CORPORATE ADOPTION (ADAMS TOWNSHIP)

KNOW ALL MEN BY THESE PRESENTS, THAT GABRIEL'S CREST DEVELOPMENT, LLC., BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, GABRIEL'S CREST DEVELOPMENT, LLC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE 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 GABRIEL'S CREST DEVELOPMENT, LLC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 21st DAY OF February 20 20

GABRIEL'S CREST DEVELOPMENT, LLC.

ATTEST:

SECRETARY (PRESIDENT)

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

GABRIEL'S CREST DEVELOPMENT, LLC.

(PRESIDENT)

CORPORATTION ACKNOWLEDGMENT (ADAMS TOWNSHIP)

ON THIS 21st DAY OF February 20 20 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED PRESIDENT OF GABRIEL'S CREST DEVELOPMENT, LLC., WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATIONS 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 GABRIEL'S CREST DEVELOPMENT, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PRESIDENT OF GABRIEL'S CREST DEVELOPMENT, LLC., IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING .

GABRIEL'S CREST DEVELOPMENT, LLC. Butler PKR — Christopher J. Kaelik RKK

(PRESIDENT)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF February 20 20

Paula K Rouda
NOTARY PUBLIC

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

MY COMMISSION EXPIRES THE 21st DAY OF February 20 20

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY, THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GABRIEL'S CREST SUBDIVISION PLAN IS IN THE NAME OF THE GABRIEL'S CREST DEVELOPMENT, LLC. AND IS RECORDED IN INSTRUMENT

Paula K Rouda
WITNESS

PRESIDENT

Community Bank MORTGAGEE OF THE PROPERTY CONTAINED IN THE GABRIEL'S CREST RESIDENTIAL SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Paula K Rouda
WITNESS

NAME, TITLE AND MORTGAGEE
STEVEN M. [illegible], VP Community Bank

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND SIGNED ON THIS 10th DAY OF July 2019

TOWNSHIP SECRETARY CHAIRPERSON

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVSORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA , AND SIGNED ON THIS 9th DAY OF March 20 20

Janet L Lockhart — TOWNSHIP SECRETARY
CHAIRPERSON
SUPERVISOR — Edward L Vogel
SUPERVISOR
SUPERVISOR
SUPERVISOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 21st DAY OF FEB. A.D. 20 19 LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED FEB. 21st A.D. 20 19

DIRECTOR — CHAIRPERSON

TOWNSHIP ENGINEER'S CERTIFICATION

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

03-04-2020 — DATE
NAME
24400 E — REGISTRATION NUMBER

PROFESSIONAL LAND SURVEYORS CERTIFICATION

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

2/6/2020 — DATE
GARY A SHEFFLER, JR. P.L.S.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 385 PAGE(S) 1-5

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF April 2020

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

ADAMS TOWNSHIP PLANNING COMMISSION

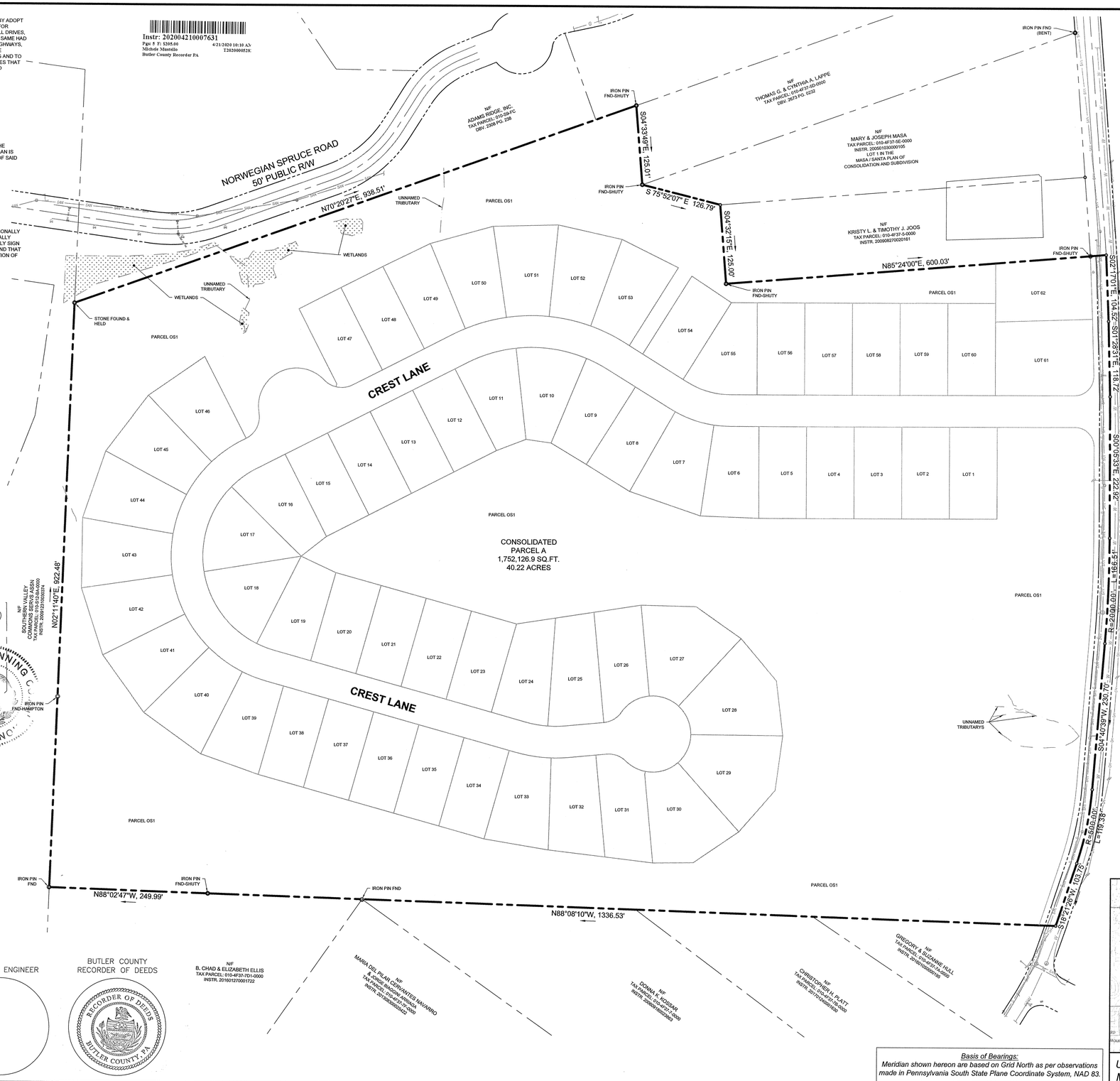
ADAMS TOWNSHIP BOARD OF SUPERVISORS

REGISTERED SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, GARY A. SHEFFLER, JR., SURVEYOR, No. SU075110

TOWNSHIP ENGINEER

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

Instr: 202004210007631
Page 5 Ft $285.00 4/21/2020 10:10 AM
Michele Mustello
Butler County Recorder PA
T2020000528



PROPOSED PARCEL AREA					
NAME	AREA	AREA	NAME	AREA	AREA
LOT 1	0.25 AC.	10,875.0 SQ.FT.	LOT 20	0.25 AC.	10,730.0 SQ.FT.
LOT 2	0.25 AC.	10,875.0 SQ.FT.	LOT 21	0.25 AC.	10,730.0 SQ.FT.
LOT 3	0.25 AC.	10,875.0 SQ.FT.	LOT 22	0.25 AC.	10,730.0 SQ.FT.
LOT 4	0.25 AC.	10,875.0 SQ.FT.	LOT 23	0.25 AC.	10,730.0 SQ.FT.
LOT 5	0.25 AC.	10,875.0 SQ.FT.	LOT 24	0.27 AC.	11,926.3 SQ.FT.
LOT 6	0.27 AC.	11,730.5 SQ.FT.	LOT 25	0.30 AC.	12,891.9 SQ.FT.
LOT 7	0.30 AC.	12,873.0 SQ.FT.	LOT 26	0.27 AC.	11,849.0 SQ.FT.
LOT 8	0.26 AC.	11,178.5 SQ.FT.	LOT 27	0.37 AC.	16,129.4 SQ.FT.
LOT 9	0.26 AC.	11,225.8 SQ.FT.	LOT 28	0.37 AC.	16,163.9 SQ.FT.
LOT 10	0.26 AC.	11,197.3 SQ.FT.	LOT 29	0.37 AC.	16,163.9 SQ.FT.
LOT 11	0.26 AC.	11,146.6 SQ.FT.	LOT 30	0.34 AC.	14,924.5 SQ.FT.
LOT 12	0.25 AC.	10,875.0 SQ.FT.	LOT 31	0.27 AC.	11,714.3 SQ.FT.
LOT 13	0.25 AC.	10,875.0 SQ.FT.	LOT 32	0.28 AC.	12,155.3 SQ.FT.
LOT 14	0.25 AC.	10,875.0 SQ.FT.	LOT 33	0.28 AC.	12,119.4 SQ.FT.
LOT 15	0.25 AC.	10,875.0 SQ.FT.	LOT 34	0.25 AC.	10,730.0 SQ.FT.
LOT 16	0.26 AC.	11,294.7 SQ.FT.	LOT 35	0.25 AC.	10,730.0 SQ.FT.
LOT 17	0.26 AC.	11,317.2 SQ.FT.	LOT 36	0.25 AC.	10,730.0 SQ.FT.
LOT 18	0.26 AC.	11,317.2 SQ.FT.	LOT 37	0.24 AC.	10,440.0 SQ.FT.
LOT 19	0.26 AC.	11,281.4 SQ.FT.	LOT 38	0.24 AC.	10,440.0 SQ.FT.
			LOT 39	0.27 AC.	11,830.1 SQ.FT.
			LOT 40	0.29 AC.	12,498.1 SQ.FT.
			LOT 41	0.29 AC.	12,498.1 SQ.FT.
			LOT 42	0.29 AC.	12,498.1 SQ.FT.
			LOT 43	0.29 AC.	12,498.1 SQ.FT.
			LOT 44	0.29 AC.	12,498.1 SQ.FT.
			LOT 45	0.29 AC.	12,498.1 SQ.FT.
			LOT 46	0.28 AC.	12,352.5 SQ.FT.
			LOT 47	0.25 AC.	10,694.9 SQ.FT.
			LOT 48	0.25 AC.	10,730.0 SQ.FT.
			LOT 49	0.26 AC.	11,215.7 SQ.FT.
			LOT 50	0.28 AC.	12,136.1 SQ.FT.
			LOT 51	0.28 AC.	12,136.1 SQ.FT.
			LOT 52	0.28 AC.	12,136.1 SQ.FT.
			LOT 53	0.27 AC.	11,975.9 SQ.FT.
			LOT 54	0.25 AC.	10,798.8 SQ.FT.
			LOT 55	0.27 AC.	11,758.1 SQ.FT.
			LOT 56	0.25 AC.	10,875.0 SQ.FT.
			LOT 57	0.25 AC.	10,875.0 SQ.FT.
			LOT 58	0.25 AC.	10,875.0 SQ.FT.
			LOT 59	0.25 AC.	10,875.0 SQ.FT.
			LOT 60	0.25 AC.	10,875.0 SQ.FT.
			LOT 61	0.41 AC.	48,048.4 SQ.FT.
			LOT 62	0.33 AC.	14,459.7 SQ.FT.
			PARCEL OS1	19.56 AC.	851,821.8 SQ.FT.
			PUBLIC R/W	2.09 AC.	91,056.0 SQ.FT.

PLAN BOOK	PAGE
385	1

CONSOLIDATED PARCEL "A"	
TOTAL AREA	40.22 AC.

NOTE:
o = *INDICATES LOCATION OF 5/8" CAPPED IRON PIN TO BE SET UPON RECORDING OF THIS PLAN.*

ZONING INFORMATION:

ZONING: R-3 - RESIDENTIAL MULTI-FAMILY

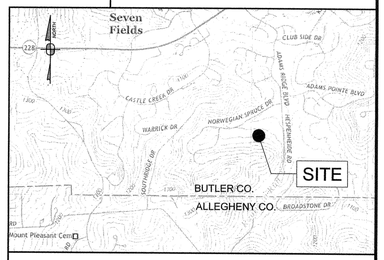
TOTAL SITE AREA: 40.22 ACRES

REQUIRED OPEN SPACE (10%): 4.0 ACRES
PROPOSED OPEN SPACE: 19.67 ACRES (49%)

MIN. SINGLE FAMILY AREA (50%): 20.2 ACRES
PROPOSED SINGLE FAMILY AREA: 20.55 ACRES (51%)

10,000.0 SQ.FT. MIN LOT SIZE REQUIRED
10,000.0 SQ.FT. MIN LOT SIZE PROVIDED

SINGLE FAMILY YARD REQUIREMENTS:
60' MIN. LOT WIDTH @ FRONT SETBACK
25' MIN. FRONT SETBACK
25' MIN. REAR SETBACK
10' MIN. SIDE SETBACK



Basis of Bearings:
Meridian shown hereon are based on Grid North as per observations made in Pennsylvania South State Plane Coordinate System, NAD 83.

USGS Mapping
Mars, PA Quadrangle

SCALE: 1"= 2000'

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

POCS SER. #: DESIGN - 20181863537
DIG - 20181863543

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.

NORTH

Horizontal Scale
0 80' 160'
(Feet)
1 inch =80 ft.

Date:	Revision Description:	By:
1/9/2019	Initial Preliminary/Final Submission	GLF
5/2/2019	Revised per Township Comments	GLF
6/24/2019	Revised per Township Comments	GLF
7/19/2019	Revised per Township Comments	GLF
10/22/2019	Lot line adjustments	GLF
02/18/2020	Added Easements per Builder request.	AGM
02/20/2020	Revised Recording Certificates	ALB

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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

GABRIEL'S CREST
Subdivision Plan

Prepared For:
Gabriel's Crest Development, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

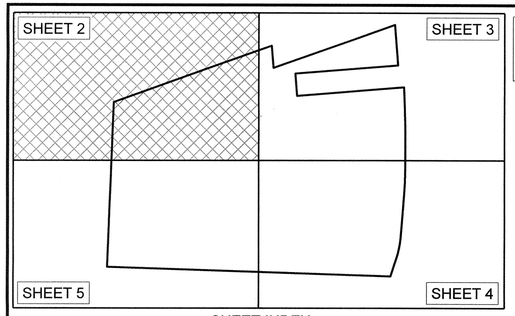
Being a subdivision of consolidated Parcel "A", in the Masa / Santa Plan of Consolidation / Subdivision, recorded in Plan Book 382, Page No. 38.

DRAWING SCALE:	*1"=80'*	*DRAWN BY:*	*AGM*
DATE ISSUED:	*08/08/18*	*REVIEWED BY:*	*GAS*
PROJECT JOB#:	*3681*	*FIELD BOOK #:*	*####*
CADD#:	*3681-Gabriels Crest - LN2 - Pg1 - Overall.dwg*		

Gabriel's Crest Development, LLC
Attn: Chris Kaclik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: qkf@zoominternet.net

Sheet No.

REC 1



SHEET INDEX

NOTE:
WETLAND AND STREAMS SHOWN HEREON WERE DELINEATED BY ECCOTUNE ENVIRONMENTAL CONSULTANTS, DATED JUNE 2018, AND REVISED AUGUST 2018.

OPEN SPACE NOTES:

THE HOME OWNERS' ASSOCIATION (HOA) SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE SHOWN ON THESE PLAN SHEETS. THE MAINTENANCE OF THE OPEN SPACE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS;

1. THE STORM WATER MANAGEMENT SYSTEMS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY, AND THOSE SYSTEMS WITHIN THE OPEN SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE PROJECT'S STORMWATER MANAGEMENT OPERATION AND MAINTENANCE (O&M) AGREEMENT AND DECLARATION OF EASEMENTS, TO BE RECORDED UPON APPROVAL OF THESE PLANS.
2. THE OPEN SPACE CONTAINS LARGE PORTIONS OF WOODED AREA. THESE WOODED AREAS ARE TO BE PROTECTED AND MAINTAINED BY THE HOA. THE WOODED AREAS ARE NOT TO BE DISTURBED UNLESS SELECT CUTTING OF TREES IS DETERMINED TO BE NECESSARY DUE TO DISEASE, UNDESIRABILITY OF SPECIES, OR OTHER REASONS AFFECTING THE QUALITY AND HEALTH OF THE WOODLAND. THE HOA SHALL PRESENT EVIDENCE TO THE TOWNSHIP FROM A PROFESSIONAL ARBORIST, FORESTER, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS TO THE NATURE AND EXTENT OF THE PROPOSED DISTURBANCE. THE TOWNSHIP SHALL MAKE THE FINAL DETERMINATION, AND APPROVE ALL ACTIVITIES.

SEE SHEET 3

NORWEGIAN SPRUCE ROAD
50' PUBLIC R/W

N70°20'27"E 938.51'

NIF
ADAMS RIDGE, INC.
TAX PARCEL 010-S9-FC
DBV. 2308 PG. 238

IRON PIN FND-SHUTY

NIF
THOMAS G. & CYNTHIA A. LAPPE
TAX PARCEL 010-4F37-5D-0000
DBV. 2673 PG. 0232

S04°33'49"E 125.01'

S 75°52'07" E 126.79'

S04°32'15"E, 125.00'

PROP VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT FOR STORMWATER MANAGEMENT FACILITIES

NIF
SOUTHERN VALLEY COMMONS SERVS ASSN
TAX PARCEL: 010-S12-BA-0000
INSTR. 200912310030374

NIF
ADAMS RIDGE, INC.
TAX PARCEL: 010-S9-FC
DBV. 2308 PG. 238

50' DRAINAGE EASEMENT

STONE FOUND & HELD

LOT 44
12,498.1 SQ.FT.
0.29 ACRES
PROP. VARIABLE WIDTH (20' MIN.) SANITARY SEWER EASEMENT ON CENTER DEDICATED TO BCRA

LOT 45
12,498.1 SQ.FT.
0.29 ACRES
PRIVATE 10' DRAINAGE EASEMENT

LOT 46
12,352.5 SQ.FT.
0.28 ACRES

LOT 47
10,694.9 SQ.FT.
0.25 ACRES

LOT 48
10,730.0 SQ.FT.
0.25 ACRES

LOT 49
11,215.7 SQ.FT.
0.26 ACRES
PRIVATE 10' DRAINAGE EASEMENT
PROP. VARIABLE WIDTH (20' MIN.) SANITARY SEWER EASEMENT ON CENTER DEDICATED TO BCRA

LOT 50
12,136.1 SQ.FT.
0.28 ACRES

LOT 51
12,136.1 SQ.FT.
0.28 ACRES
20' DRAINAGE EASEMENT

LOT 52
12,136.1 SQ.FT.
0.28 ACRES

LOT 53
11,975.9 SQ.FT.
0.27 ACRES
PRIVATE 10' DRAINAGE EASEMENT
PROP. VARIABLE WIDTH (20' MIN.) SANITARY SEWER EASEMENT ON CENTER DEDICATED TO BCRA

LOT 54
10,798.8 SQ.FT.
0.25 ACRES
25' DRAINAGE/ ACCESS EASEMENT

LOT 55
11,758.1 SQ.FT.
0.27 ACRES

LOT 7
12,873.0 SQ.FT.
0.30 ACRES

LOT 8
11,178.5 SQ.FT.
0.26 ACRES
PRIVATE 10' DRAINAGE EASEMENT

LOT 9
11,225.8 SQ.FT.
0.26 ACRES
PRIVATE 10' DRAINAGE EASEMENT

LOT 10
11,197.3 SQ.FT.
0.26 ACRES

LOT 11
11,146.6 SQ.FT.
0.26 ACRES
20' DRAINAGE EASEMENT

LOT 12
10,875.0 SQ.FT.
0.25 ACRES
25' FRONT SETBACK
25' REAR SETBACK

LOT 13
10,875.0 SQ.FT.
0.25 ACRES

LOT 14
10,875.0 SQ.FT.
0.25 ACRES

LOT 15
10,875.0 SQ.FT.
0.25 ACRES

LOT 16
11,294.6 SQ.FT.
0.26 ACRES

LOT 6
11,730.5 SQ.FT.
0.27 ACRES
PROP. VARIABLE WIDTH (20' MIN.) SANITARY SEWER EASEMENT ON CENTER DEDICATED TO BCRA
PRIVATE 10' DRAINAGE EASEMENT

CREST LANE
(50' PUBLIC R/W)

R=275.00', L=283.47'
CHORD: S88°29'45"W 67.24'
L=67.41'
CHORD: N77°27'31"W 67.24'
L=67.41'
CHORD: S68°11'12"W 21.51'
L=21.51'
CHORD: S74°27'02"W 67.24'
L=67.41'

R=250.000, L=257.704'
CH: N87°31'26"W 246.44'

R=225.00', L=231.93'
CHORD: S82°02'02"E 112.06'
L=113.25'
CHORD: S82°48'13"E 37.74'
L=37.78'
CHORD: N73°14'45"E 80.47'
L=80.90'

R=125.00', L=70.03'
R=150.000, L=84.036'
CH: N74°02'35"W 82.94'
R=175.00', L=98.04'
CHORD: S59°18'15"E 8.01'
L=8.01'
CHORD: S71°19'09"E 64.51'
L=64.88'
CHORD: S85°58'29"E 25.13'
L=25.15'

R=38.00', L=48.68'
CHORD: S60°07'21"E 21.54'
L=21.84'
CHORD: S83°10'42"W 26.28'
L=26.84'
R=60.00', L=53.73'
R=40.00', L=45.86'
CHORD: S54°35'39"W 43.57'
L=44.57'
CHORD: N53°47'10"E 49.36'
L=48.05'
CHORD: N71°37'58"E 40.89'
L=46.05'

VARIABLE WIDTH DRAINAGE EASEMENT

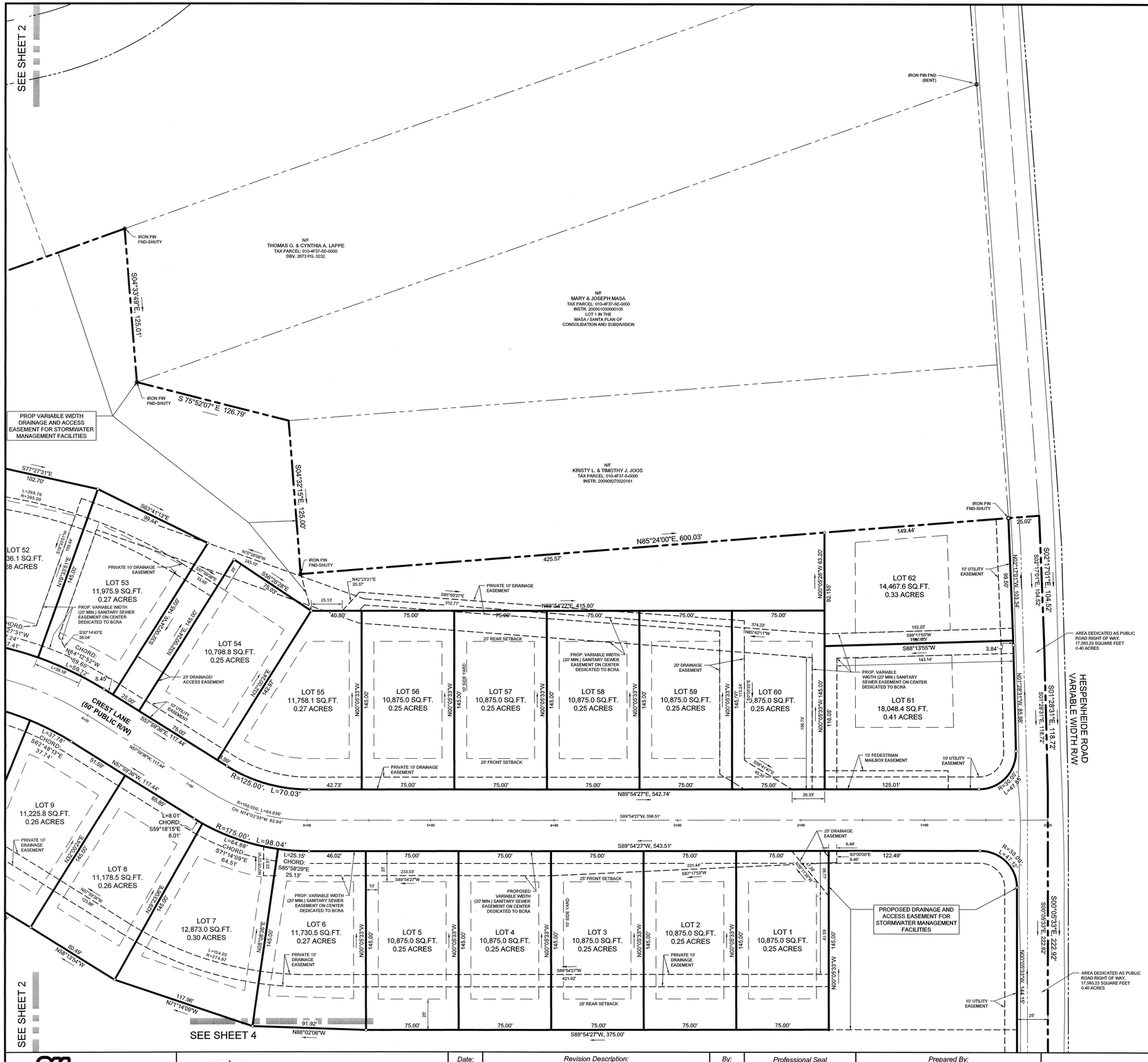
CL INT @ STA. 13+28.63

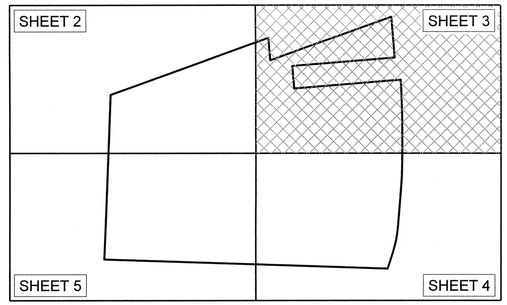
10' UTILITY EASEMENT

20' DRAINAGE EASEMENT

25' REAR SETBACK

N63°49'45"E 83.27'
N74°27'02"E 102.70'
N88°29'45"E 102.70'
S77°27'31"E 102.70'
S63°41'15"E 39.44'
S62°56'43"E, 371.18'
S62°56'43"W, 300.00'
S65°49'45"W 40.90'
S82°02'02"W 39.84'
N65°59'08"W 64.97'
N68°13'04"W 80.49'
N71°14'09"W 117.96'
N88°02'06"W 91.92'
N70°39'09"W 343.10'
S62°56'43"E, 177.02'
S62°56'43"W, 371.18'
S62°56'43"E, 177.44'
N62°56'43"E 8.33'
N87°49'20"W 34.45'
N55°04'07"E, 107.87'
N07°06'49"E, 111.10'
N15°50'24"E, 111.10'
N21°03'17"W, 152.17'
N27°03'17"W, 145.00'
N62°56'43"E 148.00'
S68°56'17"W 356.59'
S68°29'17"W 288.22'
N 27°03'17" W 145.00'
N 62°56'43" E 74.00'
S 27°03'17" E 145.00'
S 62°56'43" W 74.00'
N 27°03'17" W





SHEET INDEX

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OPEN SPACE NOTES:

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SEE SHEET 4

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POCS SER. #: DESIGN - 20181863537
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Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

GABRIEL'S CREST
Subdivision Plan

Prepared For:
Gabriel's Crest Development, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

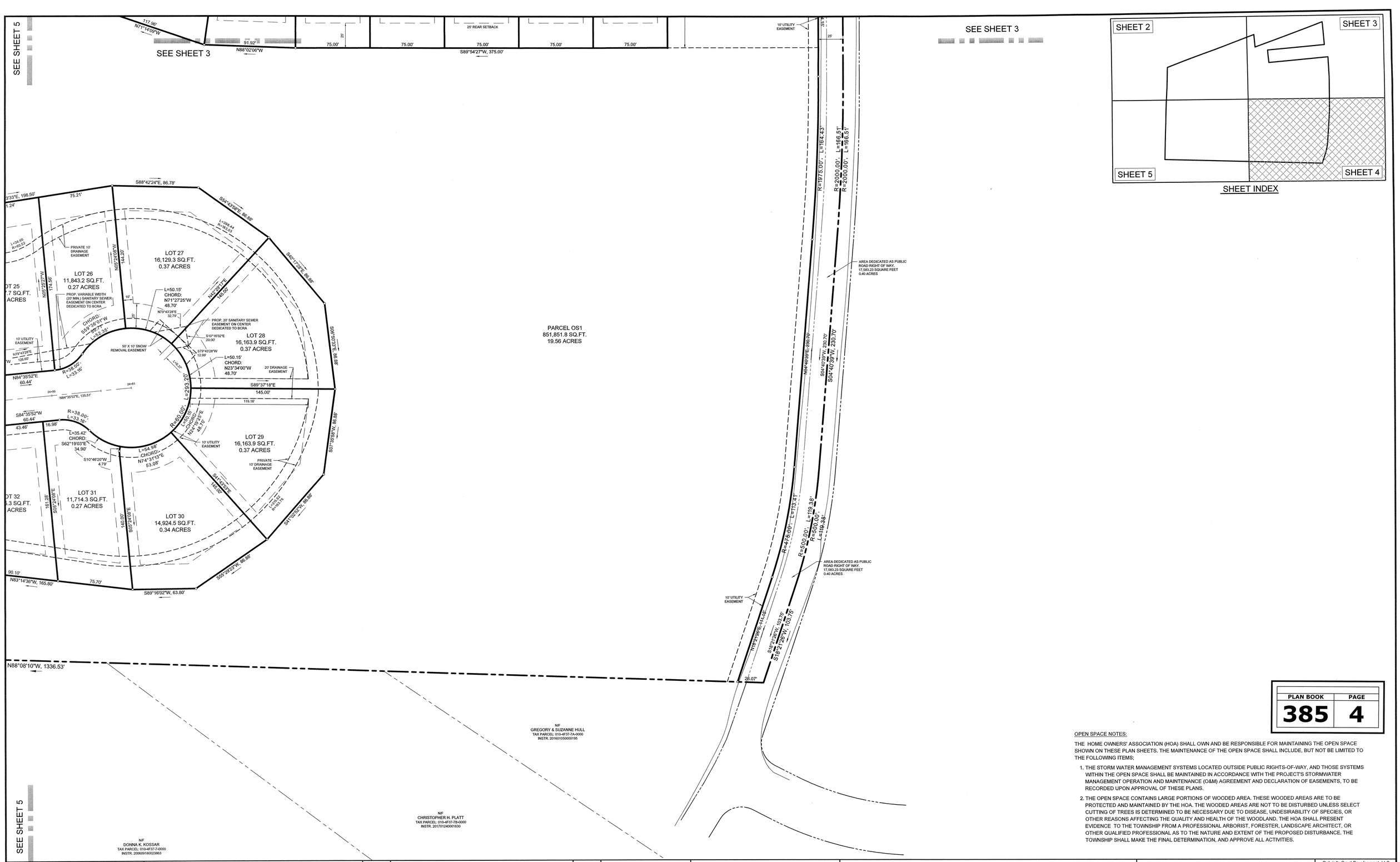
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DATE ISSUED:	08/08/18	REVIEWED BY:	GAS
PROJECT JOB#:	3681	FIELD BOOK #:	####
CADD#:	3681-Gabriels Crest - LN2 - Pg2 - Details.dwg		

Gabriel's Crest Development, LLC
Attn: Chris Kacilik
1272 Mars-Evans City Road #101
Evans City, PA 16033
Email: cjk1@zoominternet.net

Sheet No.

REC 3



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Gabriel's Crest Development, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

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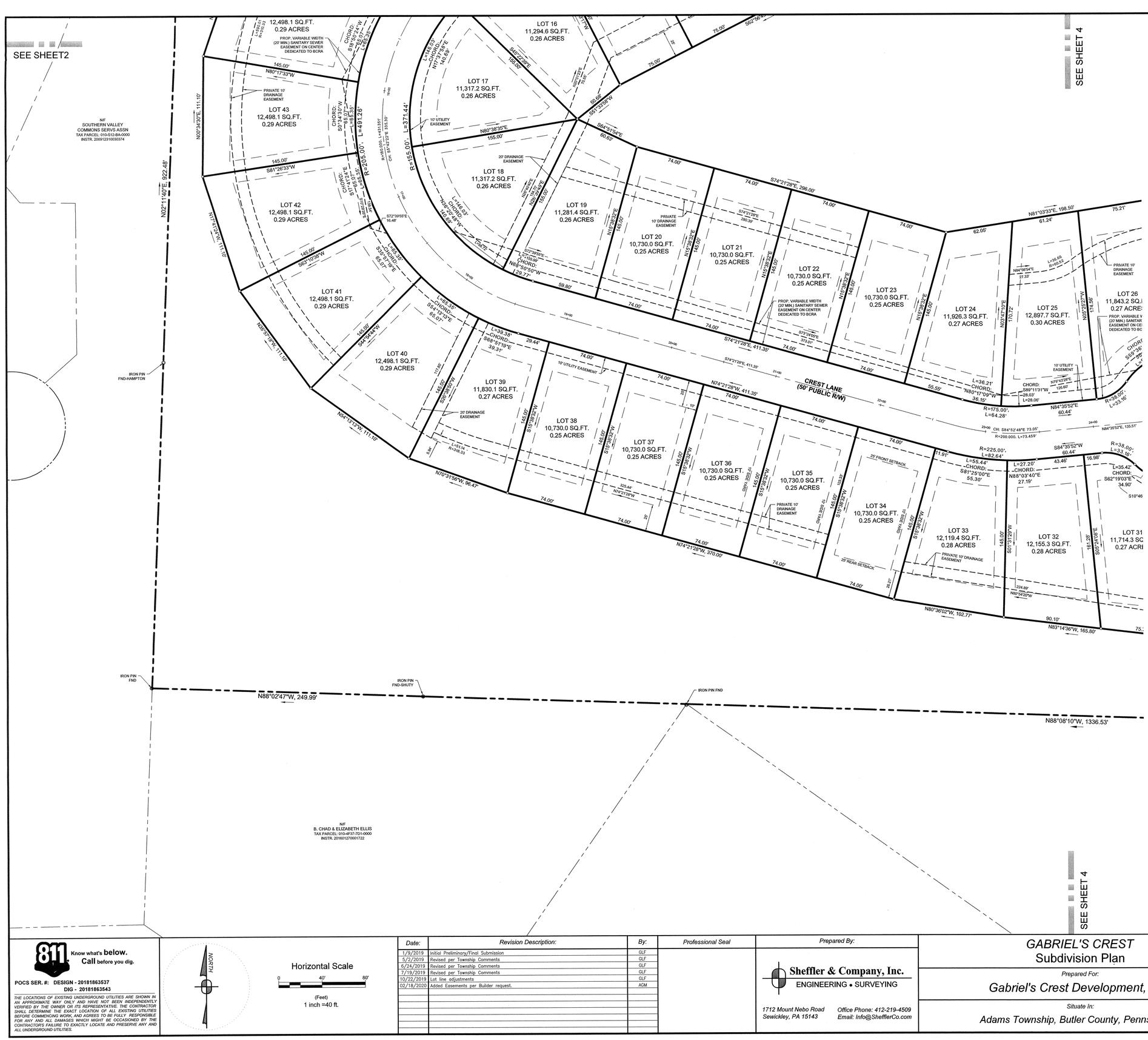
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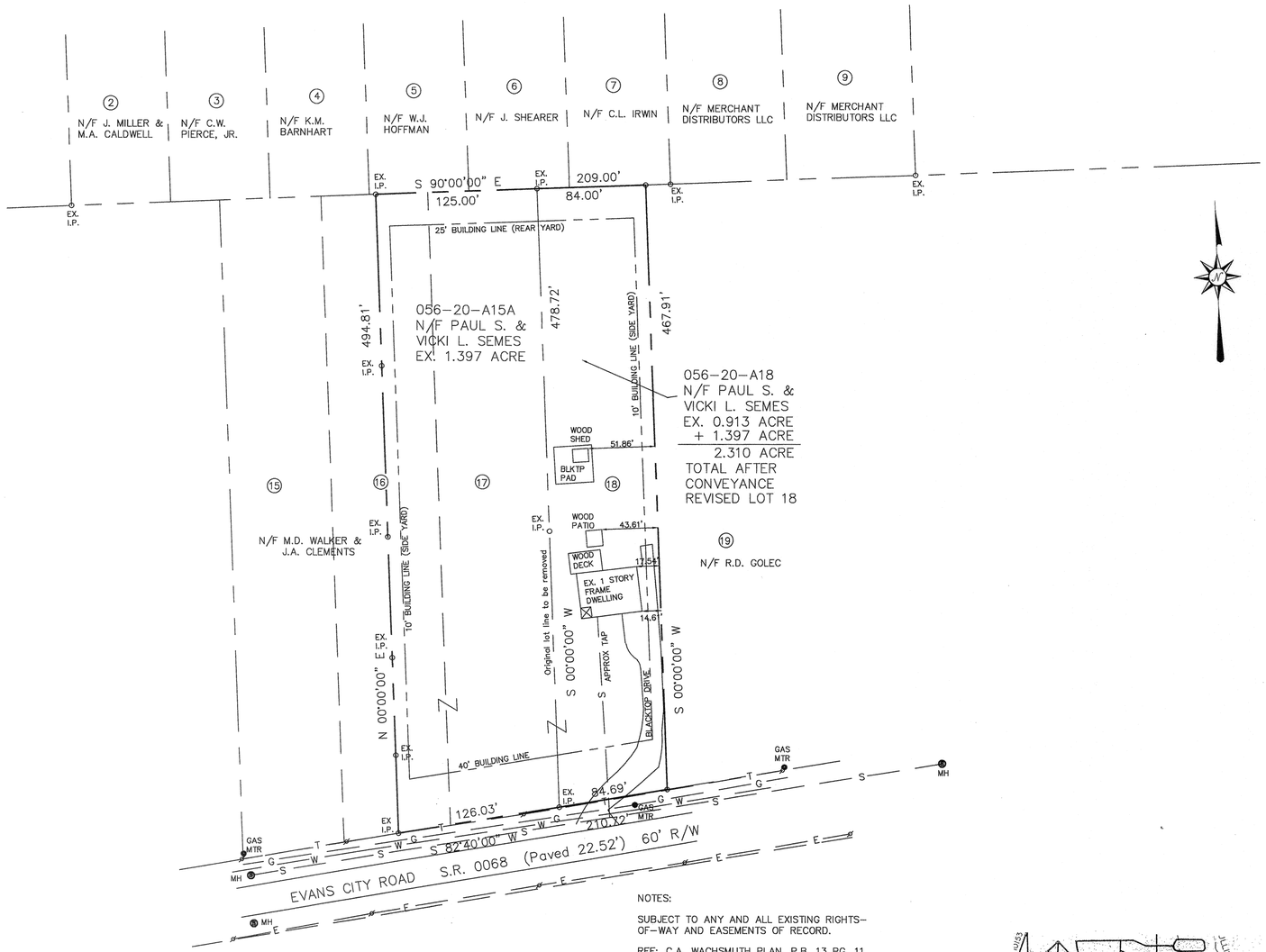
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Sheet No.

REC 5



0 50 100 150

NOTES:

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

REF: C.A. WACHSMUTH PLAN, P.B. 13 PG. 11

REF: PROPERTY SURVEY BY LAND SURVEYORS, INC., FOR HAROLD FRIEDMAN, INC., 03/21/16, #16-026.

REF: CERTIFICATION SURVEY BY LAND SURVEYORS, INC., FOR JOHN R. & DEBORAH F. GEORGE, 01/27/93, #93-037.

REF: PROPERTY SURVEY FOR PAUL S. SEMES BY LAND SURVEYORS, INC., 10/30/19, #19-147.

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

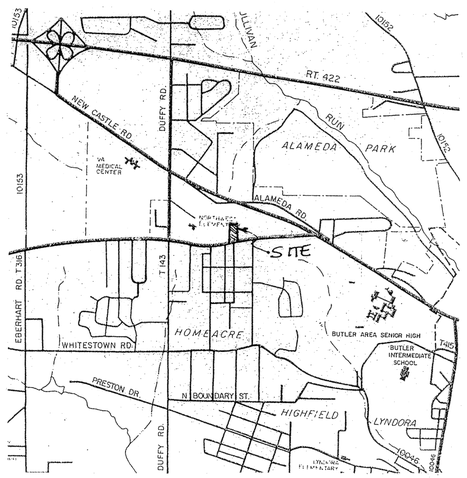
ZONING: R-1; SINGLE FAMILY RESIDENTIAL

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

PROPERTY OWNERS: PAUL S. & VICKI L. SEMES
214 EVANS CITY ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING TAX PARCELS INTO ONE LOT.

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



VICINITY MAP Scale: 1" = 2000'

Instr: 202004280008063
Pgs: 1 F: $45.00 4/28/2020 1:42 PM
Michele Mustello 1202000058
Butler County Recorder PA

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

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

In Witness Whereof, we hereunto set our hand and seal this 17th day of April, 2020.

Commonwealth of Pennsylvania - Notary Seal
Mohammed Y. Shudaifat, Notary Public
Butler County
My commission expires May 13, 2023
Commission number 1351895
Member, Pennsylvania Association of Notaries

Mohammed Y. Shudaifat — NOTARY PUBLIC
Paul S. Semes — OWNER
Vicki L. Semes — 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 Paul S. and Vicki L. Semes, 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 17th day of April, 2020.

My Commission Expires the 13th day of May, 2023.

SEAL

Commonwealth of Pennsylvania - Notary Seal
Mohammed Y. Shudaifat, Notary Public
Butler County
My commission expires May 13, 2023
Commission number 1351895
Member, Pennsylvania Association of Notaries

Mohammed Y. Shudaifat
NOTARY PUBLIC

TITLE CLAUSE (MORTGAGE CLAUSE)
We, Paul S. and Vicki L. Semes, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Paul S. and Vicki L. Semes, as recorded in Deed Book Volume 1173 page 302 and Deed Book Volume 2750 page 732, Recorder of Deeds Office.

WITNESS — OWNER — OWNER

We, PNC Mortgage NKA PNC Bank N.A., mortgagee of the property embraced in this plan or subdivision in the names of Paul S. and Vicki L. Semes, 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 — MORTGAGEE

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

DATE February 19, 2020 SEAL SIGNATURE AND REG. NO. SU-32490-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR 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 services ordinarily installed in Township streets or roads.

SECRETARY — SEAL — PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 16th day of March, 2020.

SECRETARY — SEAL — PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 3rd day of March, 2020.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 3rd day of February, 2020.

SECRETARY County Plan # 20030 — SEAL — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

RECORDER OF DEEDS BUTLER COUNTY, PA.

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 385 page 6.

Given under my hand and seal this 28th day of April, 2020.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
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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: PAUL S. & VICKI L. SEMES

SITUATE: BUTLER TWP., BUTLER CO., PA.

Date 01/30/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-20-A15A, A18		Db-Pg 2750-732, 1173-302	Service No. 20-007
Address 214 EVANS CITY ROAD			

REVISED 02/19/2020; ENGINEER'S REVIEW COMMENTS

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT LAKE ARTHUR ESTATES, LLC BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATE IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA.

LAKE ARTHUR ESTATES, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, AND 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 CABOT RESOURCES CORPORATION 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 PARTNER/MANAGER

THIS 10th DAY OF March, 2020.

LAKE ARTHUR ESTATES, LLC — NAME OF CORPORATION

3/10/20 — DATE

x _____ ATTEST

x Robert J Sechan — ROBERT J. SECHAN, PARTNER/MANAGER

SEAL

MELINDA RILEY PAUL, Notary Public – State of Florida, Commission # GG 129148, My Comm. Expires Jul 27, 2021

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA }
SS:
COUNTY OF Broward }

ON THIS 10th DAY OF March, 2020 BEFORE ME. NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT J. SECHAN, PARTNER / MANAGER OF LAKE ARTHUR ESTATES, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID LAKE ARTHUR ESTATES, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PARTNER / MANAGER OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 10th DAY OF March, 2020

MY COMMISSION EXPIRES THE 27 DAY OF July, 20 21

x _____ NOTARY PUBLIC

MELINDA RILEY PAUL, Notary Public – State of Florida, Commission # GG 129148, My Comm. Expires Jul 27, 2021

CERTIFICATION OF TITLE

I, ROBERT J. SECHAN, PARTNER / MANAGER OF LAKE ARTHUR ESTATES LLC, HEREBY CERTIFY THAT THE TITLE TO PROPERTY CONTAINED IN THE LAKE ARTHUR ESTATES LEASE PLAN #1 ARE IN THE NAME OF LAKE ARTHUR ESTATES, LLC AND ARE RECORDED IN INSTRUMENT NUMBER 201210110029308. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THESE PROPERTIES.

x _____ ATTEST

x Robert J Sechan — ROBERT J. SECHAN, PARTNER/MANAGER

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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

6 MARCH '20 — DATE

x _____ STANLEY D. GRAFF, REG. NO. SU-050011-E

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

MUDDY CREEK TOWNSHIP - BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE BOARD OF SUPERVISORS HAS NOT ACCEPTED DEDICATION OF ANY STREETS, ANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY ON

THIS 16 DAY OF March, 2020.

x _____ SECRETARY

x _____ CHAIRPERSON, BOARD OF SUPERVISORS

Muddy Creek Township Board of Supervisors — Official Seal — Butler County, Pa.

MUDDY CREEK TOWNSHIP - TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 3rd DAY OF March, 2020.

x _____ SECRETARY member

x _____ Vice-CHAIRPERSON, PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14TH DAY OF FEB, 2020.

x _____ SECRETARY

x _____ CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY - PROOF OF RECORDING

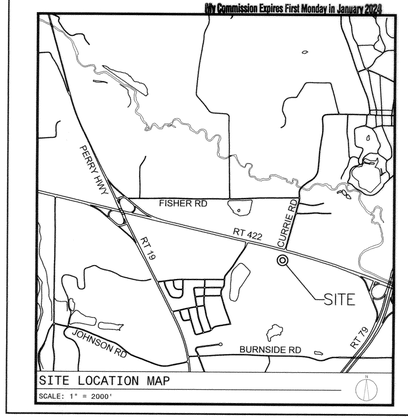
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 385 PAGE(S) 7-8

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF April, 2020.

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA.



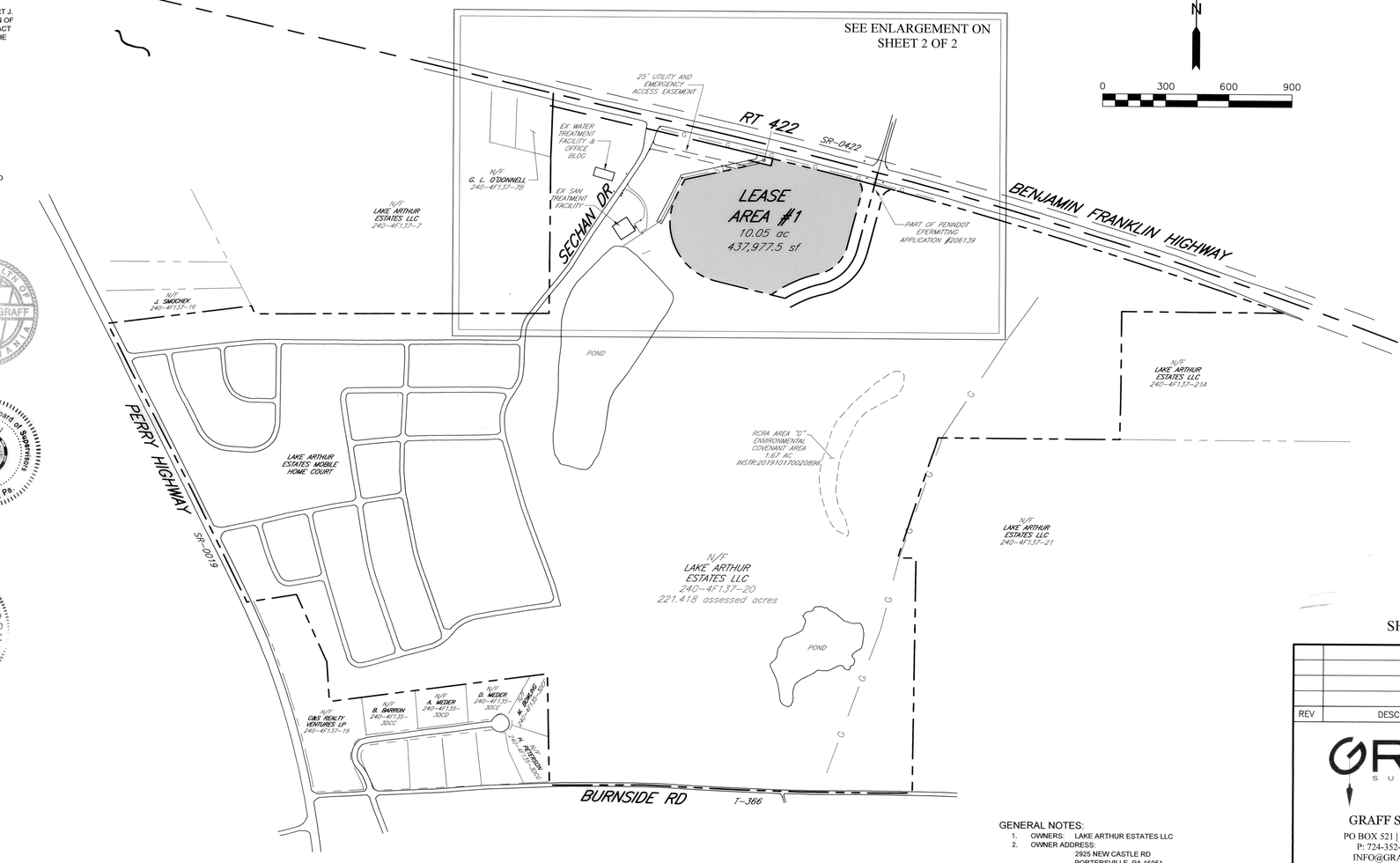
SITE LOCATION MAP
SCALE: 1" = 2000'

PLAN ORIENTATION NOTE: THE BASIS OF BEARINGS AND/OR COORDINATES SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (PA-S) / NAD 1983 AS DETERMINED BY GPS STATIC COLLECTION AND OPUS SOLUTION.

