

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 22 DAY OF JUNE, 2020.

*Patrick Keller*  
 PATRICK KELLER  
*TERRI KELLER*  
 TERRI KELLER

**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, PATRICK AND TERRI KELLER, 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 22 DAY OF JUNE, 2020.

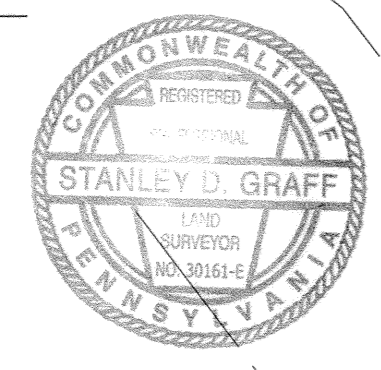
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

*Alvera S. Sappcoat*  
 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.

*Stanley D. Graff*  
 STANLEY D. GRAFF  
 REG. NO. SU-001014-E



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

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

**MUNICIPAL REVIEW AND APPROVAL STATEMENTS**

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 15<sup>TH</sup> DAY OF JUNE, 2020.

*Joseph C. Plaszniak*  
 CHAIRPERSON  
 BOARD OF SUPERVISORS

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF LANCASTER THIS 15<sup>TH</sup> DAY OF JUNE, 2020, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP, AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP 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.

*Reganika*  
 TOWNSHIP PLANNING DIRECTOR

**TOWNSHIP ENGINEER'S CERTIFICATION**

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

July 9, 2020  
 DATE

*Kevin Ryan*  
 TOWNSHIP ENGINEER

043880  
 REGISTRATION NUMBER

**BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT**

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17<sup>TH</sup> DAY OF JUNE, 2020.

*R. Hagem*  
 SECRETARY

*S. Hagem*  
 CHAIRPERSON  
 BUTLER COUNTY PLANNING COMMISSION

**PROOF OF RECORDING**

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

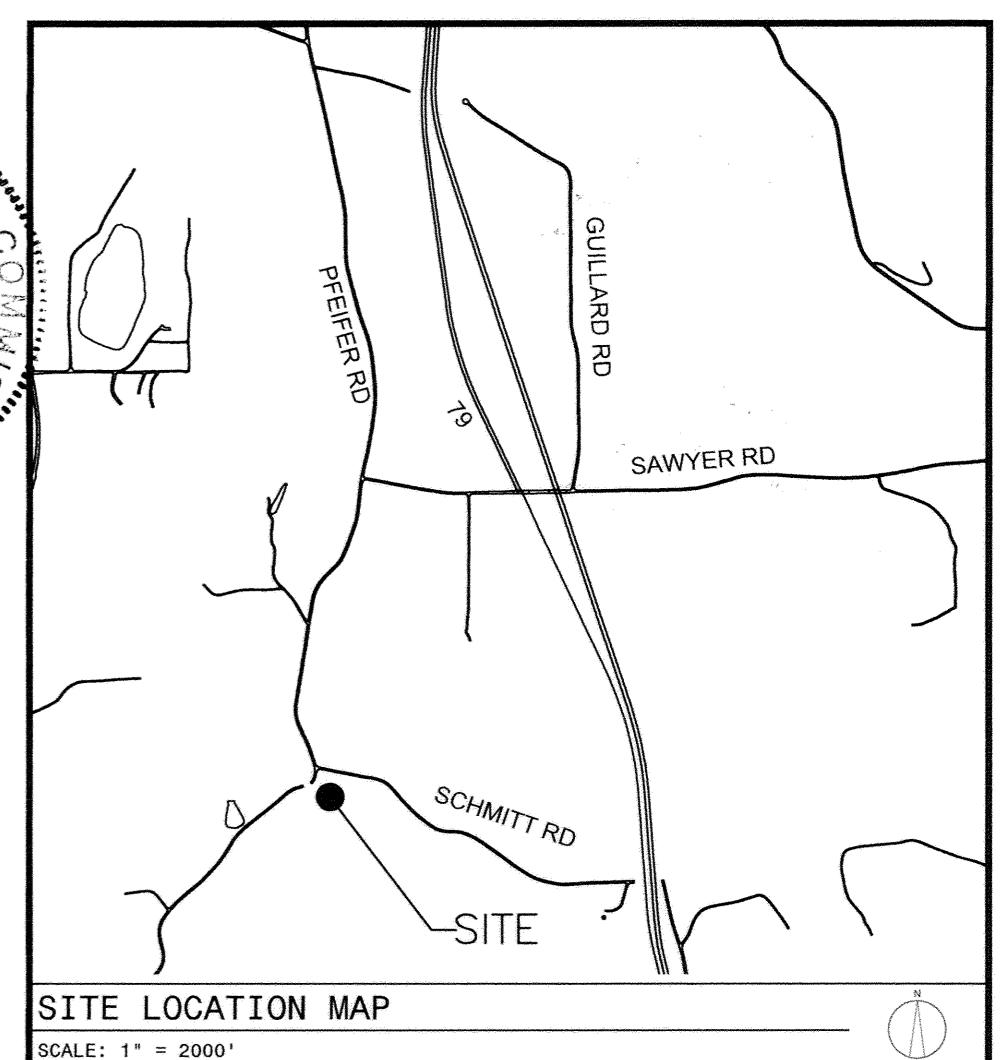
PLAN BOOK VOLUME 386 PAGE(S) 1  
 GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF JULY, 2020.

*Michele M. Mustello*  
 RECORDER OF DEEDS

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

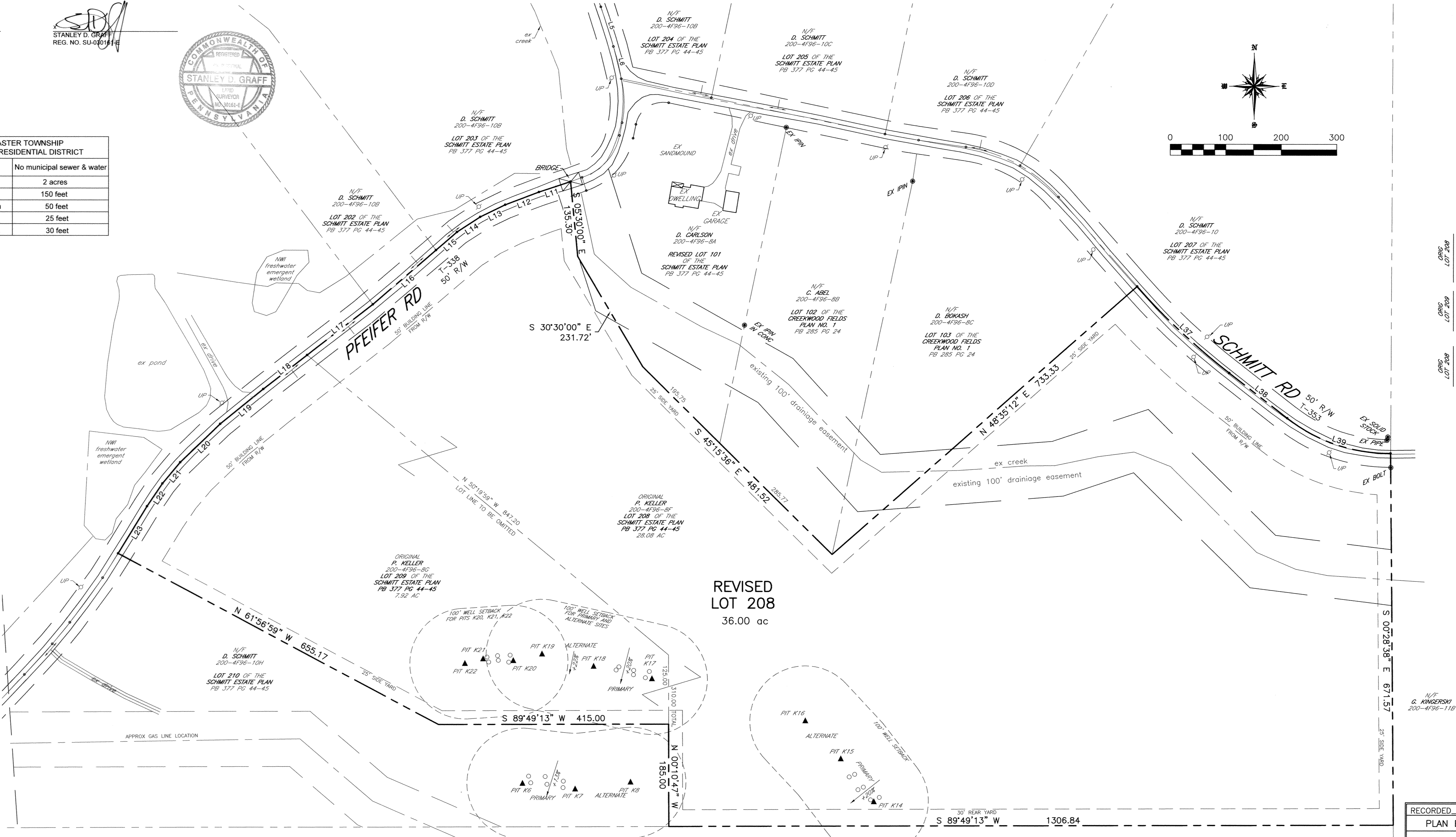
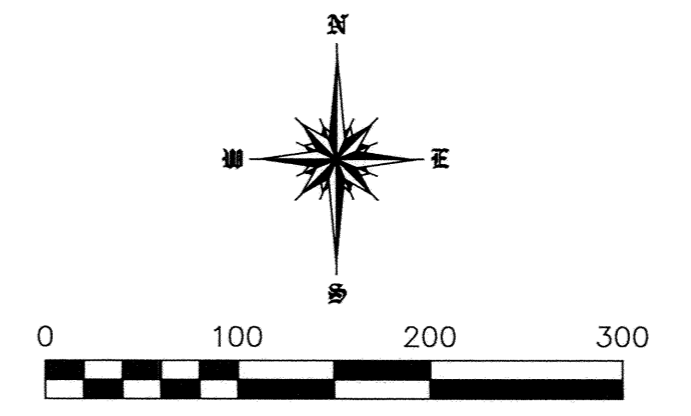
**P. KELLER PLAN**

Being a consolidation of Lots 208 and 209 of the Schmitt Estate Plan as recorded in Plan Book 377 Pages 44-45 and being Butler County Tax Parcels 200-4F96-8F (Lot 208) and 200-4F96-8G (Lot 209)



**GENERAL NOTES:**

- OWNERS: 200-4F96-8F PATRICK AND TERRI KELLER  
 147 YOUNGBLOOD RD  
 ZELIENOPLE, PA 16063
- ZONING: 200-4F96-8G PATRICK AND TERRI KELLER  
 R-1 RURAL RESIDENTIAL
- SETBACKS: SEE TABLE
- FLOOD PLAN: ZONE X - AREA OF MINIMAL FLOOD HAZARD  
 42019C0245D AND 42019C0265D  
 EFFECTIVE 8/20/18
- PLAN ORIENTATION BASED ON PA STATE PLANE GRID, NAD 83
- REFERENCES
  - CURRENT DEEDS OF RECORD
  - PREVIOUSLY RECORDED PLANS
    - CREEKWOOD FIELDS PLAN NO. 1  
 PLAN BOOK 285 PG 24
    - SCHMITT ESTATE PLAN  
 PLAN BOOK 377 PG 44-45



Course	Bearing	Distance
L11	N 71°45'00" E	60.00'
L12	N 89°20'00" E	65.00'
L13	N 64°00'00" E	50.00'
L14	N 57°00'00" E	50.00'
L15	N 49°00'00" E	50.00'
L16	N 49°11'51" E	150.31'
L17	N 52°05'00" E	150.00'
L18	N 52°05'00" E	100.00'
L19	N 51°00'00" E	100.00'
L20	N 46°00'00" E	100.00'
L21	N 40°02'30" E	50.00'
L22	N 34°00'00" E	50.00'
L23	N 31°20'00" E	100.00'
L37	Rad: 1225.00' Tan: 114.65' CA: 10°41'37"	A: 228.63' 228.80'
L38	Chd: S 46°45'37" E	132.54'
L39	Rad: 300.00' Tan: 104.16' CA: 38°17'43"	A: 200.51' 196.80'

\*REQUIRES LABEL DESIGNATION FROM ORIGINAL SCHMITT ESTATE PLAN AS RECORDED IN BUTLER COUNTY PLAN BOOK 377 PG 45

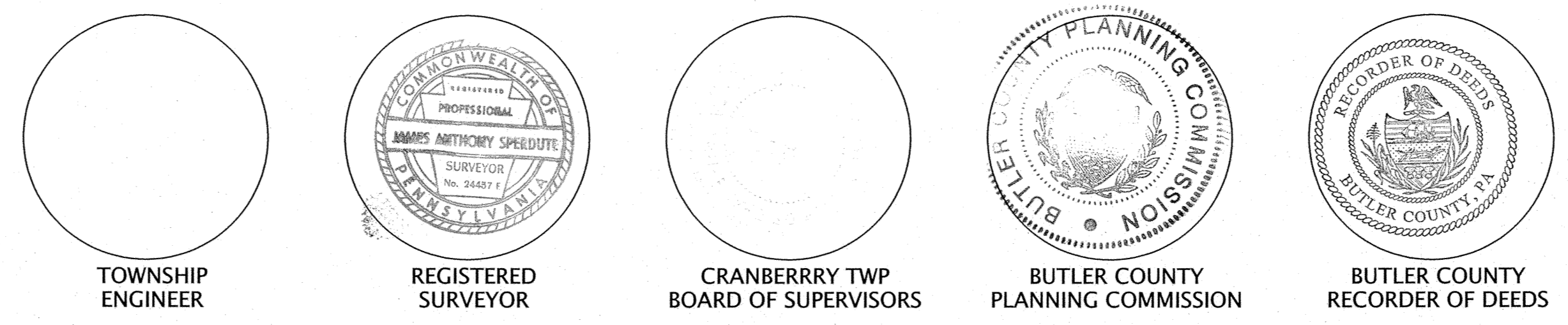
**REVISED LOT 208**  
 36.00 ac

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

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>1</b>
SHEET	of

REV	DESCRIPTION	BY	DATE
 <b>GRAFF SURVEYING LLC</b> PO BOX 521   SAXONBURG, PA 16056 P: 724-352-3811   F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
<b>PROJECT DESCRIPTION</b> <b>P. KELLER PLAN</b> BEING A <b>LOT CONSOLIDATION</b> FOR <b>PATRICK &amp; TERRI KELLER</b>			
<b>SITUATE</b> LANCASTER TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
03/10/2020	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-029	200-4F96-8F & 8G	-	





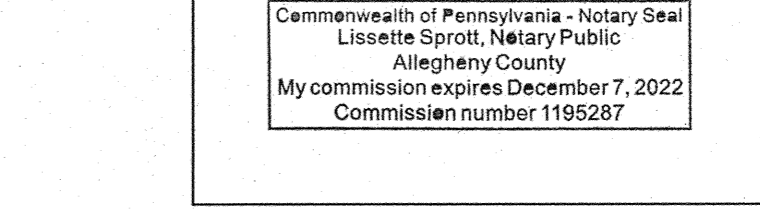
BY RESOLUTION APPROVED ON THE 10<sup>th</sup> DAY OF July, 2020 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 39 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY 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.

*Max Row* AS NVR, INC. *Pete Robertson* - v.p.  
 SIGNATURE AND TITLE OF OFFICER WITNESS SIGNATURE AND TITLE OF AUTHORIZED OFFICER

7-10-2020  
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 10<sup>th</sup> DAY OF July, 2020  
 (SEAL) *Lissette Spritt*  
 NOTARY PUBLIC



Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 39 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202005260009816 & 202003180005550 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

*Max Row* SIGNATURE OF WITNESS *Pete Robertson* - VP SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

7/1/2020 DATE *James A. Spurdute* SIGNATURE  
 JAMES A. SPURDUTE, 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.

7/15/2020 DATE *Timothy John Schutzman* SIGNATURE  
 REGISTRATION NO. PE054841

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2020-30 EFFECTIVE THIS 15<sup>th</sup> DAY OF July, 2020

*John G. Andree* SECRETARY *Richard M. Holley* CHAIRPERSON

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2020-29 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

*Jerry Andree* TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15<sup>th</sup> DAY OF July, 2020

*R. Hungen* SECRETARY *J. Hungen* CHAIRPERSON

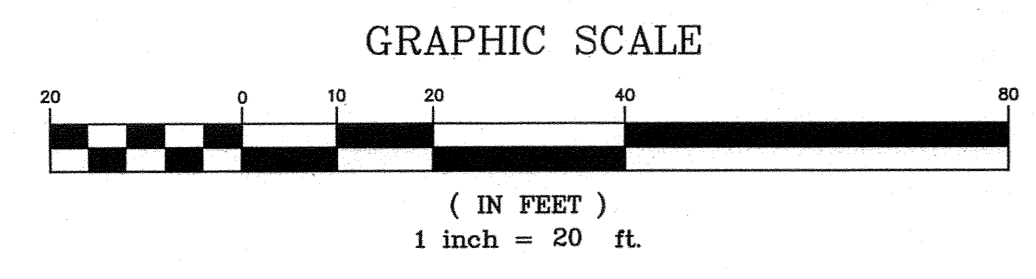
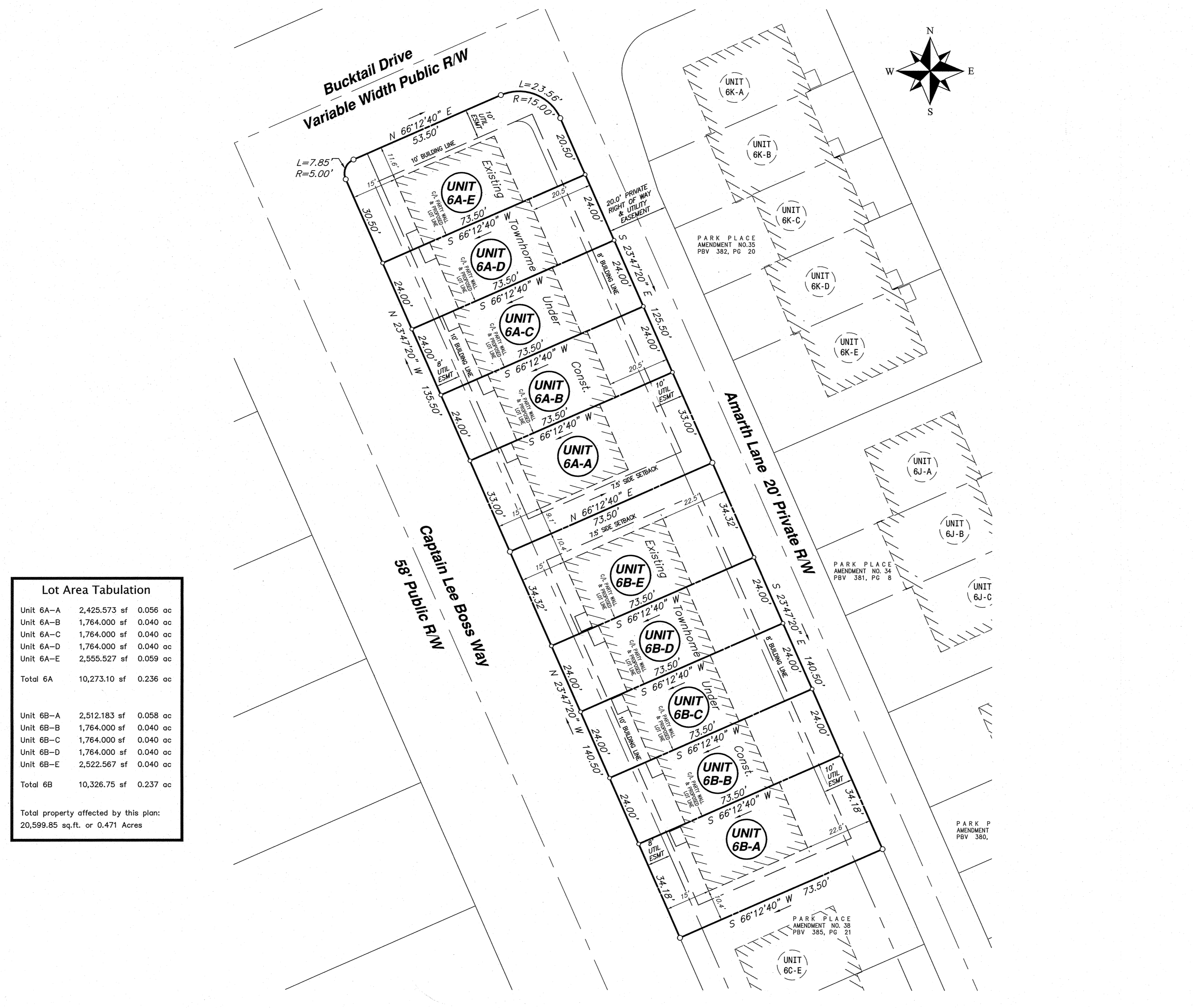
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 386 PAGE 3

GIVEN UNDER MY HAND AND SEAL THIS 15<sup>th</sup> DAY OF JULY, 2020

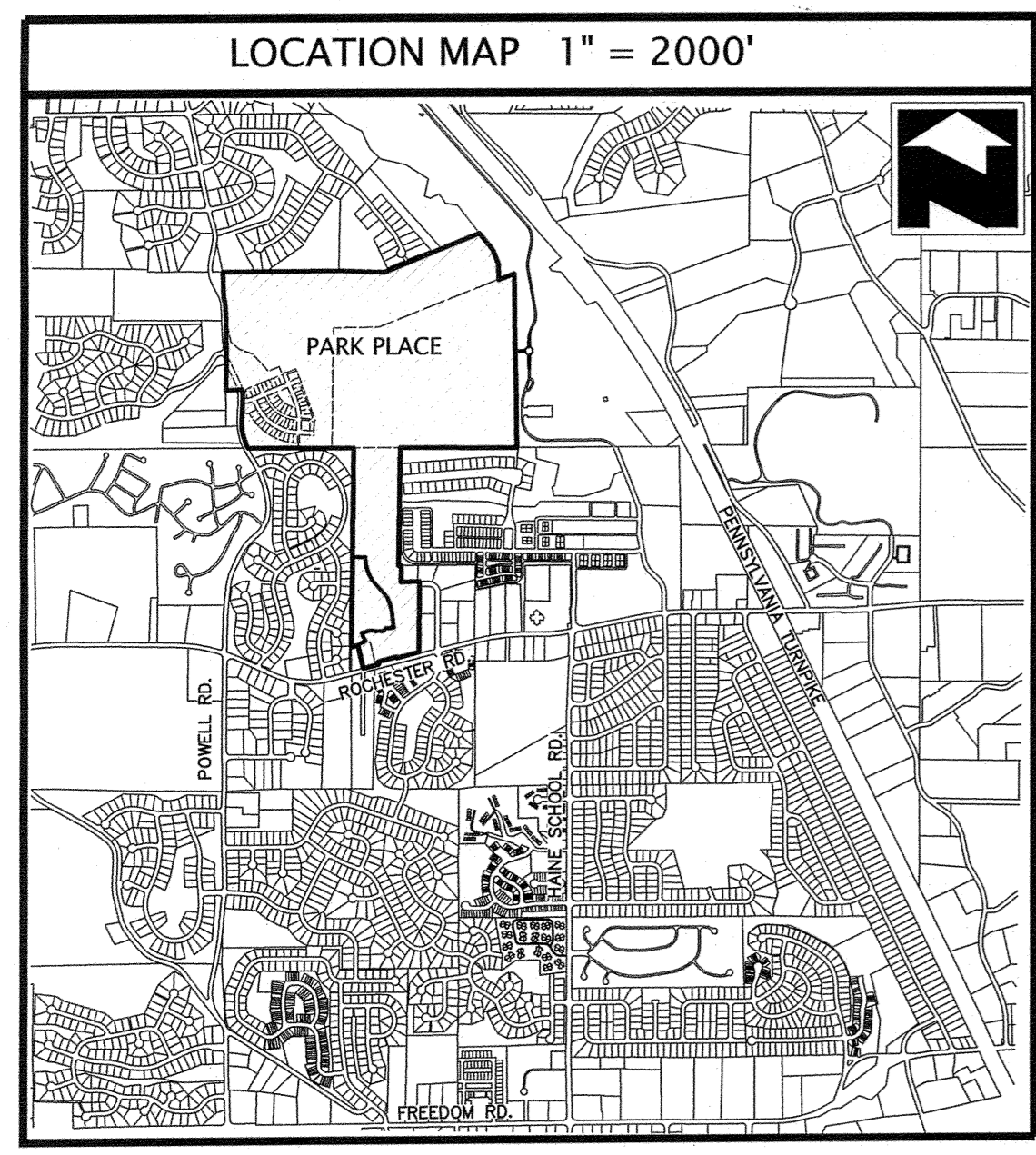
*Michele M. Mustello* RECORDER OF DEEDS

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

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Lot Area Tabulation		
Unit 6A-A	2,425.573 sf	0.056 ac
Unit 6A-B	1,764.000 sf	0.040 ac
Unit 6A-C	1,764.000 sf	0.040 ac
Unit 6A-D	1,764.000 sf	0.040 ac
Unit 6A-E	2,555.527 sf	0.059 ac
<b>Total 6A</b>	<b>10,273.10 sf</b>	<b>0.236 ac</b>
Unit 6B-A	2,512.183 sf	0.058 ac
Unit 6B-B	1,764.000 sf	0.040 ac
Unit 6B-C	1,764.000 sf	0.040 ac
Unit 6B-D	1,764.000 sf	0.040 ac
Unit 6B-E	2,522.567 sf	0.040 ac
<b>Total 6B</b>	<b>10,326.75 sf</b>	<b>0.237 ac</b>
Total property affected by this plan: 20,599.85 sq.ft. or 0.471 Acres		



**GENERAL PLAN NOTES**

- THIS PLAN IS A RE-SUBDIVISION OF PARCELS TH-6A & TH-6B OF THE PARK PLACE RESIDENTIAL SUBDIVISION - PHASE 6 AS RECORDED IN PLAN BOOK 374, PAGES 26 & 27
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

**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

**PROPERTY REFERENCES**

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

LOT REFERENCE:  
 LOT TH-6A  
 TAX PARCEL 130-S31-D6A  
 INST# 202005260009816

LOT TH-6B  
 TAX PARCEL 130-S31-D6B  
 INST# 202003180005550

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

DRAWING NUMBER: 1004-2021611  
 DRAWING SCALE: 1"=20'  
 DATE: June 11, 2020  
 DRAWN BY:  
 REVISIONS:

**PARK PLACE AMENDMENT NO. 39**

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

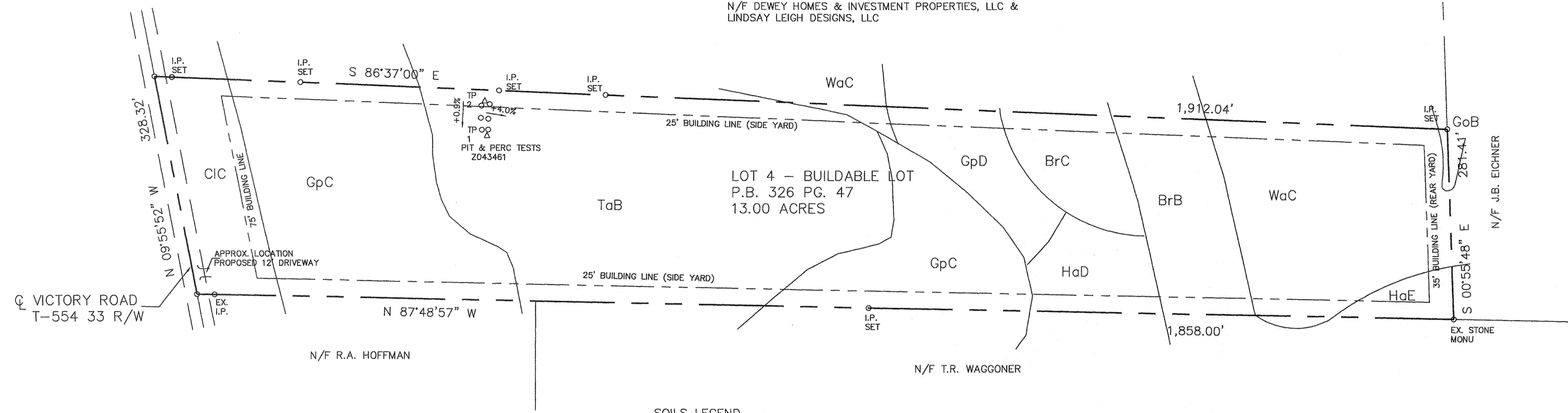
**Sperdute Land Surveying**  
 A Division of Sheffler & Company

108 Deer Lane Harmony, PA 16037 1712 Mount Nebo Road Sewickley, PA 15143

Office Phone: 724-452-4362  
 Email: info@sperdutesurveying.com  
 James A. Spurdute, RS # 24457-E

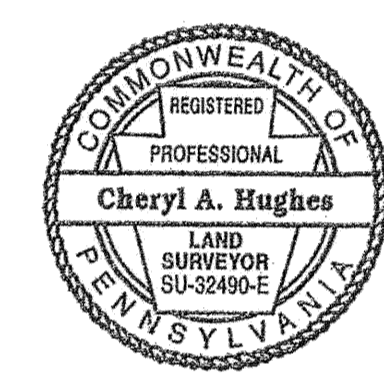
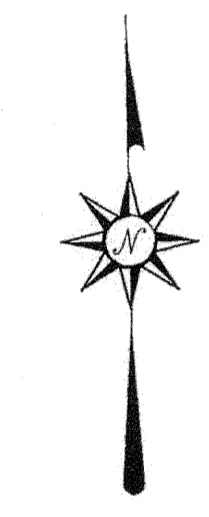
Index: 202207170014000  
 Page 1 of 546.00  
 Michele Mustello  
 Butler County Recorder PA

LOT 3  
 P.B. 326 PG. 47  
 N/F DEWEY HOMES & INVESTMENT PROPERTIES, LLC &  
 LINDSAY LEIGH DESIGNS, LLC



- SOILS LEGEND**
- BrB BRINKERTON SILT LOAM, 3-8% SLOPES
  - BrC BRINKERTON SILT LOAM, 8-15% SLOPES
  - Cic CAVODE SILT LOAM, 8-15% SLOPES
  - GoB GILPIN-WHEIKERT CHANNERY SILT LOAMS, 3-8% SLOPES
  - GpC GILPIN-WHARTON SILT LOAMS, 8-15% SLOPES
  - GpD GILPIN-WHARTON COMPLEX, 15-25% SLOPES
  - HaE HAZLETON CHANNERY LOAM, 25-35% SLOPES
  - TaB TILSIT SILT LOAM, 3-8% SLOPES
  - WaC WHARTON SILT LOAM, 8-15% SLOPES

SOILS TAKEN FROM SHEET 30 OF 32 OF THE SOIL SURVEY OF BUTLER COUNTY, PENNSYLVANIA.



KNOW ALL MEN BY THESE PRESENTS, that we, Lauren M. Burgard and Leland P. Staples, owner, 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 Township of Clinton, County of Butler, Commonwealth of Pennsylvania, do hereby dedicate forever, for public use for highway and utility purposes, all drives, roads, lanes, rights-of-way, ways and other public highways shown upon the plan, and we hereby release and forever discharge the Township of Clinton, their successors or assigns from any liability, courses of action, claims or damages arising from or pertaining to in any manner said road and rights-of-way. This dedication and release shall be binding upon Lauren M. Burgard and Leland P. Staples, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13 day of July, 2020

ATTEST:  
 Carrie Bedillion, Notary Public  
 Lauren M. Burgard, OWNER  
 Leland P. Staples, OWNER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Lauren M. Burgard and Leland P. Staples, 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 13 day of July, 2020

My Commission expires the 13 day of July, 2020

SEAL  
 Carrie Bedillion, Notary Public  
 My Commission expires April 9, 2022  
 Commission number 1282823  
 Member, Pennsylvania Association of Notaries

(TITLE CLAUSE - NO MORTGAGE)  
 We, Lauren Burgard, owner of this plan of subdivision in our names, do hereby certify that the title of the property is in the names of Lauren M. Burgard and Leland P. Staples, as recorded in Instrument Number 400213022, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

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 11, 2020 SEAL [Signature]  
 REG. NO. SV-32490-E

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

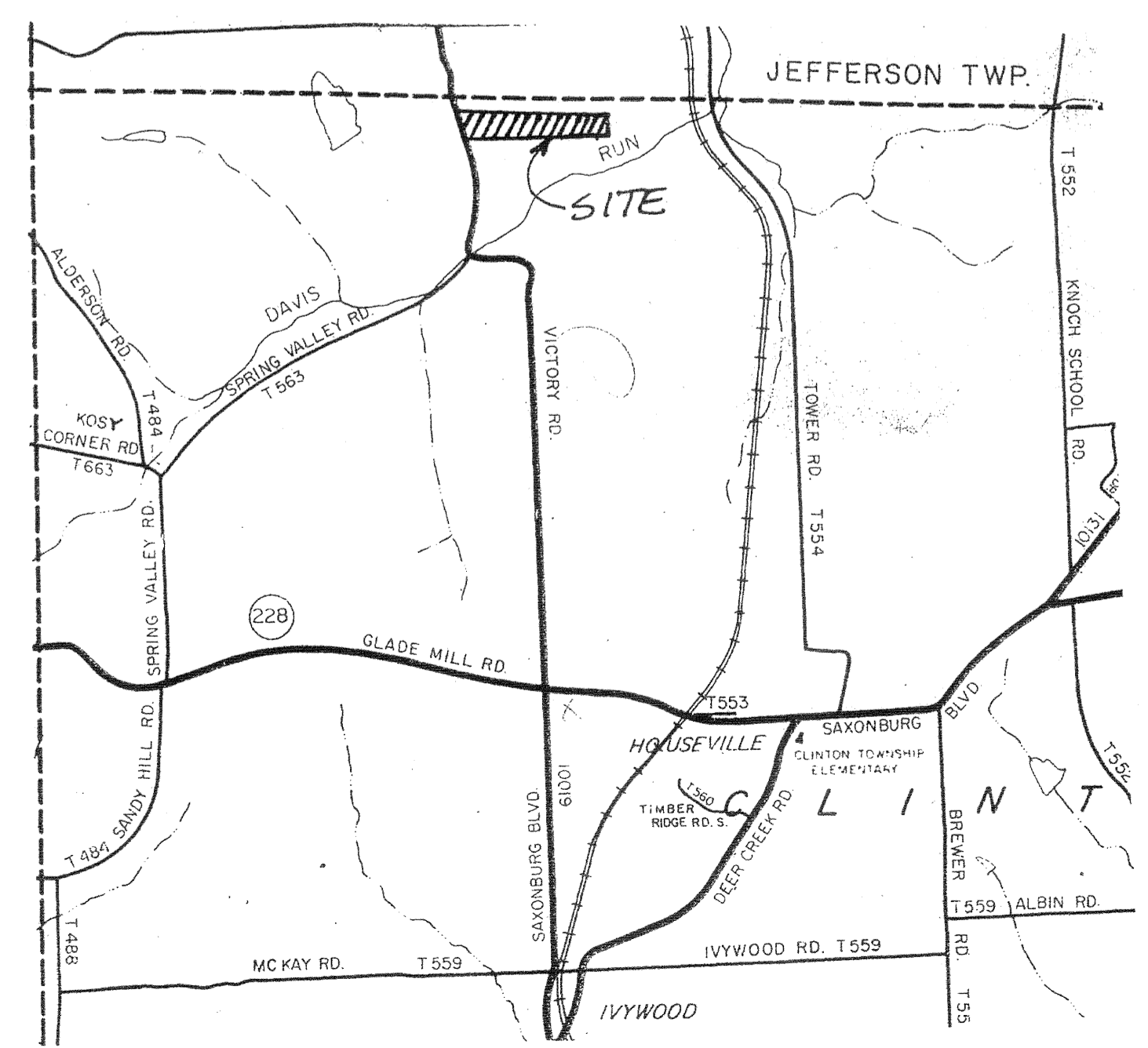
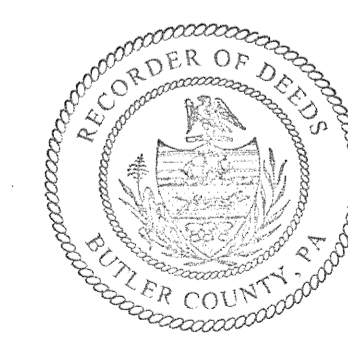
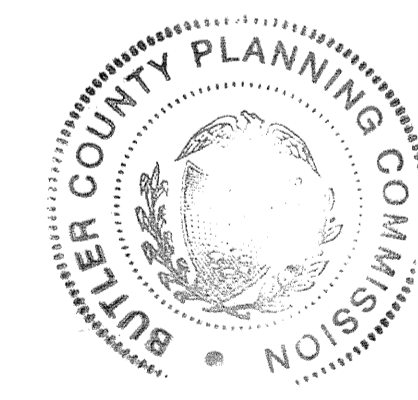
Approved by the Supervisors of the Township of Clinton this 8th day of June, 2020.  
 J. H. Horgan, SECRETARY  
 K. B. B. B., CHAIRMAN/PRESIDENT

Approved by the Clinton Township Planning Commission this 8th day of June, 2020.  
 J. H. Horgan, SECRETARY  
 K. B. B. B., CHAIRMAN/PRESIDENT

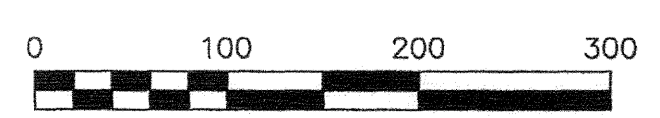
Reviewed by the Butler County Planning Commission this 17th day of JUNE, 2020.  
 R. H. J. J. J., SECRETARY  
 J. H. J. J., CHAIRMAN/PRESIDENT

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 386, page 4.  
 Given under my hand and seal this 17 day of July, 2020.

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



VICINITY MAP Scale: 1" = 2000'



PLAN BOOK	PAGE
<b>386</b>	<b>4</b>

NOTES:  
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.  
 REF: PLAN OF SUBDIVISION FOR CLAUDIA DINARDO, SUSAN MOHRBACHER, GREGORY P. STASIAK & ANTHONY A. STASIAK BY LAND SURVEYORS, INC., 02/23/11, #10-044, P.B. 326 PGS. 47 & 48.  
 PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.  
 ZONING: R-1; RURAL RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:  
 FRONT YARD: 75'  
 SIDE YARD: 25'  
 REAR YARD: 35'

THE PURPOSE OF THIS PLAN IS TO REMOVE THE NON-BUILDING DESIGNATION FROM THE EXISTING LOT OF RECORD.

PROPERTY OWNERS: LAUREN M. BURGARD  
 LELAND P. STAPLES  
 147 W. CRUIKSHANK ROAD  
 BUTLER, PA 16002

REF: DEP APPROVAL LETTER AS AN EXCEPTION TO ACT 537 PLANNING DATED 04/20/2020, DEP CODE NO. N6-20-038.

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
	SITE PLAN
FOR: LAUREN M. BURGARD & LELAND P. STAPLES	
SITUATE: CLINTON TWP., BUTLER CO., PA	
Date 05/11/2020	Scale 1" = 100'
Parcel No. 100-2F08-32	Dwn By SEC
Address VICTORY ROAD	Ckd By CAH
	Service No. 19-188

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

IN WITNESS WHEREOF, I HERELIANTO SET MY HAND AND SEAL THIS 17 DAY OF JULY, 2020.

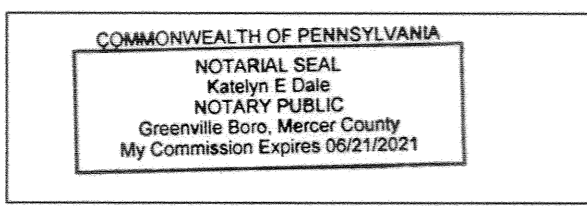
*Nancy E. Jeffries*  
 NANCY E. JEFFRIES

**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, NANCY E. JEFFRIES, 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 17 DAY OF JULY, 2020.

MY COMMISSION EXPIRES THE 21 DAY OF JUNE, 2021.

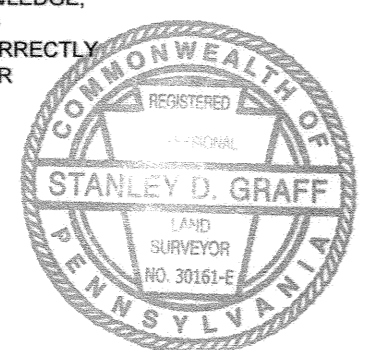
*Kathleen E. Cole*  
 NOTARY PUBLIC



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

13 July 2020  
 DATE

*Stanley D. Graff*  
 REG. NO. SU-000158-E



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

**MUNICIPAL REVIEW AND APPROVAL STATEMENTS**

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 13<sup>TH</sup> DAY OF JULY, 2020.

*Eric J. Farnell*  
 SECRETARY

*John Cypher*  
 CHAIRPERSON  
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 15<sup>TH</sup> DAY OF JUNE, 2020.

*Gregory M. Gross*  
 SECRETARY

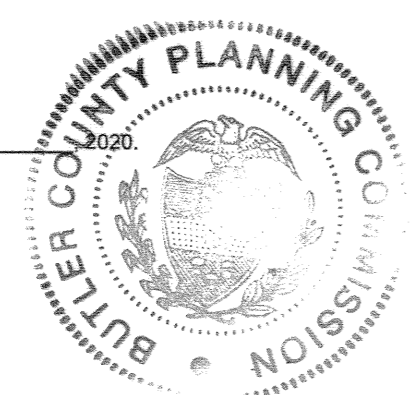
*John R. Runkle*  
 CHAIRPERSON  
 PLANNING COMMISSION

**BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT**

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17<sup>TH</sup> DAY OF JUNE, 2020.

*R. H. ...*  
 SECRETARY

*John R. Runkle*  
 CHAIRPERSON  
 BUTLER COUNTY PLANNING COMMISSION

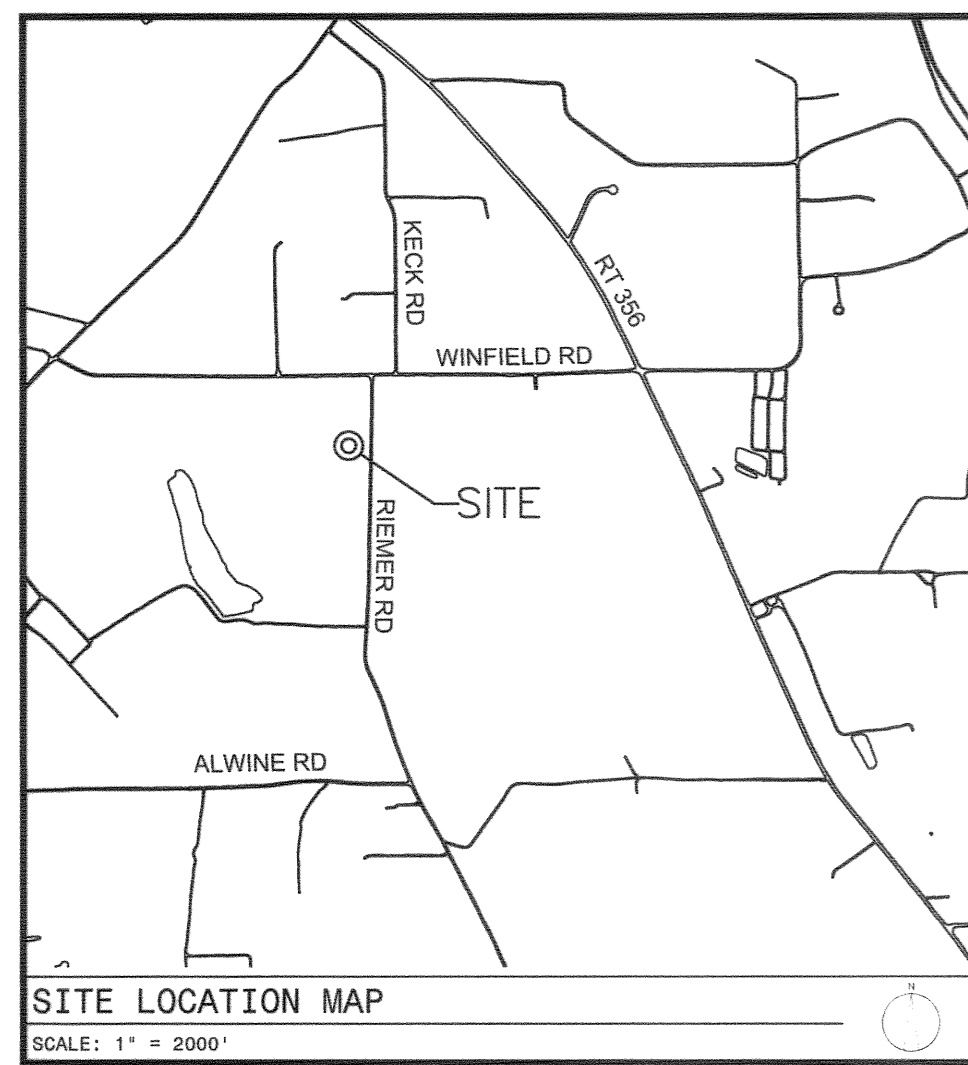


**PROOF OF RECORDING**  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 386 PAGE(S) 5

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF JULY, 2020.

*Michele M. Mustello*  
 RECORDER OF DEEDS

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



**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.**

**OWNER'S ADOPTION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, RICK D. & KAREN S. KELLEY, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER 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 HERELIANTO SET MY HAND AND SEAL THIS 15 DAY OF JULY, 2020.

*Rick D. Kelley*  
 RICK D. KELLEY

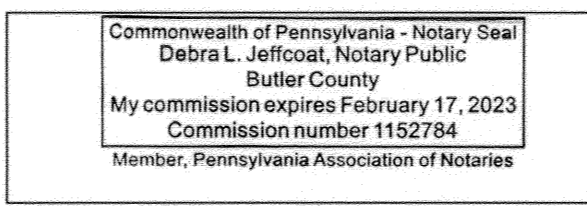
*Karen S. Kelley*  
 KAREN S. KELLEY

**ACKNOWLEDGMENT OF NOTARY PUBLIC**  
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, RICK D. & KAREN S. KELLEY, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF JULY, 2020.

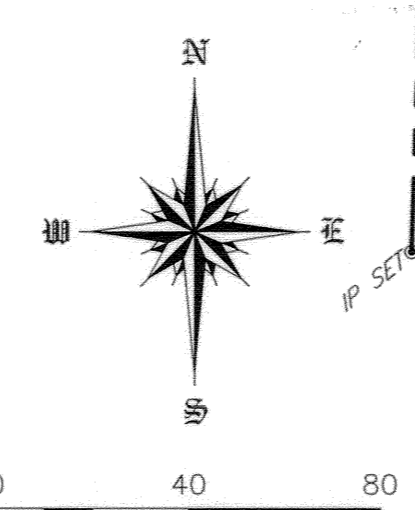
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

*Debra L. Jeffcoat*  
 NOTARY PUBLIC

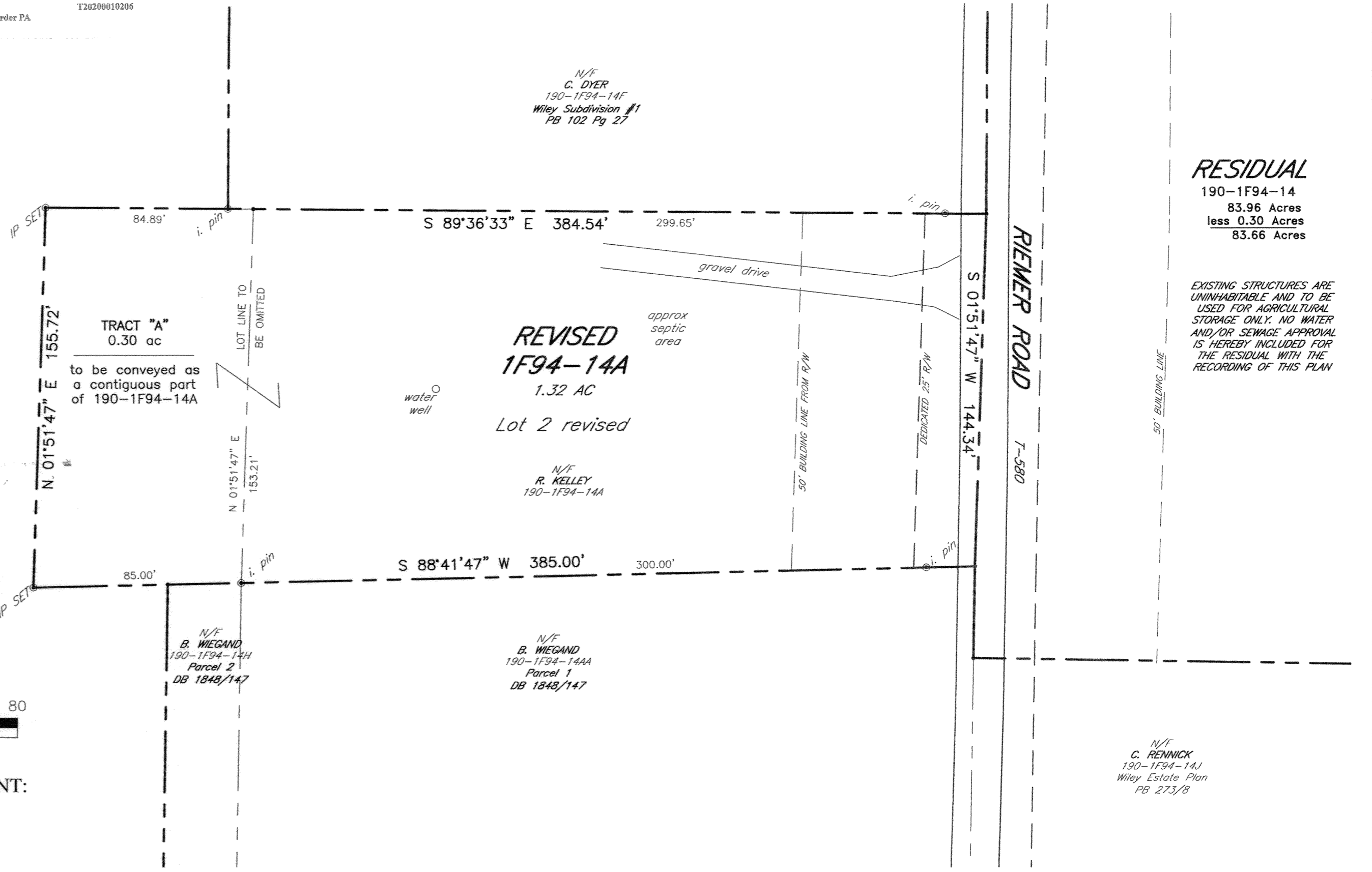


**RESIDUAL**  
 190-1F94-14  
 83.96 Acres  
 less 0.30 Acres  
 83.66 Acres

AGRICULTURAL EXEMPTION:  
 NO WATER AND SEWER HAS BEEN APPROVED FOR THE "RESIDUAL" LOT WITH THE RECORDING OF THIS PLAN



ENLARGEMENT:



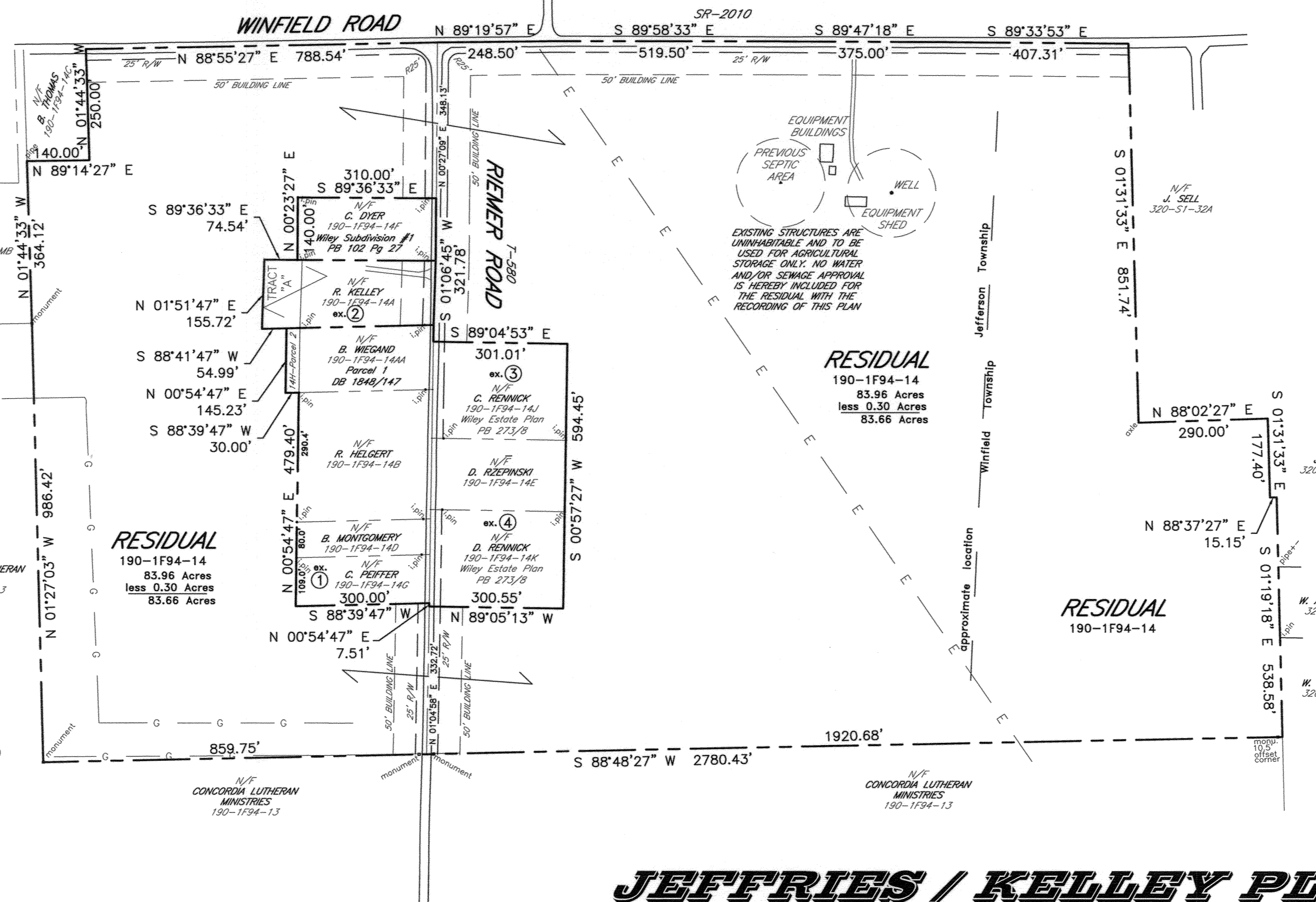
**RESIDUAL**  
 190-1F94-14  
 83.96 Acres  
 less 0.30 Acres  
 83.66 Acres

EXISTING STRUCTURES ARE UNMARKETABLE AND TO BE USED FOR AGRICULTURAL STORAGE ONLY. NO WATER AND/OR SEWAGE APPROVAL IS HEREBY INCLUDED FOR THE RESIDUAL WITH THE RECORDING OF THIS PLAN

**OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, NANCY E. JEFFRIES AND RICK D. & KAREN S. KELLEY, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON SUMMIT PRESBYTERIAN CHURCH, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

- GENERAL NOTES:**
- OWNERS: 190-1F94-14 - NANCY JEFFRIES  
 190-1F94-14A - RICK & KAREN KELLEY
  - REFERENCES
    - CURRENT DEEDS OF RECORD
    - PREVIOUSLY RECORDED PLANS
      - WILEY SUBDIVISION #1  
 PLAN BOOK 102 PG 27
      - R.W. WILEY ESTATE PLAN  
 PLAN BOOK 273 PG 8

**NON-BUILDING WAIVER / RESIDUAL TRACT**  
 RESIDUAL TRACT WAIVER  
 "AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (26 P.S. SECTIONS 760.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."



**JEFFRIES / KELLEY PLAN**

Being a lot line revision of Butler County Tax Parcels 190-1F94-14 and 190-1F94-14A

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>5</b>
SHEET	of

REV	DESCRIPTION	BY	DATE
B	REVISIONS FOLLOWING TOWNSHIP PLANNING COMMISSION MEETING ON 6/15/20	SDG	6/19/2020
A	REVISIONS PER TOWNSHIP REVIEW LETTER	SDG	6/15/2020



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**  
**JEFFRIES/KELLEY PLAN**

BEING A  
 LOT LINE REVISION  
 FOR  
 NANCY JEFFRIES AND  
 RICK & KAREN KELLEY

SITUATE  
 JEFFERSON TOWNSHIP  
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
05/21/2020	SDG	Sdg	VARIES
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-053	190-1F94-14 & 14A	B	

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 15 DAY OF JULY 2020.

*James M. Faust*  
 JAMES M. FAUST  
*L. June Faust Revocable Living Trust*  
 L. JUNE FAUST REVOCABLE LIVING TRUST

**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, JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF JULY 2020.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

*Debra L. Jeffcoat*  
 NOTARY PUBLIC  
 Commonwealth of Pennsylvania - Notary Seal  
 Debra L. Jeffcoat, Notary Public  
 Butler County  
 My commission expires February 17, 2023  
 Commission number 1152704  
 Member, Pennsylvania Association of Notaries

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

15 July 2020  
 DATE  
*Stanley D. Graff*  
 STANLEY D. GRAFF  
 REG. NO. SU-00000000  
 N/F C. JUSTI 190-2F10-3E  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 30564

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

**MUNICIPAL REVIEW AND APPROVAL STATEMENTS**  
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 13<sup>TH</sup> DAY OF JULY 2020.

*Travis J. Fennell*  
 SECRETARY  
*John Cash*  
 CHAIRPERSON  
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 15<sup>TH</sup> DAY OF JUNE 2020.

*Evelyn M. Gross*  
 SECRETARY  
*John P. ...*  
 CHAIRPERSON  
 PLANNING COMMISSION  
 N/F B. NOAH 190-2F10-3G

**BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT**  
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17<sup>TH</sup> DAY OF JUNE 2020.

