

OWNER'S ADOPTION

WE, JEFFREY B. AND FRANCES A. RABOLD, OWNERS OF THE LAND SHOWN ON THE RABOLD PLAN OF LOTS, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, AND ASSIGNS.

Jeffrey B. Rabold
 JEFFREY B. RABOLD
Frances A. Rabold
 FRANCES A. RABOLD
 1/11/21
 DATE

SURVEYOR

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

Mark B. Schmidt
 MARK B. SCHMIDT
 1-6-2021
 DATE
 REGISTRATION NO. SU 36950--E

Instr: 202101200001735
 Fig: 2 F: \$88.00
 Michele Mustello
 Butler County Recorder PA
 1/20/2021 11:51 AM
 2021001312

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 JEFFREY B. AND FRANCES A. RABOLD, OWNER OF THE PROPERTY, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF Jan, 2021.

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF DEC., 2020.

R. H. Gern
 CHAIRMAN SEC
J. H. Gern
 CHAIR

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 391, PAGE(S) 1-2

GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF January, 2021.

Michele M. Mustello
 RECORDER OF DEEDS (SEAL)

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

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY IS IN THE NAME OF JEFFREY B. AND FRANCES A. RABOLD AND IS RECORDED IN INSTRUMENT #200206250021612, I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Jan 11 2021
 DATE
Jeffrey B. Rabold
 JEFFREY B. RABOLD
Frances A. Rabold
 FRANCES A. RABOLD
[Signature]
 WITNESS

PENN TOWNSHIP SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF PENN ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS 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 PENN THIS 4 DAY OF January, 2021.

Randa D. Zorfas
 SECRETARY
Samuel M. Wark
 CHAIRMAN
[Signature]
 SUPERVISOR
Wilbert A. Moursy Jr
 SUPERVISOR

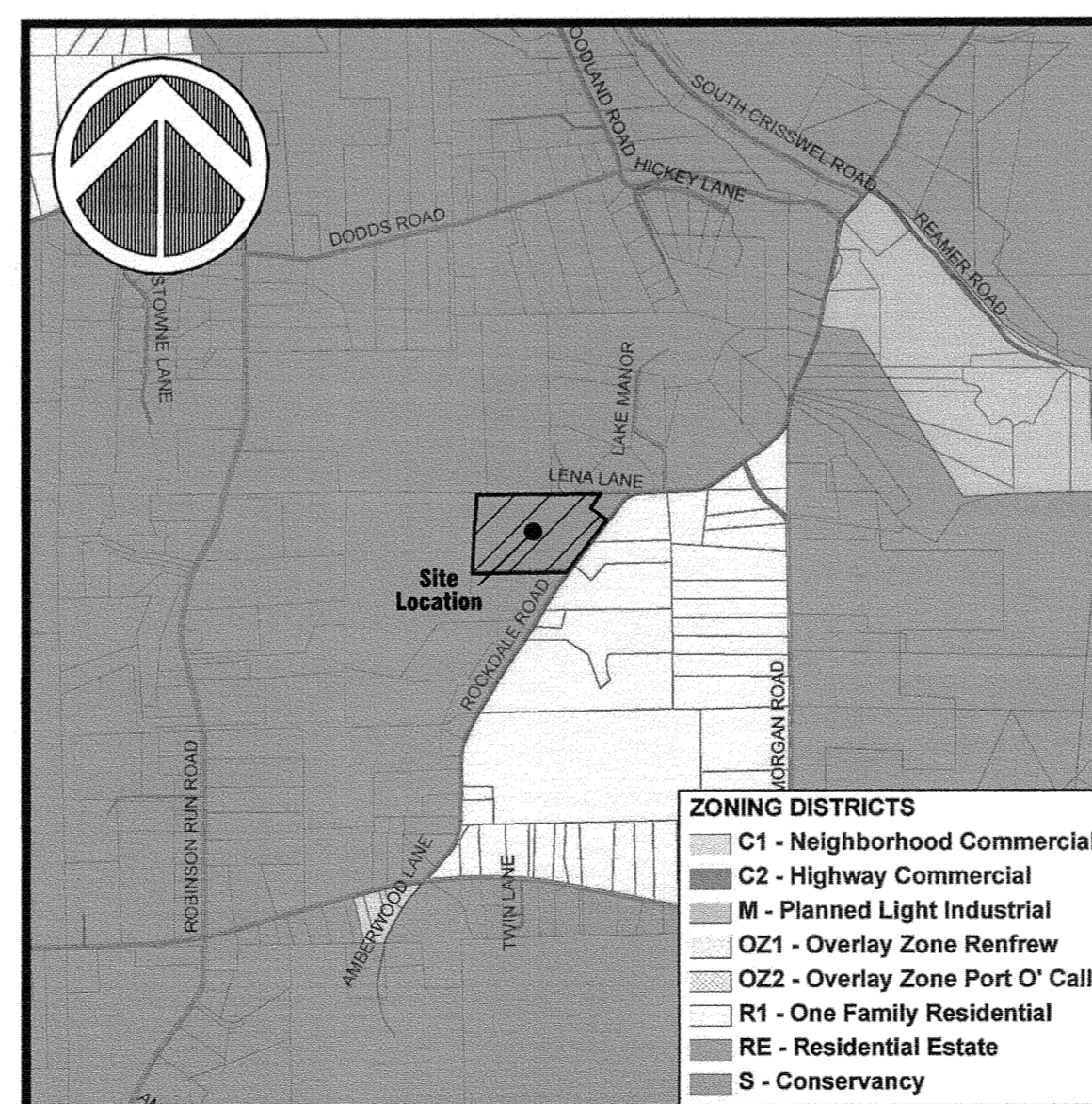
PENN TOWNSHIP MUNICIPAL ENGINEER

I, _____, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF PENN, 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.

Not Needed
 SIGNATURE DATE REGISTRATION NO.

Surveyor Penn Township Penn Township Engineer Butler County Planning Commission Butler County Recorder

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Zoning Map
 Scale 1" = 1,800'

Penn Township - Zoning Information

RE Residential Estate District

Front Yard Depth

- Fifty feet (50') measured from the right of way line, or seventy-five feet (75') from the centerline of the street, whichever is greater.

Side Yard Width

- Twenty feet (20') on each side.
- Except, a side yard abutting a street shall be not less than the depth of a front yard required on the adjoining lot on that street.

Rear Yard Depth

- Fifty feet (50'), except that for a through lot the required rear yard depth shall be the same as the required front yard depth.

(Accessory structures - 1,000 square feet or less must meet the front yard same as principal use; side and rear yards- twenty feet (20') minimum, 1,001 square feet or more shall meet requirements of Section 4.03 A, B and C).

Lot Area

- Farming- ten (10) acres minimum.
- Commercial kennels- eight (8) acres minimum.
- Single-family dwelling and other permitted uses- one (1) acre minimum.
- Farmette- five (5) acres

Lot Width

- Interior lot- one hundred fifty feet (150').
- Corner lot- one hundred seventy-five feet (175')

Building Height

- Thirty-five feet (35') not exceeding two (2) stories for a single-family dwelling.
- Thirty-five feet (35') not exceeding three (3) stories for other permitted principal structures.
- Accessory use structures shall not exceed twenty-five feet (25') in height.
- Accessory agriculture structures, such as barns and silos, shall be exempt from maximum height restrictions.

Zoning Information

Current Zoning - RE Residential Estate District

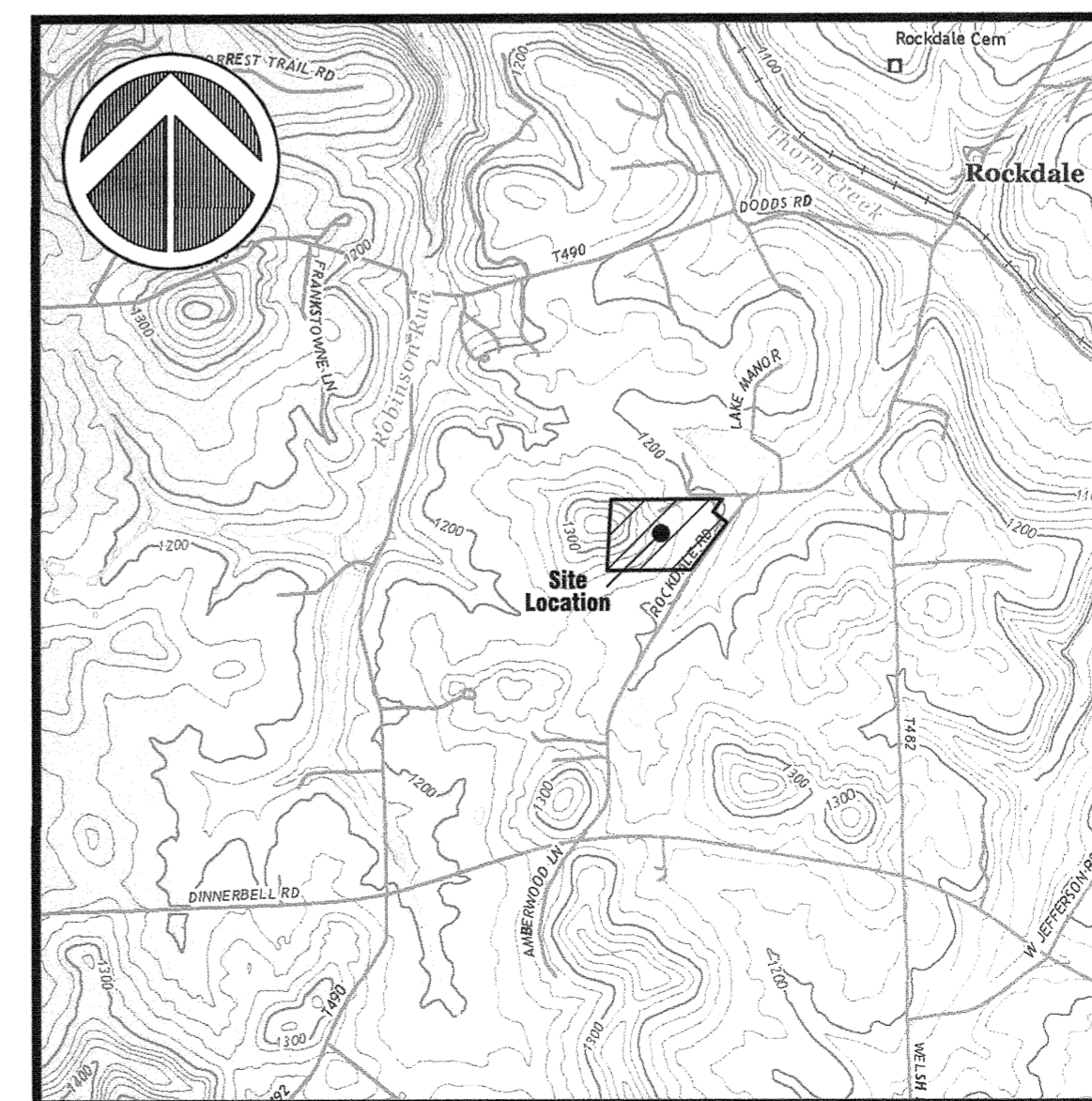
Total Property Area = 20.5092 Acres

Owner/Developer

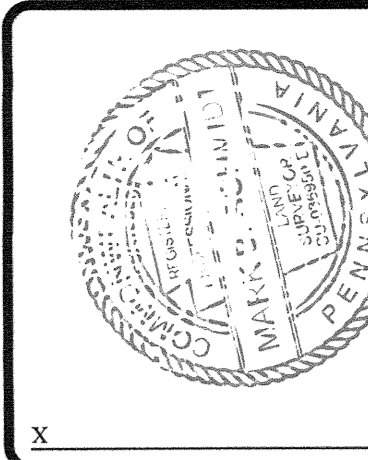
Jeffrey B & Frances A Rabold
 874 Rockdale Road
 Butler, Pa. 16002

GENERAL NOTES:

- ALL DEEDS OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, AND AGREEMENTS OF PRIOR RECORD.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO § 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR THE PENN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 421241 0420 D. EFFECTIVE DATE: AUGUST 2, 2018.
- NO GAS WELLS FOUND ON-SITE.
- POTABLE WATER WILL BE PROVIDED BY ON-LOT WELLS.
- SANITARY SEWERAGE DISPOSAL WILL BE PROVIDED BY ON-LOT SYSTEMS.



Location Map
 Butler, Pa. U.S.G.S. Quad.
 Scale 1" = 2000'



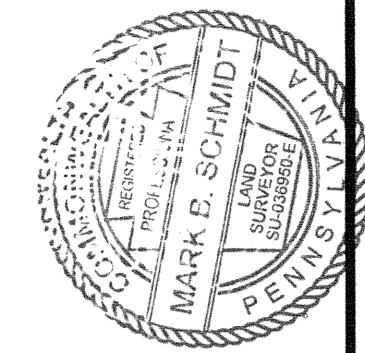
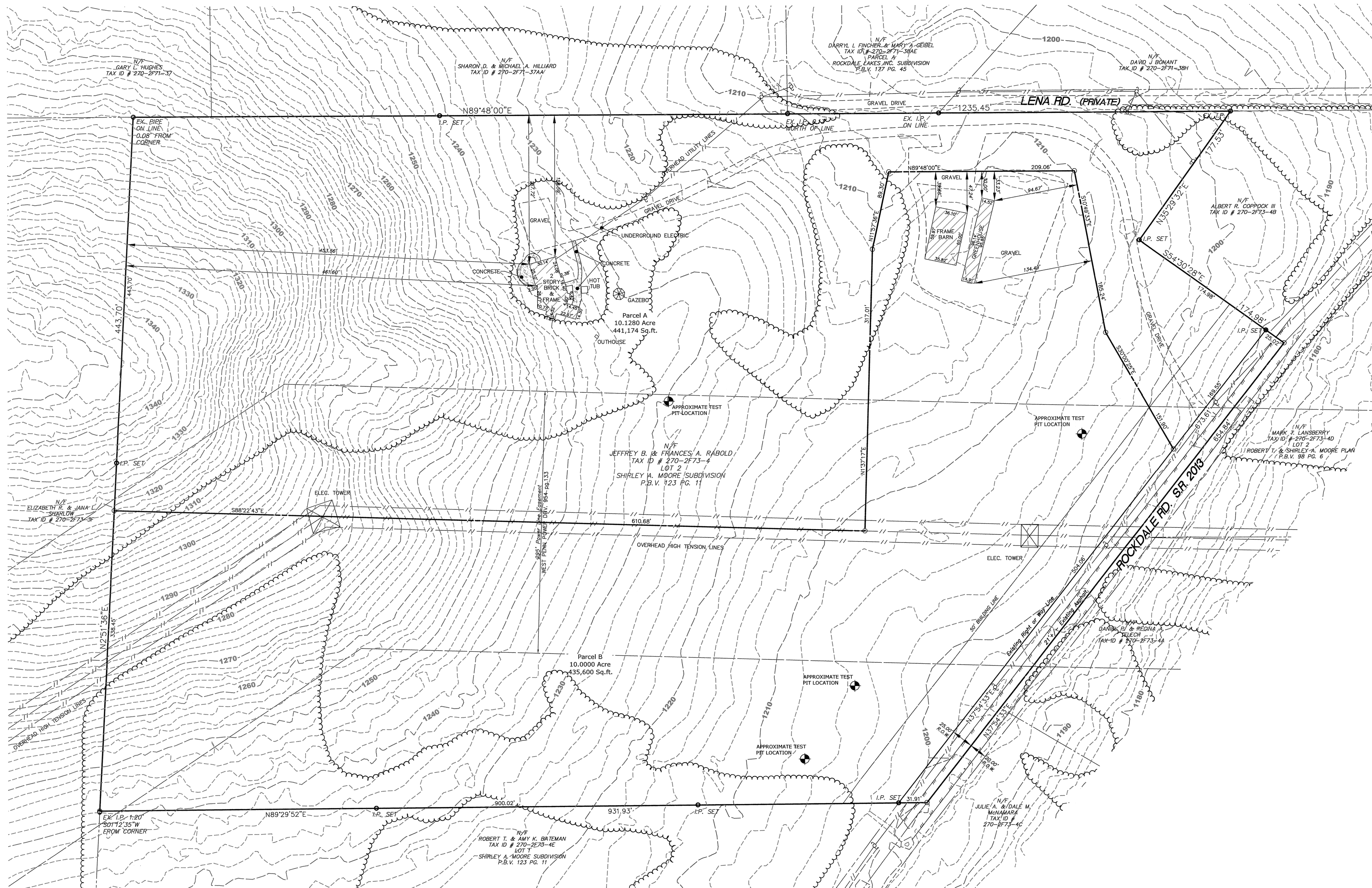
Corporate Office
 Bina Technical Center
 35 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-9660
 FAX: (412) 781-5904
 Mars Office
 123 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (724) 625-4544
 FAX: (724) 625-4549