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

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

Instr: 202004290008104
Pge 2 Fl: $85.00 — 4/29/2020 9:20 AM
Michele Mustello — T2020040005619
Butler County Recorder PA



GENERAL NOTES:

1. OWNERS: LAKE ARTHUR ESTATES LLC
2. OWNER ADDRESS:
   2925 NEW CASTLE RD
   PORTERSVILLE, PA 16051
3. PLAN TO BE RECORDED WITHIN 90 DAYS OF FINAL APPROVAL
4. PLAN SUBJECT TO STATE HIGHWAY DESIGN OF 1948 FOR REQUIRED RIGHTS-OF-WAY AND SLOPE EASEMENTS AS MAY OR MAY NOT BE RELEVANT TO CURRENT GRADES AND CONDITIONS
5. PUBLIC WATER AND SANITARY SEWER TO SERVICE LEASE AREA #1 PROVIDED BY LAKE ARTHUR ESTATES LLC

LAKE ARTHUR ESTATES LEASE PLAN #1

SHEET 1 OF 2

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
LAKE ARTHUR ESTATES
LEASE PLAN #1
BEING A
LEASE AREA PLAN
FOR
LAKE ARTHUR
ESTATES, LLC

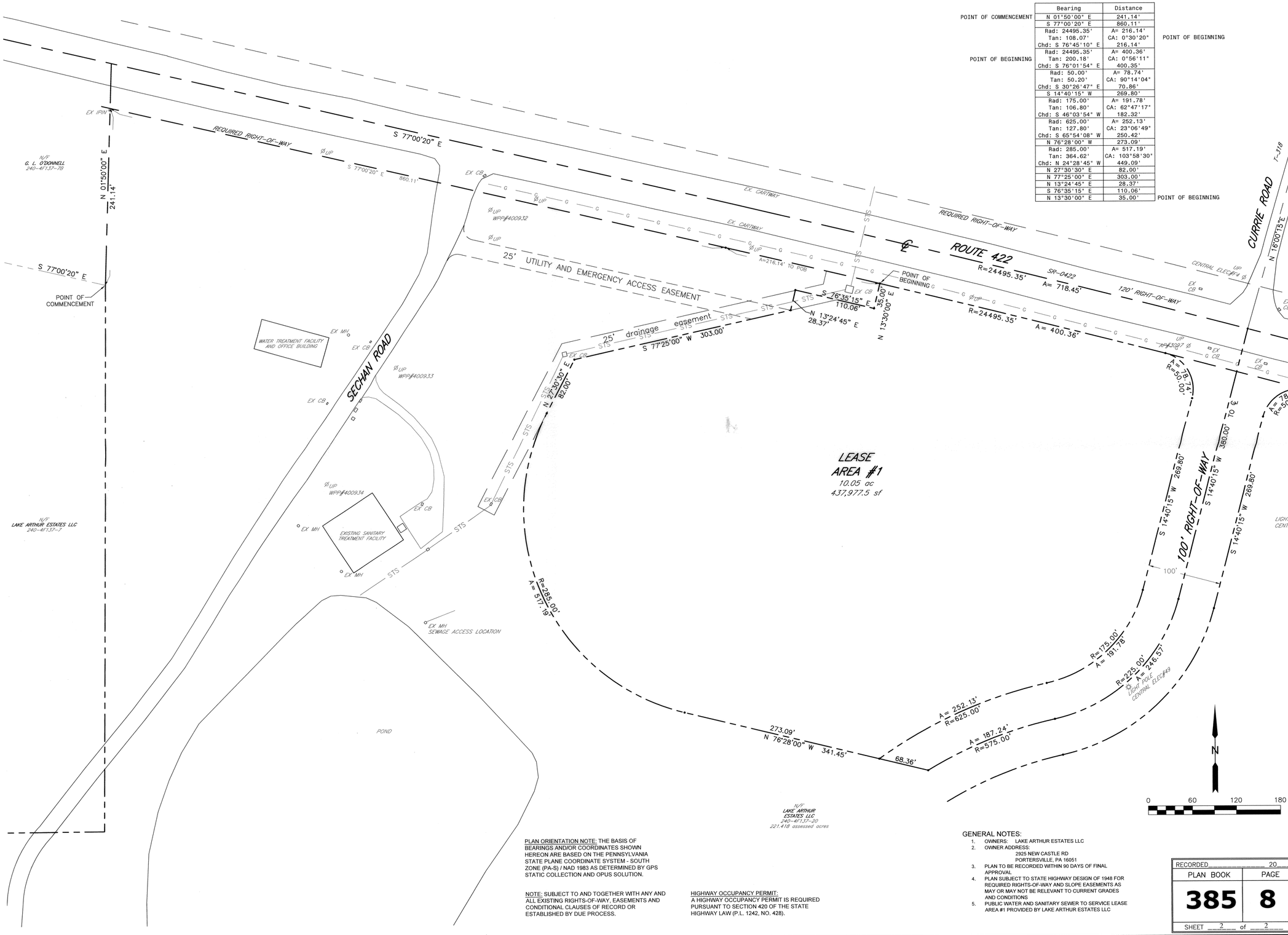
SITUATE
MUDDY CREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/14/2019	SDG	Sdg	1" = 300'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-227	240-4F137-20	-

RECORDED 20	
PLAN BOOK	PAGE
385	7
SHEET 1 of 2	

	Bearing	Distance	
POINT OF COMMENCEMENT	N 01°50'00" E	241.14'	
	S 77°00'20" E	860.11'	
	Rad: 24495.35' Tan: 108.07' Chd: S 76°45'10" E	A= 216.14' CA: 0°30'20" 216.14'	POINT OF BEGINNING
POINT OF BEGINNING	Rad: 24495.35' Tan: 200.18' Chd: S 76°01'54" E	A= 400.36' CA: 0°56'11" 400.35'	
	Rad: 50.00' Tan: 50.20' Chd: S 30°26'47" E	A= 78.74' CA: 90°14'04" 70.86'	
	S 14°40'15" W	269.80'	
	Rad: 175.00' Tan: 106.80' Chd: S 46°03'54" W	A= 191.78' CA: 62°47'17" 182.32'	
	Rad: 625.00' Tan: 127.80' Chd: S 65°54'08" W	A= 252.13' CA: 23°06'49" 250.42'	
	N 76°28'00" W	273.09'	
	Rad: 285.00' Tan: 364.62' Chd: N 24°28'45" W	A= 517.19' CA: 103°58'30" 449.09'	
	N 27°30'30" E	82.00'	
	N 77°25'00" E	303.00'	
	N 13°24'45" E	28.37'	
	S 76°35'15" E	110.06'	
	N 13°30'00" E	35.00'	POINT OF BEGINNING



PLAN ORIENTATION NOTE: THE BASIS OF BEARINGS AND/OR COORDINATES SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (PA-S) / NAD 1983 AS DETERMINED BY GPS STATIC COLLECTION AND OPUS SOLUTION.

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).

GENERAL NOTES:

1. OWNERS: LAKE ARTHUR ESTATES LLC
2. OWNER ADDRESS: 2925 NEW CASTLE RD. PORTERSVILLE, PA 16051
3. PLAN TO BE RECORDED WITHIN 90 DAYS OF FINAL APPROVAL
4. PLAN SUBJECT TO STATE HIGHWAY DESIGN OF 1948 FOR REQUIRED RIGHTS-OF-WAY AND SLOPE EASEMENTS AS MAY OR MAY NOT BE RELEVANT TO CURRENT GRADES AND CONDITIONS
5. PUBLIC WATER AND SANITARY SEWER TO SERVICE LEASE AREA #1 PROVIDED BY LAKE ARTHUR ESTATES LLC

RECORDED _____ 20__	
PLAN BOOK	PAGE
385	8
SHEET 2 of 2	

SHEET 2 OF 2

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
LAKE ARTHUR ESTATES
LEASE PLAN #1
BEING A
LEASE AREA PLAN
FOR
LAKE ARTHUR ESTATES, LLC

SITUATE
MUDDY CREEK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/14/2019	SDG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
19-227	240-4F137-20	-

OWNERS ADOPTION FOR CORPORATION

BY A RESOLUTION APPROVED ON THE 9TH DAY OF March, 2020, THE BOARD OF DIRECTORS OF THE JACKSON MANOR HOMEOWNER'S ASSOCIATION, A NONPROFIT CORPORATION, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNERS OF THE LAND SHOWN ON THE JACKSON MANOR PHASE 2 – REVISION TO OPEN SPACE PARCEL "D" ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

Jackson Manor Homeowners Association
NAME OF CORPORATION

SIGNATURE & TITLE OF OFFICER WITNESSING

SIGNATURE & TITLE OF AUTHORIZED OFFICER

MARCH 9, 2020
DATE

PRESIDENT

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DENNIS G. SAYTI, PRESIDENT (NAME & TITLE OF OFFICER), OF THE JACKSON MANOR HOMEOWNER'S ASSOCIATION, A NONPROFIT CORPORATION, WHO STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WERE PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9TH DAY OF March, 2020.

MY COMMISSION EXPIRES THE 2ND DAY OF July, 2022.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
EVAN J GEORGE - Notary Public
Butler County
My Commission Expires Jun 27, 2022
Commission Number 1332841

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACKSON MANOR PHASE 2 – REVISION TO OPEN SPACE PARCEL "D" IS IN THE NAME OF JACKSON MANOR HOMEOWNER'S ASSOCIATION, A NONPROFIT CORPORATION, AND IS RECORDED IN INSTRUMENT NO. 200401120001081. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

SIGNATURE & TITLE OF AUTHORIZED OFFICER

PRESIDENT
TOWNSHIP ENGINEER'S CERTIFICATION

THE TOWNSHIP ENGINEER MUST EXECUTE THE FOLLOWING CERTIFICATE INDICATING THAT THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES:

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

2-5-2020
DATE

Benjamin L Gilbert
NAME

PE 077527
REGISTRATION NUMBER

JACKSON TOWNSHIP MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 5TH DAY OF February, 20 20

TOWNSHIP SECRETARY

CHAIRPERSON

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 5TH DAY OF February 20 20 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON THIS 11TH DAY OF February, 20 20 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY

DM Colteryahn
PLANNING DIRECTOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14TH DAY OF February, 20 20.

SECRETARY

CHAIRPERSON

County Plan # 20048

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 385 PAGE(S) 9.

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF April, 20 20

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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.

JANUARY 13TH, 2020
DATE

GARY A. SHEFFLER P.L.S. REG. NO. 11786-E

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

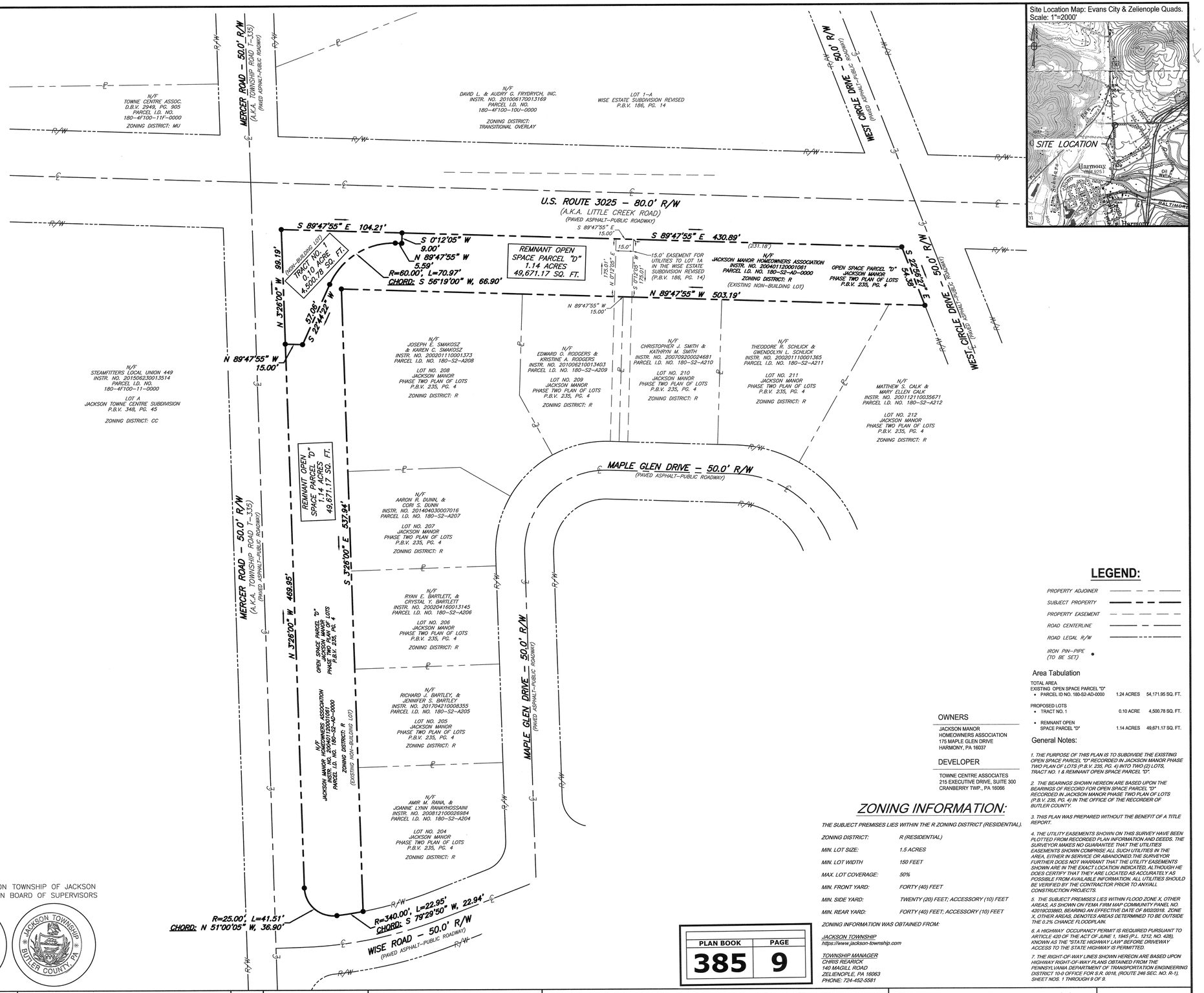
REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786-E

TOWNSHIP OF JACKSON TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN L. GILBERTI
ENGINEER
PE077527

TOWNSHIP OF JACKSON PLANNING COMMISSION

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS
JACKSON TOWNSHIP BUTLER COUNTY, PA

Instr: 202004290008170
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
4/29/2020 4:06 PM
T20200005665



Site Location Map: Evans City & Zelienople Quads.
Scale: 1"=2000'

LEGEND:

- PROPERTY ADJOINER
- SUBJECT PROPERTY
- PROPERTY EASEMENT
- ROAD CENTERLINE
- ROAD LEGAL R/W
- IRON PIN–PIPE (TO BE SET) •

Area Tabulation

TOTAL AREA
EXISTING OPEN SPACE PARCEL "D"
- PARCEL ID NO. 180-52-AD-0000 — 1.24 ACRES — 54,171.95 SQ. FT.

PROPOSED LOTS
- TRACT NO. 1 — 0.10 ACRE — 4,500.76 SQ. FT.
- REMNANT OPEN SPACE PARCEL "D" — 1.14 ACRES — 49,671.17 SQ. FT.

OWNERS

JACKSON MANOR HOMEOWNERS ASSOCIATION
175 MAPLE GLEN DRIVE
HARMONY, PA 16037

DEVELOPER

TOWNE CENTRE ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TWP., PA 16066

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING OPEN SPACE PARCEL "D" RECORDED IN JACKSON MANOR PHASE TWO PLAN OF LOTS (P.B.V. 235, PG. 4) INTO TWO (2) LOTS, TRACT NO. 1 & REMNANT OPEN SPACE PARCEL "D".

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARINGS OF RECORD FOR OPEN SPACE PARCEL "D" RECORDED IN JACKSON MANOR PHASE TWO PLAN OF LOTS (P.B.V. 235, PG. 4) IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY.

3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4. THE UTILITY EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN PLOTTED FROM RECORDED PLAN INFORMATION AND DEEDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES EASEMENTS SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITY EASEMENTS SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.

5. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42019C0388D, BEARING AN EFFECTIVE DATE OF 9/02/2018. ZONE X, OTHER AREAS, DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

6. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO ARTICLE 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED.

7. THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 10-0 OFFICE FOR S.R. 0016, (ROUTE 246 SEC. NO. R-1), SHEET NOS. 1 THROUGH 9 OF 9.

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE R ZONING DISTRICT (RESIDENTIAL).

ZONING DISTRICT:	R (RESIDENTIAL)
MIN. LOT SIZE:	1.5 ACRES
MIN. LOT WIDTH	150 FEET
MAX. LOT COVERAGE:	50%
MIN. FRONT YARD:	FORTY (40) FEET
MIN. SIDE YARD:	TWENTY (20) FEET; ACCESSORY (10) FEET
MIN. REAR YARD:	FORTY (40) FEET; ACCESSORY (10) FEET

ZONING INFORMATION WAS OBTAINED FROM:

JACKSON TOWNSHIP
https://www.jackson-township.com

TOWNSHIP MANAGER
CHRIS REARICK
140 MAGILL ROAD
ZELIENOPLE, PA 16063
PHONE: 724-452-5981

PLAN BOOK	PAGE
385	9

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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.

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
1/13/2020	Original Submittal	MNR
---	---	---

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

Office Phone: 412-219-4509
Email: Info@ShefflerCo.com

Open Space Parcel "D" - Jackson Manor Phase Two Plan of Lots
Mercer Road (T-335) & U.S. Route 3025 (Little Creek Road)

Prepared For:
Towne Centre Associates

Situate In:
Jackson Township, Butler County, PA

Jackson Manor Phase 2 - Revision
To Open Space Parcel "D"

DRAWING SCALE:	1"=40'	DRAWN BY:	MNR
DATE ISSUED:	1/13/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3017	FIELD BOOK #:	3017
CADD#:	3017-Parcel D-Tract 1 Subdivision Plan.dwg		

Towne Centre Associates
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

Sheet No.
1 of 1

Instr: 202004290008171
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
4/29/2020 4:06 PM
T20200005665

REGISTERED SURVEYOR

LANCSTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 13th DAY OF March 2020 THE BOARD OF DIRECTORS OF NVR., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 1 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING

- VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

3/13/20
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 13th DAY OF March 2020

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Briana Allender, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1343479

NOTARY PUBLIC

I, Joshua Mowrey HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 1 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. . 202001170001214. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

- VP
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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 P.S. # 24

DATE 3/12/20

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

THOMAS L. THOMAS PE049880-E
PRINTED NAME & REGISTRATION NO.

SIGNATURE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 16th DAY OF APRIL 2020 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER 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.

TOWNSHIP PLANNING DIRECTOR

(SEAL)

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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 15th DAY OF April 2020.

SECRETARY

CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 18th DAY OF February 2020.

SECRETARY

County Plan # 20054

CHAIRPERSON

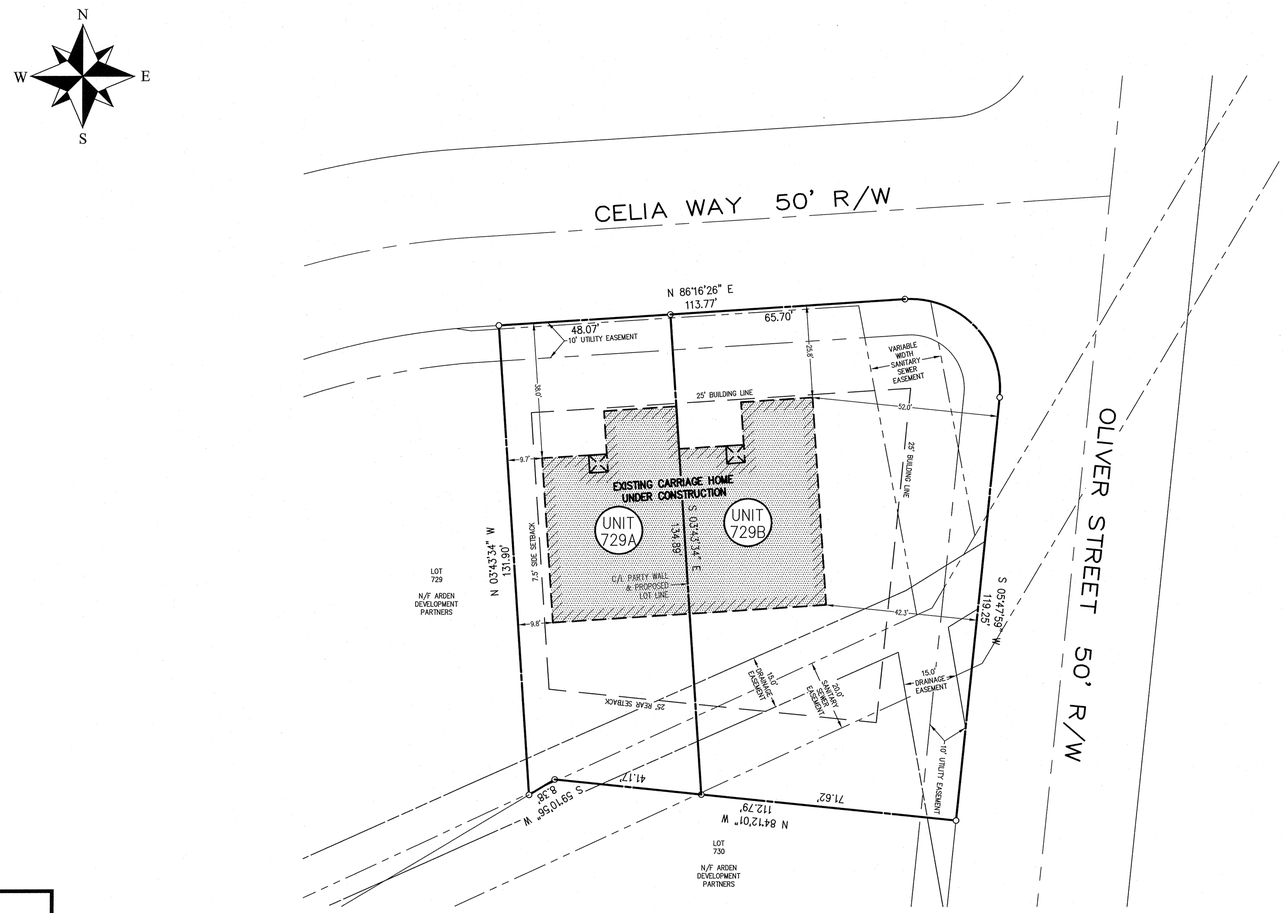
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 385 PAGE 10

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF April 2020.

(SEAL)

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

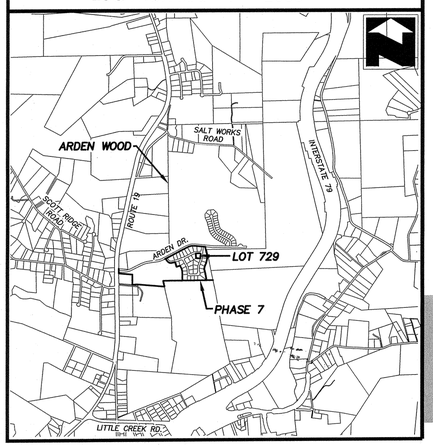


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 729 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS – PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

d. NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVISOULY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT : R-2 RESIDENTIAL

• MINIMUM LOT WIDTH	110.00' @ BUILDING LINE
• MINIMUM FRONT SETBACK	25.00 FEET
• MINIMUM REAR SETBACK	25.00 FEET
• MINIMUM SIDE SETBACK	5.00 MIN/15.00 TOTAL
• MAXIMUM BUILDING HEIGHT	2.5 STORIES

*ABOVE CRITERIA PERTAINS TO THE ORIGINAL LOT PRIOR TO THIS PLAN.

PROPOSED LOT AREAS

729A	6,309.001 SF	0.145 AC
729B	11,556.608 SF	0.265 AC
PLAN TOTAL	17,865.609 SF	0.410 AC

PROPERTY REFERENCES

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

LOT REFERENCE:
TAX PARCEL 200-S7-B729
INSTRUMENT NO. 202001170001214

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

PLAN BOOK	PAGE
385	10

DRAWING NUMBER:	1010-2021216
DRAWING SCALE:	1"=20'
DATE:	February 11, 2020
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 1

Being a subdivison of Lot 729 of the
Arden Woods Residential Plan of Lots Phase 7
As recorded in Plan Book 382, Page 8
Lancaster Township, Butler County, PA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SPERDUTESURVEYING.COM
CONSTRUCTION LAYOUT • TOPOGRAPHIC SURVEYS
SUBDIVISION & LAND DEVELOPMENT PLANS • DEEDS

Instr: 202005040008393
Pgs: 1 F: $45.00 5/4/2020 2:31 PM
Michele Mustello T20200005840
Butler County Recorder PA

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 17th DAY OF MARCH 2020.

ATTEST:

Kevin W Shaffer — OWNER

Lorraine M Shaffer — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED KEVIN W. & LORRIANE M. SHAFFER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 17th DAY OF MARCH 2020.
MY COMMISSION EXPIRES THE 06 DAY OF MARCH 2024.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 30th DAY OF April, 2020.

Yvonne J. Hogg — SECRETARY

CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 30th DAY OF April, 2020.

Karen Connell — SECRETARY

Paul A Dick — CHAIRMAN, BOARD OF SUPERVISORS

J. W. Hines — SUPERVISOR

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

3/11/20 — DATE

REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 26th DAY OF February 20 20.

SECRETARY

CHAIRMAN

County Plan # 20064

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 385 PAGE 11.

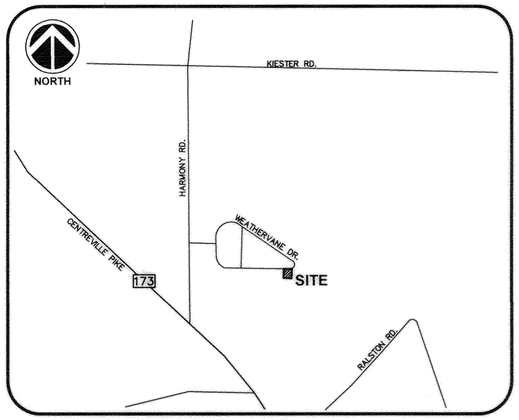
GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF May 2020.

RECORDER

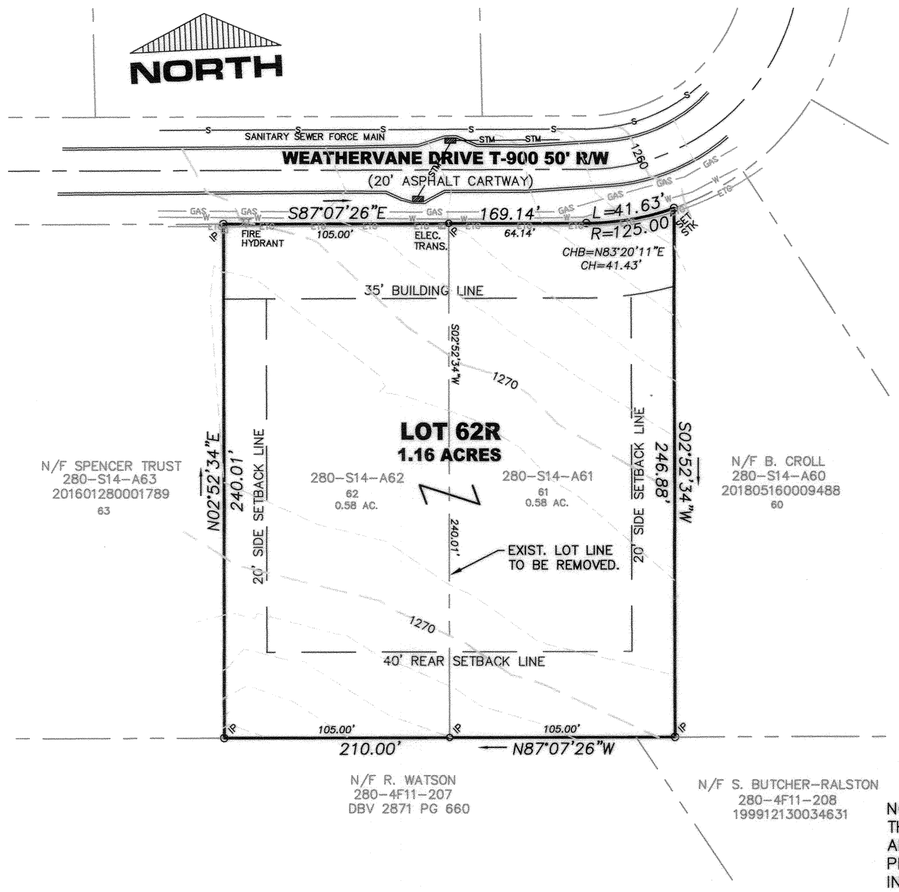
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. SHUTY LAND SURVEYOR No. SU075509



VICINITY MAP
NOT TO SCALE



PLAN BOOK	PAGE
385	11

NOTE:
THIS PLAN IS A CONSILDATION OF PARCELS 280-S14-A61 AND 280-S14-A62 IN THE WEATHERVANE HILL PHASE II PLAN, BEING KNOWN AS LOTS 61 AND 62, AS RECORDED IN PLAN BOOK VOLUME 280 PAGE 31.

TOTAL PLAN AREA 1.16 ACRES
LOT 62R 1.16 AC.

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

OWNER:
KEVIN W. & LORRIANE M. SHAFFER
358 MACK ROAD
WEST SUNBURY, PA 16061
724-285-8728

PARCEL ID: 280-S14-A62
280-S14-A61

DEED REF: 202001150000989
PBV 280 PG 16

ZONING - R2- MEDIUM DENSITY RESIDENTIAL DIST.
MIN. LOT AREA 25,000 S.F.
MIN. LOT WIDTH 100'
SETBACKS:
FRONT YARD 35'
SIDE YARD 20'
REAR YARD 40'
MAX. BLDG. HT. 35'
MAX. COVERAGE 25%

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

Scale 1" = 50'
Date Feb. 19, 2020
Job No. 3244

WEATHERVANE HILL LOTS 61 & 62
LOT CONSOLIDATION PLAN
Situate in Slippery Rock Township
Butler County, Pa.
Prepared For Kevin & Lorriane Shaffer

Sheet No. 1 of 1

Instr: 202005150009191
Pgs 1 P: $40.00 5/15/2020 10:39 AM
Michele Mustello T20200006430
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Keith B. Harvey, of the Township of Oakland, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Oakland Township, Butler County, Pennsylvania, and for divers advantages 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 Oakland, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Oakland, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Keith B. Harvey, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4 day of May, 2020.

ATTEST:

Kandi L. Nassy — NOTARY PUBLIC

Keith B. Harvey — 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 Keith B. Harvey, 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 4 day of May, 2020.

My Commission expires the 19 day of April, 2022.

SEAL

Kandi L. Nassy — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kandi L. Nassy, Notary Public
Butler County
My commission expires April 19, 2022
Commission number 1188460
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4 day of May, 2020.

ATTEST:

Kandi L. Nassy — NOTARY PUBLIC

Janet E. Campbell — OWNER

Gerald E. Campbell — 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 Gerald E. and Janet E. Campbell, 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 4 day of MAY, 2020.

My Commission expires the 19 day of April, 2022.

SEAL

Kandi L. Nassy — NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kandi L. Nassy, Notary Public
Butler County
My commission expires April 19, 2022
Commission number 1188460
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 April 1, 2020 SEAL REG. NO. SU-32490-E

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

SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Oakland this 6 day of May, 2020.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

OAKLAND TOWNSHIP BUTLER COUNTY PENNSYLVANIA SEAL SUPERVISORS

Reviewed by the Oakland Township Planning Commission this 12TH day of May, 2020.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15th day of April, 2020.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

County Plan # 20095

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 385 page 12

Given under my hand and seal this 15 day of May, 2020.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY PA

NOTES:

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

REF: PLAN OF SUBDIVISION FOR DALE B. & ALENE L. CAMPBELL AND DEAN G. & NANCY L. CAMPBELL BY DHP SURVEYORS, INC., #94-0030, P.B. 178 PGS. 44-46.

REF: PROPERTY SURVEY FOR GERALD E. CAMPBELL BY LAND SURVEYORS, INC., 06/22/18, #18-084.

THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS A AND B WITH AJDOINING LANDS OF KEITH B. HARVEY NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

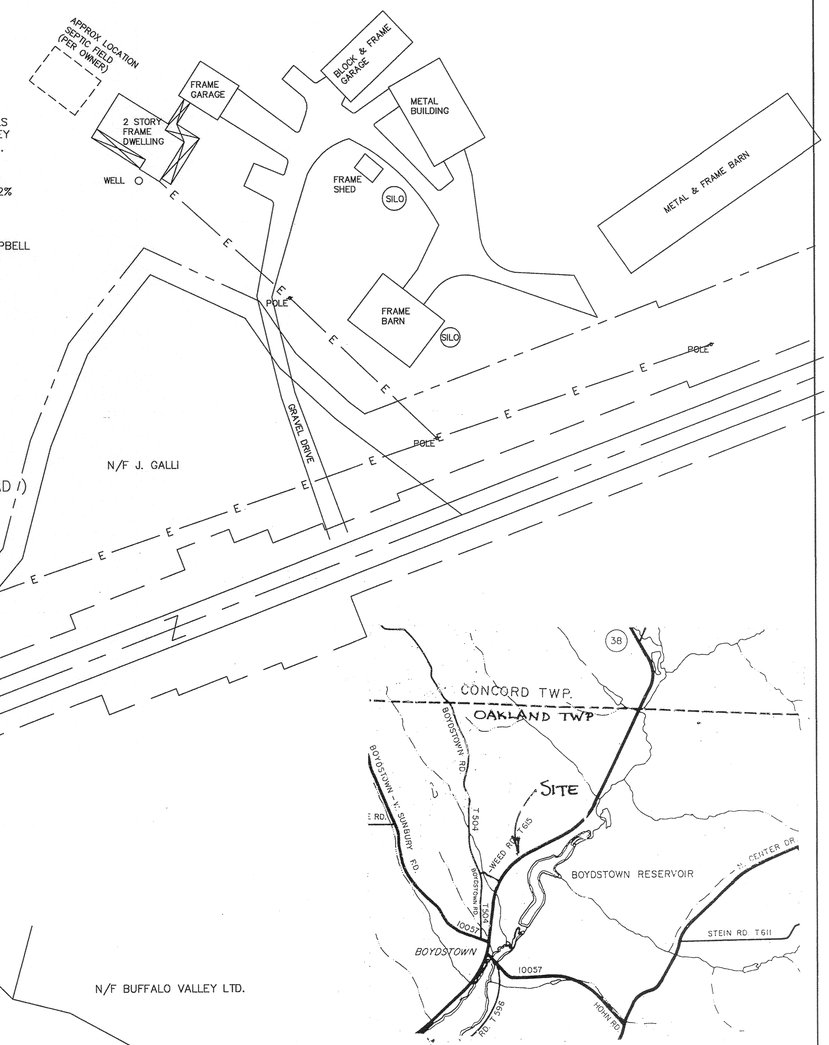
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: GERALD E. & JANET E. CAMPBELL
647 HOOKER ROAD
WEST SUNBURY PA. 16061

KEITH B. HARVEY
1139 ONEIDA VALLEY ROAD
CHICORA PA 16025

250-2F24-12 (1139 ONEIDA VALLEY ROAD)
N/F KEITH B. HARVEY
EX. 159.10 ACRE+/-
+ 0.33 ACRE PARCEL A
+ 1.67 ACRE PARCEL B
= 161.10 ACRES+/-
TOTAL AFTER CONVEYANCE

NOTE: REMNANT NOT FIELD SURVEYED AT THIS TIME, PROPERTY SHOWN BY DESCRIPTION IN PB 178 PG 44-46



VICINITY MAP Scale: 1" = 2000'

250-2F24-12A (1117 ONEIDA VALLEY ROAD)
N/F GERALD E. & JANET E. CAMPBELL
3.22 ACRES EXISTING
- 0.33 ACRE PARCEL A
- 1.67 ACRE PARCEL B
= 1.22 ACRE LOT 1

N/F KEITH .B. HARVEY

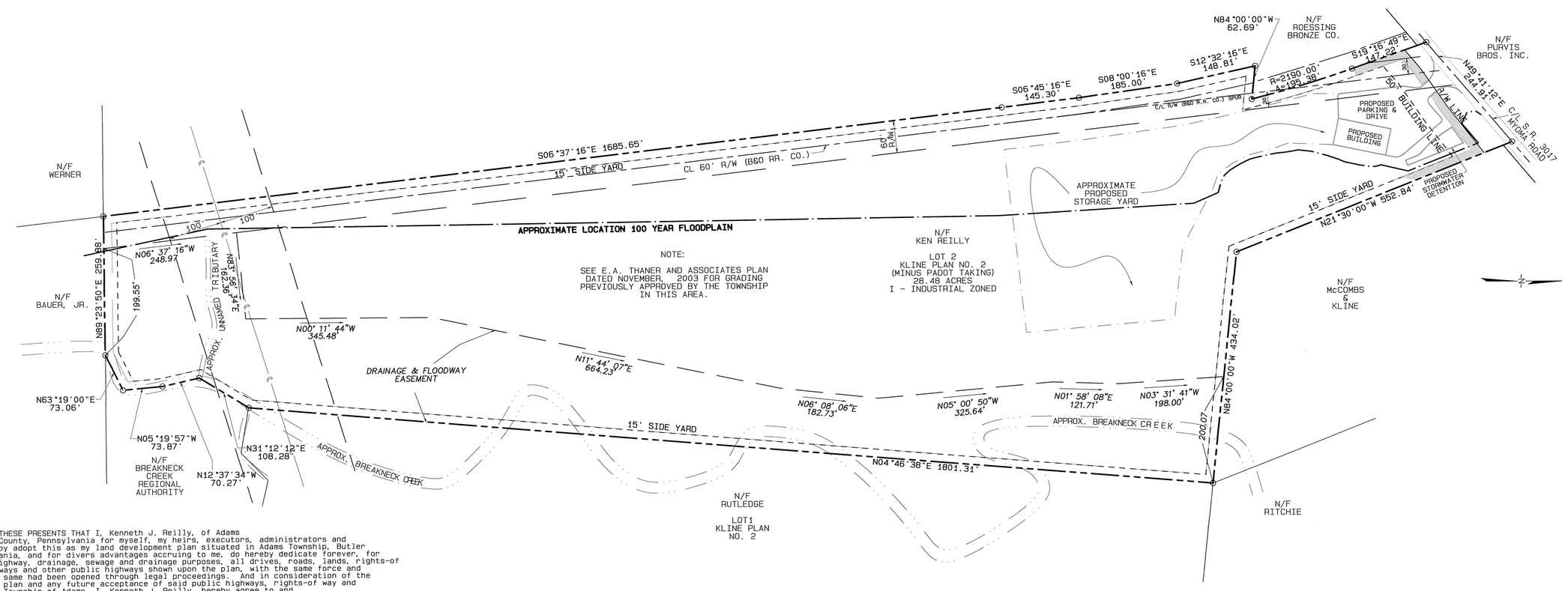
PARCEL A
0.33 ACRE
TO BE CONVEYED TO AND COMBINED WITH LANDS OF KEITH B. HARVEY

PARCEL B
1.67 ACRE
TO BE CONVEYED TO AND COMBINED WITH LANDS OF KEITH B. HARVEY

N 40°57'00" E Original Lot Line to be removed 81.13'
N 45°22'01" W
S 40°57'00" W 147.81'
N 45°35'00" W 181.40'
N 10°41'03" W 103.26'
N 63°57'54" E 206.69'
N 55°34'31" E 158.54'
S 29°47'33" E 227.07'
370.00'
Original Lot Line to be removed 326.07'
S 29°27'31" E 229.91'
S 59°19'57" W 140.14'
S 55°14'04" W 87.10'
S 52°05'10" W 143.40'
S 47°32'00" W 144.76'
45.65'
97.75'

EX. MONU
EX. I.P.
EX. I.P. to be removed
EX. MONU
EX. MONU
EX. I.P.
EX. I.P.
EX. I.P.
EX. I.P.
EX. I.P.
EX. I.P.
EX. MONU
EX. I.P.
EX. I.P.
EX. I.P.
EX. I.P.
EX. I.P.
EX. I.P.

Instr: 202005180009279
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
5/18/2020 10:47 AM
T20200096594



KNOW ALL MEN BY THESE PRESENTS THAT I, Kenneth J. Reilly, of Adams Township Butler County, Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my land development plan situated in Adams Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and drainage purposes, all drives, roads, lands, rights-of way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings. And in consideration of the approval of said plan and any future acceptance of said public highways, rights-of way and easements by the Township of Adams, I, Kenneth J. Reilly, hereby agree to and by these presents do release and forever discharge said Township of Adams, 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 myself, my heirs, executors administrators and assigns and purchasers of this plan.

IN WITNESS WHEREOF, I have affixed our hands and seals this 30 day of December, 20 19.

ATTEST:

Kenneth J. Reilly

BUTLER COUNTY:

PENNSYLVANIA :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared Kenneth J. Reilly and acknowledged the foregoing adoption, dedication and release, lands, rights-of 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 SEAL THIS 30 DAY OF December, 20 19.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
M. Kimberly Steele, Notary Public
Monroeville Boro, Allegheny County
My Commission Expires March 1, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Public

TOWNSHIP ENGINEER'S APPROVAL

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

02/24/2020 — Date
26400 E — Registration No.
Signature

APPROVAL BY TOWNSHIP OF ADAMS

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

This Land Development Plan approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 24th day of February, A.D. 20 20.

ATTEST:

(Secretary of Board of Supervisors)

SEAL:

(Chairman of Board of Supervisors)

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This Land Development Plan has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 5th day of February, A.D. 20 20.

ATTEST:

(Secretary)

(Chairman)

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

Recorded in the office for recording of deeds, plats, etc., in said County, in Plan Book Volume 385 Page (s) 13.

Given under my hand and seal this 18th day of May, A.D. 20 20.

Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

Reviewed with or without comments by the Butler County Planning Commission. Letter to Adams Township Board of Supervisors dated DEC. 16TH, A.D. 20 19.

(Director) SEC.

(Chairman)

BUTLER COUNTY PLANNING COMMISSION

PROFFESSIONAL LAND SURVEYOR CERTIFICATE

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

(Surveyor's Name) (SEAL)

037558E
(Registration No.)

12-30-2019
(Date)

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD NORMAN SHOUP
LAND SURVEYOR
037558E

OWNER:
KEN REILLY
6113 VALENCIA ROAD
VALENCIA, PA 16059

T.P.:
10-4F33-28J

REFERENCE:
LOT 2
KLINE PLAN NO.2
PBV 264 PGS 7-8

NOTE:

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.

NOTE:

DRAINAGE EASEMENT: FOR STREAM AND BANK RESTORATION, INCLUDING BUT NOT LIMITED TO THE ADAMS TOWNSHIP MUNICIPAL SEPARATE STORM SEWER SYSTEM AND STREAM BANK RESTORATION PLAN. THE EASEMENT INCLUDES THE RIGHT OF INGRESS, EGRESS, AND REGRESS.

NOTE:

DEVELOPER IS ON NOTICE THAT A PORTION OF THE DIVEWAY/ PARKING AREA IS LOCATED IN A RAILROAD SPUR R/W AND AT SUCH TIME THAT THIS AREA WOULD BE USED FOR RAILWAY PURPOSES, THE PORTION OF DRIVEWAY/PARKING AREA WITHIN SHALL NEED TO BE RELOCATED

GRAPHIC SCALE 1"=100'
0 100 200 300

PLAN BOOK	PAGE
385	13

REVISIONS	
NO.	DATE
1	4/18/06 TWP.REVIEW
2	9/05/07 BLDG. REVISION
3	11/07/07 REVIEW LTR.
4	11/05/12 REVISE BLDG.
5	02/18/13 REVISIONS
6	03/26/13 REV. BUFFER
7	04/18/13 REV. BUFFER

SSN REV. 8 6/5/19 NOTE
REV. 9 12/10/19 BUFFER/ WATERSHED ESMT
REV.10 12/30/19 LEGAL DESCRIPTION

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

SITE PLAN for KEN REILLY

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 03/01/06	SCALE: 1"=100'	SHEET NO.: 1 OF 1
DWN BY: EDG	CKD BY: SAS	SERVICE NO.: 8439

OWNER'S ADOPTION

I, DONALD R. SIMMS, OPERATING MANAGER OF DRS ASSETS, LLC, OWNER OF THE LAND SHOWN ON THE DRS ASSETS 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 ANY HEIRS, EXECUTORS, AND ASSIGNS.

x _____
DONALD R. SIMMS
OPERATING MANAGER

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, DONALD R. SIMMS, 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 25 DAY OF Feb, 2020.

MY COMMISSION EXPIRES THE 25 DAY OF Feb, 2020

x _____
NOTARY PUBLIC

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

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.

FEB. 10, 2020
DATE

x _____
STANLEY D. GRAFF
REG. NO. SU-036161-E

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR NO. 36161-E

MUNICIPAL DECLARATIONS

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

x _____
SECRETARY

x _____
CHAIRPERSON
BOARD OF SUPERVISORS

THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 98, EFFECTIVE THIS 15th DAY OF April, 2020

x _____
SECRETARY

x _____
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 17th DAY OF December, 2019

x _____
SECRETARY

x _____
CHAIRPERSON
PLANNING COMMISSION

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.

x _____ PE083712 4/15/2020
TOWNSHIP ENGINEER — REGISTRATION NO. — DATE

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JEFFREY A. MIKESIC — ENGINEER — PE083712

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF November, 2019

x _____ ABS
SECRETARY

x _____ ABS
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

County Plan # 19227

BUTLER COUNTY PLANNING COMMISSION — SEAL

PROOF OF RECORDING

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

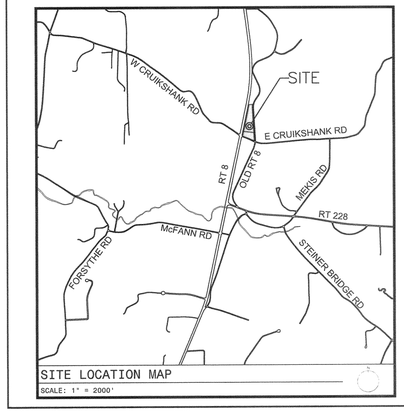
IN PLAN BOOK VOLUME 385 PAGE(S) 14

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF May, 2020.

x _____
RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

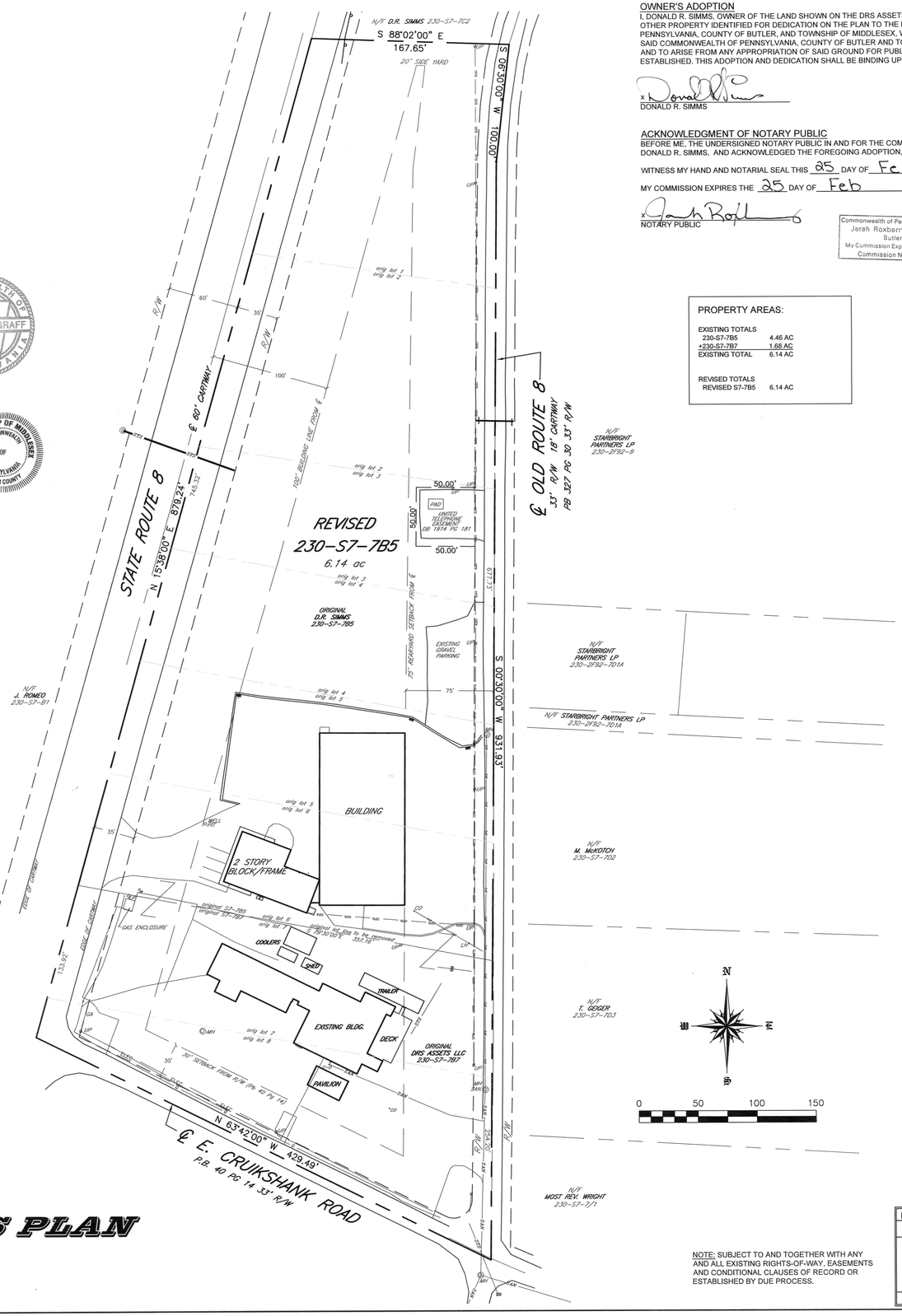
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



SITE LOCATION MAP
SCALE: 1" = 2000'

TITLE AS OF 10/7/2019:
1. ORIGINAL LOTS 1 & 2: 201009190018519
2. ORIGINAL LOT 3: 201011100026609
3. ORIGINAL LOT 4: 201107150016814
4. ORIGINAL LOTS 5 & 6: 200912160029215
5. ORIGINAL LOTS 7 & 8: 201906100010536

DRS ASSETS PLAN



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

OWNER'S ADOPTION

I, DONALD R. SIMMS, OWNER OF THE LAND SHOWN ON THE DRS ASSETS 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, 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 ANY HEIRS, EXECUTORS, AND ASSIGNS.

x _____
DONALD R. SIMMS

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, DONALD R. SIMMS, 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 25 DAY OF Feb, 2020.

MY COMMISSION EXPIRES THE 25 DAY OF Feb, 2020

x _____
NOTARY PUBLIC

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

Instr: 202005190009412
5/19/2020 2:50 PM
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
T20205006692

PROPERTY AREAS:

EXISTING TOTALS	
230-S7-7B5	4.46 AC
+230-S7-7B7	1.68 AC
EXISTING TOTAL	6.14 AC
REVISED TOTALS	
REVISED S7-7B5	6.14 AC

GENERAL NOTES:

1. OWNER: DONALD R. SIMMS (7B5)
   DRS ASSETS LLC (7B7)
2. TAX ID: 230-S7-7B5
   230-S7-7B7
3. ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL
4. SETBACKS: MIN. FRONT YARD - 75 FEET FROM FRONT LOT LINE OR 100 FEET FROM STREET CENTER LINE, WHICHEVER IS GREATER
   MIN. REAR - 75 FEET
   MIN. SIDE - ADJOINING AG OR R - 40 FEET
   - ALL OTHERS 20 FEET
5. REFERENCES
   5.1. CURRENT DEEDS OF RECORD
   5.2. PREVIOUSLY RECORDED PLANS
   5.2.1. GLADEMERE HEIGHTS PLAN OF LOTS PLAN BOOK 40 PG 14
   5.2.2. UNITED MINING CONSOLIDATION PLAN BOOK 325 PG 16
   5.2.3. UNITED MINING CONSOLIDATION PLAN BOOK 327 PG 30

REV	DESCRIPTION	BY	DATE
A	DEDICATION REVISION	SDG	2/7/2020

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

DRS ASSETS PLAN

BEING A

CONSOLIDATION

FOR

DRS ASSETS LLC

SITUATE
MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/03/19	SDG	Sdg	1" = 50'

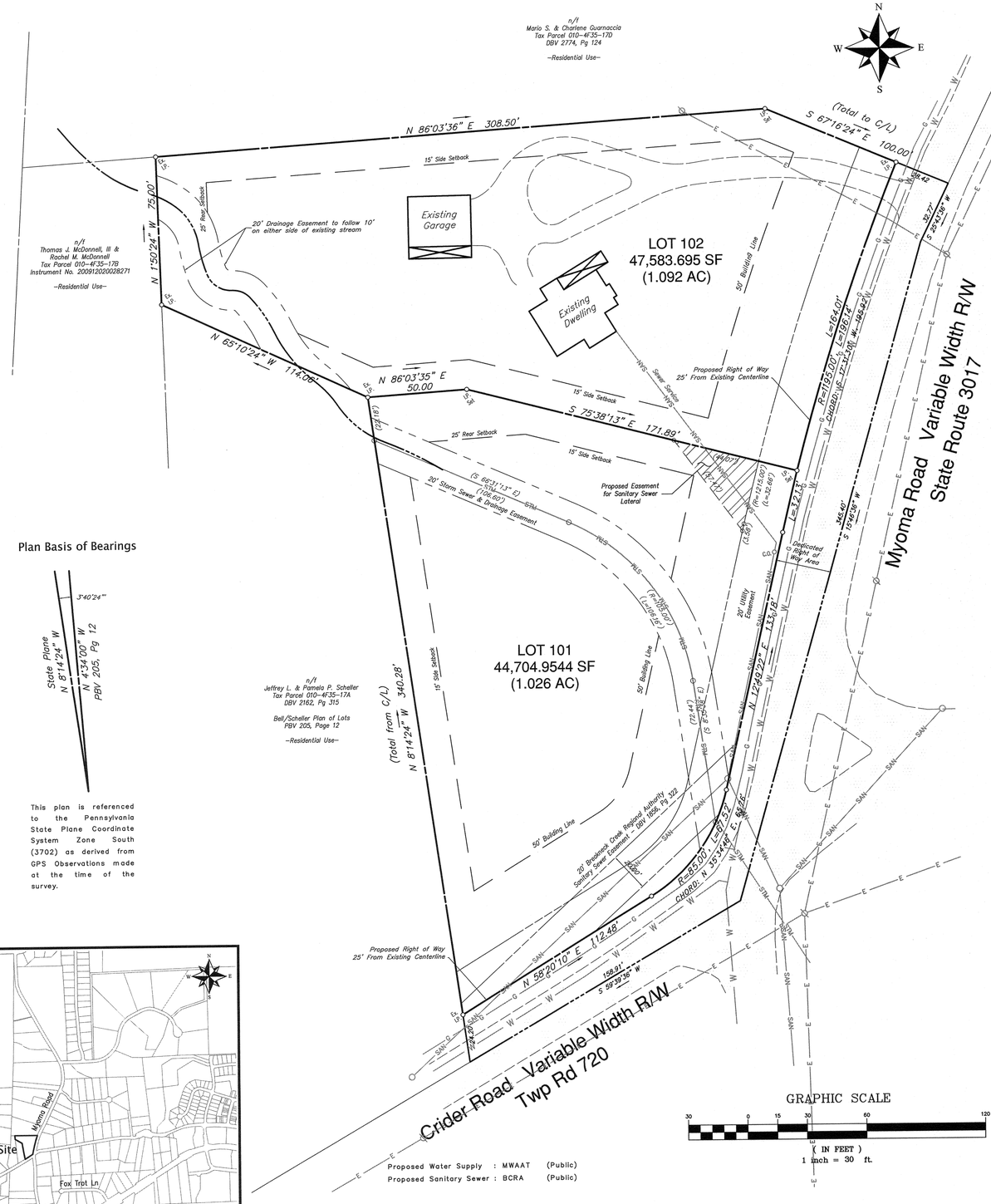
PROJECT NO.	TAX PARCEL NO.	REVISION
19-215	230-S7-7B5 & 7B7	A

RECORDED _____ 20____

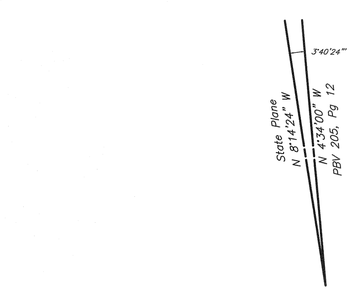
PLAN BOOK	PAGE
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SHEET _____ of _____

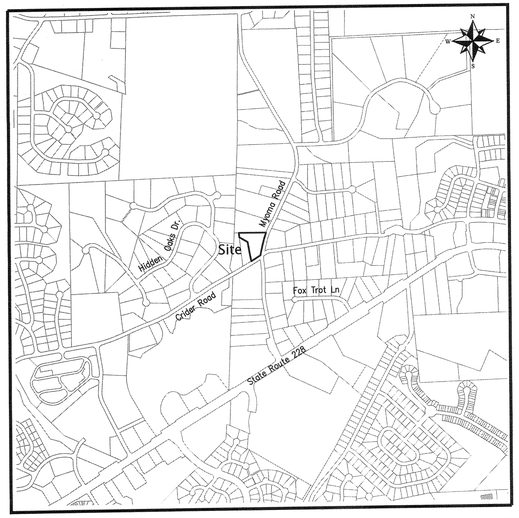
Instr: 202005210009650
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
5/21/2020 3:30 PM
T20200006764



Plan Basis of Bearings



This plan is referenced to the Pennsylvania State Plane Coordinate System Zone South (3702) as derived from GPS Observations made at the time of the survey.