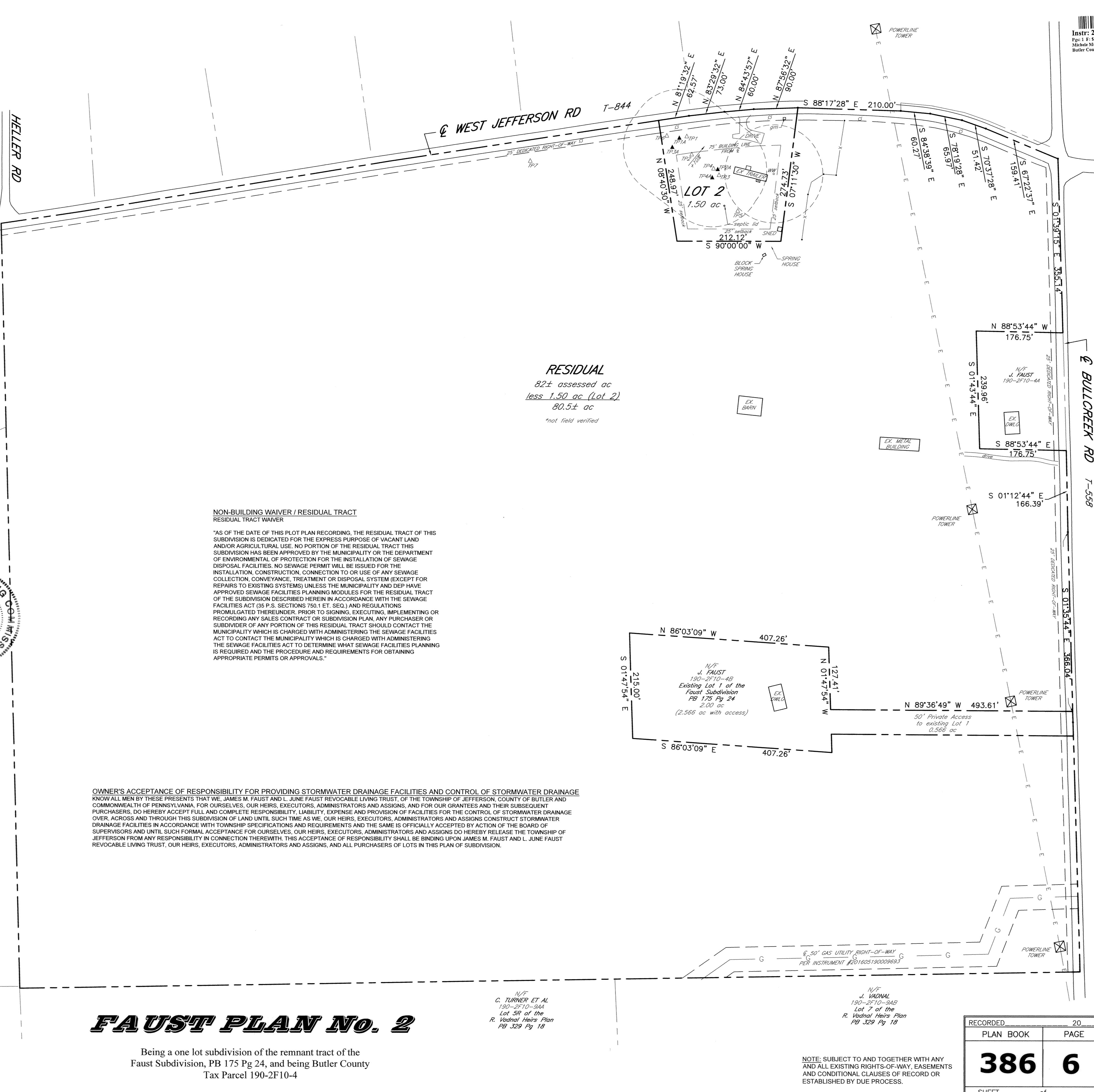
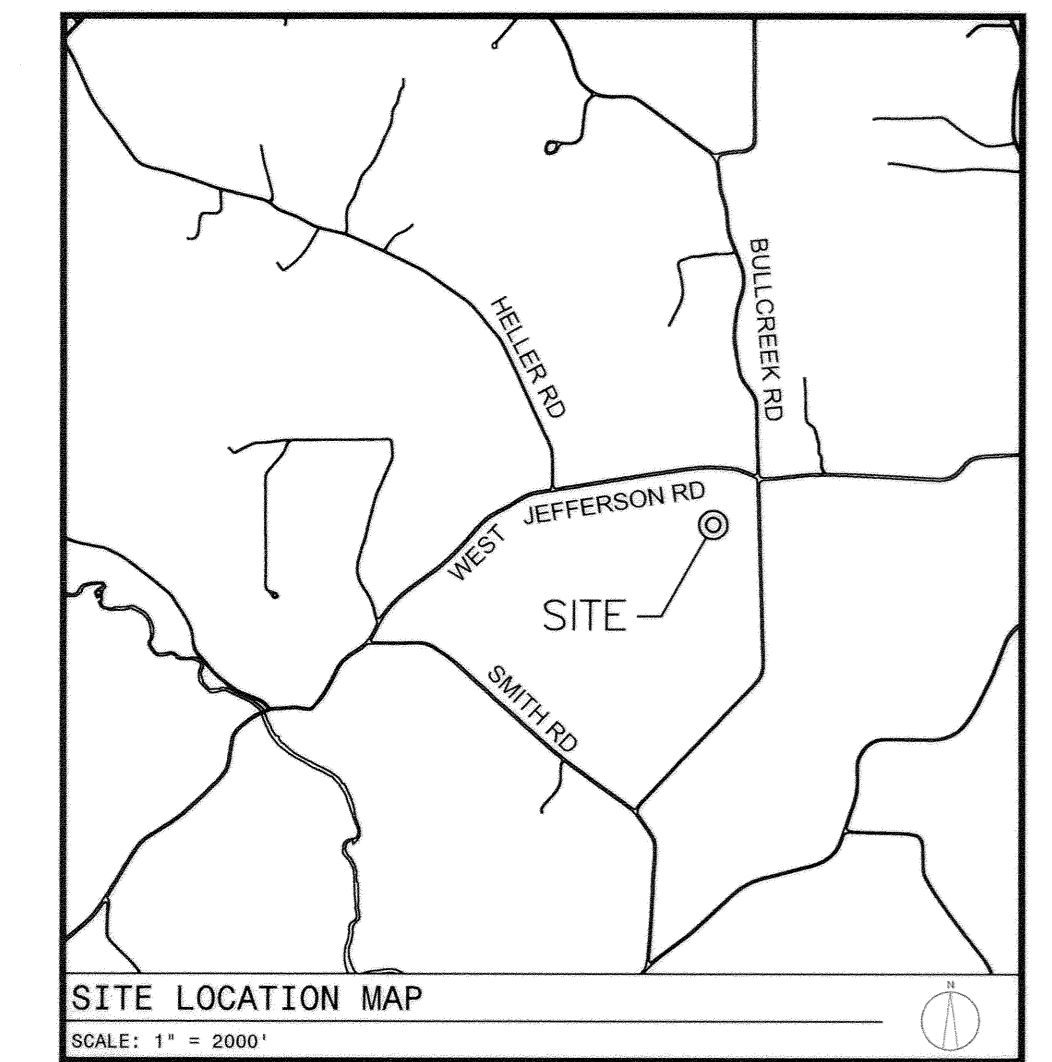
*R. Hungen*  
 SECRETARY  
*John Hungen*  
 CHAIRPERSON  
 BUTLER COUNTY PLANNING COMMISSION

**PROOF OF RECORDING**  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 386 PAGE(S) 6

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF JULY 2020.

*Michele M. Mustello*  
 RECORDER OF DEEDS

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



**RESIDUAL**  
 82± assessed ac  
 less 1.50 ac (Lot 2)  
 80.5± ac  
 \*not field verified

**NON-BUILDING WAIVER / RESIDUAL TRACT**  
 RESIDUAL TRACT WAIVER  
 \*AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.\*

**OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

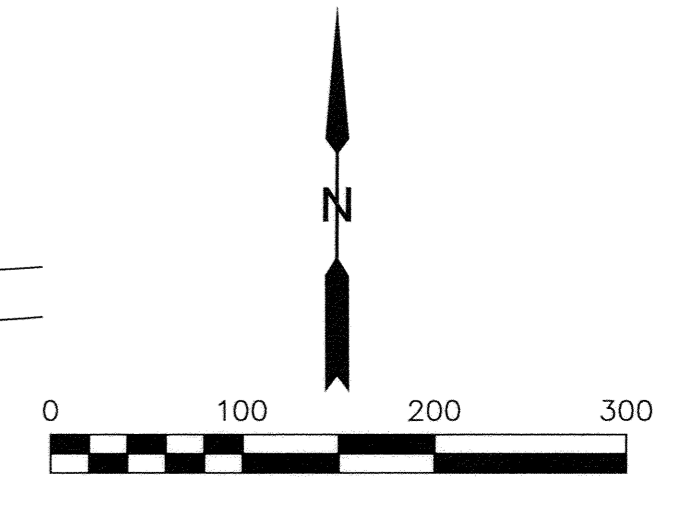
**FAUST PLAN No. 2**

Being a one lot subdivision of the remnant tract of the Faust Subdivision, PB 175 Pg 24, and being Butler County Tax Parcel 190-2F10-4

N/F C. TURNER ET AL 190-2F10-3AA Lot 5R of the R. Vedral Heirs Plan PB 329 Pg 18

N/F J. VADNAL 190-2F10-3AB Lot 7 of the R. Vedral Heirs Plan PB 329 Pg 18

Instr: 20200710014322  
 Fig: 1 F 545-00  
 OF: Michelle Mustello  
 Butler County Recorder PA  
 12/20/2020 3:18 PM  
 132020010206



**PROPERTY AREAS:**

EXISTING TOTALS	190-2F10-4	82± AC
REVISED TOTALS	RESIDUAL	80.5± AC
	+LOT 2	1.50 AC
	REVISED TOTAL	82 ± AC

- GENERAL NOTES:**
- TAX ID: 190-2F10-4
  - OWNERS: JAMES M. FAUST AND L. JUNE FAUST REVOCABLE LIVING TRUST
  - SETBACKS: FRONT LINE - 75' FROM CENTERLINE BACK & SIDE - 25'
  - REFERENCES:
    - CURRENT DEEDS OF RECORD
    - PREVIOUSLY RECORDED PLANS
    - FAUST SUBDIVISION PLAN BOOK 175 PG 24

REV	DESCRIPTION	BY	DATE
C	25' DEDICATED R/W ON 2F10-4A	SDG	8/25/2020
B	REVISED PER TOWNSHIP REVIEW	SDG	8/15/2020
A	REVISED LOT 2 FOR REPLACEMENT SEPTIC PIT LOCATIONS	SDG	5/19/2020



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**  
**FAUST PLAN No. 2**  
 BEING A  
 SUBDIVISION  
 FOR  
 JAMES FAUST AND  
 L. JUNE FAUST TRUST

**SITUATE**  
 JEFFERSON TOWNSHIP  
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/23/19	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
19-278	190-2F10-4	C	

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>6</b>
SHEET	of

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  
 BY RESOLUTION APPROVED ON THE 24<sup>th</sup> DAY OF June 2020 THE BOARD OF DIRECTORS OF ORLOSKI LLC, INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ORLOSKI LLC PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO ORLOSKI LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF FRANKLIN, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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.  
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 24 DAY OF June 2020.

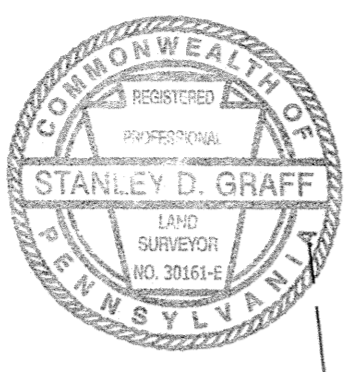
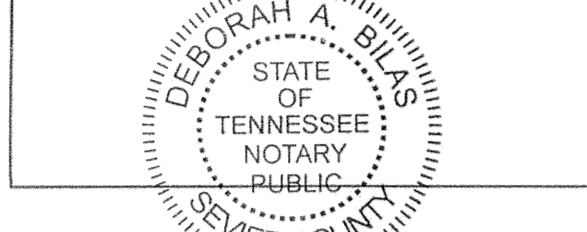
WADE ORLOSKI  
 ORLOSKI LLC

STATE OF TENNESSEE  
 COUNTY OF SEVIER  
 ACKNOWLEDGMENT OF NOTARY PUBLIC  
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME (DATE) BY WADE ORLOSKI, OFFICER OF ORLOSKI LLC WHO REPRESENT THAT HE IS AUTHORIZED TO ACT ON BEHALF OF WHOM THE RECORD WAS EXECUTED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF June 2020.

MY COMMISSION EXPIRES THE 08 DAY OF July 2020

NOTARY PUBLIC



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

DATE FEB 3, 2020  
 STANLEY D. GRAFF  
 REG. NO. SU-036167E

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS  
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN THIS 16<sup>th</sup> DAY OF March 2020.

SECRETARY  
 CHAIRPERSON  
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FRANKLIN THIS 14<sup>th</sup> DAY OF February 2020.

SECRETARY  
 CHAIRPERSON  
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT  
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19<sup>th</sup> DAY OF Feb. 2020.

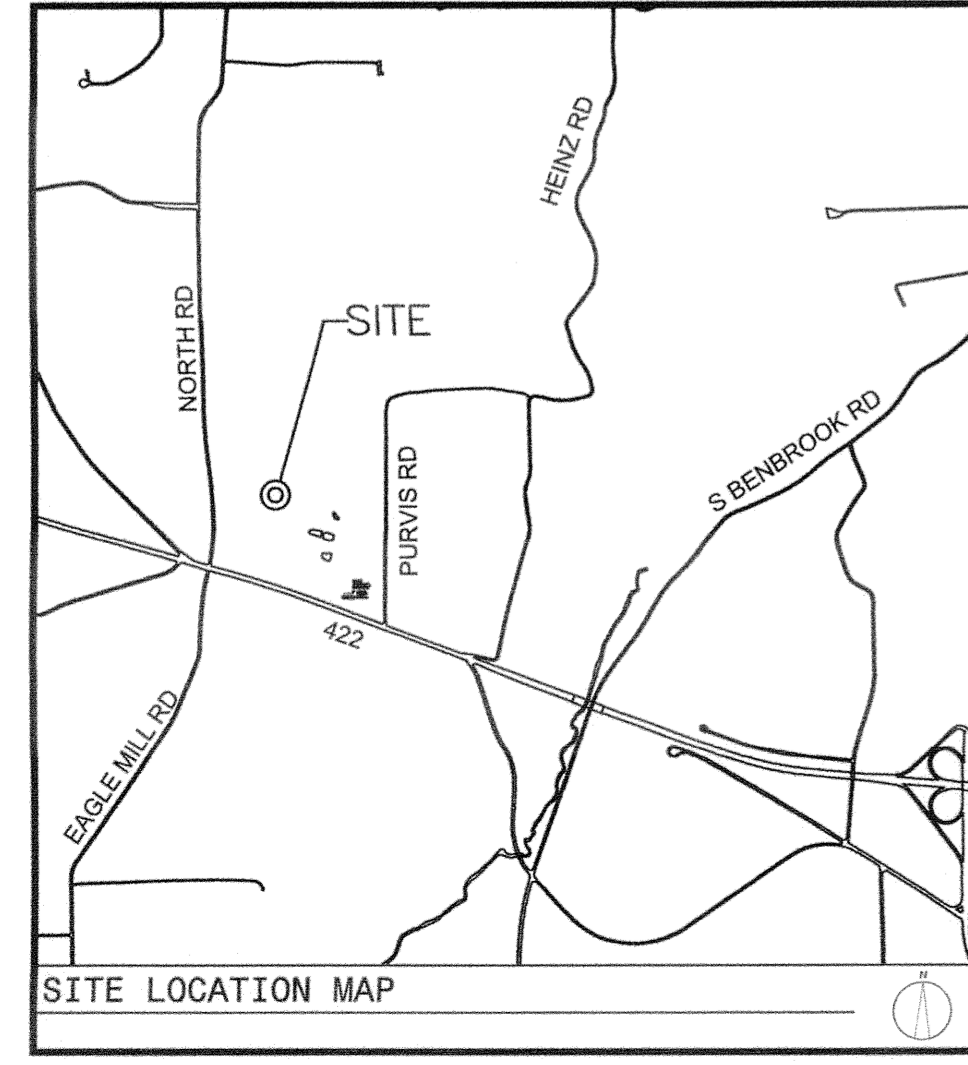
SECRETARY  
 CHAIRPERSON  
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 386, PAGE(S) 7  
 GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF July 2020.

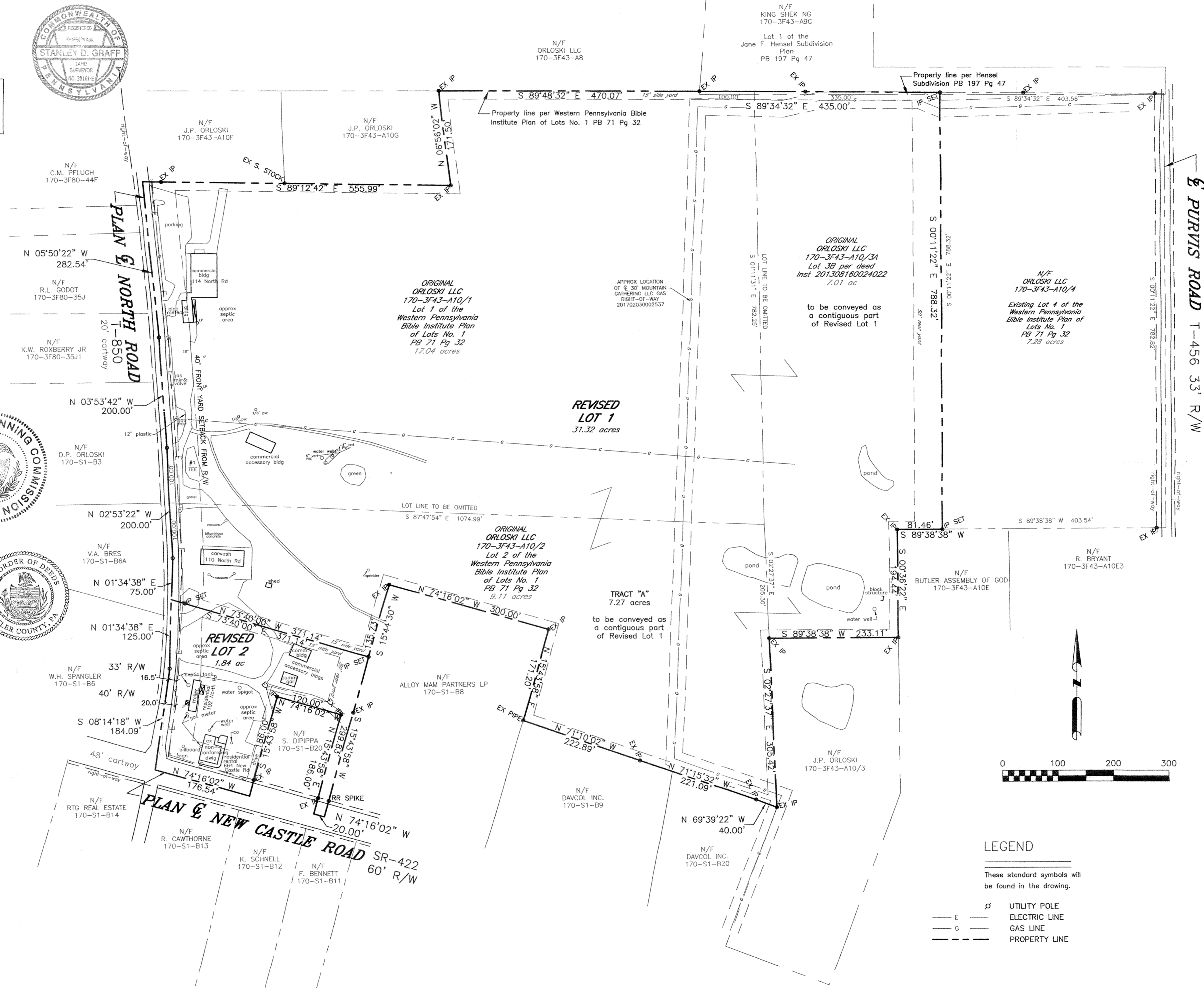
RECORDER OF DEEDS  
 MICHELE M. MUSTELLO  
 RECORDER OF DEEDS  
 My Commission Expires First Monday in January 2024

\* Reapproved by the Board of Supervisors of the Township of Franklin this 20<sup>th</sup> day of July 2020.

SECRETARY  
 CHAIRPERSON  
 Board of Supervisors

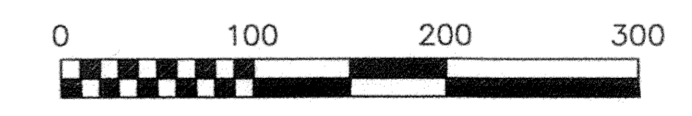


NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



PROPERTY AREAS:	
EXISTING TOTALS	17.04 ACRES
A101	9.11 ACRES
A102	7.01 ACRES
A103A	7.01 ACRES
EXISTING TOTAL	33.16 ACRES
REVISED A102	9.11 ACRES
-TRACT A	7.27 ACRES
REVISED A102 TOTAL	1.84 ACRES
REVISED A101	17.04 ACRES
ORIGINAL A101	7.27 ACRES
-TRACT A	7.27 ACRES
REVISED A101 TOTAL	31.32 ACRES
REVISED TOTALS	1.84 ACRES
REVISED A102	7.27 ACRES
REVISED A101	31.32 ACRES
REVISED TOTAL	33.16 ACRES

- GENERAL NOTES:
- OWNER: ORLOSKI LLC
  - ADDRESS: 114 NORTH RD, BUTLER PA
  - ZONING DISTRICT: ALL PROPERTIES WITHIN THIS PLAN ARE LOCATED IN ZONE C-1 GENERAL COMMERCIAL BASED ON FRANKLIN TOWNSHIP ZONING MAP DATED 2/19/18
  - SETBACKS: FRONT LINE - 40' FROM R/W  
SIDE - 15'  
REAR - 50'
  - REFERENCES
    - CURRENT DEEDS OF RECORD
    - PREVIOUSLY RECORDED PLANS
      - WESTERN PA BIBLE INSTITUTE PLAN OF LOTS NO. 1 PB 71 PG 32
      - JANE F. HENSEL SUBDIVISION PLAN PB 197 PG 47



LEGEND  
 These standard symbols will be found in the drawing.

- E — UTILITY POLE
- ELECTRIC LINE
- G — GAS LINE
- - - PROPERTY LINE

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>7</b>
SHEET	of

**GRAFF SURVEYING**

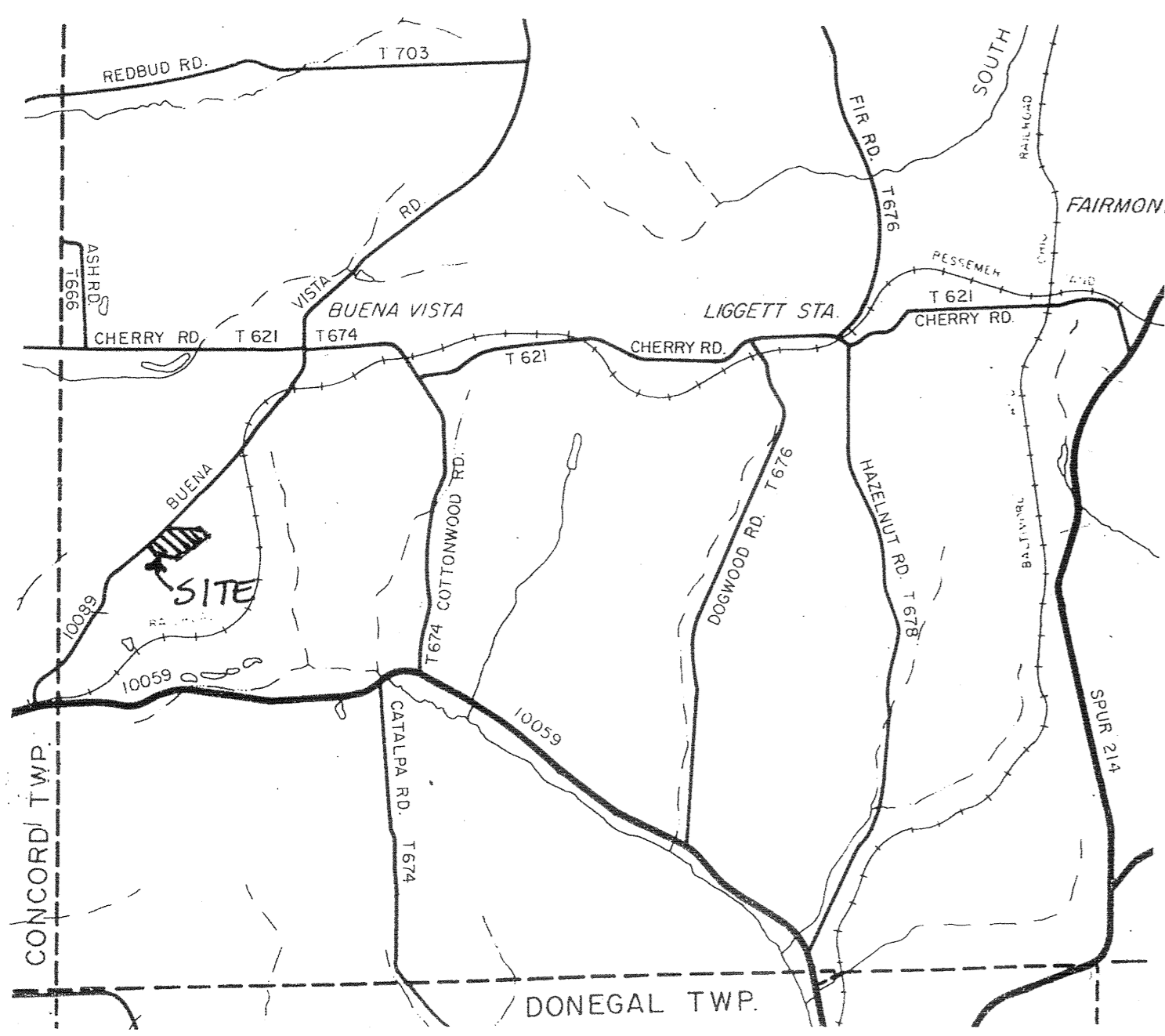
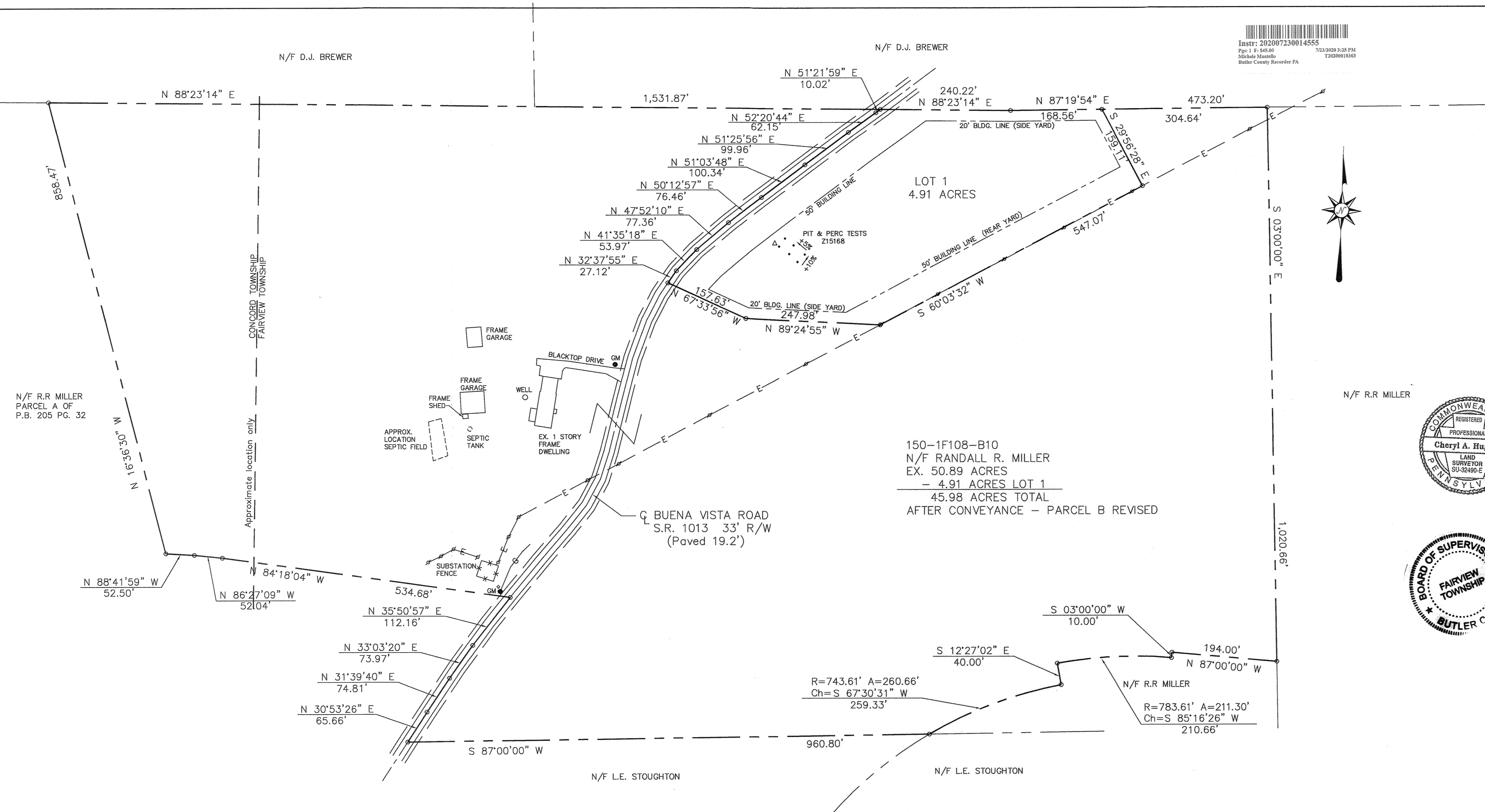
GRAFF SURVEYING LLC  
 PO BOX 521 | SAXONBURG, PA 16056  
 P: 724-352-3811 F: 724-352-1059  
 INFO@GRAFFSURVEYING.COM  
 WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION  
**ORLOSKI LLC PLAN**  
 BEING A  
 LOT LINE REVISION  
 FOR  
 ORLOSKI LLC

SITUATE  
 FRANKLIN TOWNSHIP  
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/17/19	BAG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
19-265	170-3F43-A10/1, A10/2 & A10/3A	A	

**ORLOSKI LLC PLAN**



VICINITY MAP Scale: 1" = 2000'



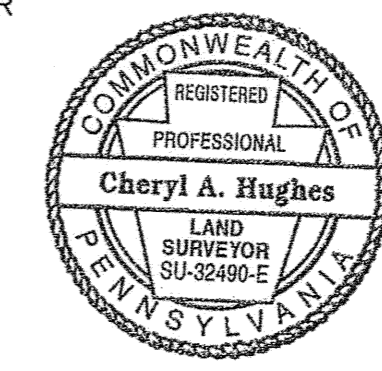
PLAN BOOK	PAGE
<b>386</b>	<b>8</b>

INSTRY: 202007230014555  
 Page 1 of 448.00  
 Michele Mustello  
 Butler County Recorder PA  
 03/20/20 3:28 PM  
 132690010303

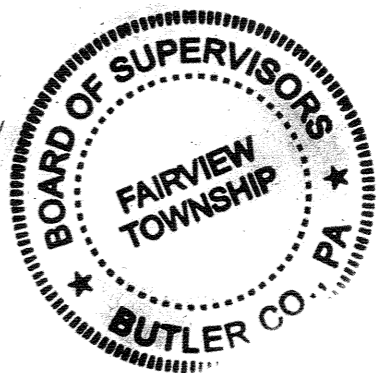
KNOW ALL MEN BY THESE PRESENTS, that I, Randall R. Miller, of the Township of Fairview, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Fairview Township, Butler 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 Fairview, 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 Fairview, 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 Randall R. Miller, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21<sup>st</sup> day of April, 2020.  
 Notary Public: *[Signature]*  
 Owner: *[Signature]*

COMMONWEALTH OF PENNSYLVANIA:SS:  
 COUNTY OF BUTLER  
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Randall R. Miller, 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 21<sup>st</sup> day of April, 2020.  
 My Commission expires the 26<sup>th</sup> day of November, 2021.  
 Notary Public: *[Signature]*



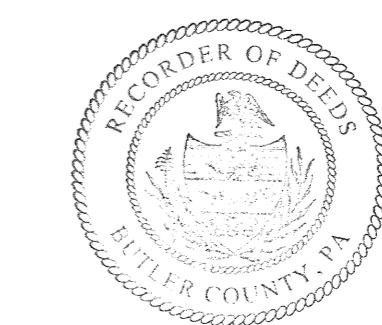
I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have 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: March 18, 2020  
 Seal: *[Signature]*  
 Reg. No. SU-32490-E



The Board of Supervisors of the Township of Fairview hereby gives public notice that in approving this plan for recording purposes only, the Township of Fairview 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: *[Signature]*  
 Chairman/President: *[Signature]*  
 Approved by the Supervisors of the Township of Fairview this 11<sup>th</sup> day of May, 2020.



The Board of Supervisors of the Township of Concord hereby gives public notice that in approving this plan for recording purposes only, the Township of Concord 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: *[Signature]*  
 Chairman/President: *[Signature]*  
 Approved by the Supervisors of the Township of Concord this 15<sup>th</sup> day of April, 2020.



Approved by the Butler County Planning Commission this 15<sup>th</sup> day of April, 2020.  
 Secretary: *[Signature]*  
 Chairman/President: *[Signature]*  
 County Plan # 20090  
 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 386 page 8.  
 Given under my hand and seal this 23<sup>rd</sup> day of July, 2020.  
 Recorder: *[Signature]*  
**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 - AREA OF MINIMAL FLOOD HAZARD.  
 REF: PLAN OF SUBDIVISION FOR RANDY R. & MICHELE A. MILLER BY LAND SURVEYORS, INC., #97-063, P.B. 205 PG. 32.  
 PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.  
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

L S J	<b>Land Surveyors, Inc.</b> 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
PLAN OF SUBDIVISION FOR: RANDALL R. MILLER			
SITUATE: FAIRVIEW & CONCORD TWP., BUTLER CO., PA			
Date 03/18/2020	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 150-1F108-B10	Instrument #	201506220013383	Service No. 26-004
Address BUENA VISTA ROAD			

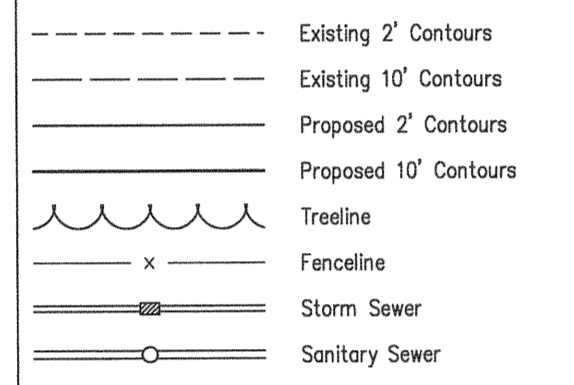


**MODIFICATIONS**

1. Modification to 5243-28(W) and Typical Residential Street Section (June 2016) which states Sidewalks shall be required in all commercial subdivisions, residential subdivisions of 10 lots or greater, land developments, and multifamily developments and when required by Chapter 300, Zoning, Sidewalks shall be placed in accordance with the Township standards. Sidewalks should line up with walks in adjoining subdivisions. Sidewalks shall be provided where streets of a proposed subdivision are extensions of existing streets having sidewalks on one or both sides.

The requested modification is to only provide sidewalks on one side of the proposed roadway. The justification for this modification is to match the connectivity and aesthetics of the previously approved and constructed portion of the Plantations 1 development.

**Legend**



**NOTES:**

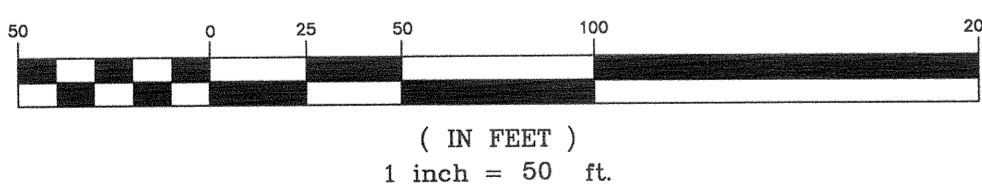
- All roof leaders and driveways to be connected to proposed storm sewers unless On-Lot sumps are designed or otherwise noted.
- No wells found on site.
- All elevations & coordinates shown hereon are on NAD83, PA South, U.S. Foot coordinate system.
- Access to "Basin 1" in Parcel "CA-1" shall be accessed from Stone Church Road, vacating the previous access easement between Lots 502 and 503.
- Lancaster Township or their designees shall have the right to access all easements via the nearest public rights-of-way.

Plantations 1	
Owner - Developer :	Brennan Plantations I, LP
Number of Lots	20 Lots
Minimum Lot Size	1.0002 ac.
Maximum Lot Size	3.6807 ac.
Total Site Acreage	27.2890 ac.

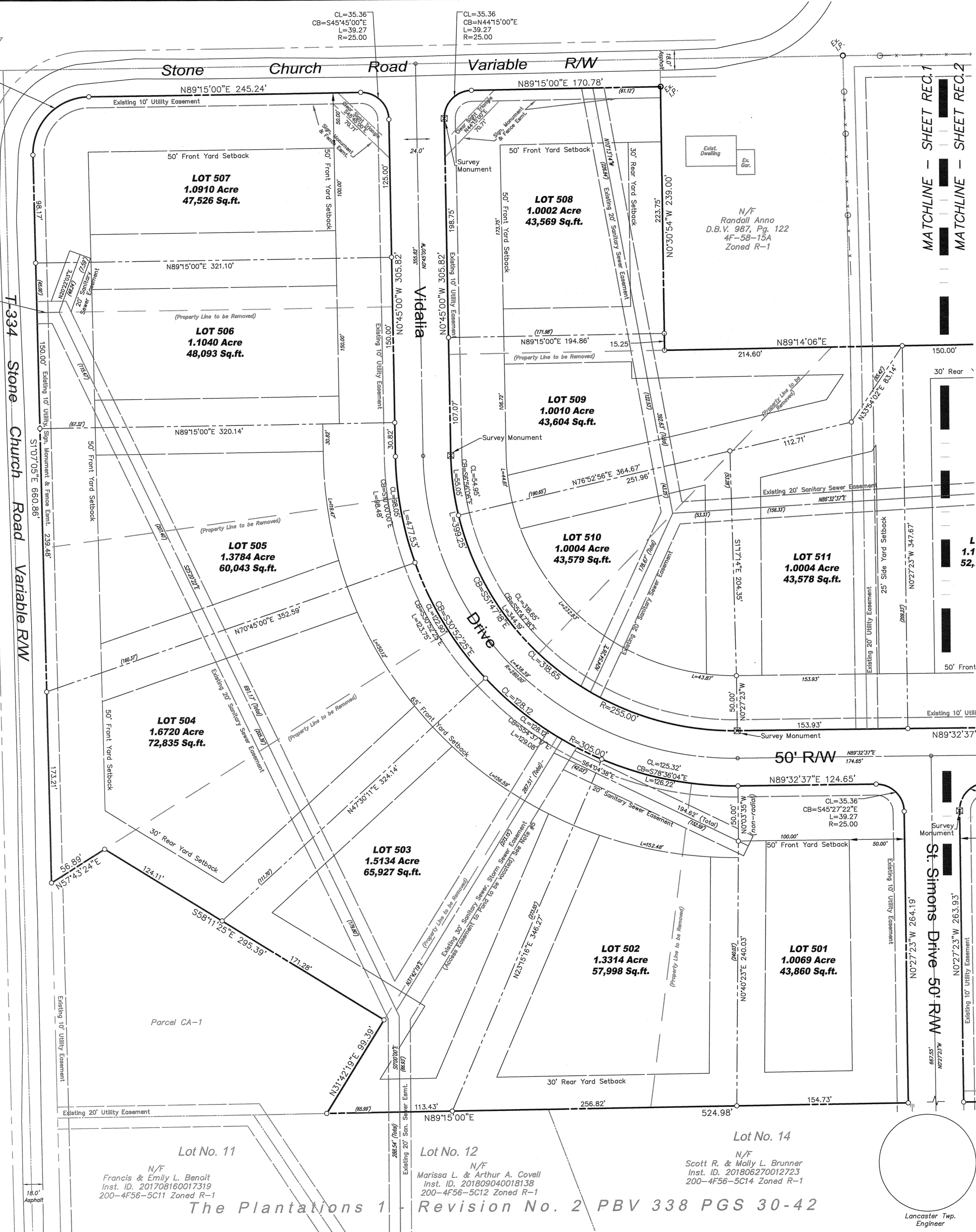
Site Data	
R-1 Zoning Requirements	
Minimum Lot Size	43,560 sq. ft.
Minimum Lot Width @ Building Line	150 feet
Minimum Front Yard Setback	50 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet

Owner - Developer  
Brennan Plantations I, LP  
800 S. Washington St.  
Evans City, PA 16033

**GRAPHIC SCALE**



This is re-subdivision of Lots 15-31 as shown in the Plantations 1 - Revision No. 2 plan, recorded in the Butler County Recorder of Deeds in Plan Book Volume 338 Pages 30-42.



**PARTNERSHIP ADOPTION AND DEDICATION**

WE, BRENNAN PLANTATIONS I, LP, OWNERS OR OF THE LAND SHOWN ON THE PLANTATIONS 1 - REVISION NO. 3, ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Witness  
7/16/20  
DATE

Brennan Plantations I, LP,  
a Pennsylvania limited partnership  
By: Brennan Investments, LLC,  
a Pennsylvania limited liability company,  
Robert A. Brennan, Managing Member

**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 ROBERT A. BRENNAN, MANAGING MEMBER OF BRENNAN INVESTMENTS, LLC, THE GENERAL PARTNER OF BRENNAN PLANTATIONS I, LP, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16 DAY OF July 2020

Notary Public Seal

Commonwealth of Pennsylvania - Notary Seal  
Butler County  
My commission expires December 18, 2022  
Commission number 1287439  
Member, Pennsylvania Association of Notaries

**CERTIFICATION OF TITLE (MORTGAGE)**

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES (Parcels: 200-4F56-5C20, 200-4F56-5C19, 200-4F56-5C18, 200-4F56-5C17, 200-4F56-5C16, 200-4F56-5C15, 200-4F56-5C31, 200-4F56-5C30, 200-4F56-5C29, 200-4F56-5C28, 200-4F56-5C27, 200-4F56-5C26, 200-4F56-5C25, 200-4F56-5C24, 200-4F56-5C23, 200-4F56-5C22, 200-4F56-5C21) CONTAINED IN THE PLANTATIONS 1 - REVISION NO. 3 IS IN THE NAME OF BRENNAN PLANTATIONS I, LP, AND IS RECORDED IN INSTRUMENT # 200709060023362.

Owner  
Robert A. Brennan

Witness  
Robert A. Brennan

**Dollar Bank, F.S.B.**

MORTGAGEE OF THE PROPERTY CONTAINED IN THE PLANTATIONS 1 - REVISION NO. 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

NAME, TITLE AND MORTGAGEE  
Mortgagee

Witness  
Mortgagee

**SURVEYOR CERTIFICATION**

I, MARK B. SCHMIDT A REGISTERED PROFESSIONAL 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 ARE SHOWN ON THE PLAN HAVE BEEN SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

MARK B. SCHMIDT

REGISTRATION NO.  
SU-36950-E

DATE  
7-15-2020

**LANCASTER TOWNSHIP PLANNING COMMISSION**

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 9 DAY OF April 2020

SECRETARY  
S. J. Wark

CHAIRMAN  
S. J. Wark

**LANCASTER TOWNSHIP BOARD OF SUPERVISORS**

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 ARE TO CONSTRUCT SAID STREETS AS TOWNSHIP ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS OR TO INSTALL ANY OTHER SUCH SERVICE ORIGINALLY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SECRETARY  
J. O. Plummer

CHAIRMAN  
J. O. Plummer

DATE  
July 23 2020

**BUTLER COUNTY PLANNING COMMISSION**

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF March 2020

CHAIRMAN  
J. H. G. M.

SECRETARY  
R. H. G. M.

**BUTLER COUNTY RECORDER OF DEEDS**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 386 PAGE(S) 9-11

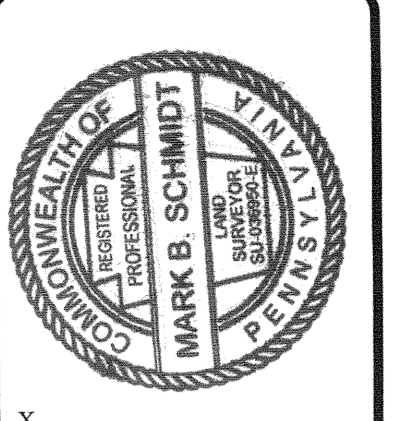
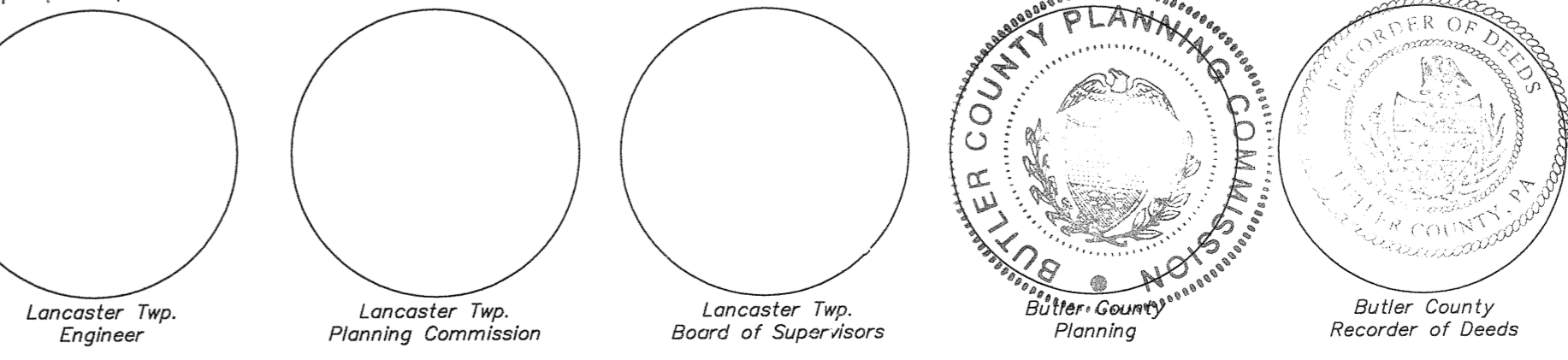
GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF July 2020

RECORDER OF DEEDS  
Michele M. Mustello

Instr: 202007270014781  
Page 3 of 1335-00  
Michele Mustello  
Butler County Recorder PA  
7/27/2020 3:12 PM  
170200000000

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

PLAN BOOK	PAGE
386	9



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

Corporate Office  
Ema 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

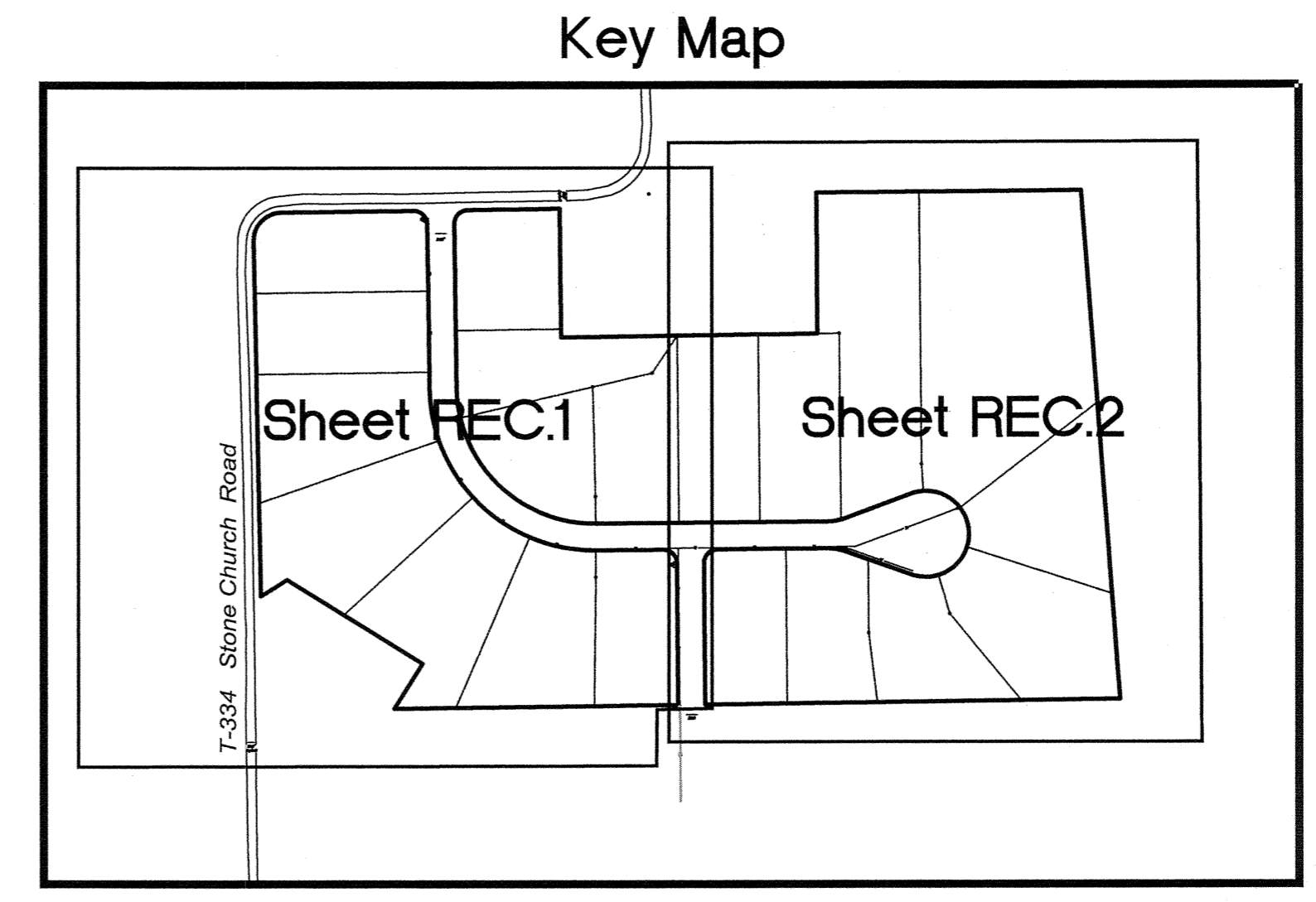
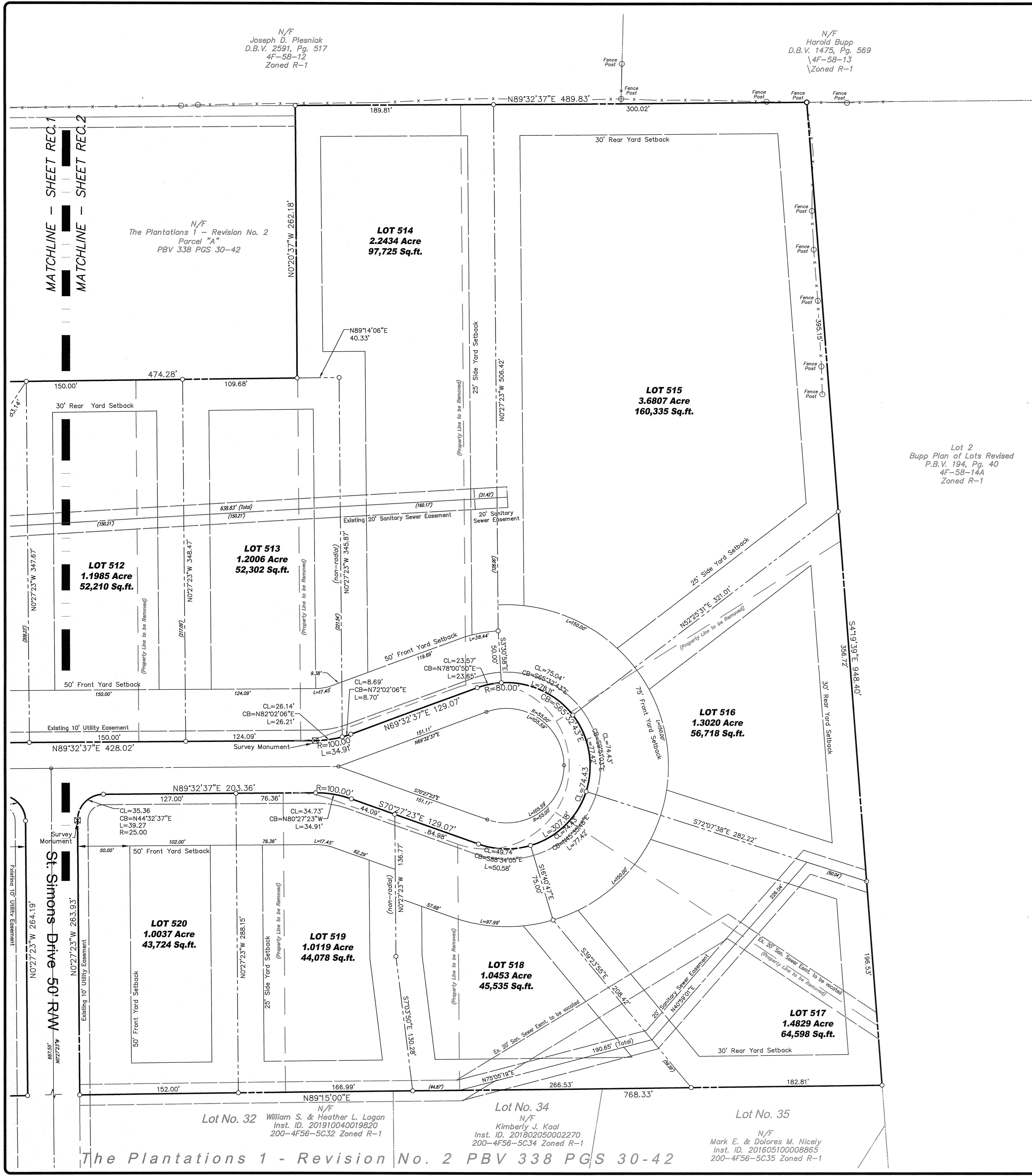
DATE ISSUED:	PROJECT STATUS:
04/06/2020	REVISIONS:
	NO. DESCRIPTION
	DATE



PROJECT TITLE:  
**Lot Line Revision 1 - Revision No. 3**  
Plan for Recording

CLIENT ADDRESS:  
Brennan Plantations I, LP  
800 S. Washington Street  
Butler County, Pennsylvania

DRAWN BY: DJH  
CHECKED BY: MBS  
CAD FILE:  
6315 Plan for Recording.dwg  
HORIZ. SCALE: 1" = 50'  
VERT. SCALE: N/A  
SHEET: 1 of 10  
**REC.1**  
PROJECT#: 6315



**STORMWATER MANAGEMENT NOTES AND STATEMENTS**

- RECORD DRAWINGS MUST BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF A SURETY BOND.
- THE OWNERS OF LOTS WITHIN THE PLANTATIONS 1 PLAN SHALL BE RESPONSIBLE FOR ALL COSTS AND/OR EXPENSES ASSOCIATED WITH THE PERPETUAL MAINTENANCE AND/OR REPAIR OF ANY AND ALL ON-LOT STORM WATER MANAGEMENT FACILITIES, AS SHOWN ON THE PLAN. THE TERM "STORM WATER MANAGEMENT FACILITIES" INCLUDES, BUT IS NOT LIMITED TO, DRAINAGE COURSES, STREAMS, OR EASEMENTS, DRAINAGE WAYS, SWALES, OR INLETS, CATCH BASINS, PIPES, CONDUITS, DETENTION BASINS OR PONDS, INFILTRATION DEVICES AND BMP FACILITIES.
- LANCASTER TOWNSHIP OR THEIR DESIGNEES SHALL HAVE THE RIGHT TO ACCESS ALL EASEMENTS VIA THE NEAREST PUBLIC RIGHTS-OF-WAY.
- AS A CONDITION ON FINAL APPROVAL OF THIS PLAN, THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS REQUIRES THAT THE DEVELOPER ENTER INTO A WRITTEN STORM WATER MANAGEMENT AGREEMENT AND DECLARATION OF EASEMENT WITH THE TOWNSHIP AND THAT SUCH AGREEMENT BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUTLER COUNTY, PENNSYLVANIA, PRIOR TO THE SALE OF ANY LOT.

**ENGINEERS PCSM CERTIFICATION**

I, MATTHEW B. SCHMIDT, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE LANCASTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

*Matthew B. Schmidt*  
 MATTHEW B. SCHMIDT  
 REGISTRATION NO. PE029144  
 7-15-20  
 DATE

**MUNICIPAL ENGINEERS PCSM CERTIFICATION**

I, THOMAS L. THOMPSON, P.E., HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE LANCASTER TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

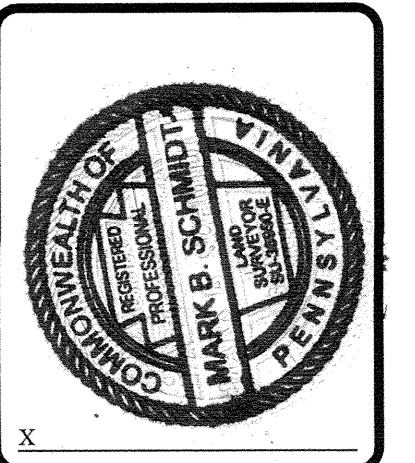
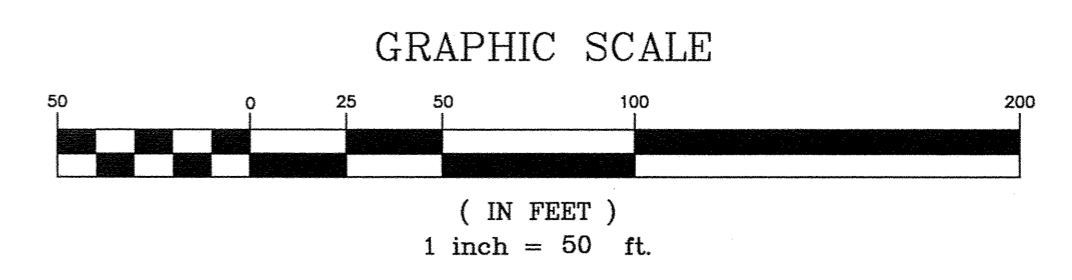
*Thomas L. Thompson*  
 THOMAS L. THOMPSON REGISTRATION NO. 043880  
 7/23/2020  
 DATE

**PROPERTY OWNERS PCSM CERTIFICATION**

WE, BRENNAN PLANTATIONS I, LP, ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL OF THE TOWNSHIP.

