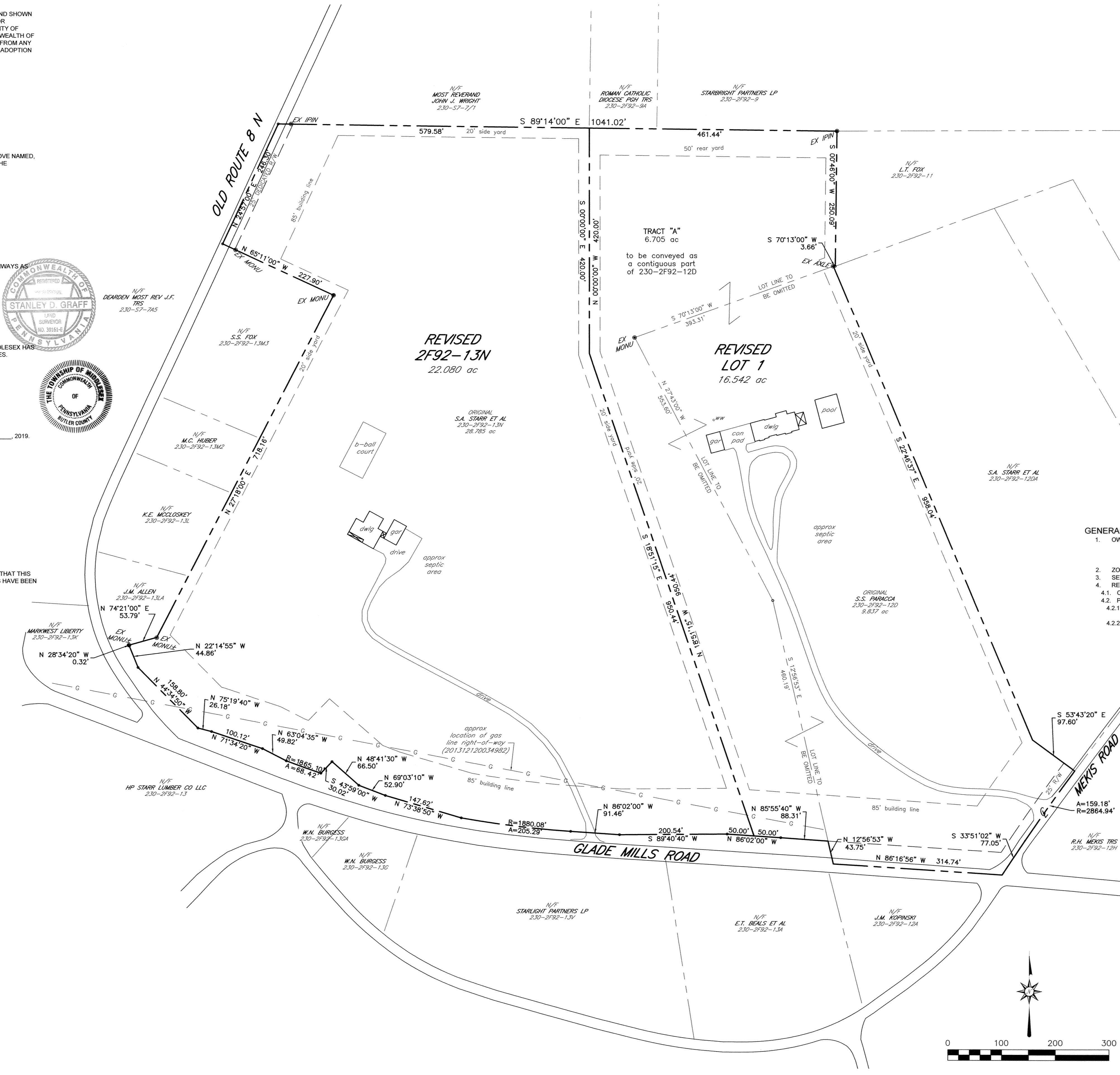
Recorder: Michele M. Mustello

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



MIDDLESEX TOWNSHIP C-3 REGIONAL COMMERCE DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	1 ac
Min. Lot Width	150 feet
Min. Front Yard	85' from front lot line plus 1' for each building foot over 36'
Min. Side Yard Depth	Adjoining A/S or R District: 50' All others: 20' each side
Min. Rear Yard Depth	50 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.



Inst: 201910230021304
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 130866-104000
 Butler County Recorder PA
 1209090899

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
230-2F92-13N	28.785 AC
+230-2F92-12D (LOT 1)	9.837 AC
EXISTING TOTAL	38.622 AC
REVISED 230-2F92-13N	28.785 AC
-TRACT A	6.705 AC
REVISED 2F92-13N TOTAL	22.080 AC
REVISED LOT 1	9.837 AC
-TRACT A	6.705 AC
REVISED 1F69-30 TOTAL	16.542 AC
REVISED TOTALS	
REVISED 230-2F92-13N	22.080 AC
-REVISED LOT 1	16.542 AC
REVISED TOTAL	38.622 AC

- GENERAL NOTES:**
- OWNERS: 230-2F92-12D - SALLIE STARR PARACCA & PETER A. PARACCA
230-2F92-13N - SUSAN ANN STARR, SANDIE LEIGH STARR & SALLIE STARR PARACCA
 - ZONING DISTRICT: C-3 REGIONAL COMMERCE DISTRICT
 - SETBACKS: SEE TABLE
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - STARR SUBDIVISION NO. 1
PLAN BOOK 250 P6G 42
 - 1975 YELITO SURVEY FOR WILLIAM & MARY ANN STARR
DATED 9/22/1975

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION
STARR PARACCA PLAN
 BEING A
LOT LINE REVISION
 FOR
 S. STARR PARACCA & P.A. PARACCA
 S.A. STARR, S.L. STARR & S. STARR-PARACCA

SITUATE
 MIDDLESEX TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/26/19	BAG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
18-249	230-2F92-12D & 13N	-

RECORDED	20
PLAN BOOK	PAGE
381	50
SHEET	of

STARR PARACCA PLAN
 Being a lot line revision of Lot 1 (230-2F92-12D) and 230-2F92-13N