Access to the State Highway (Myoma Road) shall only be as authorized by a highway occupancy permit. Lots fronting State Roads that wish to access the state road can not obtain a building permit until a PennDOT Highway Occupancy Permit is obtained or proof that a permit exists for the existing driveway.

I, James A. Sperdute, R.S., a Professional Land Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan 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 as shown on the plan have been or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by my for the owners or agents .

James A. Sperdute, RS # 24457-E — 4-24-2020 Date

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

Adams Township Engineer — MAY 8, 2020 Date

26400 E
Registration Number

Reviewed by the Butler County Planning Commission this 20th day of May 2020.

~~Director~~ Secretary — Chairperson

County Plan # 20099

COMMONWEALTH OF PENNSYLVANIA }
}SS:
COUNTY OF BUTLER }

Recorded in the Office for the recording of deeds, plats, etc. in the County of Butler and Commonwealth of Pennsylvania in Plan Book Volume 385 Page(s) 15.

Given under my hand and seal this 21 day of May 2020.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER

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

KNOW ALL MEN BY THESE PRESENTS:
That Kaclik Builders, LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this plan as its plan of subdivision if its property in the Township of Adams, County of Butler an Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, land, rights-of-way, easements, ways and other public highway shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams. Kaclik Builders, LLC hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the 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 Kaclik Builders, LLC, its successors and assigns and purchasers of lots in this plan.

It Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 30th day of April 2020.

ATTEST:
Secretary

KACLIK BUILDERS, LLC
Name of Corporation (SEAL)
President

The foregoing adoption and dedication is made by Kaclik Builders, LLC with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, Court House, Butler, Pennsylvania within ninety (90) days of date of said approval.

KACLIK BUILDERS, LLC
Name of Corporation — President

COMMONWEALTH OF PENNSYLVANIA }
}SS:
COUNTY OF BUTLER }

On this 30th day of April A.D., 2020 before me, a Notary Public in and for said County any Commonwealth, personally appeared, Christopher J. Kaclik, President of Kaclik Builders, 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 said Corporation duly sign and sealed by and as for the act and deed of the said Kaclik Builders, LLC for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as President of Kaclik Builders, LLC in attestation of the due execution and delivery of said release and dedication of this deponents own and proper and respective handwriting.

KACLIK BUILDERS, LLC
Name of Corporation — Christopher J. Kaclik, President

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of April A.D. 2020

My Commission Expires the 15th day of August A.D., 2021

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

Notary Public

Reviewed by the Planning Commission of the Township Of Adams, County of Butler and Commonwealth of Pennsylvania on this 6th day of May, 2020

ATTEST:
Secretary — Chairperson

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

This plat of subdivision is approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 11th day of May A.D., 2020.

ATTEST:
Secretary — Chairperson
Supervisor — Supervisor
Supervisor — Supervisor

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Zoning Requirements
R-2 Zoning District

MIN. LOT AREA:	43,560 sq.ft. (1 Acre)
MIN. LOT WIDTH:	125.00 ft @ Building Line
FRONT SETBACK	50.00 ft
REAR SETBACK	25.00 ft
SIDE SETBACK	15.00 ft

Existing & Proposed Lot Areas

Existing Lot Area : 105,962.4110 sq.ft. or 2.4326 Acres

Proposed Lot Areas :

Lot 101	44,704.954 sq.ft.	or	1.0263 Acres
Lot 102	47,583.695 sq.ft.	or	1.0924 Acres
R/W	13,673.762 sq.ft.	or	2.4326 Acres

Property References

Deed from Lewetta M. Bell to Kaclik Builders, LLC
Instrument # 202003170005418
Tax Parcel 010-4F35-17C

Being Part of the Bell/Scheller Plan P B V 2 0 5 , P a g e 1 2

Owner/Developer

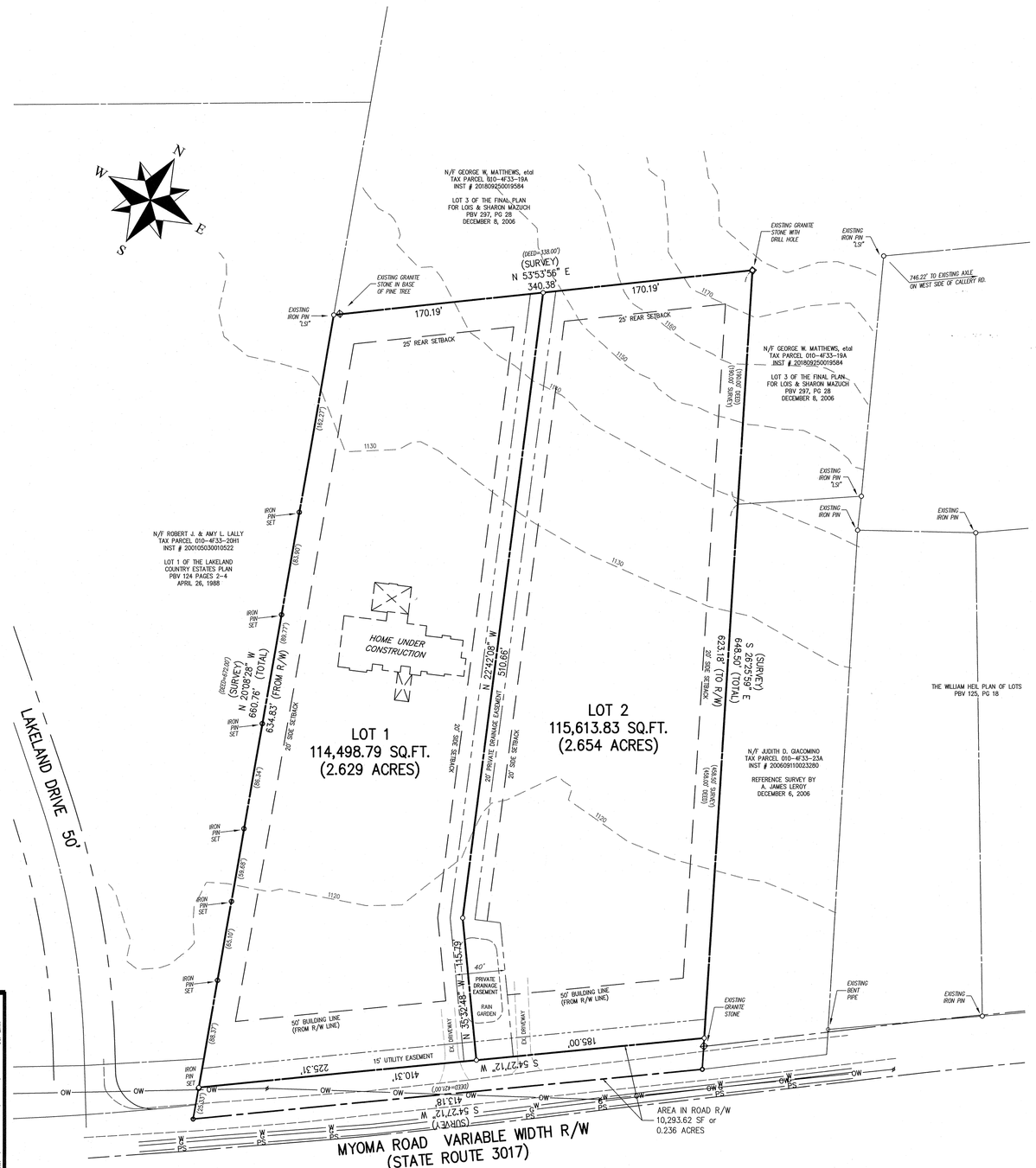
Kaclik Builders, LLC
1272 Mars Evans City Rd
Evans City, PA 16033
724-432-3101

DRAWING NUMBER:	0129-2021201
DRAWING SCALE:	1"=40'
DATE:	March 24, 2020
DRAWN BY:	
REVISIONS:	
04/27/2020...Per Review	
04/28/2020...Per Review	

Kaclik - Crider & Myoma Plan of Lots

Being a resubdivison of an un-numbered 2.43 acres lot of the Bell/Scheller Plan
As Recorded in Plan Book 205, Page 12
Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com





LOCATION MAP 1" = 2000'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Instr: 202005210009651
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/21/2020 3:30 PM
T20200090764

KNOW ALL MEN BY THESE PRESENTS THAT WE, JEFF D. & BETH ANNE BERGMAN OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS OF WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, JEFF D. & BETH ANNE BERGMAN HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JEFF D. & BETH ANNE BERGMAN OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 29 DAY OF April, 2020
ATTEST:

JEFF D. BERGMAN — BETH ANNE BERGMAN

THE FOREGOING ADOPTION IS MADE BY JEFF D. & BETH ANNE BERGMAN WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF JEFF D. & BETH ANNE BERGMAN AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT DEED INSTRUMENT NO. 201908080015138

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED JEFF D. & BETH ANNE BERGMAN 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 29 DAY OF April 2020

MY COMMISSION EXPIRES THE 14 DAY OF October 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

I, JAMES A. SPERDUTE, PLS 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 OR AGENTS.

JAMES A. SPERDUTE, P.L.S. # 24497-E — DATE 4-24-2020

COMMONWEALTH OF PENNSYLVANIA — PROFESSIONAL — JAMES ANTHONY SPERDUTE — SURVEYOR — No. 24497-E

I, Ronald Olson A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

DATE May 8, 2020 REG # 26400 E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 6th DAY OF March 2020.

SECRETARY, BUTLER COUNTY PLANNING COMMISSION — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

County Plan # 30075

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 6th DAY OF May 20 20

CHAIRPERSON, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 11th DAY OF May 20 20

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER) SS:)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 385, PAGE 16 GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF May 20 20

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS — BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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GENERAL PLAN NOTES

a. The bearing system on this plan is referenced to the Pennsylvania State Plane Coordinate System South (3702) as derived from GPS Observations made at the time of the survey.
b. No underground utilities were physically located by the surveyor and the information shown hereon has been taken from available plans and utility company information.
c. Access to the State Highway (Myoma Road) shall only be as authorized by a highway occupancy permit. Lots 1 and 2 can not obtain a building permit until a PennDOT Highway Occupancy Permit is obtained or proof that the existing driveways are adequate.
d. Proposed Sanitary Sewer: Breakneck Creek Regional Authority (Pressure sewer)
e. Proposed Water Service : Municipal Water Authority of Adams Township..

AFFECTED ZONING : RC RURAL CONSERVATION

• Minimum Lot Area	43,560 SF (1 Acre)
• Minimum Lot Width	150.00' @ Building Line
• Minimum Front Setback	50.00'
• Minimum Rear Setback	25.00'
• Minimum Side Setback	20.00'

PROPOSED LOT AREAS

Lot 1	114,498.79 sf	2.629 Ac.
Lot 2	115,613.83 sf	2.654 AC
R/W	10,293.62 sf	0.236 AC
PLAN TOTAL	240,406.24 sf	5.519 AC

PROPERTY REFERENCES

Property Owners:
Jeff D. & Beth Anne Bergman
318 Myoma Road
Mars, PA 16046

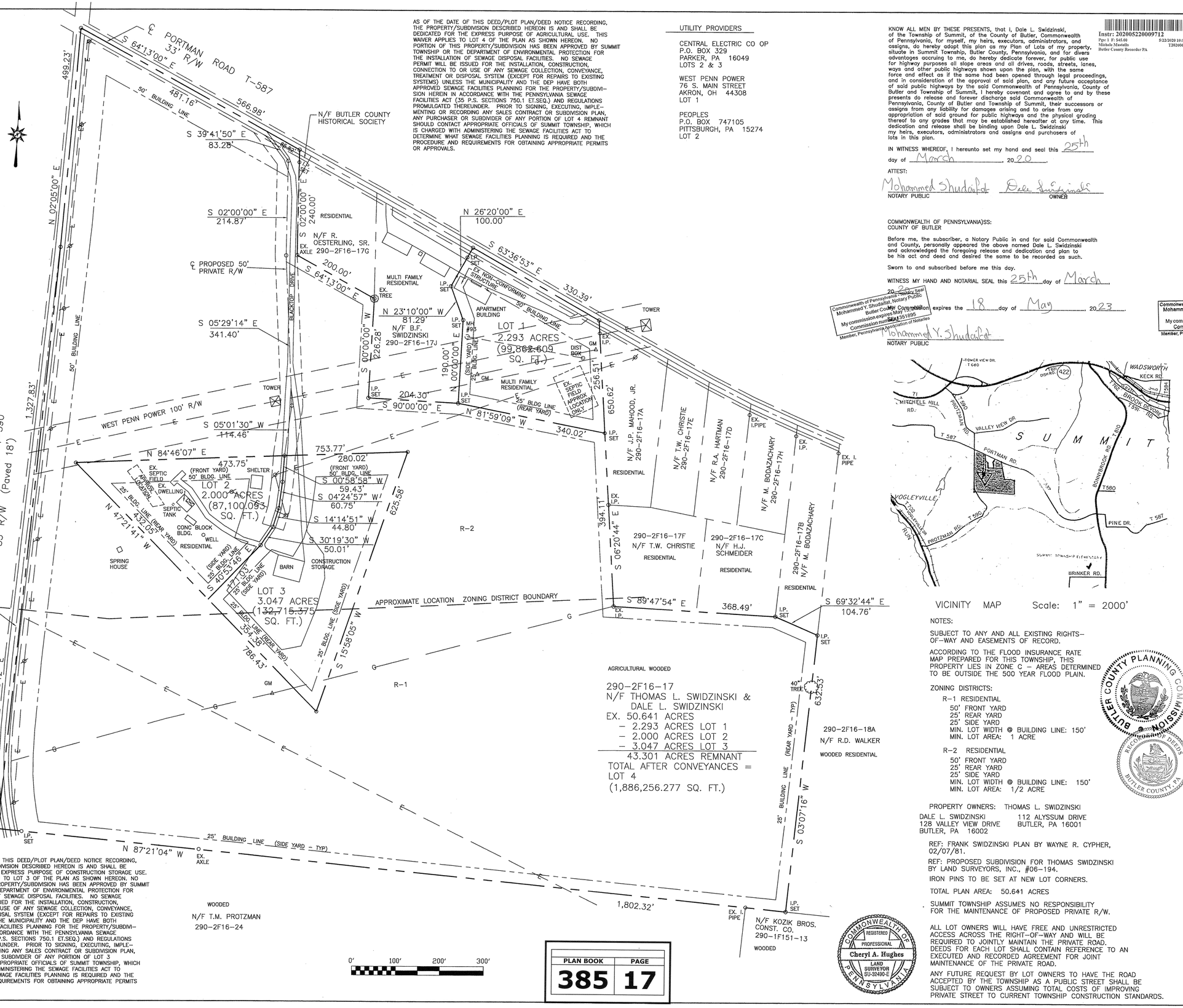
Tax Parcel 010-4F33-23-0000
Inst # 201908080015138

DRAWING NUMBER:	1010-2021216
DRAWING SCALE:	1" = 20'
DATE:	February 11, 2020
DRAWN BY:	
REVISIONS:	

Bergman Plan of Lots

Being a 2 lot subdivision of property owned by
Jeff D. & Beth Anne Bergman
318 Myoma Road – Mars, PA 16046
Adams Township, Butler County, PA

SPERDUTE LAND SURVEYING — SLS — HARMONY, PA — 724-452-4362 — SPERDUTESURVEYING.COM — CONSTRUCTION LAYOUT • TOPOGRAPHIC SURVEYS • LAND DEVELOPMENT • GPS SERVICES



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. THIS WAIVER APPLIES TO LOT 4 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SUMMIT TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 4 REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF CONSTRUCTION STORAGE USE. THIS WAIVER APPLIES TO LOT 3 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SUMMIT TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET.SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 3 SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

UTILITY PROVIDERS

CENTRAL ELECTRIC CO OP
P.O. BOX 329
PARKER, PA 16049
LOTS 2 & 3

WEST PENN POWER
76 S. MAIN STREET
AKRON, OH 44308
LOT 1

PEOPLES
P.O. BOX 747105
PITTSBURGH, PA 15274
LOT 2

PLAN BOOK	PAGE
385	17

Instr: 202005220009712
Pgs: 1 F: $45.00 5/22/2020 10:51 AM
Michele Mustello T20200006812
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Dale L. Swidzinski, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators, and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Summit Township, Butler County, Pennsylvania, and for 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 Summit, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Dale L. Swidzinski my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 25th day of March, 2020.

ATTEST:

Mohammed Shudaifat — NOTARY PUBLIC
Dale L. Swidzinski — 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 Dale L. Swidzinski 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 25th day of March, 20 20.

Commonwealth of Pennsylvania - Notary Seal
Mohammed Y. Shudaifat, Notary Public
Butler County
My commission expires May 13, 2023
Commission number 1351895
Member, Pennsylvania Association of Notaries

My Commission expires the 18 day of May, 2023

Mohammed Y. Shudaifat
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas L. Swidzinski, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators, and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Summit Township, Butler County, Pennsylvania, and for 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 Summit, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Thomas L. Swidzinski my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23rd day of March, 2020.

ATTEST:

Mohammed Shudaifat — NOTARY PUBLIC
Thomas L. Swidzinski — 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 L. Swidzinski 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 23rd day of March, 20 20.

Commonwealth of Pennsylvania - Notary Seal
Mohammed Y. Shudaifat, Notary Public
Butler County
My commission expires May 13, 2023
Commission number 1351895
Member, Pennsylvania Association of Notaries

My Commission expires the 18 day of May, 2023

Mohammed Y. Shudaifat
NOTARY PUBLIC

VICINITY MAP Scale: 1" = 2000'

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 platted by me for the owners or agents.

February 27, 2020 DATE SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

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

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 10th day of March, 20 20.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 7th day of February, 20 20.

SECRETARY SEAL CHAIRMAN/PRESIDENT

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 DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONING DISTRICTS:

R-1 RESIDENTIAL
50' FRONT YARD
25' REAR YARD
25' SIDE YARD
MIN. LOT WIDTH @ BUILDING LINE: 150'
MIN. LOT AREA: 1 ACRE

R-2 RESIDENTIAL
50' FRONT YARD
25' REAR YARD
25' SIDE YARD
MIN. LOT WIDTH @ BUILDING LINE: 150'
MIN. LOT AREA: 1/2 ACRE

PROPERTY OWNERS: THOMAS L. SWIDZINSKI
DALE L. SWIDZINSKI 112 ALYSSUM DRIVE
128 VALLEY VIEW DRIVE BUTLER, PA 16001
BUTLER, PA 16002

REF: FRANK SWIDZINSKI PLAN BY WAYNE R. CYPHER, 02/07/81.

REF: PROPOSED SUBDIVISION FOR THOMAS SWIDZINSKI BY LAND SURVEYORS, INC., #06-194.

IRON PINS TO BE SET AT NEW LOT CORNERS.

TOTAL PLAN AREA: 50.641 ACRES

SUMMIT TOWNSHIP ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE OF PROPOSED PRIVATE R/W.

ALL LOT OWNERS WILL HAVE FREE AND UNRESTRICTED ACCESS ACROSS THE RIGHT-OF-WAY AND WILL BE REQUIRED TO JOINTLY MAINTAIN THE PRIVATE ROAD. DEEDS FOR EACH LOT SHALL CONTAIN REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT FOR JOINT MAINTENANCE OF THE PRIVATE ROAD.

ANY FUTURE REQUEST BY LOT OWNERS TO HAVE THE ROAD ACCEPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO OWNERS ASSUMING TOTAL COSTS OF IMPROVING PRIVATE STREET TO CURRENT TOWNSHIP CONSTRUCTION STANDARDS.

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 385 page 17.

Given under my hand and seal this 22 day of May, 20 20.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

REVISED 02/27/2020; ENGINEER'S REVIEW COMMENTS

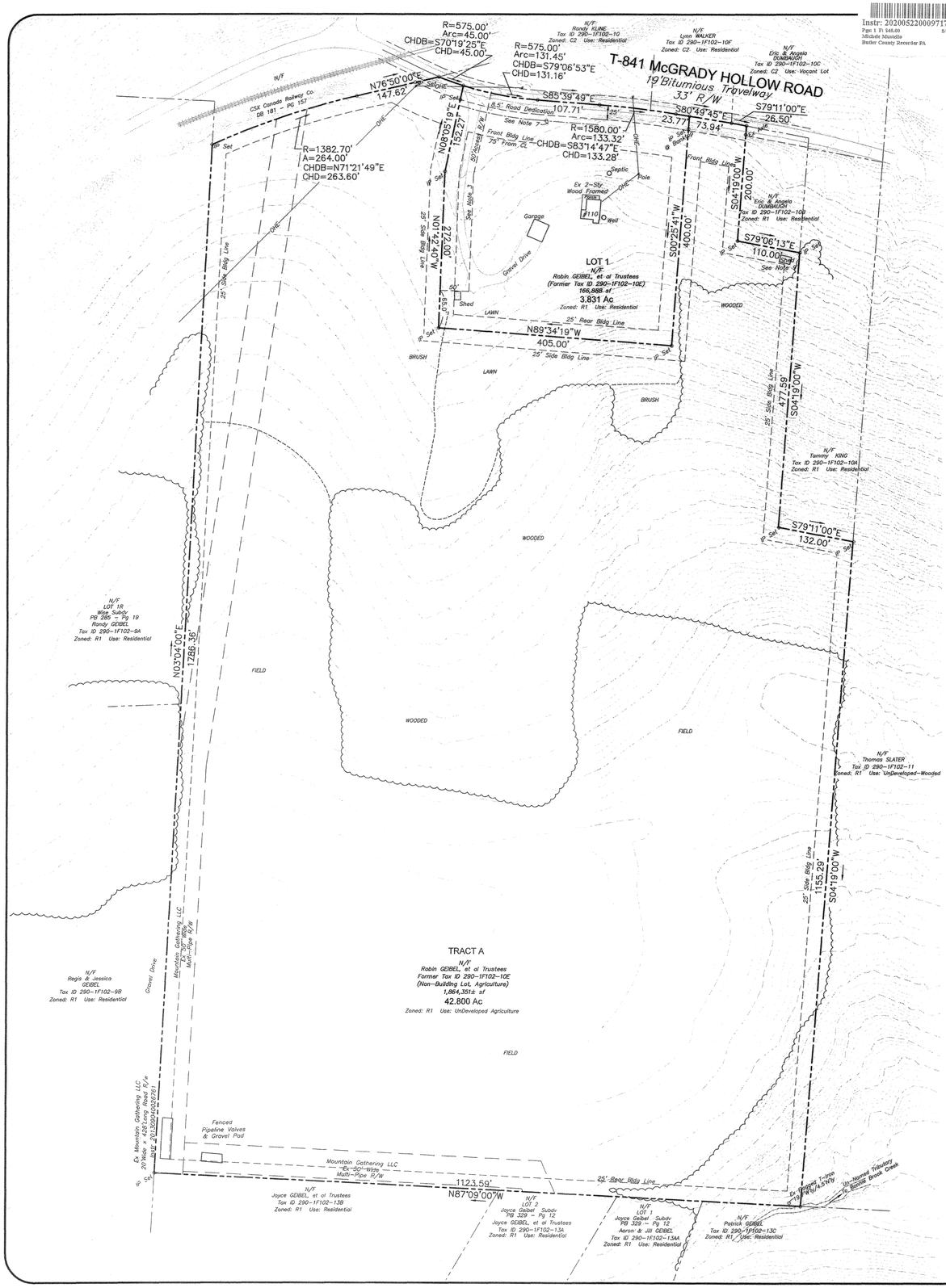
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

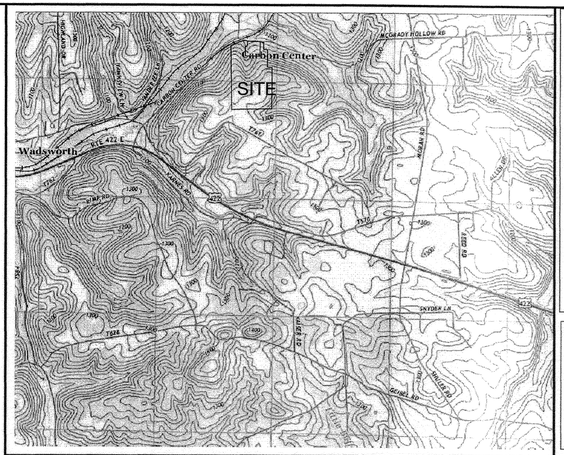
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

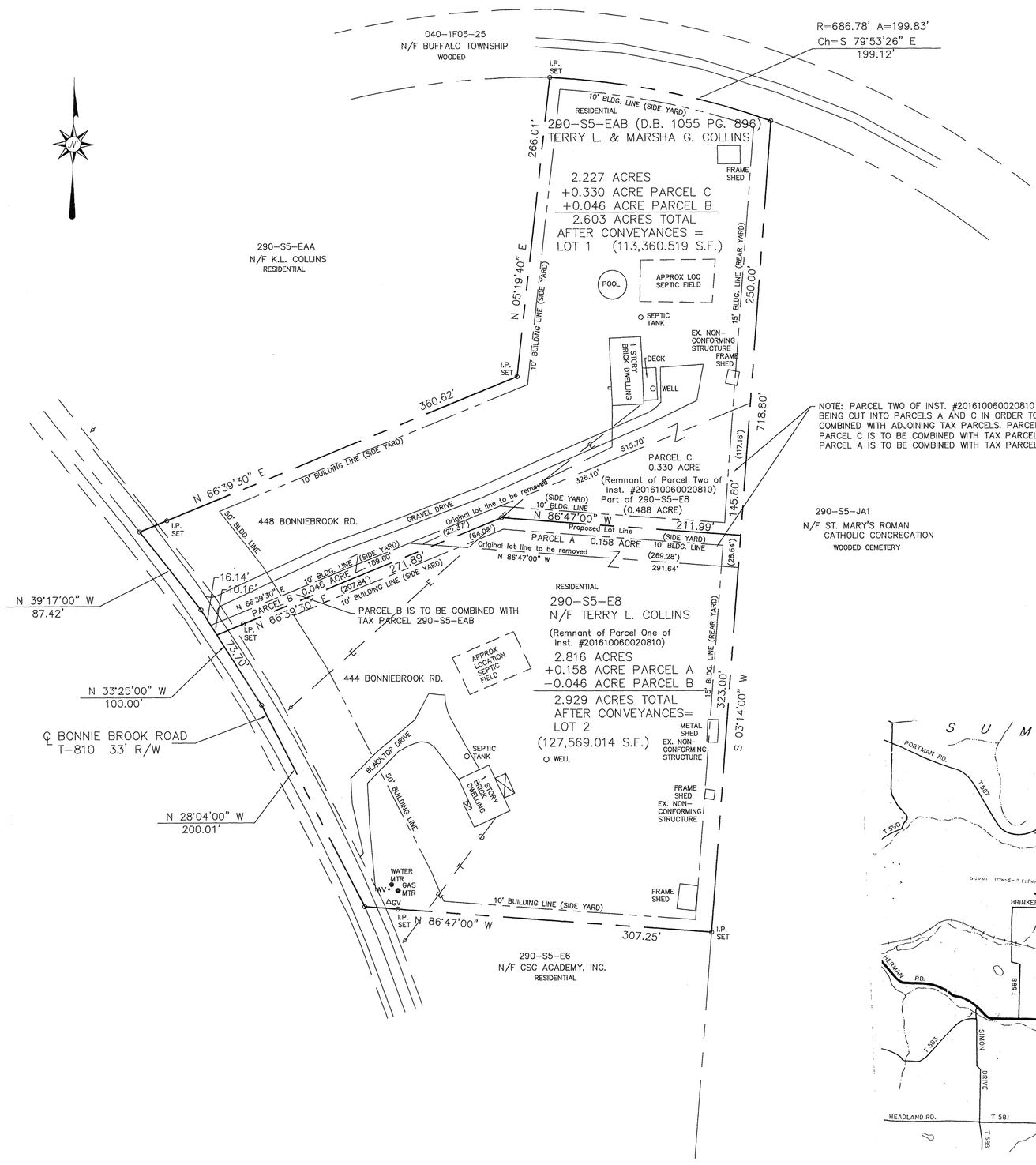
PLAN OF SUBDIVISION
FOR: THOMAS L. SWIDZINSKI
and
DALE L. SWIDZINSKI
SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 01/31/2020	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 290-2F16-17		Db-Pg 2919-515	Service No. 19-112
Address PORTMAN ROAD			

Instr: 202005220009717
Pgs 1 Ft $45.00 5/22/2020 11:31 AM
Michele Mustello T2020005016
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 - AREA OF MINIMAL FLOOD HAZARD.

ZONING: C-1; NEIGHBORHOOD COMMERCIAL

BUILDING SETBACK REQUIREMENTS

FRONT: 50' FROM R/W
SIDE: 10'
REAR: 15'

PROPERTY OWNERS: TERRY & MARSHA COLLINS
448 BONNIBROOK ROAD
BUTLER, PA 16002

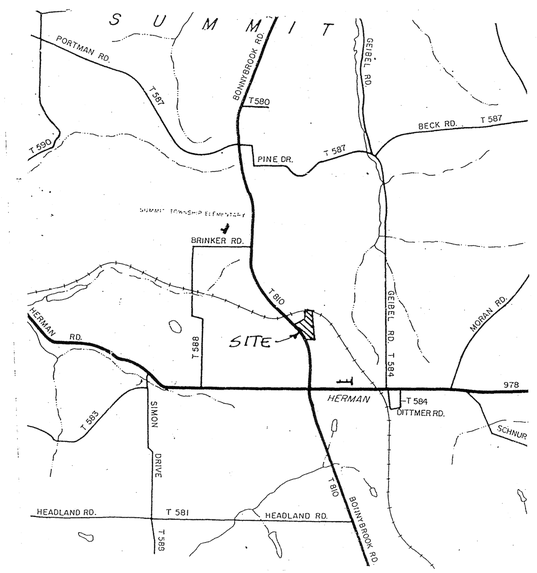
UTILITY PROVIDERS

WEST PENN POWER
76 SOUTH MAIN STREET
AKRON, OH 44308-1890

PEOPLES NATURAL GAS CO.
205 NORTH MAIN STREET
BUTLER, PA 16001

ARMSTRONG CABLE
437 NORTH MAIN STREET
BUTLER, PA 16001

PA AMERICAN WATER
P.O. BOX 371412
PITTSBURGH, PA 15250-7412



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
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Instr: 202005270009919
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
5/27/2020 10:40 AM
T20200006974

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 12th day of May, 2020.

ATTEST:

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Terry L. and Marsha G. Collins, 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 12th day of May, 2020.

My Commission expires the 6th day of April, 2023.

SEAL

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Stickney, Notary Public
Butler County
My commission expires April 6, 2023
Commission number 1289787
Member, Pennsylvania Association of Notaries

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

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

DATE April 29, 2020 SEAL REG. NO. SU-32490-E

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

SECRETARY SEAL CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 20th day of May, 2020.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 12th day of May, 2020.

SECRETARY SEAL CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 20th day of May, 2020.

SECRETARY County Plan # 20101 SEAL 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 385 page 19.

Given under my hand and seal this 27th day of May, 2020.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

REV. 4/29/20 ENGINEERS REVIEW

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: TERRY L. & MARSHA G. COLLINS

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 03/05/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 290-S5-E8 & EAB		Db-Pg 1055-896 Inst. # 201610060020810	Service No. 19-144
Address 448/444 BONNIEBROOK RD.			

Instr: 20200527000927
Pgs: 1 F: 545.00 5/27/2020 11:11 AM
Michele Mustello T20200006981
Butler County Recorder PA

TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 24 DAY OF April 2020 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. 6 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL) NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING — V.P.

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — V.P. Pete Robertson

DATE 4/24/20

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF April 2020

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Spardute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

Jennifer Lyn Spardute
NOTARY PUBLIC

I, Pete Robertson, VP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 6 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202001220001470. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — V.P.

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

DATE 4/15/20

JAMES A. SPERDUTE, P.L.S. # 24457-E

I, Timothy John Schutzman A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE 5/26/2020

SIGNATURE

REGISTRATION NO. PE054841

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2020-17 EFFECTIVE THIS 20th DAY OF May 20 20.

SECRETARY

CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2020-17 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

TOWNSHIP MANANGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 6TH DAY OF MARCH 20 20

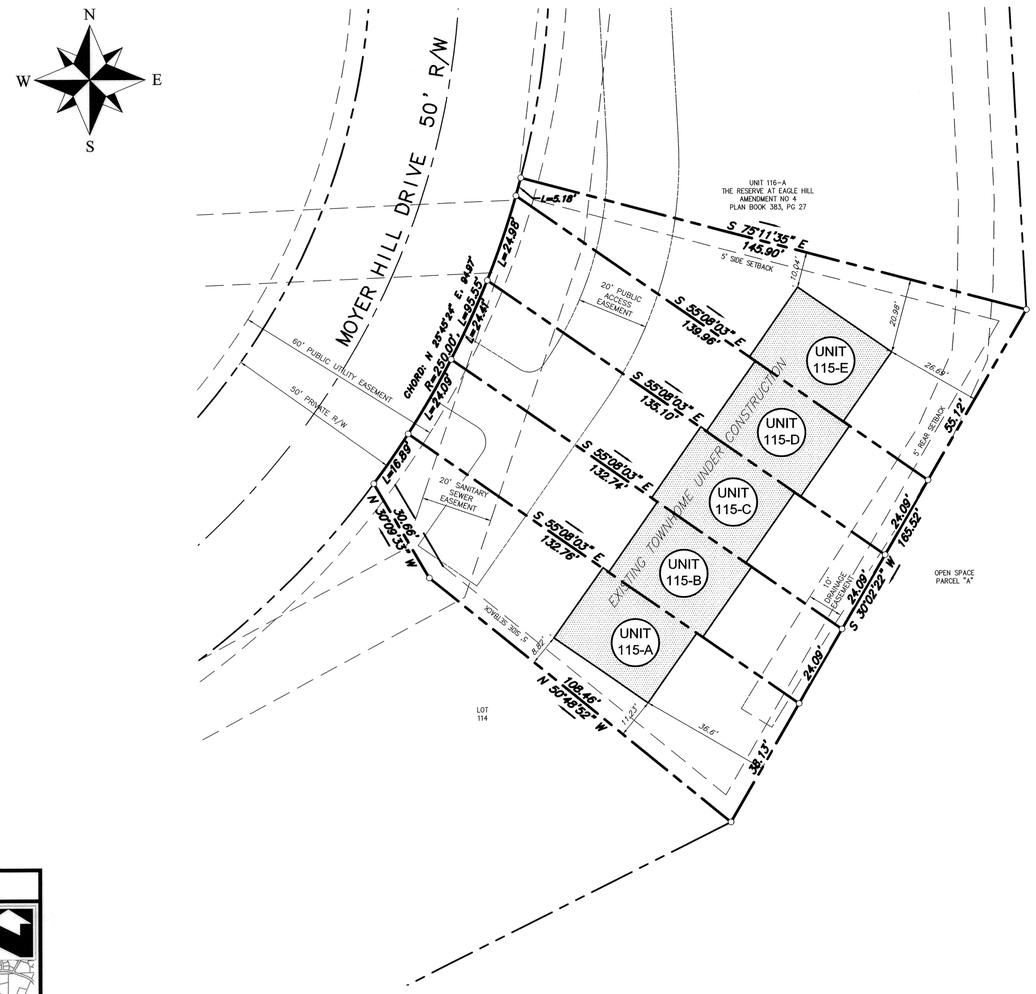
SECRETARY

CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 385 PAGE 20

GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF May 20 20

RECORDER OF DEEDS

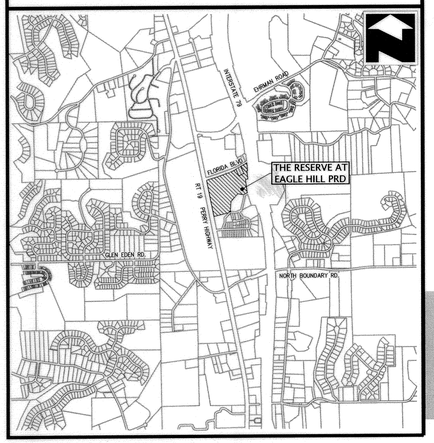


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOCATION MAP 1" = 2000'



GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 115 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36 - 40
b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
d. SANITARY SEWER EASEMENTS SHALL BE FOR THE BENEFIT OF THE MUNICIPAL SEWER & WATER AUTHORITY OF CRANBERRY TOWNSHIP.

AFFECTED ZONING CLASSIFICATION R-3
PROPOSED USE : PRD (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

PROPOSED LOT AREAS

115-A	4,254.79 SF	0.098 AC
115-B	3,181.39 SF	0.073 AC
115-C	3,209.30 SF	0.074 AC
115-D	3,295.54 SF	0.076 AC
115-E	4,222.30 SF	0.097 AC
TOTAL	18,163.32 SF	0.418 AC

PROPERTY REFERENCES

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

LOT REFERENCE:
TAX PARCEL 130-S1-A115
INST# 202001220001470

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

DRAWING NUMBER:	1004-2021291
DRAWING SCALE:	1"=20'
DATE:	MARCH 2, 2020
DRAWN BY:	
REVISIONS:	

THE RESERVE AT EAGLE HILL AMENDMENT NO 6

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SPERDUTESURVEYING.COM
SUBDIVISION & LAND DEVELOPMENT • CIVIL SITE DESIGN

Instr: 202005270009928
Pge: 1 T: 545.00 5/27/2020 11:13 AM
Michele Mustello T20200056982
Butler County Recorder PA

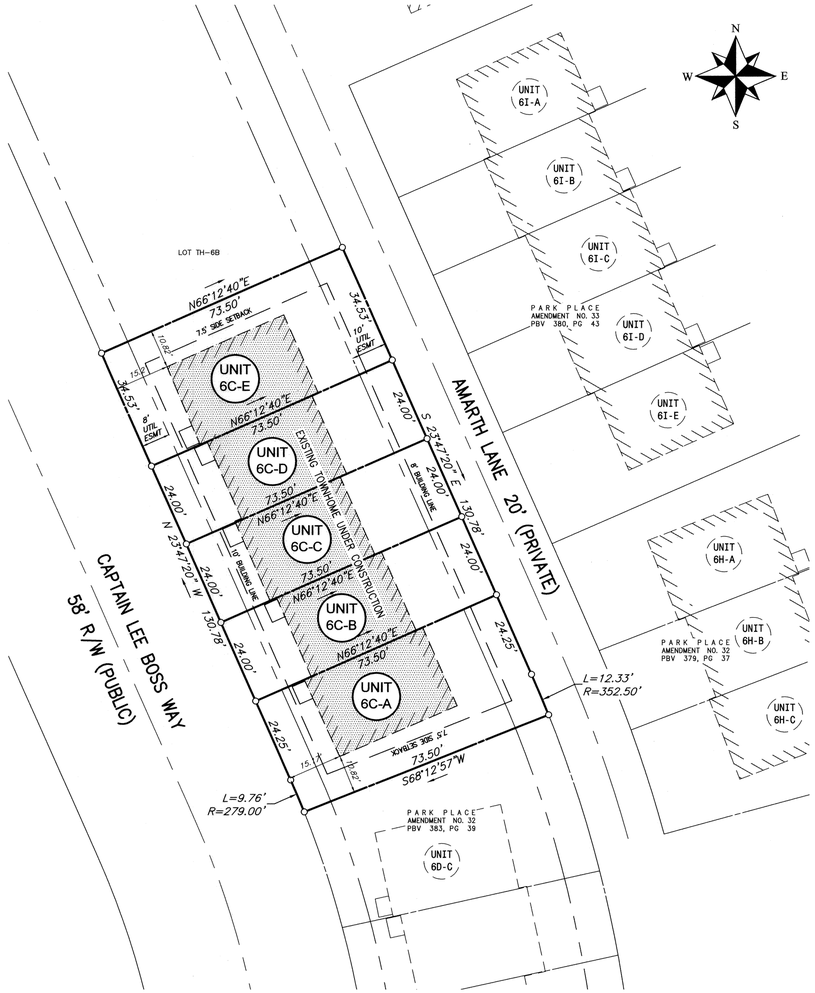
TOWNSHIP ENGINEER

REGISTERED SURVEYOR

CRANBERRY TWP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE 24 DAY OF April 2020 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 38 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

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

Pete Robertson

4/24/20
DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF April 2020

(SEAL)

Jennifer Lyn Sperdute
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

I, Pete Robertson VP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 38 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202002140003180. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS — SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

4/15/20
DATE

James A. Sperdute
JAMES A. SPERDUTE, R.S. # 24457-E

I, Timothy John Schutzman 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.

5/26/2020
DATE

Timothy John Schutzman
SIGNATURE
REGISTRATION NO. PE 054841

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUION NO. 2020-18 EFFECTIVE THIS 26th DAY OF May 2020.

SECRETARY — CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2020-18 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

TOWNSHIP MANANGER

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 6TH DAY OF MARCH 20 20

SECRETARY — CHAIRPERSON

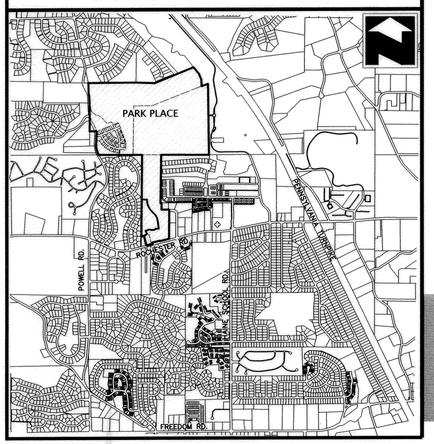
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 385 PAGE 21

GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF May 20 20

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

LOCATION MAP 1" = 2000'



PLAN BOOK	PAGE
385	21

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL PLAN NOTES

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

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

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

PROPOSED LOT AREAS

6C-A	2,594.050	0.073 AC
6C-B	1,764.000	0.040 AC
6C-C	1,764.000	0.040 AC
6C-D	1,764.000	0.040 AC
6C-E	2,537.910	0.062 AC
TOTAL	10,423.96 SF	0.239 AC

PROPERTY REFERENCES

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

LOT REFERENCE:
LOT TH-6C
TAX PARCEL 130-S31-D6C3
INST# 202002140003180

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

DRAWING NUMBER:	1004-2021290
DRAWING SCALE:	1"=20'
DATE:	MARCH 2, 2020
DRAWN BY:	
REVISIONS:	

PARK PLACE AMENDMENT NO. 38

BEING A RE-SUBDIVISION OF PARCEL TH-6C OF THE PARK PLACE RESIDENTIAL SUBDIVISION – PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SPERDUTESURVEYING.COM
SURVEYING LAYOUT • TOPOGRAPHIC MAPPING
CONSTRUCTION LAYOUT & DEVELOPMENT PLANS

BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

REGISTERED SURVEYOR

TOWNSHIP OF CRANBERRY
BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY
ENGINEER

Owners' Adoption

By resolution approved on the 6th day of May, 2020 Trustee of the PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company, owners of the land shown on the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 6 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. Hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, their successors or assigns from any liability for damages arising and to arise from the 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 corporation and upon its successors and assigns.

PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company

By: PARK PLACE DEVELOPMENT ASSOCIATES, LP,
a Pennsylvania limited partnership, its sole member

By: Cranberry Park Place Development, LLC,
a Pennsylvania limited liability company

Its: General Partner

By: THE RODGERS TRUST, an irrevocable trust, Member

By: _____
Donald B. Rodgers, Trustee

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Donald B. Rodgers Trustee of PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company who stated that he is authorized to execute the above adoption, dedication and plan 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 6th day of May, 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sep. 13, 2020
Member, Pennsylvania Association of Notaries

Kimberly May
Notary Public

Certification of Title and Concurrence of Mortgagee

We hereby certify that the title to the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 6 Plan of Lots is in the name of PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company and is recorded in Instrument No. 200802220000.3546.

PARK PLACE MARKETING, LLC A Pennsylvania Limited Liability Company

By: PARK PLACE DEVELOPMENT ASSOCIATES, LP,
a Pennsylvania limited partnership, its sole member

By: Cranberry Park Place Development, LLC,
a Pennsylvania limited liability company

Its: General Partner

By: THE RODGERS TRUST, an irrevocable trust, Member

By: _____
Donald B. Rodgers, Trustee

Dollar Bank, FSB, mortgagee of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 6 Plan of Lots consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

_____ _____
Signature of Witness Signature and Title of Authorized Officer

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2020-20 effective this 20th day of May, 2020.

_____ _____
Secretary Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, Terry A. Hofer, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2020-20 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances.

_____
Township Manager

Cranberry Township Municipal Engineer

I, Timothy John Schutzman a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, 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.

5/26/2020 _____
Date Signature
Registration # PE 084911

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 platted by me.

4/29/20 _____
Date Gary A. Sheffler, PLS
Registration # 11786-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 11th day of MARCH 2020

_____ _____
Secretary Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 385, Page(s) 22.

Given under my hand and seal this 27th day of MAY 2020

_____
Recorder of Deeds Michele M. Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Municipe 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 has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

_____ _____
Secretary Chairman, Board of Supervisors

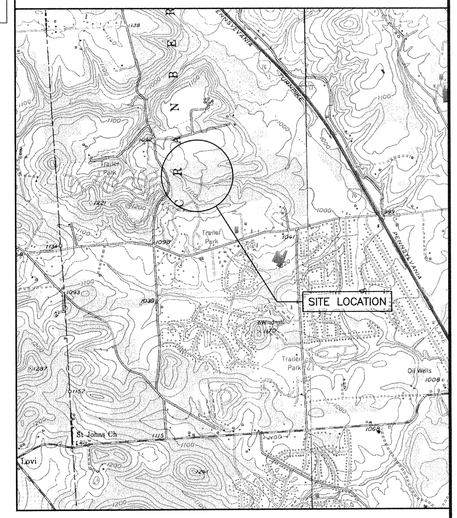
Building Permits Without Approved Sewage Facilities
The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

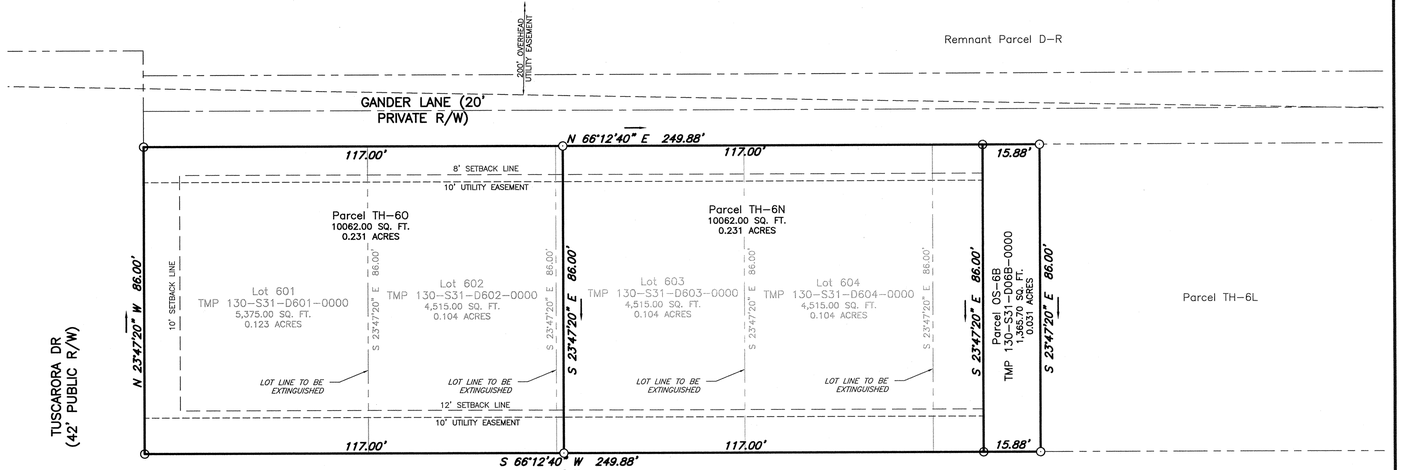
May 20, 2020 _____
Date Secretary

Instr: 202005270009929
Pgs: 1 F: $45.00 5/27/2020 11:28 AM
Michele Mustello T20200006983
Butler County Recorder PA

NOTES:
PLAN MERIDIAN IS BASED ON PENNSYLVANIA STATE PLANE COORDINATES NAD83 GRID.

Site Location Map





PLAN BOOK	PAGE
385	22

NOTES:
1. THIS PLAN IS A RE-SUBDIVISION OF LOTS 601, 602, 603, 604 & PARCEL OS-6B OF THE PARK PLACE RESIDENTIAL SUBDIVISION PHASE 6 AS RECORDED IN PLAN BOOK 374 PGS 26-27.
2. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
3. ALL EASEMENTS SHOWN HERE ON ARE PUBLIC UNLESS OTHERWISE NOTED.

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

POCS SER. #: 2017

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.

NORTH

Horizontal Scale
20 0 20 40
(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:

Professional Seal

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

Park Place - Phase 6 Revision
Residential Subdivision

Prepared For:
Park Place Marketing, LLC.

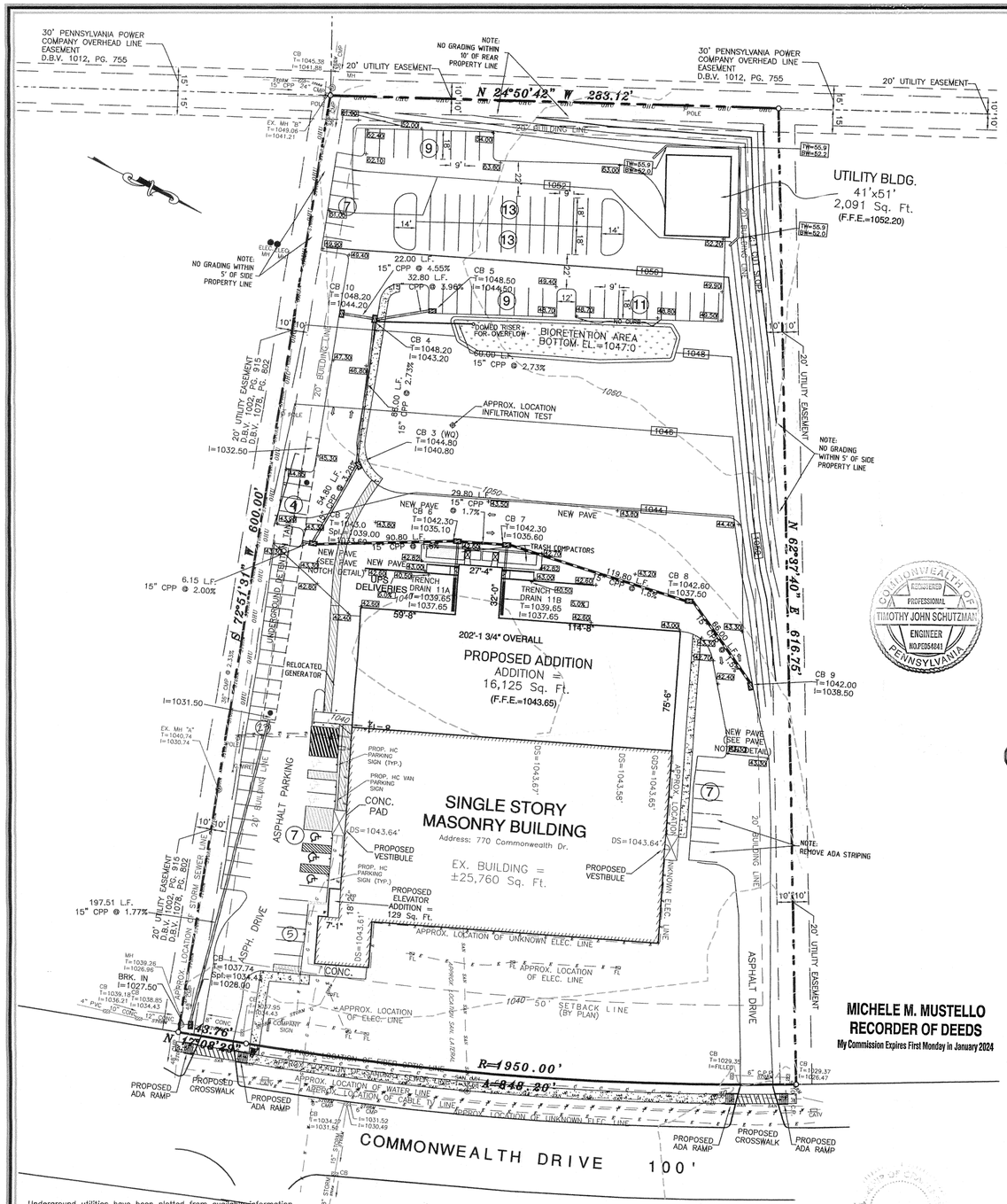
Situate In:
Cranberry Township, Butler County, PA

PHASE 6 RECORDED PLAN

Park Place Marketing, LLC
Attn: Don Rodgers
215 Executive Drive, Suite 300
Cranberry Township, PA 16066
Phone: 724-776-2727

DRAWING SCALE:	1" = 20'	DESIGNED BY:	BUD
DATE ISSUED:	11/04/2019	REVIEWED BY:	GAS
PROJECT JOB#:	3632	FIELD BOOK #:	---
CADD#:	3632- PH6 02 REVISED REC PLAN		

Sheet No.
REC-1
1 OF 1



GIGLIOTTI, SIRERA & ASSOCIATES, owner of the land shown on RECORDING SITE PLAN, hereby adopt this as its land development and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Cranberry. This adoption and dedication shall be binding upon the corporation, and upon its heirs, executors, and assigns.