BRENNAN PLANTATIONS I, LP,  
 A PENNSYLVANIA LIMITED PARTNERSHIP  
 BY: BRENNAN INVESTMENTS, LLC,  
 A PENNSYLVANIA LIMITED LIABILITY COMPANY,  
*Robert A. Brennan*  
 ROBERT A. BRENNAN, MANAGING MEMBER  
 7-16-20  
 DATE

PLAN BOOK	PAGE
386	10

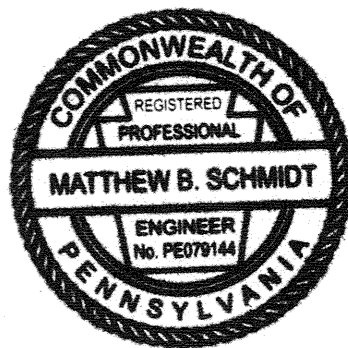
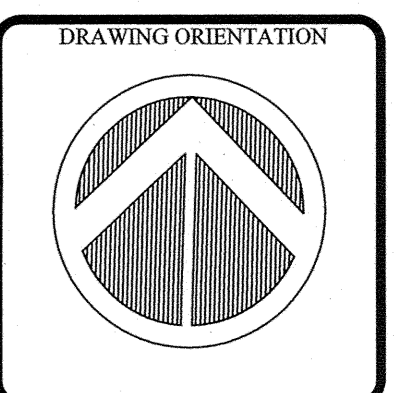


**HAMPSON TECHNICAL ASSOCIATES**  
 ENGINEERING LAND SURVEYORS  
 ESTABLISHED 1960  
 www.hampson-technical.com

Corporate Office  
 Elms Technical Center  
 35 Wilson Street, Suite 201  
 Pittsburgh, PA 15223  
 PHONE: (412) 781-9660  
 FAX: (412) 781-5904

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

DATE ISSUED:	PROJECT STATUS:
04/05/2020	
REVISIONS:	DESCRIPTION:
NO.	
	DATE



**Lot Line Revision 1 - Revision No. 3**  
**The Plantations 1 - Revision No. 3**  
 Plan for Recording

CLIENT ADDRESS:  
 Brennan Plantations I, LP  
 800 S. Washington Street  
 Butler County, Pennsylvania  
 Evans City, PA 16033

DRAWN BY: DJH  
 CHECKED BY: MBS

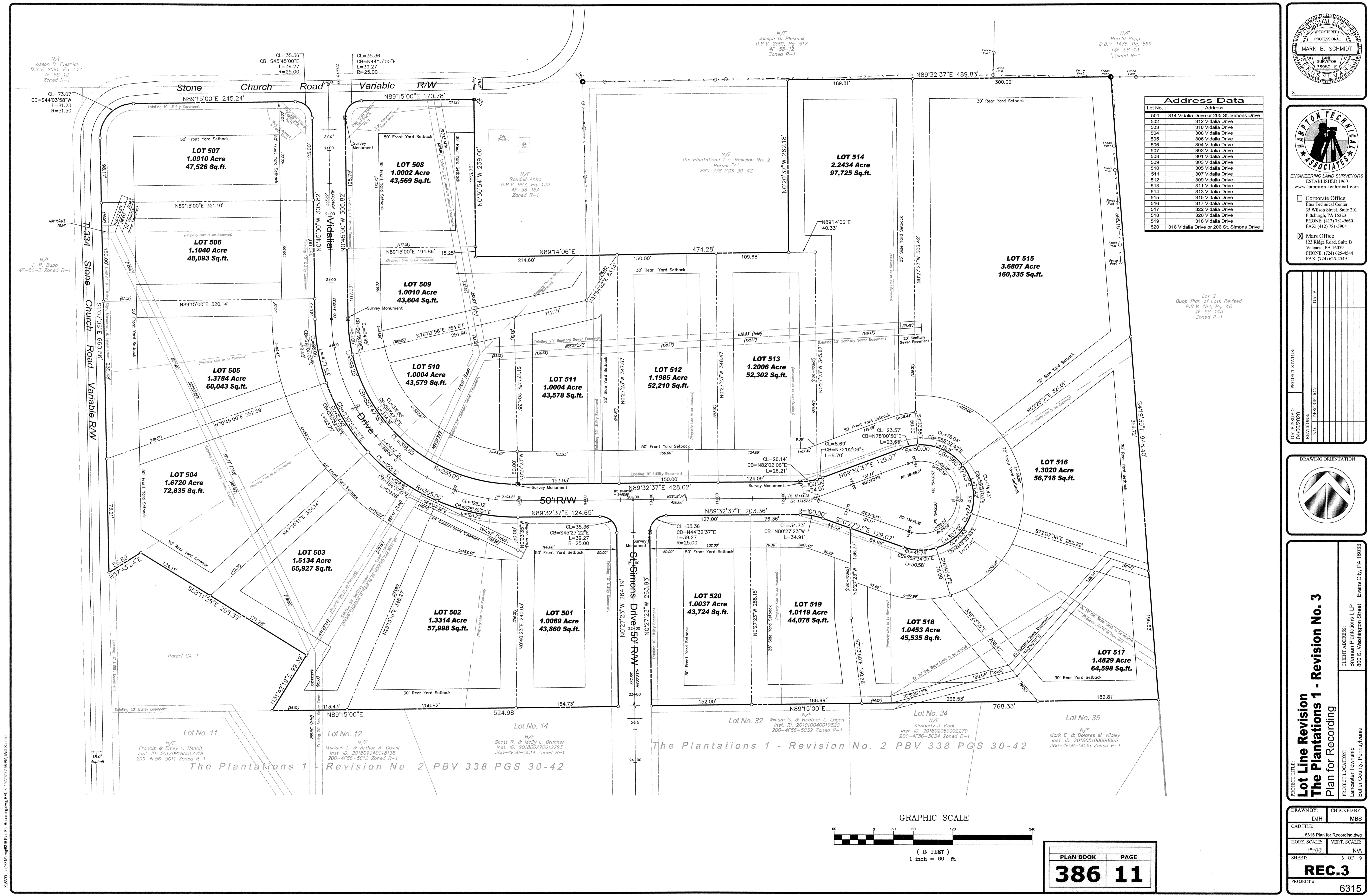
CAD FILE: 6315 Plan for Recording.dwg

HORIZ. SCALE: 1" = 50'  
 VERT. SCALE: N/A

SHEET: 2 OF 10

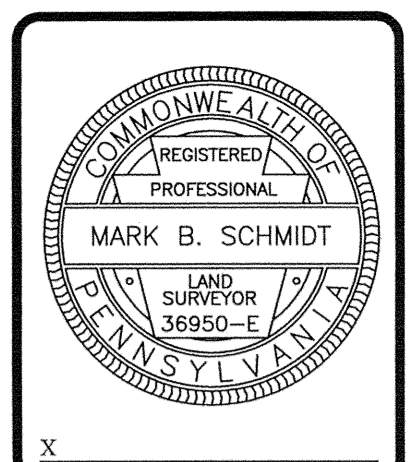
**REC.2**

PROJECT #:  
 6315



Address Data	
Lot No.	Address
501	314 Vidalia Drive or 205 St. Simons Drive
502	312 Vidalia Drive
503	310 Vidalia Drive
504	308 Vidalia Drive
505	306 Vidalia Drive
506	304 Vidalia Drive
507	302 Vidalia Drive
508	301 Vidalia Drive
509	303 Vidalia Drive
510	305 Vidalia Drive
511	307 Vidalia Drive
512	309 Vidalia Drive
513	311 Vidalia Drive
514	313 Vidalia Drive
515	315 Vidalia Drive
516	317 Vidalia Drive
517	322 Vidalia Drive
518	320 Vidalia Drive
519	318 Vidalia Drive
520	316 Vidalia Drive or 206 St. Simons Drive

Lot 2  
Bupp Plan of Lots Revised  
P.B.V. 194, Pg. 10  
4F-58-14A  
Zoned R-1



Corporate Office  
Ena Technical Center  
35 Wilson Street, Suite 301  
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

NO.	DESCRIPTION	DATE

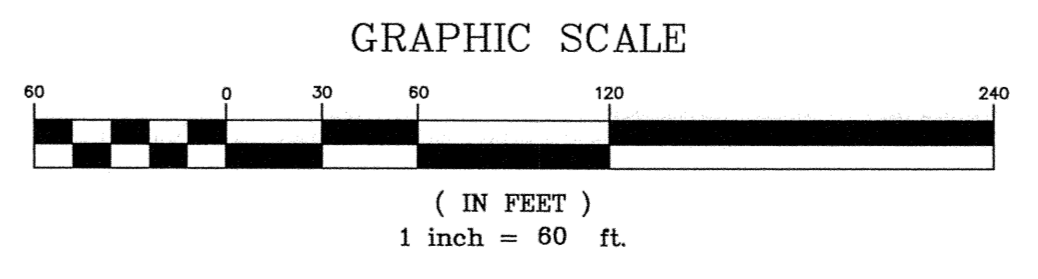


**PROJECT TITLE:**  
Lot Line Revision  
The Plantations 1 - Revision No. 3  
Plan for Recording

**CLIENT ADDRESS:**  
Brennan Plantations LLP  
800 S. Washington Street  
Evanston, PA 16033

**PROJECT LOCATION:**  
Lancaster Township  
Buller County, Pennsylvania

<b>DRAWN BY:</b> DJH	<b>CHECKED BY:</b> MBS
<b>CAD FILE:</b> 6315 Plan for Recording.dwg	<b>VERT. SCALE:</b> N/A
<b>HORIZ. SCALE:</b> 1"=60'	<b>SHEET:</b> 3 OF 9
<b>REC.3</b>	
<b>PROJECT #:</b> 6315	



PLAN BOOK	PAGE
<b>386</b>	<b>11</b>

X:\6300\_06b1815\my1815 Plan For Recording.dwg, REC.3, 4/6/2020 2:58 PM, Mark Schmitz

\* Leslie R. Colosimo  
 Karen M. Connell  
 Susan K. Conroy

KNOW ALL MEN BY THESE PRESENTS; THAT The Flats, LLC, 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, 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 WORTH, The Flats, LLC, 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 The Flats, LLC OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 8<sup>th</sup> DAY OF JUNE 2020.

ATTEST:

Vonnie J. Hogg WITNESS  
Leslie R. Colosimo LESLIE R. COLOSIMO PRESIDENT  
Vonnie J. Hogg WITNESS  
Karen M. Connell KAREN M. CONNELL SECRETARY-TREASURER  
Vonnie J. Hogg WITNESS  
Susan K. Conroy SUSAN K. CONROY VICE-PRESIDENT

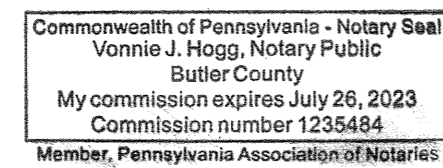
COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF BUTLER )

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, Butler PERSONALLY APPEARED ABOVE NAMED The Flats, LLC & see above for officers 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 8<sup>th</sup> DAY OF June 2020.  
 MY COMMISSION EXPIRES THE 26<sup>th</sup> DAY OF July 2023.

Vonnie J. Hogg  
 NOTARY PUBLIC



REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 21<sup>st</sup> DAY OF MAY, 2020.

Michael T. Dean  
 SECRETARY

Kenneth I. Moritt  
 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 7 DAY OF July, 2020.

Shari Knecht SECRETARY  
Leslie R. Colosimo CHAIRMAN, BOARD OF SUPERVISORS  
Brian J. McManis SUPERVISOR

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, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.

6-6-2020 DATE  
Gregory B. Jones REG. NO. SU -052331-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17<sup>th</sup> DAY OF JUNE 2020.

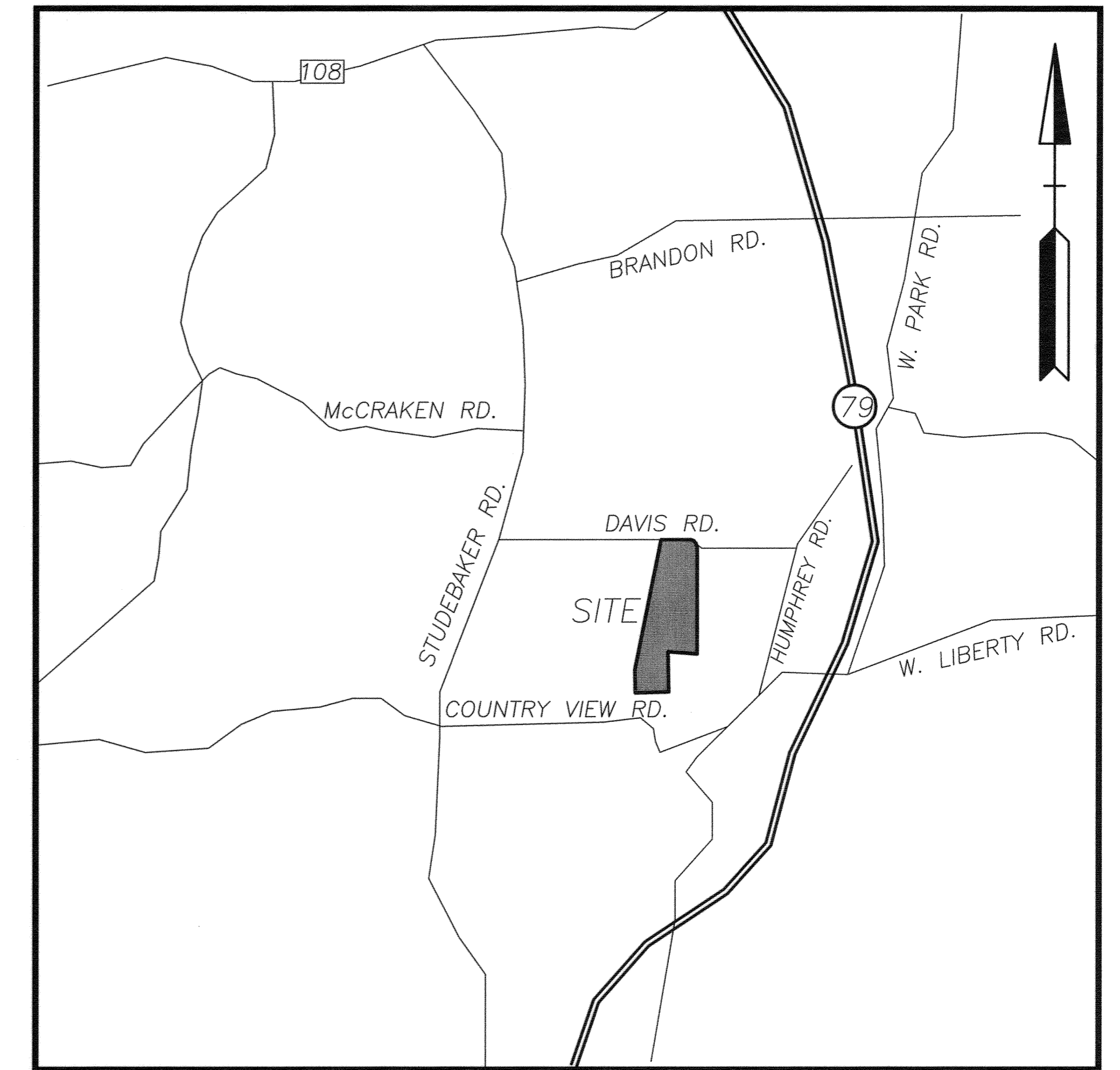
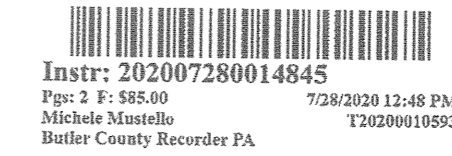
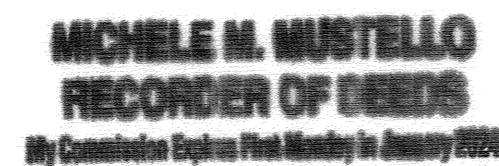
R. H. G. R. M. SECRETARY  
J. H. G. R. M. CHAIRMAN

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 386 PAGE 12-13.

GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF July 2020.

Michele M. Mustello  
 RECORDER

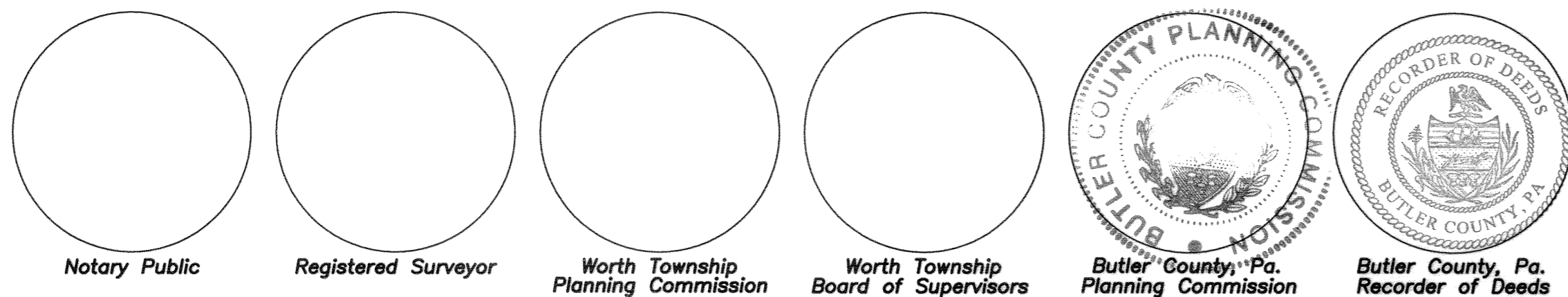


LOCATION MAP

PLAN BOOK	PAGE
386	12

SITE DATA	
TOTAL PLAN AREA	52.05 ACRES
MINIMUM LOT AREA	1 1/2 ACRES
MINIMUM LOT WIDTH	150 FEET MINIMUM
MINIMUM FRONT YARD	50 FEET MINIMUM
MINIMUM SIDE YARD	25 FEET MINIMUM
MINIMUM REAR YARD	50 FEET MINIMUM

OWNER:  
 THE FLATS LLC  
 168 DAVIS ROAD  
 Slippery Rock, PA 16057  
 Phone: 724-794-2180



Davis Meadows Subdivision Plan

Situate in  
 Worth Township  
 Butler County, Pennsylvania

Prepared For  
 The Flats, LLC

Prepared By:  
 Greg Jones Surveying  
 752 Harmony Road  
 Slippery Rock, Pa. 16057  
 (724) 421-6163

SCALE: AS NOTED  
 DATE: March 6, 2020  
 DWG: 142-DAVIS-MICHAEL-FINAL-SUBDIVISION.dwg  
 DRAWN BY: MAM  
 CHECKED BY: GBJ  
 SHEET 1 OF 2



N/F  
TIMOTHY S. & ELIZABETH J. DRAKE  
D.B.V. 1186 PG. 523  
TAX PARCEL ID NO. 330-4F88-11C-0000

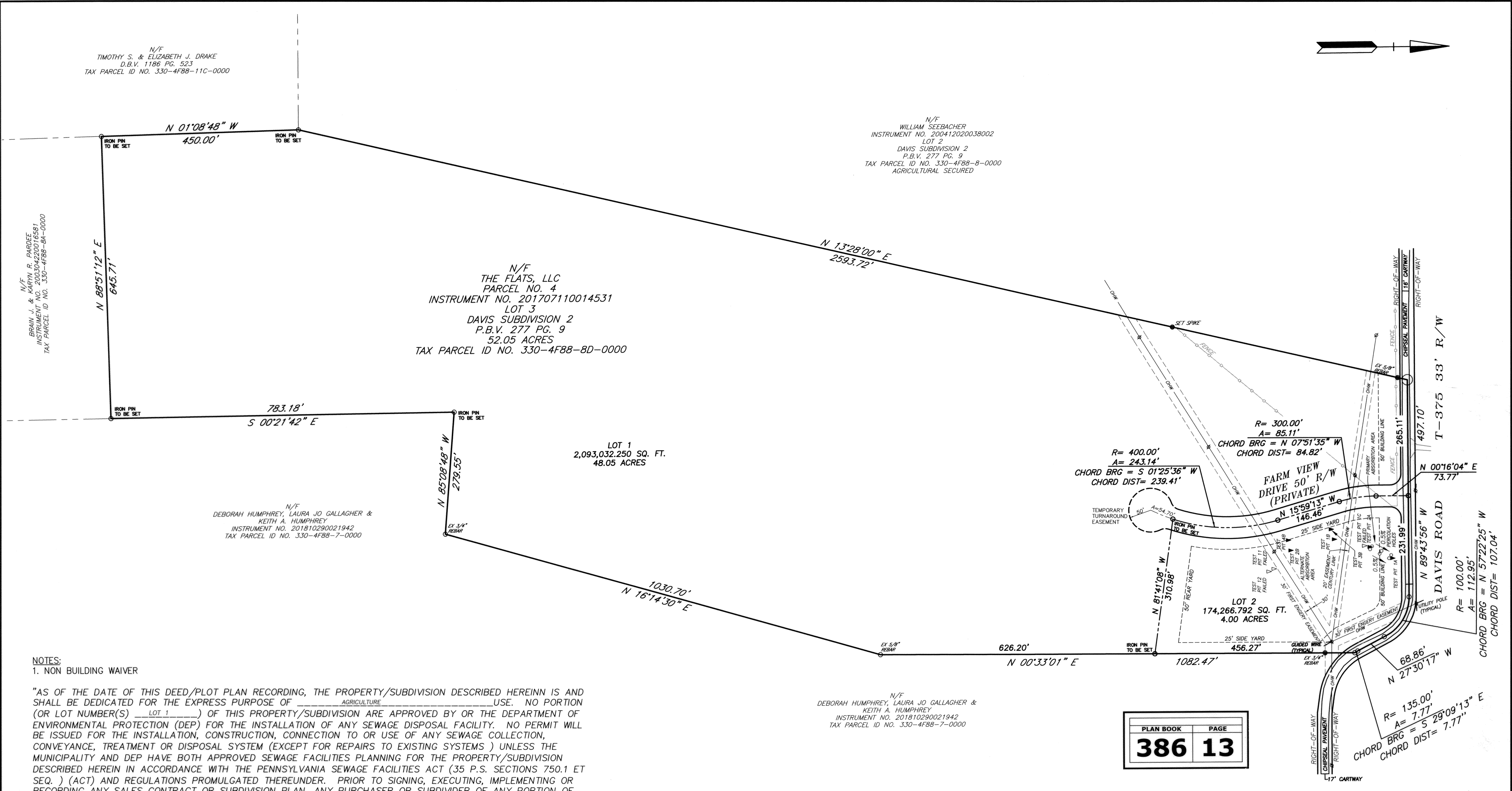
N/F  
WILLIAM SEEBACHER  
INSTRUMENT NO. 200412020038002  
LOT 2  
DAVIS SUBDIVISION 2  
P.B.V. 277 PG. 9  
TAX PARCEL ID NO. 330-4F88-8-0000  
AGRICULTURAL SECURED

N/F  
THE FLATS, LLC  
PARCEL NO. 4  
INSTRUMENT NO. 201707110014531  
LOT 3  
DAVIS SUBDIVISION 2  
P.B.V. 277 PG. 9  
52.05 ACRES  
TAX PARCEL ID NO. 330-4F88-8D-0000

N/F  
DEBORAH HUMPHREY, LAURA JO GALLAGHER &  
KEITH A. HUMPHREY  
INSTRUMENT NO. 201810290021942  
TAX PARCEL ID NO. 330-4F88-7-0000

N/F  
DEBORAH HUMPHREY, LAURA JO GALLAGHER &  
KEITH A. HUMPHREY  
INSTRUMENT NO. 201810290021942  
TAX PARCEL ID NO. 330-4F88-7-0000

N/F  
BRAIN J. & KARYN R. PARDEE  
INSTRUMENT NO. 200304220016561  
TAX PARCEL ID NO. 330-4F88-8A-0000



NOTES:  
1. NON BUILDING WAIVER

"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREINN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURE USE. NO PORTION (OR LOT NUMBER(S) LOT 1) OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY 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. ) (ACT) 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 WORTH TOWNSHIP (MUNICIPALITY), 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."

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

3. THE BEARING SYSTEM USED ON THIS PLAN IS BASED ON THE NORTH AMERICAN DATUM (NAD) 1983.

SITE DATA	
TOTAL PLAN AREA	52.05 ACRES
MINIMUM LOT AREA	1 1/2 ACRES
MINIMUM LOT WIDTH	150 FEET MINIMUM
MINIMUM FRONT YARD	50 FEET MINIMUM
MINIMUM SIDE YARD	25 FEET MINIMUM
MINIMUM REAR YARD	50 FEET MINIMUM

OWNER:  
THE FLATS LLC  
168 DAVIS ROAD  
Slippery Rock, PA 16057  
Phone: 724-794-2180

PLAN BOOK	PAGE
<b>386</b>	<b>13</b>

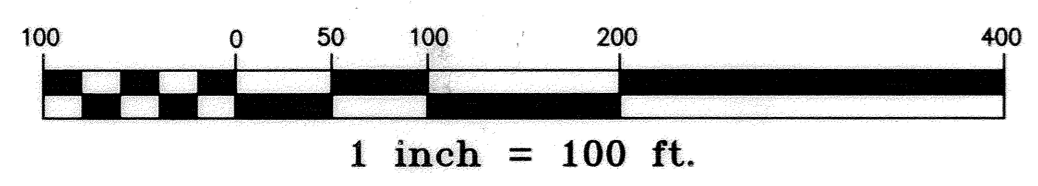
# Davis Meadows Subdivision Plan

Situate in  
**Worth Township**  
**Butler County, Pennsylvania**

Prepared For  
**The Flats, LLC**

Prepared By:  
**Greg Jones Surveying**  
752 Harmony Road  
Slippery Rock, Pa. 16057  
(724) 421-6163

SCALE: 1"=100'  
DATE: March 6, 2020  
REVISED: May 22, 2020  
DWC: 142-DAMS-MICHAEL-FINAL-SUBDIVISION.dwg  
DRAWN BY: MAM  
CHECKED BY: GBJ  
SHEET 2 OF 2



Plot Date: 10/23/2017 7:04 PM File Name: C:\CARLSON\PROJECTS\142-DAMS-MICHAEL-FINAL-SUBDIVISION.dwg Layout: SUB-2

**OWNER'S ADOPTION - MARY ANNE PAULAT**  
 KNOW ALL MEN BY THESE PRESENTS THAT I, MARY ANN PAULAT (AKA MARY ANNE PAULAT), CO-TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 27 DAY OF JULY 2020.

*Mary Anne Paulat*  
 MARY ANN PAULAT  
 AKA MARY ANNE PAULAT

**ACKNOWLEDGMENT OF NOTARY PUBLIC - MARY ANNE PAULAT**  
 COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER PERSONALLY APPEARED THE ABOVE NAMED, MARY ANN PAULAT (AKA MARY ANNE PAULAT), CO-TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JULY 2020. MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023.

*Debra L. Jeffcoat*  
 NOTARY PUBLIC

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

**OWNER'S ADOPTION - LOIS FALCONE**  
 KNOW ALL MEN BY THESE PRESENTS THAT I, LOIS FALCONE, CO-TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 27 DAY OF JULY 2020.

*Lois Falcone*  
 LOIS FALCONE

**ACKNOWLEDGMENT OF NOTARY PUBLIC - LOIS FALCONE**  
 COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER PERSONALLY APPEARED THE ABOVE NAMED, LOIS FALCONE, CO-TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JULY 2020. MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023.

*Debra L. Jeffcoat*  
 NOTARY PUBLIC

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

**OWNER'S ADOPTION - SUZANNE W. GOODBOY**  
 KNOW ALL MEN BY THESE PRESENTS THAT I, SUZANNE W. GOODBOY (AKA SUZANNE WAECHTER GOODBOY), CO-TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 24 DAY OF JULY 2020.

*Suzanne W. Goodboy*  
 SUZANNE W. GOODBOY  
 AKA SUZANNE WAECHTER GOODBOY

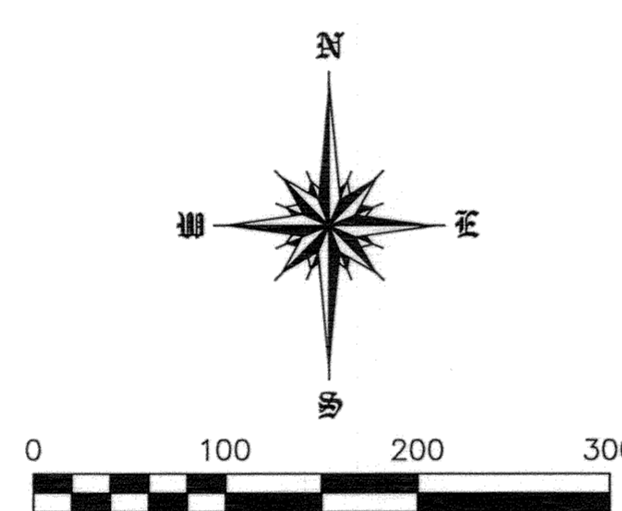
**ACKNOWLEDGMENT OF NOTARY PUBLIC - SUZANNE W. GOODBOY**  
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE STATE OF PENNSYLVANIA AND COUNTY OF JEFFERSON PERSONALLY APPEARED THE ABOVE NAMED, SUZANNE W. GOODBOY (AKA SUZANNE WAECHTER GOODBOY), CO-TRUSTEE OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, 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 24 DAY OF JULY 2020. MY COMMISSION EXPIRES THE 15 DAY OF JUNE 2021.

*Stanley D. Graff*  
 NOTARY PUBLIC



**OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE**  
 KNOW ALL MEN BY THESE PRESENTS THAT I, MARY ANN PAULAT (AKA MARY ANNE PAULAT), LOIS FALCONE AND SUZANNE W. GOODBOY (AKA SUZANNE WAECHTER GOODBOY), CO-TRUSTEES OF THE REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER DATED DECEMBER 14, 1983, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON SUMMIT PRESBYTERIAN CHURCH, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.



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

**MUNICIPAL REVIEW AND APPROVAL STATEMENTS**  
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 13<sup>TH</sup> DAY OF JULY 2020.

SECRETARY: *Jojo J. Fennell*  
 CHAIRPERSON: *John Gibson*  
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 15<sup>TH</sup> DAY OF JUNE 2020.

SECRETARY: *Erlynn M. Shoss*  
 CHAIRPERSON: *John Gibson*  
 PLANNING COMMISSION

**SURVEYOR'S CERTIFICATION**  
 I, STANLEY D. GRAFF, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT 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.

DATE: 13 July 2020  
 STANLEY D. GRAFF  
 REG. NO. SU-000016

**BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT**  
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17<sup>TH</sup> DAY OF JUNE 2020.

SECRETARY: *R. H. ...*  
 CHAIRPERSON: *R. H. ...*  
 BUTLER COUNTY PLANNING COMMISSION

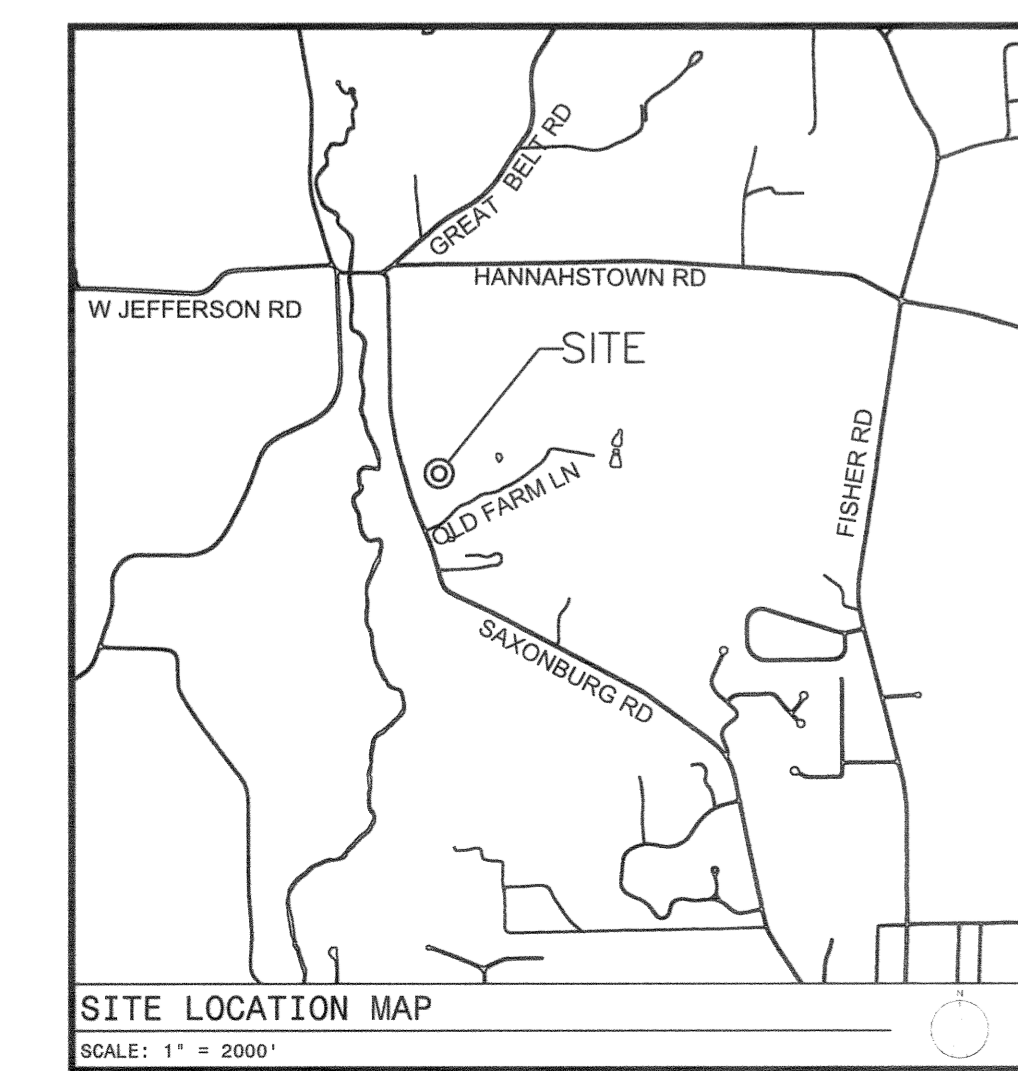
**PROOF OF RECORDING**  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 386 PAGE(S) 14

GIVEN UNDER MY HAND AND SEAL THIS 28 DAY OF JULY 2020.

RECORDER OF DEEDS: *Michele Mustello*



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



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

# E. W. WAECHTER ESTATE PLAN

Being a subdivision of Butler County Tax Parcel 190-1F157-1/4

- GENERAL NOTES:**
- TAX ID: 190-1F157-1/4
  - OWNER: REVOCABLE INTERVIVOS TRUST OF ERNST W. WAECHTER
  - TRUSTEES: MARY ANN PAULAT (AKA MARY ANNE PAULAT), LOIS FALCONE, SUZANNE W. GOODBOY (AKA SUZANNE WAECHTER GOODBOY)
  - SETBACKS: FRONT LINE - 50' FROM RIGHT-OF-WAY; BACK & SIDE - 25'
  - MAINTENANCE AGREEMENT FOR 20' RIGHT-OF-WAY AS PER DEED BOOK VOLUME 928 PAGE 996
  - REFERENCES:
    - CURRENT DEEDS OF RECORD
    - PREVIOUSLY RECORDED PLANS
      - 1971 CHARLES FAIR SURVEY FOR JANE FIRE UNRECORDED
      - M. L. P.'S SUBDIVISION PLAN BOOK 178 PG 4

PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>14</b>
SHEET	of

REV	DESCRIPTION	BY	DATE
A	REVISIONS FOLLOWING TOWNSHIP PLANNING COMMISSION MEETING ON 6/15/20	SDG	6/19/2020
B	REVISIONS PER TOWNSHIP REVIEW LETTER	SDG	6/15/2020



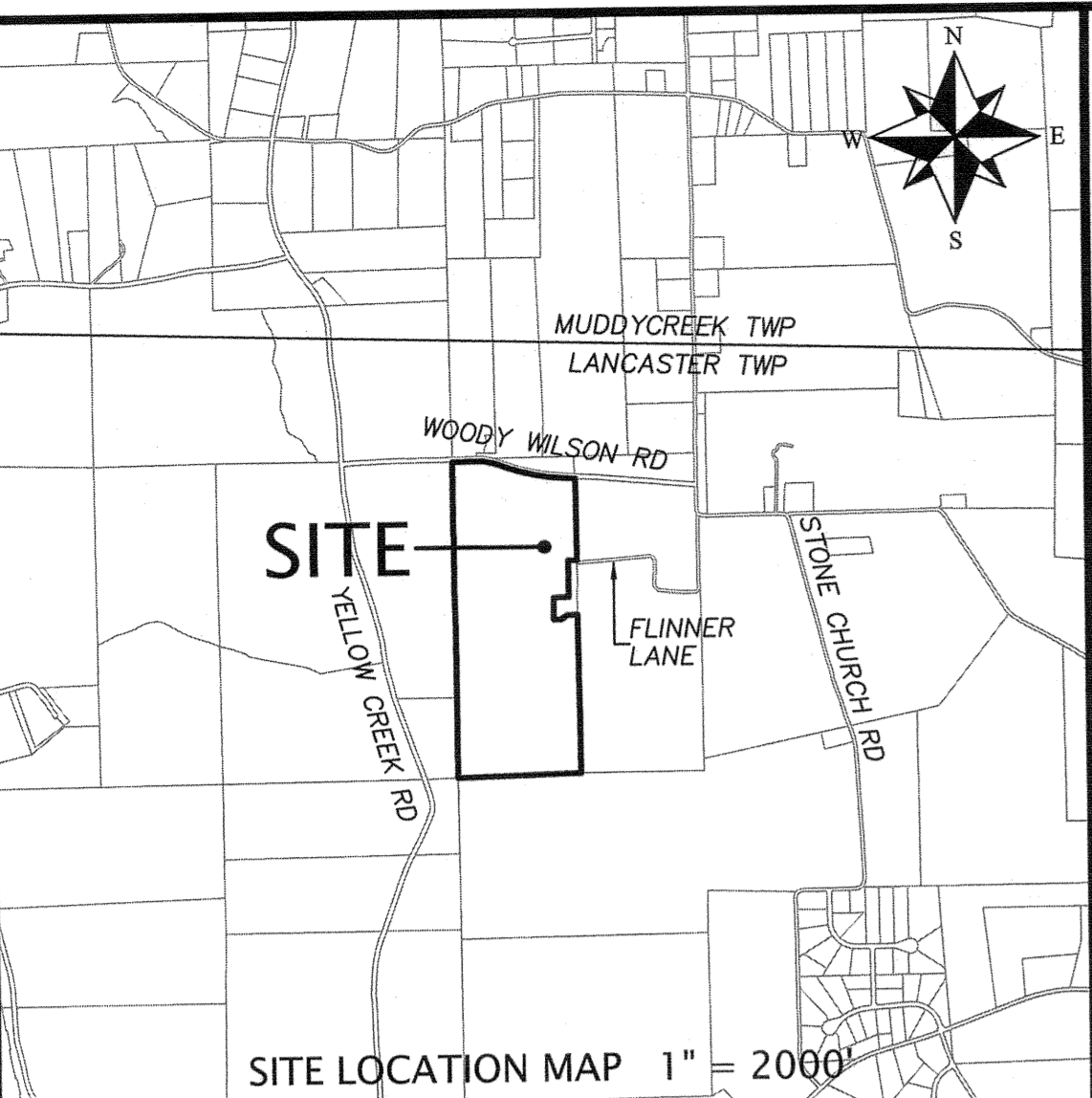
GRAFF SURVEYING LLC  
 PO BOX 521 | SAXONSBURG, PA 16056  
 P: 724-352-3811 F: 724-352-1059  
 INFO@GRAFFSURVEYING.COM  
 WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION  
**E. W. WAECHTER ESTATE PLAN**

BEING A  
 SUBDIVISION  
 FOR  
 TRUST OF  
 ERNST W. WAECHTER

SITUATE  
 JEFFERSON TOWNSHIP  
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
05/11/2020	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
19-244	190-1F157-1/4	B	

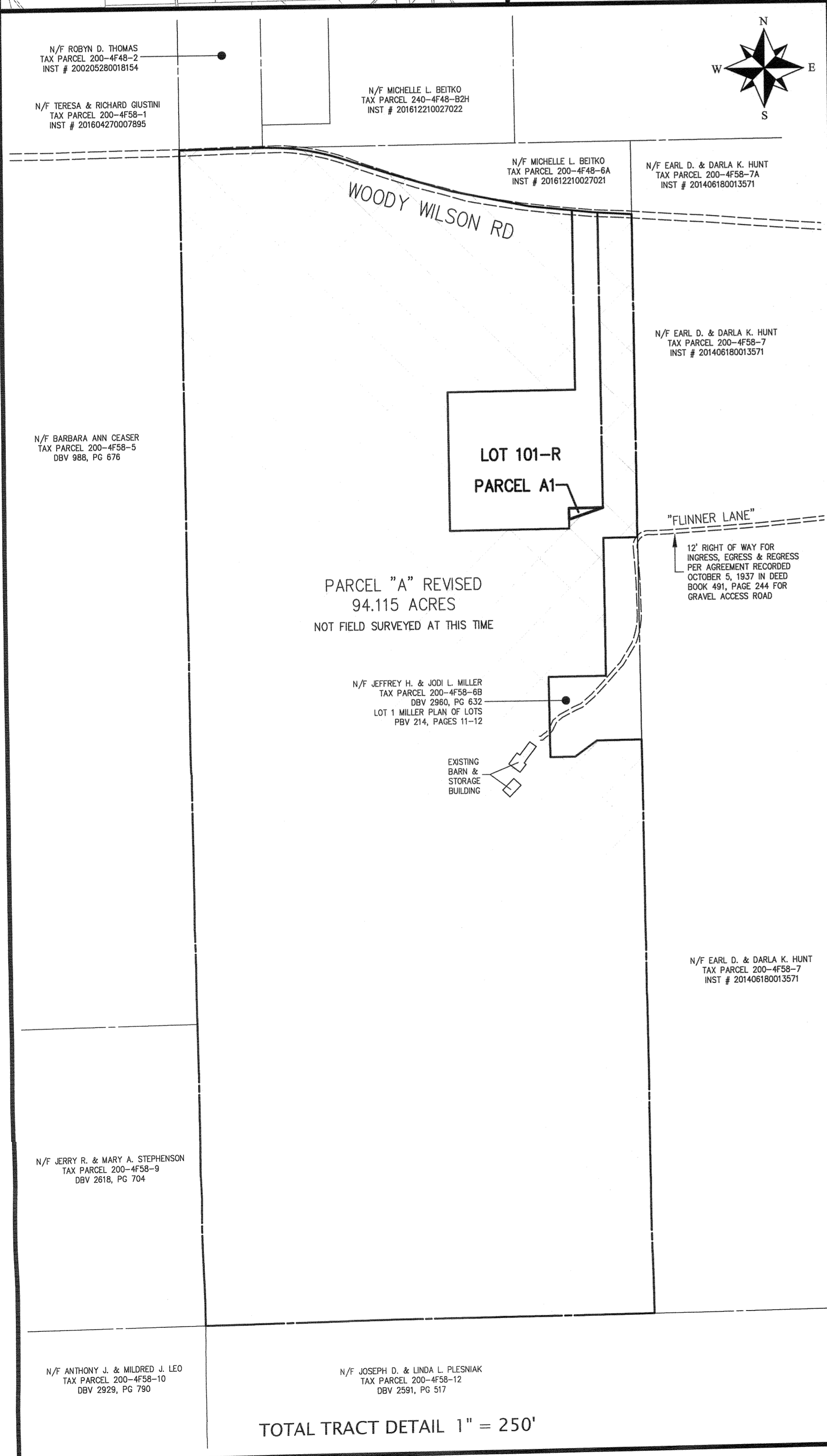
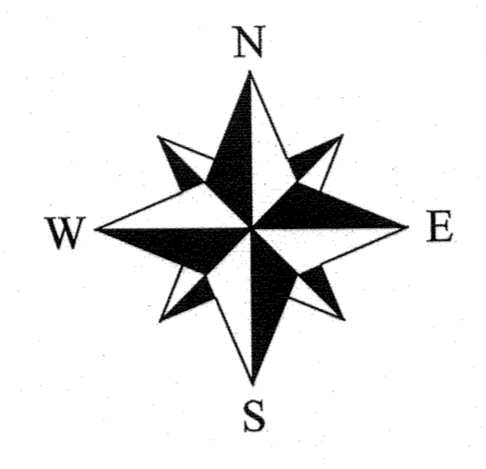


**Soils Legend**

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

Inst: 202007300015276  
Pg: 1 P: 545.00  
3/18/2020 1:08 PM  
Michele Mustello  
Butler County Recorder PA

PLAN BOOK	PAGE
<b>386</b>	<b>15</b>



**GENERAL PLAN NOTES:**

**PROPERTY OWNERS:**  
PARCEL "A"  
JEFFREY H. & JODI L. MILLER  
155 FLINNER LANE  
HARMONY, PA 16037  
TAX PARCEL 200-4F58-6  
INST # 201304010009182

**LOT 101**  
TANNER D. & MACKENSIE J. MCKEE  
144 WOODY WILSON ROAD  
HARMONY, PA 16037  
TAX PARCEL 200-4F58-6C  
INST # 201910070019962

**NOTE "A" -** PARCEL A1 IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 101 THEREBY CREATING LOT 101-R. THIS CONVEYANCE MUST BE DONE BY DEED TRANSFERRING TITLE TO PARCEL A1 UPON RECORDING OF THIS PLAN. THIS PLAN DOES NOT CONVEY TITLE TO ANY PARCEL OF LAND.

**REFERENCE:**  
JEFFREY H. & JODI L. MILLER PLAN OF LOTS  
PLAN BOOK 381, PAGE 14

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

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

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

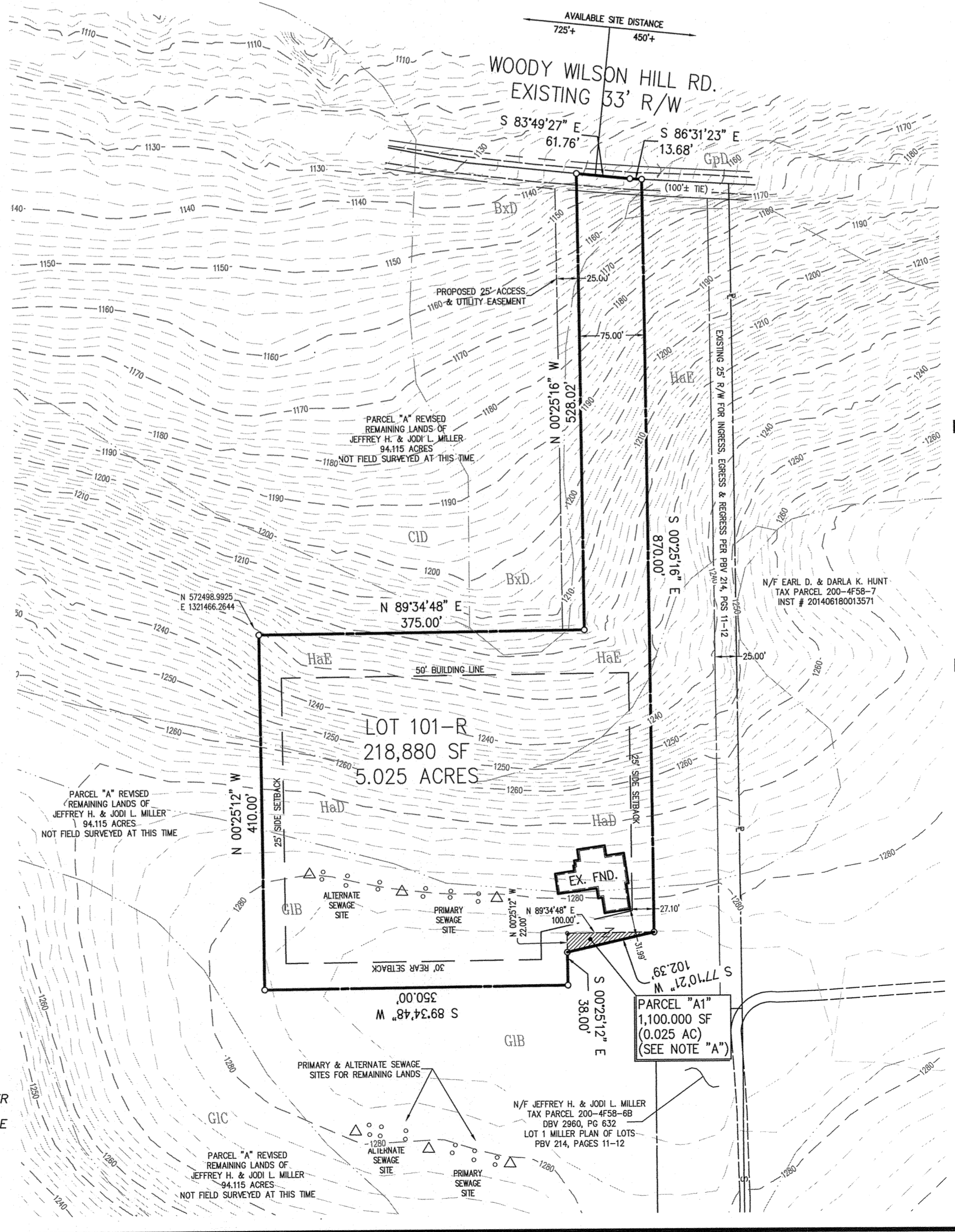
VERTICAL DATUM : NAVD88 (GEOID09)

PROPOSED WATER SOURCE : ON LOT WELL  
PROPOSED SEWAGE DISPOSAL : ON LOT SYSTEM

CURRENT ZONING :  
R1-RURAL RESIDENTIAL

ZONING DISTRICT REQUIREMENTS

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



KNOW ALL MEN BY THESE PRESENTS THAT I, TANNER D. & MACKENSIE J. MCKEE OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF OUR PROPERTY SITUATE IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON TANNER D. & MACKENSIE J. MCKEE, MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SENT MY HAND AND SEAL THIS 15 DAY OF Feb 2020

ATTEST: [Signature] NOTARY PUBLIC

TANNER D. MCKEE  
MACKENSIE J. MCKEE

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED TANNER D. & MACKENSIE J. MCKEE AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF Feb 2020

MY COMMISSION EXPIRES THE 4 DAY OF May 2020

(SEAL) [Signature] NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
William R. Chengel, Notary Public  
Butler County  
My Commission Expires May 4, 2020

I, TANNER D. & MACKENSIE J. MCKEE, OWNERS OF THE PROPERTY SHOWN HEREON DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF TANNER D. & MACKENSIE J. MCKEE RECORDED AT INSTRUMENT NUMBER 201910070019962.

TANNER D. MCKEE  
MACKENSIE J. MCKEE

KNOW ALL MEN BY THESE PRESENTS THAT I, JEFFREY H. & JODI L. MILLER OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF OUR PROPERTY SITUATE IN LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON JEFFREY H. & JODI L. MILLER, MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SENT MY HAND AND SEAL THIS 15 DAY OF Feb 2020

ATTEST: [Signature] NOTARY PUBLIC

JEFFREY H. MILLER  
JODI L. MILLER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF Feb 2020

MY COMMISSION EXPIRES THE 4 DAY OF May 2020

(SEAL) [Signature] NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
William R. Chengel, Notary Public  
Butler County  
My Commission Expires May 4, 2020

I, JEFFREY H. & JODI L. MILLER, OWNERS OF THE PROPERTY SHOWN HEREON DO HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY IS IN THE NAME OF JEFFREY H. & JODI L. MILLER RECORDED AT INSTRUMENT NUMBER 201304010009182.

JEFFREY H. MILLER  
JODI L. MILLER

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

[Signature] JAMES A. SPERDUTE, R.S. #24574E DATE 2/11/2020

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

[Signature] TOWNSHIP ENGINEER  
PRINTED NAME & REGISTRATION NO. DATE 2/11/2020

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 15 DAY OF Feb 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, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

[Signature] 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 15 DAY OF Feb 2020

[Signature] SECRETARY  
[Signature] CHAIRPERSON

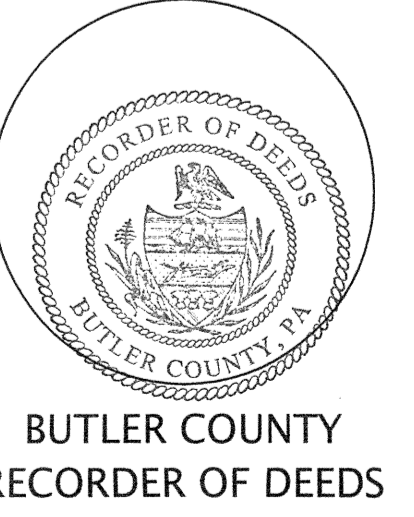
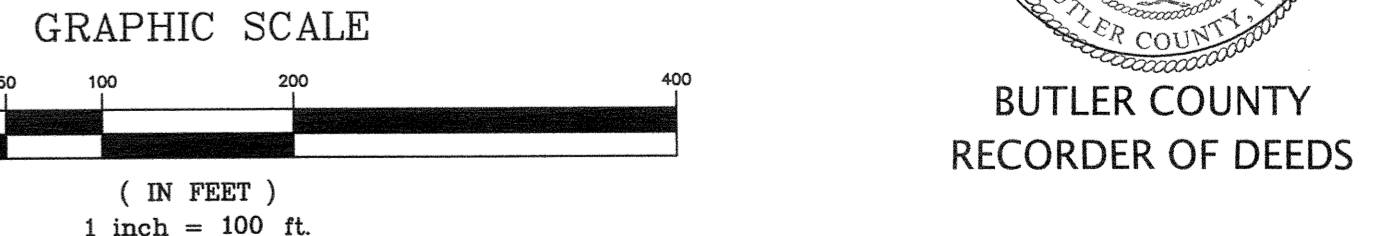
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 10 DAY OF February 2020

[Signature] SECRETARY  
[Signature] CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 386 PAGE 15 GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF July 2020

(SEAL) [Signature] RECORDER OF DEEDS

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



DRAWING NUMBER:	1001-1820361.1
DRAWING SCALE:	1"=100'
DATE:	DECEMBER 18, 2019
DRAWN BY:	JSS
REVISIONS:	02.11.2020 revise certificates

**JEFFREY H. & JODI L. MILLER  
PLAN OF LOTS - REVISION NO. 1**

BEING A REVISION TO PARCEL "A" & LOT 101 OF THE MILLER PLAN OF LOTS AS RECORDED IN PLAN BOOK 381, PAGE 14

LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



**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.

PROPERTY OWNER: SHERRY A. DOUTHETT  
104 HERITAGE LANE  
BUTLER, PA 16001

ZONING: R-1A; SINGLE FAMILY RESIDENTIAL-AGRICULTURAL

**SETBACK REQUIREMENTS:**

- 50' FRONT YARD (FROM R/W)
- 50' REAR YARD
- 30' SIDE YARD (ACCESSORY 10')
- MINIMUM LOT FRONTAGE: 125'
- MINIMUM LOT AREA: 3/4 ACRE

REF: PLAN OF SUBDIVISION FOR SHERRY A. DOUTHETT BY LAND SURVEYORS, INC., 05/04/15, #15-027, P.B. 350 PG. 17.

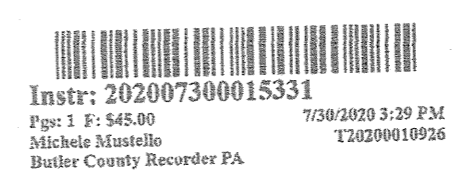
REF: LOT LINE REVISION FOR WADE J. HEASLEY, JR., BY LAND SURVEYORS, INC., 11/20/14, #14-150, P.B. 345 PG. 39.

REF: LOT LINE REVISION FOR WADE J. & HELEN S. HEASLEY AND SCOTT D. & SANDRA A. DIMIT BY LAND SURVEYORS, INC., 09/08/08, #08-091, P.B. 312 PG. 1.

REF: PROPERTY SURVEY FOR WADE J. & HELEN S. HEASLEY BY LAND SURVEYORS, INC., 12/30/92, #92-156

REF: PLAN OF SUBDIVISION FOR WADE J. & HELEN S. HEASLEY BY LAND SURVEYORS, INC., 12/15/92, #92-156, P.B. 162 PG. 41

THE PURPOSE OF THIS PLAN IS TO CREATE ONE (1) NEW BUILDING LOT AND REMNANT. PROPOSED CLEANOUT, INSPECTION TEES AND LATERALS TO BE INSTALLED IN ACCORDANCE WITH B.A.S.A. DRAWINGS #8, #13 AND #14.



KNOW ALL MEN BY THESE PRESENTS, that I, Sherry A. Douthett, 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 according 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, Sherry A. Douthett, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Sherry A. Douthett, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 15th day of July, A.D. 2020.

ATTEST:  
Notary Public: *[Signature]*  
OWNER: *[Signature]*

The foregoing adoption and dedication is made by Sherry A. Douthett, 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's Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

*[Signature]*  
OWNER

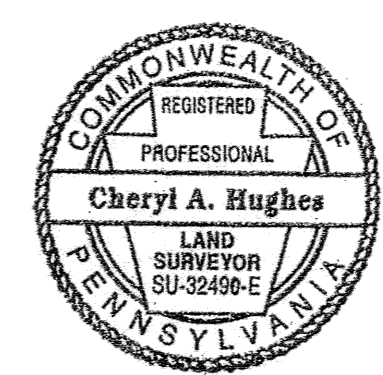
**COMMONWEALTH OF PENNSYLVANIA'SS:**

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

Sworn to and subscribed before me this 15th day of July, 2020.

My Commission expires the 06th day of March, 2024.

Notary Public: *[Signature]*



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.

February 21, 2020  
DATE: *[Signature]*  
REGISTRATION NUMBER: SU-2490-E

This plat of subdivision has been approved by the Planning Commission of the Township of Center, Butler County, Pennsylvania on this 26th day of February, 2020.

*[Signature]* CHAIRMAN  
*[Signature]* 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 29th day of July, 2020.

*[Signature]* CHAIRMAN  
*[Signature]* SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 25th day of FEB, 2020.

*[Signature]* CHAIRMAN  
*[Signature]* SECRETARY

**COMMONWEALTH OF PENNSYLVANIA'SS:**

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 386 page 16

Given under my hand and seal this 30th day of July, 2020.

Recorder: *[Signature]*

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



REVISED 02/21/2020; ENGINEER'S REVIEW COMMENTS

L	Land Surveyors, Inc.
S	523 North Main Street
J	P.O. Box 1061
	Butler, PA 16003-1061
	(724) 287-6865
	Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION #2	
FOR: SHERRY A. DOUTHETT	
SITUATE: CENTER TWP., BUTLER CO., PA	
Date 01/14/2020	Scale 1" = 100'
Parcel No. 060-2E104-9BA	Dwn By BEC
Address EAST BREWSTER RD.	Instrument # 201501150000976
	Ckd By CAH
	Service No. 19-061

PLAN BOOK	PAGE
386	16



**OWNERS ADOPTION FOR PARTNERSHIP (JACKSON TOWNSHIP)**  
 WE, THE RONALD E. AND KELLY S. LUTZ FAMILY TRUST, OWNER OF THE LUTZ FAMILY FARM SIMPLE SUBDIVISION HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.  
 IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 11<sup>th</sup> DAY OF May, 2020

ATTEST:  
 NOTARY PUBLIC: Anna F. Savol  
 RONALD E. AND KELLY S. LUTZ FAMILY TRUST

**ACKNOWLEDGMENT OF PARTNERSHIP ADOPTION AND DEDICATION (JACKSON TOWNSHIP)**  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Ronald E. & Kelly S. Lutz, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.  
 WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF May, 2020

MY COMMISSION EXPIRES THE 31 DAY OF October, 2023  
 NOTARY PUBLIC: Anna F. Savol  
 Commonwealth of Pennsylvania - Notary Seal  
 Anna F. Savol, Notary Public  
 Butler County  
 My commission expires October 27, 2023  
 Commission number 1294163

**CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE**  
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE LUTZ FAMILY FARM SIMPLE SUBDIVISION IS IN THE NAME OF THE RONALD E. AND KELLY S. LUTZ FAMILY TRUST, AND IS RECORDED IN INSTRUMENT(S) 201505220010936

WITNESS:  
 OWNER: Ronald E. & Kelly S. Lutz

MORTGAGE(S) OF THE PROPERTY CONTAINED IN THE LUTZ FAMILY FARM SIMPLE SUBDIVISION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS:  
 NAME: THE AMB MORTGAGE **NOT APPLICABLE**

**SURVEYORS CERTIFICATION**  
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY, AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.  
 DATE: 5/5/2020  
 (SEAL) GARY A. SHEFFLER, JR., P.E.

**ENGINEER CERTIFICATION**  
 A. ENGINEERING REQUIREMENTS  
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.  
 DATE: 5/5/2020  
 (SEAL) GARY A. SHEFFLER, JR. - REG. NO. BE057446

B. STORMWATER MANAGEMENT REQUIREMENTS  
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.  
 DATE: 5/5/2020  
 (SEAL) GARY A. SHEFFLER, JR. - REG. NO. BE057446

**TOWNSHIP ENGINEERS CERTIFICATION**  
 THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND OTHER APPLICABLE TOWNSHIP ORDINANCES  
 DATE: 6/19/2020  
 (SEAL) William L. Gilbert  
 NAME: William L. Gilbert  
 REGISTRATION NUMBER: PE 077527

**JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE**  
 APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 20 DAY OF February, 2020 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED March 5, 2020. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.  
 SIGNED AND NOTED AS APPROVED THIS DAY 10<sup>th</sup> DAY OF June, 2020

TOWNSHIP SECRETARY: [Signature]  
 CHAIRPERSON: [Signature]

**JACKSON TOWNSHIP PLANNING DIRECTOR APPROVAL**  
 APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 20<sup>th</sup> DAY OF February, 2020 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED March 5, 2020. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.  
 SIGNED AND NOTED AS APPROVED THIS 20<sup>th</sup> DAY OF June, 2020

TOWNSHIP SECRETARY: [Signature]  
 CHAIRPERSON: [Signature]

**NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES**  
 JACKSON TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.  
 DATE: 6/10/20  
 TOWNSHIP MANAGER/SECRETARY: [Signature]

**BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE**  
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 22<sup>ND</sup> DAY OF 2019 AUG.  
 DATE: 6/19  
 SECRETARY: [Signature]  
 CHAIRPERSON: [Signature]

**PROOF OF RECORDING**  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA  
 IN PLAN BOOK VOLUME 386 PAGE(S) 17  
 GIVEN UNDER MY HAND AND SEAL THIS 31 DAY OF July, 2020

RECORDER OF DEEDS: [Signature]

**APPROVAL EXTENSION**  
 Extension granted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Witness: \_\_\_\_\_ Official: \_\_\_\_\_

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

REGISTERED SURVEYOR: GARY A. SHEFFLER, JR.

REGISTERED ENGINEER: GARY A. SHEFFLER, JR.