PROJECT STATUS:	Final
DATE ISSUED:	Jan. 6, 2021
REVISIONS:	NO.
DISCUSSION:	
DATE	

DRAWING ORIENTATION

PROJECT TITLE:
Rabold Plan of Lots
Plan for Recording
 PROJECT LOCATION:
 Penn Township
 Butler County, Pennsylvania
 CLIENT ADDRESS:
 Jeffrey B. and Frances A. Rabold
 874 Rockdale Road
 Butler, Pa. 16002

DRAWN BY: Mal
 CHECKED BY:
 CAD FILE:
 13458 Rec Plan.dwg
 HORZ. SCALE: VERT. SCALE:
 SHEET: 1 OF 2
REC.1
 PROJECT #: 13458

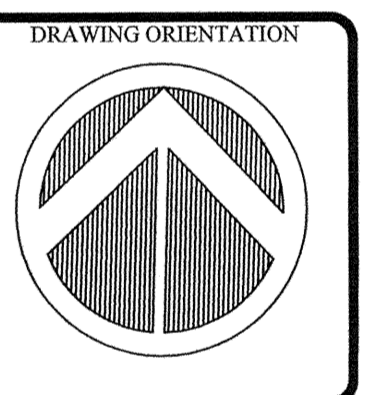


ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

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

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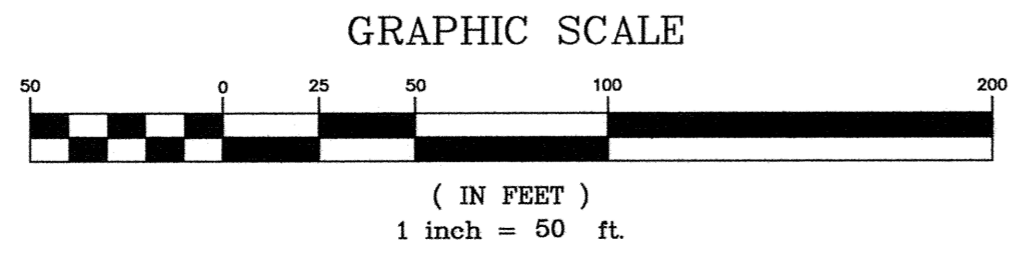
NO.	DESCRIPTION	DATE
1	Final	Jan. 6, 2021



CLIENT ADDRESS:
Jeffrey B. and Frances A. Rabold
874 Rockdale Road
Butler, Pa. 16002

Rabold Plan of Lots
Plan for Recording
PROJECT LOCATION:
Penn Township
Butler County, Pennsylvania

DRAWN BY: **Mal** CHECKED BY:
CAD FILE: **13458 Rec Plan.dwg**
HORZ. SCALE: **1" = 50'** VERT. SCALE:
SHEET: **2 OF 2**
REC.2
PROJECT #: **13458**



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OWNER'S ADOPTION - MIDDLESEX TOWNSHIP

WE, JUNE R. AND RONALD J. ARNER, OWNERS OF THE LAND SHOWN ON THE J. ARNER PLAN NO. 2, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREET AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC...

OWNER'S ADOPTION - PENN TOWNSHIP

KNOW ALL MEN BY THESE PRESENTS THAT WE, JUNE R. AND RONALD J. ARNER, OF THE TOWNSHIP OF PENN. 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...

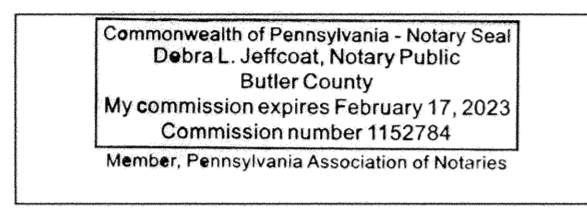
IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 11 DAY OF NOVEMBER, 2020.

June R. Arner, Ronald J. Arner (Signatures)

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, JUNE R. AND RONALD J. ARNER, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF NOVEMBER, 2020. MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2020.



Debra L. Jeffcoat (Signature)

MUNICIPAL DECLARATIONS - MIDDLESEX TOWNSHIP

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

Secretary and Chairperson signatures for Middlesex Township Board of Supervisors.

MUNICIPAL REVIEW AND APPROVAL STATEMENTS - MIDDLESEX TOWNSHIP

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION NO. 18 EFFECTIVE THIS 18 DAY OF NOVEMBER, 2020.

Secretary and Chairperson signatures for Middlesex Township Board of Supervisors.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 27 DAY OF OCTOBER, 2020.

Secretary and Chairperson signatures for Middlesex Township Planning Commission.

JEFFREY A. MIKESIC REGISTERED PROFESSIONAL ENGINEER

SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

Jeffrey A. Mikesic (Signature), PE083712, 11/25/2020

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...

Stanley D. Graff (Signature), REG. NO. SU-030151

MUNICIPAL DECLARATIONS - PENN TOWNSHIP

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN. HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF PENN ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR 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.

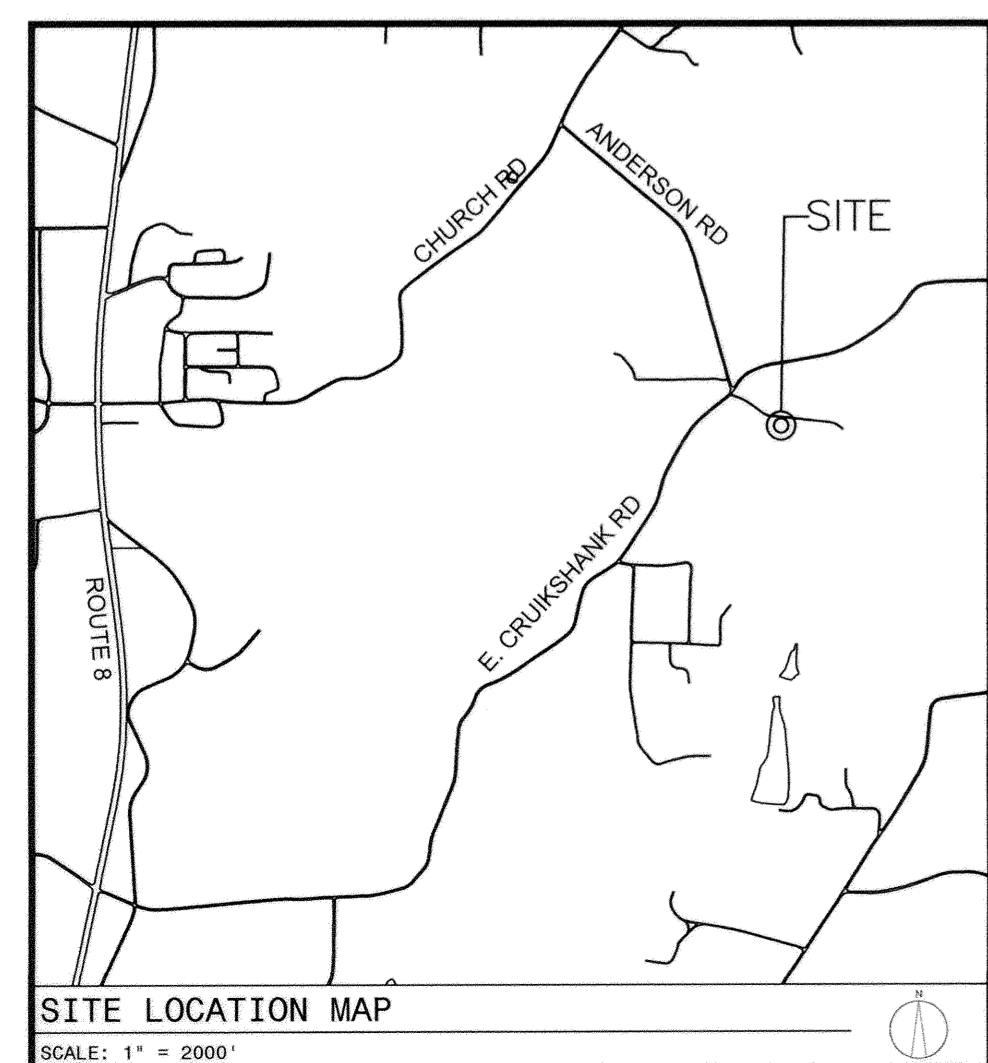
MUNICIPAL REVIEW AND APPROVAL STATEMENTS - PENN TOWNSHIP

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS 10th DAY OF NOVEMBER, 2020.

Secretary and Chairperson signatures for Penn Township Board of Supervisors.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 27th DAY OF OCTOBER, 2020.

Secretary and Chairperson signatures for Penn Township Planning Commission.



BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF OCTOBER, 2020.

Secretary and Chairperson signatures for 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 391, PAGE(S) 4.

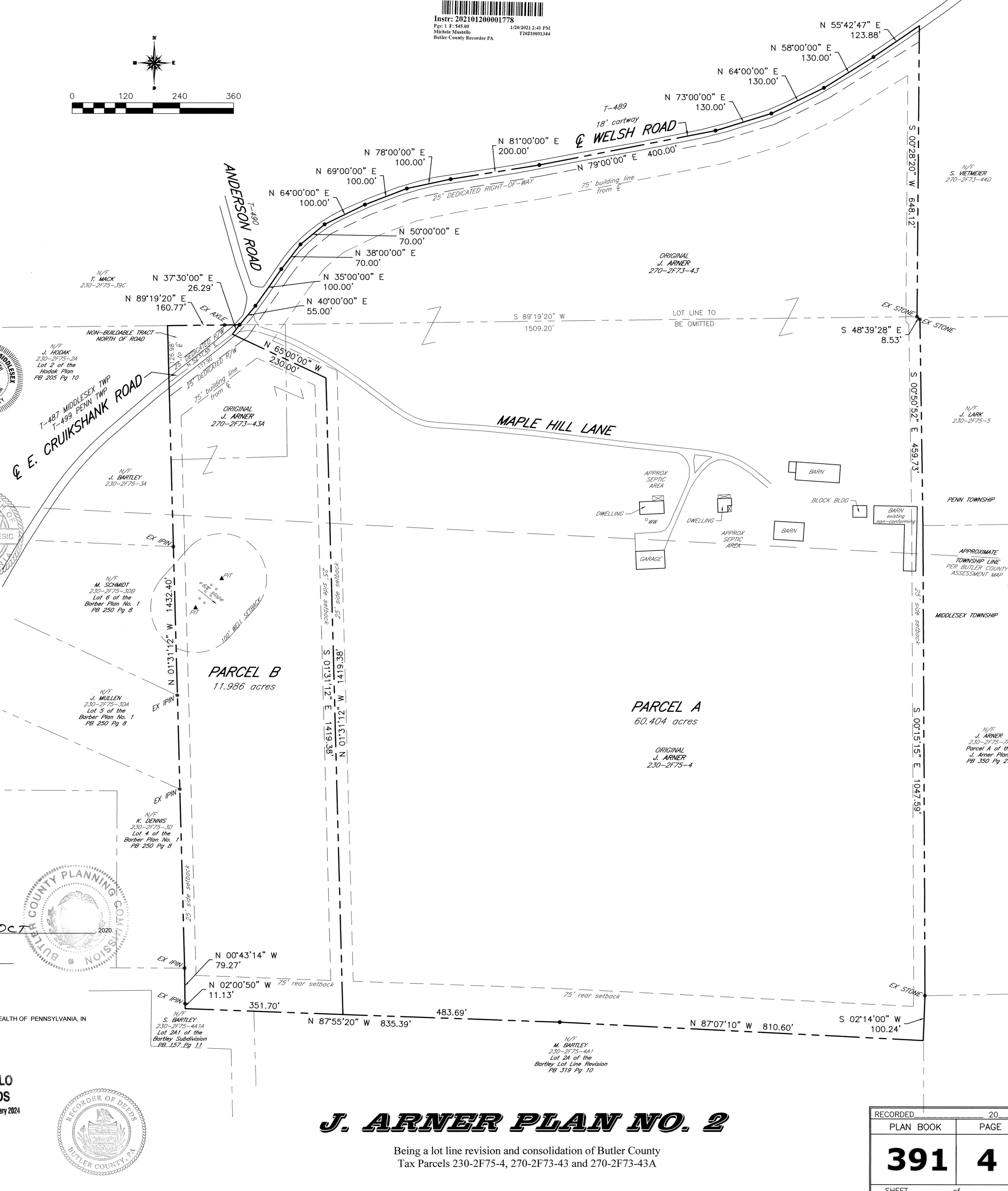
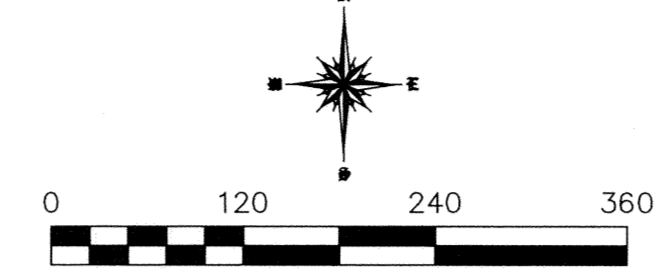
GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF JANUARY, 2021.

Michele M. Mustello (Signature)

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.



ZONING REQUIREMENTS - MIDDLESEX TOWNSHIP:

- ZONING DISTRICT: AG-A RURAL RESIDENTIAL
SITE REQUIREMENTS FOR SINGLE FAMILY DWELLING:
1. MINIMUM LOT SIZE = 1 ACRE
2. MINIMUM LOT WIDTH = 150 FT AT FRONT LOT LINE
3. SET BACK REQUIREMENTS:
3.1. FRONT YARD SETBACK = 50 FT FROM FRONT LOT LINE OR 75 FROM CENTERLINE, WHICHEVER IS GREATER
3.2. SIDE YARD SETBACK = 25 FT (PRINCIPAL STRUCTURE)
3.3. REAR YARD SETBACK = 75 FT (PRINCIPAL STRUCTURE)
REAR YARD SETBACK = 10 FT (ACCESSORY STRUCTURE)

ZONING REQUIREMENTS - PENN TOWNSHIP:

- ZONING DISTRICT: R-1 SINGLE FAMILY RESIDENTIAL
SITE REQUIREMENTS FOR SINGLE FAMILY DWELLING:
1. MINIMUM LOT SIZE = 1 ACRE
2. MINIMUM LOT WIDTH = 150 FT AT FRONT LOT LINE
3. SET BACK REQUIREMENTS:
3.1. FRONT YARD SETBACK = 40 FT FROM FRONT LOT LINE OR 65 FROM CENTERLINE, WHICHEVER IS GREATER
3.2. SIDE YARD SETBACK = 10 FT
3.3. REAR YARD SETBACK = 30 FT

PROPERTY AREAS table with columns for parcel, existing totals, and revised totals.

GENERAL NOTES:

- 1. PROPERTY OWNER: JUNE AND RONALD ARNER
2. TAX IDS: 270-2F73-43, 270-2F73-43A, AND 230-2F75-4
3. ZONING DISTRICT: MIDDLESEX TWP: AG-A RURAL RESIDENTIAL; PENN TWP: R-1 RURAL RESIDENTIAL
4. FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 42019C0532D FIRM EFFECTIVE: 8/2/2018
5. REFERENCES: 5.1. CURRENT DEEDS OF RECORD; 5.2. PREVIOUSLY RECORDED PLANS; 5.2.1. J. ARNER PLAN: PLAN BOOK 350 PG 27; 5.2.1. BARTLEY LOT LINE REVISION: PLAN BOOK 319 PG 10; 5.2.2. BARBER PLAN NO. 1: PLAN BOOK 250 PG 25; 5.2.3. HODAK SUBDIVISION: PLAN BOOK 205 PG 10; 5.2.4. BARTLEY SUBDIVISION: PLAN BOOK 157 PG 11

Table with columns: REV, DESCRIPTION, BY, DATE. Row 1: A, REVISIONS PER TOWNSHIP REVIEW, SDG, 11/3/2020.