IN WITNESS OF WHICH, to this We set Our hand and seal this 5th day of MAY, 2020.

ATTEST:

Notary Public

Signature of General Partner
Robert W. Sirera
Member, Pennsylvania Association of No...

Commonwealth of Pennsylvania - Notary Seal
Christopher Mansfield, Notary Public
Allegheny County
My commission expires September 11, Commission number 1256001

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named ROBERT W SIRERA president of GIGLIOTTI, SIRERA & ASSOCIATES, and acknowledged the foregoing adoption and dedication to be their act.

Witness my hand and notarial seal this 5th day of MAY, 2020.

My commission expires the 11th day of SEPT, 2022.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Christopher Mansfield, Notary Public
Allegheny County
My commission expires September 11, 2022
Commission number 1256001
Member, Pennsylvania Association of Notaries

(RECTANGULAR INK STAMP)

I hereby certify that the title to the property contained in Recording Plan is in the name of GIGLIOTTI, SIRERA & ASSOCIATES and is recorded in Instrument # 200108010021160.

Witness
Kaitlin Mansfield

Signature of Authorized Officer

Commonwealth of Pennsylvania - Notary Seal
Christopher Mansfield, Notary Public
Allegheny County
My commission expires September 11, 2022
Commission number 1256001
Member, Pennsylvania Association of Notaries

BEECHWOOD BANK, mortgagee of the property contained on this Site Plan for Recording consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, Title and mortgagee
COMMERCIAL LENDER
BEECHWOOD BANK

SURVEYORS CERTIFICATION

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

May 1, 2020
Date

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

MUNICIPAL ENGINEERS CERTIFICATION

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

5/26/2020
Date

Timothy John Schutzman
Name
Registered Professional Engineer
Reg #: PE054841

BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Cranberry by resolution No. 2019-59 effective this 20th day of May, 2020.

Secretary

Chairperson

TOWNSHIP MANAGER APPROVAL

I, Jerry Alsadek Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No. 2019-59 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

MUNICIPAL DECLARATION

The Board of Supervisors of the Township of Cranberry gives notice that, in approving this plan for recording, the Township of Cranberry 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 facility.

Secretary

Chairperson

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 385, Page(s) 23.

Given under my hand and seal this 27 day of May, 2020.

(SEAL)

Manager, Department of Real Estate

RECORDER OF DEEDS BUTLER COUNTY, PA.

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 18th day of June, 2020.

Secretary

Chairperson

BUTLER COUNTY PLANNING COMMISSION

Notes:

1. Declaration is made to the 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 utility companies have responded to placement of PA One Call. Tait Engineering, Inc. assumes no responsibility for utilities shown or not shown, including their respective easements.

3. Property subject to any issues that may be revealed by a current and complete title report.

4. Topographic contour data is based State Plane Coordinate, Pennsylvania South NAVD 88 datum. Bearings and distances shown from subdivision plan of record.

5. Building setback lines are shown from a previous ALTA/ACSM Survey dated July 2001.

It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved stormwater management plan or allow the property to remain in a condition which does not conform to an approved stormwater management plan, unless the Township grants an exception in writing.

Owner Signature

5-11-2020
Date

I, Douglas T. Tait, hereby certify that the stormwater management plan meets all design standards and criteria of the Cranberry Township Stormwater Ordinance.

Signature

5-14-2020
Date

I, Timothy John Schutzman, have reviewed this stormwater management plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.

Signature

5/26/2020
Date

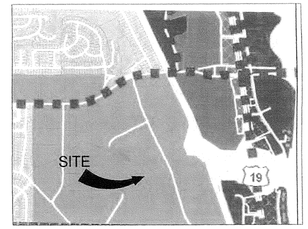
Surveyor Notes:

1. Declaration is made to the 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. This is not a boundary survey. Tait Engineering, Inc. has done no field verification of boundary. Boundary is shown from available information and is for reference only.

2. Not all utility companies have responded to placement of PA One Call. Tait Engineering, Inc. assumes no responsibility for utilities shown or not shown, including their respective easements.

3. The final location and connection points for the proposed utility connections are typically determined by the respective utility companies. Each utility company will be contacted before any construction begins to finalize the connections. All new utilities must be installed underground.

4. Property subject to any issues that may be revealed by a current and complete title report.



VICINITY MAP

SP-1 SPECIAL GROWTH DISTRICT

	REQUIRED	PROVIDED (MAIN BLDG)
FRONT YARD	25 FEET	58.46 FEET
SIDE YARD	20 FEET	68.2 FEET
REAR YARD	20 FEET	301 FEET
MIN. LOT AREA	1 ACRE	4.746 ACRE
MAX BUILDING HEIGHT	50 FEET	50 FEET
MAX IMP. SURFACE RATIO	70%	56.4%

TOTAL IMPERVIOUS SURFACE AREA = 116,626 S.F.
OR 56.4% OF LOT AREA (EXISTING LOT AREA = 206,735 S.F.)

ALL BUILDINGS ON LOTS ADJOINING ANY R RESIDENTIAL DISTRICT SHALL BE SET BACK A MINIMUM OF 100 FEET FROM THE LOT LINE ADJOINING THE R RESIDENTIAL DISTRICT

* NO STRUCTURE SHALL EXCEED 50 FEET IN HEIGHT UNLESS EVERY REQUIRED YARD IS INCREASED BY ONE FOOT FOR EACH ADDITIONAL TWO FEET IN HEIGHT OVER 50 FEET.

** ANY STRUCTURE HIGHER THAN 50 FEET ON A LOT WHICH ABUTS RESIDENTIAL ZONING DISTRICT SHALL BE SET BACK AN ADDITIONAL ONE FOOT FOR EVERY ADDITIONAL FOOT OVER 50 FEET IN ADDITION TO THE REQUIREMENT OF SUBSECTION 6.B(2)(a)

PARKING REQUIREMENTS

PER SECTION 27-312.14 OF THE ZONING ORDINANCE FOR LIGHT MANUFACTURING, THE REQUIRED PARKING IS 1 PER 1,000 S.F. OF THE G.F.A., PLUS 1 PER 350 S.F. OF OFFICE AND SALES SPACE.

OFFICE & SALES SPACE:

4,840 S.F. / 350 = 13.8, USE 14 REQUIRED

GROSS FLOOR AREA (G.F.A.):

25,760 S.F. EXISTING PLUS 16,125 S.F. ADDITION(S) = 41,885 S.F. TOTAL

41,885 / 1,000 = 41.9, USE 42 REQUIRED

TOTAL REQUIRED PARKING:

14 + 42 = 56 SPACES
(DUE TO A LARGE NUMBER OF EMPLOYEES, 101 PARKING SPACES ARE PROPOSED

EXISTING PARKING COUNT

REGULAR SPACES	88
HANDICAP SPACES	4
TOTAL SPACES	92

PROPOSED PARKING COUNT

REGULAR SPACES	95
HANDICAP SPACES	6
TOTAL SPACES	101

PARKING NOTE:

CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ADA PARKING SPACES.
THE ADA ACCESSIBLE PARKING ON THE NORTHERN SIDE OF THE BUILDING IS TO BE ELIMINATED AND 3 NEW ADA PARKING SPACES WILL BE ADDED TO THE 3 EXISTING ON THE SOUTHERN SIDE OF THE BUILDING. PAVEMENT SLOPES MUST BE RECONFIGURED SO THAT THERE IS NO MORE THAN 2% SLOPE IN ANY DIRECTION IN ADA PARKING STALLS OR LOADING AREAS (PAVEMENT TO BE FLUSH WITH ENTRY).

LEGEND

- ELECTRIC LINE
- GASLINE
- WATERLINE
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- GAS VALVE
- WATER VALVE
- CATCH BASIN
- FIRE HYDRANT
- CLEAN OUT
- MANHOLE
- ELECTRIC METER
- GAS METER
- SANITARY MANHOLE
- TELEPHONE POLE
- LIGHT POST (STANDARD)

PLAN BOOK	PAGE
385	23

SITE PLAN FOR RECORDING
SITUATE IN
CRANBERRY TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
ARCHITECTURAL INNOVATIONS
770 COMMONWEALTH DRIVE

Date: March 24, 2020
Scale: 1"=40'
Drawn By: CSA
Reviewed By: DTT
File Number: 35839
CAD File: 18.0214
Revisions:
Rev. 4-08-2020 Utility Bldg.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DOUGLAS T. TAIT LS-050050-E SURVEYOR
Registered Engineer
Reg. No. PE 060125

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

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 19 DAY OF APRIL 2020.

ATTEST:

OWNER _____ OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Butler)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ELTON SCHEIDEMANTLE 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 19 DAY OF APRIL 2020.
MY COMMISSION EXPIRES THE 4 DAY OF June 2022.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Roberta S. Hinds, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1072088
Member, Pennsylvania Association of Notaries

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 2/ DAY OF MARCH, 2020.

SECRETARY CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 5 DAY OF May, 2020.

SECRETARY CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

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

3/24/2020
DATE REG. NO. SU075509

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF MARCH 2020.

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 385 PAGE 24.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF MAY 2020.

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

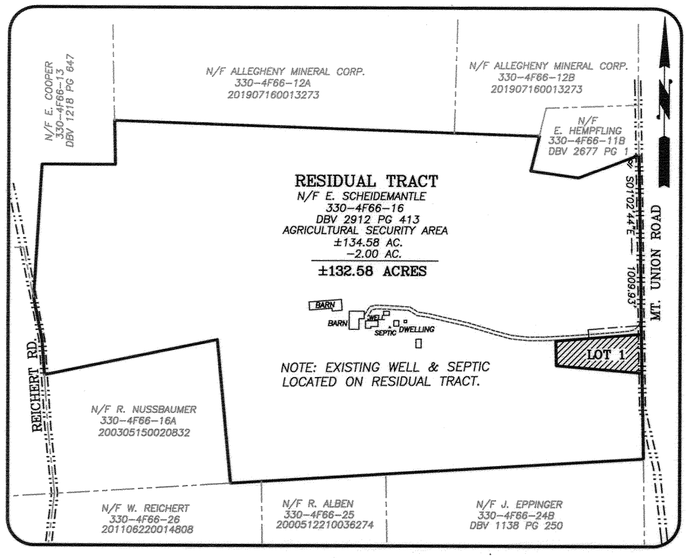
PLAN BOOK	PAGE
385	24

PRIVATE 50' RIGHT OF WAY

THE PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOT 1, AND TAX PARCEL 330-4F66-16

THE PRIVATE RIGHT OF WAY IS NOT INTENDED AS A PUBLIC ROAD/STREET, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY WORTH TOWNSHIP.

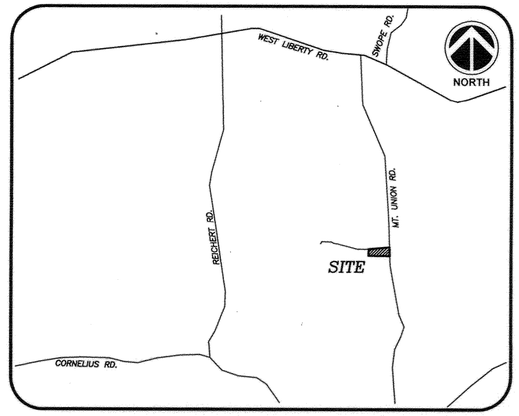
THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREET SHALL BE THE FULL AND SOLE RESPONSIBILITY OF THE OWNERS OF LOT 1, AND TAX PARCELS 330-4F66-16.



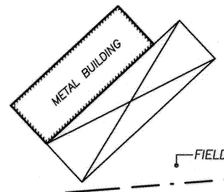
NOTE: EXISTING WELL & SEPTIC LOCATED ON RESIDUAL TRACT.

RESIDUAL MAP
1"= 600'

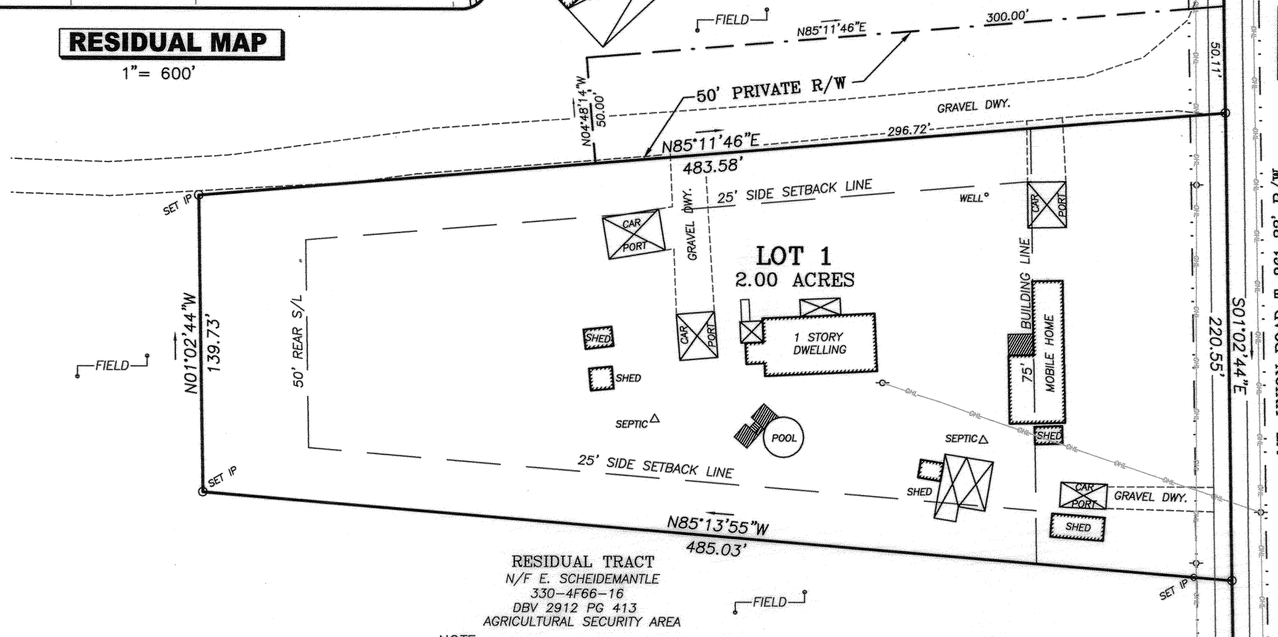
Instr: 202005270009946
Pgs: 1 F: $45.00 5/27/2020 1:28 PM
Michele Mustello T20200006994
Butler County Recorder PA



VICINITY MAP
NOT TO SCALE



RESIDUAL TRACT
N/F E. SCHEIDEMANTLE
330-4F66-16
DBV 2912 PG 413
AGRICULTURAL SECURITY AREA



RESIDUAL TRACT
N/F E. SCHEIDEMANTLE
330-4F66-16
DBV 2912 PG 413
AGRICULTURAL SECURITY AREA

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

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

OWNER:
ELTON SCHEIDEMANTLE
178 MT. UNION ROAD
PORTERSVILLE, PA 16051
724-368-8102

TAX PARCEL 330-4F66-16
DEED REF: DBV 2912 PG 413

TOTAL PLAN AREA ±134.58 ACRES
RESIDUAL TRACT ±132.58 ACRES
LOT 1 2.00 ACRES

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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. SHUTY LAND SURVEYOR No. SU075509

Scale 1" = 50'
Date Feb. 13, 2020
Job No. 3225

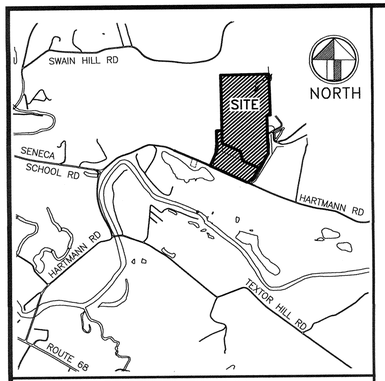
Scheidemantle Subdivision

Situate in Worth Township
Butler County, Pa.

Prepared For Patricia Scheidemantle

Sheet No. 1 of 1

SIGN WITH BLACK FELT TIP PEN ONLY.



LOCALITY SKETCH — SHADED AREA
APPROX. SCALE: 1"=2000' — PROPERTY LOCATION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 24TH DAY OF MARCH, 2020.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 21ST DAY OF April, 2020 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 21st DAY OF April, 2020.

TOWNSHIP SECRETARY — PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 21st DAY OF April, 2020. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES.
SIGNED AND NOTED AS APPROVED THIS ___ DAY OF ___, 20___.

TOWNSHIP SECRETARY — CHAIRPERSON

THIS PLAT WAS DELIVERED TO VOGEL DISPOSAL SERVICE, INC. BY JACKSON TOWNSHIP ON THE 28th DAY OF May, 2020.

PLANNING DIRECTOR

BY A RESOLUTION APPROVED ON THE 24 DAY OF April, 20 20, THE BOARD OF DIRECTORS OF THE VOGEL DISPOSAL SERVICE, INC., INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNERS OF THE LAND SHOWN ON THE SENECA LF LOT LINE REVISION PLAN NO. 2 ADOPTED THIS PLAN AS ITS PLAN AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(CORPORATE SEAL)

ATTEST: VOGEL DISPOSAL SERVICE, INC.

Edward R Vogel — Edward R Vogel
EDWARD R. VOGEL, VICE PRESIDENT

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

4-24-20
DATE

COMMONWEALTH OF PENNSYLVANIA : SS:
COUNTY OF BUTLER :

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED EDWARD R. VOGEL, VICE PRESIDENT, OF THE VOGEL DISPOSAL SERVICE, 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 JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF April, 2020.

MY COMMISSION EXPIRES THE 22 DAY OF November, 2020

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Caitlin Gibson, Notary Public
Adams Twp., Butler County
My Commission Expires Nov. 22, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

NOTARY SEAL

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SENECA LF LOT LINE REVISION PLAN NO. 2 IS IN THE NAME OF VOGEL DISPOSAL SERVICE, INC., AND IS RECORDED IN THE DEED BOOK VOLUME 1609, PAGE 192 AND INSTRUMENT NO. 201605040008484.

Edward R Vogel — Margaret Vogel
EDWARD R. VOGEL, VICE PRESIDENT — SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING

COMMONWEALTH OF PENNSYLVANIA : SS:
COUNTY OF BUTLER :

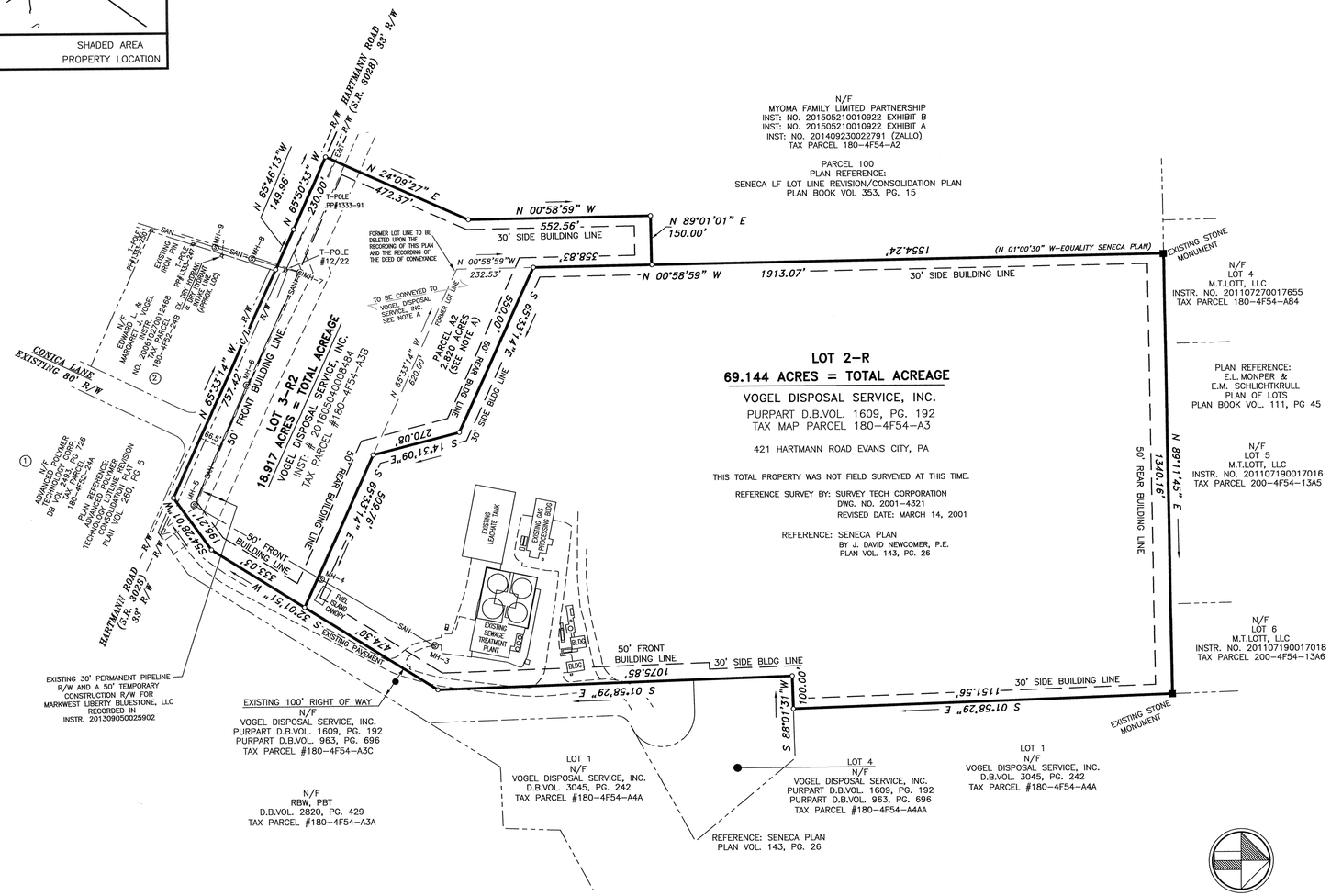
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC, IN SAID COUNTY, IN PLAN BOOK VOLUME 385, PAGE 25.

GIVEN UNDER MY HAND AND SEAL THIS 29 DAY OF May, 2020

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

BUTLER COUNTY RECORDER OF DEEDS SEAL



NOTES:

(A) PARCEL A2 IS TO BE CONVEYED TO VOGEL DISPOSAL SERVICE, INC. AND IS TO BECOME AN INTEGRAL PART OF LOT NO. 3-R AND THE ADJOINING LANDS AS PRESENTLY OWNED BY VOGEL DISPOSAL SERVICE, INC. AS RECORDED IN INSTR #201605040008484 PARCEL A2 AND LOT 3-R ARE TO BECOME ONE LOT KNOWN AS LOT 3-R2, CONSISTING OF 18.917 ACRES. SAID PARCEL A2 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

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

(C) LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776

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

LEGEND

- ⌀ EXISTING UTILITY POLE
- —E/T— EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES
- —UE— EXISTING SUBSURFACE ELECTRIC LINE (APPROXIMATE SUBSURFACE LOCATION)

NORTH

0' 200' 400' 600'

SCALE: 1" = 200'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

PLAN BOOK	PAGE
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SENECA LF LOT LINE REVISION PLAN NO. 2

[LOT LINE REVISION OF LOT NO. 3-R OF THE SENECA LF LOT LINE REVISION/CONSOLIDATION PLAN (PBV 353, PG. 15) AND LOT NO. 2 OF THE SENECA PLAN (PBV 143, PG. 26)

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: MARCH 20, 2020

Instr: 202005290010104
Pgs: 1 F: $45.00 — 5/29/2020 11:00 AM
Michele Mustello — T20200057107
Butler County Recorder PA

PRESENT ZONING REQUIREMENTS

JACKSON TOWNSHIP ZONING ORDINANCE
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING: LI – LARGE SCALE INDUSTRIAL DISTRICT	REQUIRED	LOT 3-R2 PROPOSED	LOT 2-R PROPOSED
MINIMUM NET LOT AREA:	87,120 S.F. (2 ACRES)	824,025 SQ.FT	3,011,913 SQ.FT.
MINIMUM LOT WIDTH AT STREET R/W LINE:	200 FEET	1137.44 FEET	1250.15 FEET
MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	200 FEET	±1137 FEET	±1250 FEET
REQUIRED FRONT YARD BUILDING SETBACK LINE:	50 FEET	50 FEET	50 FEET
REQUIRED SIDE YARD BUILDING SETBACK LINE:	30 FEET	30 FEET	30 FEET
REQUIRED REAR YARD BUILDING SETBACK LINE:	50 FEET	50 FEET	50 FEET

REVISED LOT CALCULATIONS		
	LOT 3-R2 TAX PARCEL NO. 180-4F54-A3B	LOT 2-R RESIDUAL TAX PARCEL NO. 180-4F54-A3
EXISTING AREA	+16.097 ACRES (LOT 3-R)	±71.964 ACRES (LOT 2)
PARCEL A2	+2.820 ACRES	-2.820 ACRES
TOTAL REVISED LOT AREAS	18.917 ACRES (824,025 SQ.FT)	69.144 ACRES (3,011,913 SQ.FT)

88.061 ACRES = TOTAL ACRES

OWNERS: VOGEL DISPOSAL SERVICE, INC
121 BRICKYARD ROAD
MARS, PA 16046

ZONING DISTRICT: LI – LARGE SCALE INDUSTRIAL DISTRICT
DEED REFERENCE: PUR-PART D.B.VOL.1609, PAGE 192
TAX PARCEL NO.: 180-4F54-A3

OWNERS: VOGEL DISPOSAL SERVICE, INC
121 BRICKYARD ROAD
MARS, PA 16046

ZONING DISTRICT: LI – LARGE SCALE INDUSTRIAL DISTRICT
DEED REFERENCE: INST #201605040008484
TAX PARCEL NO.: 180-4F54-A3B

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

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

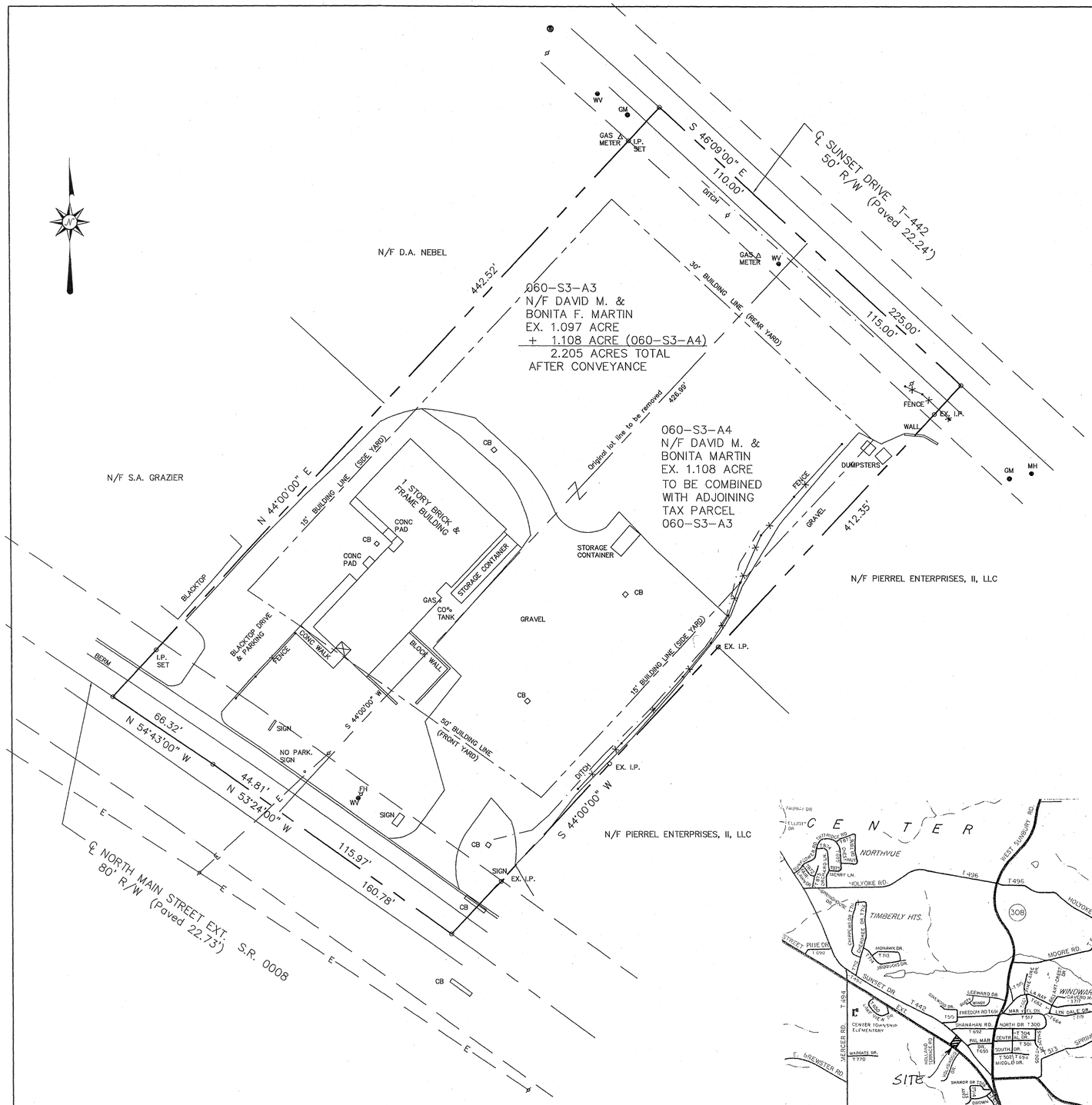
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — TAMARA A. RANALLI — LAND SURVEYOR — SU-051843-E

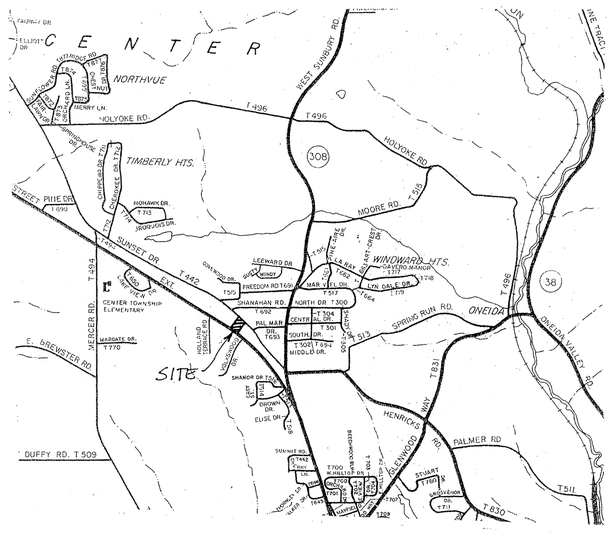
REGISTRATION NO. SU-051843E

REVISIONS: APRIL 23, 2020 ADD JACKSON TWP CLAUSE | DRAWN BY: T.R. | CHECKED BY: T.R.

DWG. NO: 5158-2020-SUB

G:\Vogel-SENECALANDFILL-5158\Seneca-Vogel Disposal LotlinePlan 5158-2020\Seneca-VogelDis-LotlineRev2_5158-2020-Sub.dwg – Apr 24, 2020 @ 8:48AM (LotLine Rev) Seneca-VogelDisLotlineRev2 5158-2020.CRD





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

PROPERTY OWNERS: DAVID M. & BONITA F. MARTIN
572 WEST SUNBURY ROAD
BUTLER, PA 16001

ZONING: C-1 RETAIL & SERVICE COMMERCIAL W/CORE INFILL OVERLAY DISTRICT

BUILDING SETBACK REQUIREMENTS:

50' BUILDING SETBACK FRONT
15' BUILDING SETBACK SIDE
30' BUILDING SETBACK REAR

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

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING TAX PARCELS INTO ONE LOT.

Instr: 202005290010105
Pgs: 1 F: $45.00
5/29/2020 11:08 AM
Michele Mustello
Butler County Recorder PA
T20200097108

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

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 26th day of May A.D. 2020.

ATTEST:
Carol A. Augustine
NOTARY PUBLIC

David M. Martin
OWNER

Bonita F. Martin
OWNER

The forgoing adoption and dedication is made by David M. and Bonita F. Martin, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

David M. Martin
OWNER

Bonita F. Martin
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 David M. and Bonita F. Martin who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 26th day of May 2020.

My Commission expires the 16th day of February 2022

SEAL
Carol A. Augustine
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Carol A. Augustine, Notary Public
Butler County
My commission expires February 16, 2022
Commission number 1166276
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and platted by me for the Owners, developers or agents.

December 11, 2019
DATE

SEAL

Cheryl A. Hughes
REGISTRATION NUMBER SU-32490-E

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

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 22nd day of January 2020

CHAIRMAN

SEAL

SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 11th day of May 2020.

Ronald E. Stott
CHAIRMAN

SEAL

SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 14th day of January 2020.

~~Chairman~~ ~~Secretary~~ County Plan # 20013

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 385 page 26.

Given under my hand and seal this 29 day of May 2020.

SEAL

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS BUTLER COUNTY, PA

PLAN BOOK	PAGE
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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: DAVID M. & BONITA F. MARTIN

SITUATE: CENTER TWP., BUTLER CO., PA

Date 12/11/19	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 060-S3-A3 & A4	Inst. # 200708240022256 200907210017032		Service No. 19-187
Address 1633/1635 N. MAIN ST. EXT.			

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION IN ACCORDANCE WITH THE LINES AND GRADES SHOWN ON THE PLANS AND TO TOLERANCES STATED HEREIN OR IN THE SPECIFICATIONS. REFER TO THE BOUNDARY AND TOPOGRAPHIC SURVEY FOR ADDITIONAL INFORMATION ON HORIZONTAL AND VERTICAL CONTROL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROL MARKERS AND PROPERTY CORNERS (MONUMENTS, PIPES, ETC.) FOR THE DURATION OF CONSTRUCTION. MARKERS SHALL BE CONTINUOUSLY FLAGGED AND SHALL BE RESET IMMEDIATELY BY A PENNSYLVANIA LICENSED LAND SURVEYOR IF ANY SHOULD BECOME DISTURBED.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, ETC. AFFECTING HIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL SATISFY THEMSELF AS TO POSSIBLE INCIDENTAL CONFLICTS WITH EXISTING STRUCTURES SUCH AS MAIL BOXES, SIGNS, FENCES, BILLBOARDS, ETC. AND SHALL INCLUDE IN HIS OVERALL COSTS THE REMOVAL AND OR REPLACEMENT AND PROTECTION OF SUCH INCIDENTAL ITEMS.
5. THE CONTRACTOR, PRIOR TO BIDDING THIS WORK, SHALL APPRAISE HIMSELF AS TO ALL ABOVE GROUND FEATURES, AND TO THE EXTENT POSSIBLE WITHOUT EXCAVATING, BELOW GROUND FEATURES, THAT THEY MAY ENCOUNTER DURING CONSTRUCTION AND INCLUDE INTO THEIR OVERALL BID ALL COSTS FOR SPECIFIC CONSTRUCTION METHODS AND PROCEDURES THAT NEED TO BE TAKEN TO WORK AROUND SUCH APPURTENANCES.
6. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, RETAINING WALLS, MAIL BOXES, SOD, LANDSCAPING, ETC. REMOVED OR DAMAGED DURING CONSTRUCTION WITH THE SAME MATERIAL REMOVED OR DAMAGED AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PROCEEDING WITH ANY SITE WORK WITH WHICH A CONFLICT HAS ARISEN DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
8. ALL WORK TO BE PERFORMED FOR THE COMPLETION OF THIS PROJECT SHALL BE CONSTRUCTED ACCORDING TO THE BEST PRACTICES OF THE INDUSTRY AND IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND/OR COUNTY CODES, ORDINANCES, STANDARDS AND PERMIT CONDITIONS.
9. THE CONTRACTOR SHALL PROVIDE FOR SAFE AND EFFICIENT MAINTENANCE OF TRAFFIC, INCLUDING PEDESTRIANS, VIA ADHERENCE TO P.A.D.O.T. MAINTENANCE OF TRAFFIC REQUIREMENTS, THE U.S.D.O.T. MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD), AND THE REQUIREMENTS OF THE CITY OF BUTLER.
10. ANY WORK ASSOCIATED WITH THIS PROJECT THAT IS AN ALTERATION, CHANGE, MODIFICATION, ADDITION OR DELETION OF ELEMENTS OF THE DESIGN OR SPECIFICATION SHALL BE APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE PRIOR TO COMMENCING. ANY CHANGE TO PLANS OR SPECIFICATIONS SHALL BE THROUGH PROPER CHANGE OR PER PROCEDURES.

ENVIRONMENTAL PROTECTION NOTES:

1. CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED IN WETLAND AREAS UNLESS SUCH CONSTRUCTION PRACTICES ARE APPROVED IN A PLAN OF OPERATION SUBMITTED TO THE ENGINEER & THE APPROPRIATE REGULATORY AUTHORITIES. WHERE CONSTRUCTION IS NECESSARY ACROSS OR ADJACENT TO WETLAND JURISDICTIONAL AREAS. SILT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. SILT BARRIERS SHALL BE CONSIDERED LIMITS OF CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS.
2. CONSTRUCTION SHALL PROCEED SUCH THAT ALL STORM WATER FACILITIES WITHIN A WATERSHED AREA ARE IN PLACE AND OPERATIONAL PRIOR TO CONSTRUCTION OF IMPERVIOUS SURFACES WITHIN THAT AREA.
3. STAKED OR FLOATING SILT SCREENS OR HAY BALES, AS APPROPRIATE, SHALL BE UTILIZED AS SILT BARRIERS AND PLACED IN LOCATIONS SHOWN ON THE PLANS AND AT OTHER LOCATIONS AS REQUIRED TO KEEP SEDIMENT FROM REACHING WATER BODIES OR WETLAND AREAS. THESE BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING WITH ANY CONSTRUCTION WITHIN OR ADJACENT TO JURISDICTIONAL AREAS. THE CONTRACTOR SHALL MONITOR AND MAINTAIN ALL SILT BARRIERS INCLUDING DAILY INSPECTIONS TO CHECK THEIR INTEGRITY. ANY LOOSE OR DAMAGED SILT BARRIERS SHALL BE IMMEDIATELY REPAIRED OR REPLACED, AS NECESSARY. ONCE CONSTRUCTION IS COMPLETE AND FINISH GRADING / STABILIZATION HAS BEEN ACHIEVED, SILT BARRIERS SHALL BE COMPLETELY REMOVED TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINAL ACCEPTANCE.
4. ALL FUGITIVE DUST SHALL BE CONTROLLED ON SITE. ONLY AREAS SCHEDULED FOR IMMEDIATE CONSTRUCTION SHALL BE CLEARED OR STRIPPED OF VEGETATION. WATERING OR OTHER PRIOR APPROVED MEANS OF DUST CONTROL SHALL BE EMPLOYED TO PREVENT THE EMANATION OF DUST FROM THE SITE. PERMANENT GRASSING, LANDSCAPING AND OTHER SITE WORK SHALL BE INITIATED AS SOON AS POSSIBLE.
5. ALL WATER COLLECTED AND PUMPED DURING TRENCH DEWATERING ACTIVITIES SHALL BE DISPOSED OF IN ON-SITE UPLAND AREAS INTO DOUBLE STAKED HAY BALES. DISCHARGE LOCATIONS SHALL BE A MINIMUM OF 75 FEET FROM THE NEAREST SURFACE WATER BODY OR WETLAND AREA, TO ALLOW FOR MAXIMUM OVERLAND FILTRATION OF SOIL PARTICLES.
6. TEMPORARY STOCKPILES SHALL NOT BE LOCATED ADJACENT TO UNDISTURBED WETLANDS. ADDITIONALLY, STOCKPILES TO REMAIN FOR LONGER THAN 24 HOURS SHALL BE CONFINED BY SILT BARRIERS WHICH PREVENT RUNOFF SEDIMENTATION FROM ENCROACHING UPON WETLAND AREAS OR SURFACE WATER BODIES.
7. ALL TRASH AND CONSTRUCTION DEBRIS PRODUCED FROM THIS PROJECT SHALL BE COLLECTED BY THE CONTRACTOR DAILY. THESE MATERIALS SHALL BE STAGED OR CONTAINERIZED AS NECESSARY TO PREVENT ACCIDENTAL RELEASE. DISPOSAL OF SOLID WASTE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE MUNICIPAL, COUNTY AND STATE REGULATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING PORTABLE SANITARY WASTE UNITS ON-SITE FOR USE BY HIS EMPLOYEES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN CONTROL OF ANY HAZARDOUS MATERIALS UTILIZED ON-SITE FOR CONSTRUCTION. STORAGE CONTAINERS, VEHICLES, ETC. WILL BE INSPECTED REGULARLY FOR LEAKAGE. A SPILL PREVENTION PLAN SHALL BE ESTABLISHED WHICH COVERS CLEANUP AND NOTIFICATION OF APPROPRIATE GOVERNMENT AGENCIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING SITE EROSION AND SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION OR ALTER EXISTING TOPOGRAPHY. THE CONTRACTOR SHALL PROVIDE ADDITIONAL SOD, HAY BALES, SAND BAGS OR SEED & MULCH, AS NECESSARY, TO ACHIEVE AN EROSION-FREE SITE (FREE FROM RUTTING, ETC.) TO THE LINES AND GRADES SHOWN IN THE PLANS UNTIL FINAL ACCEPTANCE. ALL SWALES AND SURFACES 4:1 OR STEEPER SHALL BE SODDED. ALL OTHER UNPAVED SURFACES WHICH EXPERIENCE UNDUE EROSION THAT CANNOT BE CONTROLLED BY OTHER MEASURES SHALL BE SODDED.
11. THE CONTRACTOR SHALL NOT ALLOW WATER TO ACCUMULATE IN EXCAVATION. PUMPS OR DRAIN PIPES SHALL BE PROVIDED TO PREVENT STANDING WATER IN EXCAVATED TRENCHES AND/OR AGAINST ANY BUILDING FOUNDATION OR WALL.

GENERAL UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION SHALL MEET OR EXCEED LOCAL MUNICIPAL AND COUNTY SPECIFICATIONS AND CODES.
2. ALL UTILITY LINES SHALL HAVE AN "EARLY WARNING" PROTECTION TAPE INSTALLED CONTINUOUSLY ALONG THE PIPE ALIGNMENT. IN THE CASE OF GRAVITY SEWERS, THE TAPE SHALL BE SECURED TO EACH MANHOLE. THE PROTECTION TAPE SHALL BE INSTALLED DURING BACK-FILLING 18" DIRECTLY OVER THE PIPE. THE TAPE SHALL HAVE A METAL DETECTABLE STRIP SANDWICHED BETWEEN 2 LAYERS OF POLYETHYLENE, 2" WIDE STRIPING WITH A THICKNESS OF 5.5 MILS. FOR WATER LINES, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, WATER LINES BELOW". FOR FORCE MAINS, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWAGE FORCE MAIN BELOW". FOR SANITARY SEWER, THE TAPE SHALL BE CONTINUOUSLY MARKED "CAUTION, SEWER MAIN BELOW". BOTH WATER MAINS AND SANITARY SEWER FORCE MAINS SHALL ALSO HAVE A "LOCATOR DETECTOR WIRE" - UL TYPE AWG #10 SOLID STRAND COPPER WIRE W/60MM PVC WALL INSTALLED ALONG THE ENTIRE LENGTH OF PIPE.
3. THE CONTRACTOR IS CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES, WHETHER OR NOT SHOWN, ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ACTUAL FIELD LOCATIONS FROM THE RESPECTIVE UTILITY COMPANY AND TO COORDINATE WITH AFFECTED UTILITY COMPANY 48 HOURS BEFORE BEGINNING ANY WORK.
4. UNLESS SPECIFIED OTHERWISE, CONTRACTOR SHALL FURNISH AND INSTALL ALL PROPOSED ITEMS SHOWN WITHIN THE CONSTRUCTION PLANS.
5. CONSTRUCTION EQUIPMENT AND MATERIAL TRANSPORT / STAGING IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO NEIGHBORING PROPERTY, PUBLIC RIGHT-OF-WAY OR COUNTY PROPERTY.

PAVING & GRADING NOTES:

1. ALL SITEWORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS PREPARED BY GRAY CONSULTING, THE CURRENT REQUIREMENTS OF THE MUNICIPALITY, AND ALL OTHER PERTINENT FEDERAL AND STATE LAWS.
2. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XV, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF A BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
4. BEFORE EXCAVATIONS, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 8-1-1. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
5. ALL SLOPES SHALL BE 2:1 (HORIZONTAL: VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
6. ALL AREAS NOT PAVED SHALL BE TOP SOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
7. THE CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS, AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
8. GRADE AT ADA PARKING SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION. GRADE IN ALL OTHER PARKING AREAS SHALL HAVE A MAX. SLOPE OF 5%.

PLAN BOOK	PAGE
385	27

Martin
Sales & Service, Inc.
Your Fireplace, Poly Lumber Furniture & Grill Specialty Store

Instr: 202005290010106
Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
5/29/2020 11:08 AM
120200007108

LOT CONSOLIDATION & STORAGE BUILDING

BUSINESS:

MARTIN SALES AND SERVICE

LOT 1 - PRIMARY LOT:
OWNER: DAVID M AND BONITA F MARTIN
PARCEL: 60-S3-A3
ADDRESS: 1635 N. MAIN STREET EXT.
1.10 ACRES

LOT 2 - TO BE COMBINED WITH 1:
OWNER: DAVID M MARTIN
PARCEL: 60-S3-A4
ADDRESS: 1633 N. MAIN ST. EXT.
1.11 ACRES

TOTAL AREA: LOTS 1 AND 2: 2.21 ACRES
ZONING DISTRICT: C-1

SET BACKS:
- SIDE: 15'
- FRONT: 50'
- REAR: 30'

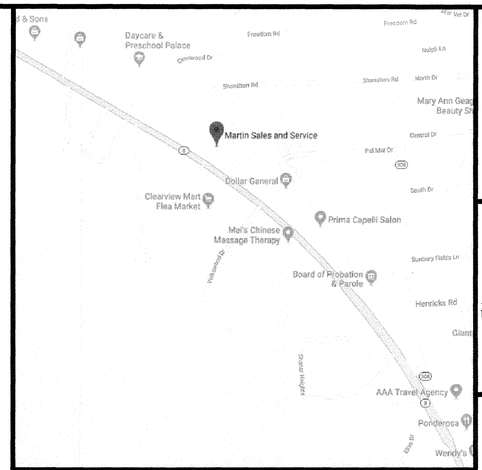
AREA OF DISTURBANCE: 0.357 AC

PROPOSED PROJECT:
COMBINE LOTS AND CONSTRUCT ACCESSORY STRUCTURE FOR STORAGE

PROPOSED BUILDING:
- ACCESSORY BUILDING FOR STORAGE INCIDENTAL TO PRINCIPAL PERMITTED USE

BUILDING:
- 120 FEET BY 40 FEET (4.800 S.F.)
- 16' HIGH TO CEILING
- WOOD POLE STRUCTURE
- METAL SIDING AND ROOF
- CONCRETE FLOOR
- NON- SPRINKLERED

NOTES:
1. ROOF WATER TO BE CAPTURED BY ROOF GUTTERS, AND CONVEYED BY DOWNSPOUTS, DRAINS AND STORM SEWERS.
2. NO ADDITIONAL PARKING , PAVEMENT OR LOADING AREAS



VICINITY MAP

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
8 - 1 - 1
POCS Serial No. 20200061763

KNOW ALL MEN BY THESE PRESENTS, that we, David M. and Bonita F. Martin, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Land Development Plan of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center.

We, David M. and Bonita F. Martin, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon David M. and Bonita F. Martin, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 20th day of May, A.D. 2020.

ATTEST:

Carol A. Augustine
NOTARY PUBLIC

David M Martin
OWNER

Bonita F Martin
OWNER

The forgoing adoption and dedication is made by David M. and Bonita F. Martin, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

David M Martin
OWNER

Bonita F Martin
OWNER

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 David M. and Bonita F. Martin who acknowledged the foregoing release and dedication and land development plan to be their act and desired the same to be recorded as such.

Sworn to and subscribed before me this 20th day of May, 2020.

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

SEAL:

Carol A. Augustine
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Carol A. Augustine, Notary Public
Butler County
My commission expires February 16, 2022
Commission number 1186278
Member, Pennsylvania Association of Notaries

I, Joseph L. Gray, a Licensed Professional Engineer of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as engineered and plotted by me for the Owners, developers or agents.

5/7/2020
DATE

PE-044654E
REGISTRATION NUMBER

SEAL: COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JOSEPH L. GRAY — ENGINEER — 10 YEARS

This Land Development Plan has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 22nd day of January, 2020.

CHAIRMAN

SECRETARY

SEAL:

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

This land development plan is approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 11th day of May, 2020.

Ronald E. Follett
CHAIRMAN

SECRETARY

SEAL:

Reviewed with comments by the Butler County Planning Commission. Letter to the Township Board of Supervisors dated this 10th day of January, 2020.

CHAIRMAN

SECRETARY

SEAL: BUTLER COUNTY PLANNING COMMISSION

Butler County Plan # 20011

COMMONWEALTH OF PENNSYLVANIA
(COUNTY OF BUTLER) SS:

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 385 page 27-28

Given under my hand and seal this 29 day of May, 2020

SEAL:

Michele M. Mustello
NOTARY PUBLIC

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
Phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

Storage Buiding
1635 North Main St - Butler, PA

Martin Sales & Service
1635 North Main St - Butler, PA

REV	ISSUE/DESCRIPTION:	DATE:
1	LAND DEV / LOT LINE REVISION	01/08/2020
2	ISSUED TO TOWNSHIP ENGINEER	01/10/2020
3	REVISED PER TWP ENGINEER	01/22/2020
4	REVISED PER PLAN REVIEW	02/07/2020
5	RECORD DRAWINGS	05/07/2020

PROJECT NUMBER:
AAE-19030

SHEET TITLE:
COVER SHEET
VICINITY MAP
NOTES

SHEET NUMBER:
G100

EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
6. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. SEED AND MULCH DISTURBED AREAS WITH PENN DOT FORMULA B.

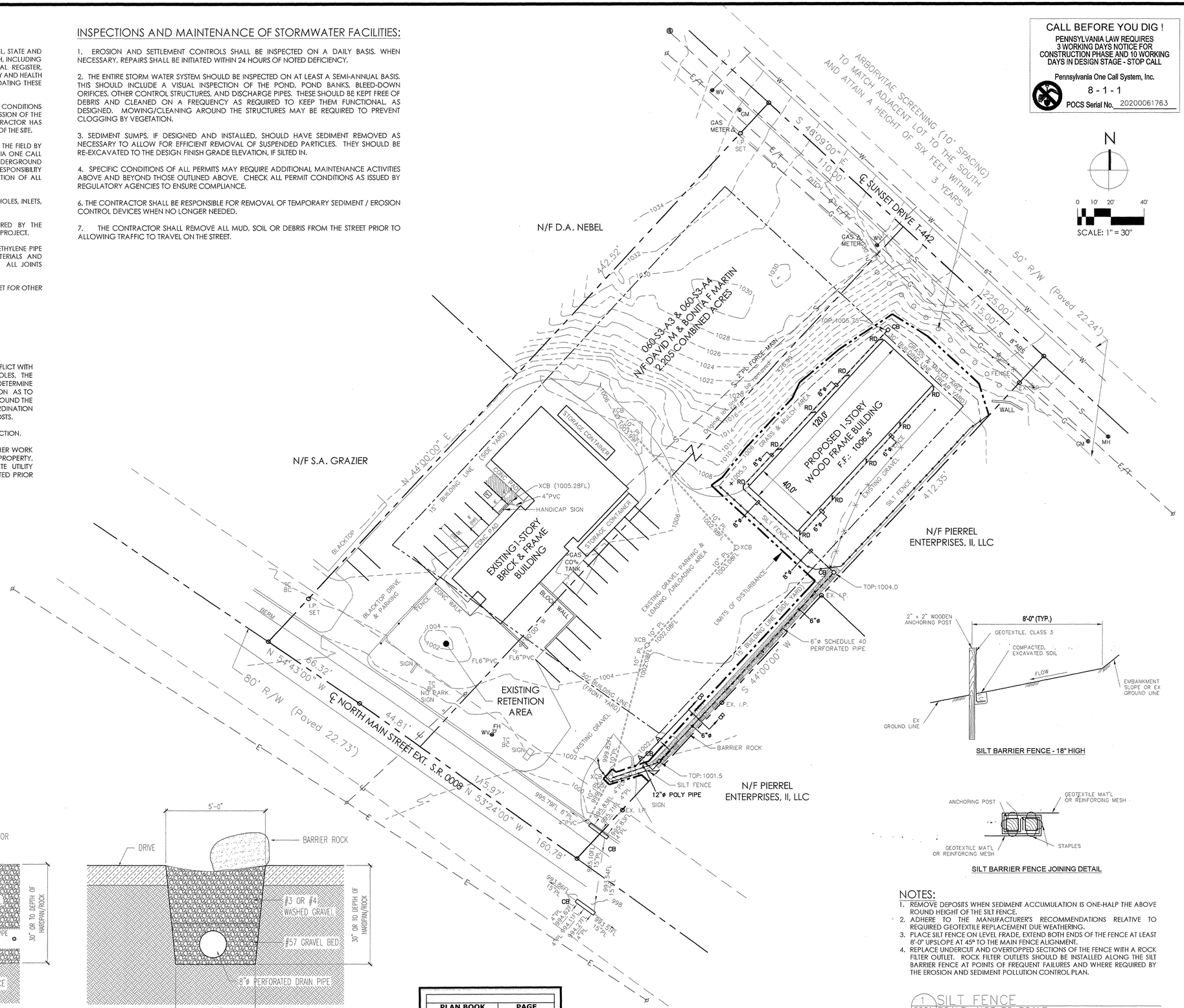
SUPPLEMENTAL NOTES TO CONTRACTORS:

1. WHERE UNDERDRAIN AND ROOF DRAIN LINE INSTALLATION ARE IN CONFLICT WITH EXISTING UTILITIES, UTILITY POLES, GUY POLES OR OTHER SUCH POLES, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY TO DETERMINE WHETHER THE RESPECTIVE POLE REQUIRES RESTRAINT. THE FINAL DECISION AS TO WHETHER A POLE IS TO BE RESTRAINED WHILE EXCAVATION OCCURS AROUND THE POLE SHALL BE THAT OF THE UTILITY OWNER. THE COST FOR THIS COORDINATION AND RESTRAINT SHALL BE INCLUDED IN THE CONTRACTORS OVERALL COSTS.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO FACILITY DURING CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY OWNER(S) OF ANY EXCAVATION OR OTHER WORK THAT MAY AFFECT UTILITY SERVICE TO, THROUGH OR FROM THE PROPERTY. CONTRACTOR SHALL SEEK OUT THOSE KNOWLEDGABLE OF PRIVATE UTILITY SERVICES TO HAVE THE LOCATION OF UNDERGROUND UTILITES LOCATED PRIOR TO EXCAVATION.