TOWNSHIP ENGINEER: DERMAN L. GILBERT

BUTLER COUNTY RECORDER OF DEEDS: [Seal]

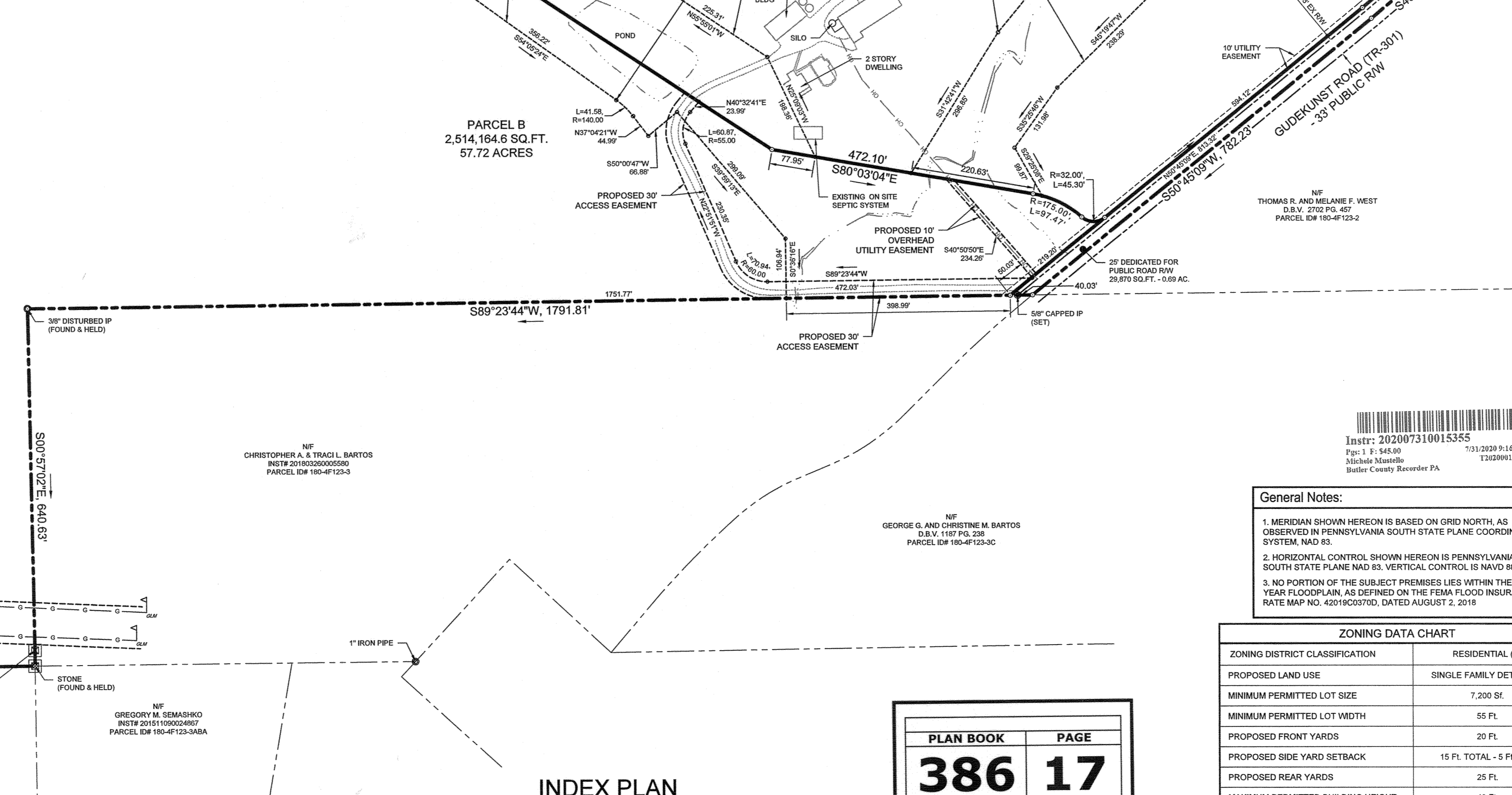
JACKSON TOWNSHIP PLANNING COMMISSION: [Seal]

JACKSON TOWNSHIP BOARD OF SUPERVISORS: [Seal]

PARCEL A  
 3,119,687.5 SQ.FT.  
 71.62 ACRES

PARCEL B  
 2,514,164.6 SQ.FT.  
 57.72 ACRES

BEING LANDS OF THE RONALD E. AND KELLY S. LUTZ FAMILY TRUST  
 PARCEL NO. 180-4F123-2A-0000  
 INST. NO. 201505220010936  
 5,663,722.2 SQ.FT.  
 130.02 ACRES  
 ZONED: R - RESIDENTIAL



**General Location Map: Zelenople, PA USGS Quad**  
 Scale: 1"=2000'

**General Notes:**

- MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, AS OBSERVED IN PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83.
- HORIZONTAL CONTROL SHOWN HEREON IS PENNSYLVANIA SOUTH STATE PLANE NAD 83. VERTICAL CONTROL IS NAVD 88.
- NO PORTION OF THE SUBJECT PREMISES LIES WITHIN THE 100 YEAR FLOODPLAIN, AS DEFINED ON THE FIRM FLOOD INSURANCE RATE MAP NO. 4201C0370D, DATED AUGUST 2, 2018

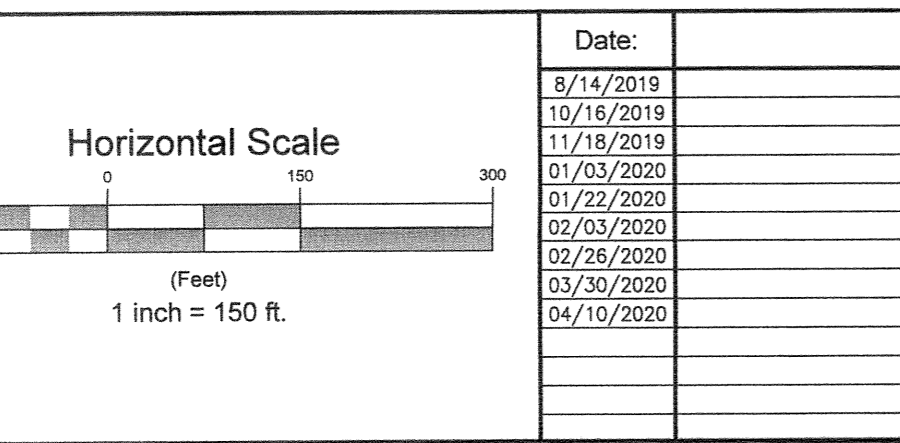
**ZONING DATA CHART**

ZONING DISTRICT CLASSIFICATION	RESIDENTIAL (R)
PROPOSED LAND USE	SINGLE FAMILY DETACHED
MINIMUM PERMITTED LOT SIZE	7,200 SQ. FT.
MINIMUM PERMITTED LOT WIDTH	55 FT.
PROPOSED FRONT YARDS	20 FT.
PROPOSED SIDE YARD SETBACK	15 FT. TOTAL - 5 FT. MIN.
PROPOSED REAR YARDS	25 FT.
MAXIMUM PERMITTED BUILDING HEIGHT	40 FT.

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

POCS SER. #: 20191992518

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 SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal:
8/14/2019	INITIAL TOWNSHIP SUBMITTAL	GLF	
10/16/2019	TOWNSHIP RESUBMITTAL	GLF	
11/18/2019	TOWNSHIP RESUBMITTAL	GLF	
01/03/2020	PHASES 1 & 2 RESUBMISSION	GLF	
01/22/2020	TOWNSHIP RESUBMITTAL	GLF	
02/03/2020	TOWNSHIP RESUBMITTAL	GLF	
02/26/2020	WBCA REVIEW #1 RESUBMITTAL	RLS	
03/30/2020	WBCA REVIEW #2 RESUBMITTAL	RLS	
04/10/2020	ISSUED FOR CONSTRUCTION	RLS	

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

1712 Mount Nebo Road  
 Sewickley, PA 15143

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

**Lutz Family Farm Simple Subdivision**

Prepared For: **Sandy Hill Development, LLC**

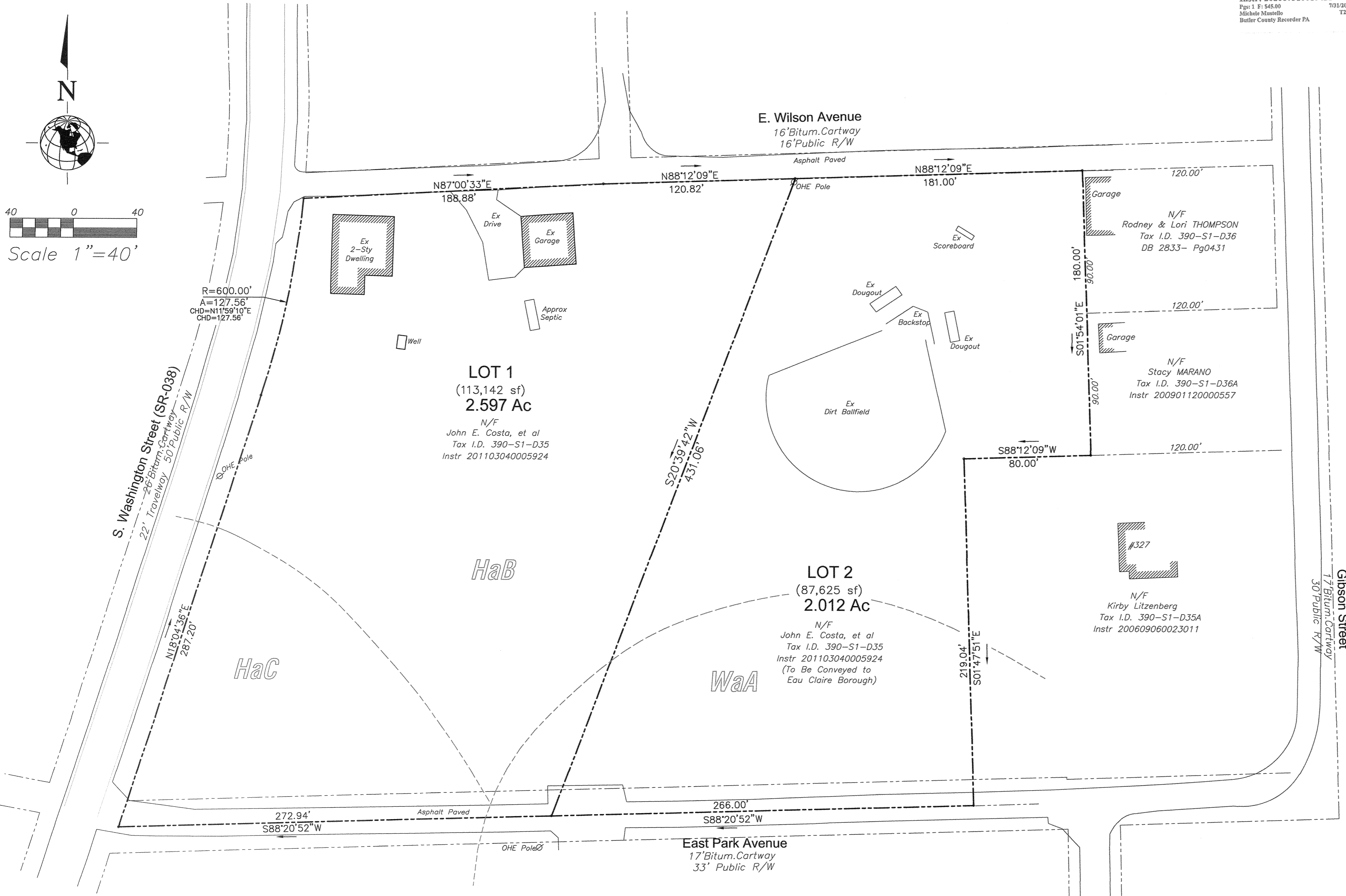
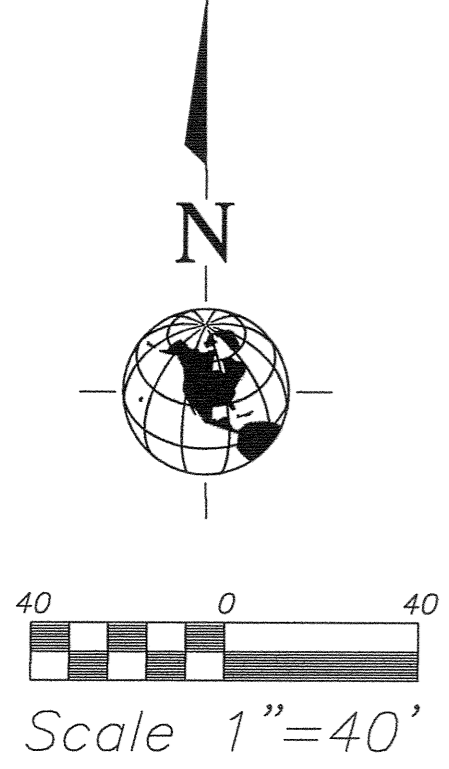
Situate In: **Jackson Township, Butler County, Pennsylvania**

Being a subdivision of Parcel No. 180-4F123-2A-000, recorded in Instrument No. 201505220010936

DRAWING SCALE: 1" = 150' DESIGNED BY: AGM  
 DATE ISSUED: 10/16/2019 REVIEWED BY: GAS  
 PROJECT JOB#: 3771 FIELD BOOK #: --  
 CADD#: 3713 - LUTZ - SUBDIVISION - PHO.DWG

Sandy Hill Development, LLC  
 Attn: Gary A. Sheffler, Jr. (Bud)  
 1712 Mt. Nebo Road  
 Sewickley, PA 15143  
 Phone: 412-219-4509  
 Sheet No. **LN 1**

Instr: 202007310015421  
 Page 1 of 3  
 Michele Mustello  
 Butler County Recorder PA



KNOW ALL MEN BY THESE PRESENTS, THAT JOHN E. COSTA, TAMMY L. COSTA CONN, AND CRYSTAL L. STEWART OF THE BOROUGH OF EAU CLAIRE, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF MY PROPERTY SITUATED IN THE BOROUGH OF EAU CLAIRE, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR EVERY PURPOSES ACCORDING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE BOROUGH OF EAU CLAIRE.

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND BOROUGH OF EAU CLAIRE, 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 GRADIES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFFOREMENTIONED OWNERS, OUR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 21<sup>ST</sup> DAY OF January, 2018.

ATTEST:  
 Virginia L. Bowser, Notary Public  
 My Commission Expires June 19, 2022  
 Commission number 1015417  
 Member, Pennsylvania Association of Notaries

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 21<sup>ST</sup> DAY OF January, 2018.

ATTEST:  
 Virginia L. Bowser, Notary Public  
 My Commission Expires June 19, 2022  
 Commission number 1015417  
 Member, Pennsylvania Association of Notaries

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 21<sup>ST</sup> DAY OF January, 2018.

ATTEST:  
 Virginia L. Bowser, Notary Public  
 My Commission Expires June 19, 2022  
 Commission number 1015417  
 Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF BUTLER )

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED JOHN E. COSTA AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH, SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21<sup>ST</sup> DAY OF January, 2018.

MY COMMISSION EXPIRES: \_\_\_ DAY OF \_\_\_ 20\_\_

Virginia L. Bowser  
 NOTARY PUBLIC (SIGNATURE) (SEAL)  
 Commonwealth of Pennsylvania - Notary Seal  
 Virginia L. Bowser, Notary Public  
 Butler County  
 My Commission Expires June 19, 2022  
 Commission number 1015417  
 Member, Pennsylvania Association of Notaries

PRINTED NAME OF NOTARY PUBLIC

I, JOHN E. COSTA, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOHN COSTA, et al, AS RECORDED AS INSTRUMENT 201103040005924 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS  
 John E. Costa  
 JOHN E. COSTA

COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF BUTLER )

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED TAMMY L. COSTA CONN AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION 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 21<sup>ST</sup> DAY OF January, 2018.

MY COMMISSION EXPIRES: \_\_\_ DAY OF \_\_\_ 20\_\_

Virginia L. Bowser  
 NOTARY PUBLIC (SIGNATURE) (SEAL)  
 Commonwealth of Pennsylvania - Notary Seal  
 Virginia L. Bowser, Notary Public  
 Butler County  
 My Commission Expires June 19, 2022  
 Commission number 1015417  
 Member, Pennsylvania Association of Notaries

PRINTED NAME OF NOTARY PUBLIC

I, TAMMY L. COSTA CONN, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TAMMY L. COSTA CONN, et al, AS RECORDED AS INSTRUMENT 201103040005924 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS  
 Tammy L. Costa Conn  
 TAMMY L. COSTA CONN

COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF BUTLER )

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED CRYSTAL L. STEWART AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION 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 21<sup>ST</sup> DAY OF January, 2018.

MY COMMISSION EXPIRES: \_\_\_ DAY OF \_\_\_ 20\_\_

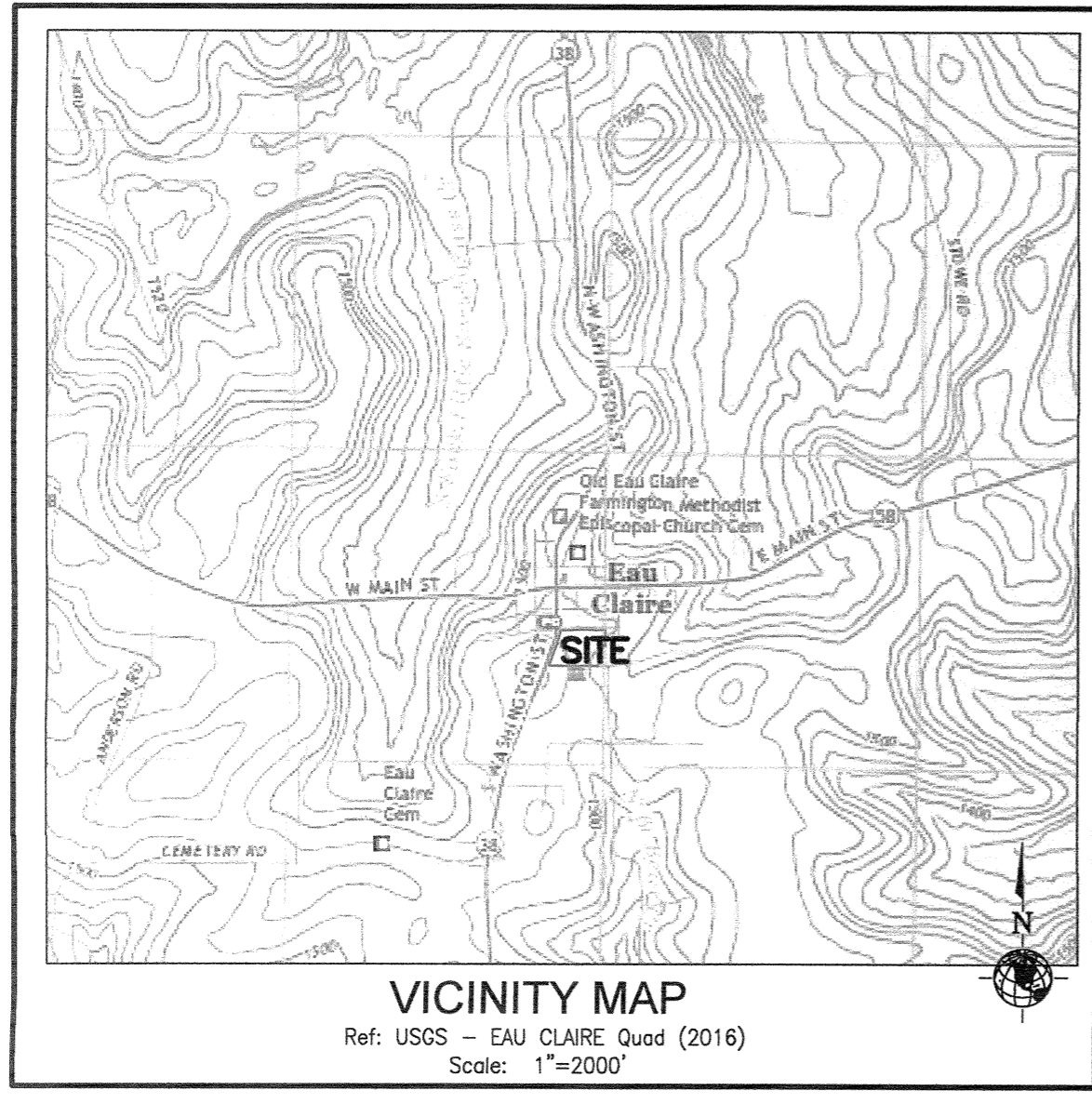
Virginia L. Bowser  
 NOTARY PUBLIC (SIGNATURE) (SEAL)  
 Commonwealth of Pennsylvania - Notary Seal  
 Virginia L. Bowser, Notary Public  
 Butler County  
 My Commission Expires June 19, 2022  
 Commission number 1015417  
 Member, Pennsylvania Association of Notaries

PRINTED NAME OF NOTARY PUBLIC

I, CRYSTAL L. STEWART OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF CRYSTAL L. STEWART, et al, AS RECORDED AS INSTRUMENT 201103040005924 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS  
 Crystal L. Stewart  
 CRYSTAL L. STEWART

Map Unit Symbol	Map Unit Name
ErB	Ernest silt loam, 3 to 8 percent slopes
HaB	Hazleton channery loam, 3 to 8 percent slopes
HaC	Hazleton channery loam, 8 to 15 percent slopes
WaA	Wharton silt loam, 0 to 3 percent slopes
WaB	Wharton silt loam, 3 to 8 percent slopes



**SUBDIVISION OWNERS:**

390-S2-D35  
 John E. Costa  
 311 Peaceful Valley Road  
 West Sunbury, PA 16061

Tammy L. Costa Conn  
 203 Harrisville Road  
 West Sunbury, PA 16061

Crystal L. Stewart  
 199 Freepport Road  
 Butler, PA 16002

- NOTES:
- THIS PLAN PROPOSES SUBDIVISION OF AN EXISTING RECREATIONAL FIELD FOR THE PURPOSE OF CONVEYING THE RECREATIONAL FIELD TO THE BOROUGH. NO NEW SEWAGE IS GENERATED.
  - THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
  - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW, BEFORE A NEW DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
  - AS OF THE DATE OF THIS PLAN RECORDING, THE SUBDIVIDED PROPERTY DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF RECREATIONAL SPACE USE. NO PORTION OF LOT 2 OF THIS SUBDIVISION HAS BEEN APPROVED BY EAU CLAIRE BOROUGH 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 ANY USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE SUBDIVISION DESCRIBED HEREON IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §§ 750 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 2 SHOULD CONTACT OFFICIALS OF EAU CLAIRE BOROUGH, WHO ARE IN CHARGE WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITY PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

THE EAU CLAIRE BOROUGH COUNCIL GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE EAU CLAIRE BOROUGH COUNCIL DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL BOROUGH SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE COUNCIL. 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 COUNCIL OF EAU CLAIRE BOROUGH, BUTLER COUNTY, PENNSYLVANIA, ON THIS 11<sup>TH</sup> DAY OF JUNE 2018.

ATTEST:  
 Michelle Mustello  
 SECRETARY  
 Hank Dymally  
 CHAIRMAN (SEAL)

REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 31<sup>ST</sup> DAY OF July, 2018.

REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 31<sup>ST</sup> DAY OF July, 2018.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 19216

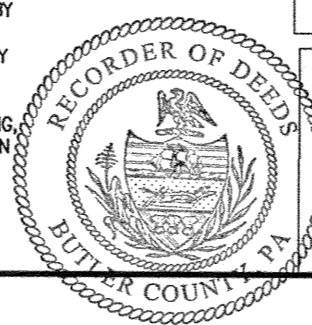
I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

12-21-2019  
 DATE  
 James A. Day  
 REGISTRATION NO. 59-039394-E

COMMONWEALTH OF PENNSYLVANIA ) SS:  
 COUNTY OF BUTLER )

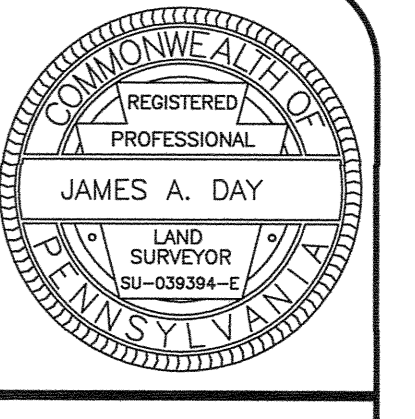
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 2216, PAGE 17, THIS 21<sup>ST</sup> DAY OF January, 2018.

(SEAL) RECORDER



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

RECORDED  
 PLAN BOOK PAGE  
**386 18**



Situated at:  
**EAST WILSON AVE & EAST PARK AVE**  
 BOROUGH OF EAU CLAIRE  
 BUTLER COUNTY, PA

**COSTA SUBDIVISION**

JAMES A. DAY, P.E., P.L.S.  
 CONSULTING ENGINEERING  
 AND SURVEYING SERVICES  
 304 Beach Road  
 P.O. Box 724-25-2527  
 email: jday@jdayms.com

DATE: 12-27-2019  
 SCALE: 1"=40'

v:\data\chinnaya\_mission\production drawings\3\_plan\_recapproval\3\_plan\_recapproval.dwg 1:1 Plotted By: Elizabeth Maloney 3/6/2020 9:03 AM Scale: 1:1

Zoning = R5  
(Residential Business)

Zoning = B (Business)

Zoning = R5  
(Residential Business)

Zoning = B (Business)

Zoning = B (Business)

N/F  
William N. & Cordelia M. Anderson  
Tax id 010-3F66-56D  
D.B.V. 74D/PG. 44  
Residential

Zoning = B (Business) N89°14'46"E 1002.20'

N/F  
Mark A. Anderson  
Tax id 010-3F66-56F  
Instrument #201512210027682  
Residential

N/F  
Mary Kinnovic  
Tax id 010-3F66-56E  
D.B.V. 85E/PG. 553  
Residential

N/F  
TODD L. RHULE & SUSAN L. RHULE  
TAX PARCEL  
10-3F66-55  
INSTR. 201405220011183

MAIN FLOOR  
1092.5'  
TEMPLE FLOOR  
1096.0'  
(21,100 SF)

Zoning = B  
(Business)

Zoning = R5  
(Residential Business) N89°24'25"E 803.42'

N/F  
Dominic Gigliotti et al.  
Tax id 010-314-840  
Instrument #200212110041989  
Residential

N/F  
Brian W. & Susan M. Kreit  
Tax id 010-314-839  
Instrument #201408150019176  
Residential

N/F  
Thomas M. & Darlene A. Bartos  
Tax id 010-314-838  
Instrument #200108180015875  
Residential

N/F  
Tressdale Community Assoc., Inc.  
Tax id 010-3F66-56H  
Instrument #20050302004982

**CORPORATE ADOPTION**  
KNOW ALL MEN BY THESE PRESENTS: THAT CHINMAYA MISSION OF PITTSBURGH, INC. BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS DEVELOPMENT PLAN OF ITS PROPERTY SITUATED 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, STREETS, LANDS, RIGHT-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PRECEDING, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAYS AND EASEMENTS BY THE TOWNSHIP OF ADAMS, CHINMAYA MISSION OF PITTSBURGH, INC. 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 CHINMAYA MISSION OF PITTSBURGH, INC. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 8th DAY OF July A.D., 2020.

**TITLE CLAUSE**  
CHINMAYA MISSION OF PITTSBURGH, INC. BY \_\_\_\_\_ ITS PRESIDENT, OWNERS OF THE CHINMAYA MISSION SITE PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE INSTRUMENT NUMBER 201610250022268 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

\_\_\_\_\_  
PRESIDENT

**MORTGAGE CLAUSE**  
WE, \_\_\_\_\_ MORTGAGEE OF THE PROPERTY EMBRACED IN CHINMAYA MISSION SITE PLAN DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

\_\_\_\_\_  
MORTGAGOR

\_\_\_\_\_  
WITNESS

CHINMAYA MISSION OF PITTSBURGH, INC.  
ATTEST: \_\_\_\_\_ SECRETARY  
\_\_\_\_\_ PRESIDENT

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

CHINMAYA MISSION OF PITTSBURGH, INC.  
PRESIDENT

**CORPORATION ACKNOWLEDGMENT**  
COMMONWEALTH OF PENNSYLVANIA  
SS:  
COUNTY OF BUTLER: Allegheny

ON THIS 8th DAY OF July A.D., 2020 BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED \_\_\_\_\_ PRESIDENT OF CHINMAYA MISSION OF PITTSBURGH, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THIS SAID CHINMAYA MISSION OF PITTSBURGH, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF CHINMAYA MISSION OF PITTSBURGH, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.  
WITNESS MY HAND AND NOTARIAL SEAL THE 8th DAY OF July A.D., 2020.  
\_\_\_\_\_  
PATRICIA M. BRADLEY - Notary Public  
Allegheny County  
My Commission Expires Aug 10, 2023  
Commission Number: 1292373  
\_\_\_\_\_  
NOTARY  
MY COMMISSION EXPIRES THE 10th DAY OF August A.D., 2023.

ADAMS TOWNSHIP PLANNING COMMISSION  
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 3rd DAY OF June 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 2nd DAY OF June 2020.  
\_\_\_\_\_  
SECRETARY  
\_\_\_\_\_  
CHAIRMAN  
\_\_\_\_\_  
SUPERVISOR  
\_\_\_\_\_  
SUPERVISOR  
\_\_\_\_\_  
SUPERVISOR  
\_\_\_\_\_  
SUPERVISOR

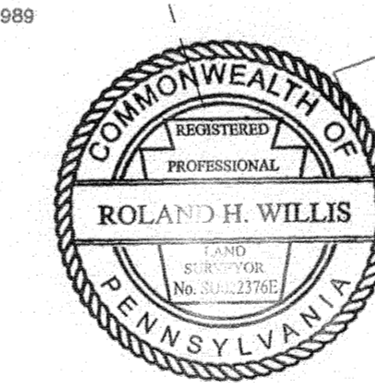
ADAMS TOWNSHIP MUNICIPAL ENGINEER  
I, \_\_\_\_\_ A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVING AUTHORITY.  
7/24/2020 26400E  
DATE REG. NO. SIGNATURE

**SURVEYOR**  
I, ROLAND H. WILLIS, 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.  
Roland H. Willis July 6, 2020 SU 022378-E  
ROLAND H. WILLIS DATE REGISTRATION NO.

**BUTLER COUNTY PLANNING**  
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF April 2020.  
\_\_\_\_\_  
SECRETARY  
\_\_\_\_\_  
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

**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 386 PAGE(S) 19  
GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF August 2020.  
MICHELE M. MUSTELLO  
RECORDER OF DEEDS  
My Commission Expires First Monday in January 2024

Adams Township  
Adams Township Engineer  
Butler County Planning Commission  
Butler County Recorder of Deeds

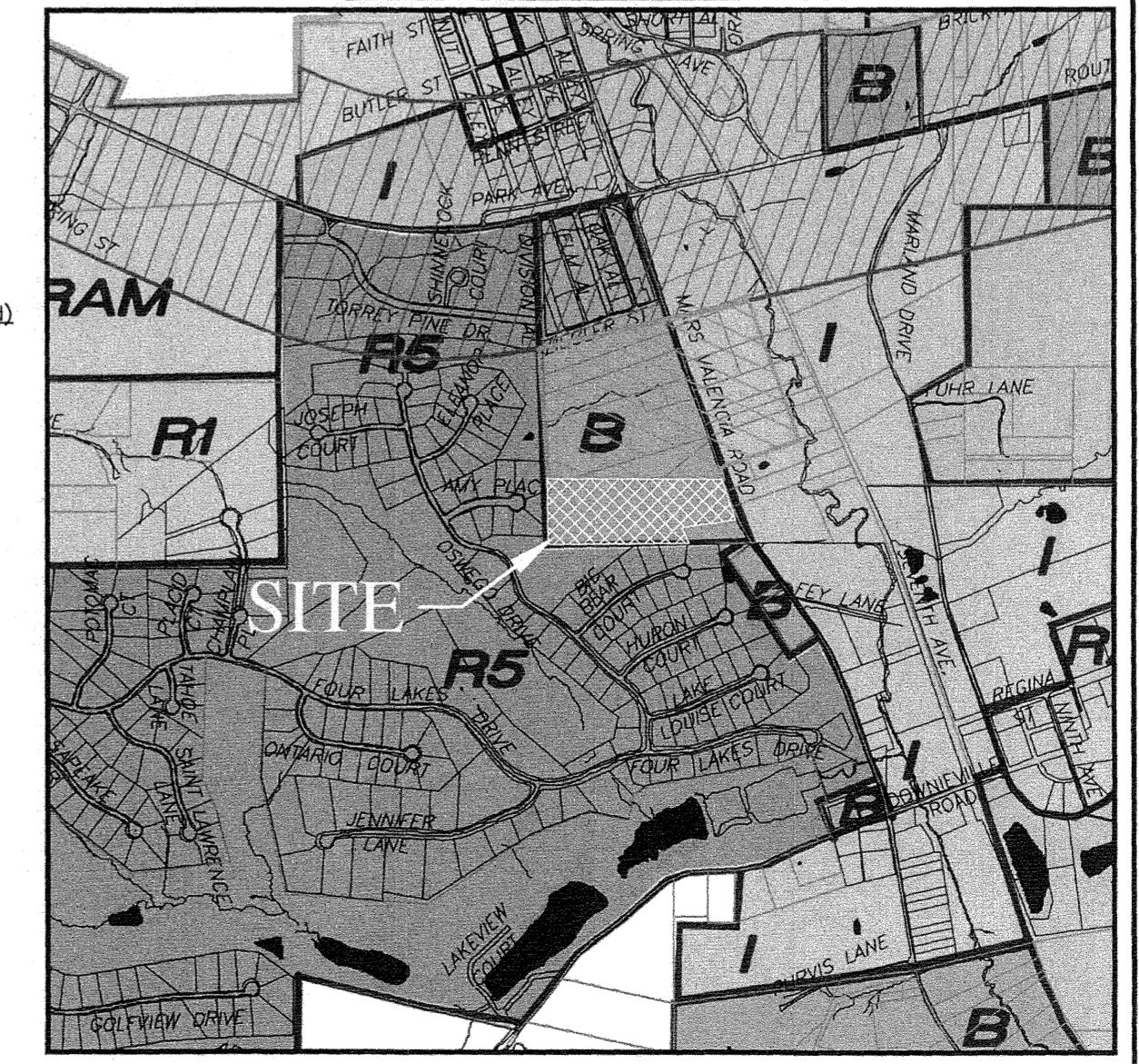


**Zoning Requirements**

**Zone:** B (Business)  
**Proposed Uses:** Indian Cultural/Religious Center and Hindu Philosophical Education Center  
**B (Business)**  
Minimum Lot Area: 21,790 Sq.Ft.  
Minimum Lot Width: 100 Ft. at front setback line  
Minimum Front Yard Depth: 50 Ft.  
Minimum Side Yard Depth: 15 Ft. (2 required)  
Minimum Rear Yard Depth: 25 Ft.  
Maximum Lot Coverage: N/A  
Minimum Parking Spaces: 4 spaces/1,000 Sq.Ft.  
Impervious Area: N/A (23%)  
**Parking Calculation**  
Gross Floor Area = 21,100± Sq.Ft.  
Proposed Parking Spaces:  
Regular Spaces = 120 spaces  
Accessible Spaces = 5 spaces (1 Van + 4 Standard)  
Total Spaces = 125 spaces

**Property Information**  
Owner/Developer  
Chinmaya Mission Pittsburgh, INC  
129 Peppergrass Road  
Baden, PA 15005-2563  
Instrument #201610250022268  
Tax ID: 10-3F66-55  
358 Mars Evans City Road  
Mars, PA 16046

PLAN BOOK	PAGE
386	19



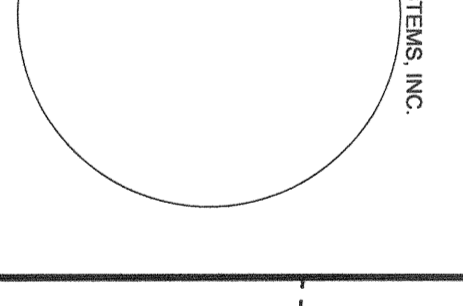
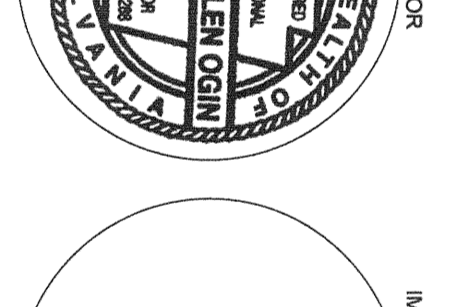
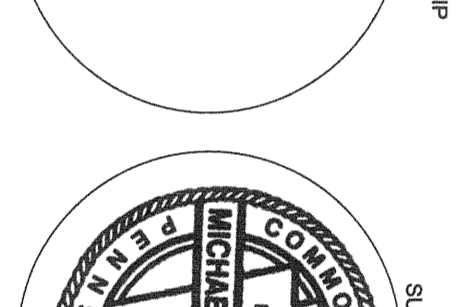
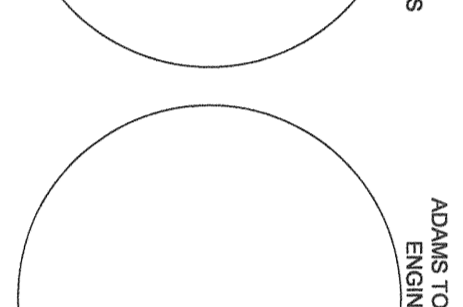
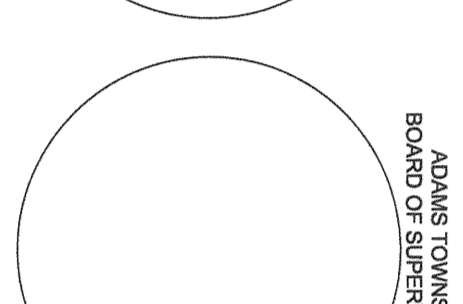
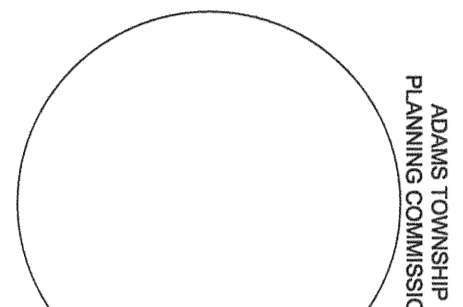
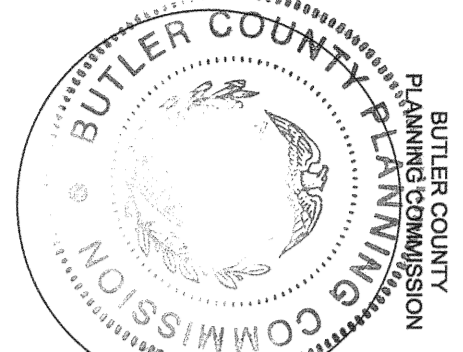
Zoning and Location Map  
SCALE: N.T.S.

Instr: 202008050015859  
Fig: 1 F: 545.00  
Michele Mustello  
Butler County Recorder PA

Designed By	Checked By
No.	Date

PLAN NAME: PLAN FOR RECORDING  
CLIENT: CHINMAYA MISSION OF PITTSBURGH, INC.  
128 PEPPERGRASS ROAD  
BADEN, PA 15005-2563  
ADAMS TOWNSHIP  
BUTLER COUNTY, PA  
AS SHOWN DATE: MARCH 5, 2020  
LOCATION:  
SCALE:

WACHTER-WILLIS CONSULTING, LP  
P. O. Box 1298 - Aliquippa, PA 15001  
Phone (412) 974-4409 OR (412) 994-0094, Fax (724) 375-5173  
(EMAIL) W-WCONSULTING@COMCAST.NET  
SHEET No. REC



Path & Filename: R:\Projects\17039 IMS Myones Rd-0006 IMS Addition Survey\DWG\04-Base\17039-0006 RP BASE AND SHEETS.dwg  
 Plot Date: 5/11/2020 9:37 AM Jonathan E. Ganczanski, P.E. Save Date: 5/11/2020 9:37 AM  
 16.02

Instr: 20200806015964  
 Page 1 of 4800  
 Michele Mustello  
 Butler County Recorder PA  
 8/6/2020 9:44 AM  
 72020911392

BUTLER COUNTY PLANNING COMMISSION REVIEW  
 REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 21<sup>st</sup> DAY OF May, 2020. LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED May 21, 2020.  
 SECRETARY: *R. H. Gern*  
 CHAIRMAN: *John Gern*  
 PROOF OF RECORDING FOR BUTLER COUNTY  
 COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF BUTLER:  
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 386  
 PAGE 20  
 GIVEN UNDER MY HAND AND SEAL THIS 12<sup>th</sup> DAY OF August, 2020.  
**MICHELE M. MUSTELLO**  
 RECORDER OF DEEDS  
 My Commission Expires First Monday in January 2024  
 BREAKNECK CREEK REGIONAL AUTHORITY  
 BREAKNECK CREEK REGIONAL AUTHORITY CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS & EXTINGUISHMENTS OF THE SANITARY SEWER EASEMENTS AS SHOWN.  
 WITNESS: *[Signature]* AUTHORITY MANAGER

CORPORATION ADOPTION  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT IMS SYSTEMS, INC., BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS PLAN OF CONSOLIDATION OF ITS PROPERTIES 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, STREETS, LANDS RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, CYPRESS FIELDS, LP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON IMS SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF PARCELS IN THIS PLAN.  
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 12 DAY OF June, 2020.

SECRETARY: *[Signature]* PRESIDENT: *[Signature]*  
 IMS SYSTEMS, INC. IMS SYSTEMS, INC.  
 THE FOREGOING ADOPTION AND DEDICATION IS MADE BY IMS SYSTEMS, INC. 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.  
 PRESIDENT: *[Signature]*  
 IMS SYSTEMS, INC.

CORPORATE ACKNOWLEDGMENT  
 COMMONWEALTH OF PENNSYLVANIA }  
 COUNTY OF BUTLER } SS:  
 ON THIS 12 DAY OF June, 2020 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY AND COMMONWEALTH, PERSONALLY APPEARED John Gern, PRESIDENT OF IMS SYSTEMS, INC. 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 IMS SYSTEMS, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF IMS SYSTEMS, INC. IN ATTENTION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.  
 PRESIDENT: *[Signature]*  
 IMS SYSTEMS, INC.

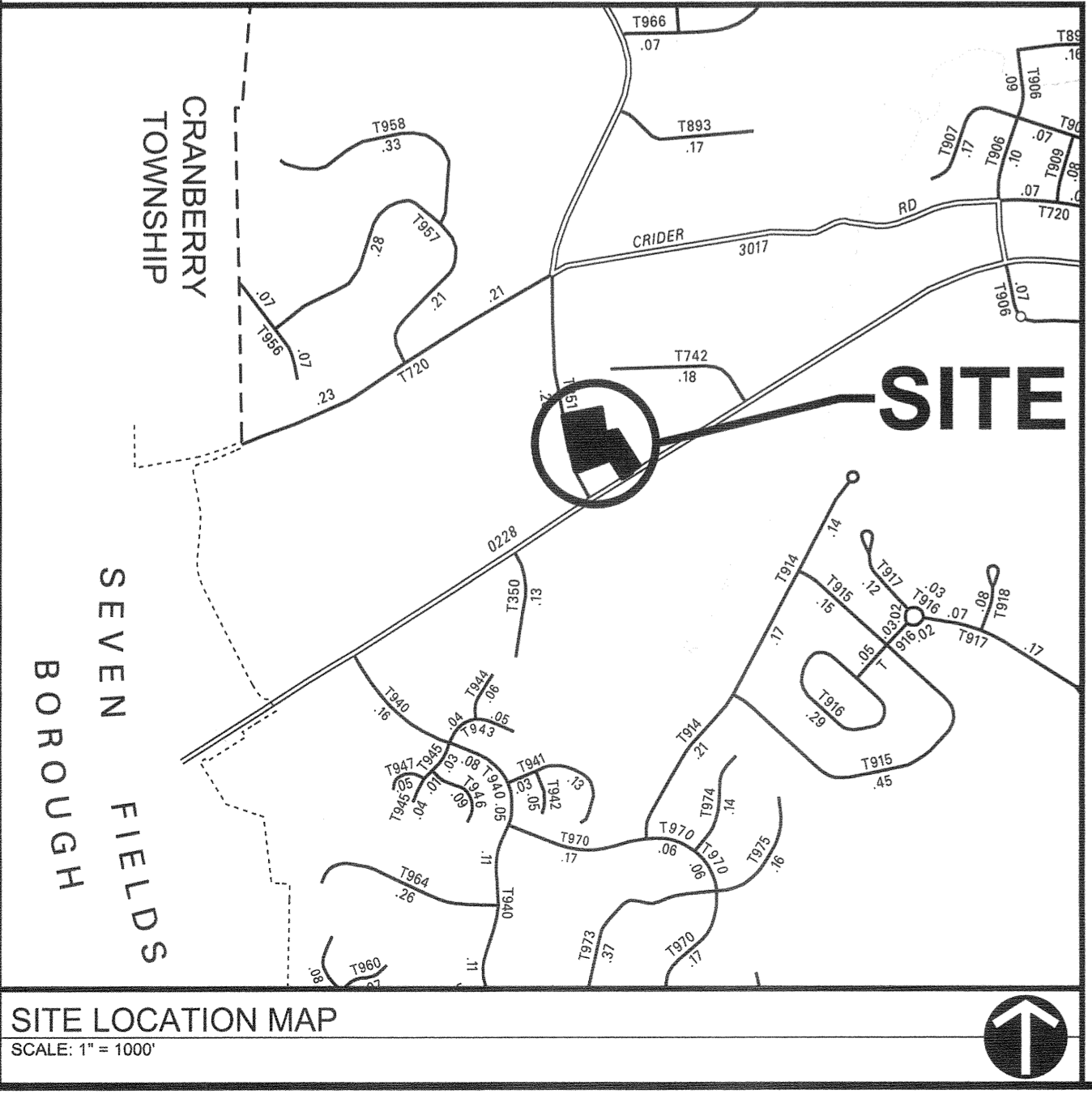
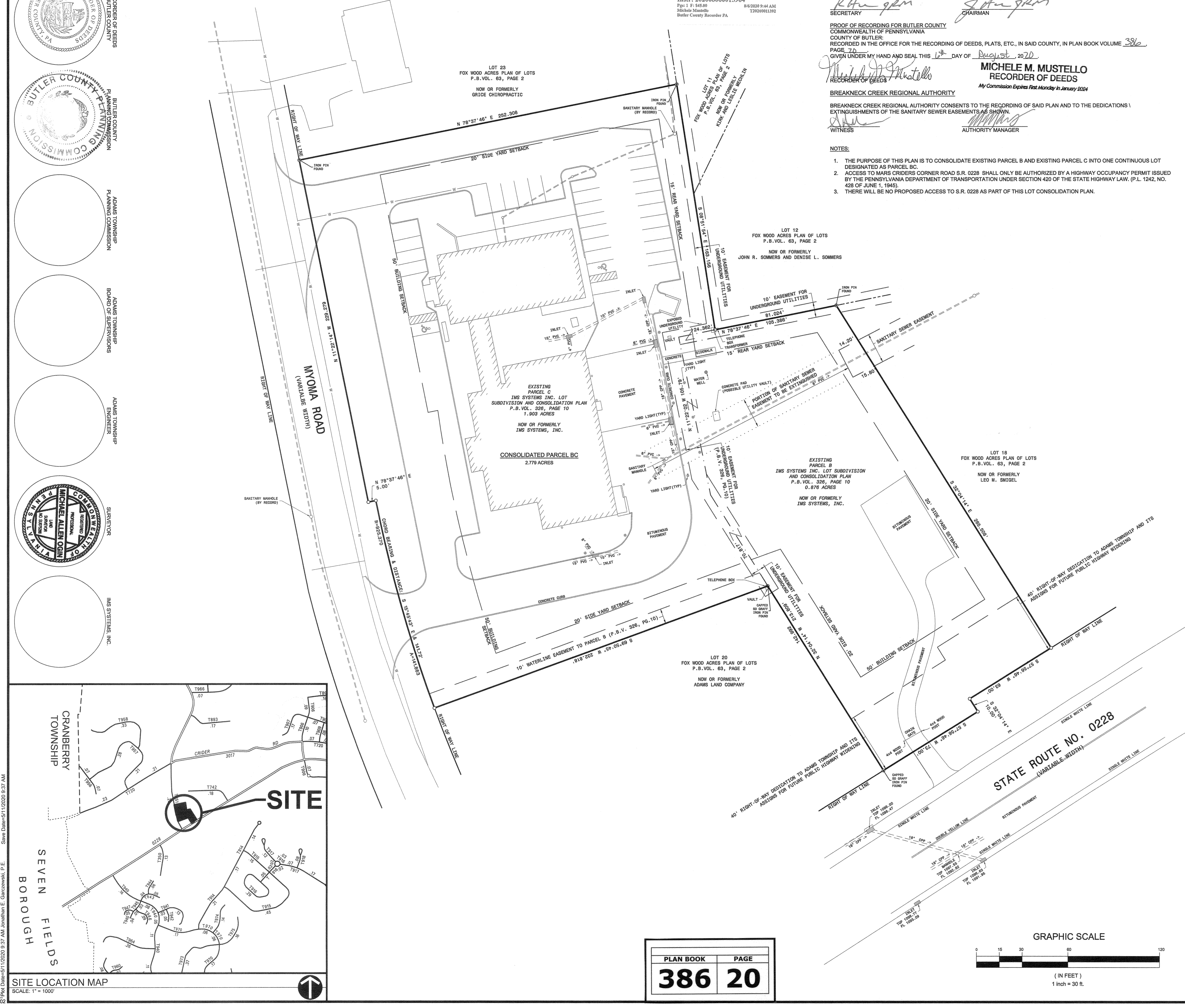
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.  
 WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF June, 2020.  
*[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES THE 9 DAY OF August, 2020.  
 CERTIFICATION OF TITLE (WITH NO MORTGAGE)  
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE IMS SYSTEMS LOT CONSOLIDATION PLAN IS IN THE NAME OF IMS SYSTEMS, INC. AND IS RECORDED IN INSTRUMENT NUMBER 20111221003172Z AND 201307230021415. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE OR LIEN AGAINST THE PROPERTY.  
 SECRETARY: *[Signature]* PRESIDENT: *[Signature]*  
 IMS SYSTEMS, INC. IMS SYSTEMS, INC.

ADAMS TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL  
 THIS PLAN OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6<sup>th</sup> DAY OF May, 2020.  
 ATTEST:  
 SECRETARY: *[Signature]* CHAIRMAN, PLANNING COMMISSION: *[Signature]*

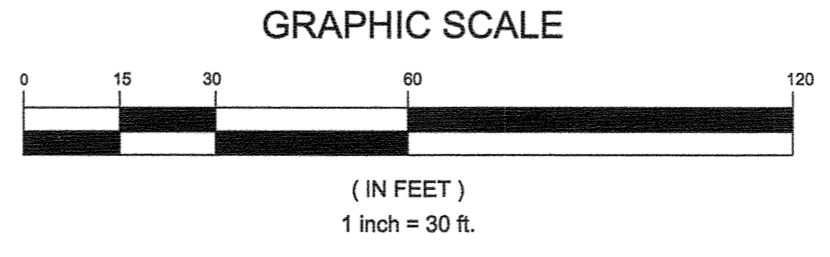
ADAMS TOWNSHIP APPROVAL  
 THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAN BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.  
 THIS PLAN OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 18<sup>th</sup> DAY OF May, 2020.  
 SIGNED AND NOTED AS APPROVED THIS 18<sup>th</sup> DAY OF May, 2020.  
 SECRETARY OF BOARD OF SUPERVISORS: *[Signature]* CHAIRMAN OF BOARD OF SUPERVISORS: *[Signature]*

ADAMS TOWNSHIP ENGINEER'S APPROVAL  
 I, Michael Allen Oglin, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.  
 SIGNATURE: *[Signature]* REGISTRATION NO.: 26468 E  
 PROFESSIONAL LAND SURVEYOR CERTIFICATE  
 I, MICHAEL ALLEN OGLIN, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAN HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.  
 MICHAEL ALLEN OGLIN DATE: 6-10-20  
 REG. NO. SU-076288

TOTAL AREA OF RECORDING = 2.779 ACRES  
**GATEWAY**  
 The Gateway Engineers, Inc.  
 Full-Service Civil Engineering & Surveying  
 100 McMorris Road, Pittsburg, PA 15205  
 gatewayengineers.com 855-634-9284  
**IMS SYSTEMS LOT CONSOLIDATION PLAN**  
 SITUATE IN  
 ADAMS TOWNSHIP  
 BUTLER COUNTY  
 MADE FOR  
**IMS SYSTEMS, INC.**  
 981 ROUTE 228  
 MARS, PA 16046  
 Date: 2020-05-11  
 Job Number: C-17039-0006  
 Dwg No: 1 OF 1  
 PM: JEG DB: LPW CB: MAO SCALE: 1" = 30'  
 © Gateway Engineers Inc. All Rights Reserved



PLAN BOOK	PAGE
<b>386</b>	<b>20</b>



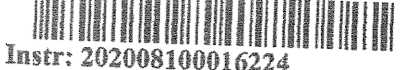
NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

# CORRECTION PLAN (SEE SHEET 3 OF 4 FOR DETAILS)

# HESPENHEIDE SUBDIVISION PLAN - FINAL

## (PLAN BOOK 370, PAGE 2-11)

## TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA

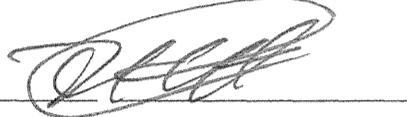
  
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 Michele Mustello  
 Butler County Recorder PA  
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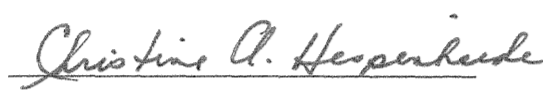
**OWNERS ADOPTION**

Know All Men By These Presents, that we Fred W. and Christine A. Hespeneide of the Borough of Emlenton, County of Venango, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages accruing to us do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Adams, we Fred W. and Christine A. Hespeneide hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Fred W. and Christine A. Hespeneide, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 22 day of July, A.D. 2020

ATTEST:

 Fred W. Hespeneide

 Christine A. Hespeneide

 Notary Public

COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Michael W. Slatt, Notary Public  
 Emlenton Boro, Venango County  
 My commission expires October 04, 2021

My commission expires the 4 day of October, A.D., 2021.

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

 Fred W. Hespeneide

 Christine A. Hespeneide

**INDIVIDUAL ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA }  
 COUNTY OF VENANGO } SS:  
 COUNTY OF BUTLER }

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

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of July, 2020

 Notary Public


COMMONWEALTH OF PENNSYLVANIA  
 NOTARIAL SEAL  
 Michael W. Slatt, Notary Public  
 Emlenton Boro, Venango County  
 My commission expires October 04, 2021

My Commission Expires the 4 day of October, 2021.