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: J. ARNER PLAN NO. 2 BEING A LOT LINE REVISION FOR JUNE AND RONALD ARNER

SITUATE: MIDDLESEX & PENN TOWNSHIPS BUTLER COUNTY, PENNSYLVANIA

Table with columns: DATE, DRAWN, CHECKED, SCALE. Row 1: 07/10/2020, SDG, Sdg, 1" = 120'

Table with columns: PROJECT NO., TAX PARCEL NO., REVISION. Row 1: 20-079, 270-2F73-43, 43A, and 230-2F75-4, A

RECORDED 20 PLAN BOOK 391 PAGE 4 SHEET of

J. ARNER PLAN NO. 2

Being a lot line revision and consolidation of Butler County Tax Parcels 230-2F75-4, 270-2F73-43 and 270-2F73-43A

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

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 11 DAY OF JANUARY, 2021

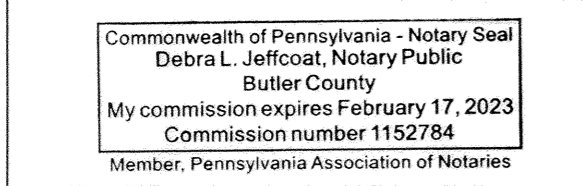
Jacqueline S. Allenberg
 JACQUELINE S. ALLENBERG
Nicole M. Allenberg aka Nicole M. Kuniak
 NICOLE M. ALLENBERG
 AKA NICOLE M. KUNIAK

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, JACQUELINE S. ALLENBERG AND NICOLE M. ALLENBERG (AKA NICOLE M. KUNIAK), 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 11 DAY OF JANUARY, 2021

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

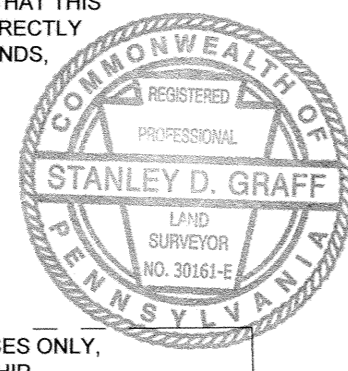
Debra L. Jeffcoat
 NOTARY PUBLIC



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.

10 Nov 2020
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-032191-1



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 11TH DAY OF NOVEMBER, 2020.

Janece L. Zuberin
 SECRETARY
Ronald B. Goff
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 4TH DAY OF NOVEMBER, 2020.

Anna C. Green
 SECRETARY
R. J. Jack et al
 CHAIRPERSON
 PLANNING COMMISSION

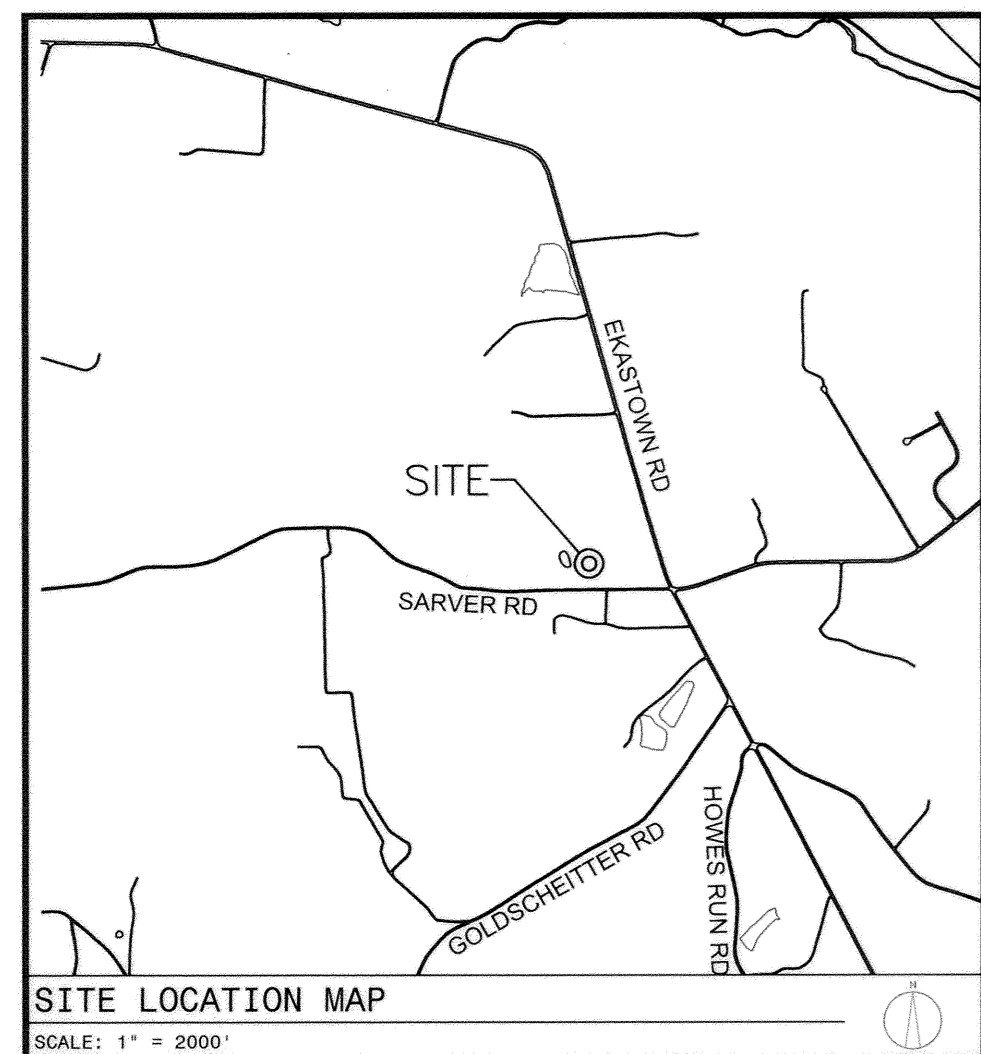
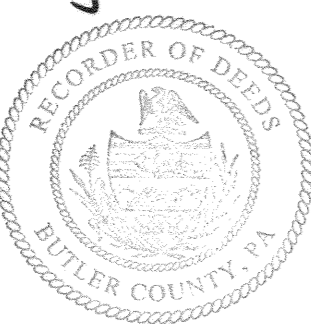
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF OCT, 2020.

R. J. Jack et al
 SECRETARY
Stanley D. Graff
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 391, PAGE(S) 5

GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF JANUARY, 2021

Michele M. Mustello
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

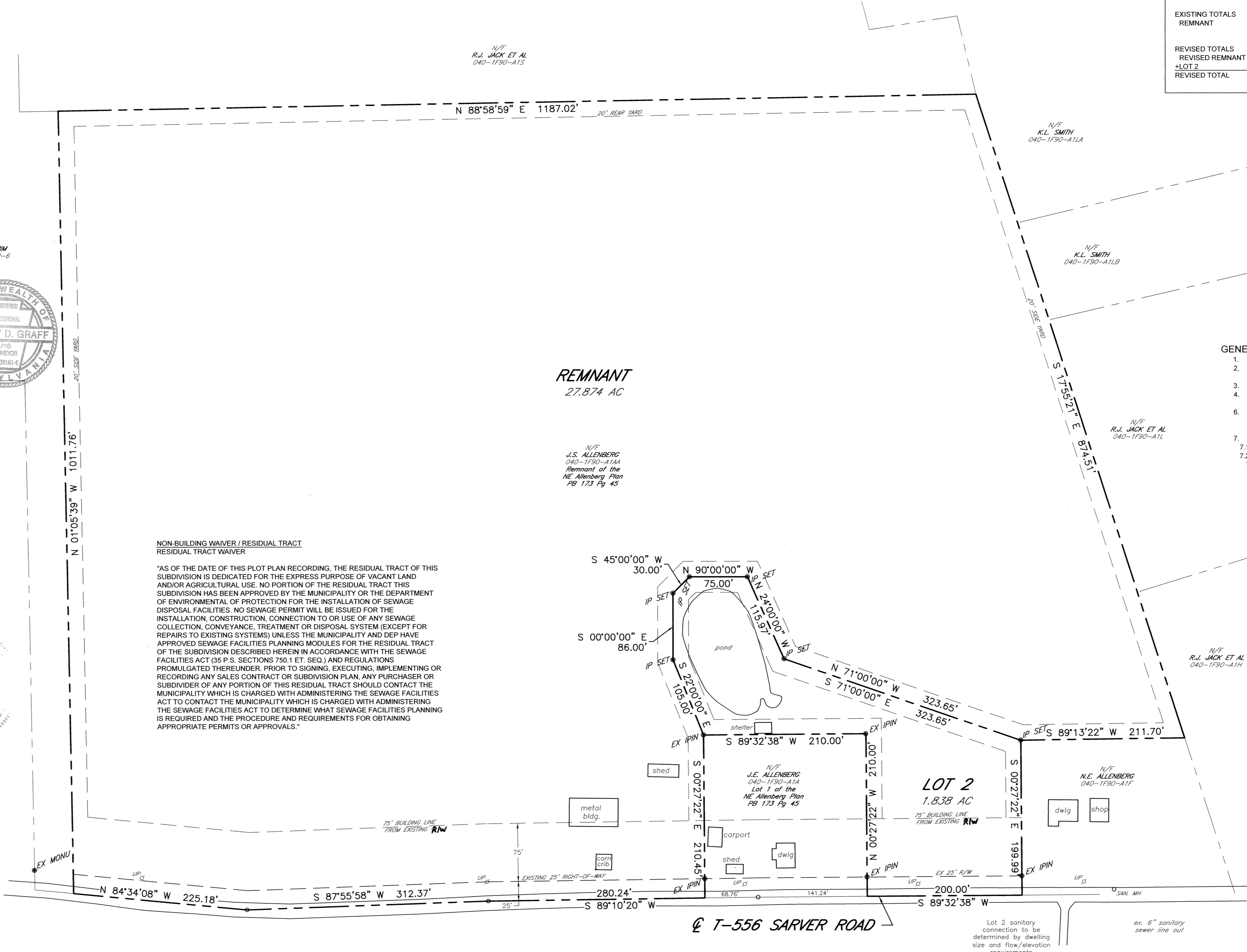


PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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

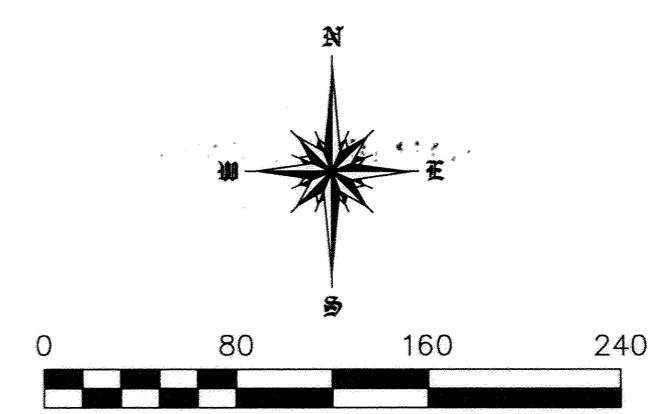
Instr: 20210120001779
 Pg: 1 of 44.00
 Michele Mustello
 Butler County Recorder PA
 1/20/2021 2:41 PM
 170210001344

PROPERTY AREAS:	
EXISTING TOTALS	
REMNANT	29.712 AC
REVISED TOTALS	
REVISED REMNANT	27.874 AC
LOT 2	1.838 AC 80,082 SF
REVISED TOTAL	29.712 AC



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."

PROPOSED WATER WELL SITE NOTE:
 THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.



ALLENBERG PLAN NO. 2

Being a subdivision of the Remnant of Norman Allenberg
 Subdivision, Plan Book 173 Page 45, and being Butler
 County Tax Parcel 040-1F90-A1AA

RECORDED	20
PLAN BOOK	PAGE
391	5
SHEET	of

- GENERAL NOTES:
- TAX ID: 040-1F90-A1AA
 - OWNERS: JACQUELINE S. ALLENBERG
NICOLE M. ALLENBERG (KUNIAK)
 - ZONING DISTRICT: A-1 AGRICULTURAL DISTRICT
 - SETBACKS: FRONT LINE - 50'
BACK & SIDE - 20'
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FLOOD MAP NO. 42019C0560
EFFECTIVE DATE: 8/22/2018
 - REFERENCES: 7.1. CURRENT DEEDS OF RECORD
7.2. PREVIOUSLY RECORDED PLANS
7.2.1. NORMAN ALLENBERG SUBDIVISION
PLAN BOOK 173 PG 45

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/28/2020	SDG	10/30/2020



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
ALLENBERG PLAN NO. 2
 BEING A
 SUBDIVISION
 FOR
 JACQUELINE ALLENBERG
 NICOLE ALLENBERG-KUNIAK

SITUATE			
BUFFALO TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
10/01/2020	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-189	040-1F90-A1AA	A	

OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF DECEMBER 2020.

Signature of Van George Galan and Louis Galan, General Partners.

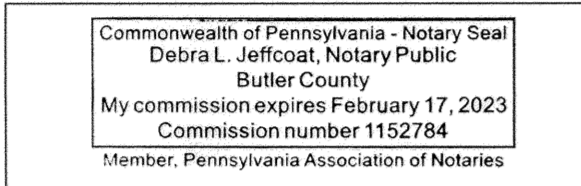
ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, VAN GEORGE GALAN AND LOUIS GALAN, GENERAL PARTNERS OF GALAN FARMS, LP, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF DECEMBER 2020.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

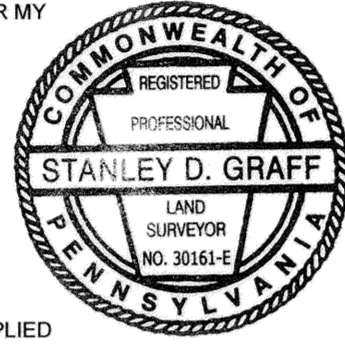
Signature of Notary Public Debra L. Jeffcoat.



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.

Signature of Stanley D. Graff, Registered Surveyor, dated 16 DEC 2020.



MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS 14th DAY OF December 2020.

Signatures of Board of Supervisors: Secretary and Chairperson.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 7th DAY OF December 2020.

Signatures of Planning Commission: Secretary and Chairperson.

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

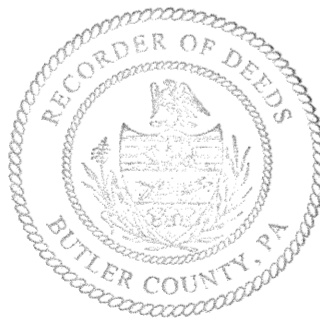
Signature of Butler County Planning Commission Chairperson.

PROOF OF RECORDING

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

PLAN BOOK VOLUME 391 PAGE(S) 6 GIVEN UNDER MY HAND AND SEAL THIS 20 DAY OF January 2021

Signature of Recorder of Deeds Michele M. Mustello.



OWNER'S ADOPTION

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

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 18 DAY OF DECEMBER 2020.

Signature of Charles Thiele.

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF DECEMBER 2020.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

Signature of Notary Public Debra L. Jeffcoat.

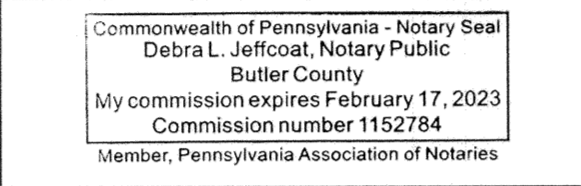


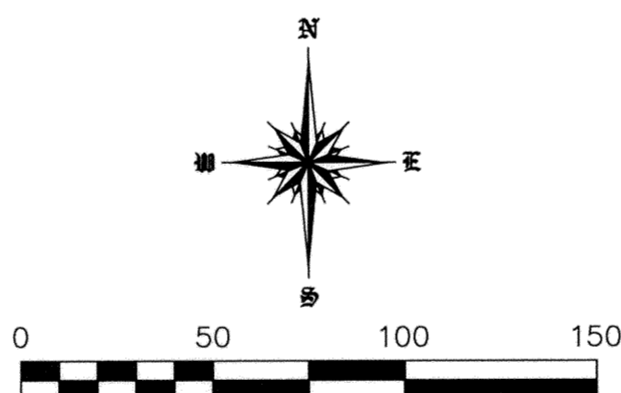
Table with 3 columns: Course, Bearing, Distance. Rows L1, L2, L3, L4.