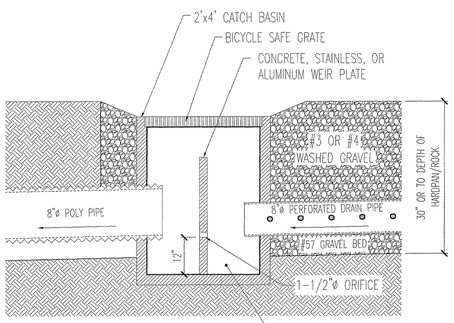
INSPECTIONS AND MAINTENANCE OF STORMWATER FACILITIES:

1. EROSION AND SETTLEMENT CONTROLS SHALL BE INSPECTED ON A DAILY BASIS. WHEN NECESSARY, REPAIRS SHALL BE INITIATED WITHIN 24 HOURS OF NOTED DEFICIENCY.
2. THE ENTIRE STORM WATER SYSTEM SHOULD BE INSPECTED ON AT LEAST A SEMI-ANNUAL BASIS. THIS SHOULD INCLUDE A VISUAL INSPECTION OF THE POND, POND BANKS, BLEED-DOWN ORIFICES, OTHER CONTROL STRUCTURES, AND DISCHARGE PIPES. THESE SHOULD BE KEPT FREE OF DEBRIS AND CLEANED ON A FREQUENCY AS REQUIRED TO KEEP THEM FUNCTIONAL, AS DESIGNED. MOWING/CLEANING AROUND THE STRUCTURES MAY BE REQUIRED TO PREVENT CLOGGING BY VEGETATION.
3. SEDIMENT SUMPS, IF DESIGNED AND INSTALLED, SHOULD HAVE SEDIMENT REMOVED AS NECESSARY TO ALLOW FOR EFFICIENT REMOVAL OF SUSPENDED PARTICLES. THEY SHOULD BE RE-EXCAVATED TO THE DESIGN FINISH GRADE ELEVATION, IF SILTED IN.
4. SPECIFIC CONDITIONS OF ALL PERMITS MAY REQUIRE ADDITIONAL MAINTENANCE ACTIVITIES ABOVE AND BEYOND THOSE OUTLINED ABOVE. CHECK ALL PERMIT CONDITIONS AS ISSUED BY REGULATORY AGENCIES TO ENSURE COMPLIANCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TEMPORARY SEDIMENT / EROSION CONTROL DEVICES WHEN NO LONGER NEEDED.
7. THE CONTRACTOR SHALL REMOVE ALL MUD, SOIL OR DEBRIS FROM THE STREET PRIOR TO ALLOWING TRAFFIC TO TRAVEL ON THE STREET.

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
8 - 1 - 1
POCS Serial No. 20200061763



LEGEND	
FL	FLOW LINE
XCB	EXISTING CATCH BASIN
CB	NEW CATCH BASIN
RD	NEW ROOF DRAIN
FH	FIRE HYDRANT
WV	WATER VALVE
⌀	UTILITY POLE
MH	MANHOLE
GM	GAS MARKER
CO	CLEANOUT
	EXISTING STORMWATER LINE
	NEW STORMWATER LINE
—S—	SANITARY SEWER LINE
—W—	WATERLINE
—E—	ELECTRIC LINE
—T—	TELEPHONE LINE
—G—	GAS LINE
	LIMITS OF DISTURBANCE
	SILT FENCE



SECTION A-A

SECTION B-B

SILT BARRIER FENCE - 18" HIGH

SILT BARRIER FENCE JOINING DETAIL

NOTES:
1. REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE-HALF THE ABOVE ROUND HEIGHT OF THE SILT FENCE.
2. ADHERE TO THE MANUFACTURER'S RECOMMENDATIONS RELATIVE TO REQUIRED GEOTEXTILE REPLACEMENT DUE WEATHERING.
3. PLACE SILT FENCE ON LEVEL FRADE, EXTEND BOTH ENDS OF THE FENCE AT LEAST 8'-0" UPSLOPE AT 45° TO THE MAIN FENCE ALIGNMENT.
4. REPLACE UNDERCUT AND OVERTOPPED SECTIONS OF THE FENCE WITH A ROCK FILTER OUTLET. ROCK FILTER OUTLETS SHOULD BE INSTALLED ALONG THE SILT BARRIER FENCE AT POINTS OF FREQUENT FAILURES AND WHERE REQUIRED BY THE EROSION AND SEDIMENT POLLUTION CONTROL PLAN.

1 C001 SILT FENCE
SCALE: NOT TO SCALE

PLAN BOOK	PAGE
385	28

ASHLAR
Architecture & Engineering, LLC
115 E Cunningham St, Butler, PA 16001
Phone: 724-282-8032
email : info@ashlar-ae.com
web: www.ashlar-ae.com

Storage Buiding
1635 North Main St - Butler, PA

Martin Sales & Service
1635 North Main St - Butler, PA

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOSEPH L. GRAY
ENGINEER
NO. PE-048845-E

REV	ISSUE/DESCRIPTION:	DATE:
1	LAND DEV / LOT LINE REVISION	1/8/2020
2	ISSUED TO TOWNSHIP ENGINEER	01/10/2020
3	REVISED PER TWP ENGINEER	01/22/2020
4	REVISED PER PLAN REVIEW	02/07/2020
5	RECORD DRAWINGS	05/07/2020

PROJECT NUMBER:
AAE-19030

SHEET TITLE:
LAND DEVELOPMENT

SHEET NUMBER:
C100

Instr: 202006030010466
Pgs: 1 Fr: $45.00 6/3/2020 12:19 PM
Michele Mustello T20200073?0
Butler County Recorder PA

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 28th DAY OF MAY 2020.

ATTEST:

WITNESS OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED JOHN C. KENNEDY, II & CAROL A. KENNEDY 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 28th DAY OF May 2020.
MY COMMISSION EXPIRES THE 26th DAY OF July 2023

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Vonnie J. Hogg, Notary Public
Butler County
My commission expires July 26, 2023
Commission number 1235484
Member, Pennsylvania Association of Notaries

REVIEWED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 28th DAY OF MAY 2020.

SECRETARY CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 28th DAY OF MAY, 2020.

SECRETARY CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

I, David A. Neill, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF SLIPPERY ROCK, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING REQUIREMENTS OF THE TOWNSHIP OF SLIPPERY ROCK DESIGN STANDARDS AND ZONING ORDINANCES, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

5-28-20 David A. Neill PE075376
DATE REG. NO.

I David A. Neill HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN INACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE SLIPPERY ROCK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

I GREGORY B. JONES, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SLIPPERY ROCK TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

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

5-28-2020 REG. NO. SU -052331-E
DATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF MAY 2020.

SECRETARY CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 385 PAGE 29.

GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF JUNE 2020.

RECORDER

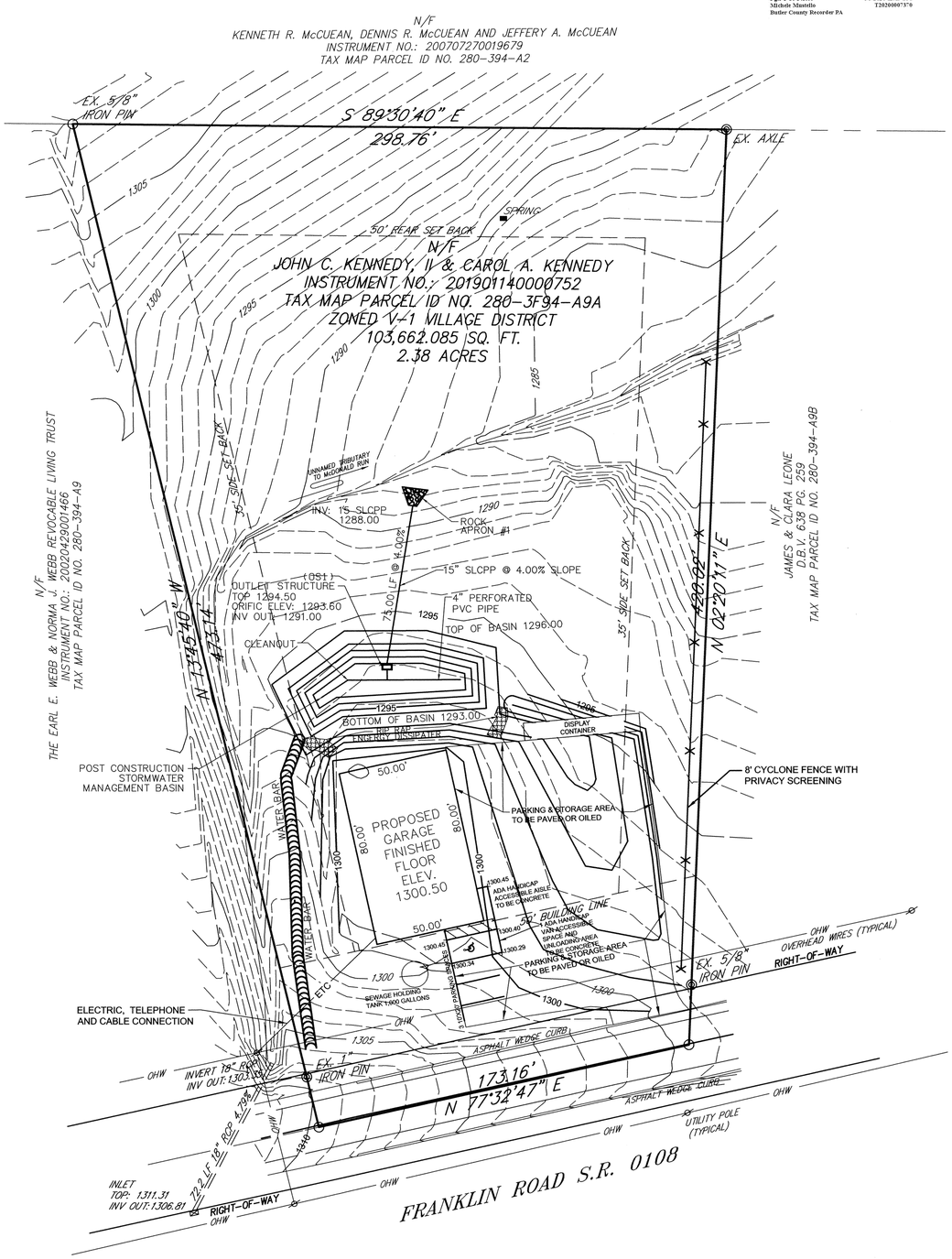
MICHELE A. MUSTELLO
RECORDER OF DEEDS
BUTLER COUNTY, PENNSYLVANIA

NOTES:

1. A PennDOT HIGHWAY OCCUPANCY PERMIT HAS BEEN AQUIRED PERMIT NO. 10023628.
2. AN ONLOT SEWAGE DISPOSAL PERMIT HAS BEEN AQUIRED PERMIT NO. Z166505
3. NO MORE THAN TWELVE (12) VEHICLES SHALL BE PERMITTED TO PARK ON SITE.
4. NO MORE THAN TWELVE (12) TRUCK BEDS OR CAPS WHICH ARE FOR SALE, SHALL BE STORED OUTSIDE OF THE BUILDING.
5. ALL JUNK VEHICLES OR EQUIPMENT OR RELATED PARTS SHALL BE PLACE IN ENCLOSED STORAGE CONTAINERS.
6. UNUSABLE PARTS AND EQUIPMENT, ALL DAMAGED BUT USEABLE PARTS OR EQUIPMENT AND ANY EXCECESS TRUCK BEDS OR CAPS SHALL BE MAINTAINED IN ENCLOSED STORAGE CONTAINERS AND SCREENED BY REQUIRED FENCING.
7. THIS PLAN REFLECTS A BEARING SYSTEM BASED ON THE NORTH AMERICAN DATUM (NAD) 1983.
8. THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.
9. THE OPERATION AND MAINTENCE (O & M) AGREEMENT IS PART OF THE SWM LAND DEVELOPMENT PLAN.
10. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY OR RELEASE OF THE SURETY BOND.
11. ANY DAMAGED BUT USABLE PARTS OR EQUIPMENT, AND ANY EXCESS TRUCK BEDS OR CAPS SHALL BE MAINTAINED IN APPROPRIATE CONTAINERS OR FACILITIES BEHIND THE BUILDING IN A FENCED IN AREA.

SITE DATA

ZONED V-1 VILLAGE DISTRICT	
TOTAL PLAN AREA	2.38 ACRES
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200 FEET MINIMUM
MINIMUM FRONT YARD	50 FEET MINIMUM
MINIMUM SIDE YARD	35 FEET MINIMUM
MINIMUM REAR YARD	50 FEET MINIMUM
MAXIMUM HEIGHT	35 FEET MAXIMUM
MAXIMUM COVERAGE	15 PERCENT
HANDICAP VAN ACCESSIBLE	1 SPACE
TOTAL PARKING SPACES	4 SPACES



PLAN BOOK	PAGE
385	29

Notary Public | Registered Surveyor | Slippery Rock Township Planning Commission | Slippery Rock Township Board of Supervisors | Butler County, Pa. Planning Commission | Butler County, Pa. Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY
1	05/14/2020	TOWNSHIP COMMENTS	MAM

DWG. NAME: 857-FRANKLIN-ROAD-PROPERTY-SITE.dwg
DRAWN BY: MAM
CHECKED BY: GBJ

Greg Jones Surveying
Land Surveying
Construction Layout
752 HARMONY ROAD
SLIPPERY ROCK, PA 16057
PHONE: (724) 421-6163

KENNEDY COMMERCIAL
SLIPPERY ROCK TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

30 0 15 30 60 120
1 inch = 30 ft.

LAND DEVELOPMENT FINAL PLAN

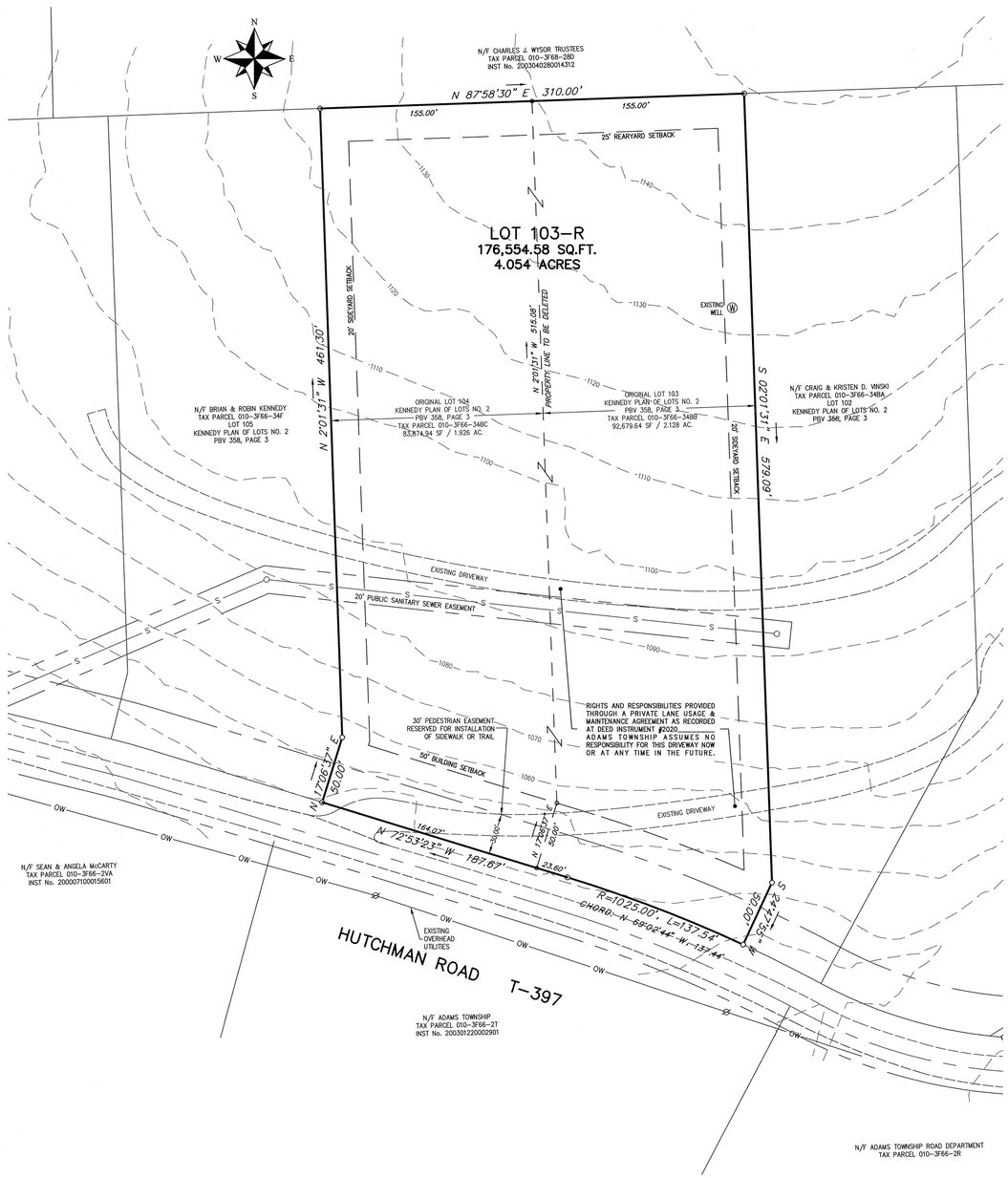
PREPARED FOR
JOHN C. KENNEDY, II & CAROL A. KENNEDY

PROJECT NO.: 857 FRANKLIN
SURVEY DATE: -
DRAWING DATE: 04-24-2020

SHEET NO. 2 OF 9

PDS USER: 5/8/2018 7:53 AM File Name:G:\MISCON PROJECTS\KENNEDY-JOHN-RD-1-FRANKLIN-ROAD\857-FRANKLIN-ROAD-PROPERTY-SITE.DWG LOGOTYPE-SITE-PLAN

Instr: 202006050010688
Pgs: 1 T: $45.00 6/5/2020 1:28 PM
Michele Mustello T2020000759
Butler County Recorder PA





LOCATION MAP 1" = 2000'

PLAN BOOK	PAGE
385	30

GENERAL PLAN NOTES

a. The bearing system on this plan is referenced to the Pennsylvania State Plane Coordinate System South South (3702) as derived from GPS Observations made at the time of the survey.
b. No underground utilities were physically located by the surveyor and the information shown hereon has been taken from available plans and utility company information.
c. Proposed Sanitary Sewer: Breakneck Creek Regional Authority
d. Proposed Water Service : On lot wells

AFFECTED ZONING : RC RURAL CONSERVATION

• Minimum Lot Area	43,560 SF (1 Acre)
• Minimum Lot Width	150.00' @ Building Line
• Minimum Front Setback	50.00'
• Minimum Rear Setback	25.00'
• Minimum Side Setback	20.00'

PROPERTY REFERENCES

Property Owners:
Douglas P. & Sandra C. Stewart
120 Heaven Lane
Mars, PA 16046

Lot 103
Tax Parcel 010-3F66-34BB

Lot 104
Tax Parcel 010-3F66-34BC

Instrument No. 2020_____

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DRAWING NUMBER:	1001-2021271
DRAWING SCALE:	1"=20'
DATE:	February 29, 2020
DRAWN BY:	
REVISIONS:	
04.14.2020....per engineers review	

Stewart Consolidation Plan

Being A Consolidation of Lots 103 & 104 of the
Kennedy Plan of Lots No. 2
As Recorded in Plan Book 358, Page 3
Adams Township, Butler County, PA

SPERDUTE LAND SURVEYING
SLS
HARMONY, PA
724-452-4362
SPERDUTESURVEYING.COM
SURVEYING | TITLE | TOPOGRAPHIC SURVEYS
CONSTRUCTION LAYOUT | CONDOMINIUM SURVEYS
SUBDIVISION & LAND DEVELOPMENT | GPS

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOUGLAS P. & SANDRA C. STEWART OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS OR WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS OF WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, WE, DOUGLAS P. & SANDRA C. STEWART HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DOUGLAS P. & SANDRA C. STEWART OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF,WE HEREUNTO SET OUR HANDS AND SEALS THIS 29 DAY OF April 2020.
ATTEST:

DOUGLAS P. STEWART — SANDRA C. STEWART

THE FOREGOING ADOPTION IS MADE BY DOUGLAS P. & SANDRA C. STEWART WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS OF ADAMS TOWNSHIP, IF ATTACHED HERETO, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY WITHIN NINETY (90) DAYS OF SAID APPROVAL.

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF DOUGLAS P. & SANDRA C. STEWART AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT DEED INSTRUMENT NO. ~~RECORDED~~ 202006030010455

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED DOUGLAS P. & SANDRA C. STEWART 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 29 DAY OF April 2020

MY COMMISSION EXPIRES THE 14 DAY OF October 2023

Jennifer Lyn Sperdute
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
Member, Pennsylvania Association of Notaries

I, JAMES A. SPERDUTE, PLS 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 OR AGENTS.

JAMES A. SPERDUTE, R.S. # 24457-E — DATE 4-24-2020

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

I, Ronald A Hart, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES

DATE May 8, 2020 — PE # 26400 E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 6TH DAY OF MARCH 2020

SECRETARY, BUTLER COUNTY PLANNING COMMISSION — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 6nd DAY OF May 20 20

CHAIRPERSON, PLANNING COMMISSION — SECRETARY, PLANNING COMMISSION

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 11th DAY OF May 20 20

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR
ADAMS TOWNSHIP SUPERVISOR

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 385 PAGE 30 GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF June 20 20

BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

OWNERS' ADOPTION

BY A RESOLUTION APPROVED ON THE 20th DAY OF February, 2020 THE BOARD OF DIRECTORS OF THE STEAMFITTERS LOCAL UNION 449, A LABOR UNION IN THE COMMONWEALTH OF PENNSYLVANIA, OWNERS OF THE LAND SHOWN ON THE LOT A PLAN OF SUBDIVISION NO. 1 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

STEAMFITTERS LOCAL # 449
(LOCAL)
NAME OF UNION

Kimberly May notary
SIGNATURE & TITLE OF OFFICER WITNESSING

Kenneth J Brandt BUSINESS MANAGER
SIGNATURE & TITLE OF AUTHORIZED OFFICER

2-20-2020
DATE

ACKNOWLEDGMENT OF ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED Kenneth J Brandt, BUSINESS MANAGER (NAME & TITLE OF OFFICER), OF THE STEAMFITTERS LOCAL UNION 449, WHO STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE UNION AND WERE PRESENT AT THE MEETING AT WHICH THE ACTION OF THE UNION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF February, 2020.

MY COMMISSION EXPIRES THE 13 DAY OF September, 2020

Kimberly May
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sep. 13, 2020
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LOT A PLAN OF SUBDIVISION NO. 1 IS IN THE NAME OF STEAMFITTERS LOCAL UNION 449 AND IS RECORDED IN INSTRUMENT NO. 201506230013514. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

Kenneth J Brandt BUSINESS MANAGER
SIGNATURE & TITLE OF AUTHORIZED OFFICER

TOWNSHIP ENGINEER'S CERTIFICATION

THE TOWNSHIP ENGINEER MUST EXECUTE THE FOLLOWING CERTIFICATE INDICATING THAT THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES:

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

2-5-2020
DATE

Benjamin L Gilbert
NAME

PE 077527
REGISTRATION NUMBER

JACKSON TOWNSHIP MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 5th DAY OF February, 20 20

TOWNSHIP SECRETARY

CHAIRPERSON

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 5th DAY OF February, 20 20 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON THIS 11th DAY OF February, 20 20 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY

BM Colton
PLANNING DIRECTOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF February, 20 20

SECRETARY

CHAIRPERSON

County Plan # 20049

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 385, PAGE(S) 31

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF June 2020

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS

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.

JANUARY 13TH, 2020
DATE

GARY A. SHEFFLER P.L.S. REG. NO. 11786-E

BUTLER COUNTY PLANNING COMMISSION

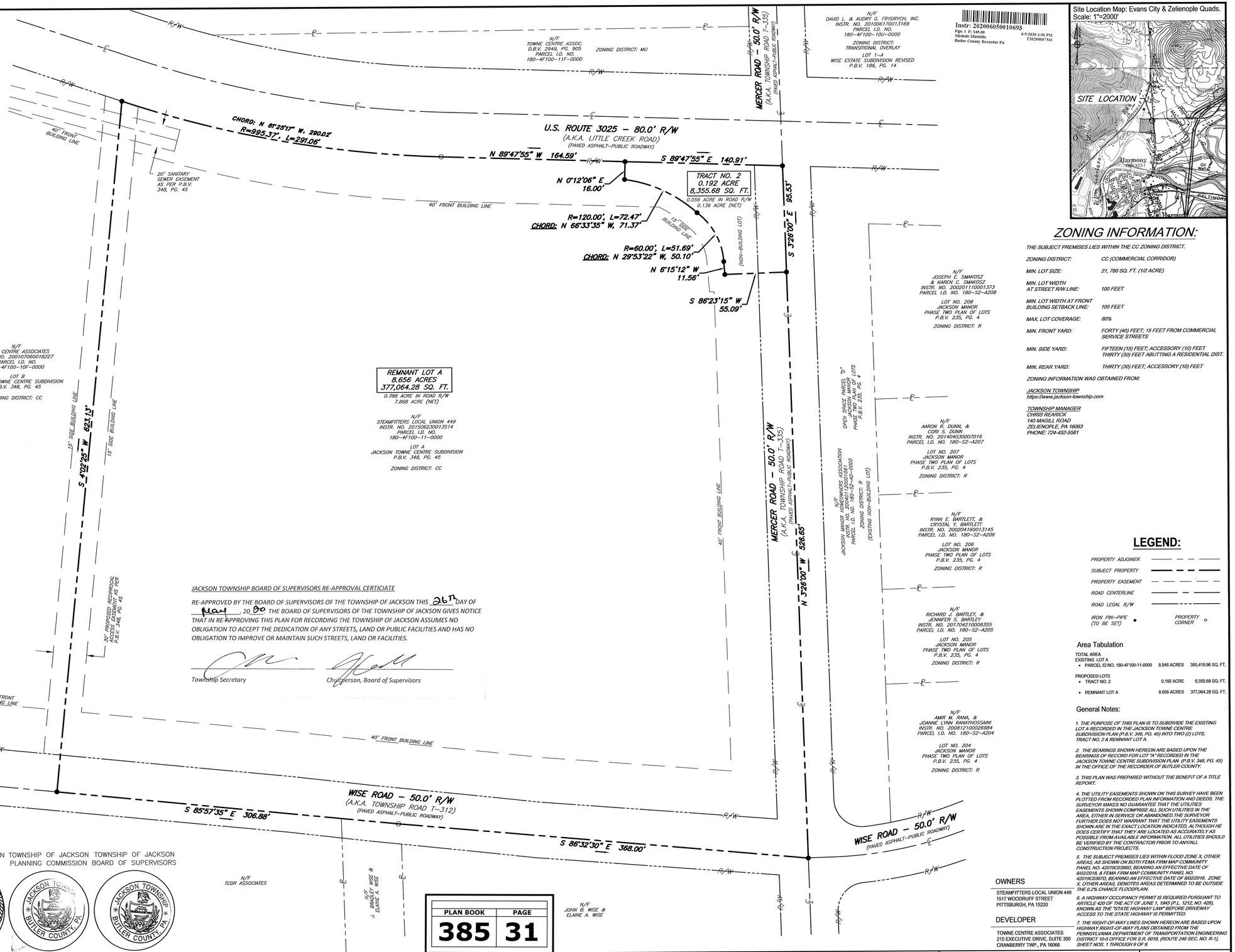
BUTLER COUNTY RECORDER OF DEEDS

REGISTERED SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.11786-E

TOWNSHIP OF JACKSON TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
BENJAMIN L GILBERT
ENGINEER PE077527

TOWNSHIP OF JACKSON PLANNING COMMISSION

TOWNSHIP OF JACKSON BOARD OF SUPERVISORS



Instr: 202006050010693
Pgs: 1 To: 145.00
MIchele Mustello
Butler County Recorder PA
6/5/2020 1:34 PM
T20200047543

Site Location Map: Evans City & Zelienople Quads.
Scale: 1"=2000'

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE CC ZONING DISTRICT.

ZONING DISTRICT:	CC (COMMERCIAL CORRIDOR)
MIN. LOT SIZE:	21, 780 SQ. FT. (1/2 ACRE)
MIN. LOT WIDTH AT STREET R/W LINE:	100 FEET
MIN. LOT WIDTH AT FRONT BUILDING SETBACK LINE:	100 FEET
MAX. LOT COVERAGE:	80%
MIN. FRONT YARD:	FORTY (40) FEET; 15 FEET FROM COMMERCIAL SERVICE STREETS
MIN. SIDE YARD:	FIFTEEN (15) FEET; ACCESSORY (10) FEET THIRTY (30) FEET ABUTTING A RESIDENTIAL DIST.
MIN. REAR YARD:	THIRTY (30) FEET; ACCESSORY (10) FEET

ZONING INFORMATION WAS OBTAINED FROM:

JACKSON TOWNSHIP
https://www.jackson-township.com

TOWNSHIP MANAGER
CHRIS REARICK
140 MAGILL ROAD
ZELIENOPLE, PA 16063
PHONE: 724-452-5581

LEGEND:

PROPERTY ADJOINER
SUBJECT PROPERTY
PROPERTY EASEMENT
ROAD CENTERLINE
ROAD LEGAL R/W
IRON PIN-PIPE (TO BE SET) •
PROPERTY CORNER o

Area Tabulation

TOTAL AREA			
EXISTING LOT A			
• PARCEL ID NO. 180-4F100-11-0000	8.848 ACRES	385,419.96 SQ. FT.
PROPOSED LOTS			
• TRACT NO. 2	0.192 ACRE	8,355.68 SQ. FT.
• REMNANT LOT A	8.656 ACRES	377,064.28 SQ. FT.

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT A RECORDED IN THE JACKSON TOWNE CENTRE SUBDIVISION PLAN (P.B.V. 348, PG. 45) INTO TWO (2) LOTS, TRACT NO. 2 & REMNANT LOT A.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARINGS OF RECORD FOR LOT "A" RECORDED IN THE JACKSON TOWNE CENTRE SUBDIVISION PLAN (P.B.V. 348, PG. 45) IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY.

3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4. THE UTILITY EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN PLOTTED FROM RECORDED PLAN INFORMATION AND DEEDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES EASEMENTS SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITY EASEMENTS SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANYALL CONSTRUCTION PROJECTS.

5. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON BOTH FEMA, FIRM MAP COMMUNITY PANEL NO. 42019C0338D, BEARING AN EFFECTIVE DATE OF 8/02/2018, & FEMA FIRM MAP COMMUNITY PANEL NO. 42019C0367D, BEARING AN EFFECTIVE DATE OF 8/02/2018, ZONE X, OTHER AREAS, DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

6. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO ARTICLE 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED.

7. THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 10-0 OFFICE FOR S.R. 0018, (ROUTE 346 SEC. NO. R-1), SHEET NOS. 1 THROUGH 9 OF 9.

OWNERS

STEAMFITTERS LOCAL UNION 449
1517 WOODRUFF STREET
PITTSBURGH, PA 15220

DEVELOPER

TOWNE CENTRE ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TWP., PA 16066

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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.

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 40 ft.

Date:	Revision Description:	By:
1/13/2020	Original Submittal	MNR

Professional Seal

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

Lot A - Jackson Towne Centre Subdivision
Mercer Road (T-335) & U.S. Route 3025 (Little Creek Road)

Prepared For:
Towne Centre Associates

Situate In:
Jackson Township, Butler County, PA

Lot A Plan of Subdivision No. 1

DRAWING SCALE:	1"=40'	DRAWN BY:	MNR
DATE ISSUED:	1/13/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3017	FIELD BOOK #:	3017
CADD#: 3017-Jackson Towne Centre-Tract 2-Subdivision Plan.dwg			

Towne Centre Associates
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

Sheet No.
1 of 1

Instr: 202006050010695
Pgs: 1 F: $40.00
Michele Mustello
Butler County Recorder PA
6/5/2020 1:44 PM
T20200007545

OWNERS ADOPTION FOR CORPORATION

BY A RESOLUTION APPROVED ON THE 28th DAY OF February, 2020 THE BOARD OF DIRECTORS OF THE DAVID L. AND AUDRY G. FRYDRYCH, INC., A PENNSYLVANIA CORPORATION, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNERS OF THE LAND SHOWN ON THE FRYDRYCH PLAN OF LOTS NO. 1 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

Kimberley A. Schroeder, Notary Public
Jackson Twp., Butler County
My Commission Expires May 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

(SEAL)

David L. and Audry G. Frydrych Inc
NAME OF CORPORATION

Kimberley Schroeder Butler — David L Frydrych Pres
SIGNATURE & TITLE OF OFFICER WITNESSING — SIGNATURE & TITLE OF AUTHORIZED OFFICER

2/28/2020
DATE

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED David L Frydrych (NAME & TITLE OF OFFICER), OF THE DAVID L. AND AUDREY G. FRYDRYCH, INC., A PENNSYLVANIA CORPORATION, WHO STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WERE PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF February, 2020.

MY COMMISSION EXPIRES THE 16th DAY OF May, 2026

Kimberley Schroeder
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberley A. Schroeder, Notary Public
Jackson Twp., Butler County
My Commission Expires May 10, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE FRYDRYCH PLAN OF LOTS NO. 1 IS IN THE NAME OF DAVID L. AND AUDREY G. FRYDRYCH, INC., A PENNSYLVANIA CORPORATION, AND IS RECORDED IN INSTRUMENT NO. 201006170013169. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — SIGNATURE & TITLE OF AUTHORIZED OFFICER

TOWNSHIP ENGINEER'S CERTIFICATION

THE TOWNSHIP ENGINEER MUST EXECUTE THE FOLLOWING CERTIFICATE INDICATING THAT THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES:

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

2-5-2020 — Benjamin L Gilbert
DATE — NAME

PE 077527
REGISTRATION NUMBER

JACKSON TOWNSHIP MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 5th DAY OF February, 2020

TOWNSHIP SECRETARY — CHAIRPERSON

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 5th DAY OF February, 2020 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON THIS 11th DAY OF February, 2020 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED, THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — PLANNING DIRECTOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF February, 2020.

SECRETARY — CHAIRPERSON

County Plan # 20050

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 385, PAGE(S) 32.

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF June, 2020

RECORDER OF DEEDS

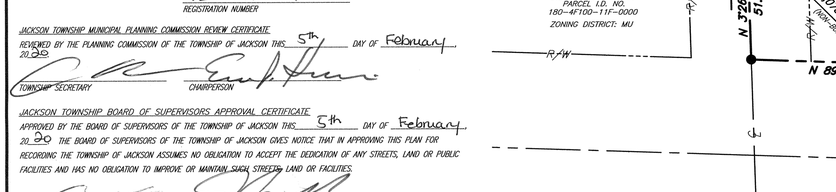
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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.

JANUARY 15TH, 2020 — GARY A. SHEFFLER P.L.S. REG. NO. 11786-E

BUTLER COUNTY PLANNING COMMISSION | BUTLER COUNTY RECORDER OF DEEDS | REGISTERED SURVEYOR | TOWNSHIP OF JACKSON TOWNSHIP ENGINEER | TOWNSHIP OF JACKSON PLANNING COMMISSION | TOWNSHIP OF JACKSON BOARD OF SUPERVISORS



N/F HAROLD E. COOPER, JR. & CARROLL M. COOPER INSTR. NO. 200005310012156 PARCEL I.D. NO. & 180-4F100-12

LOT 2 COOPER PLAN OF LOTS P.B.V. 270, PG. 28

N/F HAROLD E. COOPER, JR. & CARROLL M. COOPER INSTR. NO. 200005310012156 PARCEL I.D. NO. 180-4F100-12G

LOT 1 COOPER PLAN OF LOTS P.B.V. 270, PG. 28

N/F TOWNE CENTRE ASSOC. D.B.V. 2949, PG. 905 PARCEL I.D. NO. 180-4F100-11F-0000 ZONING DISTRICT: MU

N/F STEAMFITTERS LOCAL UNION 449 INSTR. NO. 201506230013514 PARCEL I.D. NO. 180-4F100-11-0000

LOT A JACKSON TOWNE CENTRE SUBDIVISION P.B.V. 348, PG. 45

ZONING DISTRICT: CC

MERCER ROAD – 50.0' R/W (A.K.A. TOWNSHIP ROAD T-335) (PAVED ASPHALT-PUBLIC ROADWAY)

N/F MELISSA A. RUDZKE & ROY T. SCHARF INSTR. NO. 201606200012026 PARCEL I.D. NO. 180-S3-B1-0000

ZONING DISTRICT: TRANSITIONAL OVERLAY

LOT 1 PAUL P. WISE SUBDIVISION P.B.V. 106, PG. 13

N/F DAVID L. & AUDRY G. FRYDRYCH, INC. INSTR. NO. 201006170013169 PARCEL I.D. NO. 180-4F100-11C-0000

ZONING DISTRICT: TRANSITIONAL OVERLAY

N/F DAVID L. & AUDRY G. FRYDRYCH, INC. INSTR. NO. 201006170013169 PARCEL I.D. NO. 180-4F100-11C-0000

ZONING DISTRICT: TRANSITIONAL OVERLAY

N 67°28'00" E 430.56'

20' SIDE YARD SETBACK AS PER ZONING

REMNANT LOT 1-A
1.593 ACRES
69,380.93 SQ. FT.

N/F DAVID L. & AUDRY G. FRYDRYCH, INC. INSTR. NO. 201006170013169 PARCEL I.D. NO. 180-4F100-10U-0000

ZONING DISTRICT: TRANSITIONAL OVERLAY

LOT 1-A WISE ESTATE SUBDIVISION REVISED P.B.V. 186, PG. 14

20' SIDE YARD SETBACK AS PER ZONING

40' FRONT YARD SETBACK AS PER ZONING

R=112.00', L=47.19'
CHORD: S 35°25'41" E, 46.84'

N 67°28'00" E 40.56'

N 3°26'00" W 51.51'

0.052 ACRE ± ROAD R/W (2,261 SQUARE FEEK) (NEW)

TRACT NO. 1
0.093 ACRE ±
4,078.20 SQ. FT.
(NEW BUILDING LOT)

R=142.00', L=69.84'
CHORD: S 64°59'15" E, 69.13'

N 89°47'55" W 124.17'

N 89°47'55" W 406.87'

WEST CIRCLE DRIVE – 50.0' R/W (UN-OPENED-PUBLIC ROADWAY)

S 22°59'27" E 253.91'

WEST CIRCLE DRIVE – 50.0' R/W (PAVED ASPHALT-PUBLIC ROADWAY)

N/F DAVID L. & AUDRY G. FRYDRYCH, INC. INSTR. NO. 201006170013169 PARCEL I.D. NO. 180-4F100-11C-0000

ZONING DISTRICT: TRANSITIONAL OVERLAY

N/F DAVID G. STUEBGEN & SHIRLEY K. STUEBGEN D.B.V. 1155, PG. 148 PARCEL I.D. NO. 180-S4-A28

LOT NO. 28 HARMONY HIGHLANDS PLAN OF LOTS RACK FILE 40, PAGE 20

N/F KENNETH S. & CATHY L. RUSSI D.B.V. 1156, PG. 468 PARCEL I.D. NO. 180-S4-A27

LOT NO. 27 HARMONY HIGHLANDS PLAN OF LOTS RACK FILE 40, PAGE 20

U.S. ROUTE 3025 – 80.0' R/W
(A.K.A. LITTLE CREEK ROAD)
(PAVED ASPHALT-PUBLIC ROADWAY)

OPEN SPACE PARCEL "D" JACKSON MANOR PHASE TWO PLAN OF LOTS P.B.V. 235, PG. 4

ZONING DISTRICT: R
(EXISTING NON-BUILDING LOT)

N/F JACKSON MANOR HOMEOWNERS ASSOCIATION INSTR. NO. 200401120001061 PARCEL I.D. NO. 180-S2-AD-0000

MERCER ROAD – 50.0' R/W (A.K.A. TOWNSHIP ROAD T-335) (PAVED ASPHALT-PUBLIC ROADWAY)

WEST CIRCLE DRIVE – 50.0' R/W (PAVED ASPHALT-PUBLIC ROADWAY)

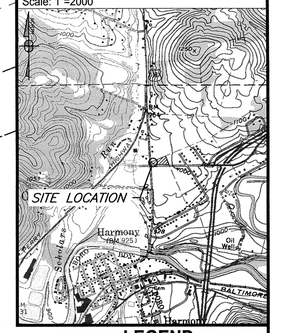
JACKSON TOWNSHIP BOARD OF SUPERVISORS RE-APPROVAL CERTICIATE

RE-APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 26th DAY OF May, 2020. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN RE-APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

Township Secretary — Chairperson, Board of Supervisors

PLAN BOOK	PAGE
385	32

Site Location Map: Evans City & Zelienople Quads.
Scale: 1"=2000'



LEGEND:

- PROPERTY ADJOINER
- SUBJECT PROPERTY
- PROPERTY EASEMENT
- ROAD CENTERLINE
- ROAD LEGAL R/W
- IRON PIN-PIPE (TO BE SET) •

OWNERS

DAVID L. FRYDRYCH,
& AUDRY G. FRYDRYCH, INC.
NORTH GATE PLAZA ROAD, BOX 2
HARMONY, PA 16037

DEVELOPER

TOWNE CENTRE ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TWP., PA 16066

Area Tabulation

TOTAL AREA
EXISTING LOT 1-A
- PARCEL ID NO. 180-4F100-10U-0000 — 1.686 ACRES — 73,459.13 SQ. FT.

PROPOSED LOTS
- TRACT NO. 1 — 0.093 ACRE — 4,078.20 SQ. FT.
- REMNANT LOT 1-A — 1.593 ACRES — 69,380.93 SQ. FT.

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE (TO) TRANSITIONAL OVERLAY ZONING DISTRICT, AND ALSO WITHIN THE (R) RESIDENTIAL UNDERLAY ZONING DISTRICT. THE BASE YARD & BULK REQUIRMENTS OF THE UNDERLYING (R) RESIDENTIAL DISTRICT ARE SHOWN BELOW.

ZONING DISTRICT:	TO (TRANSITIONAL OVERLAY) & R (RESIDENTIAL)
MIN. LOT SIZE:	1.5 ACRES
MIN. LOT WIDTH	150 FEET
MIN. LOT COVERAGE:	50%
MIN. FRONT YARD:	FORTY (40) FEET
MIN. SIDE YARD:	TWENTY (20) FEET; ACCESSORY (10) FEET
MIN. REAR YARD:	FORTY (40) FEET; ACCESSORY (10) FEET

ZONING INFORMATION WAS OBTAINED FROM:

JACKSON TOWNSHIP
https://www.jackson-township.com

TOWNSHIP MANAGER
CHRIS REARICK
140 MACILL ROAD
ZELIENOPLE, PA 16063
PHONE: 724-452-5581

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT 1-A RECORDED IN THE WISE ESTATE SUBDIVISION REVISED (P.B.V. 186, PG. 14) INTO TWO (2) LOTS, TRACT NO. 1 & REMNANT LOT 1-A.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARINGS OF RECORD FOR LOT 1-A RECORDED IN THE WISE ESTATE SUBDIVISION REVISED (P.B.V. 186, PG.144) IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY.

3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

4. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42019C0378D, BEARING AN EFFECTIVE DATE OF 8/02/2018. ZONE X, OTHER AREAS, DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO ARTICLE 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED.

6. THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 10-0 OFFICE FOR S.R. 0018, (ROUTE 246 SEC. NO. R-1), SHEET NOS. 1 THROUGH 9 OF 9.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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.

NORTH

Horizontal Scale
0 30' 60'
(Feet)
1 inch = 30 ft.

Date:	Revision Description:	By:
1/15/2020	Original Submittal	MNR
---	---	---

Professional Seal

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

Lot 1-A Wise Estate Subdivision Revised
Mercer Road (T-335) & U.S. Route 3025 (Little Creek Road)

Prepared For:
Towne Centre Associates

Situate In:
Jackson Township, Butler County, PA

Frydrych Plan of Lots No. 1

Towne Centre Associates
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

DRAWING SCALE:	1"=30'	DRAWN BY:	MNR
DATE ISSUED:	1/15/2020	REVIEWED BY:	GAS
PROJECT JOB#:	3017	FIELD BOOK #:	3017

CADD#: 3017-Lot 1-A Wise Estate Revised Plan of Subdivision No. 1.dwg

Sheet No.
1 of 1

OWNERS ADOPTION AND DEDICATION

WE, OWNERS, OR BENEFICIAL OWNERS OF THE LAND SHOWN ON THE LOT 1 COOPER PLAN OF SUBDIVISION NO. 1 HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 7th DAY OF May, 2020

ATTEST:

NOTARY PUBLIC — SIGNATURE OF OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sep. 13, 2020
Member, Pennsylvania Association of Notaries

SIGNATURE OF OWNER

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sep. 13, 2020
Member, Pennsylvania Association of Notaries

ACKNOWLEDGMENT OF INDIVIDUAL OWNER'S ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE-NAMED Trevor James Cooper (NAME OF OWNER) & ——— (NAME OF OWNER) AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF May, 2020

MY COMMISSION EXPIRES THE 13 DAY OF September, 2020

NOTARY PUBLIC

CERTIFICATION OF TITLE AND NO MORTGAGE

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LOT 1 COOPER PLAN OF SUBDIVISION NO. 1 IS IN THE NAME OF HAROLD E. COOPER JR. & CARROLL M. COOPER AND IS RECORDED IN INSTRUMENT NO. 200005310012156. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER — OWNER

TOWNSHIP ENGINEER'S CERTIFICATION

THE TOWNSHIP ENGINEER MUST EXECUTE THE FOLLOWING CERTIFICATE INDICATING THAT THE PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

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

2-5-2020 — DATE

Benjamin L. Gilberti — NAME

PE 077527 — REGISTRATION NUMBER

JACKSON TOWNSHIP MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 5th DAY OF February 20 20

TOWNSHIP SECRETARY — CHAIRPERSON

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 5th DAY OF February 20 20 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON THIS 11th DAY OF February, 20 20 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP SECRETARY — PLANNING DIRECTOR

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 14th DAY OF February, 20 20

SECRETARY — CHAIRPERSON

County Plan # 20046

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 385 PAGE(S) 33

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF June, 20 20

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

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.

JANUARY 15TH, 2020 — DATE

GARY A. SHEFFLER P.L.S. REG. NO. 11786-E

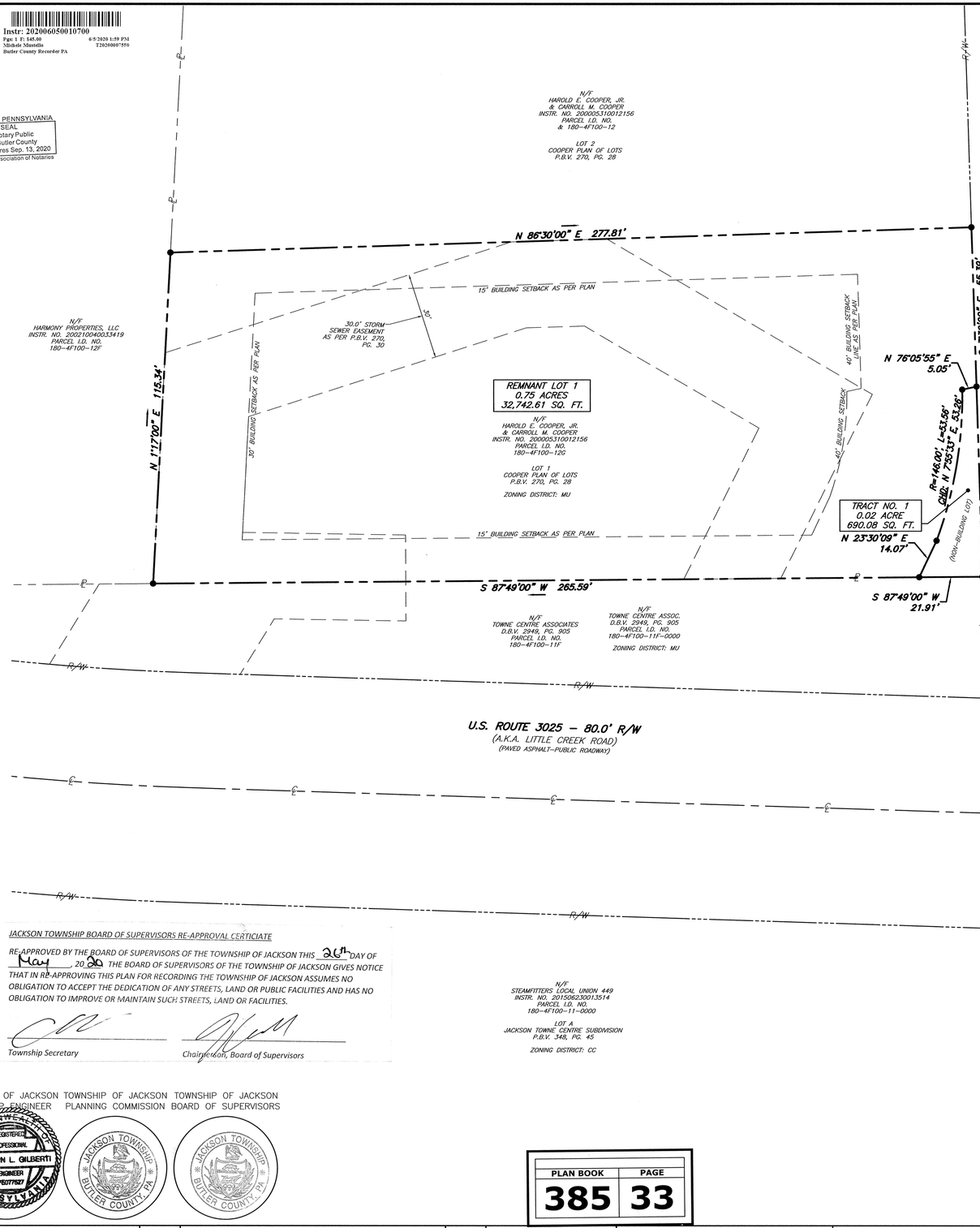
BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY RECORDER OF DEEDS — REGISTERED SURVEYOR — TOWNSHIP OF JACKSON TOWNSHIP ENGINEER — TOWNSHIP OF JACKSON PLANNING COMMISSION — TOWNSHIP OF JACKSON BOARD OF SUPERVISORS

Instr: 202006050010700
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
6/5/2020 1:59 PM
T20200007550

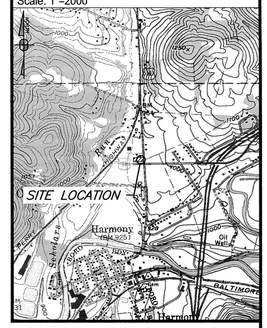
JACKSON TOWNSHIP BOARD OF SUPERVISORS RE-APPROVAL CERTICIATE

RE-APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON THIS 26th DAY OF May, 20 20 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN RE-APPROVING THIS PLAN FOR RECORDING THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

Township Secretary — Chairperson, Board of Supervisors



Site Location Map: Evans City & Zelienople Quads.
Scale: 1"=2000'



OWNERS

HAROLD E. COOPER, JR. &
CARROLL M. COOPER
365 MERCER ROAD
HARMONY, PA 16037

DEVELOPER

TOWNE CENTRE ASSOCIATES
215 EXECUTIVE DRIVE, SUITE 300
CRANBERRY TWP., PA 16066

LEGEND:

- PROPERTY ADJOINER
- SUBJECT PROPERTY
- PROPERTY EASEMENT
- ROAD CENTERLINE
- ROAD LEGAL R/W
- IRON PIN-PIPE (TO BE SET)

Area Tabulation

TOTAL AREA
EXISTING LOT 1
- PARCEL ID NO. 180-4F100-12G — 0.77 ACRE — 33,432.69 SQ. FT.