**SURVEYOR CERTIFICATION**

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



  
 Brad L. Goodballet  
 Reg. No. SU056899



**PROJECT LOCATION MAP**

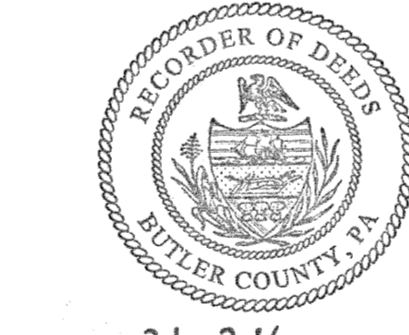
**PROOF OF RECORDING**

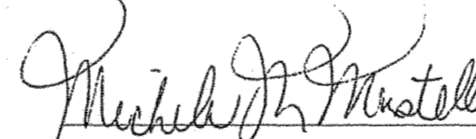
COMMONWEALTH OF PENNSYLVANIA }  
 COUNTY OF BUTLER } SS:

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 386 Page(s) 21-24

Given under my hand and seal this 10 day of August, A.D. 2020

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

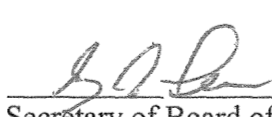


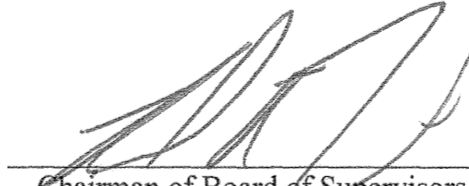
  
 Recorder of Deeds

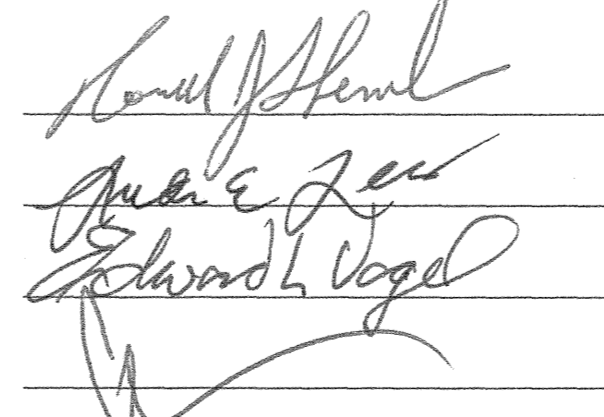
**APPROVAL BY TOWNSHIP OF ADAMS**

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

This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 13th day of July, A.D. 2020

ATTEST:  
  
 Secretary of Board of Supervisors

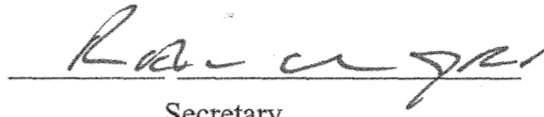
  
 Chairman of Board of Supervisors



PLAN BOOK	PAGE
<b>386</b>	<b>21</b>

**BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT**

REVIEWED  
 Approved by the Butler County Planning Commission this 20th day of Nov, 2018

  
 Secretary




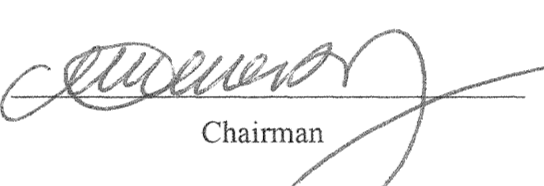
  
 Chairman

See comments on file at the Butler County Planning Commission plan number 16234

**TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL**

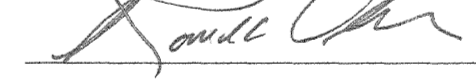
This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 3rd day of June, A.D. 2020

ATTEST:  
  
 Secretary

  
 Chairman

**TOWNSHIP ENGINEER'S APPROVAL**


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

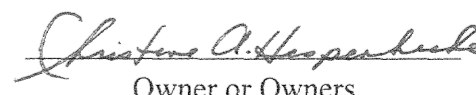
Date 07-24-2020 Reg. No. 26400 E  
  
 Signature

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

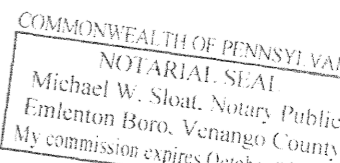
Know All Men By These Presents, that I, We Fred W. Hespeneide and Christine A. Hespeneide of the Township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of stormwater drainage over, across and through this Subdivision of land until such time as (I or We), our heir executors, administrators and assigns construct stormwater drainage facilities in accordance with Township's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Adams Township, and until such formal acceptance (I or We) for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Adams from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Fred W. Hespeneide and Christine A. Hespeneide. Our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

In witness whereof, we hereunto set our hands and seals this 22 day of July, A.D. 2020

  
 Owner or Owners

  
 Owner or Owners

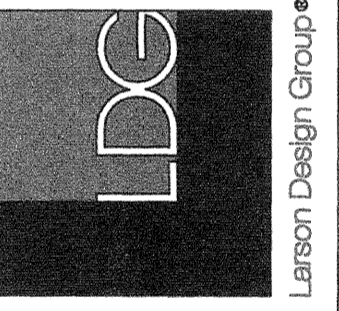
Witness my hand and notarial seal this 22 day of July, A.D. 2020

  
 Notary Public

My commission expires the 4 day of October, A.D. 2021

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

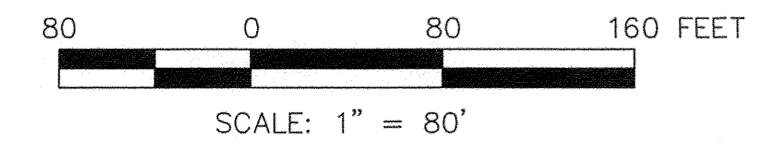
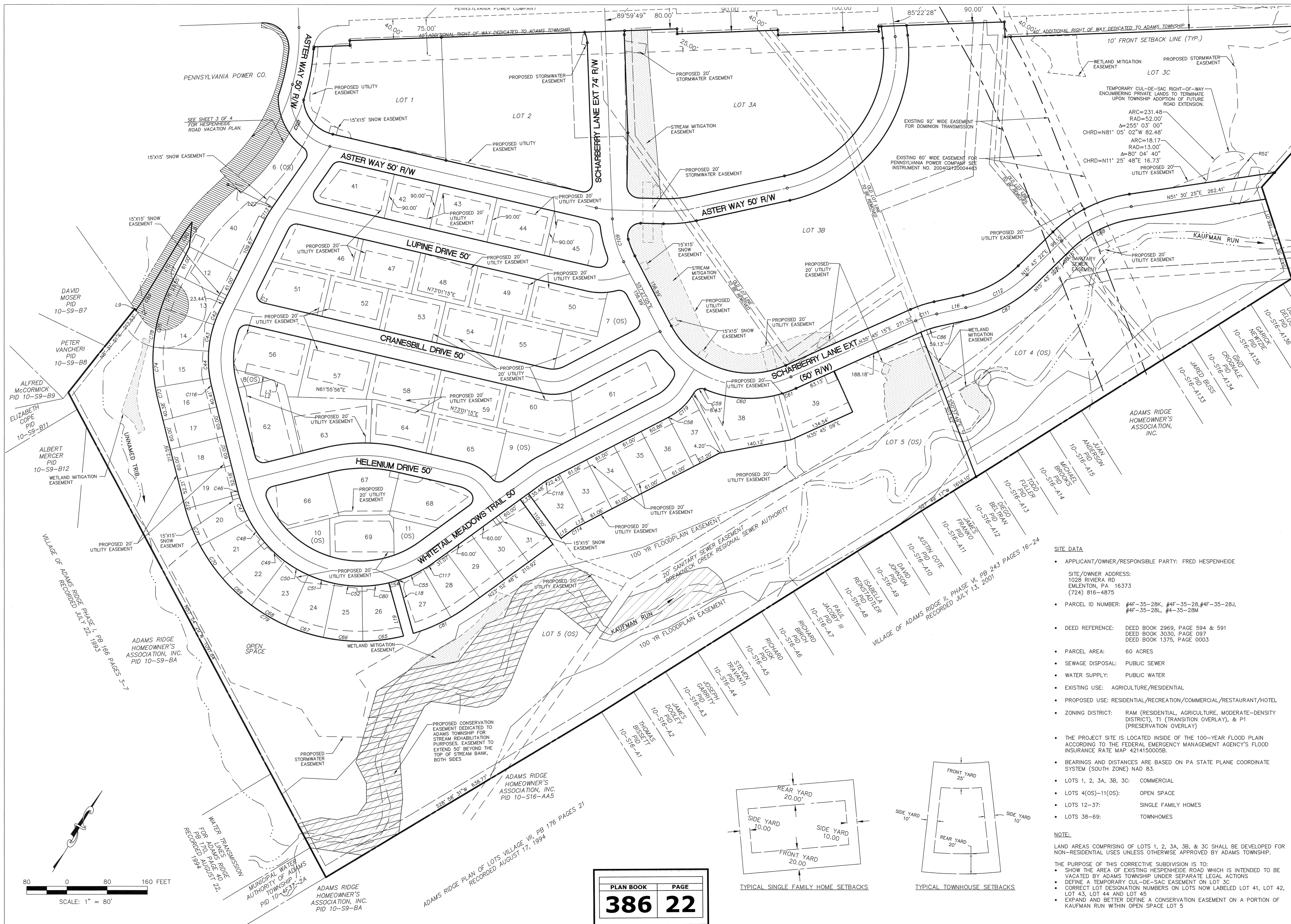
NO.	DATE	COMMENTS	ISSUE / REVISIONS
4	05/26/2020	CORRECTION PLAN	BY CHND
3	07/29/2019	FINAL PLAN REVISIONS	BY CHND
2	12/10/2018	PER TOWNSHIP COMMENTS	BY CHND
1	11/06/2018	TOWNSHIP SUBMISSION	BY CHND



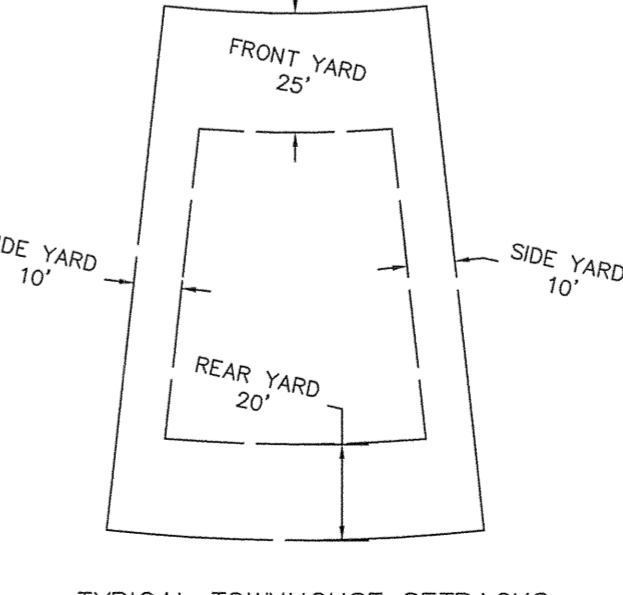
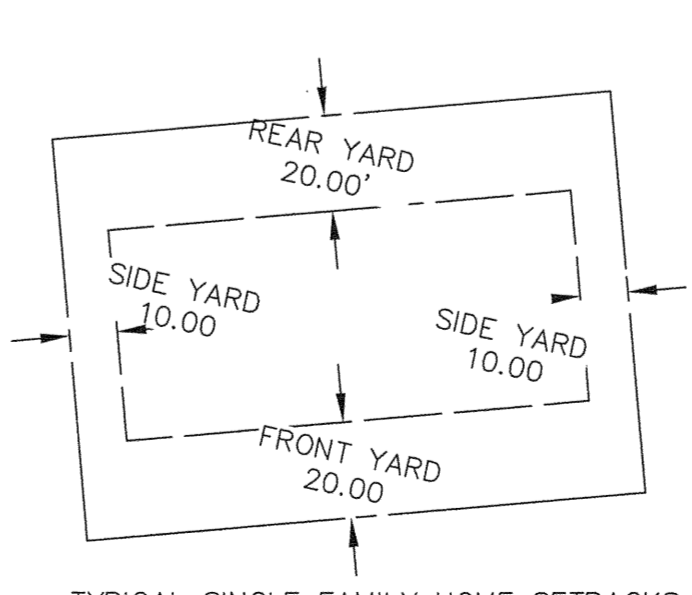
Larson Design Group • Architects Engineers Surveyors  
 300 South Walnut Lane • Suite 202  
 Beaver, PA 15009  
 PHONE 724.495.7020 TOLL FREE 877.323.6803  
 FAX 724.495.2594 • www.larsondesigngroup.com

CORRECTION PLAN (SEE SHEET 3 OF 4 FOR DETAILS) HESPENHEIDE SUBDIVISION PLAN - FINAL (PLAN BOOK 370, PAGE 2-11) TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

FWH DEVELOPMENT, LLC  
 1028 RIVERA DRIVE  
 EMLENTON, PA 16573  
 PHONE 724-816-4875



PLAN BOOK	PAGE
<b>386</b>	<b>22</b>



**SITE DATA**

- APPLICANT/OWNER/RESPONSIBLE PARTY: FRED HESPEHDE
- SITE/OWNER ADDRESS: 1028 RIVERA RD EMLENTON, PA 16373 (724) 816-4875
- PARCEL ID NUMBER: #4F-35-28K, #4F-35-28L, #4F-35-28J, #4F-35-28M, #4-35-28M
- DEED REFERENCE: DEED BOOK 2969, PAGE 594 & 591; DEED BOOK 3030, PAGE 097; DEED BOOK 1375, PAGE 0003
- PARCEL AREA: 60 ACRES
- SEWAGE DISPOSAL: PUBLIC SEWER
- WATER SUPPLY: PUBLIC WATER
- EXISTING USE: AGRICULTURE/RESIDENTIAL
- PROPOSED USE: RESIDENTIAL/RECREATION/COMMERCIAL/RESTAURANT/HOTEL
- ZONING DISTRICT: RAM (RESIDENTIAL, AGRICULTURE, MODERATE-DENSITY DISTRICT), T1 (TRANSITION OVERLAY), & P1 (PRESERVATION OVERLAY)
- THE PROJECT SITE IS LOCATED INSIDE OF THE 100-YEAR FLOOD PLAN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 4214150005B.
- BEARINGS AND DISTANCES ARE BASED ON PA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD 83.
- LOTS 1, 2, 3A, 3B, 3C: COMMERCIAL
- LOTS 4(OS)-11(OS): OPEN SPACE
- LOTS 12-37: SINGLE FAMILY HOMES
- LOTS 38-69: TOWNHOMES

**NOTE:**

LAND AREAS COMPRISING OF LOTS 1, 2, 3A, 3B, & 3C SHALL BE DEVELOPED FOR NON-RESIDENTIAL USES UNLESS OTHERWISE APPROVED BY ADAMS TOWNSHIP.

THE PURPOSE OF THIS CORRECTIVE SUBDIVISION IS TO:

- SHOW THE AREA OF EXISTING HESPEHDE ROAD WHICH IS INTENDED TO BE VACATED BY ADAMS TOWNSHIP UNDER SEPARATE LEGAL ACTIONS
- DEFINE A TEMPORARY CUL-DE-SAC EASEMENT ON LOT 3C
- CORRECT LOT DESIGNATION NUMBERS ON LOTS NOW LABELED LOT 41, LOT 42, LOT 43, LOT 44 AND LOT 45
- EXPAND AND BETTER DEFINE A CONSERVATION EASEMENT ON A PORTION OF KAUFMAN RUN WITHIN OPEN SPACE LOT 5

**CORRECTION PLAN (SEE SHEET 3 OF 4 FOR DETAILS) HESPEHDE SUBDIVISION PLAN - FINAL (PLAN BOOK 370, PAGE 2-11)**

**TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA**

**Larson Design Group • Architects Engineers Surveyors**  
300 South Walnut Lane • Suite 202  
Beaver, PA 15009  
PHONE 724.495.7020 TOLL FREE 877.323.6603  
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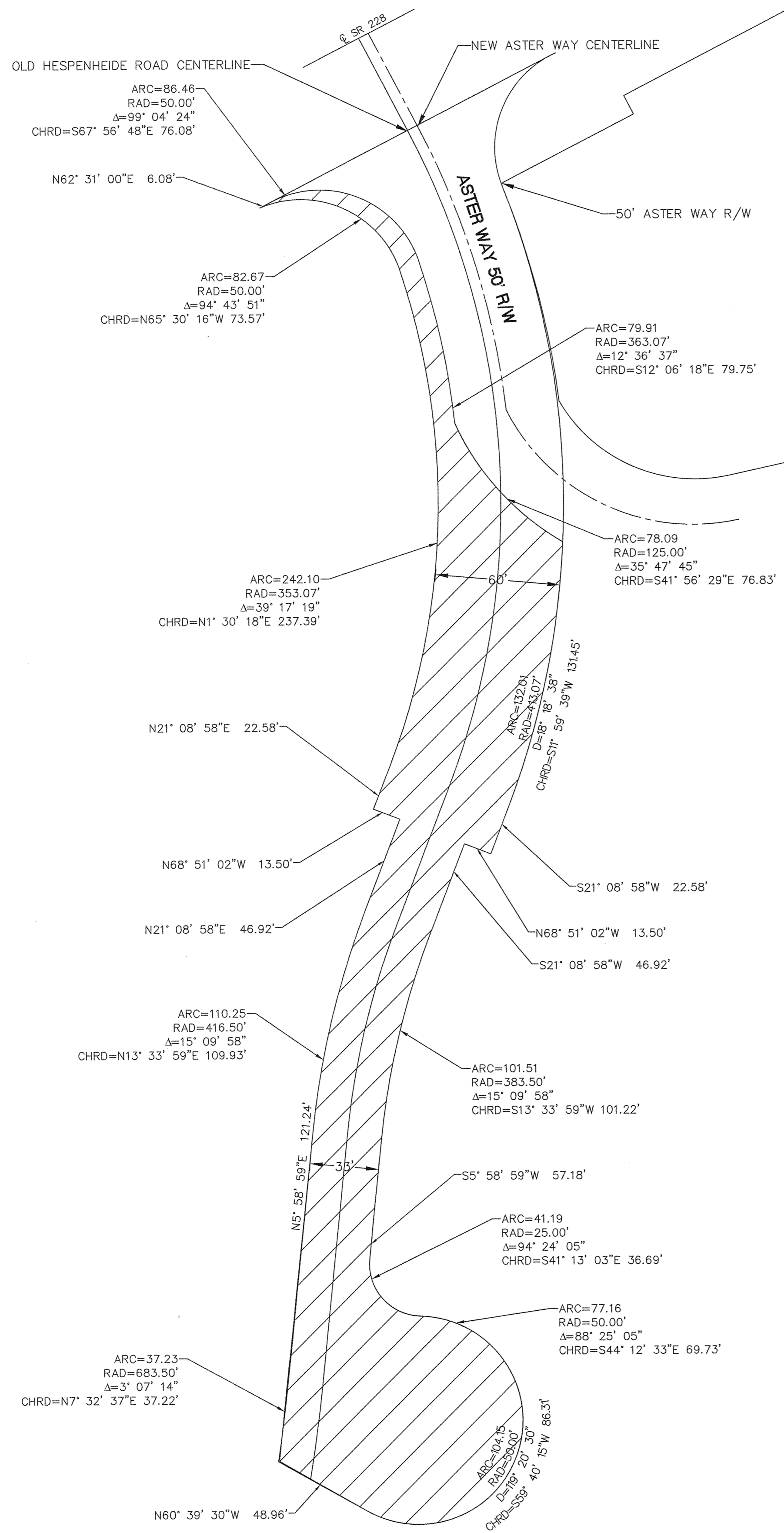
**FWH DEVELOPMENT, LLC**  
1028 RIVERA DRIVE  
EMLENTON, PA 16373  
PHONE 724-816-4875

NO	DATE	ISSUE / REVISIONS
1	11/06/2018	TOWNSHIP SUBMISSION
2	12/10/2018	PER TOWNSHIP COMMENTS
3	1/10/2019	REVISED BEARINGS
4	02/25/2019	FINAL PLAN REVISIONS
5	05/26/2020	REVISION PER TOWNSHIP ENGINEER COMMENTS
6	05/26/2020	REVISION PER TOWNSHIP ENGINEER COMMENTS

SHEET NO.: **2 of 4**

PROJECT NO.: 12286-001

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



SCALE: 1"=40'  
HESPENHEIDE ROAD VACATION PLAN

CORRECTION PLAN DETAIL:

- CORRECTION PLAN CORRECTS PLAN BOOK 380, PAGE 50-53.
- REVISED THE LOT NUMBERS ON THE LOTS SOUTH OF ASTER WAY ON SHEET 4 OF 4 (PLAN BOOK 380, PAGE 53) TO BE CONSISTENT WITH SHEET 2 OF 4 (PLAN BOOK 380, PAGE 51).
- CHANGED ASTER LANE AT WESTERN PORTION OF SUBDIVISION TO ASTER WAY TO BE CONSISTENT THROUGHOUT.
- CHANGED SCHARBERRY LANE TO SCHARBERRY LANE EXTENSION.
- VACATED A PORTION OF 60' WIDE HESPENHEIDE ROAD R/W AND CREATED A 50' WIDE ASTER WAY R/W.
- MODIFIED THE CONSERVATION EASEMENT NOTE ON SHEET 2 OF 4.
- ADDED DIMENSIONS TO THE TEMPORARY CUL-DE-SAC AT THE END OF SCHARBERRY LANE EXT.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.28	17.00	68° 20' 40"	N38° 50' 56"E	19.10
C2	20.97	17.00	70° 40' 58"	S71° 38' 15"E	19.67
C3	57.60	225.00	14° 39' 59"	S43° 37' 46"E	57.44
C4	33.99	17.00	114° 33' 36"	S6° 19' 02"W	28.60
C5	12.34	75.00	9° 25' 25"	S68° 18' 33"W	12.32
C6	33.13	17.00	111° 39' 21"	N51° 09' 05"W	28.13
C9	41.33	125.00	18° 56' 33"	N63° 32' 58"E	41.14
C10	19.04	125.00	8° 43' 40"	N49° 42' 52"E	19.02
C11	22.91	17.00	77° 11' 53"	N83° 56' 59"E	21.21

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C30	23.40	175.00	7° 39' 35"	S40° 13' 37"E	23.38
C31	78.35	175.00	25° 39' 02"	S23° 34' 18"E	77.69
C32	29.07	17.00	97° 59' 05"	S3° 02' 57"E	25.66
C33	129.96	275.00	27° 04' 39"	S59° 28' 55"W	128.76
C34	25.15	50.00	28° 48' 57"	S87° 25' 44"W	24.88
C35	30.28	17.00	102° 02' 36"	N27° 08' 30"W	26.43
C36	57.22	200.00	16° 23' 32"	N32° 04' 34"E	57.02
C37	128.88	200.00	36° 55' 16"	N58° 43' 58"E	126.66
C38	73.88	200.00	21° 09' 56"	S62° 37' 27"E	73.46

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C64	81.79	360.00	13° 01' 05"	N36° 27' 18"E	81.62
C65	81.79	360.00	13° 01' 05"	N52° 39' 23"E	81.62
C66	78.70	360.00	12° 31' 33"	N65° 25' 42"E	78.55
C67	78.70	360.00	12° 31' 33"	N77° 57' 15"E	78.55
C68	78.70	360.00	12° 31' 33"	S89° 31' 12"E	78.55
C69	78.70	360.00	12° 31' 33"	S76° 59' 39"E	78.55
C70	78.70	360.00	12° 31' 33"	S64° 28' 06"E	78.55
C71	78.70	360.00	12° 31' 33"	S51° 56' 33"E	78.55
C72	10.20	360.00	1° 37' 22"	S44° 52' 05"E	10.20

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C98	15.13	100.00	8° 40' 07"	S28° 12' 52"W	15.12
C99	63.96	125.00	29° 18' 55"	S17° 53' 28"W	63.26
C100	23.74	17.00	80° 00' 11"	S43° 14' 06"W	21.86
C101	186.46	225.00	47° 28' 57"	S59° 29' 43"W	181.17
C102	38.93	186.43	11° 57' 57"	S41° 44' 13"W	38.86
C103	153.58	275.00	31° 59' 50"	S31° 43' 17"W	151.59
C104	140.52	225.00	35° 47' 03"	S33° 36' 53"W	138.25
C105	141.78	300.00	27° 04' 39"	N59° 28' 55"E	140.46
C106	53.48	75.00	40° 51' 33"	S86° 32' 58"E	52.36

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	26.70	17.00	90° 00' 00"	S12° 27' 05"E	24.04
C13	22.55	50.00	25° 50' 20"	S45° 28' 05"W	22.36
C14	12.77	50.00	14° 38' 00"	S65° 42' 15"W	12.74
C15	21.64	17.00	72° 56' 57"	N36° 32' 47"E	20.21
C16	24.85	17.00	83° 46' 02"	S31° 08' 14"W	22.70
C17	59.09	100.05	33° 50' 23"	S56° 05' 42"W	58.24
C18	11.55	100.88	6° 33' 26"	S35° 50' 27"W	11.54
C19	23.84	17.00	80° 20' 11"	S72° 43' 01"W	21.93
C20	37.93	225.00	9° 39' 34"	N71° 56' 41"W	37.89

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C39	166.42	394.82	24° 09' 06"	S7° 12' 16"W	165.20
C42	32.98	225.00	8° 23' 55"	N7° 46' 16"W	32.95
C43	54.17	225.00	13° 47' 41"	N18° 52' 05"W	54.04
C44	54.17	225.00	13° 47' 43"	N32° 39' 47"W	54.04
C46	7.12	250.00	1° 37' 52"	N44° 52' 20"W	7.12
C47	54.69	250.00	12° 32' 04"	N51° 57' 18"W	54.58
C48	54.69	250.00	12° 32' 01"	N64° 29' 21"W	54.58
C49	54.68	250.00	12° 31' 57"	N77° 01' 20"W	54.57
C50	54.68	250.00	12° 31' 51"	N89° 33' 14"W	54.57

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C73	26.31	335.00	4° 30' 02"	S41° 48' 23"E	26.31
C74	80.59	335.00	13° 47' 03"	S32° 39' 51"E	80.40
C75	80.59	335.00	13° 47' 03"	S18° 52' 48"E	80.40
C76	49.21	335.00	8° 24' 57"	S7° 46' 48"E	49.16
C77	63.13	400.00	9° 02' 36"	S12° 02' 44"W	63.07
C78	236.71	335.00	40° 29' 05"	S23° 48' 52"E	231.82
C79	564.20	360.00	89° 47' 45"	S88° 57' 17"E	508.21
C80	53.74	250.00	12° 19' 01"	S52° 57' 57"W	53.64
C81	119.91	360.00	19° 05' 02"	N33° 25' 19"E	119.35

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C107	52.98	75.00	40° 28' 20"	S52° 47' 05"W	51.88
C108	50.63	100.00	29° 00' 37"	S58° 30' 57"W	50.09
C109	88.60	200.00	25° 22' 55"	S44° 45' 37"E	87.88
C111	44.13	211.33	11° 57' 56"	N41° 44' 13"E	44.05
C114	9.83	65.00	8° 40' 07"	N28° 12' 52"E	9.82

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	23.74	17.00	80° 00' 28"	N36° 46' 14"W	21.86
C22	38.37	75.00	29° 18' 55"	N17° 53' 28"E	37.96
C23	22.69	150.00	8° 40' 07"	N28° 12' 52"E	22.67
C24	19.06	17.00	64° 13' 59"	N55° 59' 47"E	18.08
C25	6.64	17.00	22° 23' 36"	S80° 41' 25"E	6.60
C26	65.42	100.00	37° 29' 07"	S88° 14' 11"E	64.26
C27	61.60	324.99	10° 51' 38"	N67° 35' 26"E	61.51
C28	91.99	324.99	16° 13' 05"	N54° 03' 07"E	91.68
C29	26.70	17.00	90° 00' 00"	S89° 03' 24"E	24.04

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C51	54.67	250.00	12° 31' 45"	S77° 54' 58"W	54.56
C52	54.66	250.00	12° 31' 38"	S65° 23' 16"W	54.55
C54	20.00	250.00	4° 35' 03"	S44° 30' 55"W	20.00
C55	53.73	250.00	12° 18' 52"	S36° 03' 58"W	53.63
C58	0.14	125.00	0° 03' 49"	S32° 31' 01"W	0.14
C59	23.74	17.00	80° 00' 11"	S43° 14' 06"W	21.86
C60	149.93	225.00	38° 10' 49"	S64° 08' 47"W	147.18
C61	36.53	225.00	9° 18' 08"	S40° 24' 19"W	36.49
C63	38.11	360.00	6° 03' 57"	N26° 54' 47"E	38.10

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C82	9.83	65.00	8° 40' 07"	N28° 12' 52"E	9.82
C86	38.93	186.43	11° 57' 57"	N41° 44' 13"E	38.86
C87	153.58	275.00	31° 59' 50"	N31° 43' 17"E	151.59
C88	140.52	225.00	35° 47' 03"	N33° 36' 53"E	138.25
C89	44.20	700.00	3° 37' 03"	N3° 12' 33"E	44.19
C90	42.75	400.00	6° 07' 24"	N4° 27' 44"E	42.73
C91	28.79	200.00	8° 14' 55"	S0° 33' 08"W	28.77
C96	158.98	225.00	40° 29' 05"	N23° 48' 52"W	155.70
C97	488.97	250.00	112° 03' 48"	S79° 54' 42"W	414.67

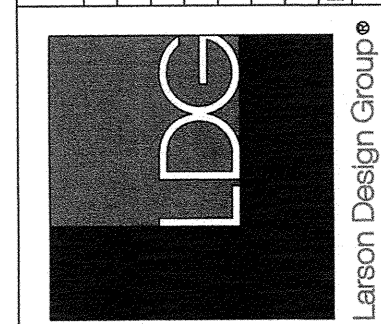
Line #	Length	Direction
L1	55.04	N73° 01' 15"E
L2	21.27	N81° 35' 16"E
L3	28.51	N81° 35' 16"E
L4	24.28	S45° 28' 05"E
L5	67.85	N45° 56' 36"E
L6	14.12	S44° 03' 24"E
L7	9.87	S85° 39' 04"E
L8	49.50	S23° 59' 17"E
L9	3.84	S65° 14' 29"E
L10	121.24	N1° 24' 01"E
L11	84.35	S3° 34' 19"E
L12	29.96	N23° 52' 48"E
L13	16.56	N32° 32' 55"E
L14	104.57	N16° 58' 45"W
L15	31.03	S44° 00' 38"W
L16	59.14	N47° 43' 12"E
L17	35.11	S66° 07' 12"E
L18	110.06	S45° 26' 39"E
L19	110.06	N45° 26' 39"W
L20	46.76	N3° 14' 01"E

Line #	Length	Direction
L22	2.30	N4° 40' 36"E
L23	99.33	S86° 25' 45"W
L24	89.00	S44° 03' 24"E
L25	86.41	S16° 58' 57"E
L26	91.37	N73° 01' 03"E
L27	96.02	N58° 57' 45"E
L28	74.50	N31° 02' 15"W
L29	75.50	S31° 02' 15"E
L30	92.15	S35° 49' 25"E
L31	8.43	N3° 14' 01"E
L32	86.91	S27° 44' 58"E
L33	20.00	S23° 52' 48"W
L34	110.00	S60° 03' 15"E

PLAN BOOK	PAGE
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NO.	DATE	COMMENTS	BY	CHKD
5	05/26/2020	CORRECTION PLAN	NUS	BG
4	07/29/2019	FINAL PLAN REVISIONS	CAB	BG
3	07/10/2019	REVISED BEARINGS	DMC	CSW
2	11/11/2018	REVISED BEARINGS	DMC	CSW
1	11/09/2018	TOWNSHIP SUBMISSION	DMC	CSW



**CORRECTION PLAN**  
**HESPENHEIDE SUBDIVISION PLAN - FINAL**  
 (PLAN BOOK 370, PAGE 2-11)  
 TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

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**FWH DEVELOPMENT, LLC**  
 1025 RIVERA DRIVE  
 EMLENTON, PA 16373  
 PHONE 724-816-4875

SHEET NO.: **3 of 4**  
 PROJECT NO.: 12286-001

Line #	Length	Direction
L1	10.00	S32° 03' 59"E
L2	10.00	S32° 03' 59"E
L3	10.00	N32° 03' 59"W
L4	23.73	N36° 41' 31"W
L5	49.43	N61° 31' 06"E
L6	30.00	S32° 03' 59"E
L7	40.00	N32° 03' 59"W
L8	45.13	N61° 31' 06"E
L9	19.68	N36° 41' 31"W

Line #	Length	Direction
L10	10.00	S32° 03' 59"E
L11	5.46	N57° 56' 01"E
L12	25.08	N57° 56' 01"E
L13	25.08	N57° 56' 01"E
L16	67.85	N45° 56' 36"E
L17	55.04	N73° 01' 15"E
L18	21.27	N81° 35' 16"E
L19	28.51	N81° 35' 16"E
L20	24.28	S45° 28' 05"E

Line #	Length	Direction
L22	14.12	S44° 03' 24"E
L30	16.56	N32° 32' 55"E
L31	29.96	N23° 52' 48"E
L32	3.84	S65° 14' 29"E
L33	9.87	S85° 39' 04"E

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

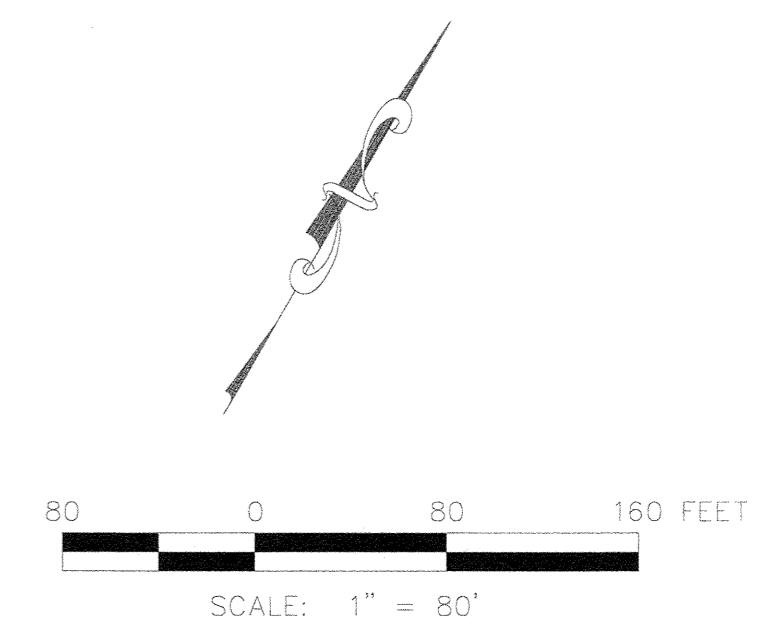
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	35.47	175.00	11° 36' 49"	N51° 38' 41"W	35.41
C11	46.84	25.00	107° 21' 22"	N7° 50' 25"E	40.29
C12	66.17	275.00	13° 47' 10"	N54° 37' 31"E	66.01
C13	442.04	300.00	84° 25' 27"	N5° 31' 13"E	403.13
C14	88.60	200.00	25° 22' 55"	S44° 45' 37"E	87.88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

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



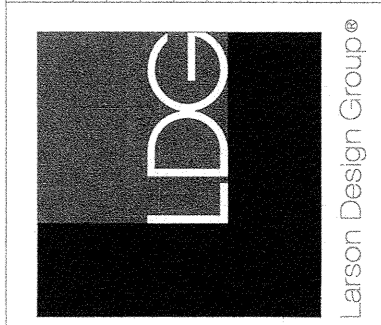
NOTES:  
 LOTS 1, 2, 3A, 3B, AND 3C ARE TO BE DEVELOPED FOR NON-RESIDENTIAL USES UNLESS OTHERWISE APPROVED BY ADAMS TOWNSHIP.  
 THE DOMINION GAS TRANSMISSION RIGHT-OF-WAY SHOWN HEREON IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY. DEED BOOK VOLUME 597, PAGE 399, "RIGHT-OF-WAY GRANT," DATED AUGUST 7, 1950 DOES NOT CONCLUSIVELY DESCRIBE A RIGHT-OF-WAY WIDTH. SUBSEQUENT "MODIFICATION OF RIGHTS-OF-WAY," DEED BOOK VOLUME 1406, PAGE 970, DEED BOOK VOLUME 1406, PAGE 972, AND DEED BOOK VOLUME 1410, PAGE 647, ALL DATED APRIL 6, 1996, PROVIDE NO ADDITIONAL EVIDENCE.  
 THE DOMINION GAS TRANSMISSION RIGHT-OF-WAY FIRST APPEARS ON PLAN BOOK VOLUME 219, PAGE 47 DATED OCTOBER 15, 1998 AND SHOWS AN 82-FOOT WIDE CONSOLIDATED GAS CORPORATION RIGHT-OF-WAY. THE NEXT INSTANCE OF THE RIGHT-OF-WAY APPEARS ON PLAN BOOK VOLUME 323, PAGE 39.

PLAN BOOK	PAGE
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NO.	DATE	COMMENTS	ISSUE / REVISIONS
1	11/06/2018	TOWNSHIP SUBMISSION	RC
2	12/10/2018	REVISION COMMENTS	RC
3	1/4/2019	REVISION COMMENTS	RC
4	05/26/2020	CORRECTION PLAN	RC



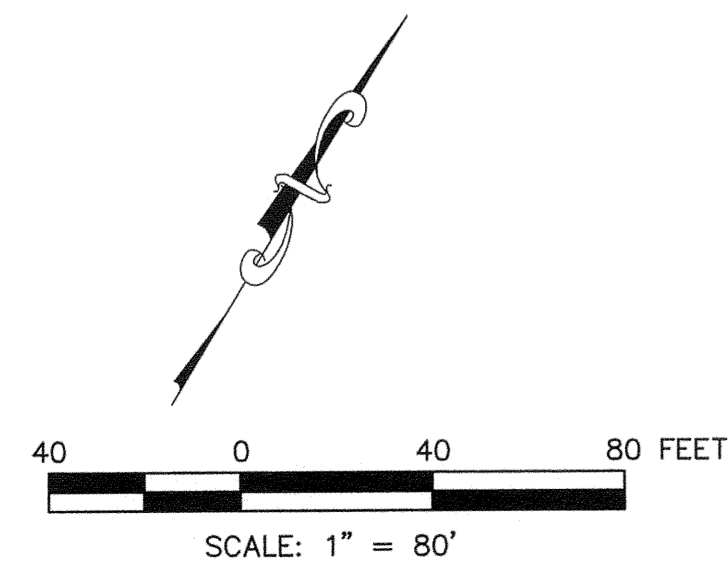
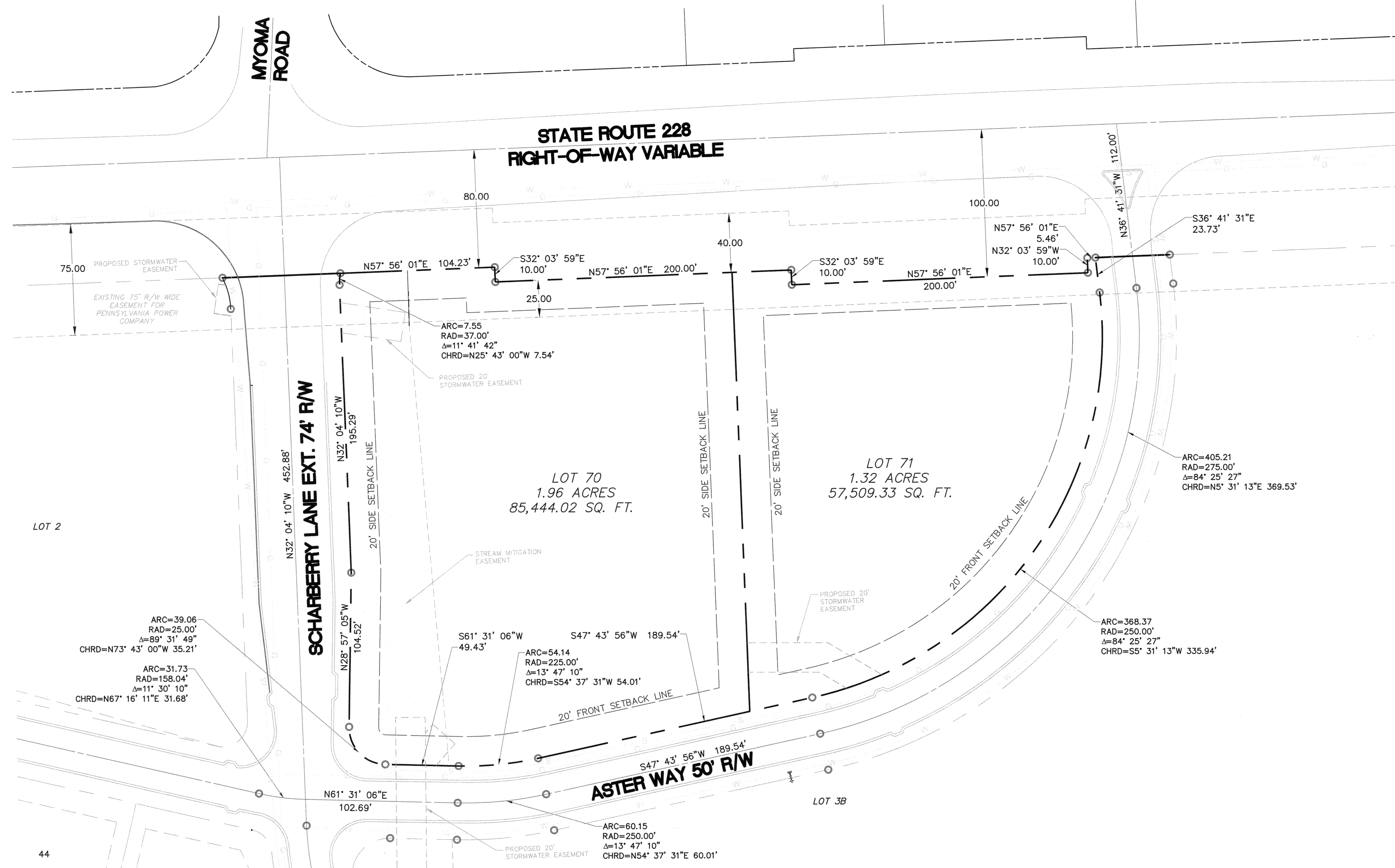
**CORRECTION PLAN (SEE SHEET 3 OF 4 FOR DETAILS)**  
**HESPERIDE SUBDIVISION PLAN - FINAL**  
 (PLAN BOOK 370, PAGE 2-11)  
 TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA  
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 EMLENTON, PA 16373  
 PHONE 724-816-4875

SHEET NO.: **4 of 4**  
 PROJECT NO.: 12286-001



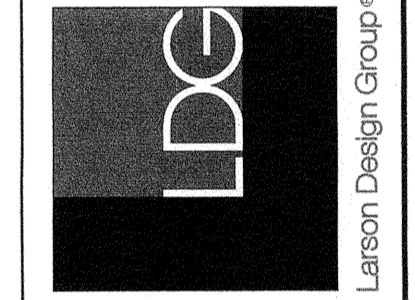




PLAN BOOK	PAGE
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NO.	DATE	BY	ISSUE / REVISIONS
2	07/01/2020	AGC	REVISED PER TOWNSHIP ENGINEER COMMENTS
1	05/01/2020	MBJ	PLAN PREPARED

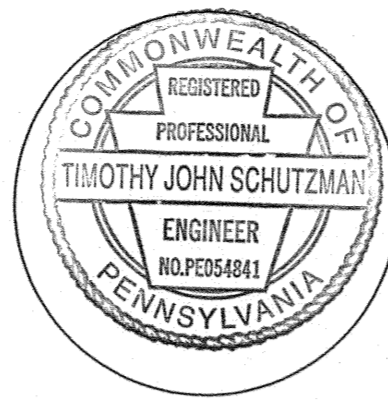


**LOT 3A SUBDIVISION PLAN**  
**HESPELHEIDE SUBDIVISION PLAN - FINAL**  
**(PLAN BOOK 380, PAGE 50-53)**  
TOWNSHIP OF ADAMS, COUNTY BUTLER, COMMONWEALTH OF PENNSYLVANIA

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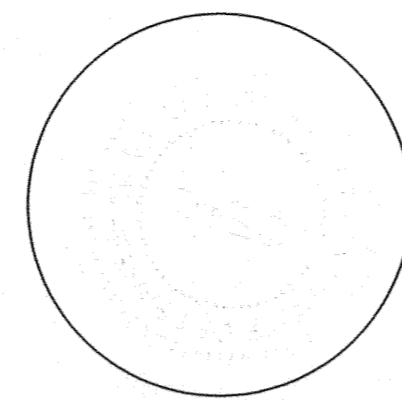




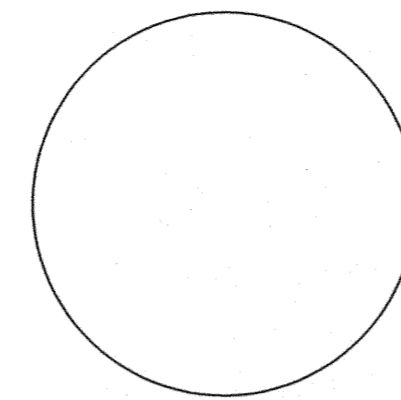
TOWNSHIP ENGINEER



REGISTERED SURVEYOR



CRANBERRY TWP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS

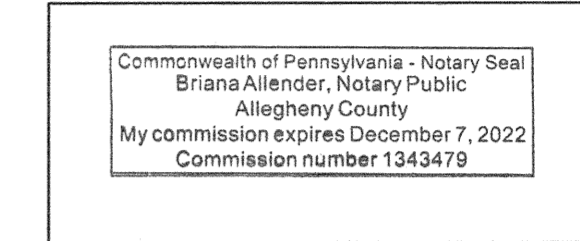
BY RESOLUTION APPROVED ON THE 15<sup>th</sup> DAY OF July, 2020 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 7 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER 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)  
 Signature of Officer Witnessing  
 7/15/20  
 DATE

NVR, INC.  
 Signature and Title of Authorized Officer

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Pete Roberson, 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 15<sup>th</sup> DAY OF July, 2020  
 Signature of Notary Public  
 NOTARY PUBLIC



I, Pete Roberson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 7 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202003100004911. 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.

July 13, 2020  
 DATE  
 James A. Spurdute, 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.

7/22/20  
 DATE  
 Signature of Timothy John Schutzman  
 REGISTRATION NO. PE 054841

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2020-29 EFFECTIVE THIS 14th DAY OF July, 2020

Signature of Secretary  
 Signature of Chairperson

I, JERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2020-29 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OF CRANBERRY

Signature of Township Manager  
 TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7<sup>th</sup> DAY OF MAY, 2020

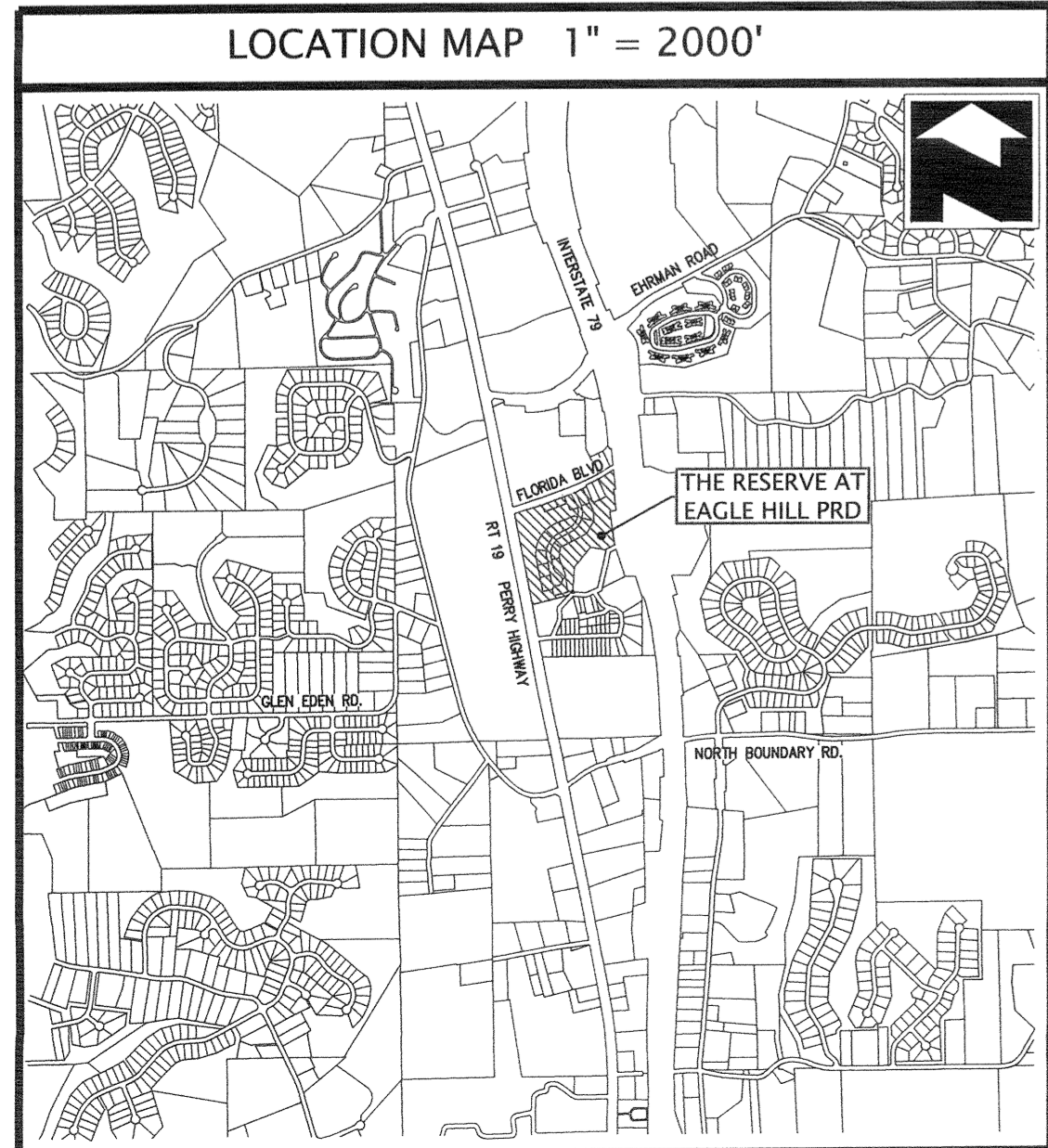
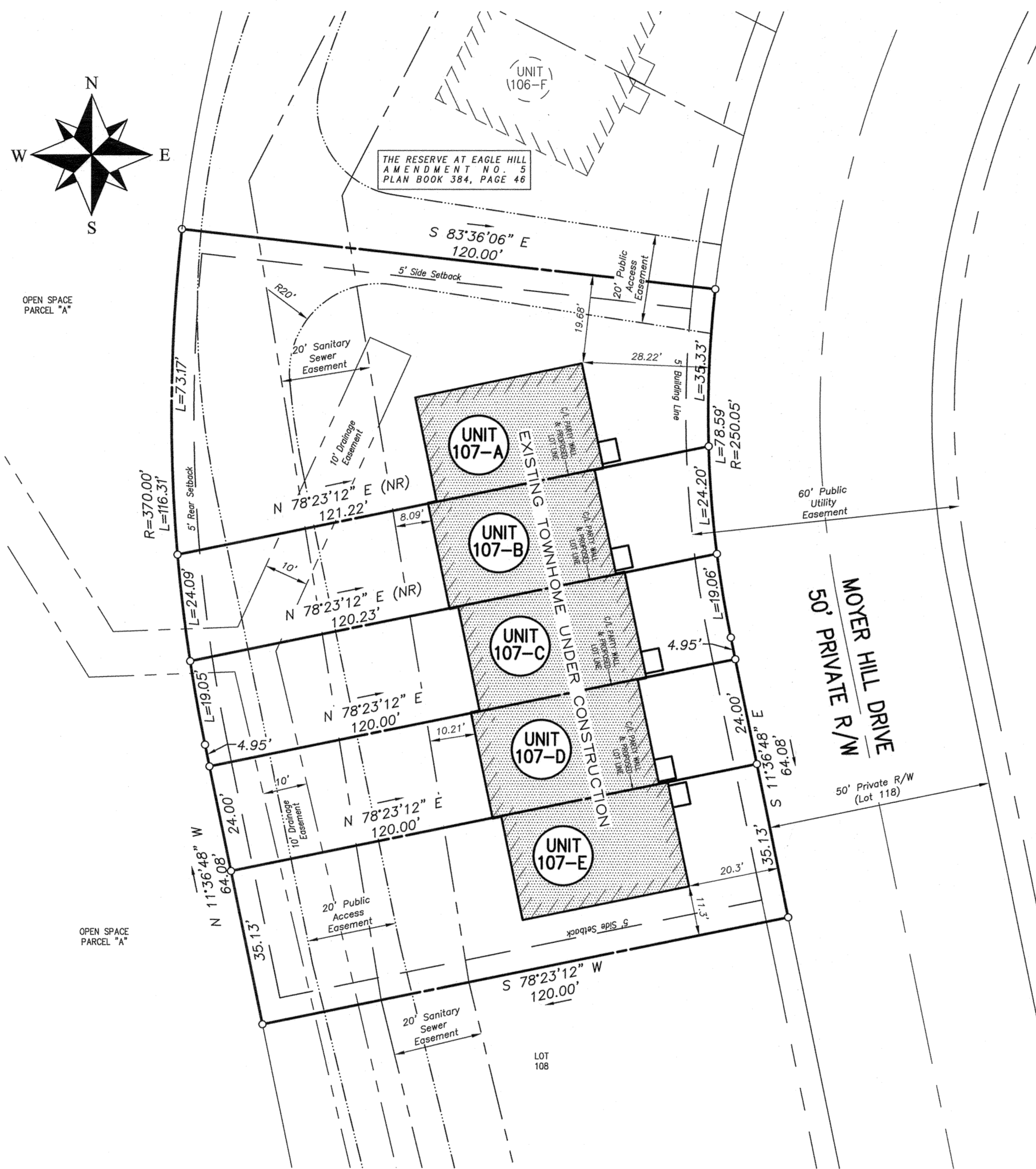
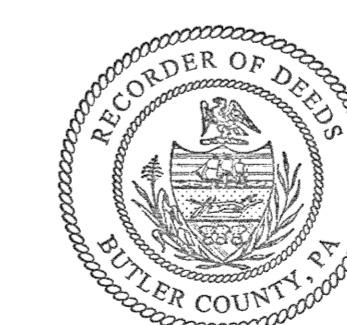
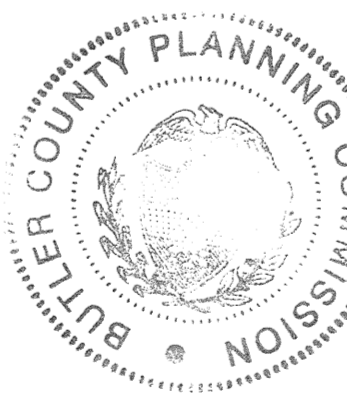
Signature of Secretary  
 Signature of Chairperson

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 386 PAGE 28

GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF August, 2020

Signature of Recorder of Deeds  
 RECORDER OF DEEDS

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



**GENERAL PLAN NOTES**

- THIS PLAN IS A RE-SUBDIVISION OF LOT 107 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 368, PAGES 36 - 40
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
- 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 PER PATTERN BOOK
- MINIMUM LOT WIDTH : 5.00 FEET
- 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**

107-A	6,511.29 SF	0.149 AC
107-B	2,895.85 SF	0.066 AC
107-C	2,881.44 SF	0.066 AC
107-D	2,880.00 SF	0.066 AC
107-E	4,215.12 SF	0.097 AC
<b>TOTAL</b>	<b>19,383.70 SF</b>	<b>0.444 AC</b>

**PROPERTY REFERENCES**

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

LOT REFERENCE:  
 TAX PARCEL 130-S1-A107  
 INST# 202003100004911

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

DRAWING NUMBER: 1004-2021454  
 DRAWING SCALE: 1"=20'  
 DATE: March 31, 2020  
 DRAWN BY:  
 REVISIONS:

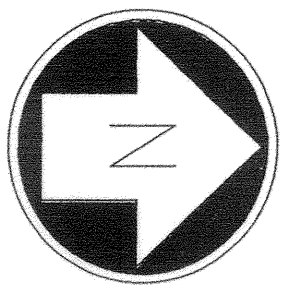
**THE RESERVE AT EAGLE HILL AMENDMENT NO 7**  
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PLAN BOOK	PAGE
<b>386</b>	<b>28</b>

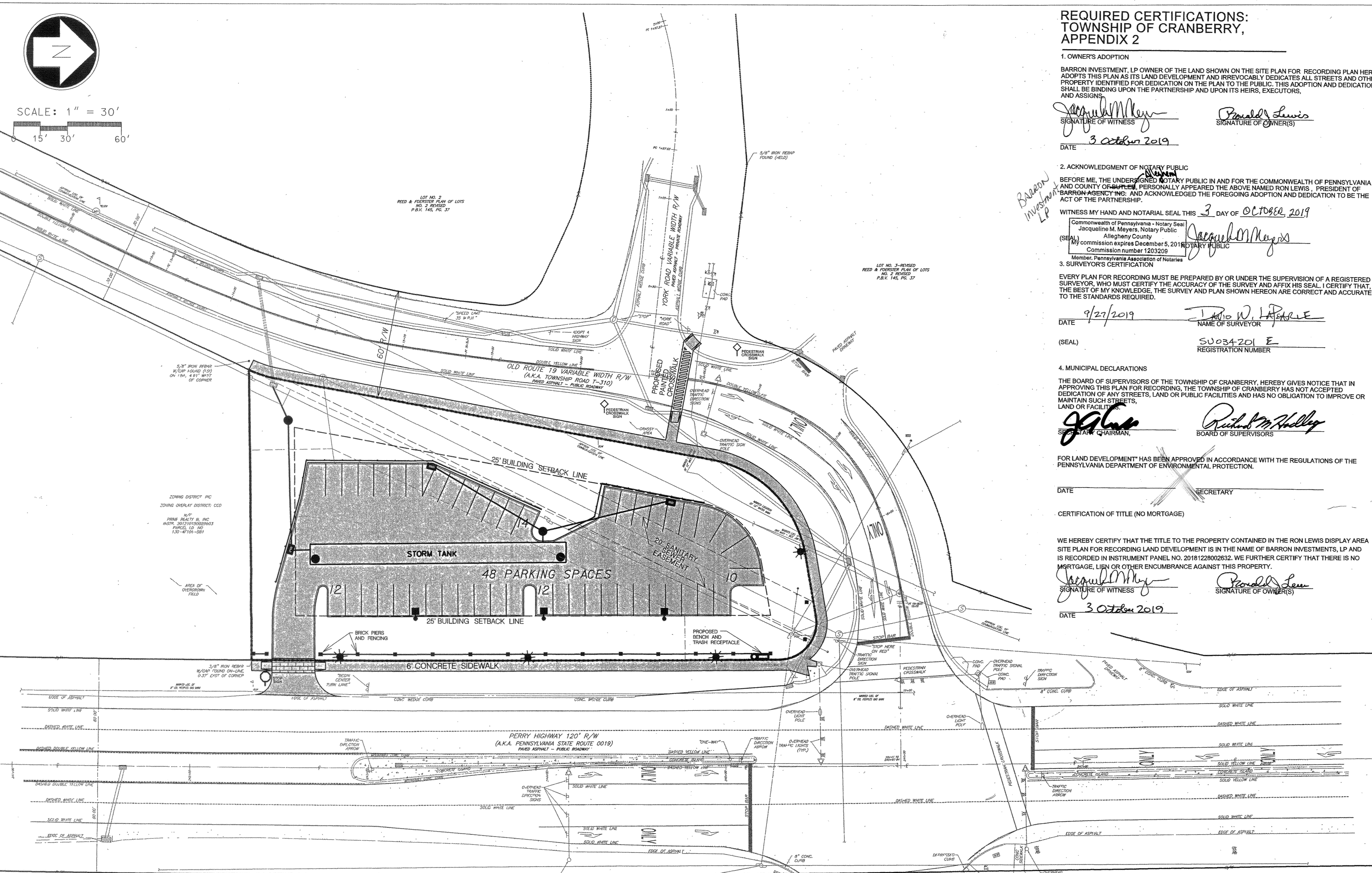
**Sperdute Land Surveying**  
 A Division of Sheffer & Company

108 Deer Lane Harmony, PA 16037  
 1712 Mount Nebo Road Sewickley, PA 15143

Office Phone: 724-452-4362  
 Email: info@SperduteSurveying.com



SCALE: 1" = 30'  
0 15' 30' 60'



- SITE PLAN DATA:**
1. ZONING DISTRICT: PIC DISTRICT
  2. TOTAL ACREAGE: 0.931 ACRES - 40,541.079
  3. PROPOSED USE: AUTOMOTIVE SERVICE (CONDUCTOR/CHRISTIAN FELLOWSHIP)
  4. A 20' UTILITY EASEMENT SHALL BE PROVIDED FOR ALL UTILITIES.
  5. ALL UTILITIES TO BE UNDERGROUND.
  6. AS PER THE APPROVED STORM WATER MANAGEMENT PLAN THE TOWNSHIP SHALL HAVE THE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING AND OR SAMPLING. IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORESAID RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.

**YARD REQUIREMENTS**

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1 ACRE	0.93 ACRES
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM SIDE YARD	25 FEET	N/A
MINIMUM REAR YARD	50 FEET	N/A
MINIMUM PERVIOUS AREA	40% OR 0.37 ACRES	48% OR 0.45 ACRES
BUILDING HEIGHT MAXIMUM	50'	N/A
INTERNAL GREENSPACE	10% MINIMUM	11.5%

- PARKING:**
1. NO PARKING REQUIRED BECAUSE THERE ARE NO INTENDED PUBLIC ACCESS ONLY DISPLAY SPACES ARE BEING SHOWN ON THE SITE PLAN.
  2. TOTAL DISPLAY SPACES PROPOSED: 50 SPACES

**GRANTED MODIFICATIONS**

- A. The Applicant requests a modification to section 27-324.5, which requires brick piers and fencing along the site's frontage of Rt. 19. Due to a power line overhead of the site, the Applicant is removing the aluminum fencing in this area. Justification: Penn Power will not permit any metal material under power lines. Staff supports this modification request.
- B. The Applicant requests a waiver to section 22-612.5D, which requires street trees to be planted along the site's frontage. The Applicant proposes to remove the street trees under the power line. Justification: Penn Power will not allow trees to be planted under power lines. Staff supports this waiver request.
- C. The Applicant requests a waiver to section 22-612.3C, which requires end cap planting areas in parking lots to have trees planted in them. The Applicant proposed to not plant one tree in the one end cap. Justification: The end cap planting is under the Penn Power utility line, where they don't allow trees to be planted. Staff supports this waiver request.

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

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

DATE: 3 October 2019

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 3 DAY OF OCTOBER 2019

Commonwealth of Pennsylvania - Notary Seal  
Jacqueline M. Meyers, Notary Public  
Allegheny County  
My commission expires December 5, 2018  
Commission number 1203206  
Member, Pennsylvania Association of Notaries

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

DATE: 9/27/2019  
NAME OF SURVEYOR: DAVID W. LAPEARLE  
REGISTRATION NUMBER: 50034201 E

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

FOR LAND DEVELOPMENT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RON LEWIS DISPLAY AREA SITE PLAN FOR RECORDING LAND DEVELOPMENT IS IN THE NAME OF BARRON INVESTMENTS, LP AND IS RECORDED IN INSTRUMENT PANEL NO. 20181228002832. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LEASE OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

DATE: 3 October 2019

5. REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS  
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2019-61, ON THE 25th DAY OF JUNE 2020

6. REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT, REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF JULY 2019

7. PROOF OF RECORDING  
OF PENNSYLVANIA, IN PLAN BOOK VOLUME 386 PAGE(S) 29-33  
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF AUGUST 2020

8. THE FOLLOWING SIGNATURE CERTIFIES THAT THE LANDOWNER ACKNOWLEDGES THAT THE STORM WATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED WITHOUT APPROVAL FROM THE TOWNSHIP:

1. Ron Lewis HEREBY ACKNOWLEDGE THAT THE STORM WATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

10. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT A REGISTERED PROFESSIONAL HAS PREPARED THE STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH TOWNSHIP DESIGN STANDARDS:

11. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE STORM WATER MANAGEMENT PLAN:

1. Jerry A. Andree, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2019-61 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

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

STORM WATER PLAN AS BUILT SHALL BE RECORDED UPON COMPLETION, INCLUDING A CERTIFICATION SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT STORM WATER BMP'S HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED SWM SITE PLAN AND REPORT.