REVISED 1F69-24 77.76± ac

REVISED 1F69-23 48.87± ac

ORIGINAL GALAN FARMS LP 090-1F69-24 77.70± ac (assessed) NOT FIELD VERIFIED

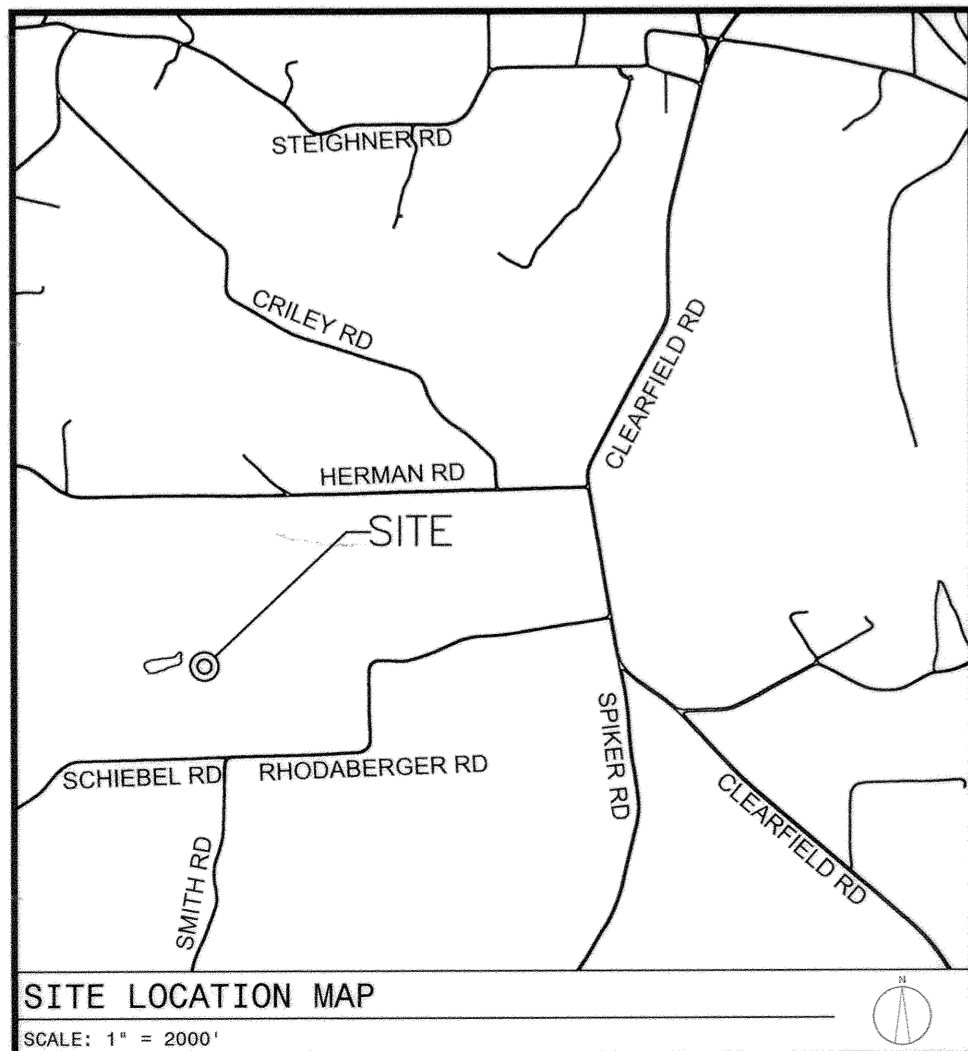
ORIGINAL C. THIELE 090-1F69-23 48.87± ac (assessed) NOT FIELD VERIFIED



GALAN FARMS/THIELE PLAN

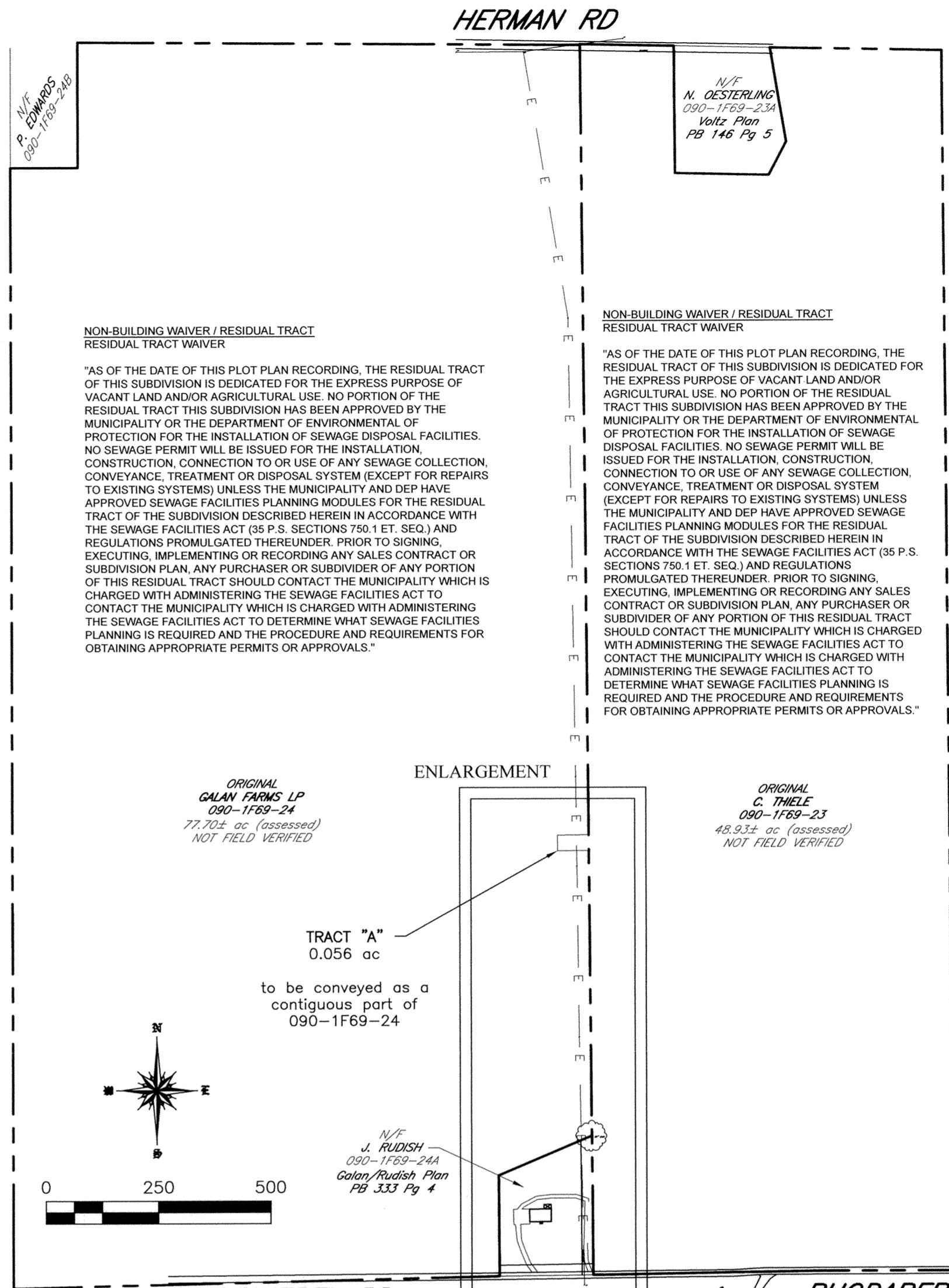
Being a lot line revision of Butler County Tax Parcels 090-1F69-23 and 090-1F69-24. Tract A (0.056 ac) to be conveyed from 1F69-23 and be a contiguous part of 1F69-24

Table with 2 columns: PLAN BOOK, PAGE. Values 391, 6.



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

Instr: 20210120001780 Pgs: 1 of 545.00 1/29/2021 2:41 PM



GENERAL NOTES:

- 1. PROPERTY OWNER: 090-1F69-23 - CHARLES THIELE
2. ADDRESS: 090-1F69-24 - GALAN FARMS LP
3. PA ONE CALL: CHARLES THIELE, 1190 HERMAN RD, BUTLER, PA 16002, 20203142562
4. REFERENCES: GALAN / RUDISH PLAN, 1991 LSI SURVEY FOR THIELE/VOLTZ

Table with columns: REVISIONS PER TOWNSHIP REVIEW, DESCRIPTION, BY, DATE. Includes GRAFF SURVEYING LLC logo and contact info.

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 18 DAY OF DECEMBER, 2020.

Thomas W. Schnur
 THOMAS W. SCHNUR
Deborah J. Schnur
 DEBORAH J. SCHNUR

Instr: 20210120001781
 Pg: 1 of 545.00
 Michèle Mustello
 Butler County Recorder PA
 12/29/2021 2:41 PM
 12020001344

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, THE SCHNUR FAMILY PROTECTOR TRUST, THOMAS W. SCHNUR AND DEBORAH J. SCHNUR, GRANTORS AND/OR TRUSTEES, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF DECEMBER, 2020.

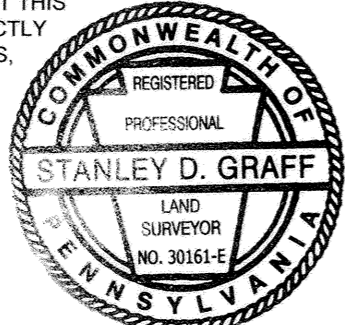
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

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

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.

16 DEC 2020
 DATE
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-00191-E



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD THIS 14th DAY OF December, 2020.

Debra L. Jeffcoat
 SECRETARY
Stanley D. Graff
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 7th DAY OF December, 2020.

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

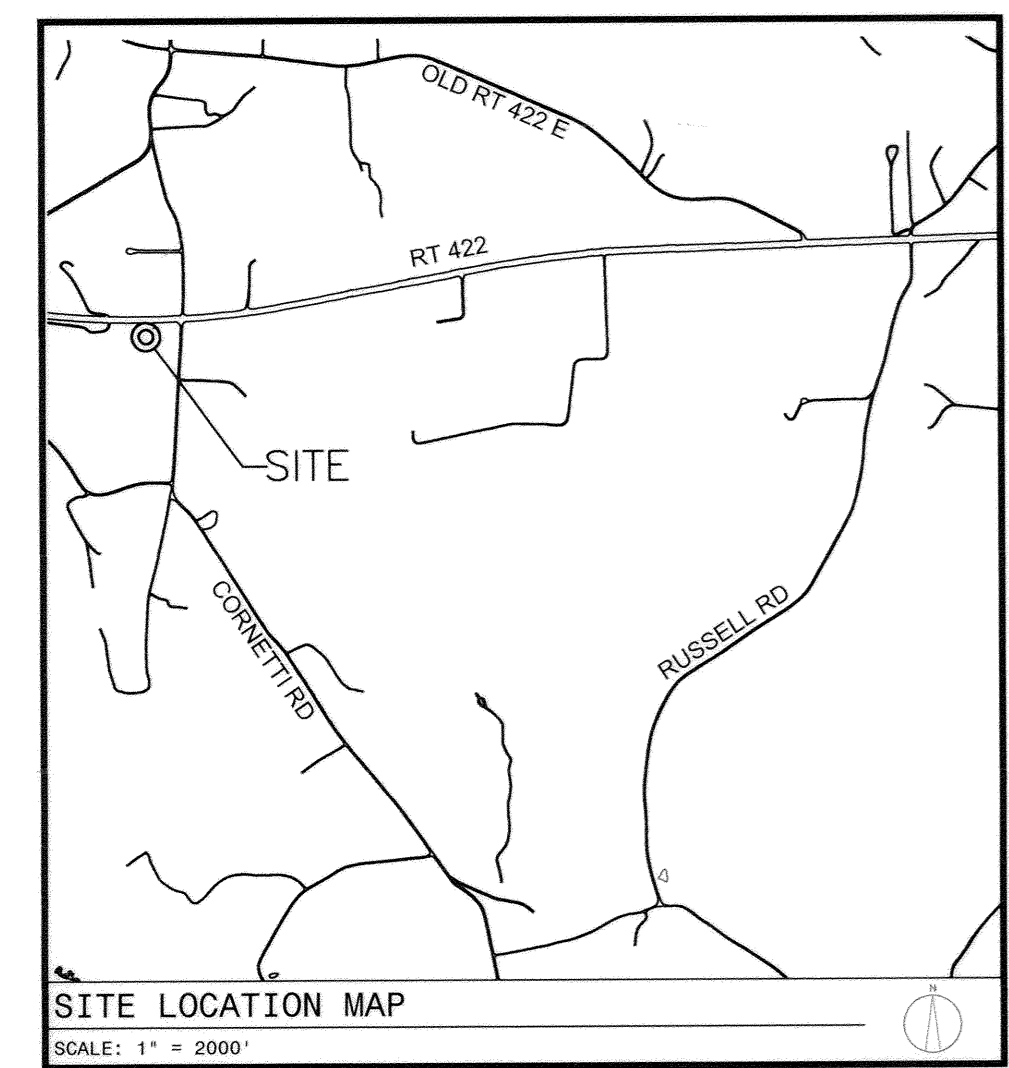
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF Nov., 2020.

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

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

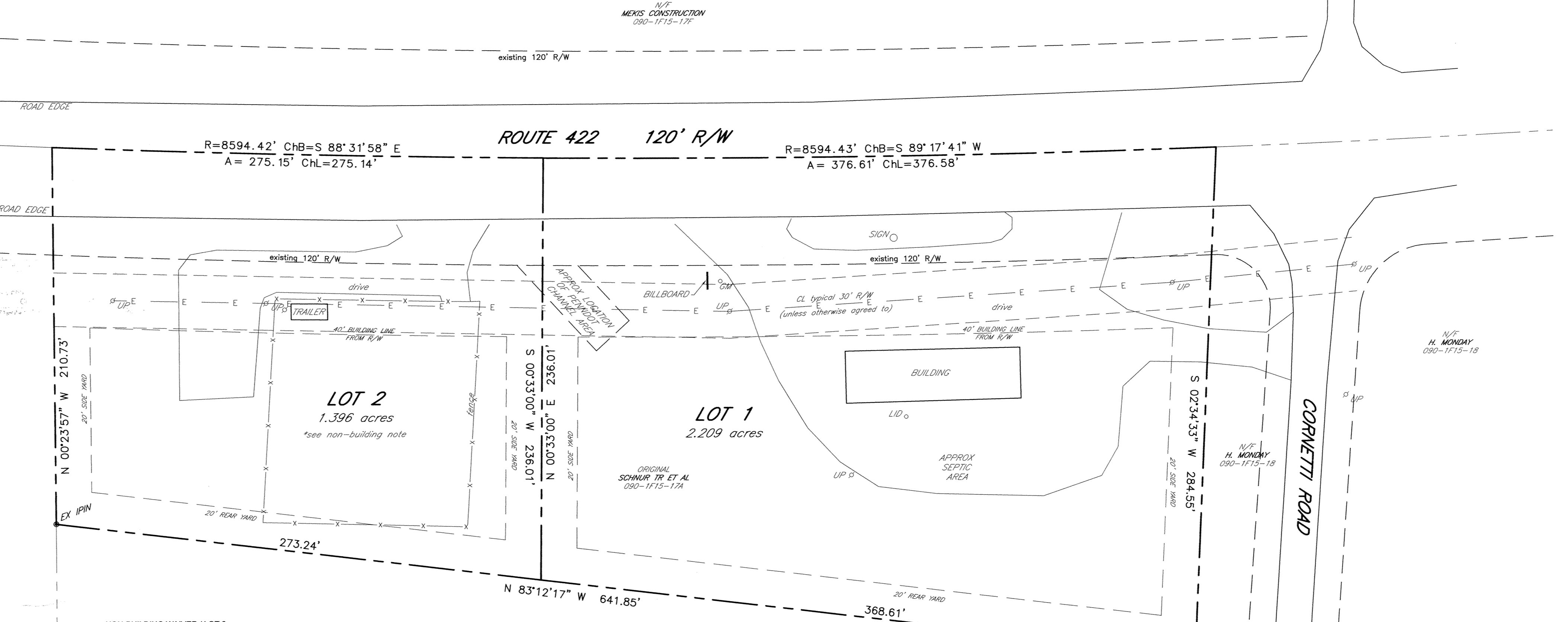
PLAN BOOK VOLUME 391 PAGE(S) 7
 GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF January, 2021.

Michelle M. Mustello
 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

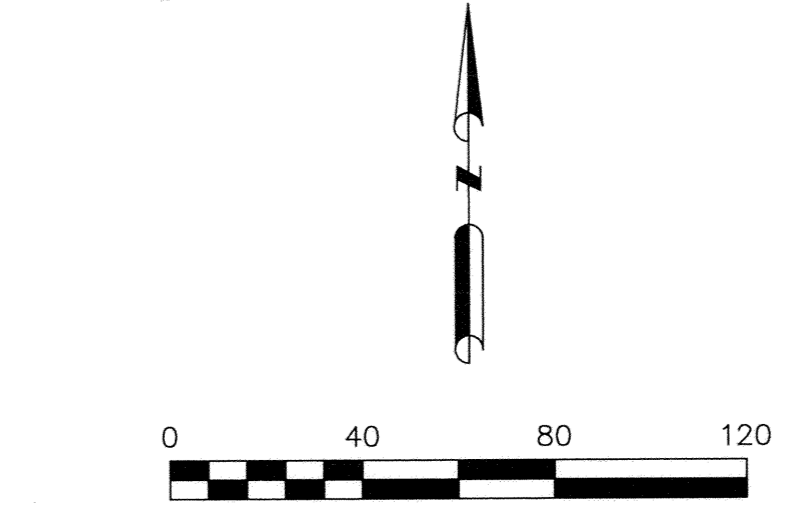
NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



NON-BUILDING WAIVER / LOT 2
 "AS OF THE DATE OF THIS PLOT PLAN RECORDING, LOT 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR BUS PARKING USE. NO PORTION OF LOT 2 OF 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."