PROPOSED LOTS
- TRACT NO. 1 — 0.02 ACRE — 690.08 SQ. FT.
- REMNANT LOT 1 — 0.75 ACRE — 32,742.61 SQ. FT.

General Notes:

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOT 1 RECORDED IN THE COOPER PLAN OF LOTS (P.B.V. 270, PG. 28) INTO TWO (2) LOTS, TRACT NO. 1 & REMNANT LOT 1.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARINGS OF RECORD FOR LOT 1 RECORDED IN THE COOPER PLAN OF LOTS (P.B.V. 270, PG. 28) IN THE OFFICE OF THE RECORDER OF BUTLER COUNTY.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THE UTILITY EASEMENTS SHOWN ON THIS SURVEY HAVE BEEN PLOTTED FROM RECORDED PLAN INFORMATION AND DEEDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES EASEMENTS SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITY EASEMENTS SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION PROJECTS.
5. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, OTHER AREAS, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42019C0386D, BEARING AN EFFECTIVE DATE OF 8/02/2018. ZONE X, OTHER AREAS, DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
6. THE RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED UPON HIGHWAY RIGHT-OF-WAY PLANS OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION ENGINEERING DISTRICT 10-0 OFFICE FOR S.R. 0018, (ROUTE 246 SEC. NO. R-1), SHEET NOS. 1 THROUGH 9 OF 9.
7. THE COOPER PLAN OF LOTS RECORDED IN P.B.V. 270, PG. 28 SHOWS DIFFERENT ZONING BUILDING SETBACK LINES THAN THE CURRENT ZONING. THE SETBACKS AS SHOWN ON THE RECORDED PLAN ARE SHOWN HEREON.

ZONING INFORMATION:

THE SUBJECT PREMISES LIES WITHIN THE MIXED USE ZONING DISTRICT (MU).

ZONING DISTRICT:	MU (MIXED USE)
MIN. LOT WIDTH AT STREET R/W LINE:	250 FEET
MIN. LOT WIDTH AT FRONT BUILDING LINE:	200 FEET
MAX. LOT COVERAGE:	50% UP TO 80% WITH INCENTIVE ZONING AS SET FORTH IN CHAP. 27-506 INCENTIVE ZONING
MIN. FRONT YARD:	FORTY (40) FEET; 15 FEET FROM COMMERCIAL SERVICE STREETS
MIN. SIDE YARD:	THIRTY (30) FEET; ACCESSORY (15) FEET 30 FEET ABUTTING A RESIDENTIAL DISTRICT
MIN. REAR YARD:	FIFTY (50) FEET; ACCESSORY (15) FEET

ZONING INFORMATION WAS OBTAINED FROM:

JACKSON TOWNSHIP
https://www.jackson-township.com

TOWNSHIP MANAGER
CHRIS REARICK
140 MAGILL ROAD
ZELIENOPLE, PA 16063
PHONE: 724-452-5581

PLAN BOOK	PAGE
385	33

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. 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.

NORTH

Horizontal Scale
0 40' 80'
(Feet)
1 inch = 20 ft.

Date:	Revision Description:	By:
1/15/2020	Original Submittal	MNR

Professional Seal

Prepared By:

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

Lot 1 - Cooper Plan of Lots
Mercer Road (T-335) & U.S. Route 3025 (Little Creek Road)

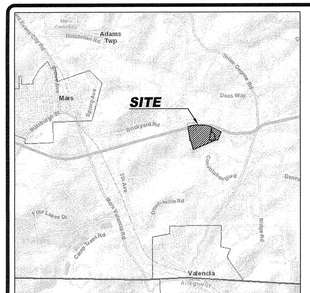
Prepared For:
Towne Centre Associates

Situate In:
Jackson Township, Butler County, PA

Lot 1 Cooper Plan of Subdivision No. 1

Towne Centre Associates
215 Executive Drive, Suite 300
Cranberry Township, PA 16066

DRAWING SCALE: 1"=20'	DRAWN BY: MNR	Sheet No.
DATE ISSUED: 1/15/2020	REVIEWED BY: GAS	1 of 1
PROJECT JOB#: 3017	FIELD BOOK #: 3017	
CADD#: 3017-Lot 1 Cooper Plan of Subdivision No. 1.dwg		



NOTE:
This is a lot line revision of lot line revision of Lot # 3 in the Hooten Plan of Lots recorded in the Butler County Recorder of Deeds Plan Book 338 Pages 28-29 and of Parcel "B" in the MHY Family Services Plan of Lots recorded in the Butler County Recorder of Deeds Plan Book 355 Pages 9-10.

**The proposed temporary access easement is for the benefit of Parcel B , as shown here on, for operating a Soccer Golf Course until December 1st 2022.*

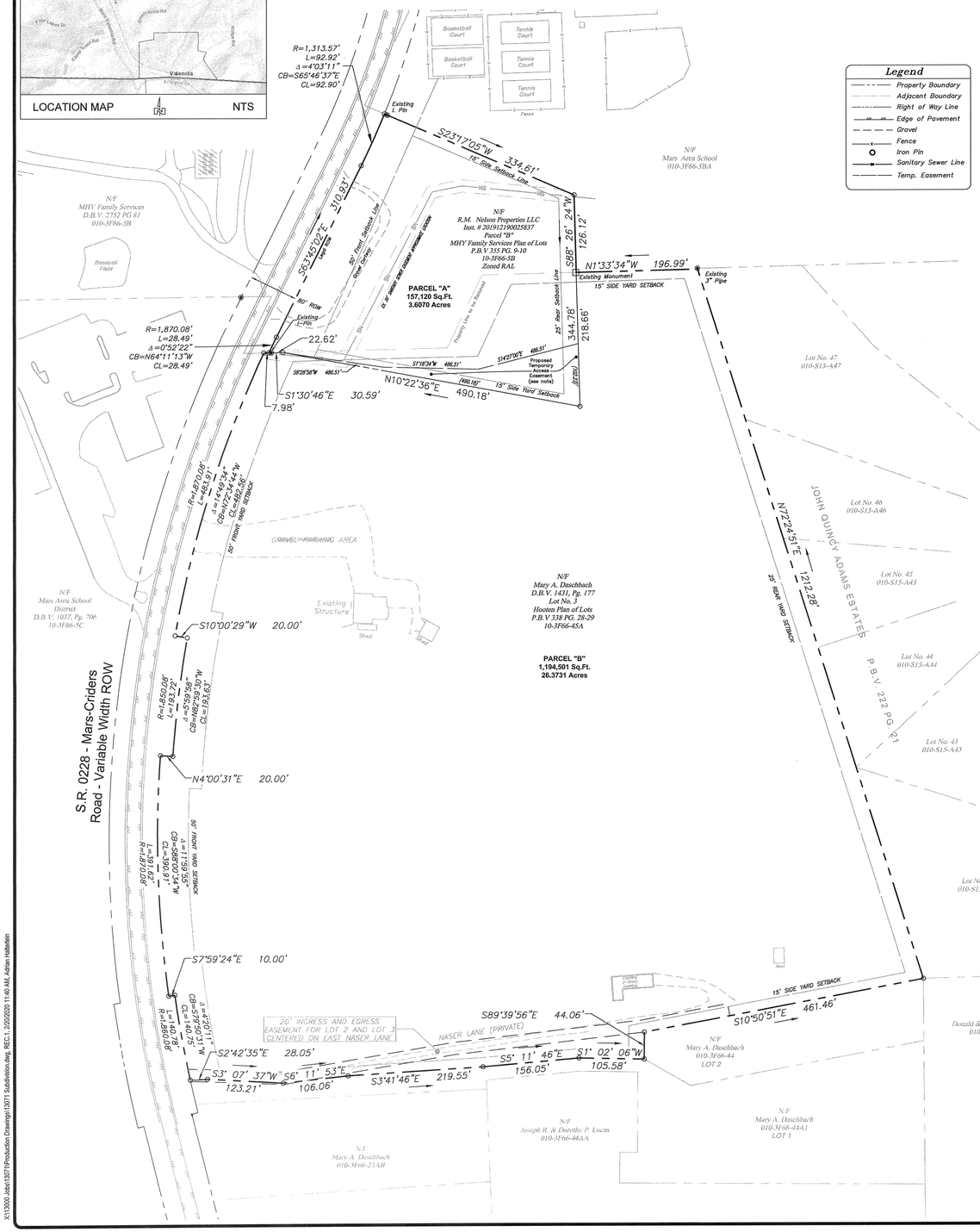
Floodplain Information:

SITE IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD "ZONE X" PER FEMA FLOOD MAP # 42019C0530D EFFECTIVE DATE AUGUST, 2ND 2018.

Plan References:

-HOOTEN PLAN OF LOTS (DATED OCTOBER 30TH, 2013)
-PLAN BOOK 338 PAGES 28-29 FILE # 10843

-MHY FAMILY SERVICES PLAN OF LOTS (DATED FEBRUARY 1ST, 2016)
-PLAN BOOK 355 PAGES 9-10 FILE # 15-11887



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

R.M NELSON PROPERTIES LLC

LIMITED LIABILITY COMPANY ADOPTION

BY RESOLUTION APPROVED ON THE 1st DAY OF May 2020, R.M. NELSON PROPERTIES LLC, A LIMITED LIABILITY COMPANY FORMED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE R.M. NELSON--HOOTEN PLAN OF LOTS, ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST: *R.M. NELSON PROPERTIES LLC*

WITNESS *RAY M. NELSON -- MANAGING MEMBER*

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED RAY M. NELSON OF R.M. NELSON PROPERTIES LLC, WHO ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF May, 2020.

NOTARY PUBLIC *SEAL*

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

TITLE CLAUSE

WE, R.M. NELSON PROPERTIES, LLC, OWNER OF THE R.M. NELSON LOT LINE REVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF R.M. NELSON PROPERTIES, LLC, AS RECORDED IN INSTRUMENT NUMBER _____ IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

RAY M. NELSON,
MANAGING MEMBER OF R.M. NELSON PROPERTIES, LLC,

WE, FNB BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OF SUBDIVISION, R.M. NELSON PROPERTIES, LLC, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARED HEREON.

WITNESS *FNB BANK*

MORTGAGEE

MARY AGNES DASCHBACH

OWNER'S ADOPTION

I, MARY AGNES DASCHBACH, OWNER OF THE LAND SHOWN ON THE R.M. NELSON--HOOTEN PLAN OF LOTS, 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. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

MARY AGNES DASCHBACH *WITNESS*

DATE May 1, 2020

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN A FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED MARY AGNES DASCHBACH, OWNER OF THE PROPERTY, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HER ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 1 DAY OF May, 2020.

NOTARY PUBLIC *SEAL*

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS IN THE NAME OF MARY A. DASCHBACH AND IS RECORDED IN DEED BOOK VOLUME 1431, PG. 177, I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRENCE AGAINST THIS PROPERTY.

MARY AGNES DASCHBACH

WITNESS

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 4TH DAY OF March, 2020.

SECRETARY *CHAIRMAN*

ADAMS TOWNSHIP SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ADAMS ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS. APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 11 DAY OF May, 2020.

SECRETARY *CHAIRMAN*

SUPERVISOR *SUPERVISOR*

SUPERVISOR *SUPERVISOR*

ADAMS TOWNSHIP MUNICIPAL ENGINEER

I, Ronald Olsen, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF ADAMS, 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 APPROVING AUTHORITY.

SIGNATURE 06/08/2020 *DATE* 26400 E *REGISTRATION NO.*

Surveyor

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

Adams Township

Adams Township Engineer

Butler County Planning Commission

BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder

RECORDER OF DEEDS
BUTLER COUNTY PA

Instr: 202006160011309
Pge 1 P: $45.00 6/16/2020 12:14 PM
Michele Mustello T20200008043
Butler County Recorder PA

ZONING DATA

SITE AREA

RAL (RESIDENTIAL AGRICULTURE, LOW DENSITY DISTRICT)
ROUTE 228 OVERLAY DISTRICT (TRANSITION)

ZONING INFORMATION (ADAMS TOWNSHIP)

RAL WITH ROUTE 228 OVERLAY (TRANSITION)
MIXED USE - PERMITTED

FLOOD ZONE CLASSIFICATION

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

	REQUIRED
PRIMARY ACCESS	PUBLIC ACCESS ROAD
MINIMUM LOT AREA	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM
MAXIMUM IMPERVIOUS COVERAGE	70%
BUILDING APPEARANCE (BUILDING HEIGHT)	5 STORIES
MINIMUM BUILDING SETBACKS	
BUILDING SETBACK FROM PROPERTY LINE PARALLEL WITH Rte.228 R.O.W. OR ARTERIAL CONNECTION	10 Feet
SIDE YARD	20 Feet
REAR SETBACK FROM ACCESS R.O.W.	25 Feet
REAR SETBACK FROM REAR PROPERTY LINE	15 Feet
EDGE OF PAVED SURFACE TO PROPERTY LINE (SIDE AND REAR YARD)	10 Feet

PLAN BOOK	PAGE
385	34

AREA TABULATION:

EXISTING:
PARCEL ID: 10-3F66-5B - PARCEL "A" = *111,432 SQ.FT.* OR *2.5581 ACRES*
PARCEL ID: 10-3F66-45A - PARCEL "B" = *1,194,501 SQ.FT.* OR *27.4220 ACRES*
TOTAL EXISTING PROPERTY = *1,305,933 SQ.FT.* OR *29.9800 ACRES*

AREA TO BE CONVEYED:
OWNER TO OWNER = *45,688 SQ.FT.* *OR 1.0488 ACRES*

PROPOSED:
PARCEL "A" = 157,120 SQ.FT. OR 3.6070 ACRES
PARCEL "B" = 1,148,813 SQ.FT. OR 26.3731 ACRES
TOTAL PROPOSED PROPERTY = 1,305,933 SQ.FT. OR 29.9800 ACRES

SURVEY NOTES

1. **THE INFORMATION REFLECTED ON THE EXISTING CONDITIONS BASE MAPPING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY SHOWN IS SUBJECT TO ANY EASEMENTS, UNOBSERVABLE UTILITIES, COVENANTS AND RESTRICTIONS STATED IN PRIOR RECORDINGS OR DEEDS OF THE PREMISE.**
2. **ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.**
3. **NOT ALL UTILITIES WERE LOCATED FOR THIS SURVEY. HAMPTON TECHNICAL ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR UTILITIES SHOWN OR NOT SHOWN**
4. **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.**

SURVEYOR

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

MARK B. SCHMIDT 6/11/2020 *DATE* *SU 36950-E REGISTRATION NO.*

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 5TH DAY OF February, 2020.

CHAIRMAN County Plan # 20031

BUTLER COUNTY RECORDER

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 385, PAGE(S) 34

GIVEN UNDER MY HAND AND SEAL THIS 16TH DAY OF JUNE, 2020.

RECORDER OF DEEDS (SEAL)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

X

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

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

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

DATE ISSUED: 12/12/2020	PROJECT STATUS:		
REVISIONS:	NO.	DESCRIPTION	DATE
	1	Revised per Township comment letter dated February 3, 2020	02/20/2020

DRAWING ORIENTATION

PROJECT TITLE: **R.M. Nelson Lot Line Revision**
Plan for Recording

CLIENT ADDRESS: Ray Nelson - R.M. Nelson Properties LLC 637 RT 228 Mars, PA 16046

PROJECT LOCATION: 530 RT 228, Mars, Pennsylvania Adams Township, Butler County

DRAWN BY:	CHECKED BY:
DJH	MBS
CAD FILE: 13071 Subdivision.dwg	
HORZ. SCALE: 1" = 100'	VERT. SCALE: -
SHEET: 1 OF 1	
REC.1	
PROJECT #: 13071	

X:\13000 Jobs\13071\Production Drawings\13071 Subdivision.dwg, REC-1, 2/20/2020 11:40 AM, Adrian Hallstein

KNOW ALL MEN BY THESE PRESENTS THAT WE, Pedro L. Mayorga & Evangelina Medina, of Forward Township Butler County, Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of subdivision of our property situated in Forward Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and drainage 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 Forward, We, Pedro L. Mayorga & Evangelina Medina, hereby agree to and by these presents do release and forever discharge said Township of Forward, 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 ourselves, our heirs, executors administrators and assigns and purchasers of lots in this plan.

WE, Pedro L. Mayorga & Evangelina Medina, certify that this subdivision known as the EDWARD W. LUDWIK ESTATE REVISION OF LOT#5 is in the name of Pedro L. Mayorga & Evangelina Medina, and is recorded in Deed Book Volume _____, Page _____.

IN WITNESS WHEREOF, We have affixed our hand and seal this 3 day of June, 2020.

ATTEST:

Pedro L Mayorga
Pedro L. Mayorga

Evangelina Medina

The foregoing adoption and dedication is made by Pedro L. Mayorga & Evangelina Medina with the full understanding and agreement that the approval of the governing body of the Township of Forward, if hereto attached will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, within (90) days of the date of said approval.
.BUTLER COUNTY:

PENNSYLVANIA :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared Pedro L. Mayorga & Evangelina Medina, and acknowledged the foregoing adoption, dedication and release 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 SEAL this 3 day of June, 2020.

Notary Public

My Commission Expires the 12 day of Sept, 2022.

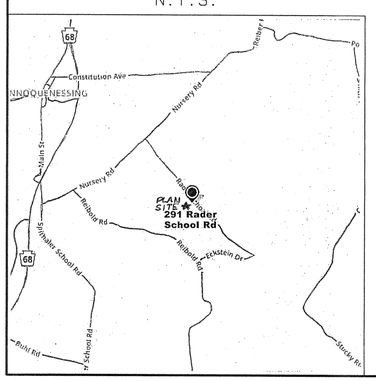
Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

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

02-07-2020
Date

Richard N. Shoup
Richard N. Shoup
SU-037558-E

LOCATION MAP
N.T.S.



FORWARD TOWNSHIP

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

SURVEYOR

PLAN BOOK	PAGE
385	35

KNOW ALL MEN BY THESE PRESENTS THAT I, Valerie J. Ludwik (widow of Edward Ludwik), of Forward Township Butler County, Pennsylvania for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property situated in Forward Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and drainage 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 Forward, I, Valerie J. Ludwik (widow of Eugene Ludwik), hereby agree to and by these presents do release and forever discharge said Township of Forward, 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 myself, my heirs, executors administrators and assigns and purchasers of lots in this plan.

I, Valerie J. Ludwik, certify that this subdivision known as the EDWARD W. LUDWIK ESTATE REVISION OF LOT#5 is in the name of Valerie J. Ludwik (widow of Eugene Ludwik), and is recorded in Deed Book Volume 1230, Page 256.

IN WITNESS WHEREOF, I have affixed my hand and seal this 3 day of June, 2020.

ATTEST:

Valerie J. Ludwik
VALERIE J. LUDWIK

The foregoing adoption and dedication is made by Valerie J. Ludwik with the full understanding and agreement that the approval of the governing body of the Township of Forward, if hereto attached will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, within (90) days of the date of said approval.
.BUTLER COUNTY:

PENNSYLVANIA :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared Valerie J. Ludwik and acknowledged the foregoing adoption, dedication and release 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 SEAL this 3 day of June, 2020.

Notary Public

My Commission Expires the 12 day of Sept., 2022.

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

The Board of Supervisors of the Township of Forward, Butler County, Pennsylvania, hereby gives notice that is approving this plan of subdivision for recording purposes only. The approval of this subdivision plan by the Township of Forward does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township Specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Township of Forward, Butler County, Pennsylvania, on this 9 day of June, 2020.

ATTEST:

Lindsay Everett
Secretary

President

Reviewed by the Planning Commission of the Township of Forward Township, this 26, day of MAY, 2020.

Secretary

Chairman

REVIEWED
Approved by the Butler County Planning Commission this 2ND day of JAN. 2020.

Secretary

Chairman

See Comments on File at the Butler County Planning Commission
Plan Number 20005

BUTLER COUNTY:

PENNSYLVANIA :

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 385, Page 35-36.

Given under my hand and seal this 16TH day of JUNE, 2020.

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

Instr: 202006160011310
Pge 2 F: $85.00 6/16/2020 12:27 PM
Michele Mustello T20200009044
Butler County Recorder PA

OWNERS: PEDRO MAYORGA & EVANGELINA MEDINA
291 RADER SCHOOL ROAD, RENFREW, PA 16053
T.P. 160-3F74-4A6

EUGENE LUDWIK
285 RADER SCHOOL ROAD, RENFREW, PA 16053
T.P. 160-3F74-8C5

TOTAL PLAN ACREAGE: 5.944 ACRES
258,923 S.F.

REV: 01/10/20
02/06/20

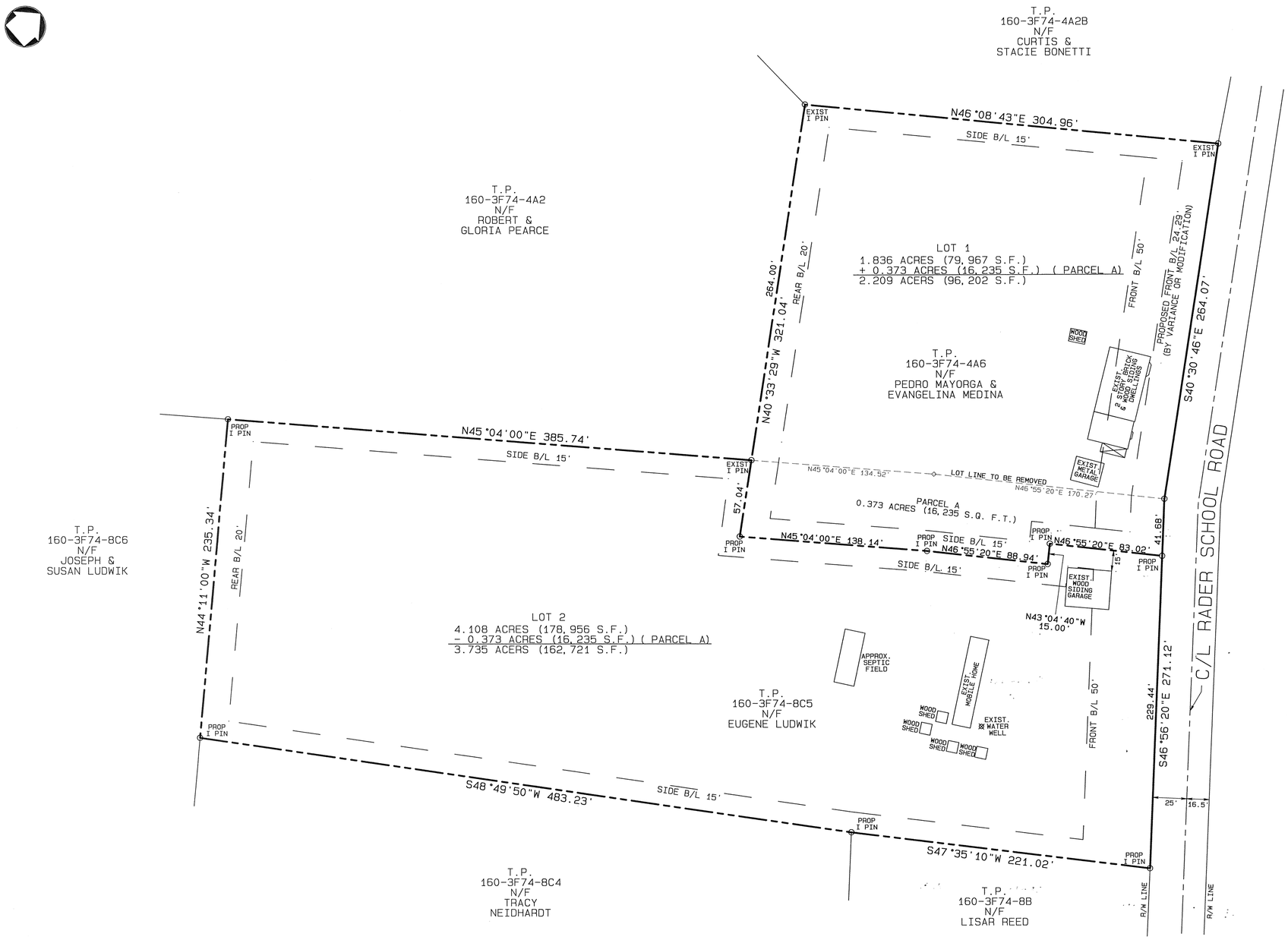
REFERENCE : EDWARD LUDWIK PLAN OF LOTS, LOT#5
P.B.V. 101 PAGE: 10

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

EDWARD W. LUDWIK ESTATE REVISION OF LOT#5

SITUATE : FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE : 12/09/19	SCALE: 1"=40'	SHEET: 1 OF 2
DWN. BY: TJB	CKD BY: RNS	SERV. 9771



REFERENCE : EDWARD LUDWIK PLAN OF LOTS, LOT#5
P.B.V. 101 PAGE: 10

PARCEL A & ORIGINAL T.P. 160-3F74-4A6
ARE TO BECOME INTEGRAL AND FORM LOT 1

GRAPHIC SCALE 1"=40'
0 40 80 120

PLAN BOOK	PAGE
385	36

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD NORMAN SHOUP
LAND SURVEYOR
037558E

OWNERS: PEDRO MAYORGA & EVANGELINA MEDINA
291 RADER SCHOOL ROAD, RENFREW, PA 16053
T.P. 160-3F74-4A6

EUGENE LUDWIK
285 RADER SCHOOL ROAD, RENFREW, PA 16053
T.P. 160-3F74-8C5

TOTAL PLAN ACREAGE: 5.944 ACRES
258,923 S.F.

REV: 01/10/20
02/06/20

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

EDWARD W. LUDWIK ESTATE
REVISION OF LOT#5

SITUATE : FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE : 12/09/19	SCALE: 1"=40'	SHEET: 2 OF 2
DWN. BY: TJB	CKD BY: RNS	SERV. 9771

BUTLER COUNTY
RECORDER OF DEEDS

BUTLER COUNTY
PLANNING COMMISSION

REGISTERED SURVEYOR

TOWNSHIP OF CRANBERRY
BOARD OF SUPERVISORS

TOWNSHIP OF CRANBERRY
ENGINEER

Owners' Adoption

The KNOCKOUT DEVELOPMENT ASSOCIATES, a Pennsylvania Limited Partnership, owner of the land shown on the SITE LAYOUT, SIGNAGE & PAVEMENT MARKING PLAN hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Signature of Witness — Signature of Partner(s)

5.14.20
Date

Acknowledgment of Partnership Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Donald B Rodgers, a partner in the firm of KNOCKOUT DEVELOPMENT ASSOCIATES, a Pennsylvania Limited Partnership, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 14 day of May, 2020.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sep. 13, 2020
Member, Pennsylvania Association of Notaries

Notary Public

Certification of Title and Concurrence of Mortgagee

I hereby certify that the title to the property contained in the LOT NO. 1A Revision No. 1 Knockout Plan of Lots No. 2 is in the name of KNOCKOUT DEVELOPMENT ASSOCIATES, a Pennsylvania Limited Partnership and is recorded in deed book volume 276, pages 28–29, Instrument No. 200306260027956. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Signature of Witness — Signature of Partner(s)

Surveyor's Certification

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

6/12/20
Date

Gary A. Sheffler, PLS
Registration # 11786–E

Municiple 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 has not accepted dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary — Chairman, Board of Supervisors

No Building Permits Without Approved Sewage Facilities

The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

6-17-20
Date

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2018-44 effective this 11th day of June 2020.

Secretary — Chairman, Board of Supervisors

Cranberry Township - Township Manager

I, Jerry A. Ander, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2018-44 have been met in accordance with Section 22-305 and 22-307 of the Township of Cranberry Code or Ordinances of

Township Manager

Cranberry Township Municipal Engineer

I, Timothy John Schutzman, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, 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.

6/17/20
Date

Signature
Registration # PE 054941

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 7TH day of JUNE 2018

Secretary — Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 385 Page(s) 37

Given under my hand and seal this 17th day of June 2020

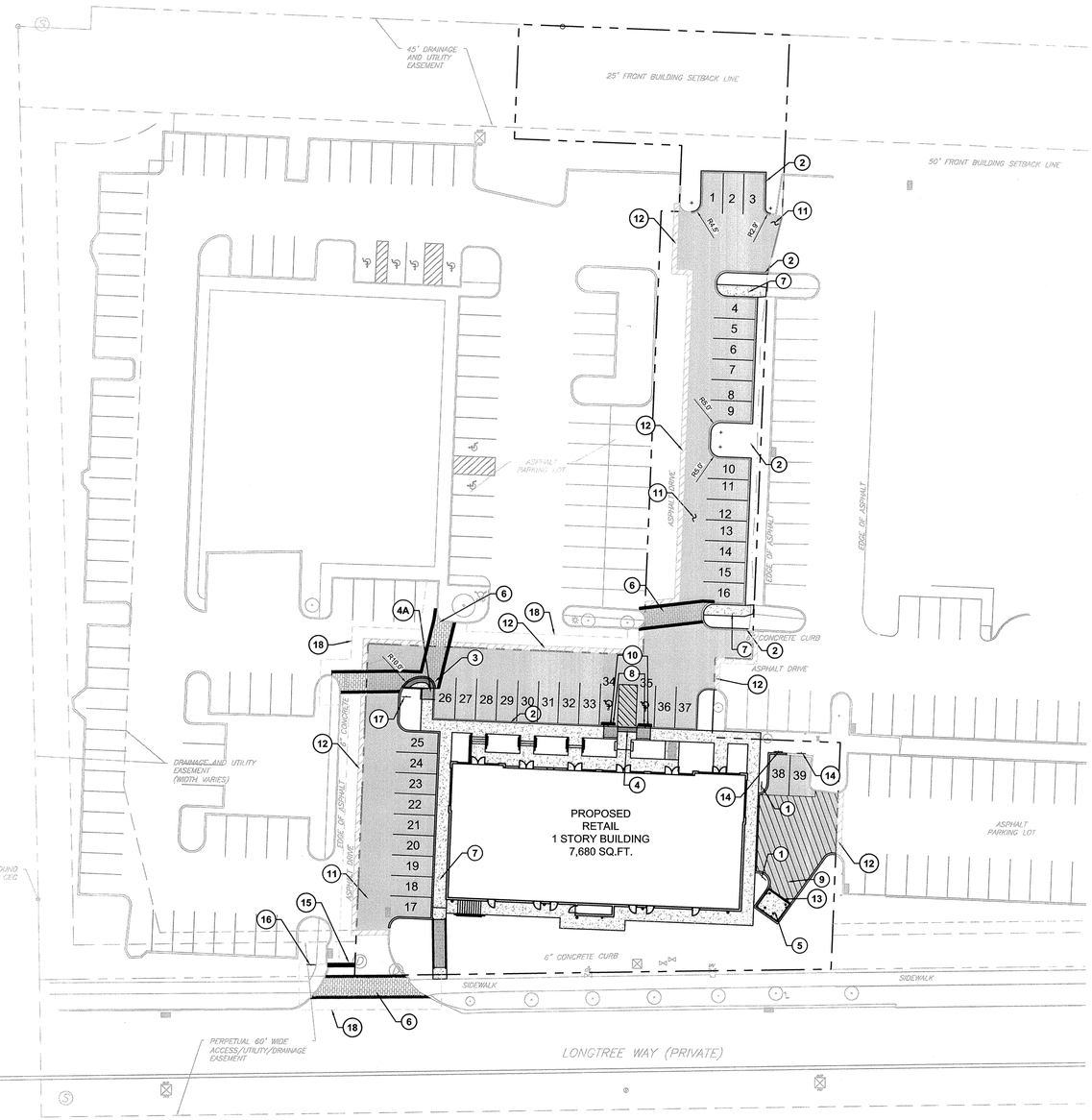
Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

BEING LOT NO. 1A IN THE KNOCKOUT PLAN OF LOTS
RECORDED IN PLAN BOOK VOL._____PAGE_____.

S.R. 228
VARIABLE WIDTH

Instr: 202006170011499
Page 1 P: $45.00
Michele Mustello
Butler County Recorder PA
6/17/2020 3:31 PM
T2020008186



ZONING		
SU-1	SPECIAL USE DISTRICT (CCD CORRIDOR OVERLAY)	
LAND AREA		
MINIMUM TRACT AREA:	1.0 ACRE	
PROVIDED TRACT AREA:	1.0 ACRE	
BUILDING SIZE		
PROPOSED SIZE:	7,680 SF	
BUILDING HEIGHT		
MAXIMUM:	50'	
PROVIDED:	<30'	
BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
FRONT YARD	50' (Rte 228)	>50'
SIDE YARD	15'	>15'
REAR YARD	15'	>15'

PARKING AND LOADING REQUIREMENTS
RETAIL

(1 Space/200 Sq.Ft. Gross Floor Area)

	REQUIRED	PROVIDED
STALL SIZE		
STANDARD	9'x18'	9'x18'
ADA	8'x18'	8'x18'
RETAIL	38	39
TOTAL	38	39

Site Key:

1. NO PARKING - LOADING ZONE SIGN
2. 8" CONCRETE CURB WIDTH (SEE DETAIL)
3. FLUSH CURB (SEE DETAIL)
4. ADA RAMP PennDOT TYPE 2 (SEE DETAIL)
4A. ADA RAMP TYPE 1A (SEE DETAIL)
5. CONCRETE DUMPSTER PAD (PER TOWNSHIP REQUIREMENTS)
6. STAMPED CONCRETE CROSSWALK (SEE DETAIL)
7. CONCRETE SIDEWALK (SEE DETAIL)
8. WHEEL STOP (SEE DETAIL)
9. SWSL/4" @ 45° AT 2' O.C.
10. ADA SIGNAGE
11. BITUMINOUS PAVING (SEE DETAIL)
12. PAVING NOTCH
13. TRASH ENCLOSURE (SEE DETAIL)
14. EMPLOYEE PARKING ONLY SIGN
15. STOP BAR SWSL/24"
16. STOP SIGN
17. YIELD TO PEDESTRIAN SIGN
18. TEMPORARY GRADING EASEMENT

SITE NOTES:

1. NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT (811) A MINIMUM OF (5) DAYS PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION.
2. ALL WORK AND MATERIALS TO COMPLY WITH ALL SPECIFICATIONS PROVIDED AND TO ALL LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS AND CODES; AND O.S.H.A. STANDARDS.
3. IMPLEMENT AND MAINTAIN A WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH PENNDOT PUBLICATION 213 ("WORK ZONE TRAFFIC CONTROL") FOR WORK IN OR ADJACENT TO VEHICULAR TRAFFIC AREAS.
4. DESIGNATE AND MAINTAIN ON-SITE A TRAINED COMPETENT PERSON FOR ALL EXCAVATION WORK WHO SHALL BE ON CALL 24-HOURS-PER-DAY-7-DAYS-PER-WEEK IN CASE OF EMERGENCY. PROVIDE 24-HOUR CONTACT INFORMATION FOR THE TRAINED COMPETENT PERSON PRIOR TO ANY WORK.
5. MAINTAIN AREAS OUTSIDE THE WORK AREA AND TRAVELED WAYS WITHIN THE WORK AREA IN A CONDITION USABLE BY THE PUBLIC. KEEP AREAS CLEAN AND FREE OF MUD OR DUST AND REPAIR/PATCH VEHICULAR AND PEDESTRIAN TRAVEL WAYS AS REQUIRED TO MAINTAIN ACCESS.
6. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND OTHER BUILDING APPURTENANCES. VERIFY DIMENSIONS AND LOCATIONS SHOWN ON THE ARCHITECTURAL PLANS AND NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATION OF ALL UTILITY CONNECTIONS TO BUILDINGS, DOOR/STEP LOCATIONS AND TRUCK WELL RETAINING WALLS AND NOTIFY THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
7. OBTAIN ALL REQUIRED LOCAL, STATE, OR FEDERAL PERMITS NECESSARY FOR CONSTRUCTION FROM GOVERNING AGENCIES INCLUDING SUBMISSION OF APPLICATIONS AND PAYMENT OF ASSOCIATED FEES, INCLUDING PERMITS FOR BORROW OR WASTE SITES.
8. INSTALL PIPE BOLLARDS IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT PROPOSED IMPROVEMENTS, INCLUDING BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, SWITCH GEARS, COMPACTORS, STEPS, AND RAILINGS AS NECESSARY OR AS DIRECTED BY THE OWNER.
9. ALL ISLANDS WITH CURB ARE TO BE LANDSCAPED UNLESS OTHERWISE NOTED. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
10. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURBED AND STRIPED RADII ARE 5' UNLESS OTHERWISE NOTED.
11. PROVIDE PAVING MATERIALS IN ACCORDANCE WITH PENNDOT PUBLICATION 408 AND PENNDOT STANDARD DETAILS (PUB. 72) AS AMENDED.
12. REMOVE AND DISPOSE OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER. BURNING OF MATERIAL ONSITE IS NOT PERMITTED.
13. ALL ILLUMINATION FROM PROPOSED LIGHT FIXTURES WILL BE FROM SHARP CUT-OFF FIXTURES WITH FLUSH MOUNTED LENS CAPS AND WILL BE MOUNTED PARALLEL TO THE GROUND SURFACE.
14. ALL CURB RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA) IN ALL ISLAND LOCATIONS WHERE EXISTING ADA RAMPS ARE PROVIDED. IF EXISTING ADA RAMPS DO NOT MEET CURRENT ADA GUIDELINES, CONTRACTOR TO REMOVE AND REPLACE ADA COMPLIANT RAMPS.

PLAN BOOK	PAGE
385	37

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

POCS SER. #: DESIGN - 20171580331
DIG - 20171580316

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.

NORTH

Horizontal Scale
0 30' 60'
(Feet)
1 inch = 30 ft.

Date:	Revision Description:	By:
-	-	-

Professional Seal

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

Route 228 Commercial Center Project
Lot 1A - Knockout Plan of Lots

Prepared For:
Creative Real Estate Development

Situate In:
Cranberry Township, Butler County, Pennsylvania

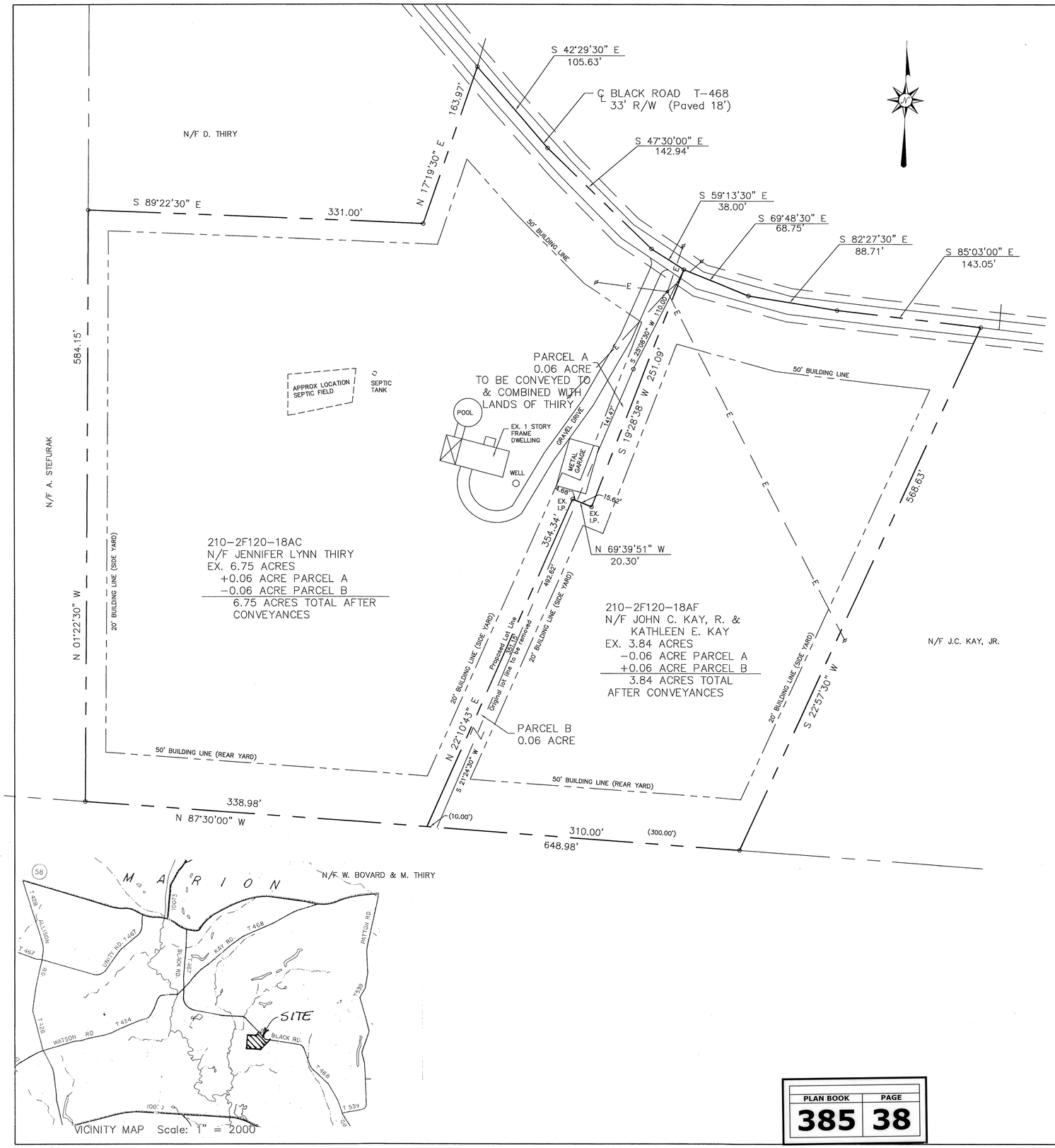
SITE LAYOUT, SIGNAGE & PAVEMENT MARKING PLAN

DRAWING SCALE:	1" = 30'	DESIGNED BY:	EMM
DATE ISSUED:	4/9/2018	REVIEWED BY:	EMM
PROJECT JOB#:	3089	FIELD BOOK #:	
CADD#:	PLAN SHEETS ver2018.dwg		

Client Company Name
Knockout Development Associates, LP
215 Executive Drive, Suite 400
Cranberry Township, PA 16066
Phone: (724) 776-2727

Sheet No.
1 of 1

File:K:\Sheffler\Co3\Sheffler Projects\Plans\3000-3099\3089 - Knockout & Jean Projects\A\3089 – Knockout – Lot 1A – 2018\Drawings\Civil\Sheet\1-Lot1A_Site Plan.dwg



KNOW ALL MEN BY THESE PRESENTS, that I, Jennifer Lynn Thiry, of the Township of Marion, 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 Marion 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 Marion, 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 Marion, 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 Jennifer Lynn Thiry, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4th day of June, 20 20.

ATTEST:
Heidi M. Gahagan
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 Jennifer Lynn Thiry, 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 4th day of June, 20 20.

My Commission expires the 26th day of August, 20 21.

SEAL
Heidi M. Gahagan
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heidi M. Gahagan, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Aug. 26, 2021

KNOW ALL MEN BY THESE PRESENTS, that we, John C. Kay, Jr. and Kathleen E. Kay, of the Township of Marion, 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 Marion 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 Marion, 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 Marion, 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 John C. Kay, Jr. and Kathleen E Kay, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of June, 20 20.

ATTEST:
Heidi M. Gahagan
NOTARY PUBLIC

John C. Kay, Jr.
OWNER

Kathleen E. Kay
OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named John C. Kay, Jr. and Kathleen E Kay, 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 4th day of June, 20 20.

My Commission expires the 26th day of August, 20 21.

SEAL
Heidi M. Gahagan
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heidi M. Gahagan, Notary Public
East Franklin Twp., Armstrong County
My Commission Expires Aug. 26, 2021

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

DATE May 4, 2020 SEAL REG. NO. SU-32490-E

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

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

Michele Bush SECRETARY SEAL Jason R McBride CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Marion this 8th day of June, 20 20.

Michele Bush SECRETARY SEAL Jason R McBride CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 11th day of May, 20 20.

SECRETARY SEAL CHAIRMAN/PRESIDENT

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 385 page 38.

Given under my hand and seal this 17 day of June, 20 20.

SEAL
RECORDER

RECORDER OF DEEDS — BUTLER COUNTY, PA.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

NOTES:

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

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

PROPERTY OWNER: JENNIFER LYNN THIRY
316 BLACK ROAD
HARRISVILLE, PA 16038

JOHN C. KAY, JR.
KATHLEEN E. KAY
280 BLACK ROAD
HARRISVILLE, PA 16038

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

PLAN BOOK	PAGE
385	38

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: JENNIFER LYNN THIRY
and
JOHN C. KAY, JR. & KATHLEEN E. KAY

SITUATE: MARION TWP., BUTLER CO., PA

Date 05/04/2020	Scale 1" = 50'		Dwn By BEC	Ckd By CAH	
Parcel # 210-2F120-18AC, 18AF		Inst. #	202002030002214 201304190011221	Service No.	19-161
Address 316 BLACK ROAD					

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF MARCH, 2020.

x Daniel C. Focht
DANIEL C. FOCHT

x Margie J. Focht
MARGIE J. FOCHT

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 C. & MARGIE J. FOCHT, 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 18 DAY OF MARCH, 2020.

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, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

MARCH 11, 2020
DATE

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

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

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS 15th DAY OF June, 2020.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 15th DAY OF June, 2020.

x
SECRETARY

x Philip L. Hay
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 24th DAY OF February, 2020

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

County Plan # 20061

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

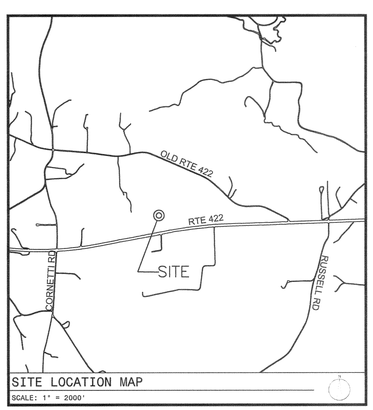
PLAN BOOK VOLUME 385, PAGE(S) 39

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF June, 2020.

x Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER OF DEEDS — BUTLER COUNTY, PA

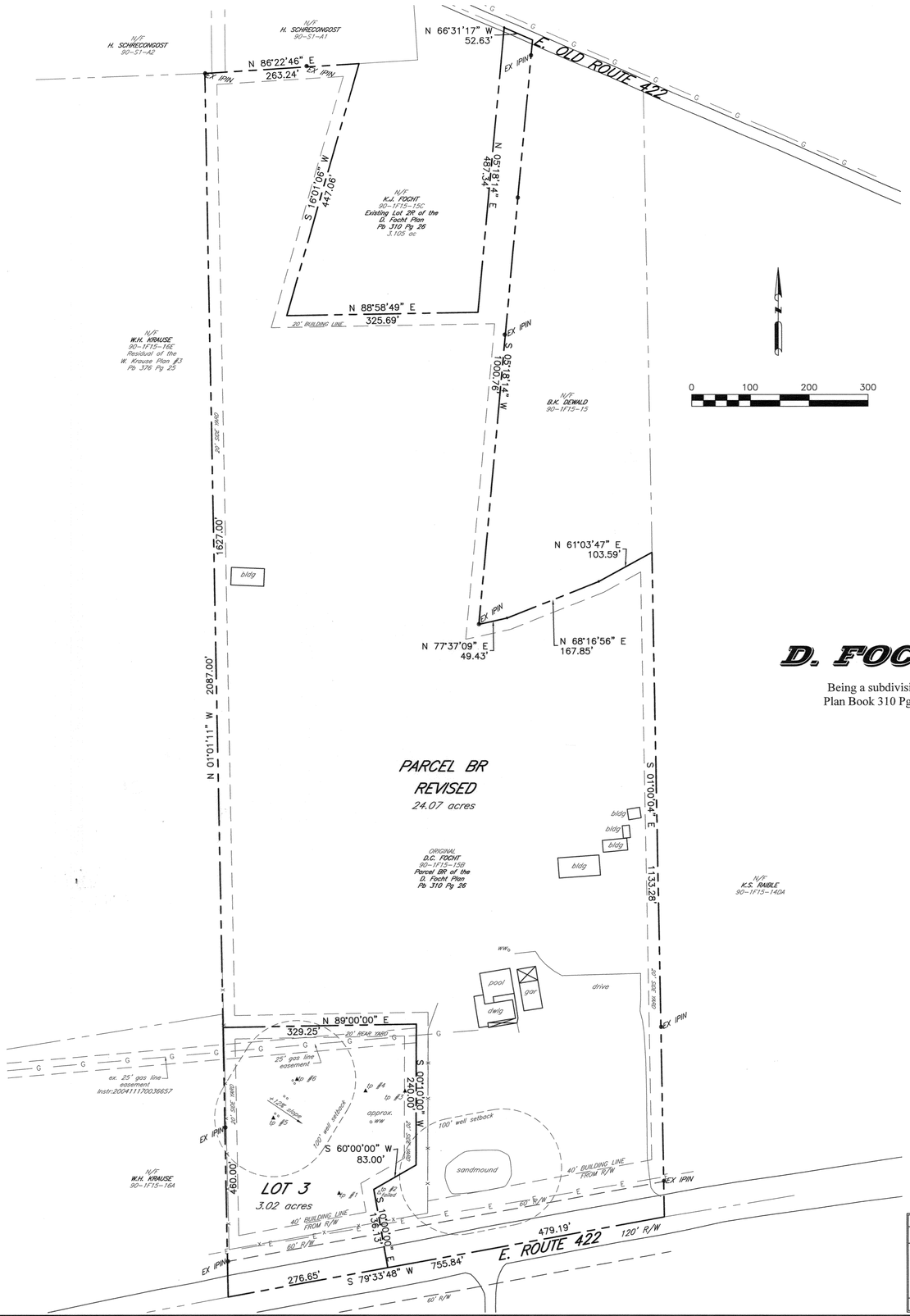


SITE LOCATION MAP
SCALE: 1" = 2000'

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

PLAN ORIENTATION NOTE: THE BASIS OF BEARINGS AND/OR COORDINATES SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (PA-S) / NAD 1983 AS DETERMINED BY GPS STATIC COLLECTION AND OPUS SOLUTION.

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



Instr: 202006190011643
Pgs 1 P; $46.00
Michele Mustello
Butler County Recorder PA
6/19/2020 12:21 PM
T20200008307

PROPERTY AREAS:	
EXISTING TOTALS	
090-1F15-15B	27.09 ACRES
EXISTING TOTAL	27.09 ACRES
REVISED 090-1F15-15B	
ORIGINAL 1F15-15B	27.09 ACRES
- LOT 3	3.02 ACRES
REVISED 1F15-15B TOTAL	24.07 ACRES

GENERAL NOTES:

1. TAX ID: 090-1F69-29
2. OWNER: DANIEL & MARGIE FOCHT, 1661 ROUTE 422 EAST, FENELTON, PA 16034
3. SETBACKS: FRONT LINE - 40', BACK & SIDE - 20'
4. REFERENCES
   - 4.1. CURRENT DEEDS OF RECORD
   - 4.2. PREVIOUSLY RECORDED PLANS
     - 4.2.1. D. FOCHT PLAN, PLAN BOOK 310 PG 26
     - 4.2.2. GALLAGHER PLAN NO. 1, PLAN BOOK 212 PG 18
     - 4.2.3. W. KRAUSE PLAN NO 3, PLAN BOOK 376 PG 25
5. PA ONE CALL SERIAL NUMBER 20200221690

D. FOCHT PLAN NO. 2

Being a subdivision creating Lot 3 from Parcel BR of the D. Focht Plan, Plan Book 310 Pg 26, and being Butler County Tax Parcel 090-1F15-15B

RECORDED 20	
PLAN BOOK	PAGE
385	39
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP REVIEW	SDG	3/6/2020

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. FOCHT PLAN NO. 2

BEING A

SUBDIVISION

FOR

DANIEL C. & MARGIE J. FOCHT

SITUATE

CLEARFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
01/21/2020	BAG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
20-010	090-1F15-15B	A

NOTARY

Commonwealth of Pennsylvania
Notarial Seal
MICHAEL BRIAN BENDER – Notary Public
BUFFALO TWP, BUTLER COUNTY
My Commission Expires Mar 27, 2021

TOWNSHIP PLANNING

TOWNSHIP SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

COUNTY PLANNING

SURVEYOR

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PAUL J. NEFF
LAND SURVEYOR SU051242
PENNSYLVANIA

RECORDER

RECORDER OF DEEDS
BUTLER COUNTY PA

OWNERS ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE PATRICIA A. DONAHUE, MARTIN J. PALKO, SYLVIA E. WALTERS, MELANIE PALKO, FRANK PALKO, Jr., RAMONA M. McKINNEY AND HELEN D. HRANICA OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY, SITUATED IN BUFFALO TOWNSHIP, 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, 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 BUFFALO, COUNTY OF BUTLER. WE PATRICIA A. DONAHUE, MARTIN J. PALKO, SYLVIA E. WALTERS, MELANIE PALKO, FRANK PALKO, Jr., RAMONA M. McKINNEY AND HELEN D. HRANICA HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER 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 PATRICIA A. DONAHUE, MARTIN J. PALKO, SYLVIA E. WALTERS, MELANIE PALKO, FRANK PALKO, Jr., RAMONA M. McKINNEY AND HELEN D. HRANICA OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 31ST DAY OF MAY, A.D. 2020.