MUNICIPAL ENGINEER  
Timothy John Schutzman  
CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

DATE: 7/15/2020  
TOWNSHIP ENGINEER: Timothy John Schutzman  
REGISTRATION NUMBER: PE054841

PLAN BOOK	PAGE
<b>386</b>	<b>29</b>

SURVEYOR      PLANNING COMMISSION      COUNTY PLANNING      RECORDER OF DEEDS      TOWNSHIP COMMISSIONERS

DAVID W. LAPEARLE  
LAND SURVEYOR  
REG. NO. 50034201 E

BUTLER COUNTY PLANNING COMMISSION

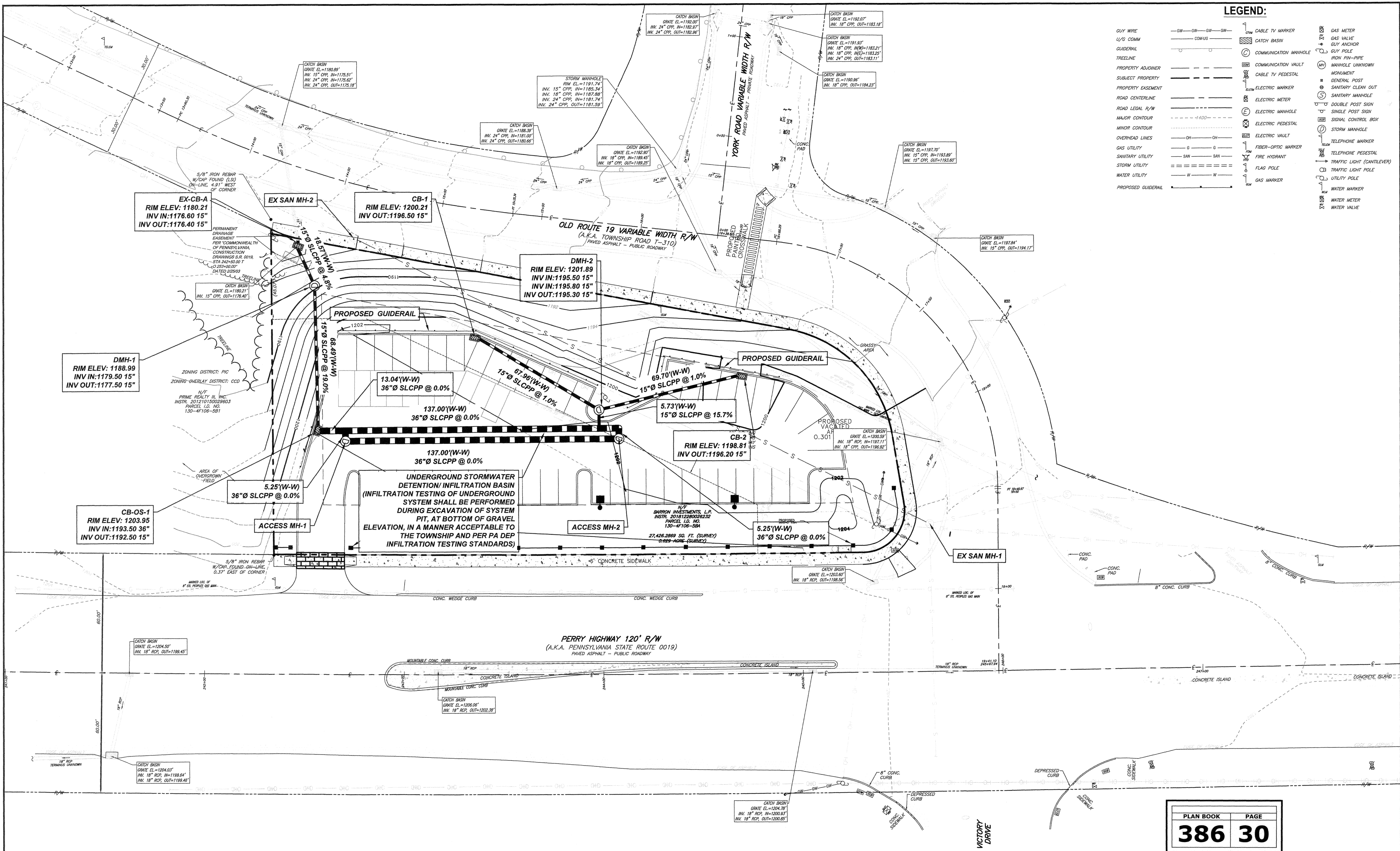
RECORDER OF DEEDS  
BUTLER COUNTY

REVISIONS:  
1. AUGUST 9, 2019 - AS PER TWP. COMMENTS.  
2. SEPTEMBER 27, 2019 - AS PER RESOLUTION

RON LEWIS AUTOMOTIVE DISPLAY AREA  
CRANBERRY TOWNSHIP, BUTLER COUNTY PA  
PREPARED FOR: BARRON INVESTMENT LP  
2101 ROUTE 19  
CRANBERRY TOWNSHIP, PA 16066

SITE PLAN RECORDING  
R-100

SCALE: 1" = 30' - 0"  
ISSUE DATE: JULY 8, 2019  
JOB NO. 2019-018



**LEGEND:**

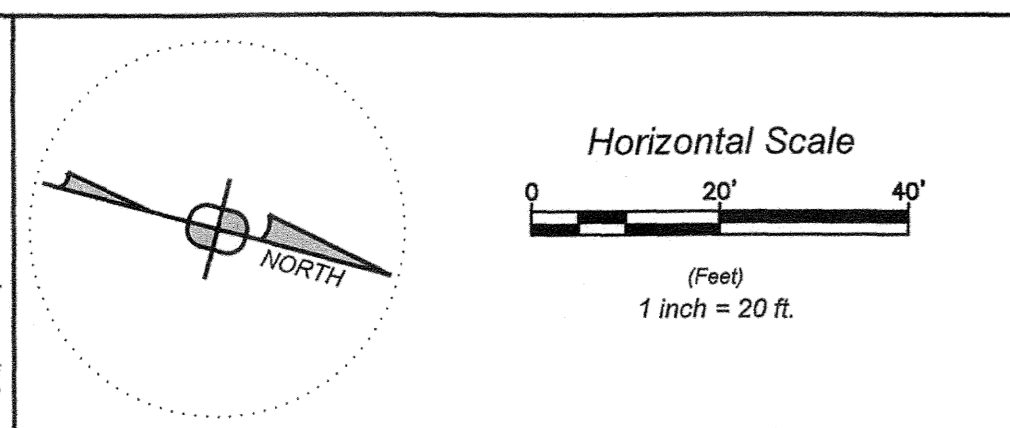
GUY WIRE	— GW — GW — GW — GW —	CABLE TV MARKER	⊕	GAS METER	⊕
U/G COMM	— COM US —	CATCH BASIN	⊕	GUY ANCHOR	⊕
GUIDERAIL	—	COMMUNICATION MANHOLE	⊕	IRON PIN-PIPE	⊕
TREELINE	—	COMMUNICATION VAULT	⊕	MANHOLE UNKNOWN	⊕
PROPERTY ADJOINER	—	CABLE TV PEDESTAL	⊕	MONUMENT	⊕
SUBJECT PROPERTY	—	ELECTRIC MARKER	⊕	GENERAL POST	⊕
ROAD CENTERLINE	—	ELECTRIC METER	⊕	SANITARY CLEAN OUT	⊕
ROAD LEGAL R/W	—	ELECTRIC MANHOLE	⊕	SANITARY MANHOLE	⊕
MAJOR CONTOUR	—	ELECTRIC PEDESTAL	⊕	DOUBLE POST SIGN	⊕
MINOR CONTOUR	—	FIBER-OPTIC MARKER	⊕	SINGLE POST SIGN	⊕
OVERHEAD LINES	—	ELECTRIC VAULT	⊕	SIGNAL CONTROL BOX	⊕
GAS UTILITY	— G — G —	ELECTRIC PEDESTAL	⊕	STORM MANHOLE	⊕
SANITARY UTILITY	— SAN — SAN —	ELECTRIC PEDESTAL	⊕	TELEPHONE MARKER	⊕
STORM UTILITY	— S — S —	FIBER-OPTIC MARKER	⊕	TELEPHONE PEDESTAL	⊕
WATER UTILITY	— W — W —	FIRE HYDRANT	⊕	TRAFFIC LIGHT (CANTILEVER)	⊕
PROPOSED GUIDERAIL	—	FLAG POLE	⊕	TRAFFIC LIGHT POLE	⊕
		GUY ANCHOR	⊕	UTILITY POLE	⊕
		GAS MARKER	⊕		
				WATER MARKER	⊕
				WATER METER	⊕
				WATER VALVE	⊕

PLAN BOOK	PAGE
<b>386</b>	<b>30</b>

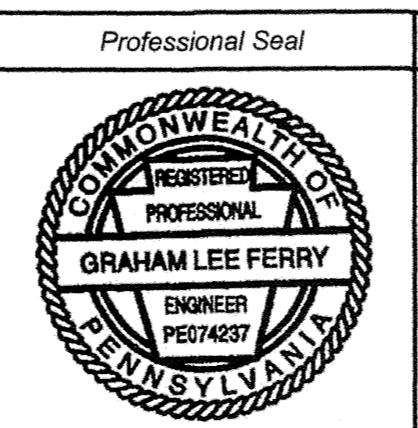
**811** Know what's below. Call before you dig.

POCS SER. #: DESIGN - 20190662568  
DIG - 20190662569

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



Date:	Revision Description:	By:
08/09/2019	REVISED PER TOWNSHIP COMMENTS	GLF
09/27/2019	REVISED AS PER RESOLUTION	GLF



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

1712 Mount Nebo Road  
Sewickley, PA 15143

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

**RON LEWIS AUTOMOTIVE DISPLAY AREA**

Prepared For:  
**BAROIN INVESTMENTS, LP**

Situate In:  
**CRANBERRY TOWNSHIP, BUTLER COUNTY, PA**

<b>PCSM PLAN</b>		BAROIN INVESTMENT, LP 21191 ROUTE 19 CRANBERRY TOWNSHIP, PA 16066	
DRAWING SCALE: 1"=20'	DESIGNED BY: KDP	Sheet No.	
DATE ISSUED: 7/8/2019	REVIEWED BY: GLF	<b>C800</b>	
PROJECT JOB#: 3850	FIELD BOOK #: 3850		
CADD#:			

Owners' Adoption

The BARRON INVESTMENTS, L.P., a Pennsylvania Limited Partnership, owner of the land shown on the Ron Lewis Plan of Consolidation No. 1 hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the Township of Cranberry. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

IN WITNESS WHEREOF, I set my hand and seal this 24 day of JULY 2020

Witness my hand and notarial seal this 24th day of July 2020. Signature of General Partner: RONALD J. LEWIS

Acknowledgment of Notary Public

Before me, the undersigned Notary Public, and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared the above named RONALD J. LEWIS, a partner in the firm of BARRON INVESTMENTS, L.P., a Pennsylvania Limited Partnership, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

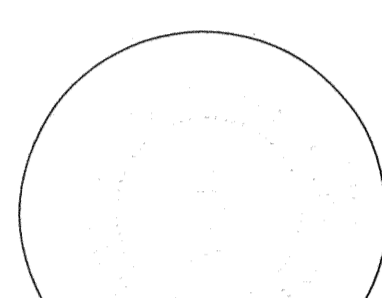
Witness my hand and notarial seal this 24th day of July 2020

My Commission expires the 5th day of February 2021

Signature of Notary Public: Nancy A. Auer

COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL Nancy A. Auer, Notary Public Cranberry Twp., Butler County NY Commission Expires Feb 5, 2021

TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS



Municipal Declarations

No Acceptance of Dedication

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

Signature of Chairman, Board of Supervisors: Rick M. Halley

Waiving 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.

Date: 7/27/20

Required Municipal Review and Approval Statements

By the Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry on 08/19/20 Resolution No. 2019-06 on the 19th day of August, 2020.

Signature of Chairman, Board of Supervisors: Rick M. Halley

By the Township Manager

I, Jerry A. Anderson, Township Manager for the Township of Cranberry, certify that the conditions for approval outlined in Resolution/Resolution No. 2019-06 have been met in accordance with Sections 209-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Signature of Township Manager: Jerry A. Anderson

Municipal Engineer's Certificate

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

Signature of Township Engineer: Timothy John Schutzman

Date: 7/28/20

Registration Number: PE054841

Required County Planning Commission Review Statement

Reviewed by the Butler County Planning Commission on this 5th day of SEPT. 2019.

Signature of Chairman-Butler County Planning Commission: Rick M. Halley

Signature of Secretary: Rick M. Halley

Date: 7/28/20

Registration Number: PE054841

Proof of Recording

Recorded in the Office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, as Plan Book Volume 386 Page 31

Given under my hand and seal this 10 day of August 2020

Signature of Recorder of Deeds: Michele M. Mustello

Date: August 10, 2020

Certification of Title and Concurrence of Mortgage when Applicable

I hereby certify that the title to the property contained in the Ron Lewis Plan of Consolidation No. 1 is in the name of Barron Investments, L.P. and is recorded in Instrument No. 201812280026232. I further certify that there is no mortgage, lien or other encumbrance against this property.

Signature of General Partner: RONALD J. LEWIS

Date: JULY 24, 2020

Surveyor's Certification

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

Signature of Surveyor: DAVID W. LAPEARLE

Date: 7/29/20

Registration Number: 034201-E

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

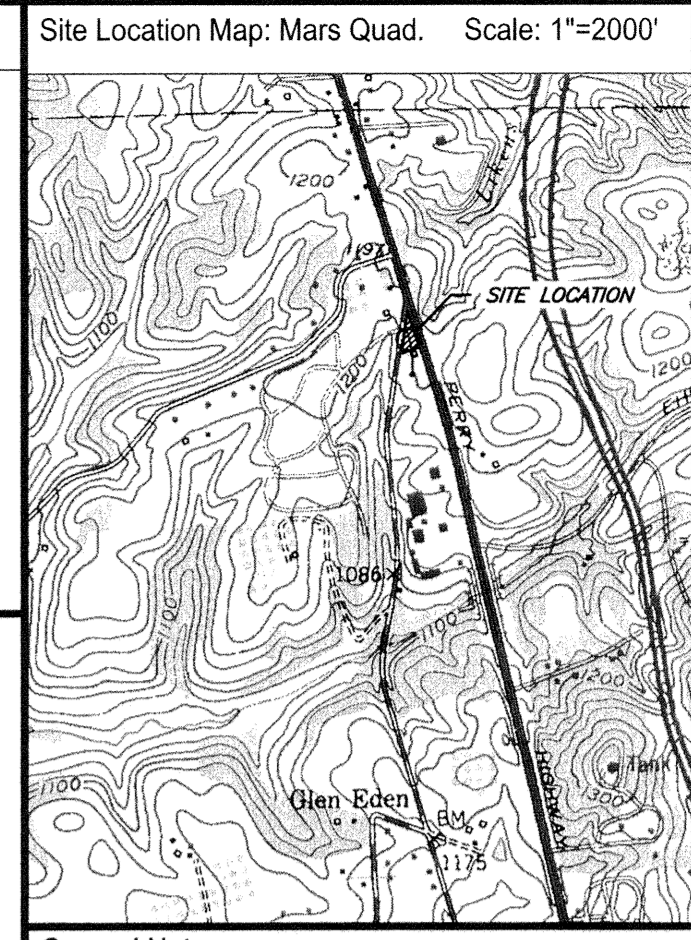
Instr: 202008100016328 Page 1 of 54800 8/10/2020 3:13 PM Michele Mustello Butler County Recorder PA

AREA TABULATION:

Table with 2 columns: ORIGINAL PROPERTY (0.630 ACRES) and VACATED PORTION OF OLD ROUTE 19 (0.301 ACRES). Total area: 0.931 ACRES.

ZONING INFORMATION:

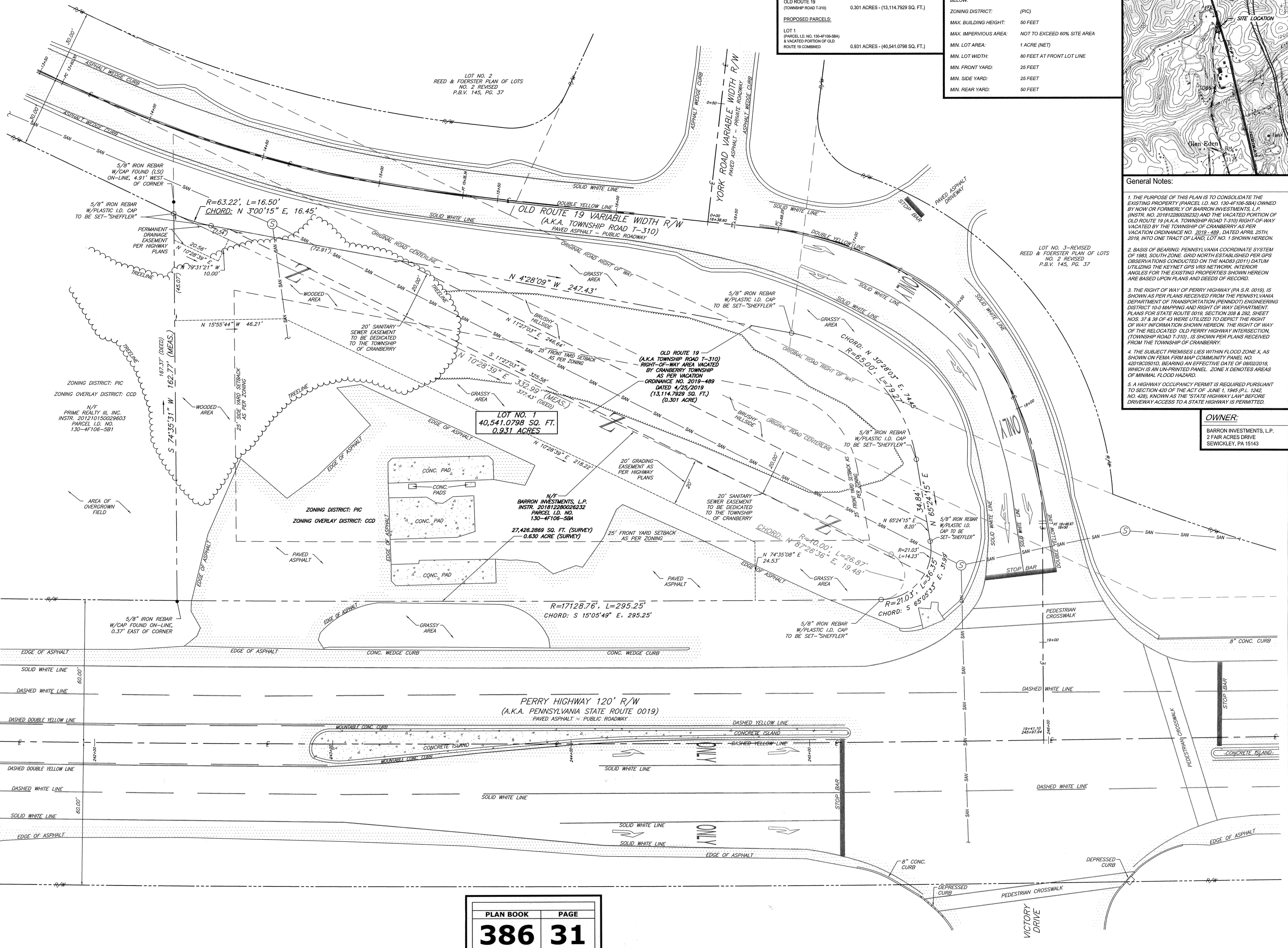
THE SUBJECT PREMISES LIES WITHIN THE (PIC) PLANNED INDUSTRIAL/COMMERCIAL ZONING DISTRICT AND WITHIN THE (CCD) COMMUNITY CHARACTER DEVELOPMENT OVERLAY DISTRICT. THE BULK AREA RESTRICTIONS FOR EACH ZONE ARE LISTED BELOW.



General Notes:

- 1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE THE EXISTING PROPERTY (PARCEL I.D. NO. 130-4F106-58A) OWNED BY NOW OR FORMERLY OF BARRON INVESTMENTS, L.P. (INSTR. NO. 201812280026232) AND THE VACATED PORTION OF OLD ROUTE 19 (A.K.A. TOWNSHIP ROAD T-310) RIGHT-OF-WAY VACATED BY THE TOWNSHIP OF CRANBERRY AS PER VACATION ORDINANCE NO. 2019-489, DATED APRIL 25TH, 2019, INTO ONE TRACT OF LAND, LOT NO. 1 SHOWN HEREON.
2. BASIS OF BEARINGS: PENNSYLVANIA COORDINATE SYSTEM OF 1983 SOUTH ZONE AND NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83 (2011) DATUM UTILIZING THE KEYNET GPS VRS NETWORK INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON PLANS AND DEEDS OF RECORD.
3. THE RIGHT OF WAY OF PERRY HIGHWAY (PA S.R. 0019), IS SHOWN AS PER PLANS RECEIVED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) ENGINEERING DISTRICT 10-A MAPS AND RIGHT OF WAY DEPARTMENT PLANS FOR STATE ROUTE 0019, SECTION 208 & 292, SHEET NOS. 37 & 38 OF 43 WERE UTILIZED TO DEPICT THE RIGHT OF WAY INFORMATION SHOWN HEREON. THE RIGHT OF WAY OF THE RELOCATED OLD PERRY HIGHWAY INTERSECTION, (TOWNSHIP ROAD T-310), IS SHOWN PER PLANS RECEIVED FROM THE TOWNSHIP OF CRANBERRY.
4. THE SUBJECT PREMISES LIES WITHIN FLOOD ZONE X, AS SHOWN ON FEMA FIRM MAP COMMUNITY PANEL NO. 42010C0301D, BEARING AN EFFECTIVE DATE OF 08/02/2018, WHICH IS AN UNPRINTED PANEL. ZONE X DENOTES AREAS OF MINIMAL FLOOD HAZARD.
5. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 400 OF THE ACT OF JUNE 1, 1965 (P.L. 1962, NO. 428), KNOWN AS THE STATE HIGHWAY LAW BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

OWNER: BARRON INVESTMENTS, L.P. 2 FAIR ACRES DRIVE SEWICKLEY, PA 15143



PLAN BOOK 386 PAGE 31

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 MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

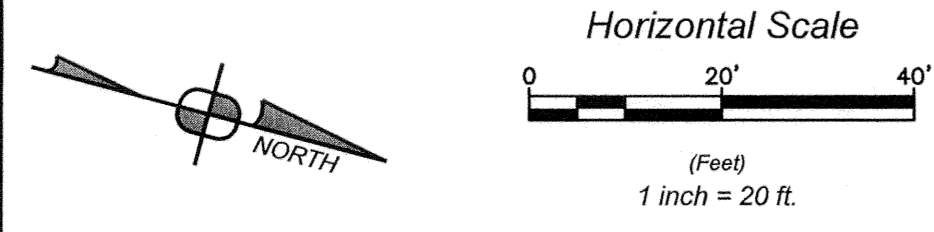


Table with 4 columns: Date, Revision Description, By, Professional Seal. Includes revision history for 7/02/2019 and 8/05/2019.

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

Ron Lewis Property Property Address: 21191 Route 19, Cranberry, Pa Prepared For: Victor-Wetzel Associates Situate In: Cranberry Township, Butler County, Pennsylvania

Ron Lewis Plan of Consolidation No. 1 DRAWING SCALE: 1"=20' DESIGNED BY: MNR DATE ISSUED: 7/02/2019 REVIEWED BY: DWL PROJECT JOB#: 3850 FIELD BOOK #: 3850 CADD#: 3850-21191 Rt. 19 - Ron Lewis-Lot Consolidation Plan.dwg

Victor-Wetzel Associates Attn: Mr. David A. Lucio, R.L.A. 409 Broad Street, Suite 270 Sewickley, PA 15143 e-mail: dlucio@vwia.net Sheet No. C-001

**OWNER'S ADOPTION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ROBERT K. THOMPSON JR. AND LARRY J. THOMPSON, CO-EXECUTORS OF THE ESTATE OF CLARA J. THOMPSON, OF THE TOWNSHIP OF FAIRVIEW, 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 FAIRVIEW, 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 FAIRVIEW, 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 FAIRVIEW, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 3 DAY OF AUGUST 2020.

*Robert K. Thompson Jr.*  
 ROBERT K. THOMPSON JR.  
 CO-EXECUTOR

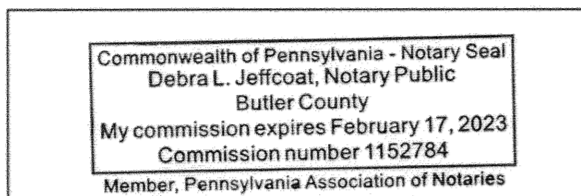
*Larry J. Thompson*  
 LARRY J. THOMPSON  
 CO-EXECUTOR

**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, ROBERT K. THOMPSON JR. AND LARRY J. THOMPSON, CO-EXECUTORS OF THE ESTATE OF CLARA J. THOMPSON, 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 3 DAY OF AUGUST 2020.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023.

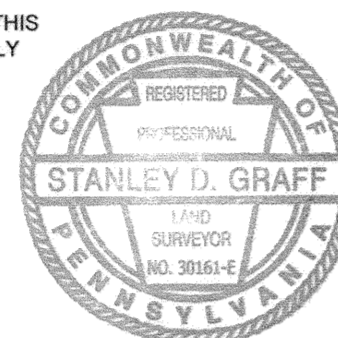
*Debra L. Jeffcoat*  
 NOTARY PUBLIC



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

29 JULY 2020  
 DATE

*Stanley D. Graff*  
 STANLEY D. GRAFF  
 REG. NO. SU-00016



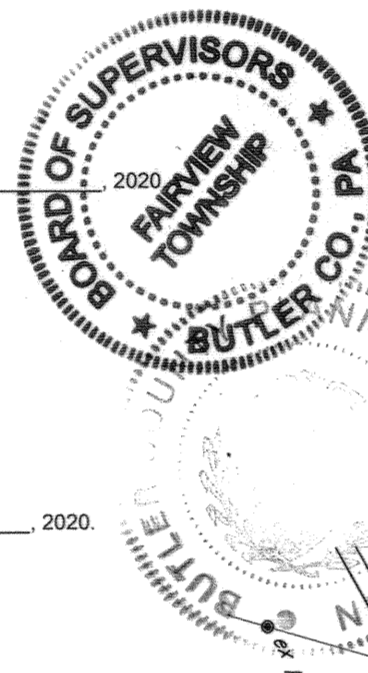
**MUNICIPAL DECLARATIONS**  
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FAIRVIEW ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS 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 FAIRVIEW THIS 10th DAY OF August 2020.

*Dwight D. Noff*  
 SECRETARY

*Paul E. Dore*  
 CHAIRPERSON  
 BOARD OF SUPERVISORS



**BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT**

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF JULY 2020.

*R. H. ...*  
 SECRETARY

*S. H. ...*  
 CHAIRPERSON  
 BUTLER COUNTY PLANNING COMMISSION

**PROOF OF RECORDING**

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

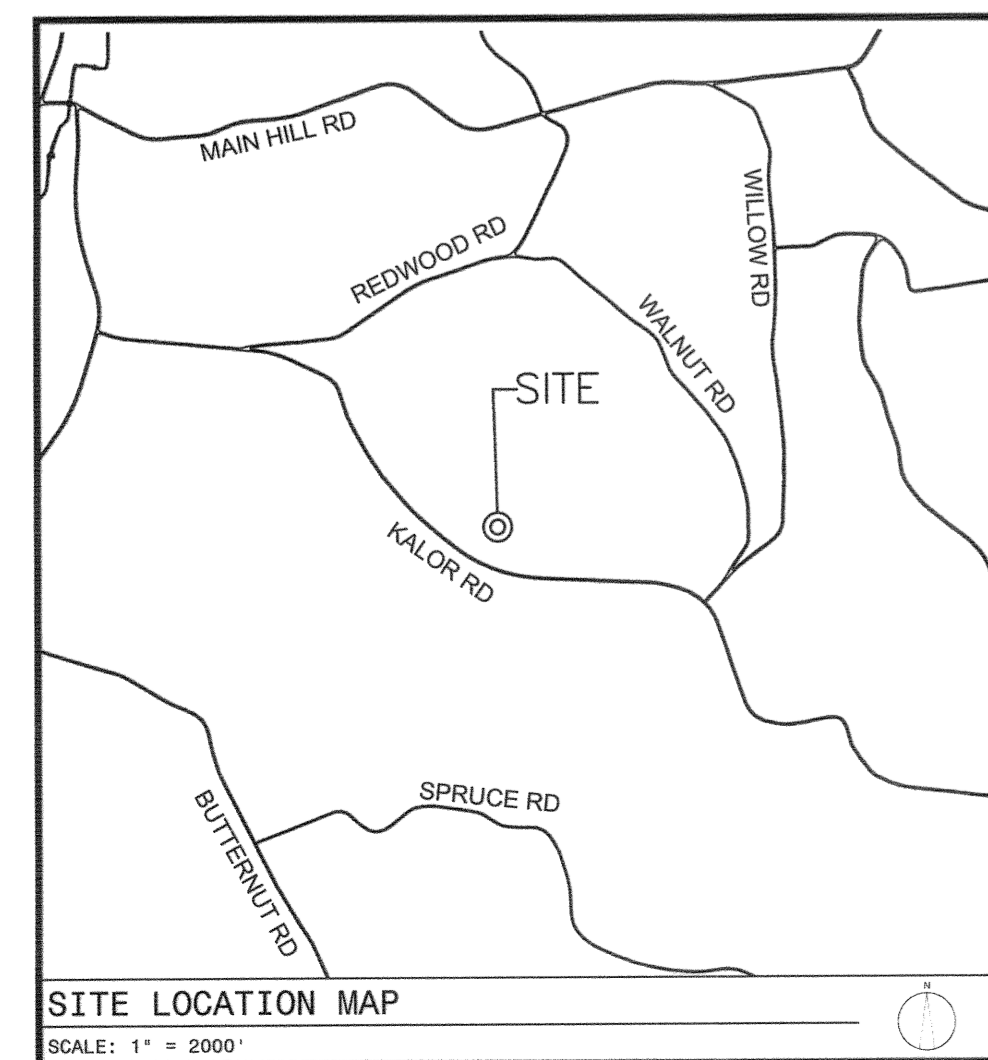
PLAN BOOK VOLUME 386 PAGE(S) 32

OPEN UNDER MY HAND AND SEAL THIS 13th DAY OF August 2020.

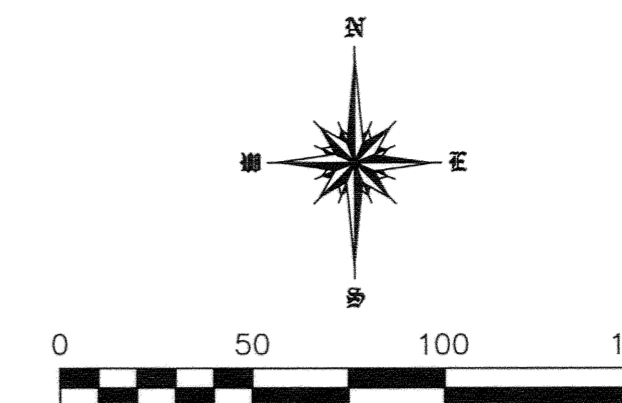
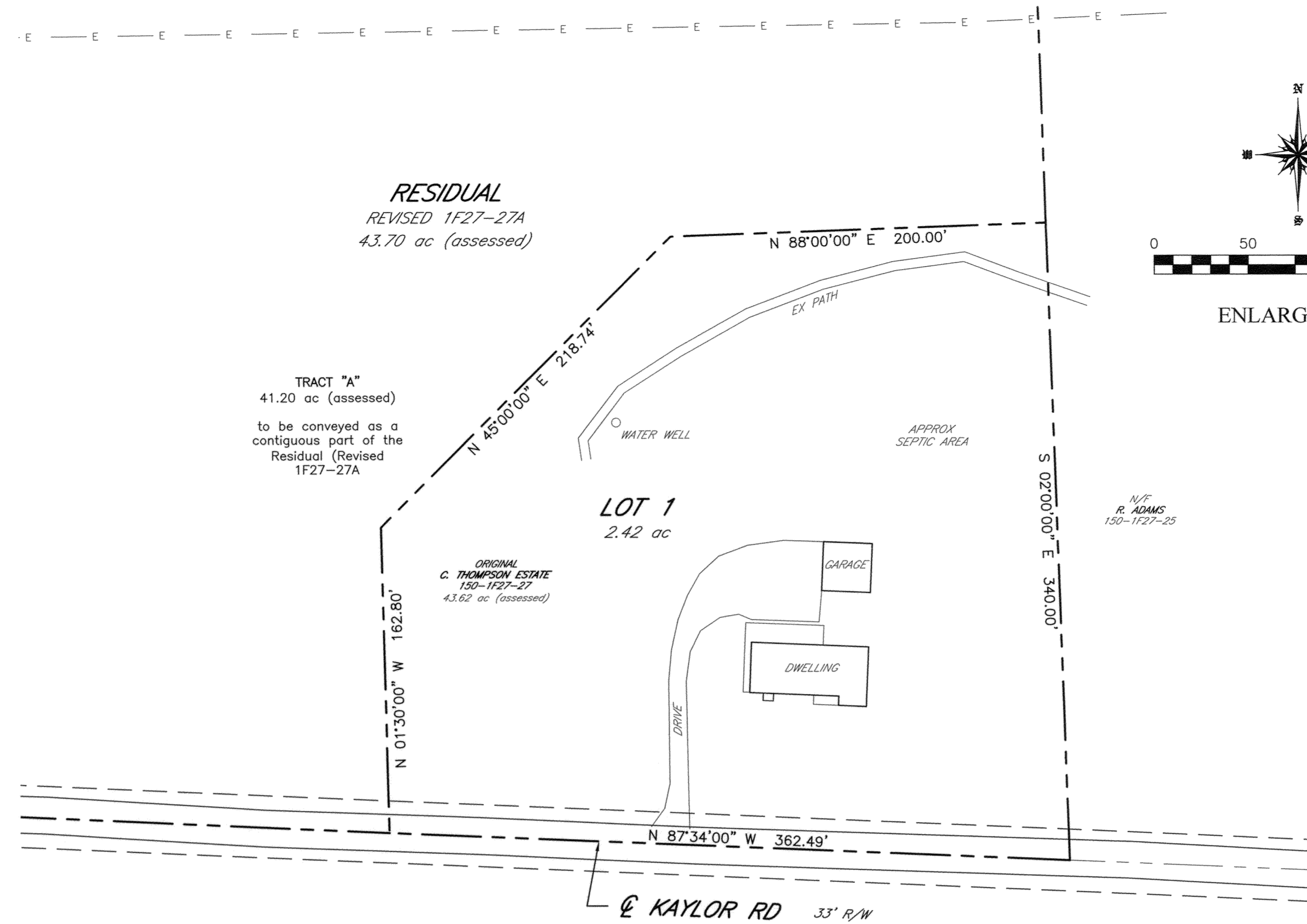
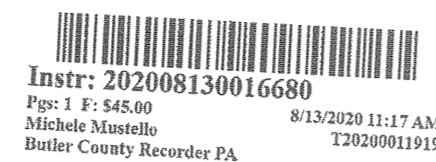
*Michele M. Mustello*  
 RECORDER OF DEEDS



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



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



ENLARGEMENT

**PROPERTY AREAS:**

EXISTING TOTALS	
150-1F27-27	43.62 AC assessed
+150-1F27-27A	2.50 AC assessed
EXISTING TOTAL	46.12 AC assessed

LOT 1 (REVISED 1F27-27)	43.62 AC assessed
-TRACT A	41.20 AC assessed
LOT 1 (REVISED 1F27-27) TOTAL	2.42 AC
ORIGINAL (REVISED 1F27-27A)	2.50 AC assessed
+TRACT A	41.20 AC assessed
RESIDUAL (REV. 1F27-27A) TOTAL	43.70 AC assessed

REVISED TOTALS	
LOT 1 (REV. 1F27-27)	2.42 AC
+RESIDUAL (REV. 1F27-27)	43.70 AC assessed
REVISED TOTAL	46.12 AC assessed

- GENERAL NOTES:**
- OWNERS: THE ESTATE OF CLARA THOMPSON CO-EXECUTORS: ROBERT K. THOMPSON JR. LARRY J. THOMPSON
  - REFERENCES:
    - CURRENT DEEDS OF RECORD
    - PREVIOUSLY RECORDED PLANS

REV	OWNER NAMES REVISED	SDG	7/28/2020
	DESCRIPTION	BY	DATE



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

PROJECT DESCRIPTION  
**C. THOMPSON PLAN**  
 BEING A  
 LOT LINE REVISION  
 FOR  
 ESTATE OF CLARA J. THOMPSON

SITUATE  
 FAIRVIEW TOWNSHIP  
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/30/2020	SDG	Sdg	VARIES
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-098	150-1F27-27 & 27A	-	

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>32</b>
SHEET	of

**C. THOMPSON PLAN**

Being a lot line revision of Butler County Tax Parcels  
 150-1F27-27 and 150-1F27-27A



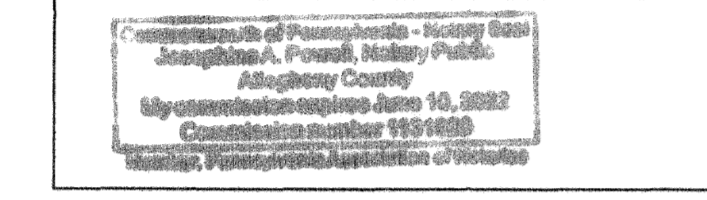
KNOW ALL MEN BY THESE PRESENTS:  
That R&W Estates, LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property situated in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Buffalo, County of Butler, and Commonwealth of Pennsylvania. R&W Estates, LLC hereby covenants and agrees 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 R&W Estates, LLC its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same to attested Secretary this 31<sup>st</sup> day of June, 2020.

R&W Estates, LLC

ATTEST:  
  
\_\_\_\_\_  
Signature of Secretary  
  
J.M.A.  
Signature of President  
  
Joseph A. Parnas  
Notary Public

My commission expires the 10<sup>th</sup> day of June A.D., 2022



**CORPORATION ACKNOWLEDGMENT**

COMMONWEALTH OF PENNSYLVANIA }  
County of Allegheny }  
COUNTY OF BUTLER }

ON THIS DAY OF 31<sup>st</sup> June, A.D. 2020 before me, a Notary Public and for said County and Commonwealth, personally appeared John M. Allen, Jr. of R&W Estates, LLC, who being duly sworn, deposes and says that he was personally present at 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 R&W Estates, LLC, for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication.

John M. Allen, Jr. of R&W Estates, LLC, in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper handwriting.

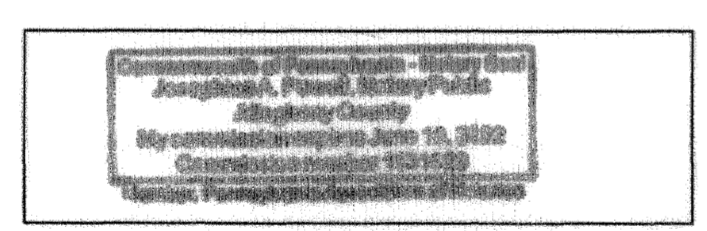
J.M.A.  
Name of Officer  
  
owner/developer  
Title of Officer

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

WITNESS MY HAND AND NOTARIAL SEAL this 31<sup>st</sup> day of July, 2020.

Joseph A. Parnas  
Notary Public

My commission expires the 10<sup>th</sup> day of June A.D., 2022



**CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE**

I hereby certify that the title to the property contained in Twin Oaks Plan of Lots Phase 2 and is recorded in Instrument Nos. 201411200027830, 201411200027831, 201501290002011 and 201605310010494.

Witness [Signature] Name of Officer J.M.A.  
owner/developer  
Title of Officer

First National Bank, mortgagee of the property contained in Twin Oaks Plan of Lots Phase 2 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness [Signature] Name, title, and mortgagee Brian Burke SVP

**CERTIFICATION OF TITLE WITH NO MORTGAGE**

I hereby certify that the title to the property contained in Twin Oaks Plan of Lots Phase 2 is in the name of the R&W Estates, LLC and is recorded in Instrument No. 201611300025189.

Witness [Signature] Name of Officer J.M.A.  
owner/developer  
Title of Officer

**BUFFALO TOWNSHIP BOARD OF SUPERVISORS**

The Board of Supervisors of the Township of Buffalo hereby gives public notice that in approving this plan for recording purposes only, the Township of Buffalo assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or 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 Supervisors of the Township of Buffalo this 11 day of MARCH, 2020.

Secretary [Signature] Chairperson [Signature]  
Janice G. Zubrin 3-12-2020 Rudolf Zopf

**BUFFALO TOWNSHIP PLANNING COMMISSION**

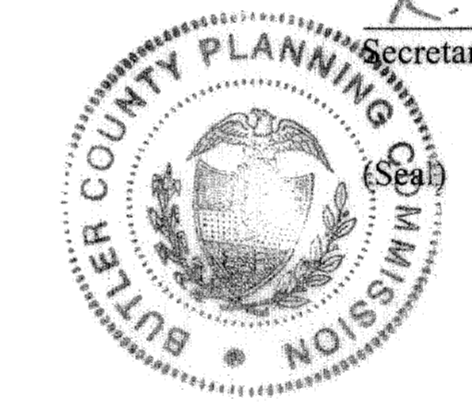
Approved by the Township of Buffalo Planning Commission this 4 day of MARCH, 2020.

Secretary [Signature] Chairperson [Signature]  
Susan H. Conway Chris Faust

**BUTLER COUNTY REVIEW**

Reviewed by the Butler County Planning Commission on this 15<sup>th</sup> day of May, 2019.

Secretary [Signature] Chairman [Signature]  
R. H. Gern John Gern

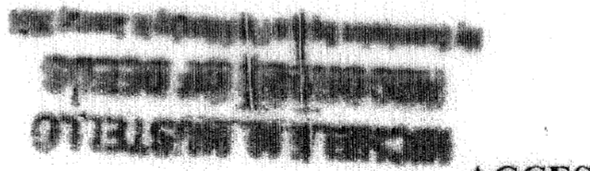


**BUTLER COUNTY PROOF OF RECORDING**

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 386, Page(s) 33-34.

Given under my hand and seal this 14<sup>th</sup> day of Aug, 2020.

(Seal) [Signature] Recorder of Deeds  
MICHELE M. MUSTELLO [Signature]



**ACCESS TO STATE HIGHWAY**

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'S CERTIFICATION**

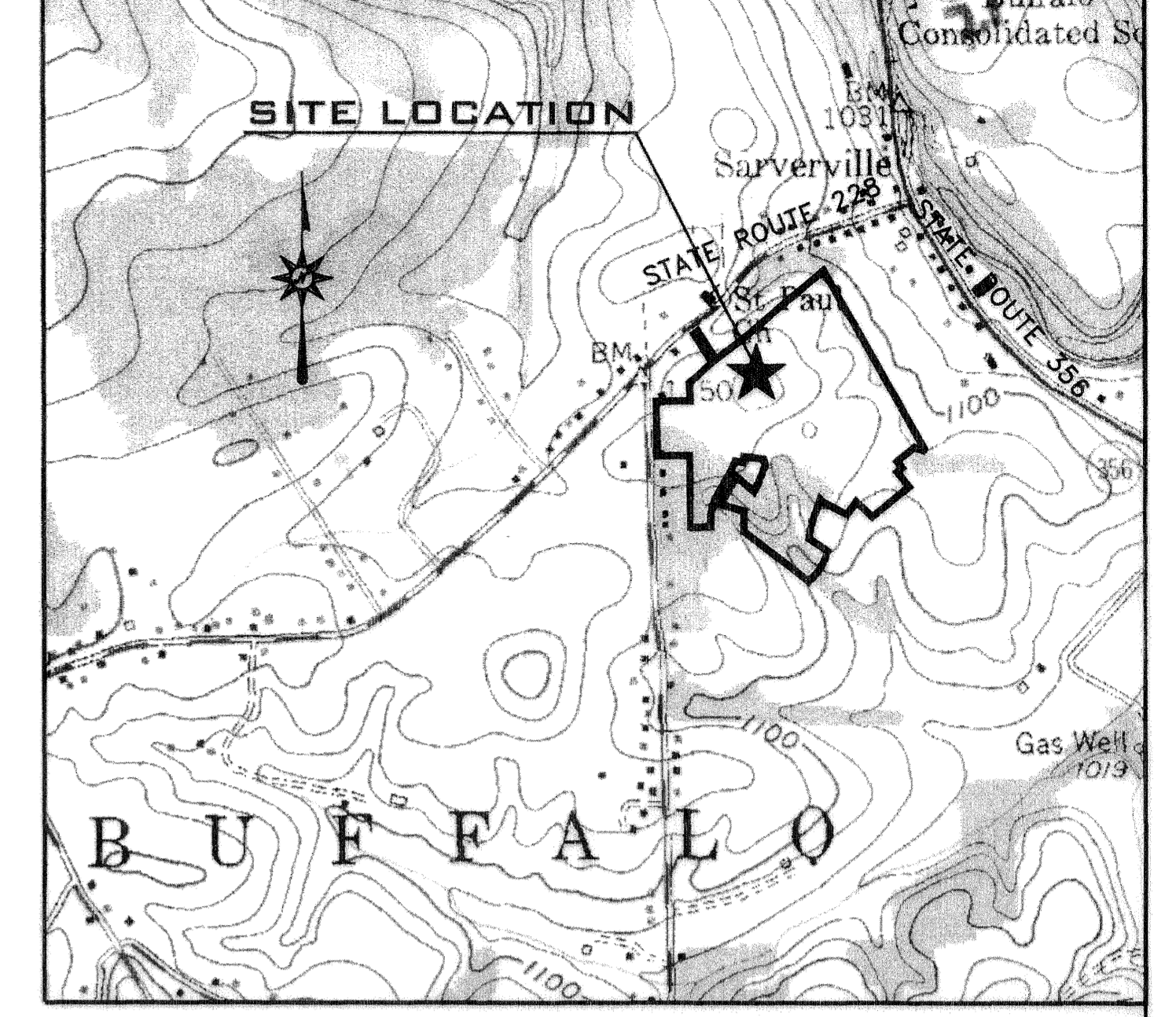
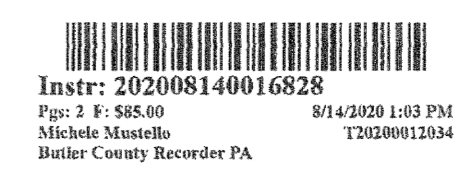
I, Joseph Duganich, A Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown, that the monuments and markers as shown on the plat 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.

Date July 30, 2020 Name: Joseph Duganich  
Reg. No. 34196-E

**DATE OF DELIVERY ACKNOWLEDGMENT**

This plat was delivered to John M. Allen Jr. Family Trust, by the Township of Buffalo on this 11<sup>th</sup> day of August, 2020.

Janice G. Zubrin  
Planning Administrator



**LOCATION MAP**  
N. T. S.

**BUFFALO TOWNSHIP ENGINEER**

Approved by the Township Engineer of Buffalo Township this 5 day of July, 2020.

Registration Number 28838-E Signature [Signature]

**Butler County Buffalo Township Twin Oaks PRD Dimensional Standards**

USE TYPE/DIMENSION	REQUIRED	PROVIDED
Allowable Use	Single Family, Two Family, Multi Family	Single Family
Minimum Site Area	5 Acres	42.93 Acres
Maximum Density	4 per Acre	2.2 per Acre
Minimum Open Space	35 Percent (15.0 Acres)	37 Percent (15.9 Acres)
Minimum Natural Area in Open Space	10 Percent (4.3 Acres)	24 Percent (10.2 Acres)
Minimum Perimeter Setback	50 Feet	50 Feet
Parking	2 Per Dwelling Unit	2 Per Dwelling Unit
Minimum Lot Area	No Standard	7,400 Square Feet
Minimum Lot Width	No Standard	60 Feet
Minimum Front Yard Depth	No Standard	25 Feet
Minimum Side Yard Depth	No Standard	10 Feet
Minimum Rear Yard Depth	No Standard	20 Feet
Maximum Height of Structure	45 Feet	45 Feet
Maximum Coverage	15 Percent	10 Percent
Building Separation	20 Feet	20 Feet

EXISTING ZONING: R-1  
TENTATIVE PRD APPROVAL: NOV 10, 2015

**GENERAL NOTES:**

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND CONDITIONAL CLAUSES OF RECORD.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON THE PENNSYLVANIA STATE PLANE SOUTH ZONE COORDINATE SYSTEM ESTABLISHED VIA GPS/VRS SURVEY. BEARING ROTATION TO THE JOHN M. ALLEN, JR. FAMILY TRUST PLAN NO. 1 RECORDED PBV 359 PAGES 15 AND 16: 02° 11'17" CCW

**FLOOD ZONE CLASSIFICATION:**  
FLOOD ZONE INFORMATION OBTAINED FROM THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42146005C, EFFECTIVE DATE JULY 5, 2001  
THE ENTIRETY OF PARCEL A IS LOCATED WITHIN ZONE X - AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.

BEING A RE-SUBDIVISION OF PARCEL A-1 REV IN THE PLAN OF R&W ESTATES, LLC AND NVR, INC. PLAN OF LOTS PBV 371 PGS 5 THRU 7

**TWIN OAKS PLAN OF LOTS PHASE 2**  
Prepared For  
**R&W ESTATES, LLC**  
Situate In  
Buffalo Township, Butler County, Pennsylvania

Drawn By: \_\_\_\_\_ Scale: \_\_\_\_\_ Drawing No. AS NOTED  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_ Sheet No. M677-01-15-01  
Approved By: [Signature] Date: April, 2019 File Name: \_\_\_\_\_  
1 of 2  
M677sub Phase2.dwg

**Lennon, Smith, Souleret**  
Engineering, Inc.  
846 4th Avenue  
Corasopolis, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: info@lsse.com

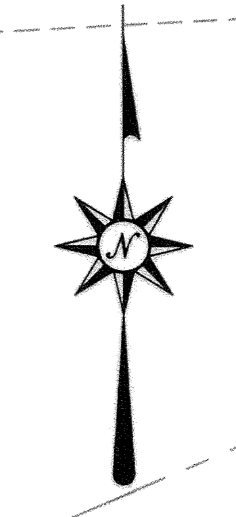
No.	Date	Description	By
1	5-28-19	Per Engineer's Comments	JRWIII
2	6-19-19	Per Engineer's Comments	JAP
3	7/11/19	Per Bankston Eng. 7/18/19 Letter	JRWIII
4	1/20/20	Per Final Approval	JRWIII

PLAN BOOK **386** PAGE **33**

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

**SURVEYOR** **BUFFALO TOWNSHIP PLANNING COMMISSION** **BUFFALO TOWNSHIP BOARD OF SUPERVISORS** **BUFFALO TOWNSHIP ENGINEER R&W** **BUTLER COUNTY PLANNING COMMISSION** **BUTLER COUNTY RECORDER**

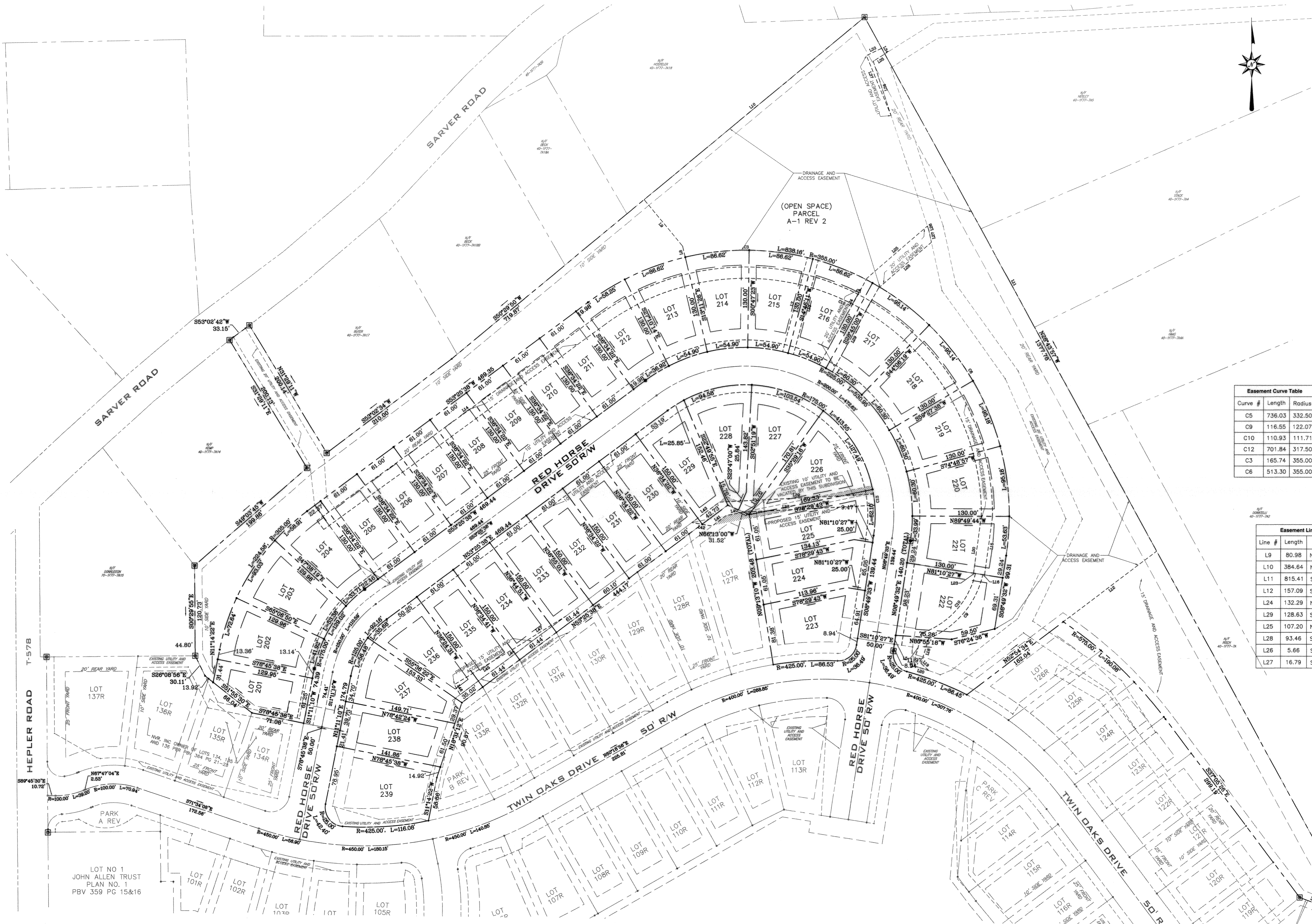
8-12-2020



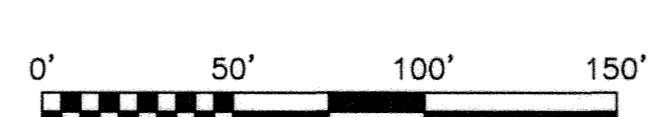
Parcel Area		
Parcel	Area (S.F.)	Area (Acres)
201	7,082.80	0.1626
202	9,165.69	0.2104
203	9,514.41	0.2184
204	8,934.04	0.2051
205	7,930.00	0.1820
206	7,930.00	0.1820
207	7,930.00	0.1820
208	7,930.00	0.1820
209	7,930.00	0.1820
210	7,930.00	0.1820
211	7,930.00	0.1820
212	8,783.30	0.2016
213	9,198.80	0.2112
214	9,198.80	0.2112
215	9,198.80	0.2112
216	9,198.80	0.2112
217	9,198.80	0.2112
218	9,198.80	0.2112
219	9,198.80	0.2112
220	9,198.80	0.2112
221	9,214.68	0.2115
222	7,930.00	0.1820
223	7,539.68	0.1731
224	10,898.47	0.2502
225	9,192.97	0.2110
226	10,298.82	0.2364
227	10,825.07	0.2485
228	9,508.06	0.2183
229	9,332.82	0.2143
230	9,143.23	0.2099
231	9,150.00	0.2101
232	9,150.00	0.2101
233	9,082.41	0.2085
234	9,183.26	0.2108
235	9,183.26	0.2108
236	9,183.26	0.2108
237	9,102.39	0.2090
238	9,186.91	0.2109
239	8,903.53	0.2044
240	13,025.54	0.2990
PARCEL A-1 REV 2	270,155.89	6.2019
RED HORSE DRIVE ROW	63,325.00	1.4537
TOTAL	695,095.89	15.9569

Easement Curve Table		
Curve #	Length	Radius
C5	736.03	332.50
C9	116.55	122.07
C10	110.93	111.71
C12	701.84	317.50
C3	165.74	355.00
C6	513.30	355.00

Easement Line Table			Easement Line Table		
Line #	Length	Direction	Line #	Length	Direction
L9	80.98	N39° 30' 10"W	L44	176.36	N53° 25' 38"E
L10	384.64	N50° 29' 50"E	L45	95.88	S58° 54' 45"W
L11	815.41	S28° 43' 57"E	L46	15.56	S31° 02' 17"E
L12	157.09	S52° 54' 34"W	L47	79.67	S57° 58' 37"W
L24	132.29	N28° 56' 24"E	L33	22.84	N64° 20' 31"E
L29	128.63	S28° 56' 24"W	L34	8.65	S28° 43' 57"E
L25	107.20	N49° 21' 24"E	L35	18.43	S57° 47' 54"W
L28	93.46	S49° 21' 24"W	L36	76.61	S18° 09' 00"E
L26	5.66	S18° 09' 00"E	L37	86.84	N22° 20' 51"W
L27	16.79	S12° 16' 41"E	L38	176.93	S87° 00' 49"W
			L39	207.51	N87° 00' 49"E
			L40	23.42	S78° 40' 35"W
			L41	23.60	S53° 25' 38"W
			L42	27.69	N80° 20' 14"W
			L43	45.89	N53° 25' 38"E
			L18	34.98	S16° 46' 04"W
			L19	13.98	S47° 15' 46"E
			L20	19.75	N72° 23' 52"W
			L21	6.33	N09° 42' 15"W
			L23	2.69	N81° 10' 27"W
			L14	466.22	N53° 57' 40"E
			L15	78.79	S07° 48' 27"W
			L16	2.22	N81° 10' 27"W
			L7	130.05	N14° 46' 11"E
			L8	15.00	N13° 11' 26"W



PLAN BOOK PAGE  
**386 34**



• DENOTES CAPPED PIN TO BE SET  
 □ DENOTES CONCRETE MONUMENT TO BE SET  
 ▨ DENOTES EXISTING 10' UTILITY AND ACCESS EASEMENT RUNNING BETWEEN LOTS 225 AND 226 TO BE VACATED BY THIS SUBDIVISION

No.	Date	Description	By
1	5-28-19	Per Engineer's Comments	JRW/ML
2	6-19-19	Per Engineer's Comments	JAP
3	10/11/19	Per Bankston Eng. 7/18/19 Letter	JRW/ML
4	2/20/20	Per Final Approval	JRW/ML

**TWIN OAKS  
PLAN OF LOTS PHASE 2**  
 Prepared For  
**R&W ESTATES, LLC**  
 Situate In  
 Buffalo Township, Butler County, Pennsylvania

Drawn By: \_\_\_\_\_ Scale: 1"=50'  
 Sheet No. M677-01-15-01  
 2 of 2

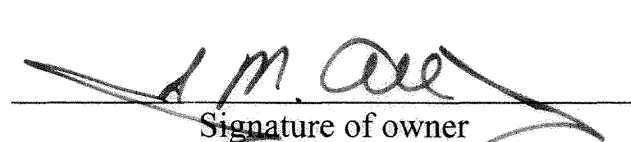
Checked By: \_\_\_\_\_ Date: APRIL, 2019  
 Approved By: \_\_\_\_\_  
 Name: M677Sub Phase2.dwg

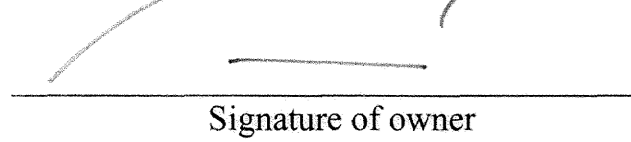
**Lennon, Smith, Souleret**  
 Engineering, Inc.  
 846 4th Avenue  
 Coropopolis, Pennsylvania 15108  
 Phone: 412-264-4400  
 Fax: 412-264-1200  
 email: info@lsse.com

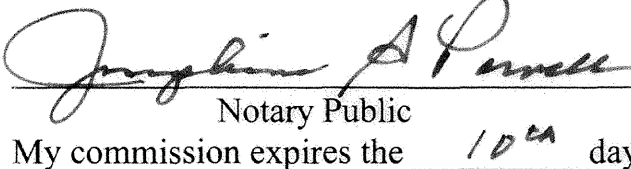
OWNER'S ADOPTION

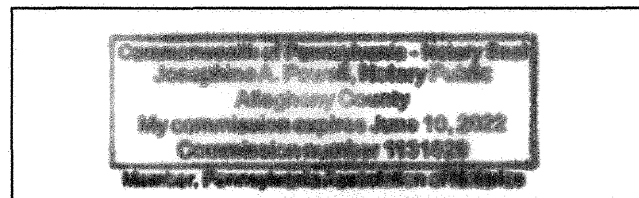
I, John Allen Jr., Trustee of the John M. Allen Jr. Family Trust of the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assign do hereby adopt this as our Plan of Subdivision of our property, situated in the Township of Buffalo, 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-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, and Commonwealth of Pennsylvania. R&W Estates, LLC hereby covenants and agrees 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 R&W Estates, LLC its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHICH, to this (I, WE) set (My, Our) hand and seal this 31st day of July, 2020.