PROPERTY AREAS:

EXISTING TOTALS	090-1F15-17A	3.605 AC
REVISED TOTALS	LOT 1	2.209 AC
	+LOT 2	1.396 AC
	REVISED TOTAL	3.605 AC



- GENERAL NOTES:**
- TAX ID: 090-1F15-17A
 - PROPERTY OWNER: THE SCHNUR FAMILY PROTECTOR TRUST
 - TRUSTEES: THOMAS W. SCHNUR AND DEBORAH J. SCHNUR
 - ADDRESS: 1596 RTE 422 FENELTON, PA 16034
 - PA ONE CALL: 20202972400
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 42019C04550 FIRM EFFECTIVE: 8/2/2018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - PENNDOT HIGHWAY DRAWINGS

SCHNUR TRUSTEES PLAN

Being a subdivision of Butler County
 Tax Parcel 090-1F15-17A

RECORDED	20
PLAN BOOK	PAGE
391	7
SHEET	of

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP REVIEW LOT 2 NON-BUILDING WAIVER ADDED	SDG	12/13/2020

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
 SCHNUR TRUSTEES PLAN
 BEING A
 SUBDIVISION
 FOR
 THOMAS W. SCHNUR
 DEBORAH J. SCHNUR

SITUATE
 CLEARFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/02/2020	BAG	Sdg	1" = 40'

PROJECT NO.	TAX PARCEL NO.	REVISION
20-174	090-1F15-17A	A

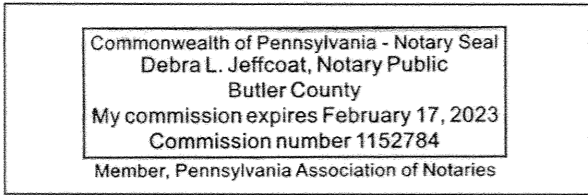
OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, MARSHALL T. AND KELLY W. BROWN, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE 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 HEREBY SET MY HAND AND SEAL THIS 2 DAY OF DECEMBER, 2020.

Marshall T. Brown
 MARSHALL T. BROWN
Kelly W. Brown
 KELLY W. BROWN

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, MARSHALL T. AND KELLY W. BROWN, 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 2 DAY OF DECEMBER, 2020.
 MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023



Debra L. Jeffcoat
 NOTARY PUBLIC

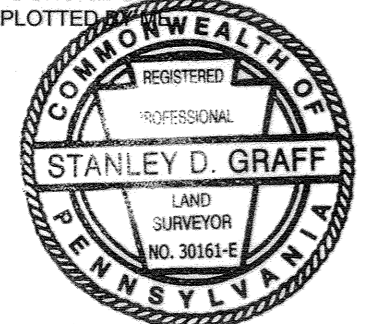
CERTIFICATION OF TITLE
 WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES CONTAINED IN THE M. BROWN PLAN ARE IN THE NAMES OF MARSHALL T. BROWN AND KELLY W. BROWN AND ARE RECORDED IN INSTRUMENT NUMBER 201709180020133. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCES AGAINST THESE PROPERTIES.

Marshall T. Brown
 MARSHALL T. BROWN
Kelly W. Brown
 KELLY W. BROWN

Debra L. Jeffcoat
 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 OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

DATE 29 Nov 2020
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-43611E

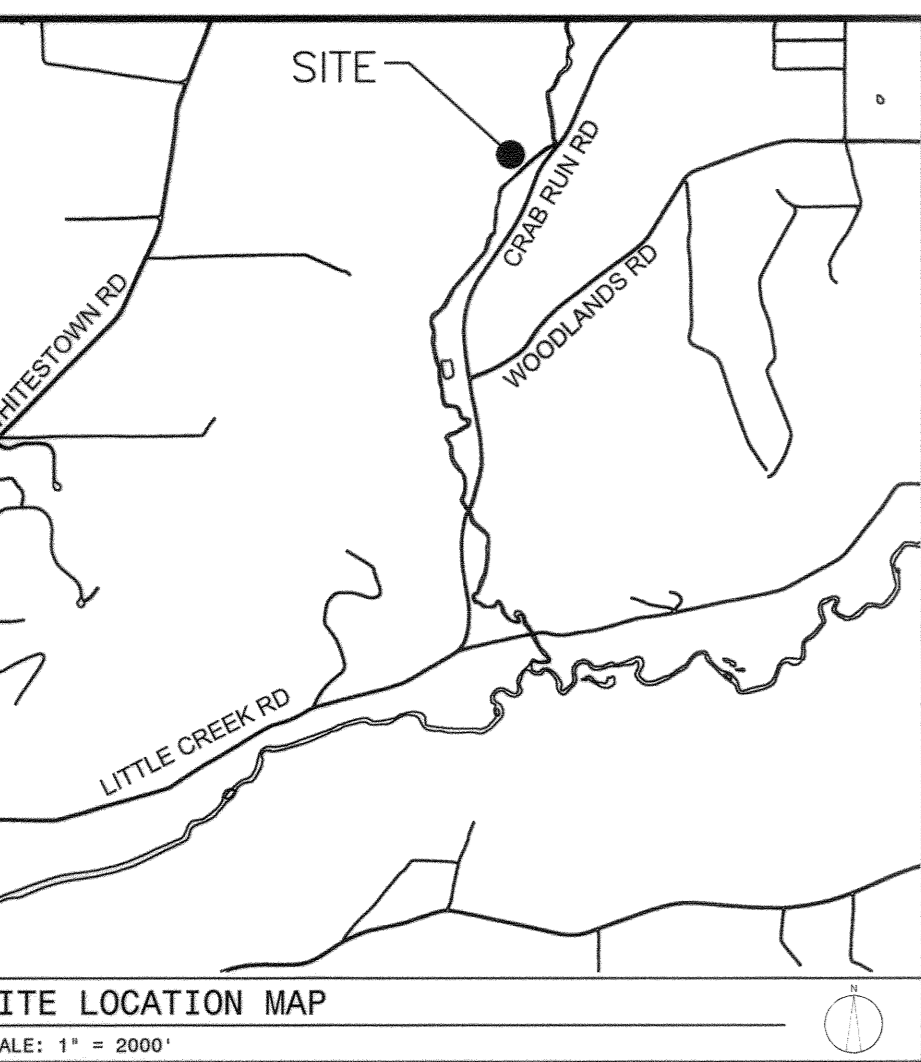
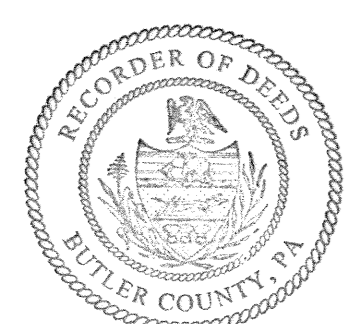


BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT #20152
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF AUGUST, 2020.

R. Henshaw
 SECRETARY
J. Hines
 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 391, PAGE(S) 8
 GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF JANUARY, 2021

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



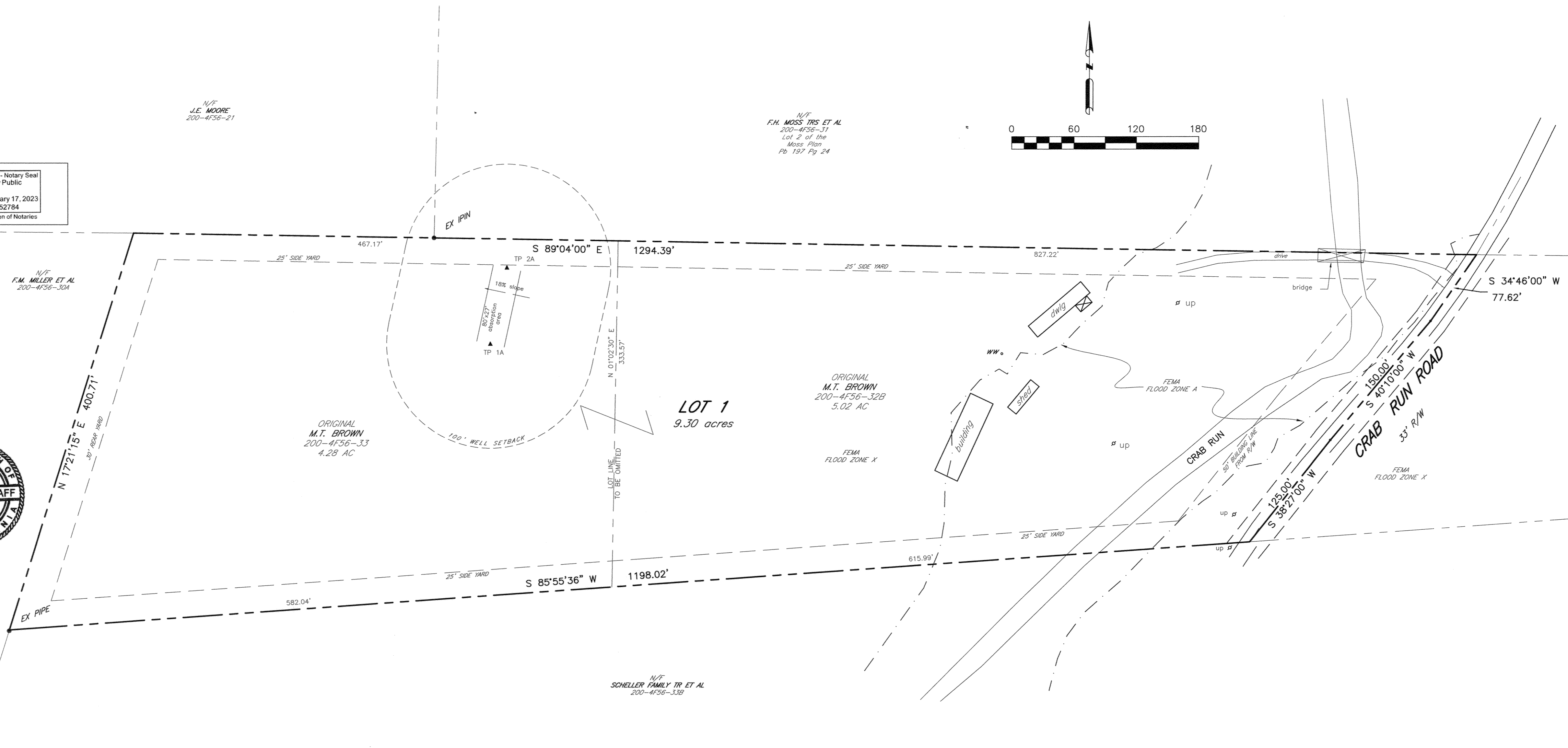
MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 22 DAY OF December, 2020.

Christina M. Selt
 SECRETARY
Jayne O. Plamiel
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 12th DAY OF November, 2020.

Bryan J. Hays
 SECRETARY
Sh. Wack
 CHAIRPERSON
 PLANNING COMMISSION



- GENERAL NOTES:**
- OWNERS: 200-4F56-33 MARSHALL & KELLY BROWN
 214 CRAB RUN RD
 EVANS CITY, PA 16033
 - ZONING: 200-4F56-32B MARSHALL & KELLY BROWN
 RURAL RESIDENTIAL
 - SETBACKS: FRONT YARD: 50'
 SIDE YARD: 25'
 REAR YARD: 30'
 - FLOOD PLAIN: PORTIONS OF PROPERTY IN ZONES A (AREA SUBJECT TO 1% ANNUAL CHANCE FLOOD EVENT WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND X (AREA OF MINIMAL FLOOD HAZARD)
 PANEL: 42019C0380D
 EFFECTIVE 8/2/2018
 - PLAN ORIENTATION BASED ON PA STATE PLANE GRID, NAD 83
 - REFERENCES: 6.1. CURRENT DEEDS OF RECORD
 6.2. PREVIOUSLY RECORDED PLANS
 6.2.1. CREEKWOOD FIELDS PLAN NO. 1
 PLAN BOOK 286 PG 24
 6.2.2. SCHMITT ESTATE PLAN
 PLAN BOOK 377 PG 44-45

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP ENGINEER REVIEW EMAIL DATED 11/18/2020	SDG	11/17/2020
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 8/10/2020	SDG	8/11/2020



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
M. BROWN PLAN
 BEING A
 LOT CONSOLIDATION
 FOR
 MARSHALL & KELLY
 BROWN

SITUATE
 LANCASTER TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
03/10/2020	BAG	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-117	200-4F56-33 & 32B	B	

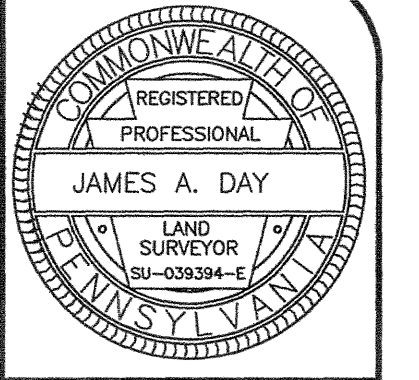
M. BROWN PLAN

Being a consolidation of Butler County Tax Parcels
 200-4F56-33 and 200-4F56-32B

RECORDED	20
PLAN BOOK	PAGE
391	8
SHEET	of

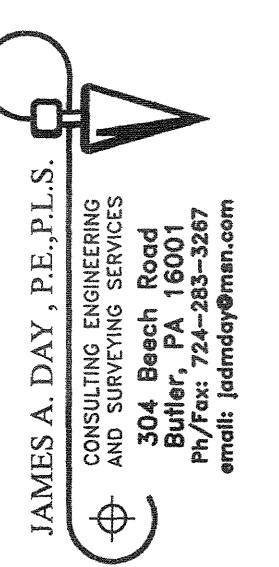
NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.

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

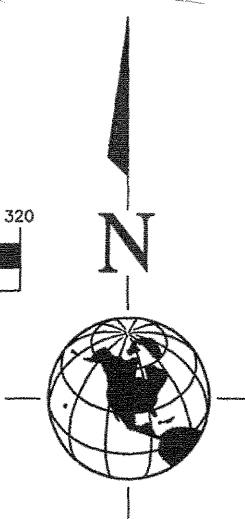
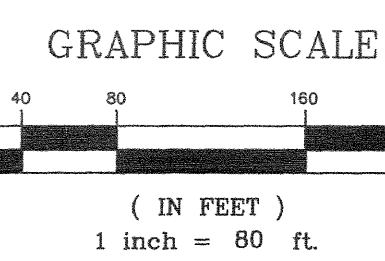
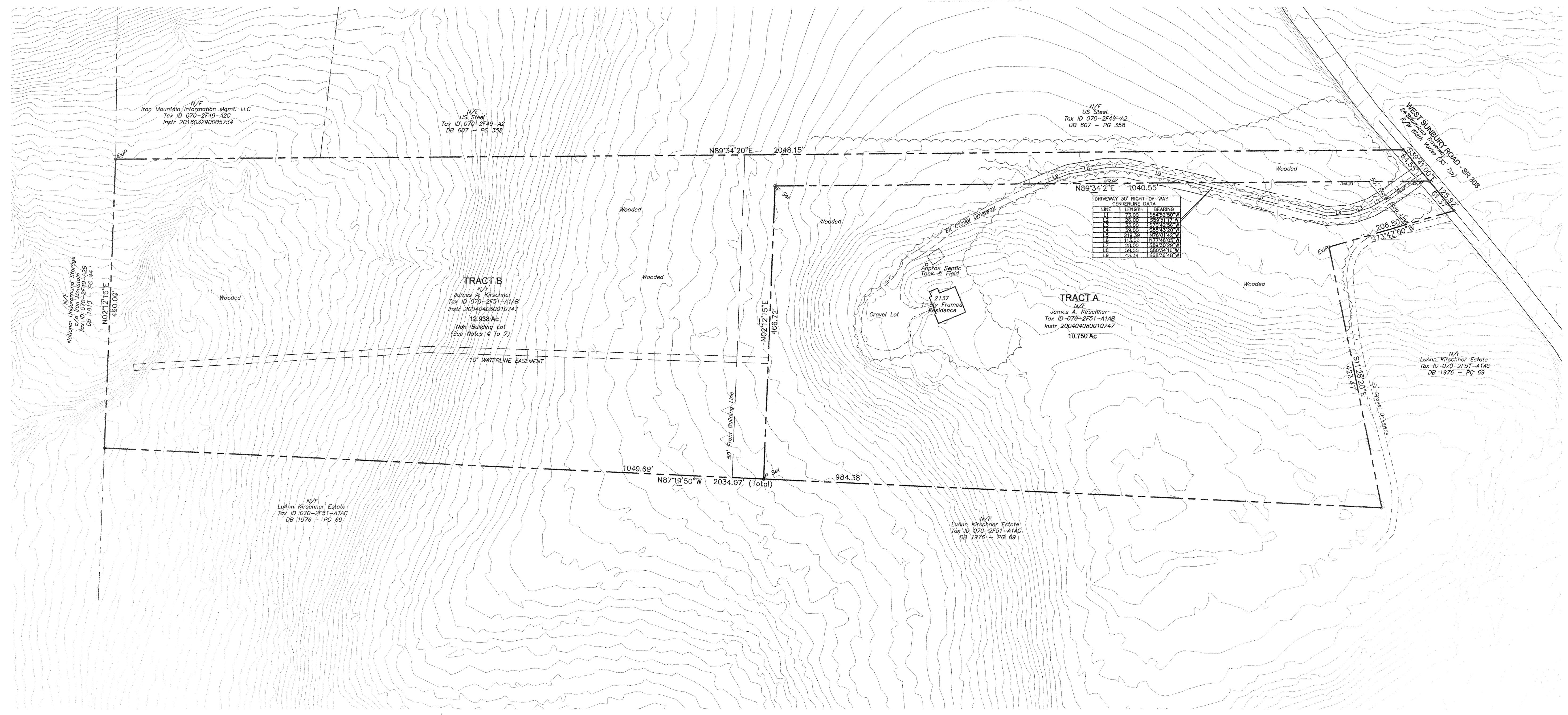


Situated at:
 2137 WEST SUNBURY ROAD
 TOWNSHIP OF CHERRY
 BUTLER COUNTY, PA

PROPERTY SUBDIVISION
 LANDS OF
JAMES A. KIRSCHNER ESTATE



DRAWING DATE: 11-05-2020
 SCALE: 1" = 80'



OWNERS ADOPTION
 KNOW ALL MEN BY THESE PRESENTS, THAT LAURA B. LEONARD, EXECUTRIX OF THE JAMES A. KIRSCHNER ESTATE, OF THE TOWNSHIP OF CHERRY, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF CHERRY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS RIGHTS-OF-WAY AND EASEMENT BY THE TOWNSHIP OF CHERRY, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA.