ATTEST:

OWNER OWNER OWNER OWNER

OWNER OWNER OWNER

Michael Bender (SEAL)
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 27TH DAY OF MARCH A.D., 2021

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 PATRICIA A. DONAHUE, MARTIN J. PALKO, SYLVIA E. WALTERS, MELANIE PALKO, FRANK PALKO, Jr., RAMONA M. McKINNEY AND HELEN D. HRANICA, WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH:

WITNESS MY HAND AND NOTARIAL SEAL THIS 31ST DAY OF MAY, 2020.

Michael Bender SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 27TH DAY OF MARCH, 2021.

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PALKO'S SUBDIVISION PLAN NO. 1 IS IN THE NAME OF PATRICIA A. DONAHUE, MARTIN J. PALKO, SYLVIA E. WALTERS, MELANIE PALKO, FRANK PALKO, Jr., RAMONA M. McKINNEY AND HELEN D. HRANICA AND IS RECORDED IN INSTR. No. 201104070008506.

NOTARY

Commonwealth of Pennsylvania
Notarial Seal
MICHAEL BRIAN BENDER – Notary Public
BUFFALO TWP, BUTLER COUNTY
My Commission Expires Mar 27, 2021

WITNESS

OWNER OWNER OWNER OWNER

OWNER OWNER OWNER

_____, MORTGAGEE OF THE PROPERTY CONTAINED IN THE *PALKO FARM SUBDIVISION PLAN No. 1* CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

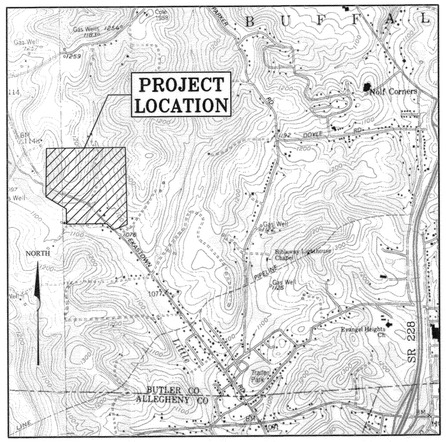
WITNESS NAME, TITLE AND MORTGAGEE

NON–BUILDING WAIVER:

AS OF THE DATE OF THIS SUBDIVISION PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF LOT No. 1 OF THIS SUBDIVISION IS APPROVED BY THE TOWNSHIP OF BUFFALO OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR THE USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE LOT No. 1 DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 et. seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR ANY SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF THE TOWNSHIP OF BUFFALO WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

I VERIFY THAT THE ABOVE STATEMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I UNDERSTAND THAT FALSE STATEMENTS IN THIS DOCUMENT ARE SUBJECT TO THE PENALTIES PRESCRIBED BY APPLICABLE LAW, INCLUDING BUT NOT LIMITED TO, 18 Pa. C.S.A. SECTION 4904 RELATING TO UNSWORN FALSIFICATION TO AUTHORITIES.

SUBDIVIDER/DEVELOPER PRINT NAME SIGNATURE DATE



VICINITY MAP

SCALE: 1"=2000'

SOURCES: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, FREEPORT, PENNSYLVANIA 7.5 MINUTE SERIES, 1993
U.S.G.S. TOPOGRAPHICAL QUADRANGLE, CURTISVILLE, PENNSYLVANIA 7.5 MINUTE SERIES, 1953 (PHOTO REV. 1969)

ACREAGE:

PLAN PARCEL No.	TAX ID No.	EXISTING AREA		PROPOSED AREA		R-O-W AREA
		Acres	Sq. Ft.	Acres	Sq. Ft.	Sq. Ft.
1	40-1F79-8	102.8595	4,480,561	98.8593	4,306,311	133,029
2	40-1F79-8C	0.0000	0	4.0002	174,250	0
	TOTALS	102.8595	4,480,561	102.8595	4,480,561	133,029

HIGHWAY OCCUPANCY NOTICE AND RELEASE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 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 BE ONLY AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT. THEREFORE WE, IN CONSIDERATION OF APPROVAL OF THIS PLAN AND INTENDING TO BE LEGALLY BOUND HEREBY, FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS RELEASE BUFFALO TOWNSHIP FROM ANY AND ALL ACTIONS, SUITS, CLAIMS, DEMANDS, LIABILITIES AND/OR DAMAGES, IN LAW OR EQUITY, ARISING FROM ISSUANCE OR DENIAL OF A HIGHWAY OCCUPANCY PERMIT, OR FAILURE TO REGULATE ANY DRIVEWAY.

WITNESS OWNER

BUTLER COUNTY PLANNING COMMISSION REVIEW:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF FEB., 2020

SECRETARY CHAIRMAN

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

SEAL

BUFFALO TOWNSHIP PLANNING COMMISSION REVIEW:

REVIEWED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 6TH DAY OF MAY, 2020.

SECRETARY CHAIRMAN

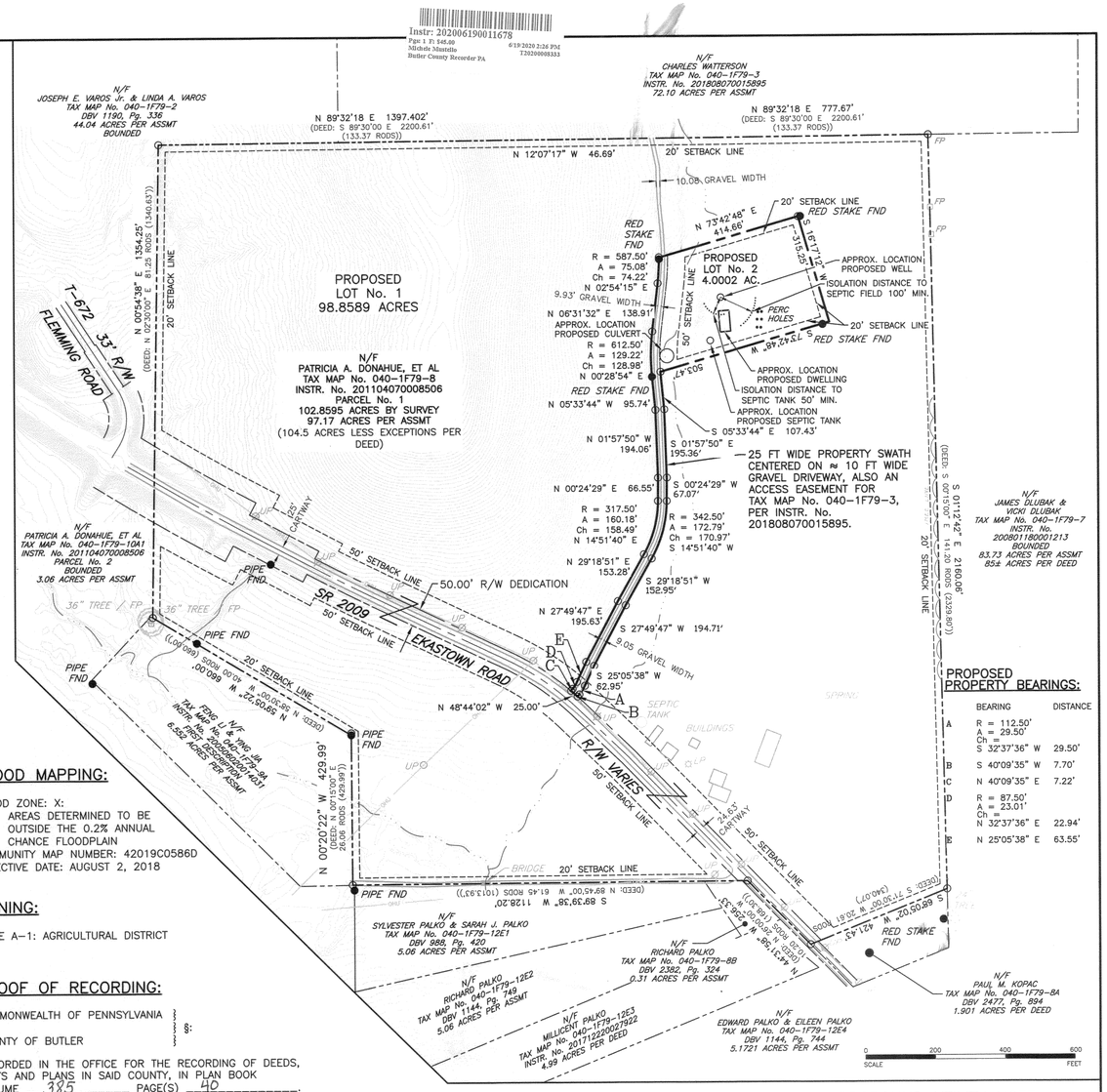
SEAL

BUFFALO TOWNSHIP SUPERVISORS APPROVAL:

REVIEWED AND APPROVED BY THE BUFFALO TOWNSHIP SUPERVISORS THIS 13TH DAY OF MAY, 2020

SECRETARY CHAIRMAN

SEAL



PROPOSED PROPERTY BEARINGS:

	BEARING	DISTANCE
A	R = 112.50' A = 29.50' Ch =	
	S 32°37'36" W	29.50'
B	S 40°09'35" W	7.70'
C	N 40°09'35" E	7.22'
D	R = 87.50' A = 23.01' Ch =	
	N 32°37'36" E	22.94'
E	N 25°05'38" E	63.55'

FLOOD MAPPING:

FLOOD ZONE: X:
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
COMMUNITY MAP NUMBER: 42019C0586D
EFFECTIVE DATE: AUGUST 2, 2018

ZONING:

ZONE A–1: AGRICULTURAL DISTRICT

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 385 PAGE(S) 40.

GIVEN UNDER MY HAND AND SEAL THIS 19 DAY OF June, 2020.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In January 2024

PROFESSIONAL LAND SURVEYOR CERTIFICATE:

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

03/27/20
DATE

Paul J. Neff Reg. No. SU051242
Paul.Neff@rhea.us

NOTES:

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

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

THE PROPERTY SHOWN HEREON IS LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT ID. No. 040–1F79–8. CURRENT TITLE OF PROPERTY RECORDED AT INSTR. No. 201104070008506 IN THE NAMES OF PATRICIA A. DONAHUE, MARTIN J. PALKO, SYLVIA E. WALTERS, MELANIE PALKO, FRANK PALKO, Jr., RAMONA M. McKINNEY AND HELEN D. HRANICA.

UNDERGROUND UTILITY NOTE:

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

PLAN BOOK	PAGE
385	40

REFERENCES

REF. #	DESCRIPTION

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR

REVISIONS

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

CLIENT
TIMOTHY WALTERS
805 HARRISON AVENUE, NATRONA HEIGHTS, PENNSYLVANIA 15065

PROJECT
PALKO's SUBDIVISION PLAN No. 1
BEING
TAX MAP No. 04–1F79–8
RECORDED AT: INSTR. No. 201104070008506
BUFFALO TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN	BJE
CHECKED	PJN
APPROVED	PJN
DATE	03/27/20
ISSUE DATE	03/27/20
REV. #	0
PROJECT #	5115
SCALE	1"=200'
DWG #	SP–1
SHEET	1 OF 1

CORPORATE ADOPTION (ADAMS TOWNSHIP)

KNOW ALL MEN BY THESE PRESENTS, THAT PENN ACRES, LLC BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, PENN ACRES, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE 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 PENN ACRES, LLC ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 22 DAY OF May 20 20

ATTEST: Craig Schweiger (MANAGING PARTNER) Michael Gleca Manager Partner

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

Craig Schweiger (MANAGING PARTNER) Michael Gleca Manager Partner

CORPORATTION ACKNOWLEDGMENT (ADAMS TOWNSHIP)

ON THIS 22 DAY OF May, 20 20 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED MANAGING PARTNER OF PENN ACRES, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION, RELEASE AND DEDICATIONS 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 PENN ACRES, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS MANAGING PARTNER OF PENN ACRES, LLC , IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING. Penn Acres LLC by Craig Schweiger & Michael Gleca

(MANAGING PARTNER)

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF May 20 20

NOTARY PUBLIC

Commonwealth of Pennsylvania
Notarial Seal
LAURA J. DUBOIS - Notary Public
OHIO TWP, ALLEGHENY COUNTY
My Commission Expires Mar 23, 2021

MY COMMISSION EXPIRES THE 23rd DAY OF March 2021

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE MEADOW POINT RESIDENTIAL SUBDIVISION IS IN THE NAME OF THE PENN ACRES, LLC AND IS RECORDED IN INSTRUMENT 202002270003945.

WITNESS MANAGING PARTNER

Standard Bank, MORTGAGEE OF THE PROPERTY CONTAINED IN THE MEADOW POINT RESIDENTIAL SUBDIVISION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS Stephen Sloan, First Vice President
NAME, TITLE AND MORTGAGEE

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAT OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 3rd DAY OF June 20 20.

TOWNSHIP SECRETARY CHAIRPERSON

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAT OF SUBDIVISION SIGNED BY THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PA ON THIS 8th DAY OF June 20 20

TOWNSHIP SECRETARY CHAIRPERSON

SIGNED ON THIS 8th DAY OF June 20 20

TOWNSHIP SECRETARY CHAIRPERSON

BUTLER COUNTY PLANNING CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 15th DAY OF NOV OCT, A.D. 20 20 LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 10-15 11-14 A.D. 20 20 2018

Changes made 6-22-2020 RHM

DIRECTOR RHM SEC

CHAIRPERSON

TOWNSHIP ENGINEER

BUTLER COUNTY BOARD OF SUPERVISORS RHM

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

RECORDER OF DEEDS BUTLER COUNTY, PA

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

REGISTERED SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL GARY A. SHEFFLER SURVEYOR No. 11786-E SURVEYOR

TOWNSHIP ENGINEER'S CERTIFICATION

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

06/03/2020 DATE (SEAL) Ray Hall NAME

26400 E REGISTRATION NUMBER

PROFESSIONAL LAND SURVEYORS CERTIFICATION

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

5/22/20 DATE (SEAL) GARY A SHEFFLER, JR. P.L.S.

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 385 PAGE(S) 41-42

GIVEN UNDER MY HAND AND SEAL THIS 26 DAY OF June 20 20

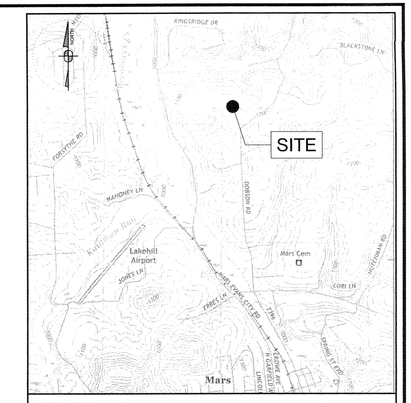
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Instr: 202006260012264
6/26/2020 11:45 AM
Page 2: Fl: $85.00
Michele Mustello
T20200008731
Butler County Recorder PA

This plat of subdivision re-approved by the Adams Township Board of Supervisors of Adams Township Butler County, PA on this 22 day of June, 20 20.

Township Secretary Chairman



USGS Mapping
Mars, PA Quadrangle
SCALE: 1"= 2000'

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.

2. HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83.

5. NO PORTION OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FEMA FLOOD INSURANCE RATE MAP NO. 42019C0507D, DATED AUGUST 1, 2018.

N/F
KINGSRIDGE HOMEOWNS ASSN. INC.
TAX PARCEL: 010-S26-DT1-0000
INSTR.: 201608170016794

POST IN TREE ROW
TREEROW
PIPE (FOUND)
METAL POST IN TREE ROW
N89°50'52"E, 481.55'
TREEROW
POST WITH WIRE IN TREE ROW
AXLE (FOUND)
2.5'S

N/F
GERALD G. & MARY B. TRUVER
TAX PARCEL: 010-3F68-21-0000
DBV. 1968 PG. 0335

N00°08'46"E, 225.20'
TREEROW WITH WIRE
S02°33'03"E, 390.83'

N84°34'50"E, 1658.91'
TREEROW

N/F
JASON & MELISSA S. ANLON
TAX PARCEL: 010-3F68-19-0000
INSTR., 201511100024968

N87°38'52"E, 406.11'
ANGLE IRON (FOUND)
51.2'
133'
IRON PIN (FOUND)
IRON PIN (FOUND)

N/F
WILLIAM D. & BERTA A. KLEIN
TAX PARCEL: 010-3F68-18-0000
DBV. 2276 PG. 0930

N/F
KELVIN E & ASHLEY TAMAYO
TAX PARCEL: 010-3F68-4BA-0000
INSTR.: 201701120000869

S06°57'03"E, 415.87'

SUMMIT ACRES DRIVE
50' PUBLIC R/W

WHITESELL COURT
50' PUBLIC R/W

LANDS OF
PENN ACRES LLC
TAX PARCEL: 010-3F68-20-0000 & 010-3F68-20A-0000
INSTR.: 202002270003945
51.86 ACRES

AXLE (FOUND)
90.41'
S86°31'57"W
IRON PIN (GRAFF) (FOUND)

N/F
DAVID E. & GAIL E. HOWELL
TAX PARCEL: 010-3F68-22-0000
DBV. 2515 PG. 948

EXISTING PARCEL LINE TO BE EXTINGUISHED PER THIS RECORDING

S11°27'19"E, 290.05'
R=25'
18.5'

TAX PARCEL:
010-3F68-20-0000

N/F
MARS EVANS CITY ROAD
S.R. 3015 50' WIDE R/W
N14°22'33"W, 219.80'

N10°52'16"W, 158.89'

2" PIPE (FOUND)

S77°07'43"W, 471.29'

N/F
BRETT M. & KELLY A. WATSON
TAX PARCEL: 010-3F68-22AB-0000
DBV. 1468 PG. 690

N25°48'17"W, 184.07'

IRON PIN (FOUND)

N25°48'26"W 47.02'

N46°50'59"E 49.95'

N55°14'00"E, 404.92'

DOBSON ROAD T-354
41.5' WIDE R/W

S79°55'43"W, 803.16'

N/F
WATSON FAMILY PROTECTOR TRUST ET. AL.
TAX PARCEL: 010-3F68-22A-0000
INSTR.: 201003030019213

184.44'
S61°08'17"W

S87°49'23"W, 357.46'

N/F
BONNIE S. EVERLY
TAX PARCEL: 010-3F68-20B-0000
INSTR.: 201009300022155

N13°56'03"W, 143.58'

132.00'
S75°16'57"W

PLAN BOOK	PAGE
385	41

811 Know what's below. Call before you dig.
POCS SER. #: 2017

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.

NORTH

Horizontal Scale
100 0 100 200
(Feet)
1 inch = 100 ft.

Date:	Revision Description:	By:
11/28/2018	REVISIONS PER TOWNSHIP COMMENTS	DJA
01/30/2019	REVISIONS PER TOWNSHIP COMMENTS	BJS
08/05/2019	REVISIONS PER TOWNSHIP COMMENTS	MWS
05/18/2020	REVISIONS PER DEVELOPER COMMENTS	AGM

Professional Seal

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

Meadow Point Residential Subdivision

Prepared For:
Penn Acres, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

Being a consolidation and subdivision of Tax Parcels 010-3F68-20-0000 & 010-3F6820A-000, recorded in instrument no. 200712200032108

DRAWING SCALE:	1" = 100'	DRAWN BY:	AGM
DATE ISSUED:	7/10/2019	REVIEWED BY:	GAS
PROJECT JOB#:	3725	FIELD BOOK #:	—
CADD#:	3725 - FARMVIEW FIELDS - SUBDIVISION PLAN.DWG		

Penn Acres, LLC
2000 Georgetowne Drive, Suite 100
Sewickley PA, 15143

Sheet No.
REC 1

N/F
KINGSRIDGE HOMEOWNS ASSN. INC.
TAX PARCEL: 010-S20-DT1-0000
INSTR.: 201608170016794

N/F
GERALD G. & MARY B. TRUVER
TAX PARCEL: 010-3F68-21-0000
DBV. 1969 PG. 0335

N/F
JASON & MELISSA S. ANLON
TAX PARCEL: 010-3F68-19-0000
INSTR.: 201511100024968

N/F
KELVIN E & ASHLEY TAMAYO
TAX PARCEL: 010-3F58-4BA-0000
INSTR.: 201701120000869

N/F
DAVID E. & GAIL E. HOWELL
TAX PARCEL: 010-3F68-22-0000
DBV. 2515 PG. 948

N/F
WATSON FAMILY PROTECTOR TRUST ET. AL.
TAX PARCEL: 010-3F68-22A-0000
INSTR.: 201008300019213

N/F
BRETT M. & KELLY A. WATSON
TAX PARCEL: 010-3F68-22AB-0000
DBV. 1468 PG. 690

N/F
BONNIE S. EVERLY
TAX PARCEL: 010-3F68-20B-0000
INSTR.: 201003000022165

PARCEL OS1
856,163.5 SQ.FT.
19.65 ACRES

LOT 1 — 22,913.7 SQ.FT. — 0.53 ACRES
LOT 2 — 32,929.9 SQ.FT. — 0.76 ACRES
LOT 3 — 25,573.9 SQ.FT. — 0.59 ACRES
LOT 4 — 35,166.6 SQ.FT. — 0.81 ACRES
LOT 5 — 32,848.2 SQ.FT. — 0.75 ACRES
LOT 6 — 29,584.7 SQ.FT. — 0.68 ACRES
LOT 7 — 34,566.7 SQ.FT. — 0.79 ACRES
LOT 8 — 22,824.9 SQ.FT. — 0.52 ACRES
LOT 9 — 30,876.5 SQ.FT. — 0.71 ACRES
LOT 10 — 30,588.6 SQ.FT. — 0.70 ACRES
LOT 11 — 33,018.4 SQ.FT. — 0.76 ACRES
LOT 12 — 34,401.8 SQ.FT. — 0.79 ACRES
LOT 13 — 25,863.5 SQ.FT. — 0.59 ACRES
LOT 14 — 22,471.7 SQ.FT. — 0.52 ACRES
LOT 15 — 39,034.6 SQ.FT. — 0.90 ACRES
LOT 16 — 45,447.5 SQ.FT. — 1.04 ACRES
LOT 17 — 41,894.5 SQ.FT. — 0.96 ACRES
LOT 18 — 37,381.4 SQ.FT. — 0.86 ACRES
LOT 19 — 33,018.2 SQ.FT. — 0.76 ACRES
LOT 20 — 49,343.5 SQ.FT. — 1.13 ACRES
LOT 21 — 38,002.8 SQ.FT. — 0.87 ACRES
LOT 22 — 29,020.0 SQ.FT. — 0.67 ACRES
LOT 23 — 24,590.8 SQ.FT. — 0.56 ACRES
LOT 24 — 26,473.2 SQ.FT. — 0.61 ACRES
LOT 25 — 33,324.9 SQ.FT. — 0.77 ACRES
LOT 26 — 24,889.7 SQ.FT. — 0.57 ACRES
LOT 27 — 23,857.6 SQ.FT. — 0.55 ACRES
LOT 28 — 22,642.3 SQ.FT. — 0.52 ACRES
LOT 29 — 22,246.2 SQ.FT. — 0.51 ACRES
LOT 30 — 22,154.3 SQ.FT. — 0.51 ACRES
LOT 31 — 22,705.6 SQ.FT. — 0.52 ACRES
LOT 32 — 37,439.2 SQ.FT. — 0.86 ACRES
LOT 33 — 52,195.3 SQ.FT. — 1.20 ACRES
LOT 34 — 34,153.9 SQ.FT. — 0.78 ACRES
LOT 35 — 34,373.7 SQ.FT. — 0.79 ACRES
LOT 36 — 38,278.9 SQ.FT. — 0.88 ACRES
LOT 37 — 45,363.8 SQ.FT. — 1.04 ACRES
LOT 38 — 44,043.9 SQ.FT. — 1.01 ACRES

SUMMIT ACRES DRIVE — 50' PUBLIC R/W
WHITESELL COURT — 50' PUBLIC R/W
MARS EVANS CITY ROAD — S.R. 3015 50 WIDE R/W
DOBSON ROAD T-354 — 41.5' WIDE R/W

OPEN SPACE NOTES:

THE MEADOW POINT HOME OWNERS' ASSOCIATION (MPHOA) SHALL OWN AND BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE SHOWN ON THESE PLAN SHEETS. THE MAINTENANCE OF THE OPEN SPACE SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS;

1. THE STORM WATER MANAGEMENT SYSTEMS LOCATED OUTSIDE PUBLIC RIGHTS-OF-WAY, AND THOSE SYSTEMS WITHIN THE OPEN SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE PROJECT'S STORMWATER MANAGEMENT OPERATION AND MAINTENANCE (O&M) AGREEMENT AND DECLARATION OF EASEMENTS, TO BE RECORDED UPON APPROVAL OF THESE PLANS.
2. THE PROPOSED OPEN SPACE INCLUDES A SMALL EXISTING CEMETERY. THE APPROXIMATE LIMITS OF THE CEMETERY ARE SHOWN ON THE PLAN SHEETS AND WERE PLOTTED FROM VISUAL APPROXIMATION. NO DISTURBANCE OF THE AREA IS PERMITTED WITHOUT THE APPROPRIATE LOCAL, STATE, AND FEDERAL PERMITS. THE MPHOA WILL BE RESPONSIBLE TO MAINTAIN THE CEMETERY.
3. THE OPEN SPACE CONTAINS LARGE PORTIONS OF WOODED AREA. THESE WOODED AREAS ARE TO BE PROTECTED AND MAINTAINED BY THE MPHOA. THE WOODED AREAS ARE NOT TO BE DISTURBED UNLESS SELECT CUTTING OF TREES IS DETERMINED TO BE NECESSARY DUE TO DISEASE, UNDESIRABILITY OF SPECIES, OR OTHER REASONS AFFECTING THE QUALITY AND HEALTH OF THE WOODLAND. THE MPHOA SHALL PRESENT EVIDENCE TO THE TOWNSHIP FROM A PROFESSIONAL ARBORIST, FORESTER, LANDSCAPE ARCHITECT, OR OTHER QUALIFIED PROFESSIONAL AS TO THE NATURE AND EXTENT OF THE PROPOSED DISTURBANCE. THE TOWNSHIP SHALL MAKE THE FINAL DETERMINATION, AND APPROVE ALL ACTIVITIES.

PLAN BOOK	PAGE
385	42

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

POCS SER. #: 2017

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.

NORTH

Horizontal Scale
80 0 80 160
(Feet)
1 inch = 80 ft.

Date:	Revision Description:	By:
11/28/2018	REVISIONS PER TOWNSHIP COMMENTS	DJA
01/30/2019	REVISIONS PER TOWNSHIP COMMENTS	BJS
08/05/2019	REVISIONS PER TOWNSHIP COMMENTS	MWS
05/18/2020	REVISIONS PER DEVELOPER COMMENTS	AGM

Professional Seal
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GARY A. SHEFFLER
SURVEYOR No.17796-E

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

Meadow Point Residential Subdivision

Prepared For:
Penn Acres, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

Being a consolidation and subdivision of Tax Parcels 010-3F68-20-0000 & 010-3F6820A-000, recorded in instrument no. 20071220032108

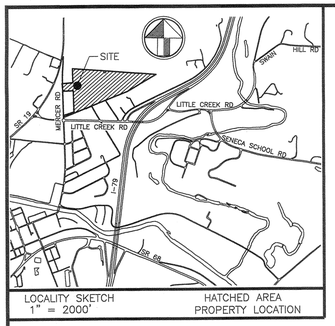
DRAWING SCALE:	1" = 80'	DRAWN BY:	AGM
DATE ISSUED:	7/9/2019	REVIEWED BY:	GAS
PROJECT JOB#:	3725	FIELD BOOK #:	---
CADD#:	3725 - FARMVIEW FIELDS - SUBDIVISION PLAN.DWG		

Penn Acres, LLC
2000 Georgetowne Drive, Suite 100
Sewickley PA, 15143

Sheet No.

REC 2

SIGN WITH BLACK FELT TIP PEN ON.



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF MARCH, 20 20.

R Hauge RM
SECRETARY

J Hare RM
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION SEAL:

JACKSON TOWNSHIP SEAL:

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS March DAY OF 17, 20 20, PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 5th DAY OF June, 20 20.

TOWNSHIP SECRETARY

DN Colton
PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE March DAY OF 17, 20 20. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 5th DAY OF June, 20 20.

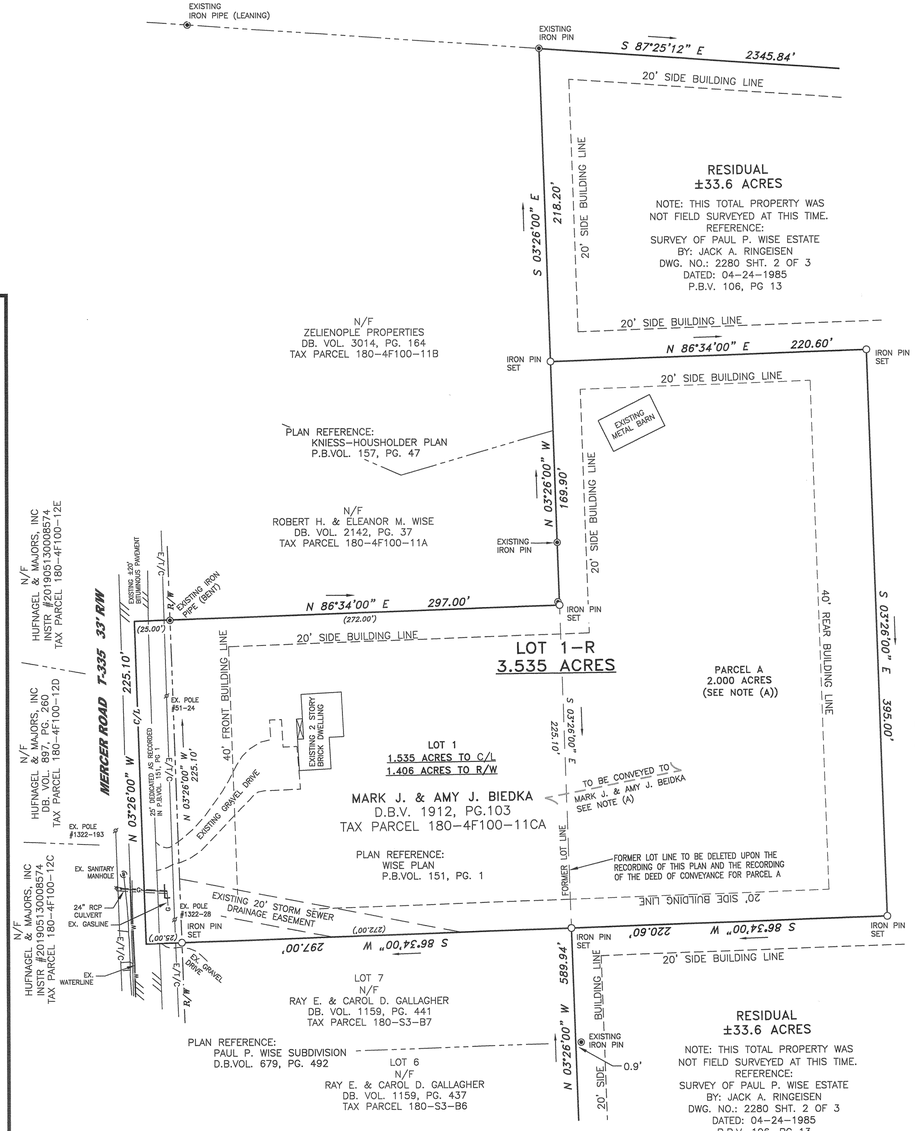
TOWNSHIP SECRETARY

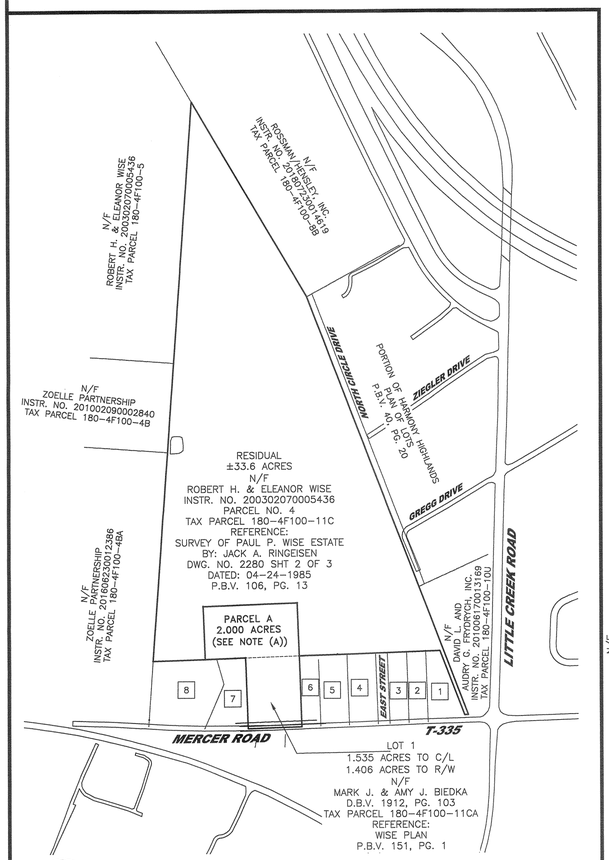
CHAIRPERSON

THIS PLAT WAS DELIVERED TO Mark Biedka from JACKSON TOWNSHIP ON THE 25 DAY OF June, 20 20.

DN Colton
PLANNING DIRECTOR

REVISED LOT CALCULATIONS		
	LOT 1–R TAX PARCEL NO. 180–4F100–11CA	RESIDUAL TAX PARCEL NO. 180–4F100–11C
EXISTING AREA	1.535 ACRES TO C/L (LOT 1) 1.406 ACRES TO R/W (LOT 1)	±35.6 ACRES
PARCEL A	+2.000 ACRES	–2.000 ACRES
TOTAL REVISED LOT AREAS	3.535 ACRES TO C/L (153,991 SQ.FT) 3.406 ACRES TO R/W (148,365 SQ.FT)	±33.6 ACRES (1,463,616 SQ.FT)





NORTH

INSET A

VICINITY MAP FOR TAX PARCEL 180–4F100–11C & 180–4F100–11CA

SCALE: 1" = 300'

ADJOINER NUMBER	(N/F) OWNER'S NAME	DEED	TAX PARCEL
1	MELISSA A. RUDZKE ROY T. SCHARF	201606200012026	180–S3–B1
2	TROY SNYDER	201209180026791	180–S3–B2
3	KEVIN D. & TAMMY L. NULPH	201106210014544	180–S3–B3
4	KIMBER L. BRANDON	200202120005222	180–S3–B4
5	RAY E. & CAROL D. GALLAGHER	D.B.V. 1159, PG. 437	180–S3–B6
6	RAY E. & CAROL D. GALLAGHER	D.B.V. 1159, PG. 441	180–S3–B7
7	ROBERT H. & ELEANOR M. WISE	D.B.V. 2142, PG. 37	180–4F100–11A
8	ZELIENOPLE PROPERTIES	D.B.V. 3014, PG. 164	180–4F100–11B

NOTES:

(A) PARCEL A, LANDS OF ROBERT H. WISE (DECEASED) & ELEANOR WISE IS TO BE CONVEYED TO MARK J. & AMY J. BIEDKA AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–4F100–11CA, THE ADJOINING LANDS AS PRESENTLY OWNED BY MARK J. & AMY J. BIEDKA AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN D.B.V. 1912, PG. 103. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 180–4F100–11CA AND BECOME ONE LOT KNOWN AS LOT 1–R, CONSISTING OF 3.535 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.

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

NORTH

0' 50' 100' 150'

SCALE: 1" = 50'

PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE

CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING DISTRICT: "R" RESIDENTIAL DISTRICT	REQUIRED	LOT 1–R PROPOSED
REQUIRED MINIMUM LOT AREA:	43,560 SQUARE FEET (1 ACRE)	153,991 SQ.FT (3.535 ACRES)
REQUIRED MINIMUM LOT WIDTH:	100 FEET AT RIGHT–OF–WAY LINE	225.10' FEET
REQUIRED MINIMUM FRONT YARD:	40 FEET FROM R/W	40 FEET
REQUIRED MINIMUM REAR YARD:	40 FEET, ACCESSORY 10 FEET	40 FEET
REQUIRED MINIMUM SIDE YARD:	20 FEET, ACCESSORY 10 FEET	20 FEET

±37 ACRES = TOTAL ACREAGE

OWNER: ROBERT H. WISE (DECEASED) & ELEANOR WISE
386 MERCER ROAD
HARMONY, PA 16037

PROPERTY ADDRESS: MERCER ROAD HARMONY PA

ZONING DISTRICT: "R" RESIDENTIAL DISTRICT
"TO" TRANSITIONAL OVERLAY DISTRICT

DEED REFERENCE: INSTR# 20030207005436

TAX PARCEL NO.: 180–4F100–11C

OWNER: MARK J. & AMY J. BIEDKA
380 MERCER ROAD
HARMONY, PA 16037

PROPERTY ADDRESS: 380 MERCER ROAD HARMONY PA

ZONING DISTRICT: "R" RESIDENTIAL DISTRICT
"TO" TRANSITIONAL OVERLAY DISTRICT

DEED REFERENCE: D.B.V. 1912, PG. 103

TAX PARCEL NO.: 180–4F100–11CA

I, ELEANOR WISE, OWNER OF THE LAND SHOWN ON THE WISE – BIEDKA LOT LINE REVISION PLAN HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON MY HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 10 DAY OF June, 20 20

ATTEST:

NOTARY PUBLIC

ELEANOR WISE

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF Butler)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler PERSONALLY APPEARED THE ABOVE–NAMED ELEANOR WISE, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HER ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June, 20 20.

MY COMMISSION EXPIRES THE 1 DAY OF Dec, 20 22.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISA K BAUMAN - Notary Public
Butler County
My Commission Expires Dec 1, 2022
Commission Number 1286863

NOTARY SEAL:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WISE – BIEDKA LOT LINE REVISION PLAN IS IN THE NAME OF ROBERT H. WISE & ELEANOR WISE AND IS RECORDED IN THE INSTRUMENT NO. 200302070005436 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

ELEANOR WISE

WE, MARK J. & AMY J. BIEDKA, OF THE TOWNSHIP OF JACKSON, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN DEED BOOK VOLUME 1912, PAGE 103, BEING TAX PARCEL NO. 180–4F100–11CA AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INSOFAR AS IT AFFECTS OUR PROPERTY.

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

WITNESS OF WHICH, TO THIS WE SET OUR HAND AND SEAL THIS 10 DAY OF June, 20 20.

ATTEST:

NOTARY PUBLIC

MARK J. BIEDKA

AMY J. BIEDKA

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE–NAMED MARK J. & AMY J. BIEDKA, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF June, 20 20.

MY COMMISSION EXPIRES THE 1 DAY OF DEC, 20 22.

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
LISA K BAUMAN - Notary Public
Butler County
My Commission Expires Dec 1, 2022
Commission Number 1286863

NOTARY SEAL:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WISE – BIEDKA LOT LINE REVISION PLAN IS IN THE NAME OF MARK J. & AMY J. BIEDKA AND IS RECORDED IN THE DEED BOOK VOLUME 1912, PAGE 103 WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

MARK J. BIEDKA

AMY J. BIEDKA

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 385 PAGE(S) 43.

GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF June 20 20

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

SEAL:

PLAN BOOK	PAGE
385	43

Instr: 202006300012547
6/30/2020 8:54 AM
Fgs: 1 F: $45.00
T20200008931
Michele Mustello
Butler County Recorder PA

WISE - BIEDKA LOT LINE REVISION PLAN

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.
DATE: FEBRUARY 28, 2020 SCALE: 1" = 50'

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

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

Tamara A Ranalli PLS

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
TAMARA A. RANALLI
LAND SURVEYOR
SURVEYOR
PENNSYLVANIA
REGISTRATION NO. SU–051843E

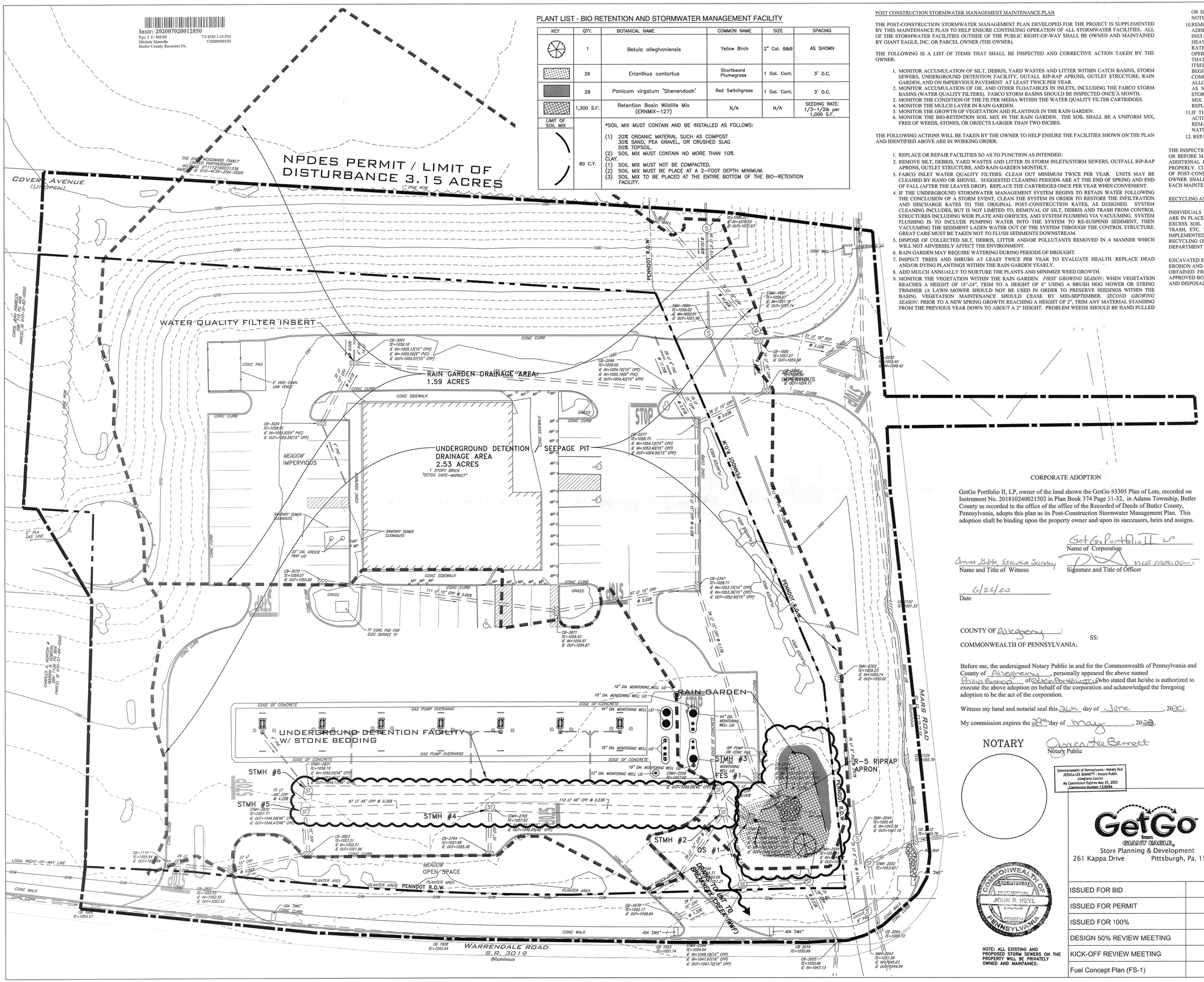
REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
APRIL 24, 2020 ADD JACKSON TWP CLAUSE	df/TR	T.R.	5561–2020–SUB SHEET 1 OF 1

G:\Biedka–5561–2020\Biedka 5561–2020–state.dwg – Apr 27, 2020 @ 4:23pm (SubPLAN) BIEDKA 5561–2020–STATE.crd

Instr: 202007020012850
Pgs: 2 F: $85.00 7/2/2020 1:15 PM
Michele Mustello T20200095153
Butler County Recorder PA

PLANT LIST - BIO RETENTION AND STORMWATER MANAGEMENT FACILITY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	1	Betula alleghaniensis	Yellow Birch	2" Cal. B&B	AS SHOWN
	29	Erianthus contortus	Shortbeard Plumegrass	1 Gal. Cont.	3' O.C.
	29	Panicum virgatum 'Shenendoah'	Red Switchgrass	1 Gal. Cont.	3' O.C.
	1,300 S.F.	Retention Basin Wildlife Mix (ERNMIX-127)	N/A	N/A	SEEDING RATE: 1/3-1/2lb per 1,000 S.F.
LIMIT OF SOIL MIX	80 C.Y.	*SOIL MIX MUST CONTAIN AND BE INSTALLED AS FOLLOWS: (1) 20% ORGANIC MATERIAL SUCH AS COMPOST 30% SAND, PEA GRAVEL, OR CRUSHED SLAG 50% TOPSOIL. (2) SOIL MIX MUST CONTAIN NO MORE THAN 10% CLAY. (1) SOIL MIX MUST NOT BE COMPACTED. (2) SOIL MIX MUST BE PLACE AT A 2-FOOT DEPTH MINIMUM. (3) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO-RETENTION FACILITY.			



POST CONSTRUCTION STORMWATER MANAGEMENT MAINTENANCE PLAN

THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN DEVELOPED FOR THE PROJECT IS SUPPLEMENTED BY THIS MAINTENANCE PLAN TO HELP ENSURE CONTINUING OPERATION OF ALL STORMWATER FACILITIES. ALL OF THE STORMWATER FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY GIANT EAGLE, INC. OR PARCEL OWNER (THE OWNER).

THE FOLLOWING IS A LIST OF ITEMS THAT SHALL BE INSPECTED AND CORRECTIVE ACTION TAKEN BY THE OWNER:

1. MONITOR ACCUMULATION OF SILT, DEBRIS, YARD WASTES AND LITTER WITHIN CATCH BASINS, STORM SEWERS, UNDERGROUND DETENTION FACILITY, OUTALL RIP-RAP APRONS, OUTLET STRUCTURE, RAIN GARDEN, AND ON IMPERVIOUS PAVEMENT AT LEAST TWICE PER YEAR.
2. MONITOR ACCUMULATION OF OIL AND OTHER FLOATABLES IN INLETS, INCLUDING THE FABCO STORM BASINS (WATER QUALITY FILTERS). FABCO STORM BASINS SHOULD BE INSPECTED ONCE A MONTH.
3. MONITOR THE CONDITION OF THE FILTER MEDIA WITHIN THE WATER QUALITY FILTER CARTRIDGES.
4. MONITOR THE MULCH LAYER IN RAIN GARDEN.
5. MONITOR THE GROWTH OF VEGETATION AND PLANTINGS IN THE RAIN GARDEN.
6. MONITOR THE BIO-RETENTION SOIL MIX IN THE RAIN GARDEN. THE SOIL SHALL BE A UNIFORM MIX, FREE OF WEEDS, STONES, OR OBJECTS LARGER THAN TWO INCHES.

THE FOLLOWING ACTIONS WILL BE TAKEN BY THE OWNER TO HELP ENSURE THE FACILITIES SHOWN ON THE PLAN AND IDENTIFIED ABOVE ARE IN WORKING ORDER:

1. REPLACE OR REPAIR FACILITIES SO AS TO FUNCTION AS INTENDED.
2. REMOVE SILT, DEBRIS, YARD WASTES AND LITTER IN STORM INLETS/STORM SEWERS, OUTFALL RIP-RAP APRONS, OUTLET STRUCTURE, AND RAIN GARDEN MONTHLY.
3. FABCO INLET WATER QUALITY FILTERS: CLEAN OUT MINIMUM TWICE PER YEAR. UNITS MAY BE CLEANED BY HAND OR SHOVEL. SUGGESTED CLEANING PERIODS ARE AT THE END OF SPRING AND END OF FALL (AFTER THE LEAVES DROP). REPLACE THE CARTRIDGES ONCE PER YEAR WHEN CONVENIENT.
4. IF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEM BEGINS TO RETAIN WATER FOLLOWING THE CONCLUSION OF A STORM EVENT, CLEAN THE SYSTEM IN ORDER TO RESTORE THE INFILTRATION AND DISCHARGE RATES TO THE ORIGINAL POST-CONSTRUCTION RATES, AS DESIGNED. SYSTEM CLEANING INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF SILT, DEBRIS AND TRASH FROM CONTROL STRUCTURES INCLUDING WEIR PLATE AND ORIFICES, AND SYSTEM FLUSHING VIA VACUUMING. SYSTEM FLUSHING IS TO INCLUDE PUMPING WATER INTO THE SYSTEM TO RE-SUSPEND SEDIMENT, THEN VACUUMING THE SEDIMENT LADEN WATER OUT OF THE SYSTEM THROUGH THE CONTROL STRUCTURE. GREAT CARE MUST BE TAKEN NOT TO FLUSH SEDIMENTS DOWNSTREAM.
5. DISPOSE OF COLLECTED SILT, DEBRIS, LITTER AND/OR POLLUTANTS REMOVED IN A MANNER WHICH WILL NOT ADVERSELY AFFECT THE ENVIRONMENT.
6. RAIN GARDEN MAY REQUIRE WATERING DURING PERIODS OF DROUGHT.
7. INSPECT TREES AND SHRUBS AT LEAST TWICE PER YEAR TO EVALUATE HEALTH. REPLACE DEAD AND/OR DYING PLANTINGS WITHIN THE RAIN GARDEN YEARLY.
8. ADD MULCH ANNUALLY TO NURTURE THE PLANTS AND MINIMIZE WEED GROWTH.
9. MONITOR THE VEGETATION WITHIN THE RAIN GARDEN. *FIRST GROWING SEASON*: WHEN VEGETATION REACHES A HEIGHT OF 18"-24", TRIM TO A HEIGHT OF 8" USING A BRUSH HOG MOWER OR STRING TRIMMER (A LAWN MOWER SHOULD NOT BE USED IN ORDER TO PRESERVE SEEDINGS WITHIN THE BASIN). VEGETATION MAINTENANCE SHOULD CEASE BY MID-SEPTEMBER. *SECOND GROWING SEASON*: PRIOR TO A NEW SPRING GROWTH REACHING A HEIGHT OF 2", TRIM ANY MATERIAL STANDING FROM THE PREVIOUS YEAR DOWN TO ABOUT A 2" HEIGHT. PROBLEM WEEDS SHOULD BE HAND PULLED OR SPOT-SPRAYED. IN SPECIAL CIRCUMSTANCES, IF HEAVY INFESTATION OF RAGWEED OR FOXTAIL IS NOTICED, TRIM THE MEADOW TO A HEIGHT OF 8".
10. REMOVE AND REPLACE THE SOIL MIX MATERIAL EVERY THREE YEARS AT A MINIMUM, OR ADDITIONALLY AS NEEDED TO FUNCTION PROPERLY. THE METHOD OF SOIL MIX REMOVAL AND INSTALLATION SHALL MINIMIZE THE COMPACTION OF THE BOTTOM OF THE RAIN GARDEN. THE USE OF HEAVY EQUIPMENT WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE. IF MACHINERY IS NEEDED, IT SHALL BE OPERATED ON THE GROUND ADJACENT TO THE FACILITY. IF NECESSARY, ONLY LIGHT EQUIPMENT THAT WILL NOT COMPACT THE SOIL TO ANY SIGNIFICANT DEGREE MAY OPERATE WITHIN THE FACILITY ITSELF. THE SOIL MIX SHOULD BE PLACED IN 6 TO 12 INCH LIFTS. IF WORKING WITHIN THE FACILITY, BEGIN LIFT PLACEMENTS AT FAR END FROM ENTRANCE AND WORK BACKWARD TO AVOID COMPACTION. ONCE THE MIX IS PLACED TO THE DESIRED HEIGHT, WATER THE MIX WITH A HOSE AND ALLOW IT SETTLE FOR A FEW DAYS. ADD ADDITIONAL SOIL AS NEEDED FROM SETTLEMENT. RAKE SOIL AS NEEDED TO LEVEL OUT BEFORE APPLYING MULCH OF PLANTINGS. IN THE CASE WHERE THE STORMWATER POND HAS NOT DEWATERED WITHIN 72 HOURS AFTER A STORM EVENT, REVIEW THE SOIL MIX. IF THE SOIL MIX APPEARS CONTAMINATED, STRIP THE DEPTH OF CONTAMINATED MIX AND REPLACE.
11. IF THE STORMWATER POND APPEARS TO HAVE STOPPED INFILTRATING, OPEN THE BALL VALVE TO ACTIVATE THE UNDERDRAIN. CLOSE THE VALVE ONCE THE POND HAS DEWATERED. THE VALVE IS TO REMAIN CLOSES UNLESS DRAINAGE IS REQUIRED FOR INSPECTION PURPOSES OR THE POND IS NOT NATURALLY DRAINING.
12. REPAIR OUTLET PROTECTION RIP-RAP APRON AS NECESSARY.

THE INSPECTION SHALL BE UNDERTAKEN BY A MINIMUM OF TWO PERSONS AT LEAST TWO TIMES PER YEAR, ON OR BEFORE MARCH 1ST AND OCTOBER 1ST, OR AFTER RUNOFF EVENTS IN EXCESS OF ONE INCH OF RAINFALL. ADDITIONAL INSPECTIONS WILL BE REQUIRED IF IT BECOMES APPARENT FACILITIES ARE NOT FUNCTIONING PROPERLY. CORRECTIVE ACTIONS WILL THEN BE TAKEN AS REQUIRED TO HELP ENSURE CONTINUING OPERATION OF POST-CONSTRUCTION STORMWATER FACILITIES. ANY DEFICIENCIES NOTED IN ITEMS INSPECTED BY THE OWNER SHALL BE DOCUMENTED AND CORRECTIVE ACTIONS TAKEN BY THE OWNER. WRITTEN RECORDS OF EACH MAINTENANCE ACTION ARE TO BE RETAINED FOR A MINIMUM OF FIVE YEARS.