ATTEST:  
  
Signature of owner

  
Signature of owner

  
Notary Public  
My commission expires the 10th day of June, A.D., 2022



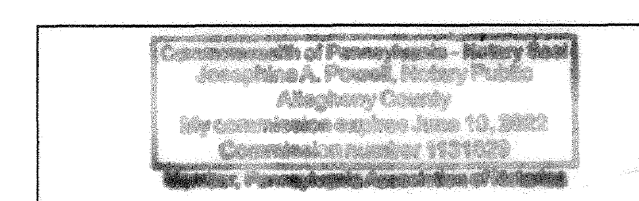
ACKNOWLEDGMENT

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named John Allen Jr., Trustee of the John M. Allen Jr. Family Trust, who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 31st day of July, 2020.


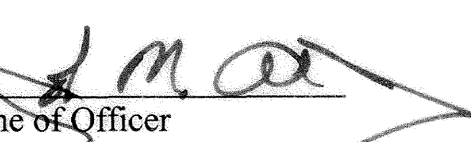
My commission expires the 10th day of June, 2022.

(Seal)   
Notary Public

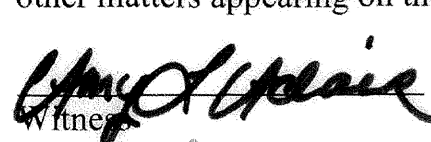


CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORTGAGEE

I hereby certify that the title to the property contained in Twin Oaks Plan of Lots Phase 3 and is recorded in Instrument Nos. 201411200027830, 201411200027831, 20150129002011 and 201605310010494.

  
Name of Officer  
  
Title of Officer

First National Bank, mortgagee of the property contained in Twin Oaks Plan of Lots Phase 3 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

  
Name, title, and mortgagee

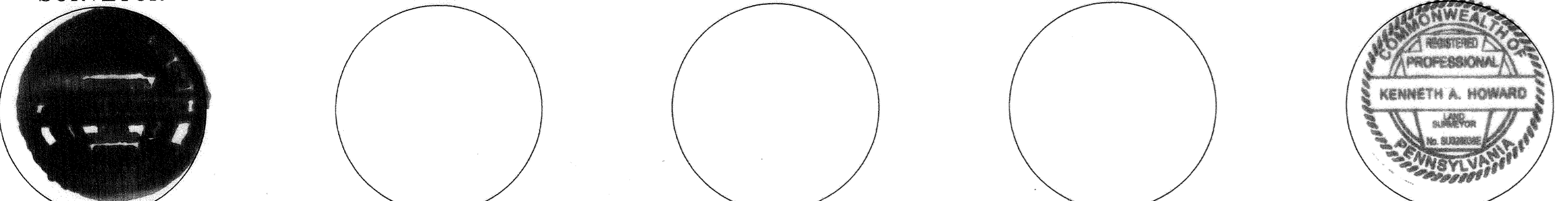
SURVEYOR'S CERTIFICATION

I, Joseph Duganich, 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.

Date: July 30, 2020  
Name: Joseph Duganich  
Reg. No. 34196-E

PLAN BOOK PAGE  
386 35

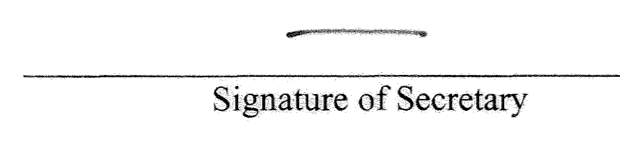
SURVEYOR NOTARY BUFFALO TOWNSHIP PLANNING COMMISSION BUFFALO TOWNSHIP BOARD OF SUPERVISORS BUFFALO TOWNSHIP ENGINEER R&P



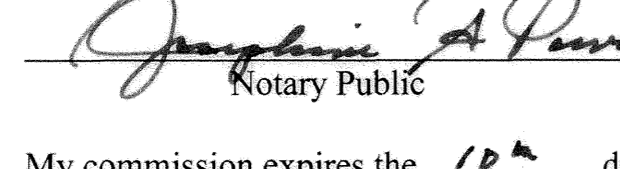
CORPORATION ADOPTION

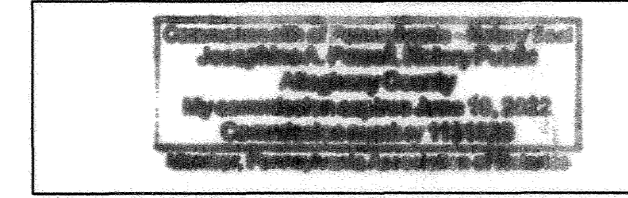
KNOW ALL MEN BY THESE PRESENTS: That R&W Estates, LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property situated in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby 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 Buffalo, County of Butler, and Commonwealth of Pennsylvania. R&W Estates, LLC hereby covenants and agrees 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 R&W Estates, LLC its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same to attested Secretary this 31st day of July, 2020.

R&W Estates, LLC  
ATTEST:  
  
Signature of Secretary

  
Signature of President

  
Notary Public  
My commission expires the 10th day of June, A.D., 2022



CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }  
Allegheny }  
COUNTY OF BUTLER }

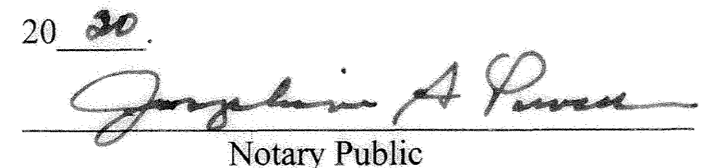
ON THIS DAY OF 31st July, A.D. 2020 before me, a Notary Public and for said County and Commonwealth, personally appeared John M. Allen Jr., of R&W Estates, LLC, who being duly sworn, deposes and says that he was personally present at the adoption, release and dedication and saw the common and corporate seal of said Corporation duly sign and sealed by and as for the act and deed of the said R&W Estates, LLC for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication.

John M. Allen Jr., of R&W Estates, LLC, in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper handwriting.

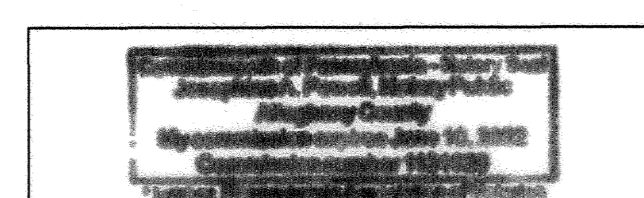
  
Name of Officer  
owner/Developer  
Title of Officer

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

WITNESS MY HAND AND NOTARIAL SEAL this 31st day of July, 2020.

  
Notary Public

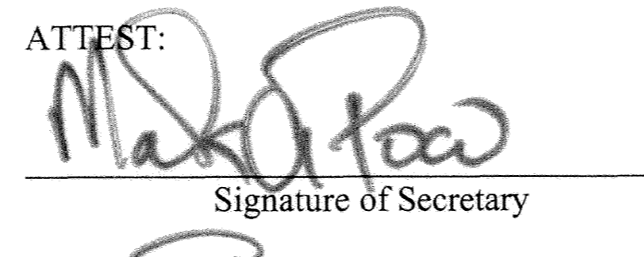
My commission expires the 10th day of June, A.D., 2022.

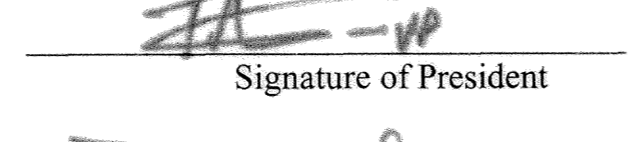


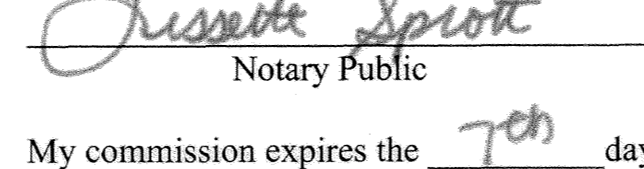
CORPORATION ADOPTION

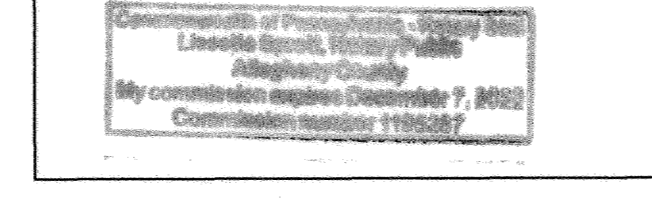
KNOW ALL MEN BY THESE PRESENTS: That NVR, Inc. by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property situated in the Township of Buffalo, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate 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 Buffalo, County of Butler, and Commonwealth of Pennsylvania. NVR, Inc. hereby covenants and agrees 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 NVR, Inc. its successors and assigns and purchasers of lots in this plan.

IN WITNESS OF WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same to attested Secretary this 3rd day of August, 2020.

NVR Inc.  
ATTEST:  
  
Signature of Secretary

  
Signature of President

  
Notary Public  
My commission expires the 7th day of December, A.D., 2022

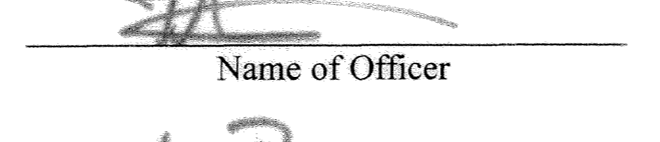


CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }  
Allegheny }  
COUNTY OF BUTLER }

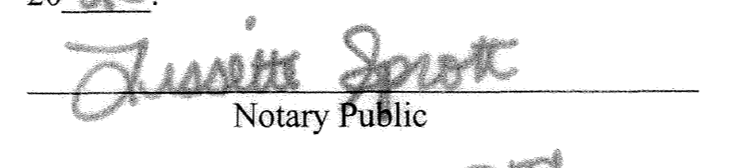
ON THIS DAY OF 3rd August, A.D. 2020 before me, a Notary Public and for said County and Commonwealth, personally appeared Peter Robertson of NVR, Inc. who being duly sworn, deposes and says that he was personally present at the adoption, release and dedication and saw the common and corporate seal of said Corporation duly sign and sealed by and as for the act and deed of the said NVR, Inc. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication.

Peter Robertson of NVR, Inc. in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper handwriting.

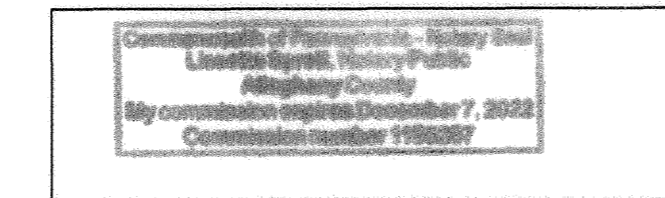
  
Name of Officer  
Vice President  
Title of Officer

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

WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of August, 2020.

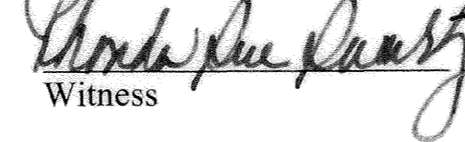
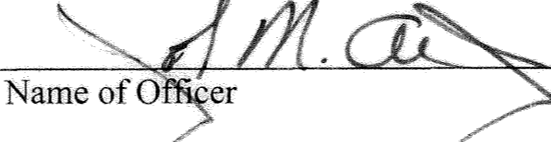
  
Notary Public

My commission expires the 3rd day of August, A.D., 2020.



CERTIFICATION OF TITLE WITH NO MORTGAGE

I hereby certify that the title to the property contained in Twin Oaks Plan of Lots Phase 3 and is recorded in Instrument Nos. 201802230003426.

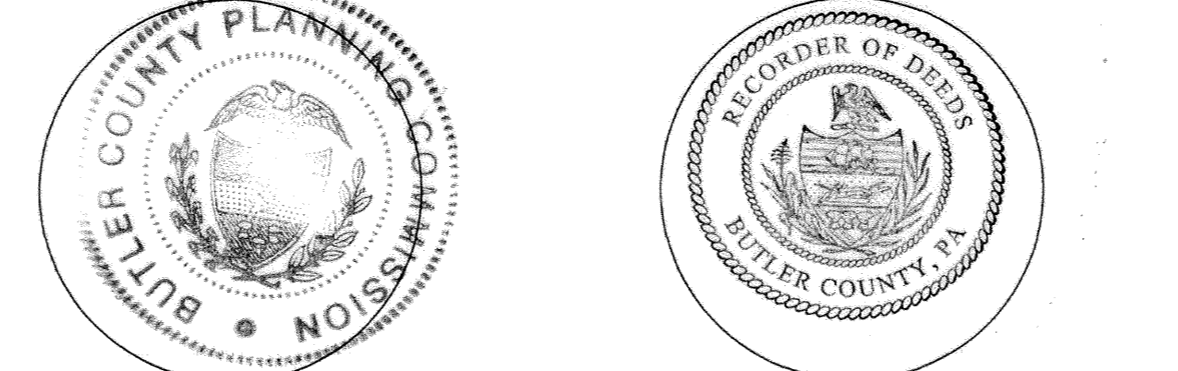
  
Witness  
  
Name of Officer  
Owner/Developer  
Title of Officer

DATE OF DELIVERY ACKNOWLEDGMENT

This plat was delivered to John M. Allen Jr. Family Trust, by the Township of Buffalo on this 11th day of August, 2020.

  
Planning Administrator

BUTLER COUNTY PLANNING COMMISSION BUTLER COUNTY RECORDER



BUFFALO TOWNSHIP ENGINEER

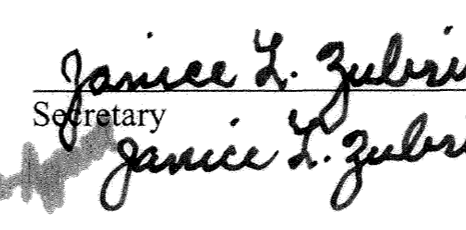
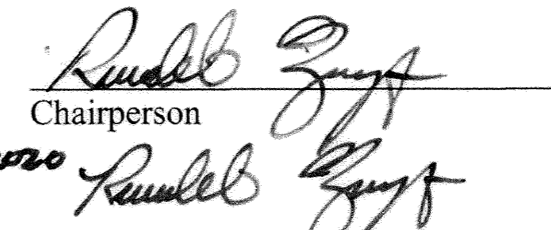
Approved by the Township Engineer of Buffalo Township this 5 day of July, 2020.

2888-E  
Registration Number  
  
Signature

BUFFALO TOWNSHIP BOARD OF SUPERVISORS

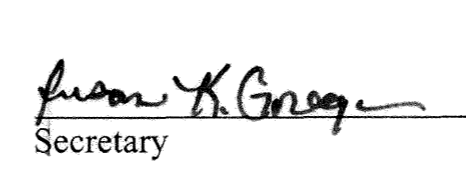
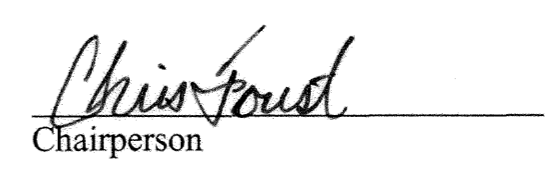
The Board of Supervisors of the Township of Buffalo hereby gives public notice that in approving this plan for recording purposes only, the Township of Buffalo assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grades, pave 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 Supervisors of the Township of Buffalo this 13 day of May, 2020.

  
Secretary  
  
Chairperson

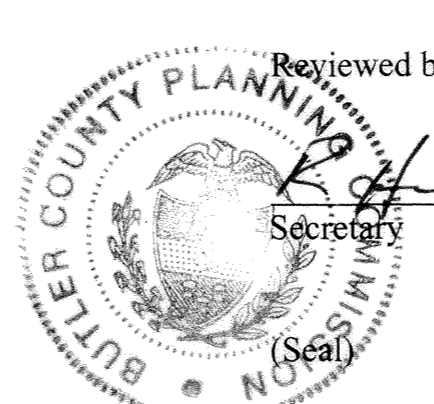
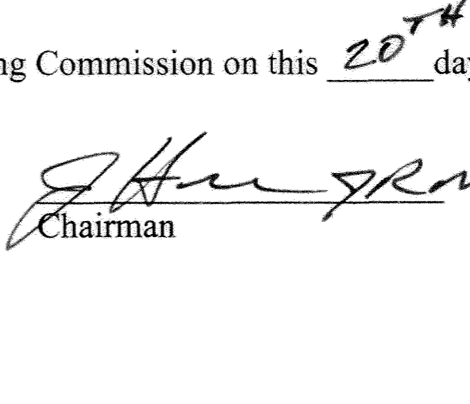
BUFFALO TOWNSHIP PLANNING COMMISSION

Approved by the Township of Buffalo Planning Commission this 6 day of May, 2020.

  
Secretary  
  
Chairperson

BUTLER COUNTY REVIEW

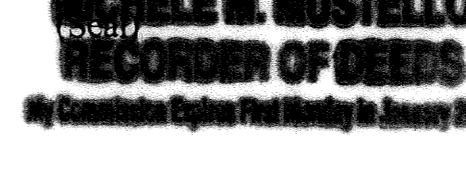
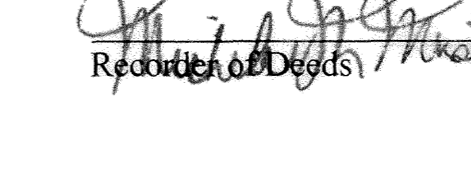
Reviewed by the Butler County Planning Commission on this 20th day of May, 2020.

  
Secretary  
  
Chairman

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 386, Page(s) 35-40

Given under my hand and seal this 14th day of Aug. 2020

  
Recorder of Deeds  
  
Recorder of Deeds

ACCESS TO STATE HIGHWAY

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.

Existing Area Summary

PARCEL	SQ. FT.	ACRE(S)
PARCEL A-2 REV	571080	13.11
PARCEL B-1	4,731,880	108.63
TOTAL AREA	5,302,960	121.74

PROPOSED AREA SUMMARY

PARCEL	SQ. FT.	ACRE(S)
PARCEL B-1 REVISED	4,733,343	108.66
PARCEL A-2 REVISION NO 2	318,806	7.32
Right-of-Way Dedication	39,669	0.91
LOT 301	10,428	0.24
LOT 302	10,457	0.24
LOT 303	10,457	0.24
LOT 304	10,457	0.24
LOT 305	10,457	0.24
LOT 306	9,667	0.22
LOT 307	9,305	0.21
LOT 308	12,422	0.29
LOT 309	11,672	0.27
LOT 310	9,455	0.22
LOT 311	9,455	0.22
LOT 312	9,455	0.22
LOT 313	9,321	0.21
LOT 314	12,978	0.30
LOT 315	9,576	0.22
LOT 316	11,464	0.26
LOT 317	9,258	0.21
LOT 318	8,642	0.20
LOT 319	9,017	0.21
LOT 320	7,707	0.18
LOT 321	9,492	0.22
TOTAL AREA	5,302,960	121.74

USE TYPE/DIMENSION	REQUIRED	PROVIDED
Allowable Use	Single Family, Two Family, Multi Family	Single Family
Minimum Site Area	5 Acres	42.93 Acres
Maximum Density	4 per Acre	2.2 per Acre
Minimum Open Space	35 Percent (15.0 Acres)	37 Percent (15.9 Acres)
Minimum Natural Area in Open Space	10 Percent (4.3 Acres)	24 Percent (10.2 Acres)
Minimum Perimeter Setback	50 Feet	50 Feet
Parking	2 Per Dwelling Unit	2 Per Dwelling Unit
Minimum Lot Area	No Standard	7,400 Square Feet
Minimum Lot Width	No Standard	60 Feet
Minimum Front Yard Depth	No Standard	25 Feet
Minimum Side Yard Depth	No Standard	10 Feet
Minimum Rear Yard Depth	No Standard	20 Feet
Maximum Height of Structure	45 Feet	45 Feet
Maximum Coverage	15 Percent	10 Percent
Building Separation	20 Feet	20 Feet

EXISTING ZONING: R-1  
TENTATIVE PRD APPROVAL: NOV 10, 2015

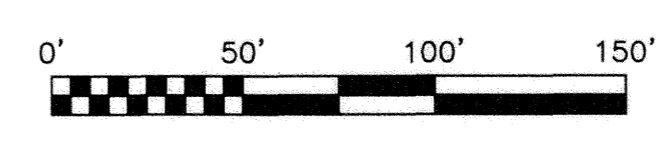
DEVELOPER / OWNER  
R&W Estates, LLC  
P.O. BOX 430  
Pittsburgh, PA 16056  
AND  
DEVELOPER / OWNER  
THE JOHN ALLEN, JR. FAMILY TRUST  
P.O. BOX 430  
Pittsburgh, PA 16056  
DEVELOPER / OWNER  
NVR Inc.  
One Penn Center West, Suite 300  
Pittsburgh, PA 15276

BEING A RE-SUBDIVISION PLAN OF PARCELS A-2 REV IN THE R&W ESTATES AND NVR, INC. PLAN OF LOTS PBV 371 PG 5 AND B-1 IN THE JOHN M. ALLEN, JR. FAMILY TRUST PLAN NO. 1 PBV 359 PG 15 & 16

TWIN OAKS PHASE 3  
Prepared For  
R&W ESTATES, LLC, NVR INC AND  
JOHN M. ALLEN, JR. FAMILY TRUST  
Situate In  
Buffalo Township, Butler County, Pennsylvania

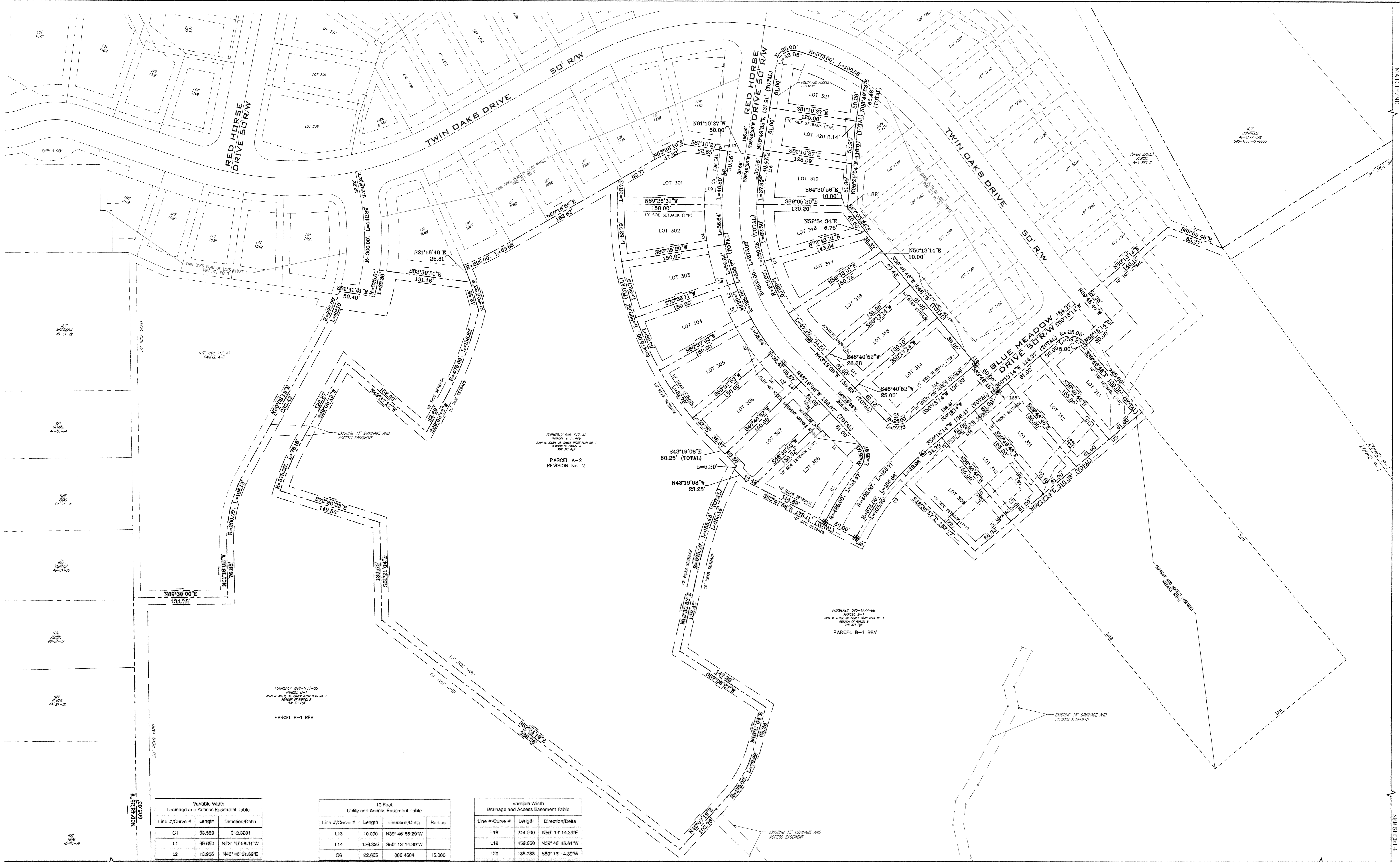
Drawn By: [Signature] Scale: [Signature] Drawing No.: M677-01-15-03  
Checked By: [Signature] Date: APRIL, 2020 Sheet No.: 1 of 6  
Lennon, Smith, Souleret  
Engineering, Inc.  
846 4th Avenue  
Coraopolis, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: info@lsse.com

No.	Date	Description	By
1	5/4/20	Revised Lot Numbers to the 300's	JRW/ML
2	5/13/20	Revised Per Engineer's Comment	JRW/ML



July 6/2/2020





Variable Width  
Drainage and Access Easement Table

Line #/Curve #	Length	Direction/Delta
C1	93.559	012.3231
L1	99.650	N43° 19' 08.31"W
L2	13.956	N46° 40' 51.69"E
L3	22.276	N40° 37' 54.47"W
L4	35.674	N43° 19' 08.31"W
L5	15.177	S55° 26' 04.15"W
L6	14.119	N43° 19' 08.31"W
C2	106.262	017.3954
L7	15.000	N64° 04' 35.09"E
C3	49.029	008.3855
L8	15.346	S84° 55' 03.30"W
L9	126.277	020.6718
C4	15.000	S86° 19' 28.35"E
C5	30.114	005.1504
L36	10.719	N08° 49' 33.23"E
L11	19.933	N03° 17' 40.85"E
L12	11.921	S81° 10' 26.77"E

10 Foot  
Utility and Access Easement Table

Line #/Curve #	Length	Direction/Delta	Radius
L13	10.000	N39° 46' 55.29"W	
L14	126.322	S50° 13' 14.39"W	
C6	22.635	086.4604	15.000
L15	156.631	N43° 19' 08.31"W	
C7	241.176	052.1449	265.000
L16	30.559	N08° 49' 33.23"E	
L17	10.000	N81° 10' 26.77"W	

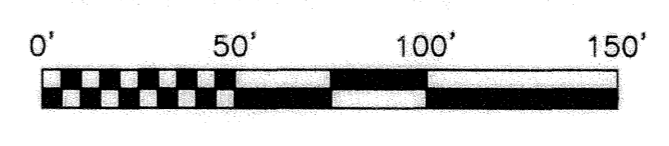
15 Foot  
Utility and Access Easement Table

Line #/Curve #	Length	Direction/Delta	Radius
L33	15.005	S62° 47' 55.88"E	
C9	149.636	023.8153	360.000
L34	139.413	N50° 13' 14.39"E	
L35	15.000	N39° 46' 45.61"W	

Variable Width  
Drainage and Access Easement Table

Line #/Curve #	Length	Direction/Delta
L18	244.000	N50° 13' 14.39"E
L19	459.650	N39° 46' 45.61"W
L20	186.783	S50° 13' 14.39"W
L21	42.837	N25° 54' 54.07"E
L22	85.107	N41° 19' 08.22"E
L23	15.183	N39° 46' 45.61"W
L24	89.558	S41° 10' 24.15"W
L25	38.149	S33° 38' 31.43"W
L26	42.638	N39° 46' 45.61"W
L27	129.047	S49° 05' 50.29"W
L28	15.076	S46° 38' 56.84"E
L29	112.241	N49° 05' 50.29"E
L30	23.357	S39° 46' 45.61"E
L31	40.331	S50° 13' 14.39"W
L32	484.650	S39° 46' 45.61"E

PLAN BOOK PAGE  
**386 37**



No.	Date	Description	By
1	5/4/20	Revised Lot Numbers to the 300's	JRW/ML

**TWIN OAKS PHASE 3**  
Prepared For  
**R&W ESTATES, LLC, NVR INC AND JOHN M. ALLEN, JR. FAMILY TRUST**  
Situate In  
**Buffalo Township, Butler County, Pennsylvania**

Drawn By: \_\_\_\_\_ Scale: 1"=50'  
Checked By: \_\_\_\_\_ Date: APRIL, 2020  
Approved By: \_\_\_\_\_

Sheet No. 3 of 6  
Drawing No. M677-01-15-03  
Filename: M677sub Phase3.dwg

**Lennon, Smith, Souleret Engineering, Inc.**  
848 4th Avenue  
Coraopolis, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: info@lse.com

MATCHLINE SEE SHEET 5

• DENOTES CAPPED PIN TO BE SET  
□ DENOTES CONCRETE MONUMENT TO BE SET

SEE SHEET 4

MATCHLINE

SEE SHEET 3

SEE SHEET 5

N/F  
RISCH  
40-1777-7A

N57°34'20"E  
609.57'

20' SIDE YARD

SOUTH PIKE ROAD 60' RW STATE ROUTE 356

R=1940.08', L=104.48'

100' FRONT YARD

N/F  
EM ANDREW  
40-1777-3A

N/F  
MCCOLLOUGH CURTIS  
P. R. ROSSIGNOL P  
40-1777-201

N/F  
MARTIN PATRICK A  
40-1777-3C

N/F  
MARTIN PATRICK A  
40-1777-3A

N/F  
MARTIN PATRICK A  
40-57-011

S57°19'10"E  
691.99'

FORMERLY 40-1777-8B  
PARCEL B-1  
JOHN M. ALLEN, JR. TRUST TRUST PLAN NO. 1  
VERSION OF PARCEL B  
REV 01 1983

PARCEL B-1 REV

20' SIDE YARD  
ZONED R-1

20' SIDE YARD

57°19'51"  
524.52' 04" W

N/F  
MARKIN  
40-1777-70B

N/F  
KREIDEN  
40-1777-7C

54.30'  
N58°07'00" W

N/F  
HAYENEX  
40-1777-72A

N/F  
HEER  
40-511-E5

500.00'  
S45°09'35" W

20' SIDE YARD

PARKER ROAD 33' RW T-6'

N/F  
FISHER  
40-511-E4

55°07'08"E  
374.74'

N/F  
ZUMBLANN  
40-511-E3

500.00'  
S45°09'35" W

311.71'  
N65°07'04" W

10' SIDE YARD

N/F  
CORY  
40-511-E2

50.85'  
S45°09'35" W

• DENOTES CAPPED PIN TO BE SET  
☐ DENOTES CONCRETE MONUMENT TO BE SET

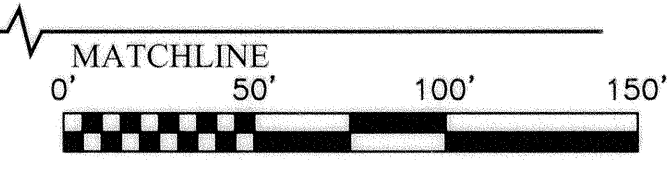
PLAN BOOK	PAGE
386	38

**TWIN OAKS PHASE 3**  
Prepared For  
**R&W ESTATES, LLC, NVR INC AND  
JOHN M. ALLEN, JR. FAMILY TRUST**  
Situate in  
**Buffalo Township, Butler County, Pennsylvania**

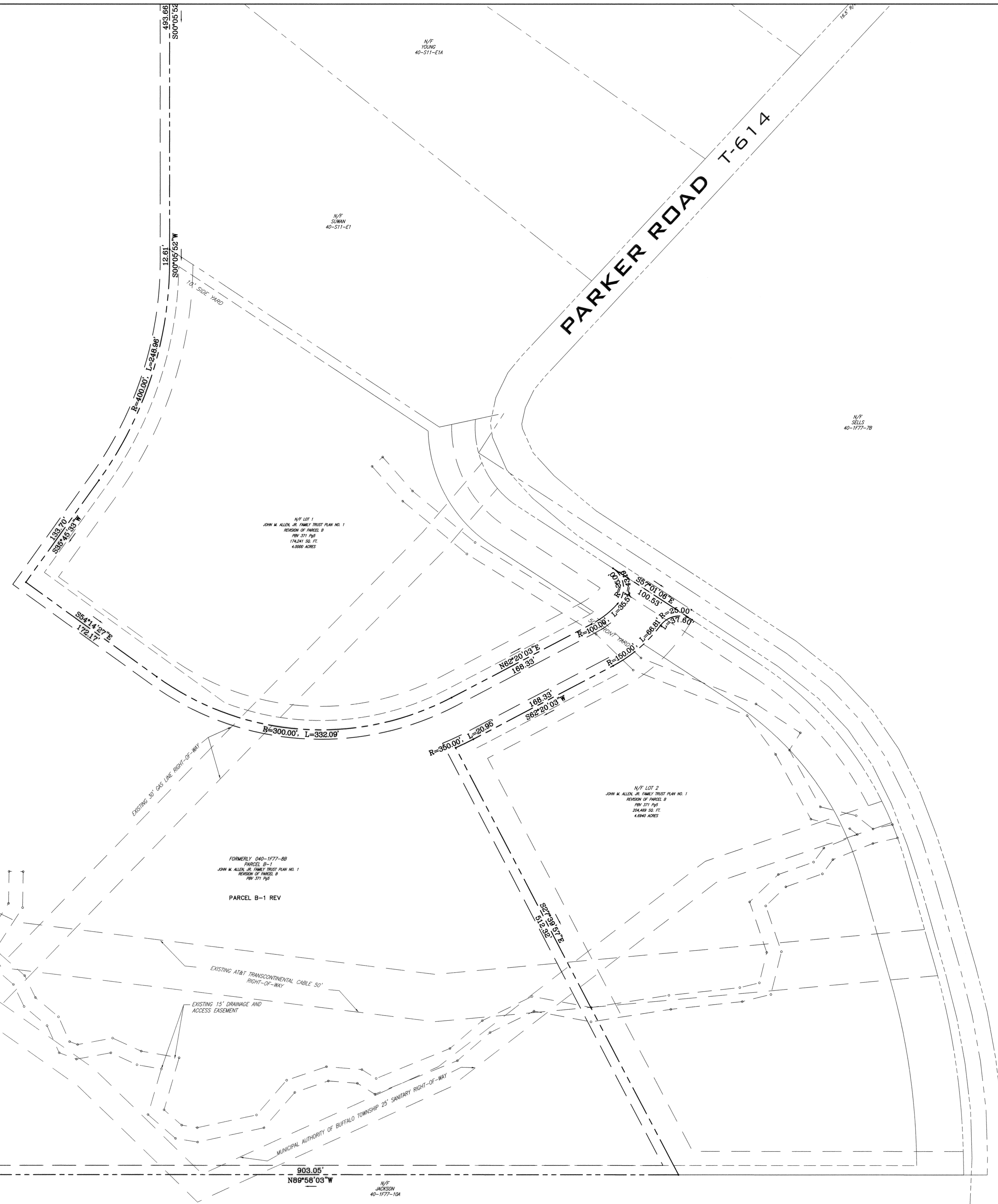
Drawn By: \_\_\_\_\_ Scale: 1"=50' Drawing No: M677-01-15-03  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_ Sheet No: 4 of 6  
Approved By: \_\_\_\_\_ APRIL, 2020 Filename: M677sub\_Phase3.dwg

**Lennon, Smith, Souleret**  
Engineering, Inc.  
846 4th Avenue  
Coropolis, Pennsylvania 15108  
Phone: 412-284-4400  
Fax: 412-284-1200  
email: info@lsse.com

No.	Date	Description	By



N:\2020\1005\1005-01\Twin Oaks Phase 3\Drawings\Phase3.dwg User:lsse Date: 4/15/2020 3:47 PM



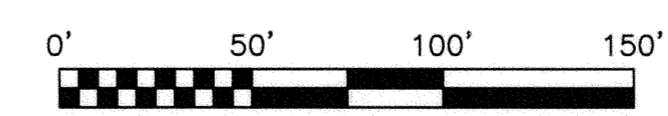
PLAN BOOK	PAGE
386	39

- DENOTES CAPPED PIN TO BE SET
- ☐ DENOTES CONCRETE MONUMENT TO BE SET

**TWIN OAKS PHASE 3**  
 Prepared For  
**R&W ESTATES, LLC, NVR INC AND JOHN M. ALLEN, JR. FAMILY TRUST**  
 Situate In  
**Buffalo Township, Butler County, Pennsylvania**

Drawn By	Scale	Drawing No.
Checked By	1"=50'	M677-01-15-03
Approved By	Date	Sheet No.
	APRIL, 2020	5 of 6
		Filename:
		M677sub Phase3.dwg

No.	Date	Description	By



**Lennon, Smith, Souler**  
 Engineering, Inc.  
 846 4th Avenue  
 Coraopolis, Pennsylvania 15108  
 Phone: 412-264-4400  
 Fax: 412-264-1200  
 email: info@lsse.com

R:\Projects\2020\677\0677-01-15-03\Phase3.dwg - 3/18/2020 3:56 PM

MATCHLINE

MATCHLINE

HEPLER ROAD

40.00'

20' REAR YARD

1000.00'

10' SIDE YARD

N7°

CRISTY

40-51-112

N89°33'16" E

192.82'

192.82'

S89°33'18" W

N7°

OSMAN

40-51-113

N7°

ENIGH

40-51-114

N7°

MCDONNELL

40-51-115

FORMERLY 040-1777-88  
PARCEL B-1  
JOHN M. ALLEN, JR. FAMILY TRUST PLAN NO. 1  
REVISION OF PARCEL A  
REV. 3/11/18

PARCEL B-1 REV

ZONED R-1

EXISTING AT&T TRANSCONTINENTAL CABLE 30'  
RIGHT-OF-WAY

EXISTING 15' DRAINAGE AND  
ACCESS EASEMENT

EXISTING 15' DRAINAGE AND  
ACCESS EASEMENT

EXISTING MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP 25' SANITARY  
RIGHT-OF-WAY

1661.85'  
S89°38'54" W

N7°  
JACKSON CLINT P. & SHEARER ROBIN R.  
40-1777-10

\* DENOTES CAPPED PIN TO BE SET  
☐ DENOTES CONCRETE MONUMENT TO BE SET

PLAN BOOK PAGE  
**386 40**



No.	Date	Description	By

**TWIN OAKS PHASE 3**  
Prepared For  
**R&W ESTATES, LLC, NVR INC AND  
JOHN M. ALLEN, JR. FAMILY TRUST**  
Situate In  
**Buffalo Township, Butler County, Pennsylvania**

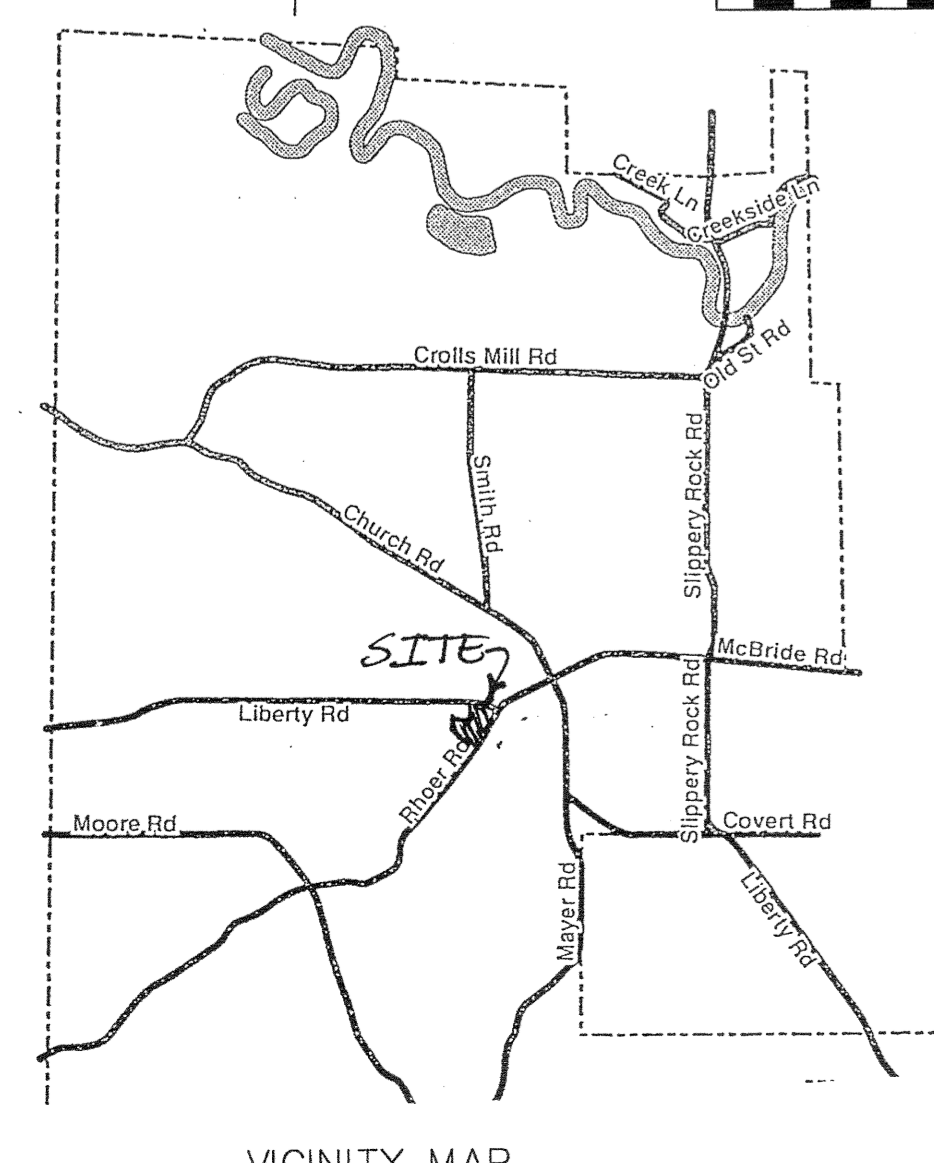
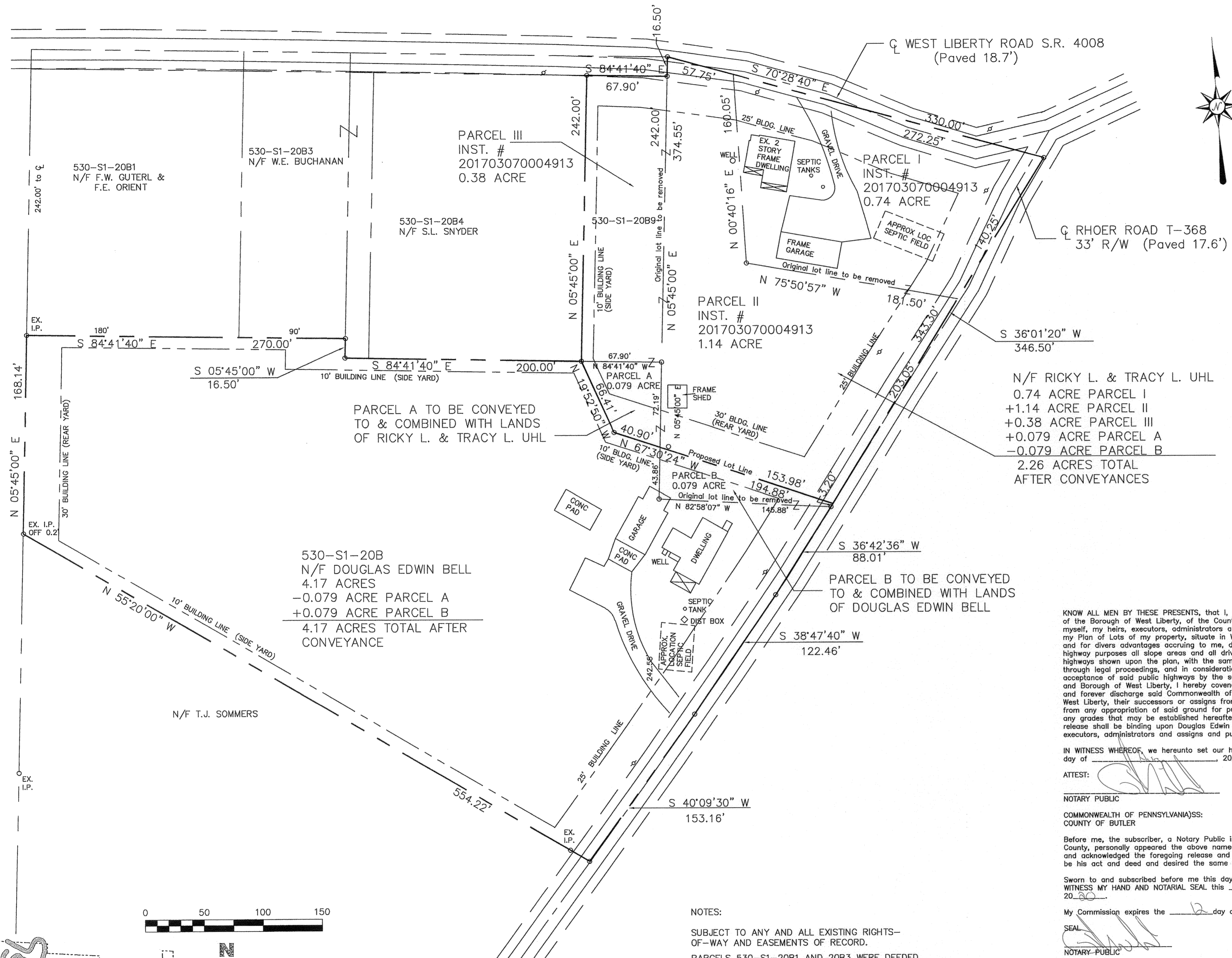
Drawn By: \_\_\_\_\_ Scale: 1"=50' Drawing No.: M677-01-15-03  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_ Sheet No.: 6 of 6  
Approved By: \_\_\_\_\_ APRIL, 2020 Filename: M677sub\_Phase3.dwg

**Lennon, Smith, Souleret  
Engineering, Inc.**  
846 4th Avenue  
Coropopolis, Pennsylvania 15108  
Phone: 412-264-4400  
Fax: 412-264-1200  
email: info@lsse.com









NOTES:

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

PARCELS 530-S1-20B1 AND 20B3 WERE DEEDED OUT 242.00' FROM CENTERLINE OF ROAD, THE EASTERN STRIP OF 530-S1-20B3 AND 530-S1-20B4 AND 20B9 WERE DEED OUT 242.00' FROM THE SOUTHERN EDGE OF THE ROAD.

PARCEL 530-S1-20B9 WAS THE LAST DEEDED PARCEL OUT THEREFORE IT IS GIVEN THE REMNANT WHICH IS NOT 75' AS DEED CALLS FOR.

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THE BOROUGH, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY OWNERS: RICKY L. & TRACY L. UHL 720 WEST LIBERTY ROAD SLIPPERY ROCK, PA 16057

DOUGLAS EDWIN BELL 125 RHOER ROAD SLIPPERY ROCK, PA 16057

THE PURPOSE OF THIS PLAN IS TO REVISE THE PROPERTY LINE BETWEEN BELL AND UHL TO CLEAR ENCROACHMENTS AND TO COMBINE UHL'S THREE PARCELS INTO ONE.

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas Edwin Bell, of the Borough of West Liberty, 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 West Liberty Borough, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Borough of West Liberty, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of West Liberty, 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 Douglas Edwin Bell, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13 day of August, 2020.

ATTEST: *[Signature]* Douglas Edwin Bell  
 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 Douglas Edwin Bell, 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 13 day of August, 2020.

My Commission expires the 12 day of Sept, 2022.

SEAL: *[Signature]*  
 NOTARY PUBLIC

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

KNOW ALL MEN BY THESE PRESENTS, that we, Ricky L. and Tracy L. Uhl, of the Borough of West Liberty, 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 West Liberty Borough, 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 Borough of West Liberty, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of West Liberty, 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 Ricky L. and Tracy L. Uhl, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13 day of August, 2020.

ATTEST: *[Signature]* Ricky L. Uhl  
*[Signature]* Tracy L. Uhl  
 NOTARY PUBLIC OWNER OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS: COUNTY OF BUTLER

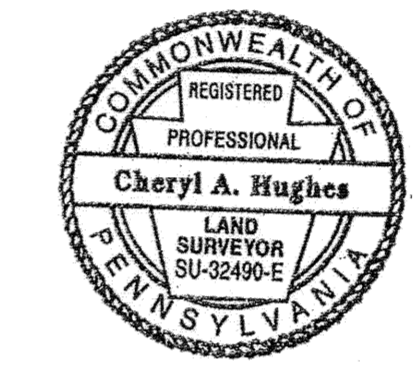
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Ricky L. and Tracy L. Uhl, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day. WITNESS MY HAND AND NOTARIAL SEAL this 13 day of August, 2020.

My Commission expires the 12 day of Sept, 2022.

SEAL: *[Signature]*  
 NOTARY PUBLIC

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



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 29, 2020 SEAL: *[Signature]*  
 REG. NO. SU-32490-E

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

*[Signature]* SECRETARY  
*[Signature]* CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of West Liberty this 3rd day of August, 2020.

*[Signature]* SECRETARY  
*[Signature]* CHAIRMAN/PRESIDENT

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

*[Signature]* SECRETARY  
*[Signature]* 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 386 page 43.

Given under my hand and seal this 19th day of August, 2020.

SEAL: *[Signature]*  
 RECORDER

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



PLAN BOOK	PAGE
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L 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: RICKY L. & TRACY L. UHL and DOUGLAS EDWIN BELL SITUATE: WEST LIBERTY BORO., BUTLER CO., PA			
Date 05/29/2020	Scale: 1" = 50'	Dwn By: BEC	Ckd By: CAH
Parcel # 530-S1-20A, 20B, 20B9	Inst # 201703070004913	Service No. 19-195	
Address 720 WEST LIBERTY ROAD	D.B./Pg. 1602-207		

Instr: 202008190017218  
 Pg: 1 of 545.00  
 Michele Mustello  
 Butler County Recorder PA

Know all men by these Presents, that we, D. Kent Hartley and LeAnn Hartley, 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 hands and seals this 31<sup>st</sup> day of July, 2020.

Mohammed Y. Shudifat Notary Public  
D. Kent Hartley Owner  
LeAnn Hartley Owner

COMMONWEALTH OF PENNSYLVANIA)SS:  
 COUNTY OF BUTLER) My commission expires May 13, 2023  
 Commission number 1351895  
 Member, Pennsylvania Association of Notaries

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named D. Kent Hartley and LeAnn Hartley, 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 31<sup>st</sup> day of July, 2020.

My Commission Expires the 13<sup>th</sup> day of May, 2023.

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

TITLE CLAUSE (NO MORTGAGE)  
 We, D. Kent Hartley and LeAnn Hartley, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of D. Kent Hartley and LeAnn Hartley, as recorded in Instrument Number 201910180020999, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

D. Kent Hartley Owner  
LeAnn Hartley Owner  
Cheryl A. Hughes Notary Public

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

DATE March 4, 2020 SEAL Cheryl A. Hughes  
 SIGNATURE AND REG. NO. SU-32490-E

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

Theresa Guesale Secretary  
John J. Gant President

Approved by the Board of Commissioners of the Township of Butler this 15<sup>th</sup> day of June, 2020.

Theresa Guesale Secretary  
John J. Gant President of Board

Approved by the Butler Township Planning Commission this 2<sup>nd</sup> day of June, 2020.

Ernest Osterling Secretary  
John J. Gant Chairman

Reviewed by the Butler County Planning Commission this 18<sup>th</sup> day of MARCH, 2020.

R. H. G. R. M. Secretary  
John J. Gant Chairman

COMMONWEALTH OF PENNSYLVANIA)SS:  
 COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 386 page 44.

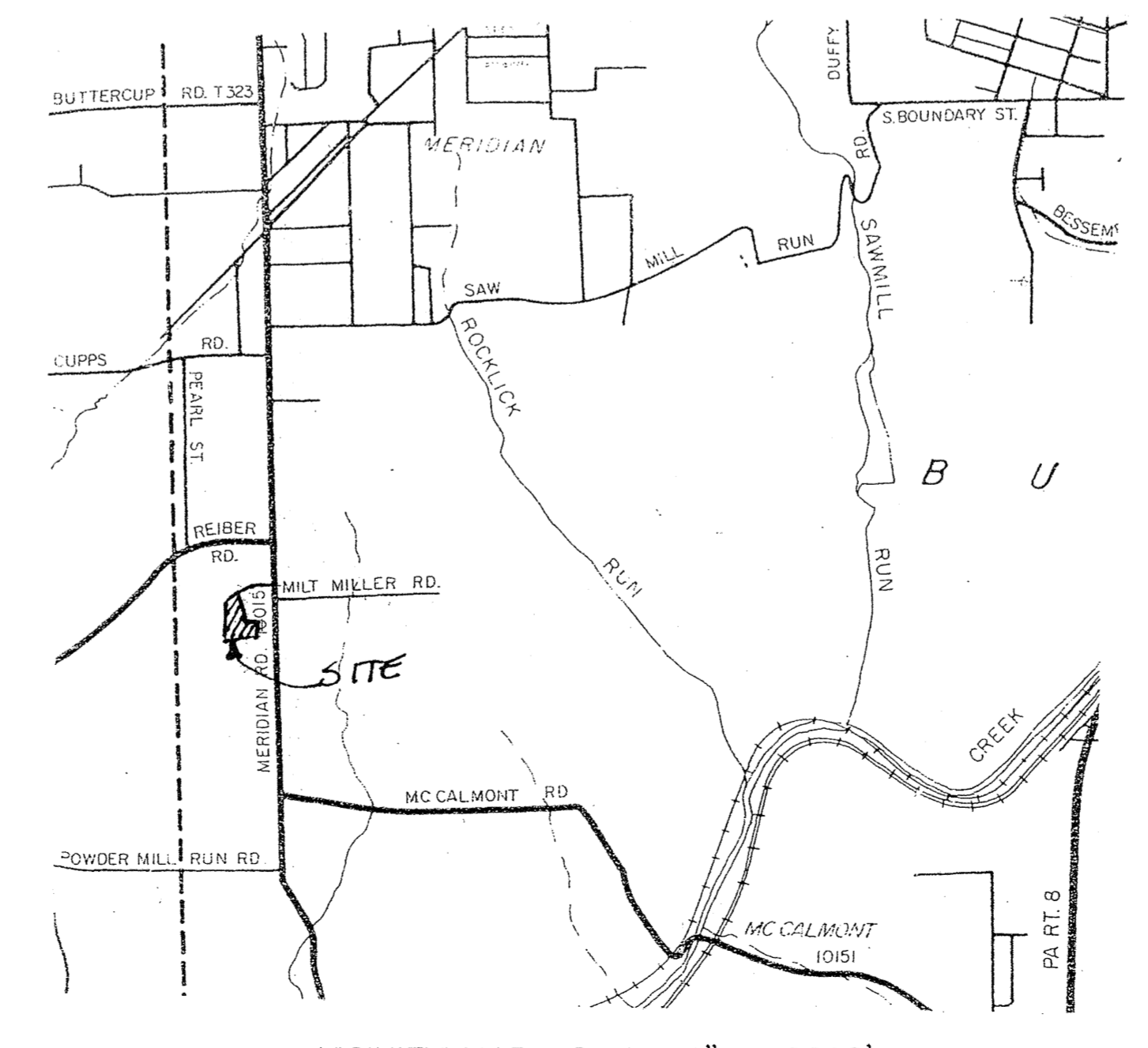
Given under my hand and seal this 19<sup>th</sup> day of August, 2020.

SEAL Michele M. Mustello  
 RECORDER  
**MICHELE M. MUSTELLO**  
 RECORDER OF DEEDS  
 My Commission Expires First Monday in January 2024

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: D. KENT HARTLEY and LeANN HARTLEY			
SITUATE: BUTLER TWP., BUTLER CO., PA			
Date 03/04/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 054-49-16 & 17	Instrument # 201910180020999	Service No. 20-021	

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VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

ZONING: A-1

BUILDING REQUIREMENTS:

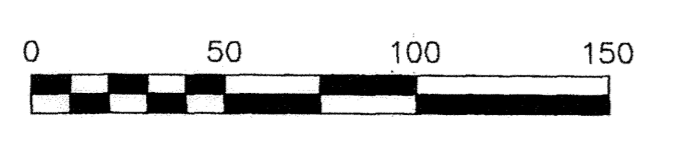
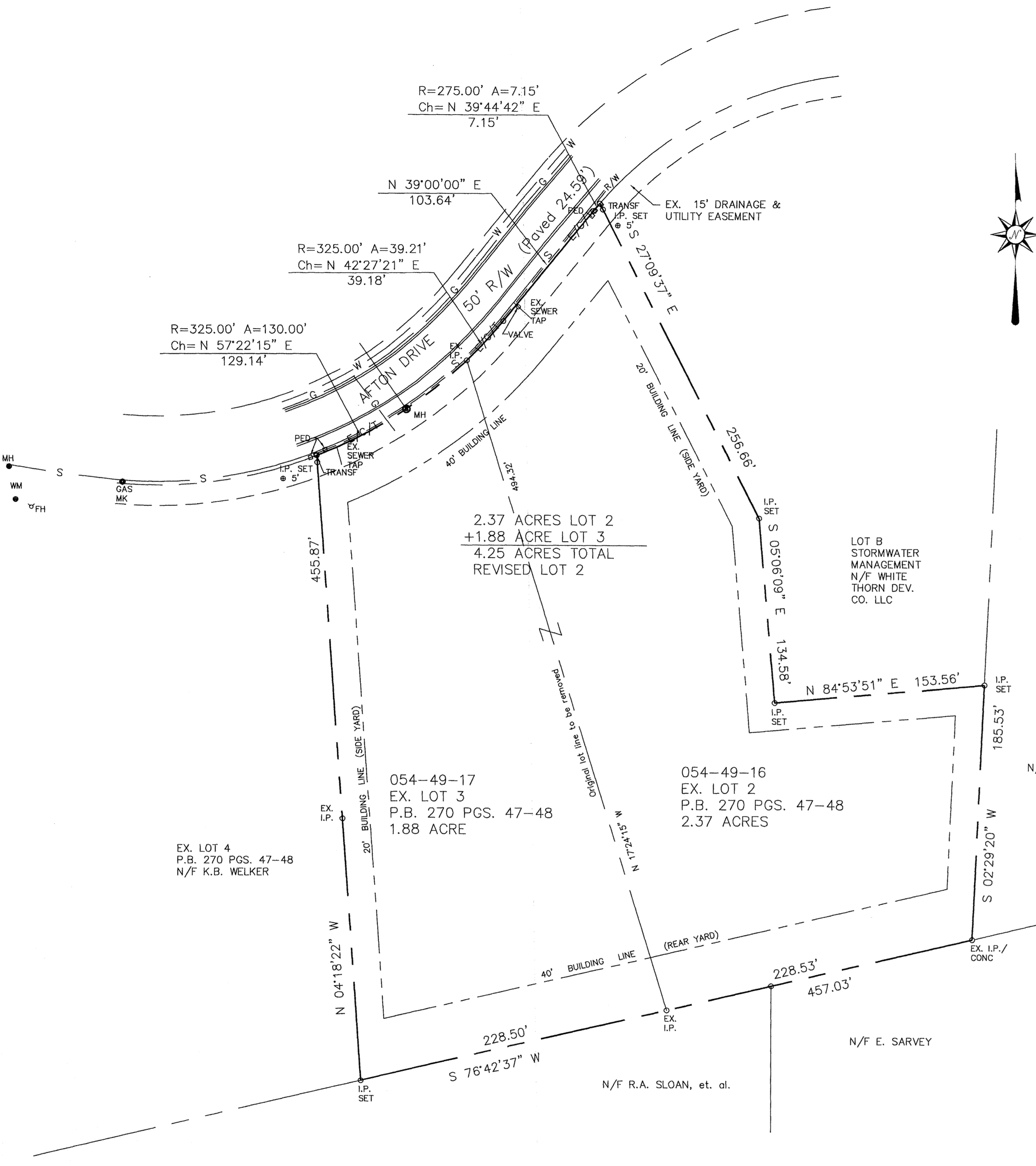
- MIN. LOT AREA: 1 ACRE
- MIN. LOT WIDTH: 100'
- 40' BUILDING LINE (FRONT YARD)
- 20' BUILDING LINE (SIDE YARD)
- 40' BUILDING LINE (REAR YARD)

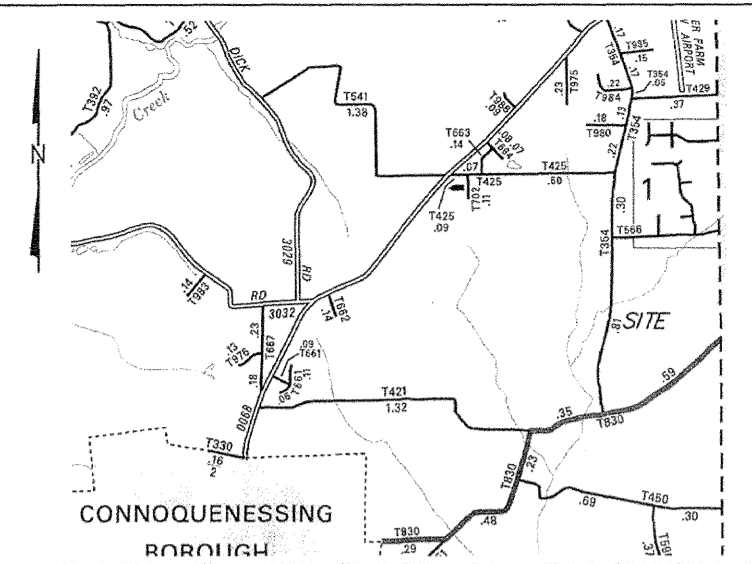
PROPERTY OWNERS: D. KENT HARTLEY  
 LEANN HARTLEY  
 150 TIMBERLINE LANE  
 BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO EXISTING LOTS INTO ONE BUILDING LOT.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

REF: LOTS 2 AND 3 OF AFTON PLAN OF SUBDIVISION FOR WHITE THORN DEVELOPMENT CO., P.B. 270 PGS. 47-48.