WE HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 THE AFOREMENTIONED OWNERS, OUR SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 5th DAY OF February, 2021.

ATTEST:
Laura B. Leonard
 NOTARY PUBLIC
 LAURA B. LEONARD, EXECUTRIX OF THE JAMES A. KIRSCHNER ESTATE

MY COMMISSION EXPIRES THE 7th DAY OF July, 2021. My Commission Expires July 15, 2021

INDIVIDUAL ACKNOWLEDGEMENT
 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 LAURA B. LEONARD, EXECUTRIX OF THE JAMES A. KIRSCHNER ESTATE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th DAY OF February, 2021.

MY COMMISSION EXPIRES: 7th DAY OF July, 2021.

Laura B. Leonard
 NOTARY PUBLIC (SIGNATURE) (SEAL)
 PRINTED NAME OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 LouAnn LoDico, Notary Public
 Slippery Rock Boro, Butler County
 My Commission Expires July 15, 2021
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

I, Laura B. Leonard EXECUTRIX OF THE JAMES A. KIRSCHNER ESTATE, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JAMES A. KIRSCHNER, AS RECORDED AS INSTRUMENT 200404080010747 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Rosal W. Coyer
 WITNESS
 ESTATE
 LAURA B. LEONARD, EXECUTRIX OF THE JAMES A. KIRSCHNER ESTATE

MUNICIPAL APPROVAL
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CHERRY 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.

REVIEWED AND APPROVED THIS 4th DAY OF January, 2021.

Cassidy S. Yeager SECRETARY
David Paul CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL
 REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF Dec, 2020.

R. H. GEM SECRETARY
J. H. GEM CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
 PLAN NUMBER: 20279 (SEAL)

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

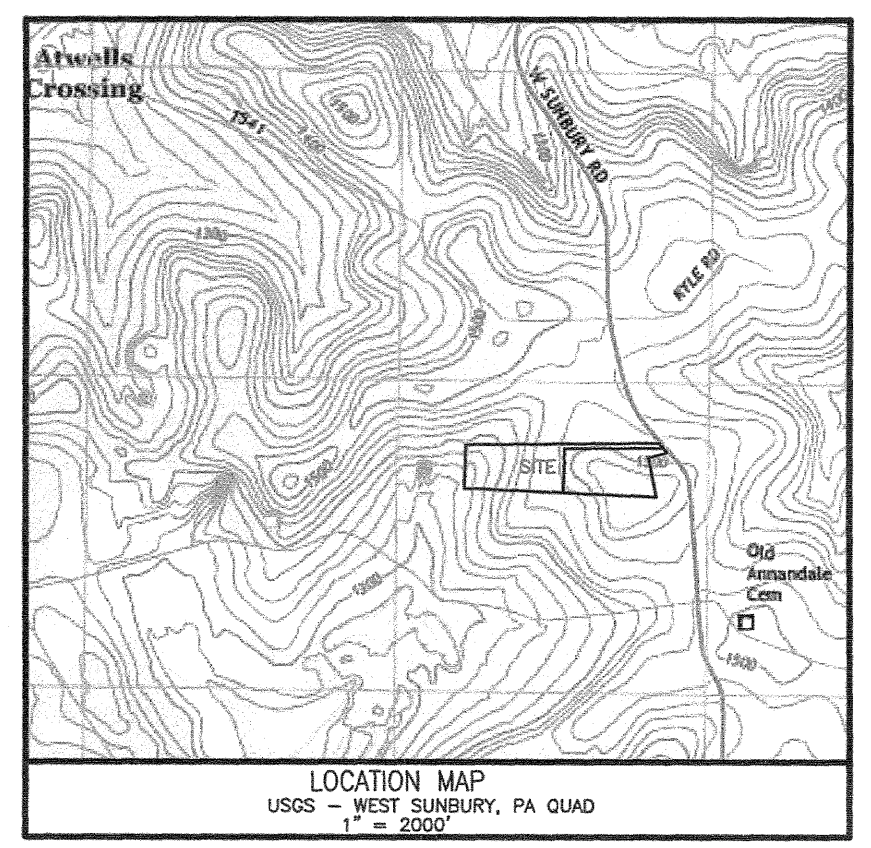
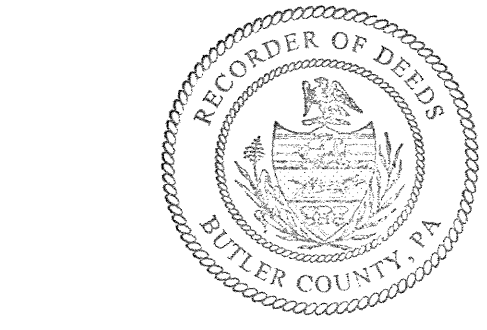
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 391, PAGE 9.

GIVEN UNDER OUR HAND AND SEAL THIS 5th DAY OF January, 2021.

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

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

01-04-2021 DATE
James A. Day
 REGISTRATION NO. SU-039394-E

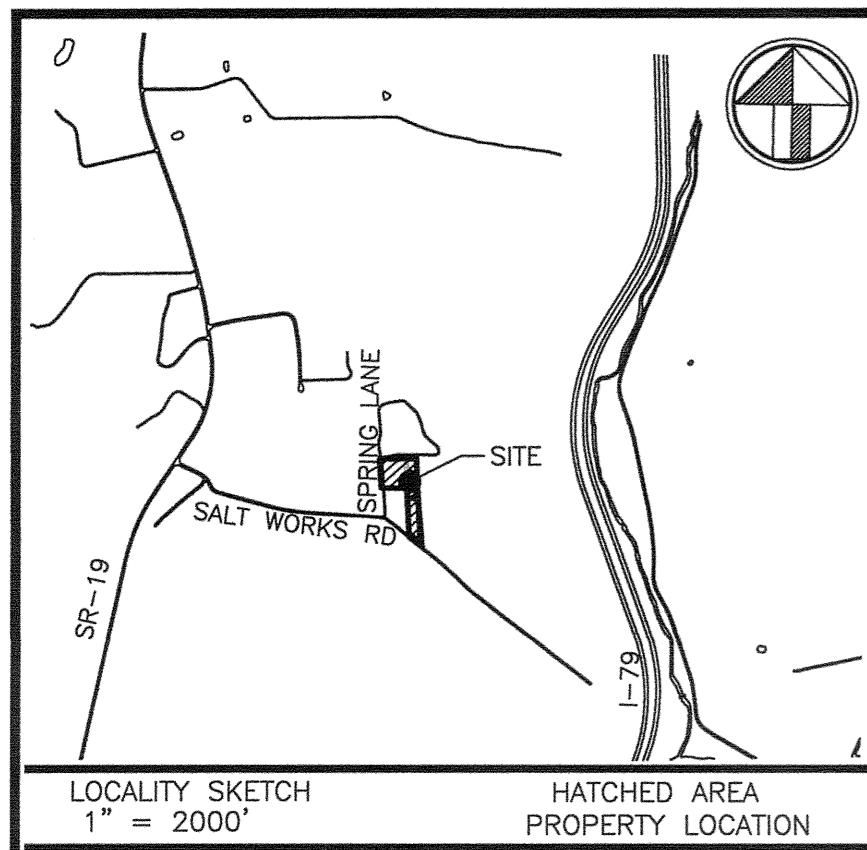


- PLAN NOTES:**
1. THIS PLAN PROPOSES SUBDIVISION OF A PROPERTY INTO TWO LOTS. ONE LOT RETAINING AN EXISTING RESIDENTIAL STRUCTURE, AND THE OTHER LOT DESIGNATED AS A NON-BUILDING (SILVICULTURE USE) LOT.
 2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
 - 4.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.
 - 5.A. OF THE DATA OF THIS PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVICULTURE (FORESTRY) USE. NO PORTION OF TRACT B IS APPROVED BY CHERRY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §§7501 et seq.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTATION OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF CHERRY TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
 6. THE EXISTING DRIVEWAY SHOWN WITHIN EXTENTS OF A PROPOSED 30' RIGHT-OF-WAY, IS A SHARED ACCESS USED BY BOTH TRACT A AND TRACT B AS INGRESS/EGRESS. MAINTENANCE RESPONSIBILITIES ARE OF TRACT A. ANY FUTURE DEVELOPMENT, NATURAL RESOURCE REMOVAL, OR SUBDIVISION ON TRACT B, WILL REQUIRE TRACT B TO INSTALL A FULL DRIVEWAY ON TRACT B, FOR ITS EXCLUSIVE USE.
 7. TRACT B SUBJECT TO A 10' WIDE WATERLINE EASEMENT CENTERED OVER A PHYSICAL WATER SUPPLY LINE THAT COMMENCES AT THE WEST LINE OF TRACT A, AND TRAVERSES WESTERLY, AND TERMINATES AT AN EXISTING SPRING WATER SOURCE. THE LOCATION IS SHOWN GRAPHICALLY APPROXIMATELY. THE EASEMENT IS TO RUN WITH ANY FUTURE RELOCATION OF THE WATERLINE. THE EASEMENT WILL BECOME NULL AND VOID AT SUCH TIME TRACT A DEVELOPS AND COMMISSIONS AN ONSITE WATER WELL ON TRACT A.

SUBDIVISION OWNER:
 JAY PARCE 070-2751-41AB
 JAMES A. KIRSCHNER (Deceased)
 2137 WEST SUNBURY ROAD
 HELLERSBURG, PA 15044
 LAURA LEONARD 724-421-4656

RECORDED	PLAN BOOK	PAGE
	391	9

SIGN WITH BLACK FELT TIP PEN ONLY.



WE, MICHAEL & ASHLEIGH WISNIEWSKI, OF THE TOWNSHIP OF LANCASTER, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS SUBDIVISION PLAN, AS RECORDED IN INSTRUMENT NO. 201501200001153, BEING TAX PARCEL 200-4F100-A16 AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INsofar AS IT AFFECTS OUR PROPERTY, AND THERE IS A MORTGAGE, ON THE PROPERTY HELD BY _____

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

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

ATTEST: *Julia Berra* NOTARY PUBLIC, *Michael Wisniewski* MICHAEL WISNIEWSKI, *Ashleigh Wisniewski* ASHLEIGH WISNIEWSKI

COMMONWEALTH OF PENNSYLVANIA) SS COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED MICHAEL & ASHLEIGH WISNIEWSKI, 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 29th DAY OF December, 2020

MY COMMISSION EXPIRES THE 29th DAY OF July, 2023

Julia Berra NOTARY PUBLIC

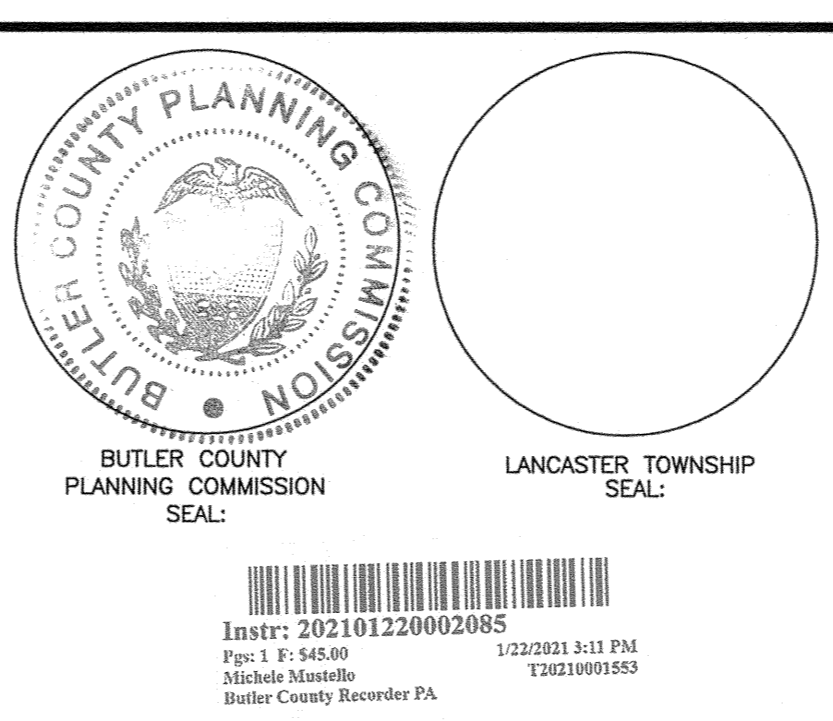
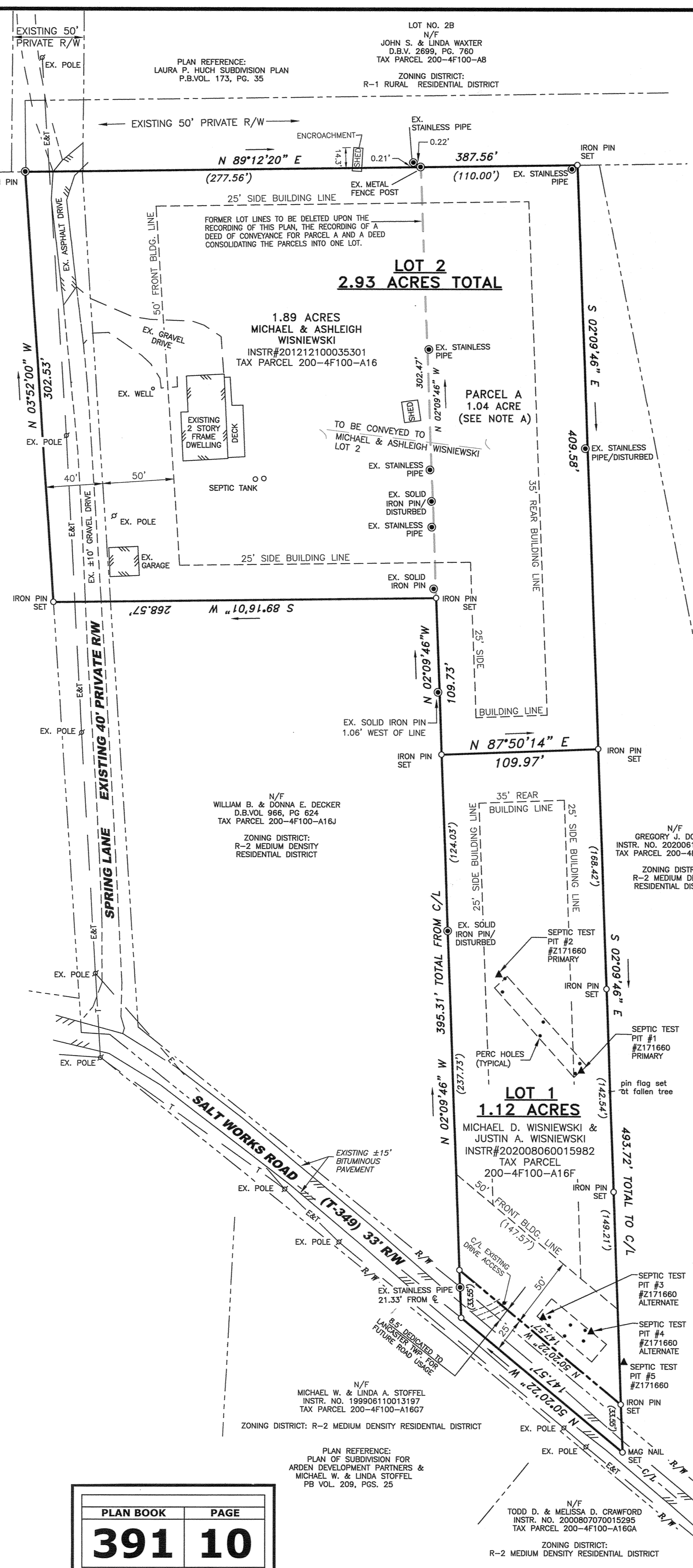
Commonwealth of Pennsylvania - Notary Seal
Julia Berra, Notary Public
Butler County
My commission expires July 29, 2023
Commission number 1354119
Member, Pennsylvania Association of Notaries

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

WITNESS (PRINT NAME AND TITLE WITH SIGNATURE)

LANCASTER TOWNSHIP LOT REQUIREMENTS. CODE OF ORDINANCES SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ORDINANCE NO. 86 DATED: MAY 23, 2007 AS AMENDED. ZONING ORDINANCE ORDINANCE NO. 89 DATED: NOVEMBER 17, 2008 AS AMENDED. R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT. MINIMUM LOT AREA WITHOUT PUBLIC SEWERS AND WATER: 1 ACRE. MINIMUM LOT AREA WITH PUBLIC SEWERS AND WATER: 0.5 ACRE. MINIMUM LOT WIDTH: 120 FEET AT BUILDING LINE. MAXIMUM LOT COVERAGE: 20% (INCLUDES ACCESSORY STRUCTURES). BUILDING SETBACKS: FRONT BUILDING SETBACK LINE 50 FEET, SIDE BUILDING SETBACK LINE 25 FEET, REAR BUILDING SETBACK LINE 35 FEET.