RECYCLING AND DISPOSAL OF MATERIALS

INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, CONCRETE OR ASPHALT FRAGMENTS, SEWER PIPE FRAGMENTS, GRASS CLIPPINGS, TRASH, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL AT AN APPROVED PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION WASTE SITE.

EXCAVATED EXCESS SOIL MATERIAL DISPOSED OF OFFSITE MUST BE DISPOSED OF AT A SITE WITH AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR A PADEP APPROVED SITE. IMPORTED FILL MATERIAL MUST BE OBTAINED FROM A SITE WITH AN APPROVED EROSION AND SEDIMENTATION CONTROL PLAN OR A PADEP APPROVED BORROW SITE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE STATUS OF ALL BORROW AND DISPOSAL SITES PRIOR TO PROCEEDING WITH THE IMPORT OR EXPORT OF SOIL MATERIAL ON SITE.

"I, John R. Heyl, P.E., CPESC, do hereby certify pursuant to the penalties of 18 Pa.C.S.A. § 4904 to the best of my knowledge, information and belief, that the accompanying record drawings accurately reflect the as-built conditions, are true and correct, and are in conformance with Chapter 102 rules and regulations of the Department of Environmental Protection and that the project site was constructed in accordance with the approved PCSM Plan, all approved plan changes and accepted construction practices"

John R. Heyl, P.E., CPESC

CORPORATE ADOPTION

GetGo Portfolio II, LP, owner of the land shown the GetGo #3305 Plan of Lots, recorded on Instrument No. 201810240021502 in Plan Book 374 Page 31-32, in Adams Township, Butler County as recorded in the office of the Recorded of Deeds of Butler County, Pennsylvania, adopts this plan as its Post-Construction Stormwater Management Plan. This adoption shall be binding upon the property owner and upon its successors, heirs and assigns.

GetGo Portfolio II LP
Name of Corporation

Anne Hubbs, Executive Secretary
Name and Title of Witness

Signature and Title of Officer

6/26/20
Date

COUNTY OF Allegheny :
SS:
COMMONWEALTH OF PENNSYLVANIA:

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named [illegible] of GetGo Portfolio II who stated that he/she is authorized to execute the above adoption on behalf of the corporation and acknowledged the foregoing adoption to be the act of the corporation.

Witness my hand and notarial seal this 26th day of June, 2020.

My commission expires the 24th day of May, 2020.

NOTARY
Notary Public

Commonwealth of Pennsylvania - Notary Seal
JESSICA LEE BENNETT - Notary Public
Allegheny County
My Commission Expires May 24, 2022
Commission Number 1324686

PERMITTEE ADOPTION

Giant Eagle, Inc., the permit holder of NPDES Permit #PAC100102 adopts this plan as the Post-Construction Stormwater Management Plan.

Pasquale D'Avolio
Pasquale Avolio, Director of Real Estate Development - Giant Eagle, Inc.

June 8, 2020
Date

PROOF OF RECORDING

Recorded in the office of the Recorded of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book 385, Page(s) 44-45

Given under my hand and seal this 2 day of July, 2020.

Recorder of Deeds

RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
385	44

NOTE: ALL EXISTING AND PROPOSED STORM SEWERS ON THE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED.

DATE	REV. NO.	REVISIONS	BY

GetGo from GIANT EAGLE
Store Planning & Development
261 Kappa Drive Pittsburgh, Pa. 15238

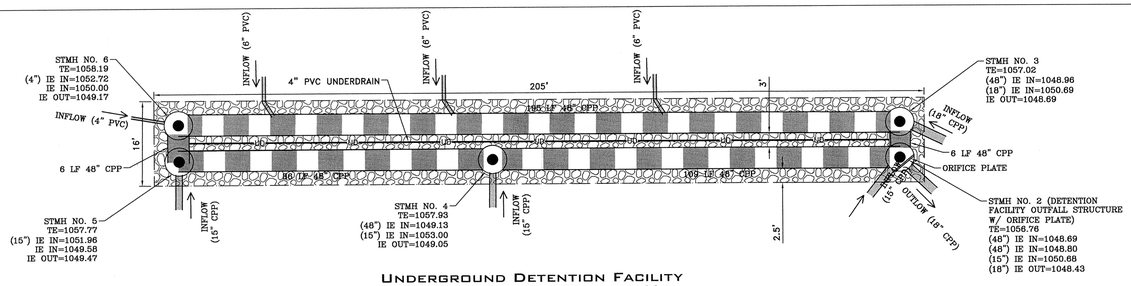
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ISSUED FOR PERMIT	
ISSUED FOR 100%	
DESIGN 50% REVIEW MEETING	
KICK-OFF REVIEW MEETING	
Fuel Concept Plan (FS-1)	

DWG. TITLE **PCSM Record Plan**
FILE NAME 270-146NOT.dwg LAYERS USERNAME
PROJECT **GetGo #3305 Adams - 228 & Warrendale**
LOCATION Adams Township, Butler County, Pennsylvania
OWNER Giant Eagle, Inc.
261 Kappa Drive
Pittsburgh, PA 15238

Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

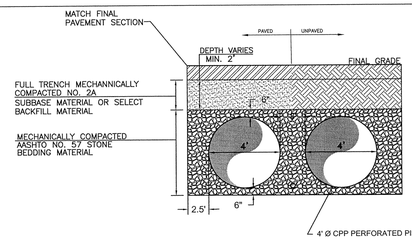
DATE February 2020 PROJECT NO. 270-146
SCALE 1"=20' SHEET NO. 1 of 2
CHECKED BY
DRAWN BY

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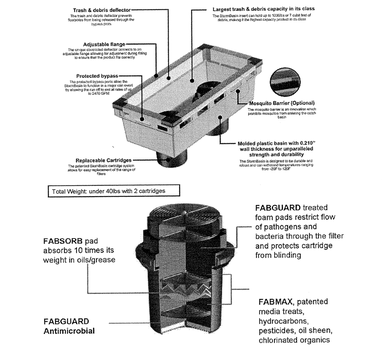
Underground Detention Facility
Dry Well / Seepage Pit Plan View

N. T. S.



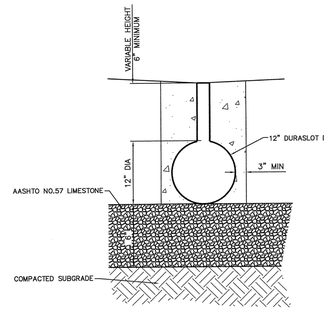
Underground Detention Facility Bedding Detail
Dry Well / Seepage Pit Section View

N. T. S.



Water Quality Filter Insert
Fabco Storm Basin and Filter Cartridge

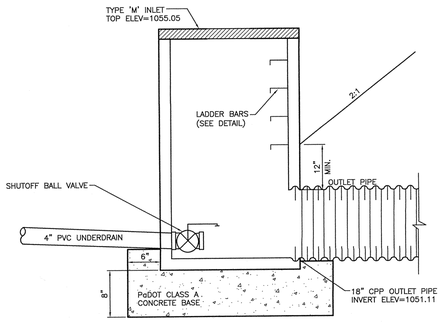
N. T. S.



NOTES:
1. ALL CONSTRUCTION IN ACCORDANCE PENNDOT SPECIFICATIONS AND MANUFACTURER SPECIFICATIONS.
2. FURNISH AND INSTALL 12" DURASLOT DRAIN WITH VARIABLE HEIGHT SLOT.
3. SLOPE INVERT OF DURASLOT PIPE PER THE PLAN.

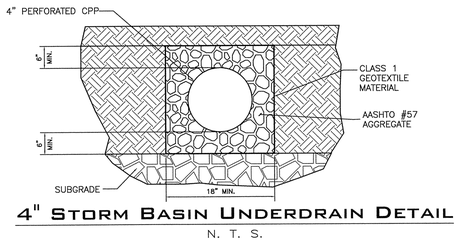
Duraslot Trench Drain

N.T.S.



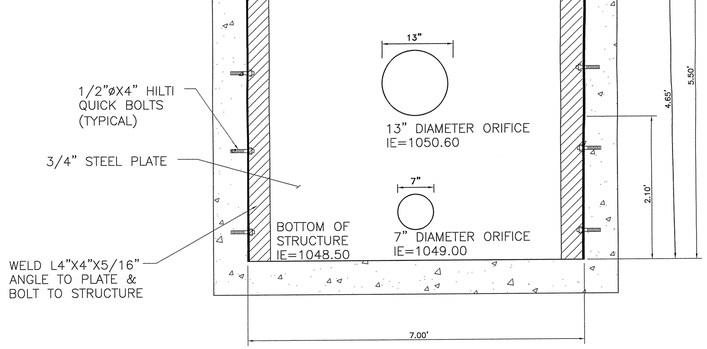
Rain Garden Outlet Structure No. 1

N. T. S.



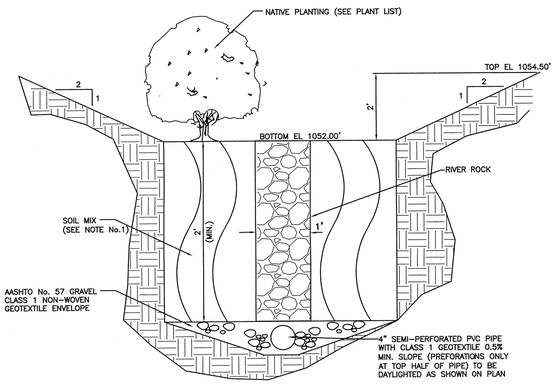
4" Storm Basin Underdrain Detail

N. T. S.



Underground Detention Facility
Orifice Plate

N. T. S.



NOTES:

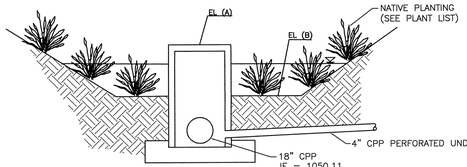
1. SOIL MIX TO CONSIST OF 20% ORGANIC MATERIAL (SUCH AS COMPOST), 30% SAND, PEA GRAVEL, OR CRUSHED SLAG AND 50% TOPSOIL (ALL ROCK AND FOREIGN MATTER MUST BE REMOVED). SOIL MIX SHOULD CONTAIN LESS THAN 10% CLAY.
2. DO NOT COMPACT SOIL MIX ONCE PLACED.
3. PROVIDE A MINIMUM OF 4" OF STONE ABOVE AND BELOW THE PERFORATED PIPE.

RAIN GARDEN SEED MIX (ERNMIX-180) SEEDING RATE: 1/3-1/2 LB PER 1,000 S.F.
*SOIL MIX SHALL CONTAIN AND BE INSTALLED AS FOLLOWS:

(1) 20% ORGANIC MATERIAL SUCH AS COMPOST
30% SAND, PEA GRAVEL, OR CRUSHED SLAG
50% TOPSOIL.
(2) SOIL MIX SHALL CONTAIN NO MORE THAN 10% CLAY.
(3) SOIL MIX SHALL NOT BE COMPACTED.
(4) SOIL MIX MUST BE PLACED AT A 2-FOOT DEPTH MINIMUM.
(5) SOIL MIX TO BE PLACED AT THE ENTIRE BOTTOM OF THE BIO-RETENTION FACILITY.

Rain Garden Detail

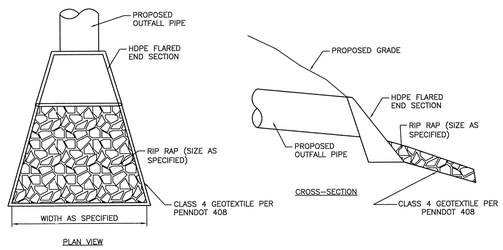
N. T. S.



INLET NO.	EL(A) (FT)	EL(B) (FT)
OS1	1055.05	1052.00

Rain Garden
Outlet Structure Detail

N.T.S.



HDPE Flared End Section

N. T. S.

ENDWALL	3Pd (ft)	Al (ft)	Atw (ft)	Tailwater Conditions	Rip-Rap	Thickness (ft)
FES 1	5	7	7	Maximum	R-5	2.25

NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION

NOT TO SCALE

PLAN BOOK	PAGE
385	45

GetGo from GIANT EAGLE
Store Planning & Development
261 Kappa Drive Pittsburgh, Pa. 15238

DATE	REV. NO.	REVISIONS	BY
ISSUED FOR BID	----		
ISSUED FOR PERMIT	----		
ISSUED FOR 100%	11/20/18		
DESIGN 50% REVIEW MEETING	----		
KICK-OFF REVIEW MEETING	----		
Fuel Concept Plan (FS-1)	----		

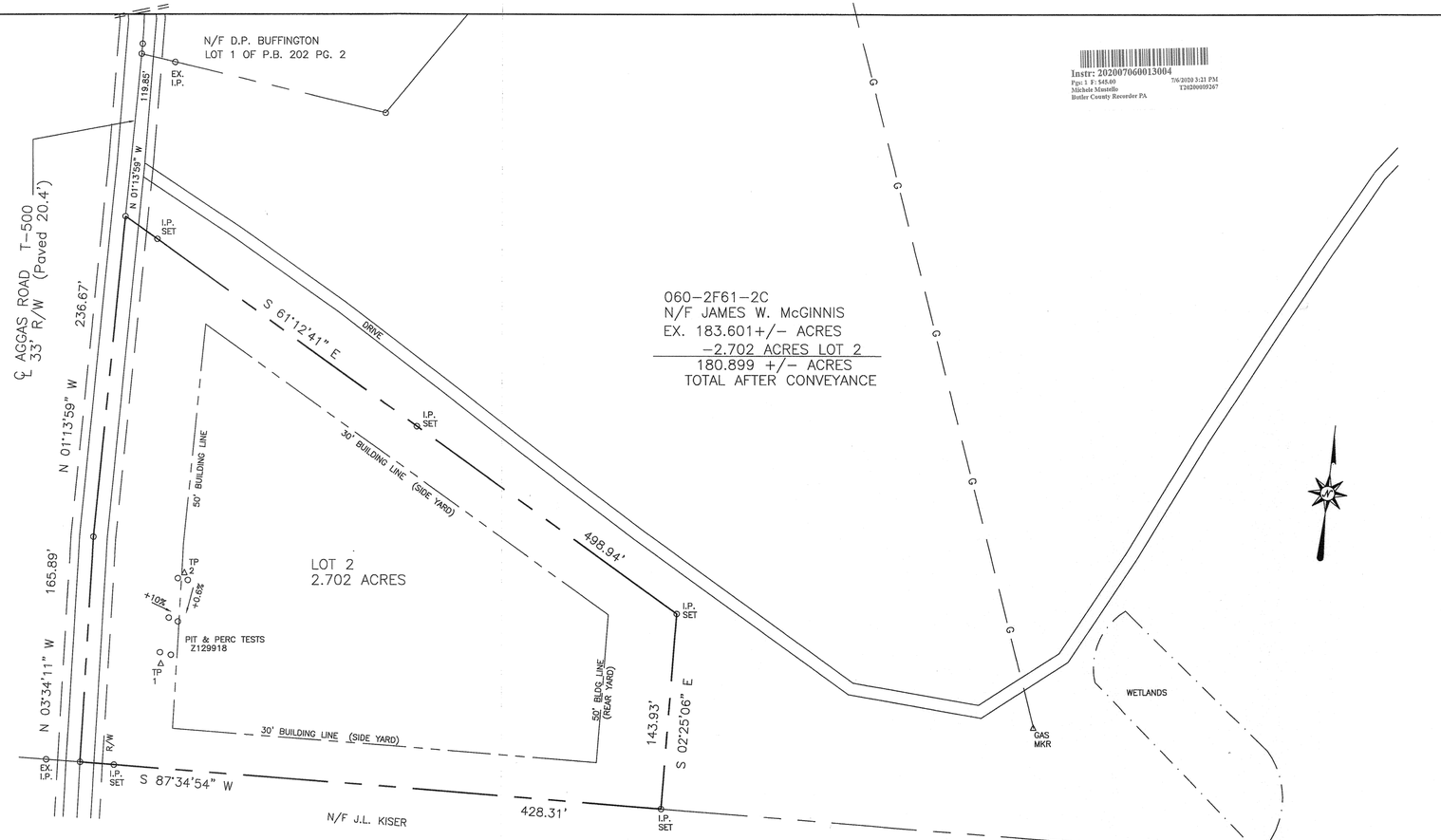
DWG. TITLE: **PCSM Details**
FILE NAME: 270-146NOT.dwg | LAYERS | USERNAME
PROJECT: **GetGo #3305 Adams - 228 & Warrendale**
LOCATION: Adams Township, Butler County, Pennsylvania
OWNER: Giant Eagle, Inc., 261 Kappa Drive, Pittsburgh, PA 15238

Lennon, Smith, Souleret Engineering, Inc.
846 4th Avenue
Coraopolis, Pennsylvania 15108
Phone: 412-264-4400
Fax: 412-264-1200
email: info@lsse.com

DATE: March 2018 | PROJECT NO.: 270-146
SCALE: N.T.S. | SHEET NO.: 2 of 2
CHECKED BY | DRAWN BY

REVISED

N:\PROJ\270\270-146\Dwg\270-146NOT.dwg Layout=5 PCSM Details User=Kyleh Plotted=5/4/2020 9:41 AM



Instr: 202007060013004
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
7/6/2020 3:21 PM
T20200009267

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 DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

ZONED: R-1A W/SM OVERLAY DISTRICT

BUILDING REQUIREMENTS:

MIN. LOT FRONTAGE: 125'
MIN. LOT SIZE: 1 ACRE

50' FRONT BUILDING LINE
30' SIDE BUILDING LINE
50' REAR BUILDING LINE

REF: VOREL PLAN NO. 1, P.B. 202 PG. 2

REF: PLAN OF SUBDIVISION FOR JAMES W. McGINNIS BY LAND SURVEYORS, INC., 05/08/17, #17-007, P.B. 364 PG. 7

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

ONE NEW RESIDENTIAL BUILDING LOT.

KNOW ALL MEN BY THESE PRESENTS, that I, James W. McGinnis, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, James W. McGinnis, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon James W. McGinnis, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 22nd day of June, A.D. 2020

ATTEST: Rhonda L. Ashbaugh
NOTARY PUBLIC

OWNER

The forgoing adoption and dedication is made by James W. McGinnis, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will became null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

OWNER (SEAL)

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personnily appeared the above named James W. McGinnis who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 22nd day of June, 2020.

My Commission expires the 14th day of Jan, 20 24.

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Rhonda L. Ashbaugh, Notary Public
Butler County
My commission expires June 14, 2024
Commission number 1004185
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, rights-of-way and highways as surveyed and plotted by me for the Owners, developers or agents.

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

DATE March 9, 2020 SEAL REGISTRATION NUMBER SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 27th day of May, 2020.

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 10th day of June, 2020.

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 25th day of February, 2020.

CHAIRMAN SEAL SECRETARY

Butler County Plan # 20063

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 385 page 46.

Given under my hand and seal this 6th day of July, 2020.

SEAL

RECORDER

RECORDER OF DEEDS – BUTLER COUNTY, PA

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
385	46

REVISED 03/09/2020; NORTH LINE OF LOT 2
REVISED 02/21/2020; ENGINEER'S REVIEW COMMENTS

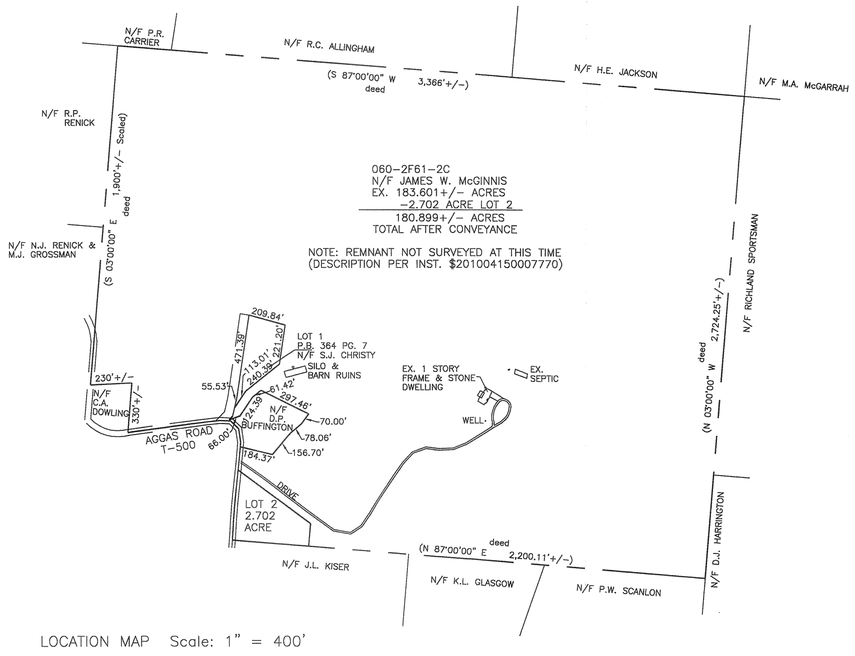
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION #2

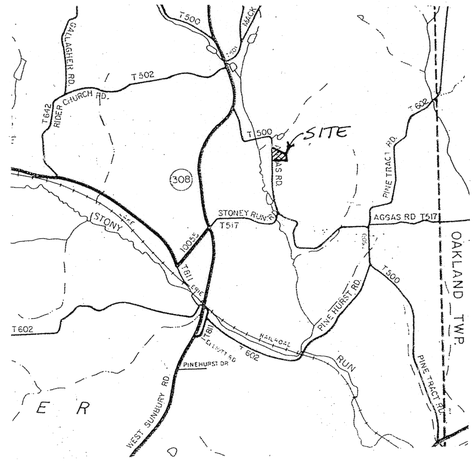
FOR: JAMES W. McGINNIS

SITUATE: CENTER TWP., BUTLER CO., PA

Date 02/06/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 060-2F61-2C		Instrument # 201004150007770	Service No. 19-139
Address 145 AGGAS ROAD			

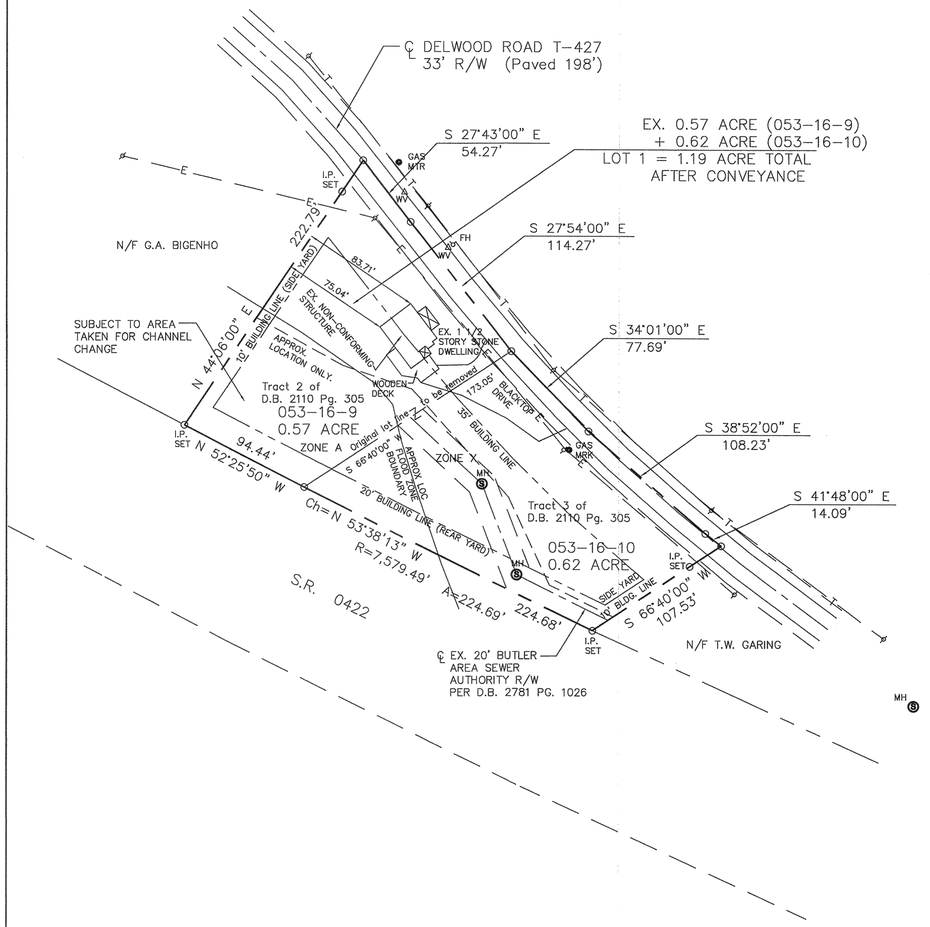


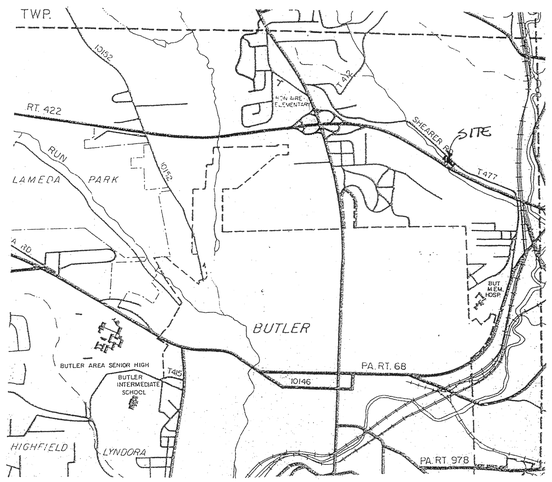
LOCATION MAP Scale: 1" = 400'



VICINITY MAP Scale: 1" = 2000'

0' 50' 100' 150'





VICINITY MAP Scale: 1" = 2000'

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:

ZONE A: AREA OF SPECIAL FLOOD HAZARD WITHOUT BASE FLOOD ELEVATIONS
ZONE X: AREA OF MINIMAL FLOOD HAZARD

ZONING: C-2; CONVENIENCE COMMERCIAL

MINIMUM LOT AREA: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 85'
FRONT BUILDING SETBACK: 35'
SIDE BUILDING SETBACK: 10'
REAR BUILDING SETBACK: 20'

PROPERTY OWNER: JACQUELINE M. SPIECE
155 DELWOOD ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE TWO ADJOINING PARCELS INTO ONE.

0 50 100 150

Instr: 202007080013276
Pgs: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
7/8/2020 3:07 PM
TX#200059459

Know all men by these Presents, that I, Jacqueline M. Spiece, 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 22nd day of June, 2020.

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

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 Jacqueline M. Spiece, 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 22nd day of June, 2020.

My Commission Expires the 16th day of January, 2023.

SEAL

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

NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)
I, Jacqueline M. Spiece, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Jacqueline M. Spiece as recorded in Deed Book Volume 2110 page 305, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS

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 plat, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

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

February 20, 2020
DATE

SEAL

SIGNATURE AND REG. NO. (SU-32490-E

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

Theresa Geisler
SECRETARY

SEAL

PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 15TH day of JUNE, 2020.

Theresa Geisler
SECRETARY

SEAL

PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 2ND day of JUNE, 2020.

Ernest R Castaline
SECRETARY

SEAL

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 27th day of February, 2020.

SECRETARY

SEAL

CHAIRMAN

Butler County Plan # 20065

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 385 page 47.

Given under my hand and seal this 8th day of JULY, 2020.

SEAL

RECORDER OF DEEDS BUTLER COUNTY PA

RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
385	47

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

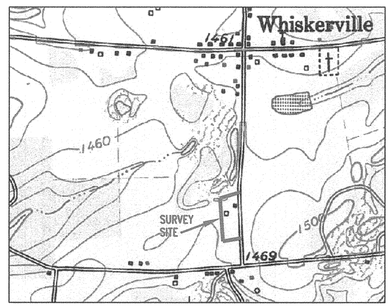
LOT LINE REVISION

FOR: JACQUELINE M. SPIECE

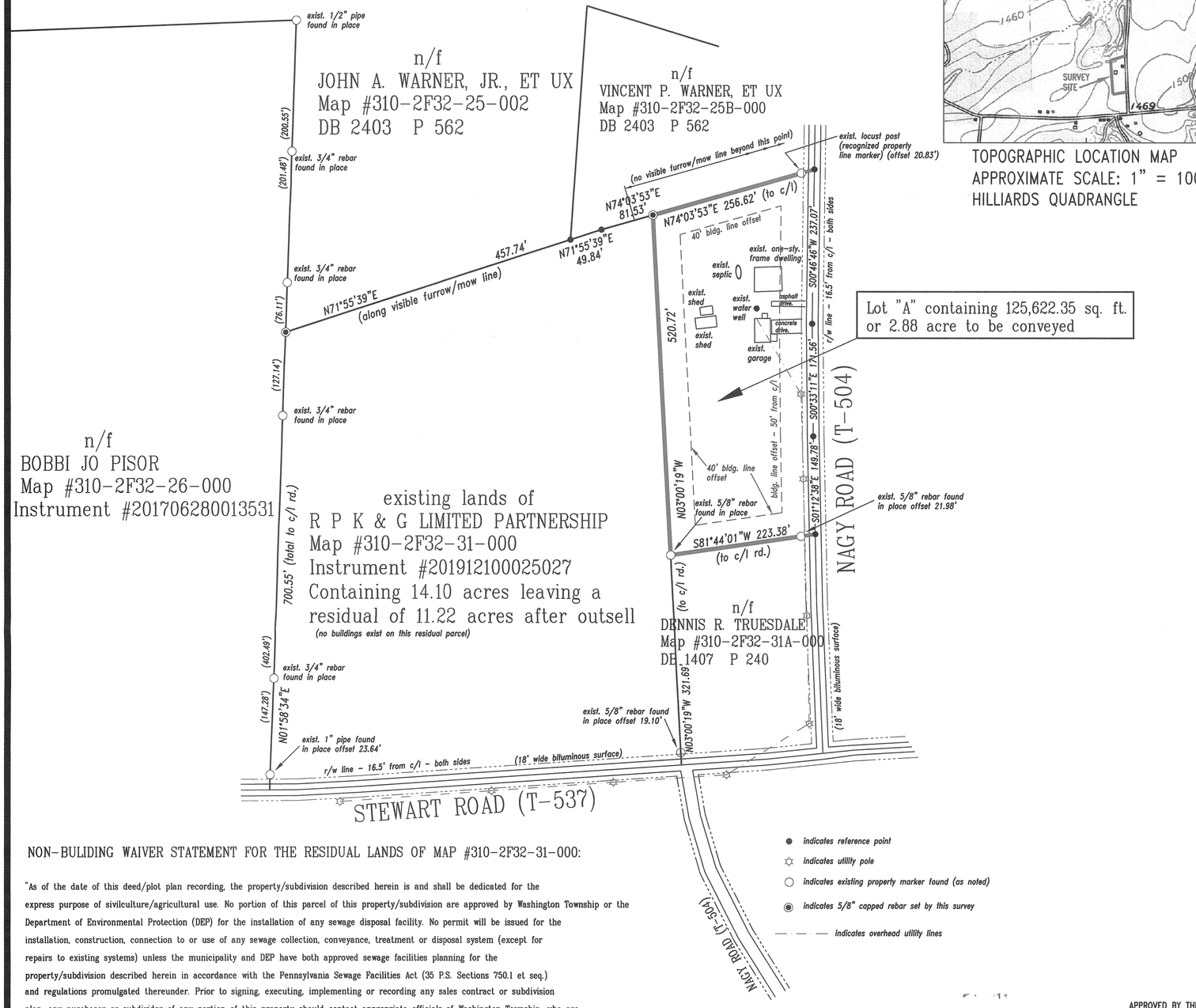
SITUATE: BUTLER TWP., BUTLER CO., PA

Date 02/20/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 053-16-9 & 10		Db-Pg 2110-305	Service No. 19-148
Address 155 DELWOOD ROAD			

Instr: 202007100013484
Pgs: 1 F: $45.00 7/10/2020 11:55 AM
Michele Mustello T20200095578
Butler County Recorder PA



TOPOGRAPHIC LOCATION MAP
APPROXIMATE SCALE: 1" = 1000'
HILLIARDS QUADRANGLE



Lot "A" containing 125,622.35 sq. ft. or 2.88 acre to be conveyed

- indicates reference point
- indicates utility pole
- indicates existing property marker found (as noted)
- indicates 5/8" capped rebar set by this survey
- indicates overhead utility lines

NON-BULIDING WAIVER STATEMENT FOR THE RESIDUAL LANDS OF MAP #310-2F32-31-000:

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of sivilculture/agricultural use. No portion of this parcel of this property/subdivision are approved by Washington Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Washington Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

0' 100 200 300

MINOR SUBDIVISION PLAN

Fike Associates, Inc.
Surveying & Consulting
22830 Route 68 Clarion, PA 16214

MINOR SUBDIVISION PLAN PREPARED FOR
R P K & G LIMITED PARTNERSHIP
Showing Lands To Be Conveyed To
situated in
WASHINGTON TOWNSHIP BUTLER COUNTY
PENNSYLVANIA

Date: MARCH 16, 2020 Job No.: garyleestewart/kimberlyannzedreck
Scale: 1"= 100' Drawn By: JFW

REVISIONS
03-16-2020 revised names & address

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JAMES FRANCIS WERNER LAND SURVEYOR NO 910-29856-E
03/16/2020
Date

PROPERTY OWNER/ADDRESS:
R P K & G LIMITED PARTNESHIP
C/O GARY LEE STEWART &
KIMBERLY ANN ZEDRECK
222 Stewart Road
HILLIARDS, PA. 16040

NOTE: THIS MAP MAY NOT SHOW ALL UTILITIES, EASEMENTS AND RIGHTS OF WAYS.

KNOW ALL MEN BY THESE PRESENTS THAT R P K & G LIMITED PARTNERSHIPOF THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WHEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE-AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE NAMES PROPERTY OWNER(S) OUR HEIRS, EXECTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 20th DAY OF MARCH, 2020.

KIMBERLY ANN ZEDRECK (MEMBER) of R.P.K & G Limited Partnership

STATE OF Pennsylvania
COUNTY OF Butler SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME
KIMBERLY ANN ZEDRECK (MEMBER)

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 NOTORIAL SEAL
THIS 20th DAY OF MARCH, 2020.

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

NOTARY SEAL

KNOW ALL MEN BY THESE PRESENTS THAT R P K & G LIMITED PARTNERSHIPOF THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WHEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE-AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE NAMES PROPERTY OWNER(S) OUR HEIRS, EXECTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 20th DAY OF MARCH, 2020.

GARY LEE STEWART (MEMBER) of R.P.K & G Limited Partnership

STATE OF Pennsylvania
COUNTY OF Butler SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME
GARY LEE STEWART (MEMBER)

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 NOTORIAL SEAL
THIS 20th DAY OF MARCH, 2020.

Commonwealth of Pennsylvania - Notary Seal
Darrin J. Nichter, Notary Public
Butler County
My commission expires March 6, 2024
Commission number 1120575
Member, Pennsylvania Association of Notaries

NOTARY SEAL

APPROVED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 15th DAY OF April, 2020.
County Plan # 20089

SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER: }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEED PLANS, ETC. IN SAID COUNTY IN
PLAN BOOK 385 VOLUME ~~48~~ PAGE 48
GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF July, 2020.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

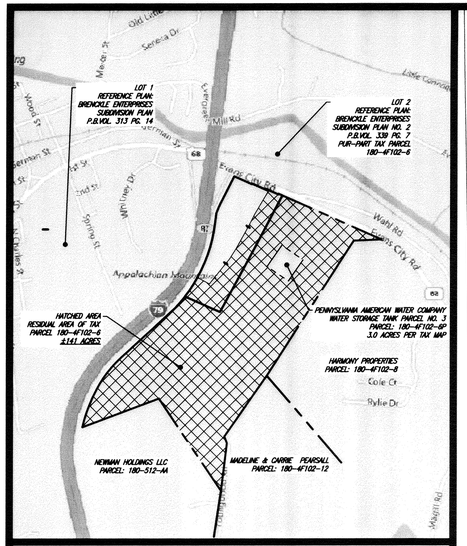
RECORDER OF DEEDS BUTLER COUNTY PA

REVIEWED/APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON THIS 6th DAY OF July, 2020.

SECRETARY CHAIRMAN

TOWNSHIP OF WASHINGTON SEAL BUTLER CO. PENNA.

RECORDED:	
PLAN BOOK	PAGE
385	48



LOCALITY SKETCH

0 1000' 2000'

Drawing Scale: 1" = 1000'

Hatched Area = Property Location

LEGEND:

- SUBJECT PROPERTY
- PROPERTY EASEMENT
- PROPERTY ADJOINER
- ZONING DISTRICT LINE

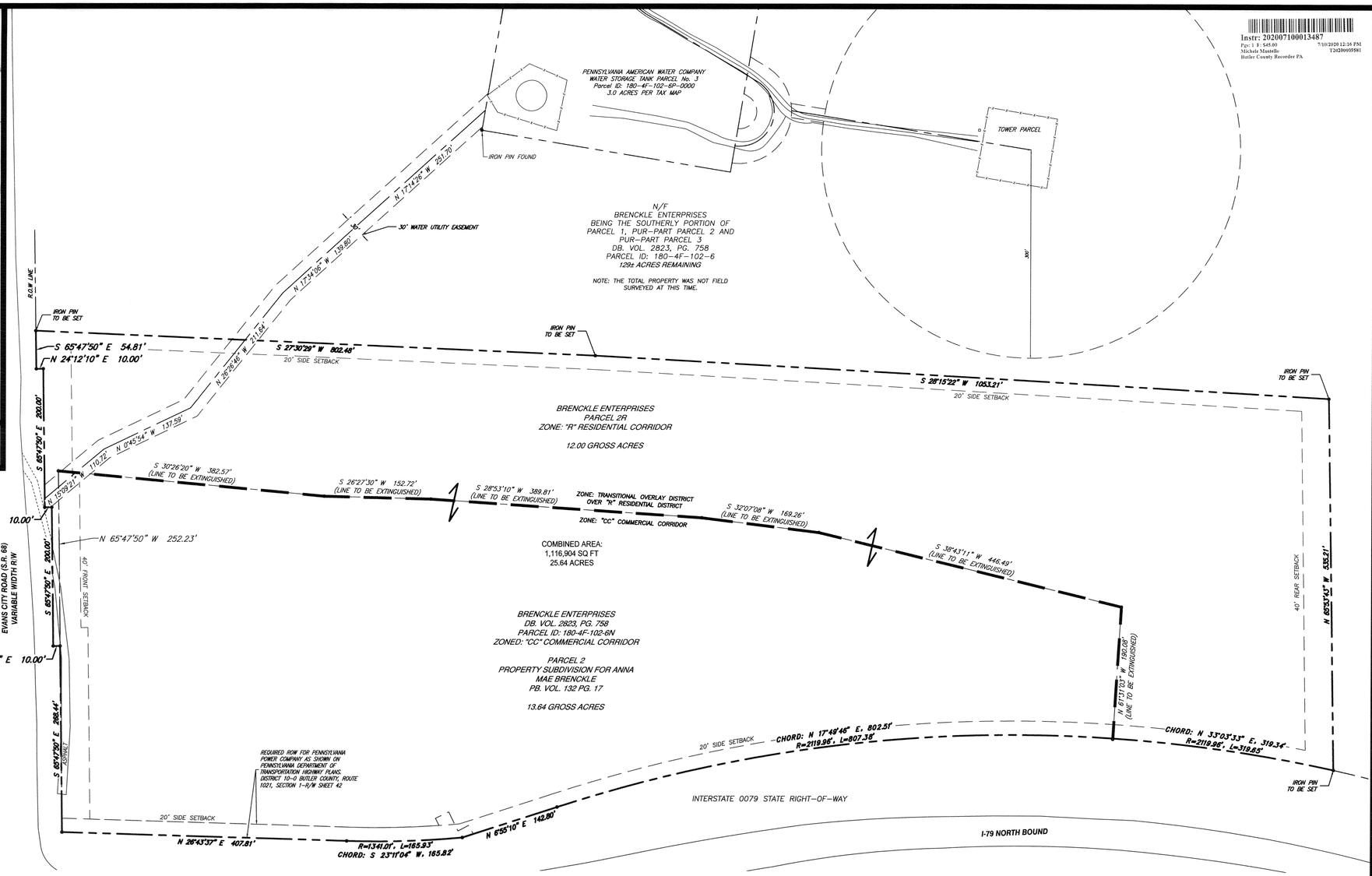
±168 ACRES = TOTAL ACREAGE
BRENCKLE ENTERPRISES
C/O NANCY ARBLASTER.
122 DEBBIE AVE.
SLIPPERY ROCK, PA. 16057

PROPERTY ADDRESS: 2535 EVANS CITY ROAD, HARMONY PA 16037

ZONING DISTRICT: TRANSITIONAL OVERLAY DISTRICT (SOUTH OF ROUTE 68) OVERLAYING "R" RESIDENTIAL DISTRICT "CC" COMMERCIAL DISTRICT

DEED REFERENCE: D.B.VOL. 2823, PG. 758 (PUR-PART PARCEL 1, PARCEL 2 AND PARCEL 3)

TAX PARCEL NO.: 180-4F102-6



Instr: 202007100013487
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
7/10/2020 12:16 PM
T20200009581

General Notes:

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE, NAD 83.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION.
3. THE TOTAL RESIDUAL PROPERTY WAS NOT BEEN FIELD SURVEYED AT THIS TIME. ACREAGE AND OUTLINE IS APPROXIMATE PER DEED OF RECORD.
4. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1212, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW. "BEFORE DRIVEWAY ACCESS TO THE STATE HIGHWAY IS PERMITTED."
5. THE PORTION OF THE PROPERTY HEREIN DESCRIBED AND DESIGNATED AS "PARCEL 2R – 12.00 GROSS ACRES", SHALL ONLY BE UTILIZED FOR ACCESS, GRADING AND STORMWATER MANAGEMENT PURPOSES.

0 80' 160'

Drawing Scale: 1" = 80'

NORTH

ISSUED FOR REVIEW

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
P: 724-444-1160
F: 724-444-1104
www.pve-llc.com

PVE
Civil Engineering I Land Development I Structure Design
Land Planning I Landscape Architecture I Environmental

Prepared For:
BRENCKLE ENTERPRISES
C/O NANCY ARBLASTER
122 DEBBIE AVE.
SLIPPERY ROCK, PA. 16057

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE-LLC

811 Know what's below. Call before you dig.
POCS SER. # 20172421433

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 ISSUED: JANUARY 28, 2020

PLAN REVISIONS

	DATE	DESCRIPTION
1	02/21/2020	Requested Revisions
2	05/15/2020	Added General Note #5
3		
4		
5		
6		
7		
8		
9		
10		

Situate In:
Jackson Township, Butler County, PA

Project Name:
BRENCKLE ENTERPRISES SUBDIVISION PLAN #3

Drawing Name:
PLAN OF RECORDING

Project No: **161494**

Drawing No: **1 OF 1**

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the ""Brenkle Enterprises- Subdivision Plan #3 - Plan of Recording" is in the name of Brenkle Enterprises and is recorded in Deed Book Volume 2823, Page 758.

Witness — Owner- Brenkle Enterprises

_____, mortgagee of the property contained in the " Brenkle Enterprises- Subdivision Plan #3 - Plan of Recording" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Name, Title, and Mortgagee

OWNER ADOPTION AND ACKNOWLEDGMENT

I owner of the land shown on the "Brenkle Enterprises- Subdivision Plan #3 - Plan of Recording" hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 20th day of May, 2020.

Notary Public — Owner- Brenkle Enterprises

COMMONWEALTH OF PENNSYLVANIA } ss:
COUNTY OF BUTLER

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Brenkle Enterprises, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 20th day of May, 2020.

My commission expires the 31st day of May, 2020.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Ronald W. Coyer, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires May 31, 2020
BUTLER, PENNSYLVANIA ASSOCIATION OF NOTARIES

SURVEYOR'S CERTIFICATION

I, Jon P. Myers, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, certify to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required

Date of Plan: MAY 15, 2020 By: Jon P. Myers, PLS PA Registration NO. SU051238

PA DEP NON-BUILDING WAIVER

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of silviculture use. No portion of this property/subdivision are approved by Jackson Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or used of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Jackson Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

JACKSON TOWNSHIP ENGINEER APPROVAL

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

Signature — PE 077527 Registration Number — 6/4/2020 Date

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

Township Manager/Secretary — 6/25/20 Date

PRESENT ZONING REQUIREMENTS
(ZONES EFFECTIVE ON SUBJECT PROPERTY)

JACKSON TOWNSHIP ZONING ORDINANCE
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING DISTRICT:TRANSITIONAL OVERLAY DISTRICT OVERLAYING "R" RESIDENTIAL DISTRICT AND "CC" COMMERCIAL CORRIDOR

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"R" RESIDENTIAL DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1.5 ACRES	12.00 ACRES
MINIMUM LOT WIDTH	150 FEET	181 FEET
MINIMUM FRONT YARD SETBACK	40 FEET	40 FEET
MINIMUM REAR YARD SETBACK	40 FEET, ACCESSORY 10 FEET	40 FEET
MINIMUM SIDE YARD SETBACK	20 FEET, ACCESSORY 10 FEET	20 FEET
MAXIMUM LOT COVERAGE	50%	--

"CC" COMMERCIAL DISTRICT

	REQUIRED	PROVIDED
MINIMUM LOT AREA	0.5 ACRES	13.64 ACRES
MINIMUM LOT WIDTH	100 FEET	521 FEET
MINIMUM FRONT YARD SETBACK	40 FEET	40 FEET
MINIMUM REAR YARD SETBACK	30 FEET, ACCESSORY 10 FEET	40 FEET
MINIMUM SIDE YARD SETBACK	15 FEET, ACCESSORY 10 FEET	20 FEET
MAXIMUM LOT COVERAGE	80%	--

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors of Jackson Township this 7th day of May, 2020
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.

Township Secretary — Chairperson

This plat was delivered to Brenkle Enterprises by Jackson Township on the 9th day of July, 2020.

Township Manager/Secretary

JACKSON TOWNSHIP DIRECTOR APPROVAL

Approved by the Planning Director of Jackson Township this 7th day of May, 2020, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. The Planning Director of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Township Secretary — Township Director

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

Reviewed by the BUTLER COUNTY PLANNING COMMISSION on the 19th day of February 2020.

Secretary/Chairperson

PROOF OF RECORDING

Recorded in the Recorder's Office for the recording of deeds; plans, etc., in said County in Plan Book Volume 385, Page 49

Given under my hand and seal this 10th day of July, 2020

Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, JON P. MYERS, LAND SURVEYOR, SU051238

JACKSON TOWNSHIP BOARD OF SUPERVISORS

JACKSON TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, BENJAMIN L GILBERTI, ENGINEER

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

Instr: 202007100013488
Pgs: 1 F: $45.00 7/10/2020 12:19 PM
Michele Mustello T20200009582
Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS; THAT DAVID R. & THELMA M. SNYDER, DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN BRADY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF BRADY, DAVID R. & THELMA M. SNYDER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF BRADY, 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 DAVID R. & THELMA M. SNYDER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF March 20 20.

ATTEST:

David R. Snyder — OWNER

Thelma M. Snyder — OWNER

STATE OF OHIO)
COUNTY OF TRUMBULL) SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED DAVID R. & THELMA M. SNYDER 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 25th DAY OF MARCH 2020.
MY COMMISSION EXPIRES THE _____ DAY OF _____

Cynthia D. Klein
Notary Public State of Ohio
my commission expires
July 15, 2023

NOTARY PUBLIC

APPROVED BY THE BRADY TOWNSHIP PLANNING COMMISSION THIS 17th DAY OF June, 20 20.

SECRETARY — CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRADY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BRADY 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 BRADY, THIS 17th DAY OF June, 20 20.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

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

3/24/2020 — DATE

REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 5th DAY OF March 20 20.

SECRETARY — CHAIRMAN

Butler County Plan # 20066

BUTLER COUNTY PLANNING COMMISSION

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 385 PAGE 50.

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF July 20 20.

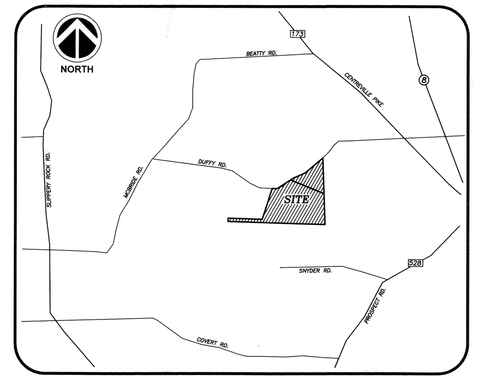
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA.

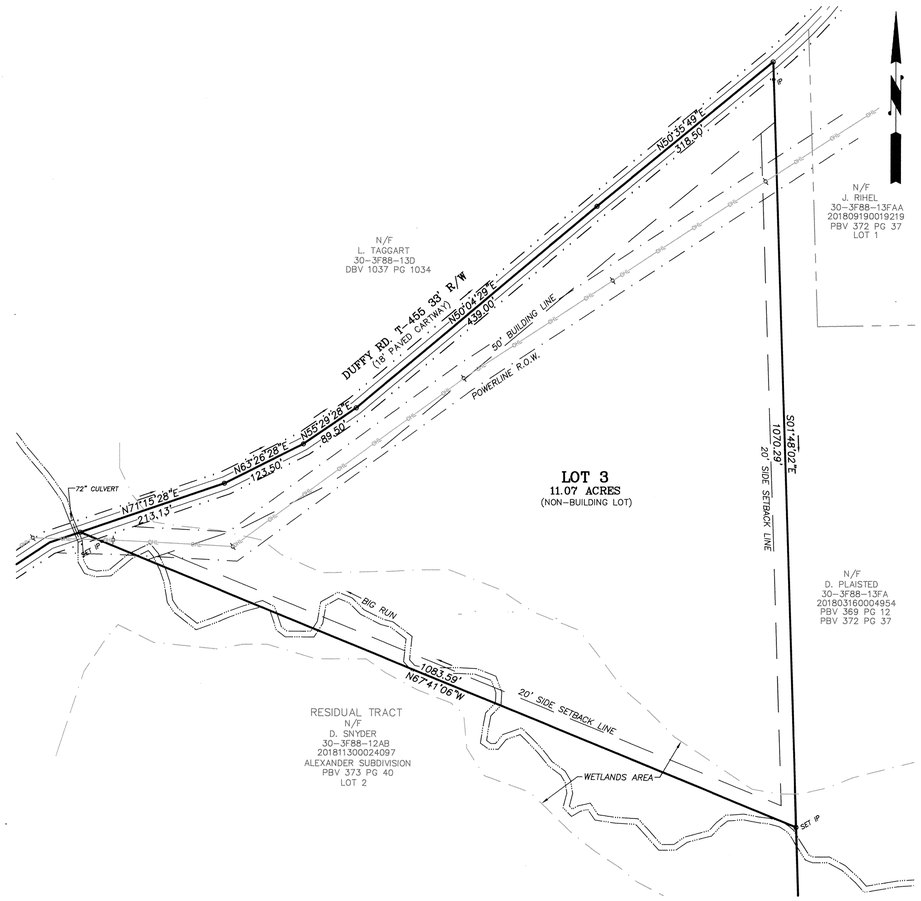
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

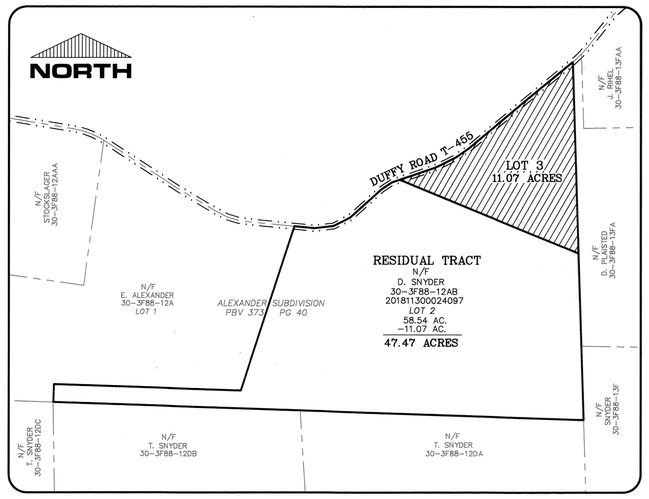
NON-BUILDING WAIVER

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of this property/subdivision has been approved by BRADY TOWNSHIP (Municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of BRADY TOWNSHIP (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



VICINITY MAP
NOT TO SCALE





RESIDUAL MAP
1" = 400'

TOTAL PLAN AREA	58.54 ACRES
LOT 3	11.07 ACRES
RESIDUAL TRACT	47.47 ACRES

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

OWNER:
DAVID & THELMA SNYDER
43 N. BENTLEY AVE.
NILES, OH 44446
330-544-0289

PARCEL ID: 30-3F88-12AB
DEED REF: 201811300024097
PBV 373 PG 40

ZONING: AR-AGRICULTURAL-RESIDENTIAL
MIN. LOT AREA 2 ACRES
MIN. LOT WIDTH 160'
BLDG. SETBACKS:
FRONT 50'
SIDE 20'
REAR 20'
MAX. BLDG. HT. 35'
MAX. LOT COVERAGE 20%

PLAN BOOK	PAGE
385	50

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JEFFREY A. SHUTY LAND SURVEYOR No. SU075509

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

Scale 1" = 100'
Date Feb. 18, 2020
Job No.

Snyder Subdivision
Situate in Brady Township
Butler County, Pa.
Prepared For
David Snyder
Sheet No. 1 of 1