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

BUILDING SETBACK LINES:  
FRONT 50' FROM R\W  
SIDE 15'  
REAR 25'

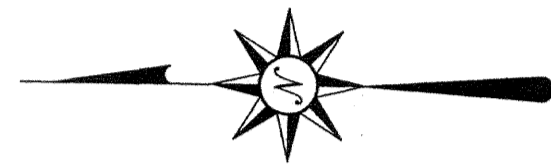
SEE PLAN BOOK: 112 PAGE: 46  
RECORDED AUG. 12 1986

CLOSURE  
1': 285,946'

PROPERTIES HAVE PUBLIC WATER

LOCATION MAP

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



Certification by Professional Land Surveyor

I, Richard D. Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown correctly represents the lots, land, streets, and highways as surveyed by me for the owner(s)



JAN. 2020  
Date

KNOW ALL MEN BY THESE PRESENTS, that we, (CONNIE F. GREGOR & BRENDA K. VESEL EXECUTORS FOR PEGGY IRENE DOUBLE, of the Township of Connoquenessing, Pa., for us, our heirs, executors, administrators and assigns do hereby adopt this as our plan of subdivision of my property, situate in the Township of Connoquenessing, 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, streets, lands, rights-of-way, easements, way 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, right-of-way and easements by said County of Butler and Township of Connoquenessing

We, CONNIE F. GREGOR & BRENDA K. VESEL EXECUTORS, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon CONRAD & PEGGY DOUBLE, our heirs, executors administrators and assigns and purchasers of said lots in his plan. IN WITNESS WHEREOF, I hereunto set my hand and seal this 11 day of August 2020

ATTEST  
*Connie F. Gregor & Brenda K. Vesel*  
Owners/Executors  
*Emma Kate Brinker*  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Emma Brinker, Notary Public  
Butler County  
My commission expires October 4, 2023  
Commission number 1355981  
Member, Pennsylvania Association of Notaries

My commission expires the 4 day of October 2023

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision, for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights of way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of lot line revision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 5th day of August, 2020

ATTEST:

*Brenda Davis*  
SECRETARY

*Richard D. Sedwick*  
CHAIRMAN

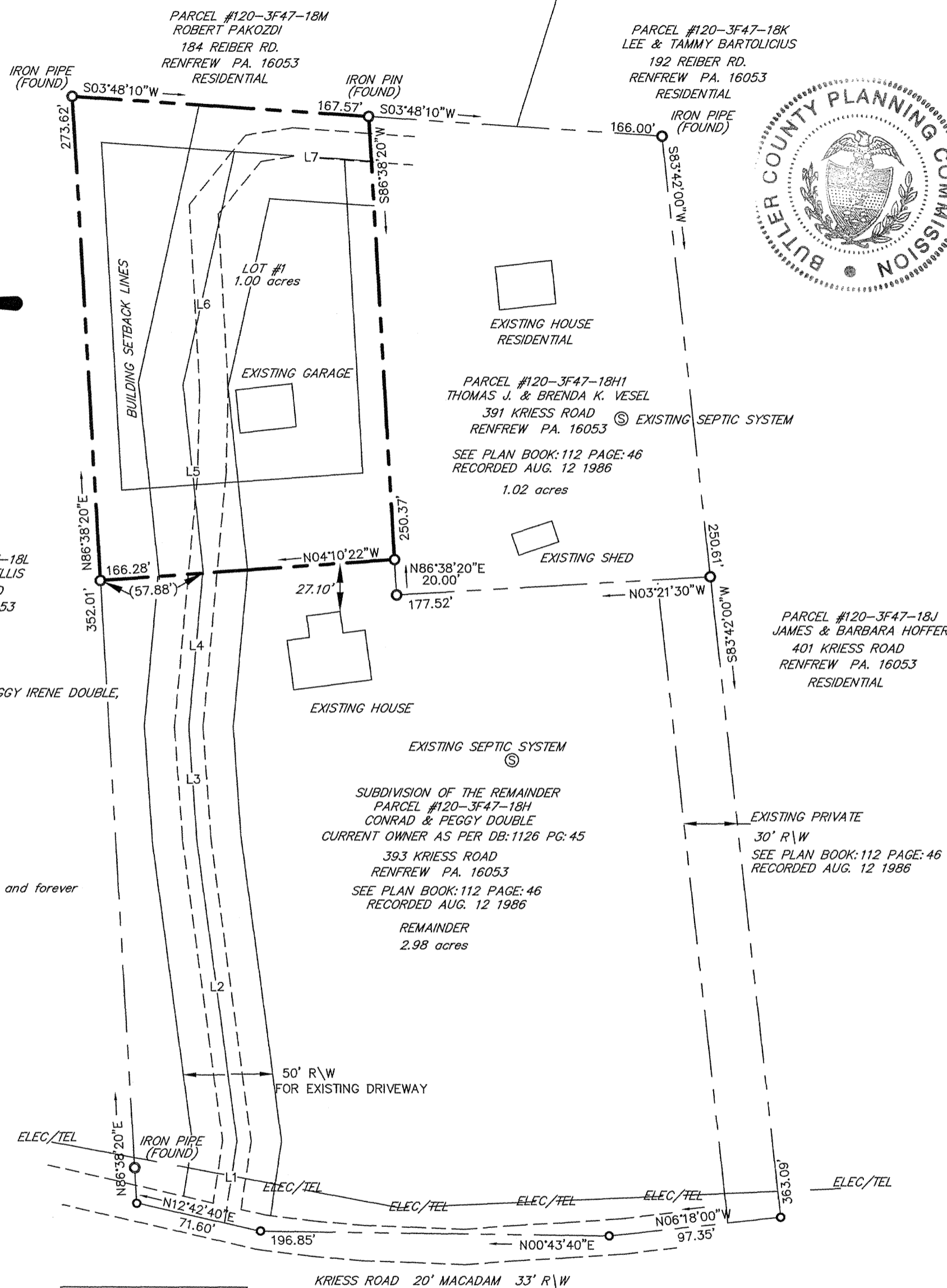
Reviewed and approved by the Connoquenessing Twp. Planning Commission  
this 5th day of August, 2020  
*Diana C. Hawlosky*  
Secretary

Reviewed with comments by the Butler County Planning Commission  
Letter to the Connoquenessing Township Board of Supervisors dated this 17th day of JUNE, 2020  
*R. Hugen*  
Secretary

RECORDER'S CERTIFICATE  
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

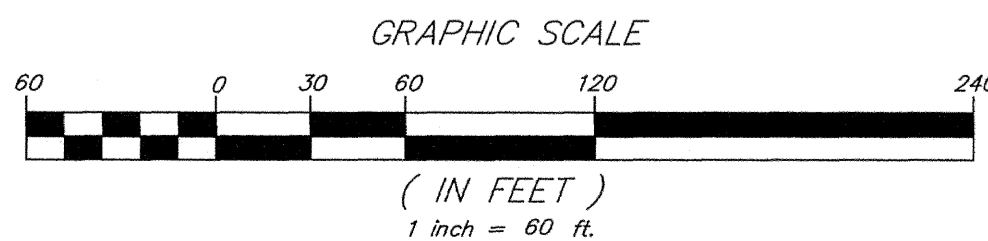
Recorded in the office for the recording of deeds, plans, ect., in said county, in Plan Book Volume 386 Page 45 Given under my hand and seal this 20 day of August, 2020  
*Michele M. Mustello*  
Recorder of Deeds

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



LINE	LENGTH	BEARING
L1	46.90	S81°36'28"E
L2	171.63	N82°24'19"E
L3	64.30	N85°57'19"E
L4	86.50	S84°47'55"E
L5	107.73'	N83°52'36"E
L6	134.62'	S77°39'39"E
L7	80.53'	S03°48'10"W

PLAN BOOK	PAGE
<b>386</b>	<b>45</b>



NON BUILDING NOTE FOR LOT #1

As of the date of this plot plan, the property/subdivision described herein is and shall be dedicated for the purpose of recreational use. No portion of this property/subdivision is approved by Connoquenessing Twp., 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 Connoquenessing Twp., 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.



The foregoing adoption and dedication is made by CONRAD & PEGGY DOUBLE (CONNIE F. GREGOR & BRENDA K. VESEL EXECUTORS) with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Connoquenessing, if hereto attached will become null and void unless this plan is recorded in the Recorder of Deeds office of Butler County Court House Butler Pennsylvania, within 90 days of date of said approval. COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

Before me, the subscriber, a Notary Public

in and for said state and county personally appeared the above named *Connie F. Gregor* and *Brenda K. Vesel* and acknowledge the foregoing release and dedication and plan to be his deed and desired the same to be recorded as such. WITNESS MY HAND AND NOTARIAL SEAL this 11 day of 2020

*Emma Kate Brinker*  
Notary Public

Commonwealth of Pennsylvania - Notary Seal  
Emma Brinker, Notary Public  
Butler County  
My commission expires October 4, 2023  
Commission number 1355981  
Member, Pennsylvania Association of Notaries

RIGHT-OF-WAY AGREEMENT

A 50' private R\W is hereby established as shown on this plan. we, Conrad & Peggy Double hereby (CONNIE F. GREGOR & BRENDA K. VESEL EXECUTORS) acknowledge that it crosses and passes through our land, and grant permission for egress and regress. The private R\W as shown on this plan, shall be the exclusive means of vehicular/pedestrian entry to lot #1, and Parcel #120-3F47-18h1, and shall benefit all heirs, assignees, and successors. The costs and or expenses associated with the maintenance, repair, and or grading, will be shared equally between all parties using the R\W. The private R\W is not intended as a public road or street, and has not been accepted as a public road/street by Connoquenessing Twp.

*Connie F. Gregor*  
Owners  
*Brenda K. Vesel*  
Owners

DRAWN BY:  
R.D.S.  
CHECKED BY  
D.R.D.  
SCALE:  
1"=60'  
DATE:  
JAN. 2020  
DRAWING NO:  
120-3F47-18H

SUBDIVISION PLAN  
MADE FOR

CONNIE F. GREGOR & BRENDA K. VESEL CO-EXECUTORS of the ESTATE of PEGGY IRENE DOUBLE, DECEASED SUBDIVISION PLAN

CONNOQUENESSING TWP. BUTLER CO. PENNSYLVANIA  
R.D.SEDWICK P.L.S. PO BOX 119 CLARINGTON, PA. 724-355-9302

Instr: 202008200017279  
Pg: 1 F: \$45.00  
Michele Mustello  
Butler County Recorder PA

8/20/2020 2:18 PM  
T20200012336

JUNE 2020



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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 21 DAY OF JUNE, 2020.

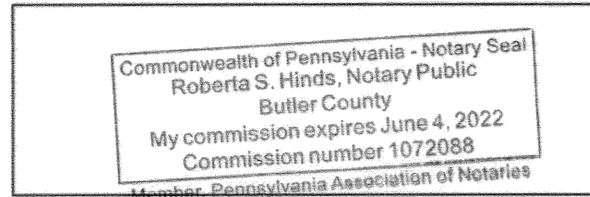
x   
 KEVIN D. GORDON

**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, KEVIN D. GORDON, 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 21 DAY OF JUNE, 2020.

MY COMMISSION EXPIRES THE 4 DAY OF JUNE, 2022.

x   
 NOTARY PUBLIC



**CERTIFICATION OF TITLE**  
 I, KEVIN D. GORDON, OWNER OF PROPERTY IN THE GORDON/LUTZ PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE GORDON/LUTZ PLAN IS IN THE NAME OF KEVIN D. GORDON AND IS RECORDED IN INSTRUMENT 201803180005092, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

x   
 KEVIN D. GORDON

(NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY CONTAINED IN THE GORDON/LUTZ PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

x \_\_\_\_\_  
 WITNESS

**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.

24 JUNE 2020  
 DATE

x   
 STANLEY D. GRAFF  
 REG. NO. SU-030181-E

**MUNICIPAL DECLARATIONS**  
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MUDDY CREEK ASSUMES NO OBLIGATION, LEGAL OR OTHERWISE, EXPRESS 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 MUDDY CREEK THIS 19th DAY OF August, 2020.

x   
 SECRETARY

x   
 CHAIRPERSON  
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK THIS 5th DAY OF May, 2020.

x   
 SECRETARY

x   
 CHAIRPERSON  
 PLANNING COMMISSION

**BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT**  
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF APRIL, 2020.

x   
 SECRETARY

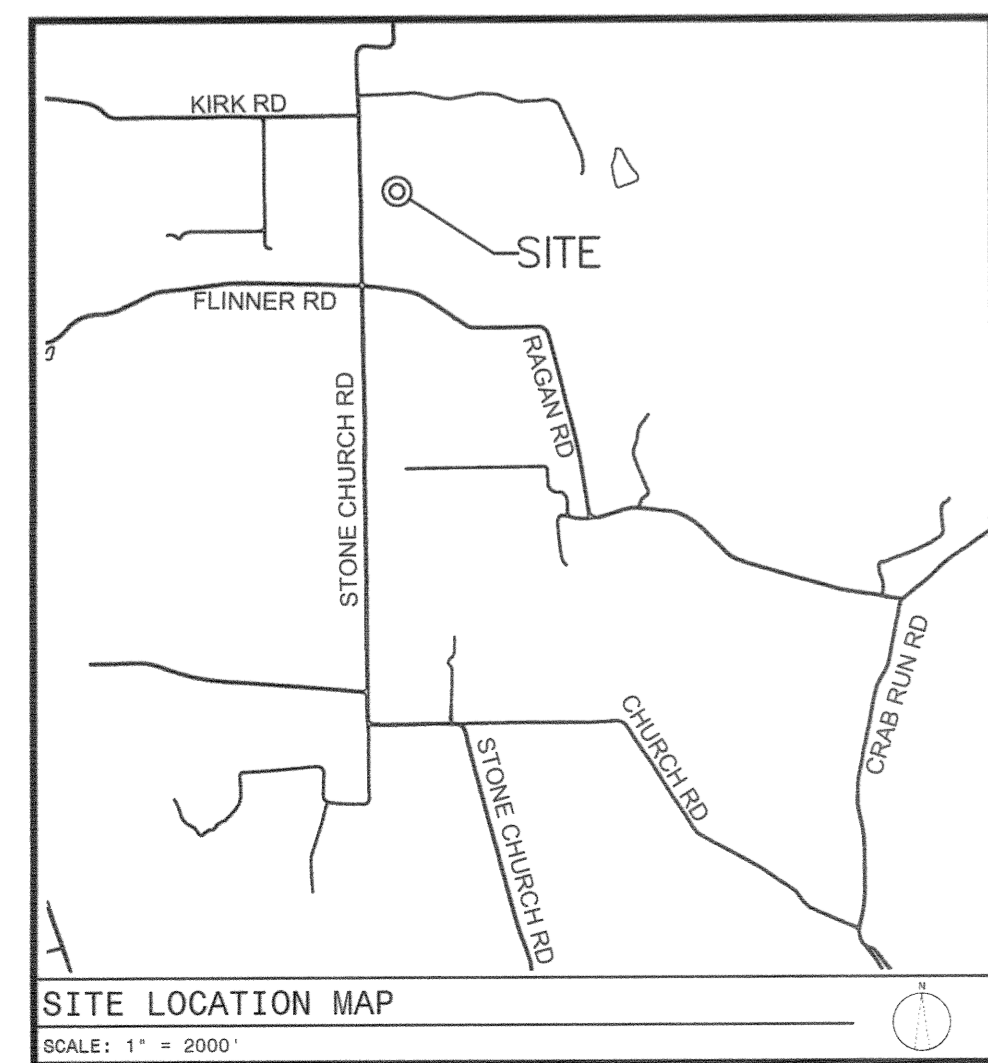
x   
 CHAIRPERSON  
 BUTLER COUNTY PLANNING COMMISSION

**PROOF OF RECORDING**  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 386, PAGE(S) 47.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF August, 2020.

x   
 RECORDER OF DEEDS

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



PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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

**OWNER'S ADOPTION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, NEAL M. & KATHLEEN J. LUTZ, OF THE TOWNSHIP OF MUDDY CREEK, 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 MUDDY CREEK, 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 MUDDY CREEK, 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 MUDDY CREEK, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 27 DAY OF JUNE, 2020.

x   
 NEAL M. LUTZ

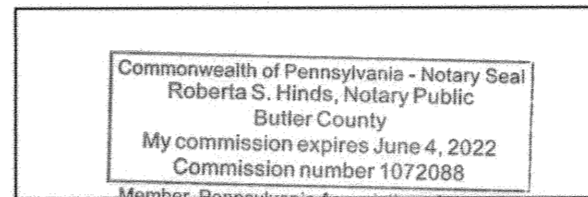
x   
 KATHLEEN J. LUTZ

**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, NEAL M. & KATHLEEN J. LUTZ, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27 DAY OF JUNE, 2020.

MY COMMISSION EXPIRES THE 4 DAY OF JUNE, 2022.

x   
 NOTARY PUBLIC



**CERTIFICATION OF TITLE**  
 WE, NEAL M. & KATHLEEN J. LUTZ, OWNERS OF PROPERTY IN THE GORDON/LUTZ PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PLAN IS IN THE NAME OF NEAL M. & KATHLEEN J. LUTZ AND IS RECORDED IN DEED BOOK 2900 PAGE 0650 (INSTR 19980819002319), BUTLER COUNTY RECORDER OF DEEDS OFFICE.

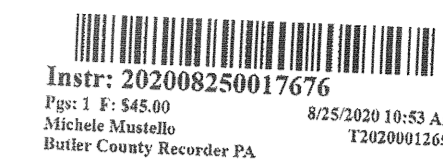
x   
 NEAL M. LUTZ

x   
 KATHLEEN J. LUTZ

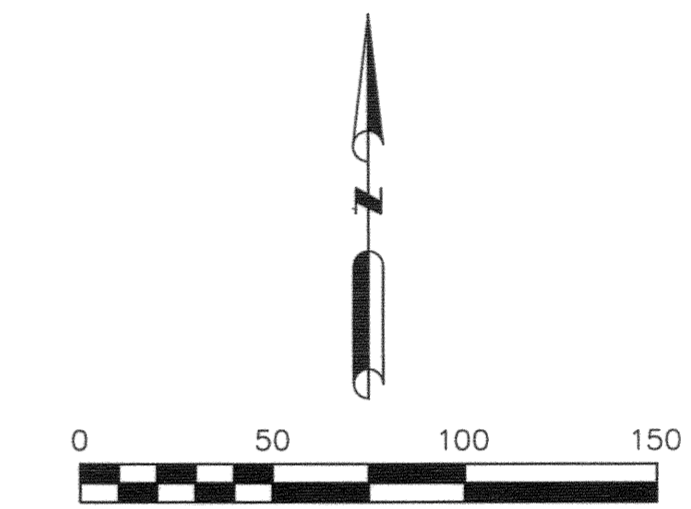
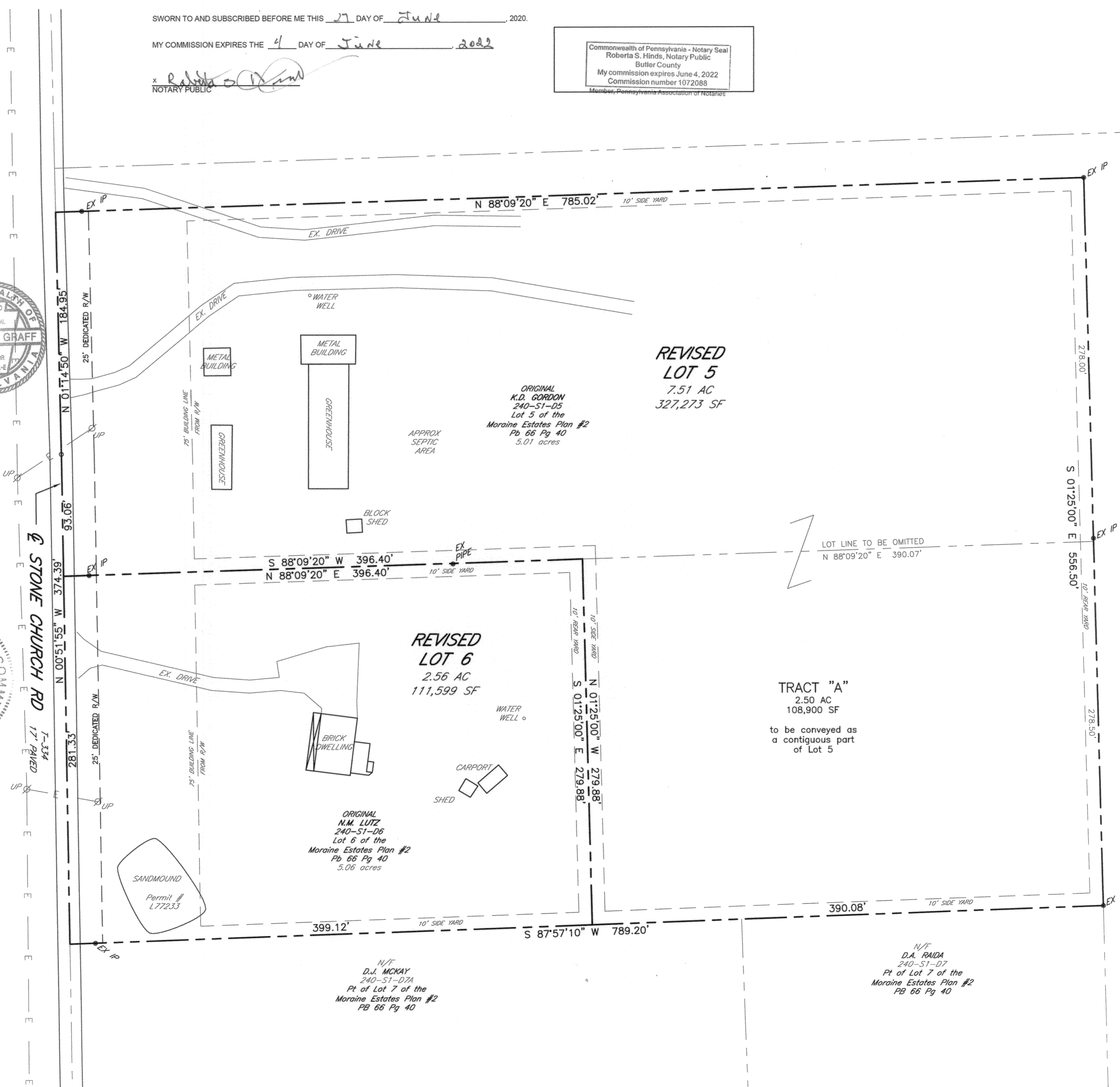
(NAME OF MORTGAGEE), MORTGAGEE OF THE PROPERTY CONTAINED IN THE GORDON/LUTZ PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

x \_\_\_\_\_  
 WITNESS

x \_\_\_\_\_  
 NAME, TITLE, AND MORTGAGEE



PROPERTY AREAS:			
EXISTING TOTALS			
LOT 5 (240-S1-D5)	5.01 AC	218,373 SF	
+ LOT 6 (240-S1-D6)	+ 5.08 AC	+ 220,499 SF	
EXISTING TOTAL	10.07 AC	438,872 SF	
REVISED LOT 5	5.01 AC	218,373 SF	
+ TRACT A	+ 2.50 AC	+ 108,900 SF	
REVISED LOT 5 TOTAL	7.51 AC	327,273 SF	
REVISED LOT 6	5.08 AC	220,499 SF	
- TRACT A	- 2.50 AC	- 108,900 SF	
REVISED LOT 6 TOTAL	2.58 AC	111,599 SF	
REVISED TOTALS	7.51 AC	327,273 SF	
REVISED LOT 5	+ 2.50 AC	+ 108,900 SF	
REVISED TOTAL	10.07 AC	438,872 SF	



- GENERAL NOTES:**
- OWNERS: KEVIN GORDON, 423 STONE CHURCH RD PROSPECT, PA 16052
  - NEAL & KATHLEEN LUTZ, 411 STONE CHURCH RD PROSPECT, PA 16052
  - SETBACKS: FRONT LINE - 75' FROM RW; BACK & SIDE - 10'
  - FLOOD HAZARD: FEMA ZONE X - AREA OF MINIMAL FLOOD HAZARD; MAP: 42019C0285D; EFFECTIVE DATE: 8/2/2018
  - REFERENCES: 4.1. CURRENT DEEDS OF RECORD; 4.2. PREVIOUSLY RECORDED PLANS; 4.2.1. MORAINES ESTATES PLAN NO. 2 PLAN BOOK 66 PG 40

REV	DESCRIPTION	BY	DATE
B	SEPTIC PERMIT NUMBER ADDED	SDG	5/12/2020
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 3/31/2020	SDG	6/4/2020

**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

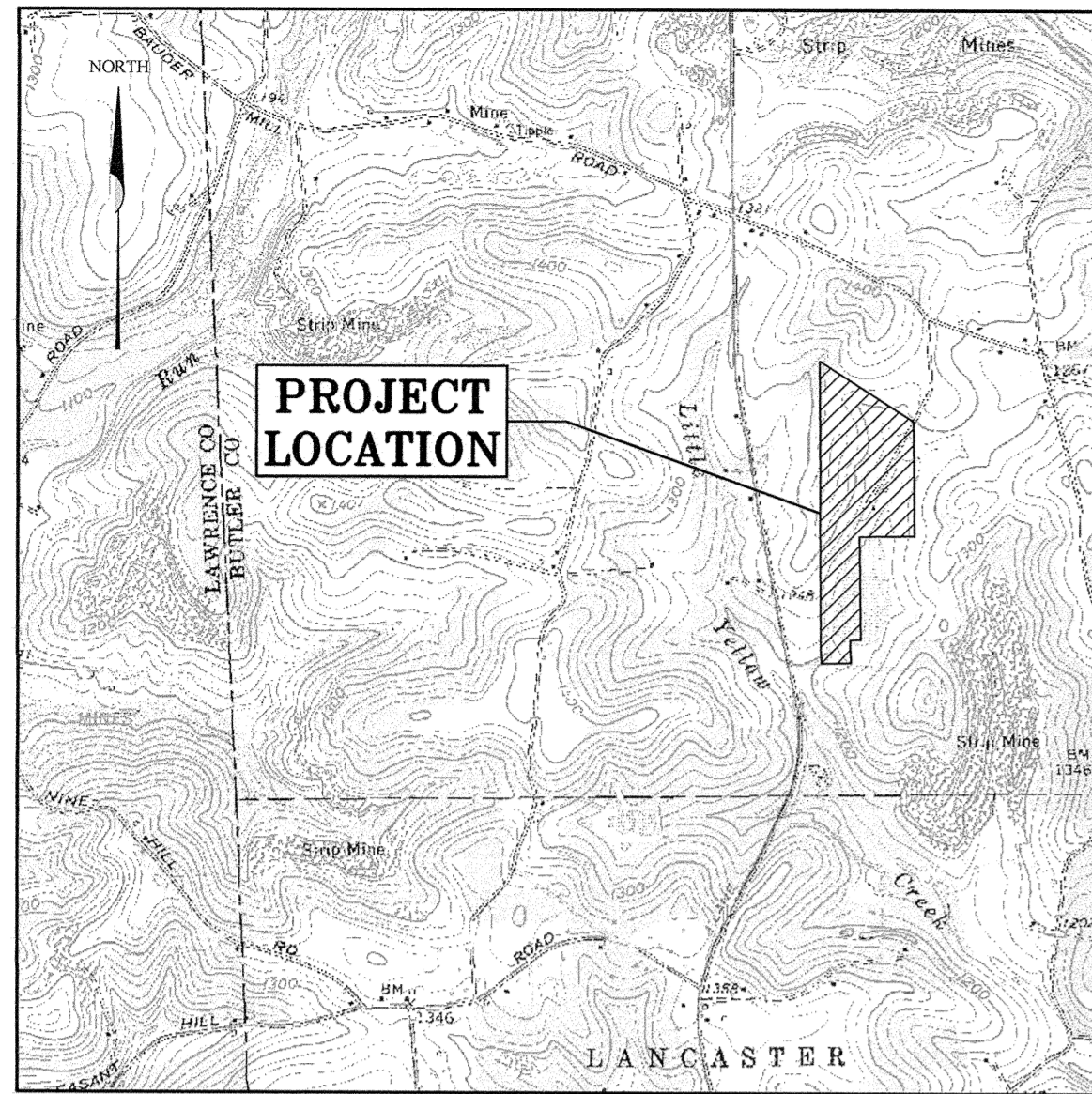
PROJECT DESCRIPTION  
**GORDON/LUTZ PLAN**  
 BEING A  
 LOT LINE REVISION  
 FOR  
 KEVIN GORDON AND  
 NEAL & KATHLEEN LUTZ

RECORDED	20
PLAN BOOK	PAGE
<b>386</b>	<b>47</b>
SHEET	of

SITUATION			
MUDDY CREEK TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
02/27/2020	BAG	Sdg	1" = 50'
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-018	240-S1-D5 & D6	B	

**GORDAN/LUTZ PLAN**

Being a lot line revision of Lots 5 and 6 of Moraine Estates Plan #2 (Plan Book 66 Page 40), and being Butler County Tax Parcels 240-S1-D5 (Lot 5) and 240-S1-D6 (Lot 6)



VICINITY MAP

SCALE: 1"=2000'  
SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, PORTERSVILLE, PENNSYLVANIA  
7.5 MINUTE SERIES, 1961 (REV 1990).

**BULK AREAS:**

MINIMUM LOT WIDTH:	100 FT
MINIMUM FRONT YARD:	75 FT
MINIMUM SIDE YARD:	10 FT (2 REQUIRED)
MINIMUM REAR YARD:	10 FT
MINIMUM LOT AREA:	65,340 Sq. Ft. / 1 1/2 ACRES

**ACREAGE:**

LOT No.	TAX ID No.	EXISTING AREA		PROPOSED AREA	
		Acres	Sq. Ft.	Acres	Sq. Ft.
1	010-4F33-24D	51.9147	2,261,403	44.1101	1,921,434
14	010-4F33-24C	0.0000	0	7.8046	339,969
<b>TOTALS</b>		<b>51.9147</b>	<b>2,261,403</b>	<b>51.9147</b>	<b>2,261,403</b>

**PROPOSED C BEARINGS FOR 20' ELECTRIC RIGHT-OF-WAY:**

2	S 62°39'47" W	28.54'
4	S 32°15'21" W	297.41'
	S 59°48'43" W	32.97'
	N 88°18'43" W	29.87'

**PROPOSED PROPERTY & RIGHT-OF-WAY BEARINGS:**

A	S 31°30'56" W	79.63'			
B	R = 705.00', A = 174.07', Ch = S 31°30'56" W	79.71'			
C	R = 245.00', A = 199.64', Ch = S 40°42'47" W	194.16'			
D	R = 475.00', A = 162.62', Ch = S 54°14'57" W	161.83'			
E	S 44°26'29" W	20.00'	H	S 05°00'54" W	102.83'
F	R = 166.31', A = 120.66', Ch = S 23°39'24" W	118.03'	I	S 00°12'30" E	776.88'
G	S 89°47'30" W	34.36'	J	S 00°20'17" W	254.01'

**PURPOSE:**

THE PURPOSE OF THIS SUBDIVISION IS TO CUT 7.8046 ACRES FROM PARCEL 1, TAX MAP NO. 240-4F96-A3, OF THE MERRIMAN PLAN OF LOTS No. 3, CREATING PARCEL 14; AND TO CREATE A 50 FT PRIVATE RIGHT-OF-WAY TO ALLOW INGRESS, EGRESS, REGRESS, AND ALL UTILITIES AND DRAINAGE TO BOTH PARCELS.

**OWNERS ADDRESS:**

236 ZEHNER SCHOOL ROAD  
ZELIENOPLE, PENNSYLVANIA 16063

**NEW SITE ADDRESSES:**

PARCEL 1 - 100 LAKE SIDE LANE  
HARMONY, PENNSYLVANIA 16037

PARCEL 14 - 101 LAKE SIDE LANE  
HARMONY, PENNSYLVANIA 16037

**FLOOD:**

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
COMMUNITY PANEL NO.: 42019C0245D,  
EFFECTIVE DATE: AUG. 2, 2018.

**CURRENT SITE ADDRESS:**

425 MERRIMAN DRIVE  
HARMONY, PENNSYLVANIA 16037

**PRIVATE ROAD/STREET NOTICE:**

- A PRIVATE ROAD/STREET TO BE KNOWN AS LAKESIDE LANE, IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. THE PRIVATE ROAD/STREET 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 MUDDY CREEK TOWNSHIP.
- THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1 AND 14.
- THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR AND/OR GRADING OF THE PRIVATE ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS 1 AND 14 ON A SHARED AND EQUAL PRORATED BASIS.
- AS A CONDITION TO APPROVING THIS PLAN, MUDDY CREEK TOWNSHIP REQUIRES THAT THE DEVELOPER EXECUTE A DECLARATION OF COVENANTS FOR PRIVATE ROAD/STREET, CONSTRUCTION, USE AND PERPETUAL MAINTENANCE AND REPAIR, APPROVED IN ADVANCE BY THE BOARD OF SUPERVISORS. DEVELOPER SHALL RECORD THE DECLARATION IN THE OFFICE OF THE RECORDER OF DEED, BUTLER COUNTY, PENNSYLVANIA, AND MAKE THE DECLARATION A PART OF AND ATTACH IT TO ALL DEEDS OF CONVEYANCE OF TITLE TO LOTS 1 AND 14.
- AS A CONDITION TO APPROVING THIS PLAN, NO FURTHER SUBDIVISION OR DEVELOPMENT OF LOTS 1 AND 14 WHICH WILL RESULT IN A NEW BUILDING LOT ACCESSING THE PRIVATE ROAD/STREET, OR EXTENSION OF THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE PERMITTED OR APPROVED UNLESS THE PRIVATE ROAD/STREET IS PAVED FOR ITS FULL LENGTH AND WIDTH, BROUGHT INTO COMPLIANCE WITH ALL THE REQUIREMENTS OF THE MUDDY CREEK TOWNSHIP SUBDIVISION ORDINANCE, AS AMENDED, AND DEDICATED FOR PUBLIC USE.
- FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE MUDDY CREEK TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE ROAD/STREET HEREBY ESTABLISHED.

**OWNERS ADOPTION DEDICATION AND RELEASE:**

KNOW ALL MEN BY THESE PRESENTS, THAT I, GARY E. MILLER, OF THE BOROUGH OF ZELIENOPLE, OF COUNTY OF BUTLER, OF THE COMMONWEALTH OF PENNSYLVANIA FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO ME, DO HEREBY IRREVOCABLY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GARY E. MILLER, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS

21<sup>st</sup> DAY OF July, A.D. 2020

ATTEST: *Kimberly S. Widdershoven* OWNER  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 20 DAY OF August, A.D. 2023

I, GARY E. MILLER, OWNER, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, 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 THE DATE OF SAID APPROVAL.

*G. E. Miller* OWNER

**INDIVIDUAL ACKNOWLEDGEMENT:**

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND

COUNTY, PERSONALLY APPEARED GARY E. MILLER WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND DEED, AND THAT HE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF July, 2020

*Kimberly S. Widdershoven* NOTARY PUBLIC

MY COMMISSION EXPIRES THE 20 DAY OF August, 2023

**CERTIFICATION OF TITLE - NO MORTGAGE:**

I, GARY E. MILLER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF GARY E. MILLER AND IS RECORDED AT INSTRUMENT No. 201012020028586.

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

*Kimberly S. Widdershoven* WITNESS  
*G. E. Miller* OWNER

**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.

**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 15<sup>th</sup> DAY OF June, 2020  
*Kelly Livermore* (SECRETARY)-recording  
*Debra Kline* (CHAIRMAN)

SEAL

**BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE:**

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF

MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 19<sup>th</sup> DAY OF August, 2020

ATTEST: *Kelly Livermore* SECRETARY, BOARD OF SUPERVISORS  
*Debra Kline* CHAIRMAN, BOARD OF SUPERVISORS

**BUTLER COUNTY PLANNING COMMISSION CERTIFICATE:**

REVIEWED, WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION

THIS 29<sup>th</sup> DAY OF Dec, 2020  
*R. H. Hengeman* SECRET.  
*J. Hengeman* DIRECTOR CHAIR

SEAL

**PROFESSIONAL LAND SURVEYOR CERTIFICATE:**

I, PAUL J. 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 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 OR MY AGENTS.

05/20/20 DATE  
Paul J. Neff, P.L.S. SU051242  
Paul.Neff@rhea.us SEAL

**PROOF OF RECORDING:**

COMMONWEALTH OF PENNSYLVANIA }  
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME

386 PAGE(S) 48-49

GIVEN UNDER MY HAND AND SEAL THIS 25<sup>th</sup> DAY OF August, 2020

*Michele M. Mustello* RECORDER OF DEEDS

**PURPOSE:**

THE PURPOSE OF THIS SUBDIVISION IS TO CUT 7.8046 ACRES FROM PARCEL 1, TAX MAP NO. 240-4F96-A3, OF THE MERRIMAN PLAN OF LOTS No. 3, CREATING PARCEL 14; AND TO CREATE A 50 FT PRIVATE RIGHT-OF-WAY TO ALLOW INGRESS, EGRESS, REGRESS, AND ALL UTILITIES AND DRAINAGE TO BOTH PARCELS.

**SURVEYOR'S NOTES:**

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

THIS 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.

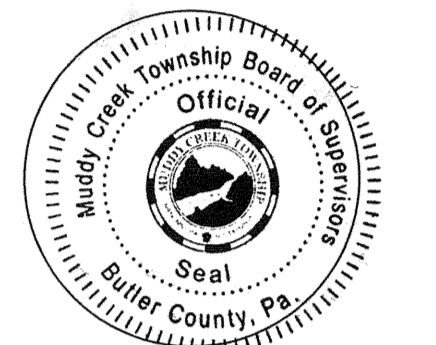
THIS PROPERTIES DELINEATED HEREON ARE LOCATED ON THE BUTLER COUNTY TAX ASSESSMENT MAP No. 240-4F96-A3; RECORDED AT INSTR. No. 201012020028586, ON DEC. 02, 2010; IN THE NAME OF GARY E. MILLER.

BEARINGS ARE TO PENNSYLVANIA STATE PLANE SOUTH COORDINATES. (DEED BEARINGS ARE SHOWN IN PARENTHESES.)

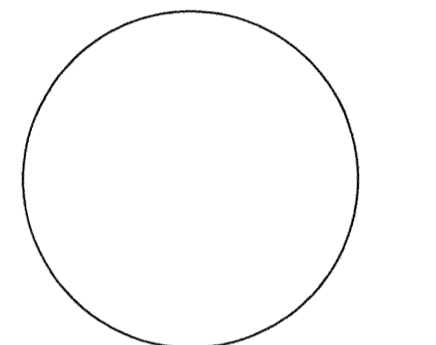
THERE WERE NO VISIBLE GAS WELLS ON THE PROPERTY.

Instr: 202008250017682  
Pg: 2 F: 585.00  
Michele Mustello  
Butler County Recorder PA  
8/25/2020 11:00 AM  
T2020012654

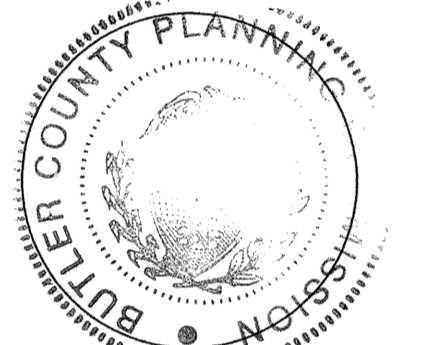
BOARD OF SUPERVISORS



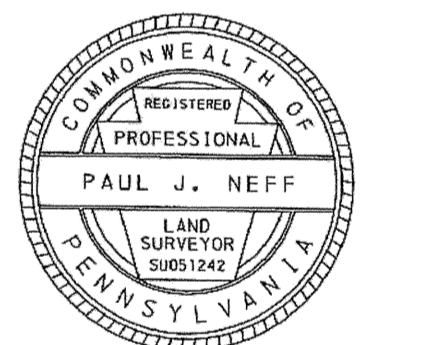
TOWNSHIP PLANNING



COUNTY PLANNING



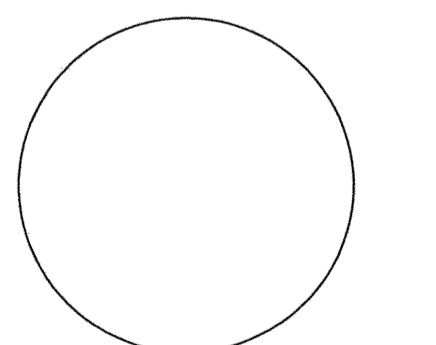
SURVEYOR



RECORDER



TOWNSHIP ENGINEER



PLAN BOOK	PAGE
<b>386</b>	<b>48</b>

**REFERENCES**

REF. #	DESCRIPTION
1	Pedersen & Pedersen, Inc.; Merriman Plan of Lots No. 3; Drawn: Nov. 30, 2001, No. 01-043; Recorded: Nov. 22, 2002 at PBV 257, Pg. 10.

**REVISIONS**

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
3.	REVISED PER PADEP REVIEW COMMENTS.	05/20/20	BJE	PLS	PJN
2.	REVISED PER COMMENTS FROM PADEP AND MUDDY CREEK TOWNSHIP.	04/29/20	BJE	PLS	PJN
1.	ADDED GAS MARKER AT NORTHEAST CORNER.	03/03/20	BJE	PLS	PJN

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

CLIENT  
**GARY E. MILLER**  
236 ZEHNER SCHOOL ROAD, ZELIENOPLE, PENNSYLVANIA 16063

PROJECT  
**MERRIMAN PLAN OF LOTS: No. 4**  
BEING  
TAX MAP No. 240-4F96-A3  
RECORDED AT: INSTR. No. 201012020028586  
**MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA**

DRAWN	ISSUE DATE	
BJE	05/20/20	3
CHECKED		REV. #
MEG	PROJECT #	
APPROVED	5104	1"=100'
PUN	DWG #	SCALE
DATE	SP-2	
12/12/19		

SHEET 2 OF 2



SOILS:

Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
Ar	Arents-Urban land complex	7.3	14.20%
BrB	Brinkerton silt loam, 3 to 8 percent slopes	4.2	8.10%
CIB	Cavode silt loam, 3 to 8 percent slopes	2.2	4.20%
CIC	Cavode silt loam, 8 to 15 percent slopes	6.6	12.70%
CID	Cavode silt loam, 15 to 25 percent slopes	1.3	2.50%
ErB	Ernest silt loam, 3 to 8 percent slopes	4.2	8.10%
ERC	Ernest silt loam, 8 to 15 percent slopes	3.2	6.20%
GmD	Gilpin channery silt loam, 15 to 25 percent slopes	4.2	8.10%
GoD	Gilpin-Weikert channery silt loams, 15 to 25 percent slopes	0.1	0.20%
GpC	Gilpin-Wharton silt loams, 8 to 15 percent slopes	1	1.90%
GpD	Gilpin-Wharton complex, 15 to 25 percent slopes	4.8	9.20%
RycB	Rayne silt loam, Conemaugh geology, 3 to 8 percent slopes	4	7.70%
W	Water	6.3	12.10%
WaC	Wharton silt loam, 8 to 15 percent slopes	2.5	4.80%
Totals for Area of Interest		51.91	100.00%

N/F  
BERNARD J. HUDAK &  
RICHARD D. HUDAK  
TAX MAP No. 240-4F94-51D  
DBV 2954, Pg. 152  
97.717 AC PER ASSMT

N/F  
BURNS FAMILY PARTNERSHIP  
TAX MAP No. 240-4F96-A20  
INSTR. No. 19991120032046  
21.25 AC PER ASSMT

WETLANDS:

SYMBOL	DESCRIPTION
R4SBC	Riverine Intermittent Streambed Seasonally flooded
PEM1Ch	Palustrine Emergent Persistent Seasonally flooded Diked/Impounded
PEM1Fh	Palustrine Emergent Persistent Semipermanently flooded Diked/Impounded
PUBHh	Palustrine Unconsolidated bottom Permanently flooded Diked/Impounded

FLOOD:

ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY PANEL NO.: 42019C0245D,

EFFECTIVE DATE: AUG. 2, 2018.



REFERENCES

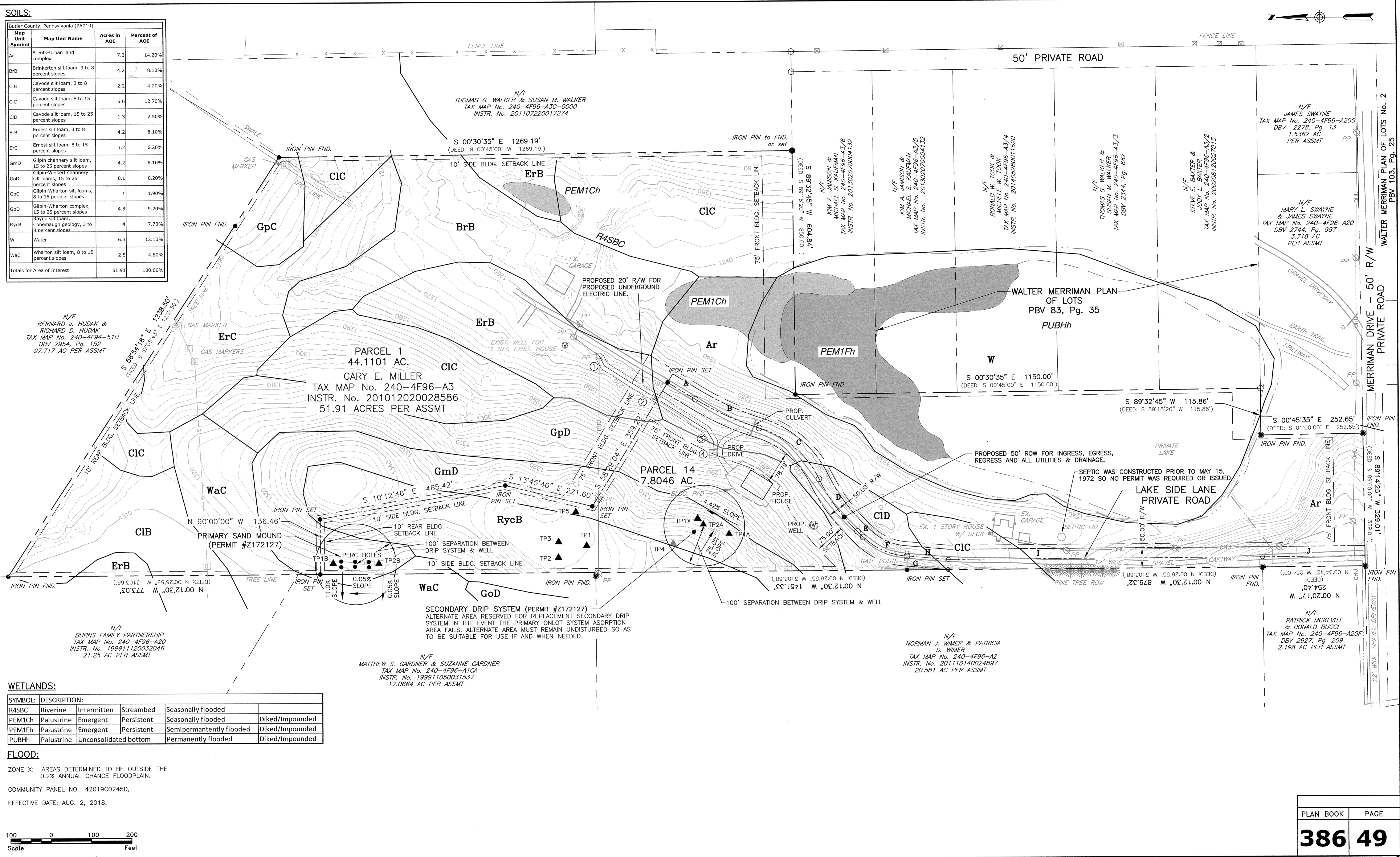
REF. #	DESCRIPTION
1	Pedersen & Pedersen, Inc.; Merriman Plan of Lots No. 3; Drawn: Nov. 30, 2001, No. 01-043; Recorded: Nov. 22, 2002 at PBV 257, Pg. 10.



REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
4.	ADDED EXISTING SEPTIC FIELD NOTE	07/15/20	JAL	PLS	PJN
3.	REVISED PER PADEP REVIEW COMMENTS.	05/20/20	BJE	PLS	PJN
2.	REVISED PER COMMENTS FROM PADEP AND MUDDY CREEK TOWNSHIP.	04/29/20	BJE	PLS	PJN
1.	ADDED GAS MARKER AT NORTHEAST CORNER.	03/03/20	BJE	PLS	PJN

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

CLIENT	GARY E. MILLER 236 ZEHNER SCHOOL ROAD, ZELIENOPLE, PENNSYLVANIA 16063	
PROJECT	MERRIMAN PLAN OF LOTS: No. 4 BEING TAX MAP No. 240-4F96-A3 RECORDED AT: INSTR. No. 201012020028586 MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA	
DRAWN	BJE	ISSUE DATE 07/15/20
CHECKED	MEG	PROJECT # 5104
APPROVED	PJN	DATE 12/12/19
DATE		DWG # SP-1
		1"=100' SCALE
		SHEET 1 OF 2



PLAN BOOK PAGE  
**386 49**

Insert: 202008250017724  
 Page 1 of 545.00  
 3/28/2020 1:21 PM  
 Michele Mustello  
 Butler County Recorder PA 72000012684

NOW OR FORMERLY  
 NANCY E. HOWIS ET AL  
 PARCEL 360-S1-16

NOW OR FORMERLY  
 MICHAEL J. GREINER TRUST  
 PARCEL 360-S1-15

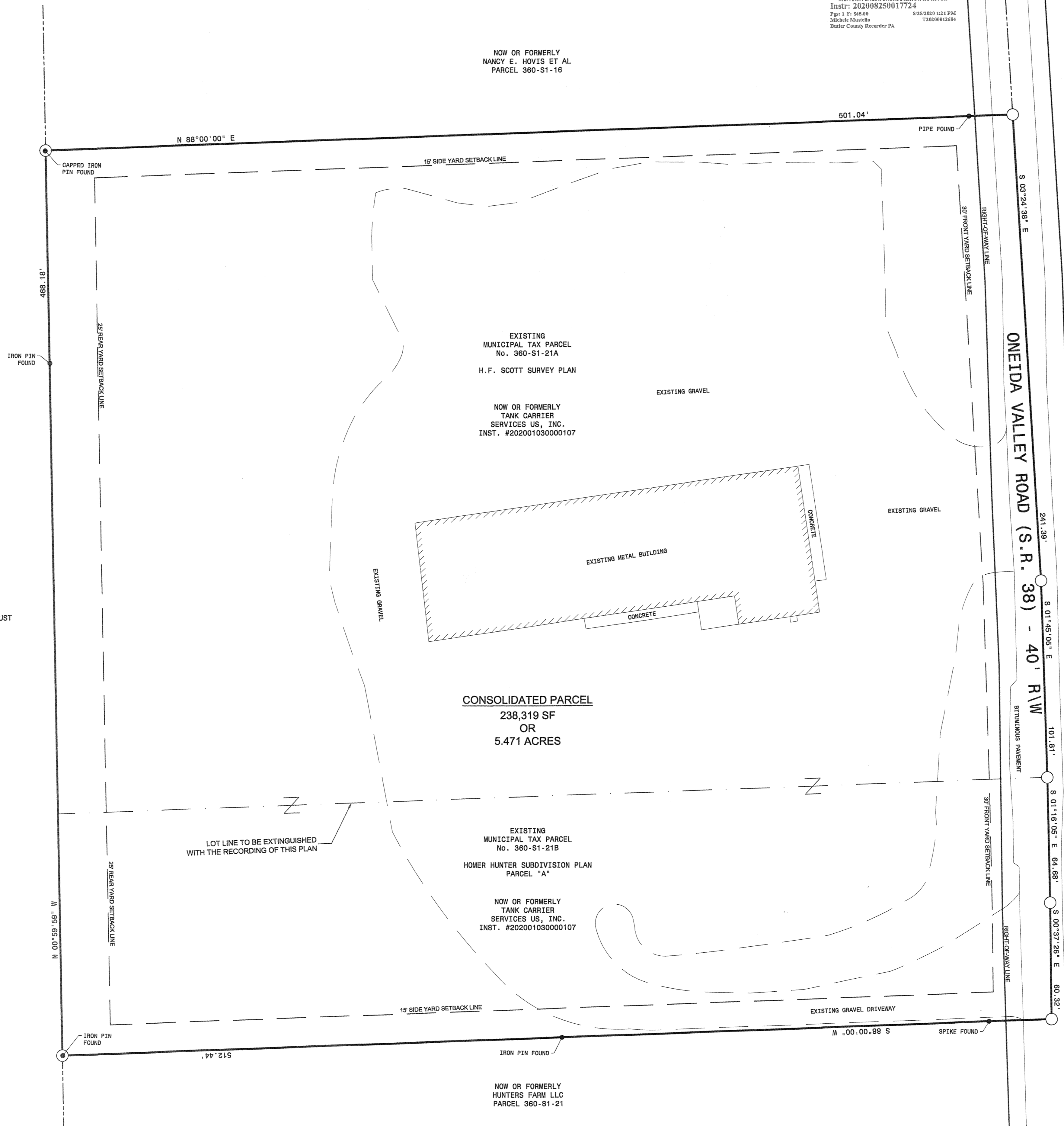
EXISTING  
 MUNICIPAL TAX PARCEL  
 No. 360-S1-21A  
 H.F. SCOTT SURVEY PLAN

NOW OR FORMERLY  
 TANK CARRIER  
 SERVICES US, INC.  
 INST. #202001030000107

CONSOLIDATED PARCEL  
 238,319 SF  
 OR  
 5.471 ACRES

EXISTING  
 MUNICIPAL TAX PARCEL  
 No. 360-S1-21B  
 HOMER HUNTER SUBDIVISION PLAN  
 PARCEL "A"  
 NOW OR FORMERLY  
 TANK CARRIER  
 SERVICES US, INC.  
 INST. #202001030000107

NOW OR FORMERLY  
 HUNTERS FARM LLC  
 PARCEL 360-S1-21



OWNERS ADOPTION  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT TANK CARRIER SERVICES US, INC. BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF CONSOLIDATION  
 OF ITS PROPERTY, SITUATED IN THE BOROUGH OF CHERRY VALLEY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER  
 ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE, FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL  
 DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT  
 AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE  
 ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE BOROUGH OF CHERRY VALLEY, OF BUTLER COUNTY, TANK CARRIER  
 SERVICES US, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF CHERRY  
 VALLEY, OF BUTLER COUNTY, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF  
 SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.  
 THIS DEDICATION AND RELEASE SHALL BE BINDING UPON TANK CARRIER SERVICES US, INC. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN  
 THIS PLAN.

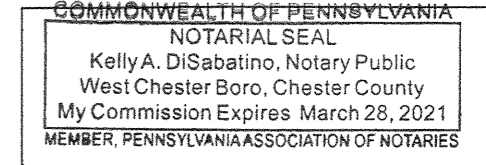
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO  
 ATTESTED SECRETARY, THIS 11th DAY OF August 2020.

ATTEST: TANK CARRIER SERVICES US, INC.  
 SECRETARY: *[Signature]*  
 PRESIDENT: *[Signature]*

CORPORATION ACKNOWLEDGEMENT  
 COMMONWEALTH OF PENNSYLVANIA )  
 COUNTY OF BUTLER Chester ) SS:

ON THIS 11th DAY OF August 2020 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY  
 APPEARED *[Signature]* TANK CARRIER SERVICES US, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY  
 PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION  
 DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID TANK CARRIER SERVICES US, INC. FOR THE USE AND PURPOSES THEREIN  
 MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION *[Signature]* OF TANK  
 CARRIER SERVICES US, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND  
 PROPER AND RESPECTIVE HANDWRITING.  
 TANK CARRIER SERVICES US, INC.  
 PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN, WITNESS MY HAND AND NOTARIAL SEAL  
 THIS 11th DAY OF August 2020.



NOTARY PUBLIC  
*[Signature]*

MY COMMISSION EXPIRES THE 28th DAY OF March 2021

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

*[Signature]* 8-21-20  
 DATE  
 MICHAEL ALLEN OGIN  
 REG No. SU-0752288

RE - BUTLER COUNTY PLANNING COMMISSION APPROVAL  
 APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 5th DAY OF MAR 2020.

*[Signature]* 5th Aug.  
 SECRETARY  
 SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 20068

MUNICIPAL APPROVAL  
 REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE BOROUGH OF CHERRY VALLEY  
 THIS DAY OF 2020.

SECRETARY CHAIRMAN

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

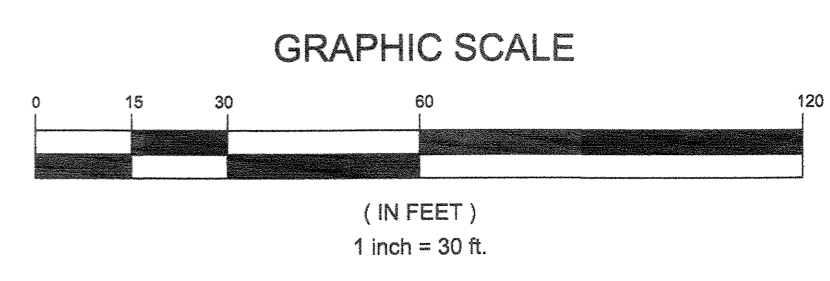
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 386 PAGE(S) 50

GIVEN UNDER MY HAND AND SEAL THIS DAY OF 25 AUG 2020.

*[Signature]*  
 RECORDER OF DEEDS

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

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE EXISTING PARCEL 360-S1-21A AND EXISTING PARCEL 360-S1-21B INTO ONE CONTINUOUS LOT.
  2. ACCESS TO ONEIDA VALLEY ROAD S.R. 0038 SHALL ONLY BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT ISSUED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UNDER SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428 OF JUNE 1, 1945).
  3. PLAN REFERENCES:  
 - H.F. SCOTT SURVEY PLAN DATED 07/27/1978  
 - HOMER HUNTER SUBDIVISION PLAN DATED 10/30/1984  
 - BOUNDARY SURVEY PLAN PREPARED BY JOSEPH M. FOX DATED JUNE 05, 2019.



TOTAL AREA OF RECORDING = 5.471 ACRES

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

TANK CARRIER SERVICES US, INC.  
 LOT CONSOLIDATION PLAN

SITUATE IN  
 CHERRY VALLEY BOROUGH  
 BUTLER COUNTY  
 MADE FOR  
 TANK CARRIER SERVICES US, INC.  
 3237 ONEIDA VALLEY ROAD  
 EMLENTON, PA 16373



PLAN BOOK	PAGE
386	50

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

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