REVISED LOT CALCULATIONS. TABLE with columns for LOT 1, LOT 2, and TOTAL REVISED LOT AREAS. Includes rows for EXISTING AREA, PARCEL A, and TOTAL REVISED LOT AREAS.



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF October, 2020. SECRETARY: *Vion Hershberger*, CHAIRMAN: *Carolyn Jones*.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 21st DAY OF January, 2021. SECRETARY: *Raymond*, CHAIRMAN: *John Wark*.

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 17th DAY OF January, 2021. SECRETARY: *Christina M. Smith*, PRESIDENT: *Joseph J. Plebanik*.

NOTES:

- (1) PARCEL A IS TO BE CONVEYED TO MICHAEL & ASHLEIGH WISNIEWSKI AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200-4F100-A16, THE ADJOINING LANDS AS PRESENTLY OWNED BY MICHAEL & ASHLEIGH WISNIEWSKI AS RECORDED IN INSTRUMENT NO. 201212100035301. PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 200-4F100-A16 AND BECOME ONE LOT KNOWN AS LOT 2, CONSISTING OF 2.93 ACRES. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT. THE FORMER LOT LINE IS TO BE DELETED UPON THE RECORDING OF THIS PLAN, THE RECORDING OF A DEED OF CONVEYANCE FOR PARCEL A AND A DEED CONSOLIDATING THE PARCELS INTO ONE LOT.
- (2) ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY. ANY SUBSURFACE UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATIONS, SIZE AND DEPTH. CALL 1-800-242-1776.
- (3) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MICHAEL D. WISNIEWSKI & JUSTIN A. WISNIEWSKI, OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR OUR OWNERS ADVANTAGES ACCORDING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC UPON ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THERE TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MICHAEL D. WISNIEWSKI & JUSTIN A. WISNIEWSKI, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL, THIS 17th DAY OF December, 2020. NOTARY PUBLIC: *Julia Berra*, MICHAEL D. WISNIEWSKI, JUSTIN A. WISNIEWSKI.

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED MICHAEL D. WISNIEWSKI & JUSTIN A. WISNIEWSKI, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF December, 2020. MY COMMISSION EXPIRES THE 29th DAY OF July, 2023.

Julia Berra NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Julia Berra, Notary Public
Butler County
My commission expires July 29, 2023
Commission number 1354119
Member, Pennsylvania Association of Notaries

I, MICHAEL D. WISNIEWSKI & JUSTIN A. WISNIEWSKI, OWNERS OF THE WISNIEWSKI LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MICHAEL D. WISNIEWSKI & JUSTIN A. WISNIEWSKI, AS RECORDED IN INSTRUMENT NO. 202008060015982, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

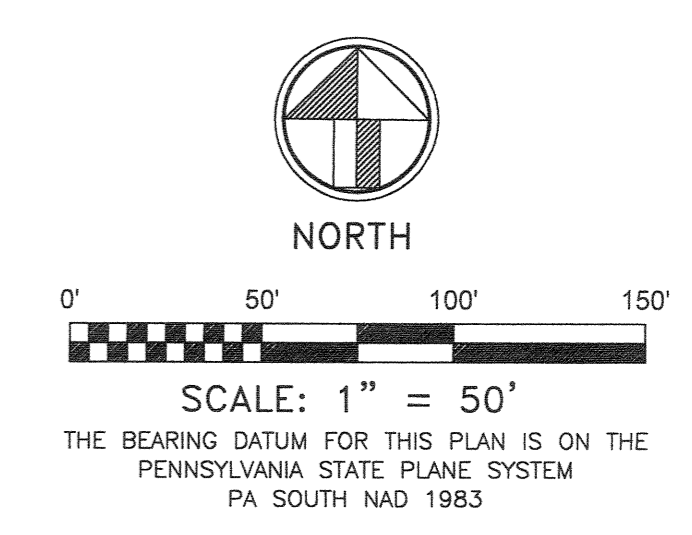
Julia Berra NOTARY PUBLIC, *Michael D. Wisniewski* MICHAEL D. WISNIEWSKI, *Justin A. Wisniewski* JUSTIN A. WISNIEWSKI

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 391, PAGE 10.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF January, 2021.

Michele M. Mustello RECORDED. SEAL: RECORDER OF DEEDS BUTLER COUNTY PA.

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



WISNIEWSKI LOT LINE REVISION PLAN

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA. DATE: SEPTEMBER 30, 2020. SCALE: 1" = 50'

4.05 ACRES = TOTAL ACREAGE R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT. PROPERTY ADDRESS: 173 SALTWORKS ROAD HARMONY, PA 16037. OWNERS: JUSTIN A. WISNIEWSKI & MICHAEL D. WISNIEWSKI 109 SPRING LANE HARMONY, PA 16037. DEED REFERENCE: INSTR #202008060015982 TAX PARCEL NO.: 200-4F100-A16F. DEED REFERENCE: INSTR #201501200001153 TAX PARCEL NO.: 200-4F100-A16

SURVEY TECH & ASSOCIATES, LLC ENGINEERING LAND SURVEYS 308 SENECA LANE - EVANS CITY, PA. 16033 PHONE (724) 432-3007. I, TAMARA A. RANALLI, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAN HAVE BEEN SET OR FOUND, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

PLAN BOOK 391 PAGE 10

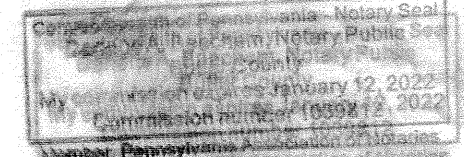
KNOW ALL MEN BY THESE PRESENTS, THAT ROSANNE MCLAUGHLIN of PROSPECT BOROUG, of the County of BUTLER and the Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our plan of lots of our property located in PROSPECT BOROUG, BUTLER County, Commonwealth of Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets 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 Commonwealth of Pennsylvania, County of BUTLER and PROSPECT BOROUG, we do hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth and Pennsylvania, the County of BUTLER, and PROSPECT BOROUG, their successors or assigns from any liability for damages arising and to arise from any appropriation of said grounds for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon ROSANNE MCLAUGHLIN our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 7th day of December, 2020.

Rosanne McLaughlin
 OWNER

Before me the subscriber, a Notary Public in and for said State and County personally appeared the above named ROSANNE MCLAUGHLIN and acknowledged the above to be their own free act and deed.

Darlene Beachem
 NOTARY PUBLIC



I, GREGORY A. TOMO, P.L.S., a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners and agents.

10/29/2020
 DATE

Annex A Tomo
 SU-931438-E

APPROVED by the PROSPECT BOROUG Planning Commission, this 21st day of December, 2020.

Gus Gwetter
 Secretary

John Gwetter
 Chairman

APPROVED by the PROSPECT BOROUG Board of Council, this 4TH day of JANUARY, 2021.

Rene L. Young
 Secretary

John Gwetter
 Chairman

REVIEWED by the BUTLER County Planning Commission, this 20th day of JAN, 2021.

R. H. Gwetter
 Secretary

John Gwetter
 Chairman

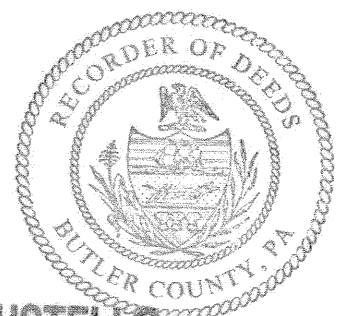
IF APPLICABLE: Access to the State Highways shall be only as authorized by a highway occupancy permit. Parcels N/A cannot obtain a building permit until a PennDOT Highway Occupancy Permit is obtained.

PLAN IS NULL AND VOID UNLESS RECORDED BY _____

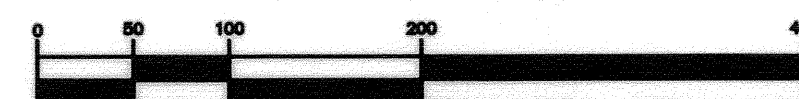
COMMONWEALTH OF PENNSYLVANIA: (SS)
 COUNTY OF BUTLER:
 Recorded in the Office for the Recording of Deeds, Plans, etc. in said County in Plot Book Volume 391, Page 11
 Given under my hand and seal this 27th day of January, 2020.

Michele M. Mustello
 Recorder of Deeds

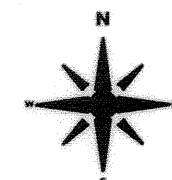
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



GRAPHIC SCALE

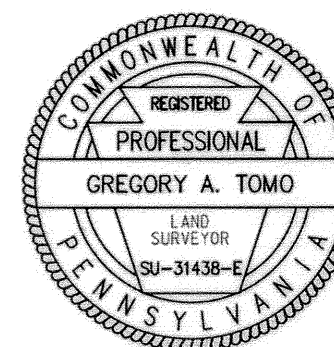


(IN FEET)
 1 inch = 100 ft.



REV. 12-23-2020
 REV. 12-11-2020

Gregory A. Tomo, PLS
 219 Mount Hope Furnace Road
 Portersville, PA 16051
 Tel: 724.924.9503
 e-mail: gatomo@live.com



SUBDIVISION PLAN FOR
ROSANNE MCLAUGHLIN
 PROSPECT BOROUG BUTLER COUNTY, PA
 SCALE: 1" = 100' OCTOBER 29, 2020
 GREGORY A. TOMO, P.L.S.

ZONING: RESIDENTIAL

PLAN BOOK	PAGE
391	11

ROSANNE MCLAUGHLIN
 594 MAIN STREET
 PROSPECT, PA 16052
 PARCEL 490-S1-2A-0000
 INSTRUMENT 201803200005102
 28.013 ACRES
 -2.615 ACRES LOT 1A
 25.398 ACRES REMAIN



BREEHAN SKRAK
 PARCEL 490-S1-2-0000

REMAINING LANDS OF
 ROSANNE MCLAUGHLIN
 PARCEL 490-S1-2A-0000
 INSTR. NO. 201803200005102
 25.398 ACRES

KOTCHEY PROPERTIES, LLC
 PARCEL 490-S1-AA-0000
 INSTR. NO. 202003180005560
 2.09 ACRES

BARBARA ROBINSON
 PARCEL 490-S1-B-0000

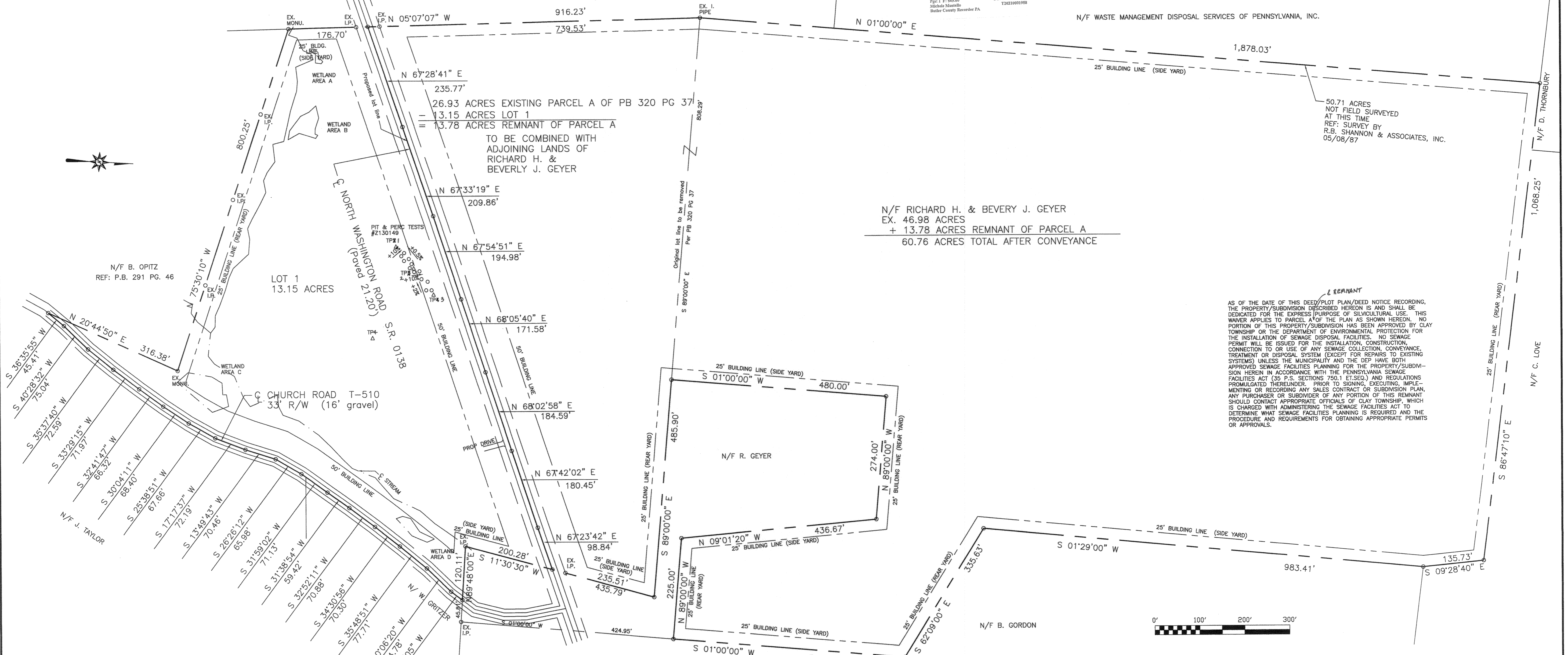
BARBARA ROBINSON
 PARCEL 490-S1-33-0000

LOT 1A
 2.615 ACRES
 TO BE CONVEYED AS SIDE
 LOT ADDITION TO
 KOTCHEY PROPERTIES, LLC

Commonwealth of Pennsylvania
 County of Butler

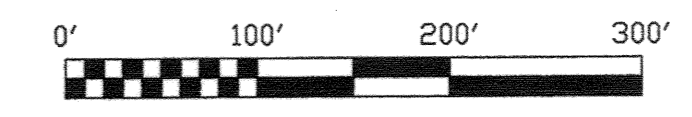
N/F WASTE MANAGEMENT DISPOSAL SERVICES OF PENNSYLVANIA, INC.

INSTR: 202101280002646
 Page 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 1/28/2021 1:01 PM
 2021001508



N/F RICHARD H. & BEVERLY J. GEYER
 EX. 46.98 ACRES
 + 13.78 ACRES REMNANT OF PARCEL A
 60.76 ACRES TOTAL AFTER CONVEYANCE

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



KNOW ALL MEN BY THESE PRESENTS, That we, Richard H. and Beverly J. Geyer, of the Township of Clay, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clay Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all alleys, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Clay, 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 Richard H. and Beverly J. Geyer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 29 day of December 2020.

ATTEST:
Carrie Bedlin
 NOTARY PUBLIC

Richard H. Geyer
 Beverly J. Geyer
 OWNERS

COMMONWEALTH OF PENNSYLVANIA [SS: CLAY TOWNSHIP]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Richard H. and Beverly J. Geyer, 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 29 day of December 2020.

My commission expires this 9th day of April 2021.

SEAL
Carrie Bedlin
 NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)

We, Richard H. and Beverly J. Geyer, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Richard H. and Beverly J. Geyer as recorded in Deed Book Volume 1347 page 14, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Richard H. Geyer
Beverly J. Geyer
 OWNERS

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

Date November 5, 2020 SEAL *Cheryl A. Hughes*
 Reg. No. SU-22990-E

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

Approved by the Clay Township Board of Supervisors this 3rd day of Dec 2020
 Secretary *Jason Beach* Chairman

Reviewed by the Clay Township Planning Commission this 3rd day of Dec 2020
 Secretary *Richard H. Geyer* Chairman

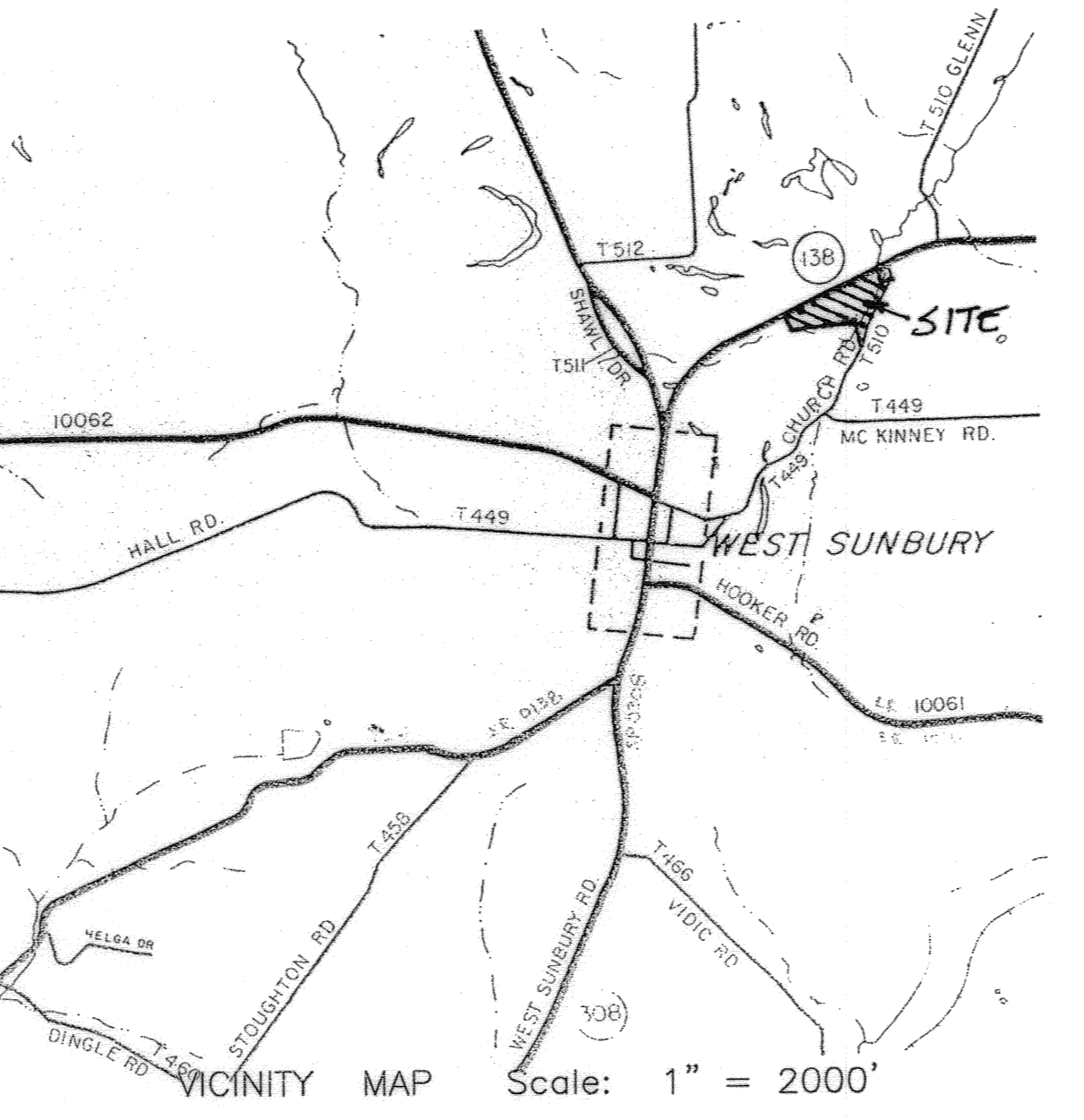
Reviewed by the Butler County Planning Commission this 18th day of Nov 2020
 Secretary *RH-GRM* Chairman

COMMONWEALTH OF PENNSYLVANIA[SS: COUNTY OF BUTLER]

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in Butler County in Plan Book Volume 391 page 12
 Given under my hand and seal this 28th day of January 2021

SEAL
Michele M. Mustello
 Recorder

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.

PROPERTY OWNERS: RICHARD & BEVERLY GEYER
 165 N. WASHINGTON ROAD
 WEST SUNBURY, PA 16061-2935

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

TOTAL PLAN AREA: 73.91 ACRES

REF: PROPERTY SURVEY FOR RICHARD GEYER BY R.B. SHANNON & ASSOCIATES, INC., MAY 8, 1987.

REF: LOT LINE REVISION FOR RICHARD H. & BEVERLY G. GEYER AND WASTE MANAGEMENT DISPOSAL SERVICES OF PA. BY LAND SURVEYORS INC. REC. IN PB 320 PG 37

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, A NEW BUILDING LOT, AND REMNANT OF EX. PARCEL A TO BE COMBINED WITH OTHER LANDS OF RICHARD & BEVERLY GEYER.

PROPOSED WATER WELL TO SERVE LOT 1 IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

TOTAL PLAN AREA = 73.91 ACRES

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

PLAN BOOK	PAGE
391	12

L
S
J

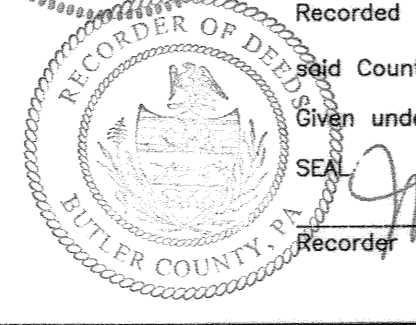
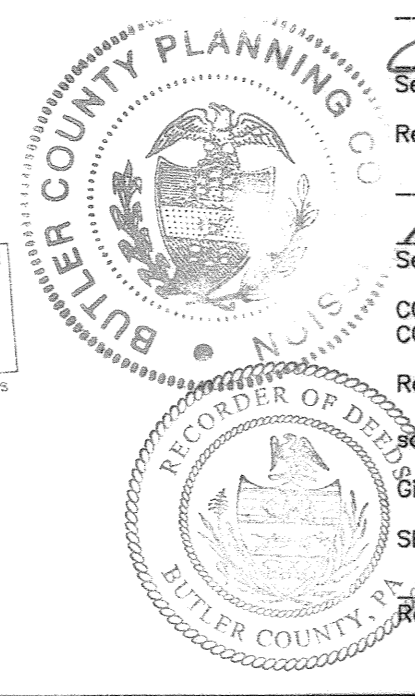
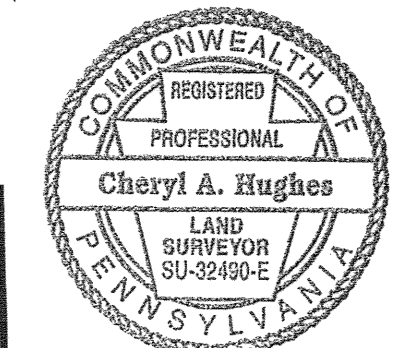
Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION

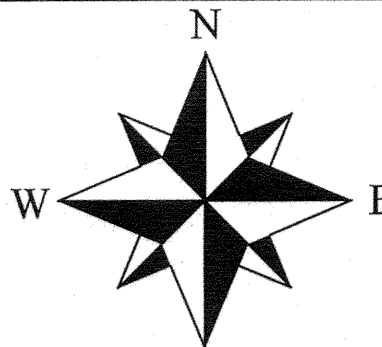
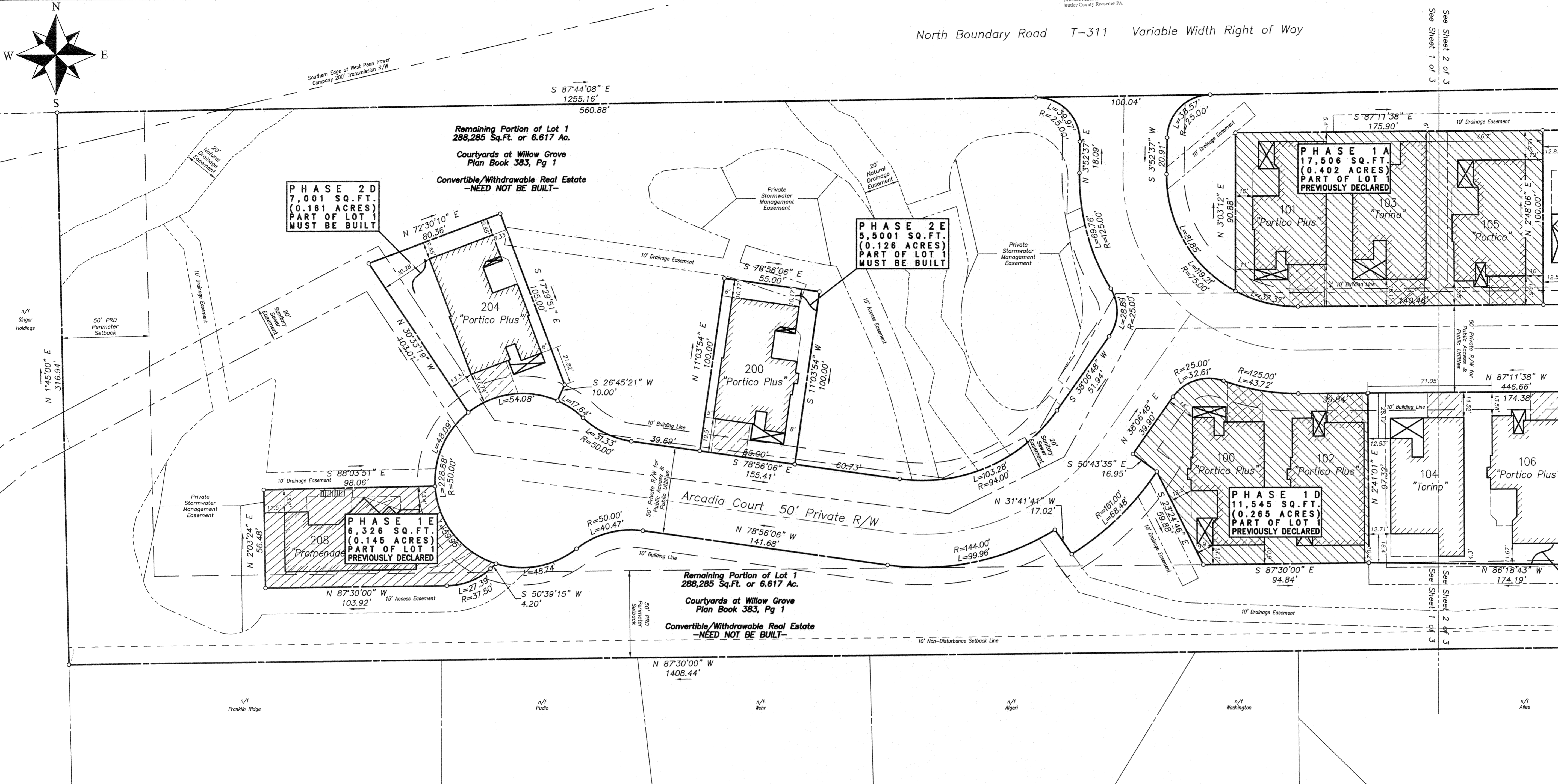
FOR: RICHARD H. & BEVERLY J. GEYER

SITUATE: CLAY TWP., BUTLER CO., PA

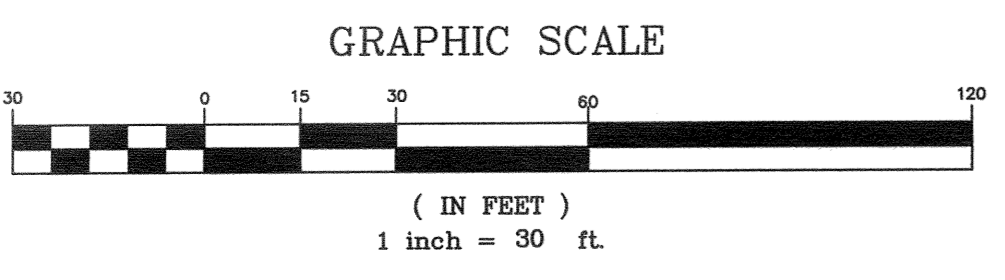
Date 11/05/20	Scale 1" = 100'	Dwn By BEC	Ckd By CMH
Parcel No. 080-2555-17 & 17A	Db-Pg 1347-14	Sheet No. 1	Service No. 20-008
Address N. WASHINGTON ROAD		201008200018539	4-0F-2



North Boundary Road T-311 Variable Width Right of Way



LOT 101 AREA TABULATION		LOT 1	
	SQ.FT.	ACRES	
ORIGINAL TRACT:	417,362	9.581	
CONDO PLAN NO. 1 PHASE 1A	17,506	0.402	
CONDO PLAN NO. 1 PHASE 1B	5,995	0.138	
CONDO PLAN NO. 1 PHASE 1C	35,525	0.816	
CONDO PLAN NO. 1 PHASE 1D	11,545	0.265	
CONDO PLAN NO. 1 PHASE 1E	6,326	0.145	
CONDO PLAN NO. 2 PHASE 2A	11,433	0.262	
CONDO PLAN NO. 2 PHASE 2B	11,052	0.254	
CONDO PLAN NO. 2 PHASE 2C	17,194	0.395	
CONDO PLAN NO. 2 PHASE 2D	7,001	0.161	
CONDO PLAN NO. 2 PHASE 2E	5,500	0.126	
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	288,285	6.617	



PLAN BOOK	PAGE
391	13

NOTES:
 Prepared for: Courtyards at Willow Grove, LP
 P.O. Box 449
 Mars, PA 16046

- All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
- All unit driveways are considered limited common elements and must be built.
- See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
- Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.
- Plan Reference: Courtyards at Willow Grove, PRD Plan Book 383, Page 1

Owner/Developer
 Courtyards at Willow Grove, LP
 P.O. Box 449
 Mars, PA 16046
 Reference:
 Courtyards at Willow Grove PRD
 Plan Book 383, Page 1

DRAWING NUMBER: 1026-2021430
 DRAWING SCALE: 1"=30'
 DATE: January 22, 2021
 DRAWN BY: JSS
 REVISIONS:
 01/26/2021...per review
 Sheet 1 of 3

The Courtyards at Willow Grove Condominium Plan 2
 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

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE COURTYARDS AT WILLOW GROVE, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 3 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1990 (68 P.A.C.S.A. SECTION 3210(B) AND (C))
 BY James A. Spurdute 1/26/21
 DATE

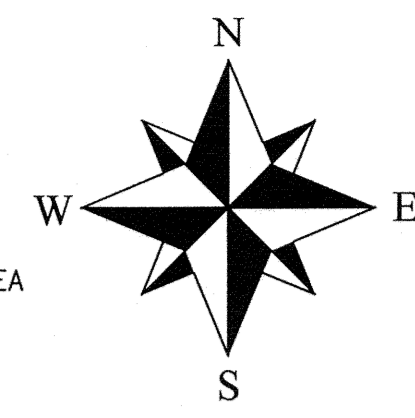
COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 ON THE 26 DAY OF January, 2021, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
James A. Spurdute
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: October 14, 2023

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 391 PAGES 13-15 GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF February 2021
Michele M. Mustello
 RECORDER OF DEEDS

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

SURVEYOR
 BUTLER COUNTY RECORDER OF DEEDS



- LIMIT OF ENCLOSED UNIT AREA
- PREVIOUSLY DECLARED PROPERTY
- LIMITED COMMON ELEMENTS (DRIVEWAYS)

PHASE 2 A
11,433 SQ.FT.
(0.262 ACRES)
PART OF LOT 1
MUST BE BUILT

PHASE 2 B
11,052 SQ.FT.
(0.254 ACRES)
PART OF LOT 1
MUST BE BUILT

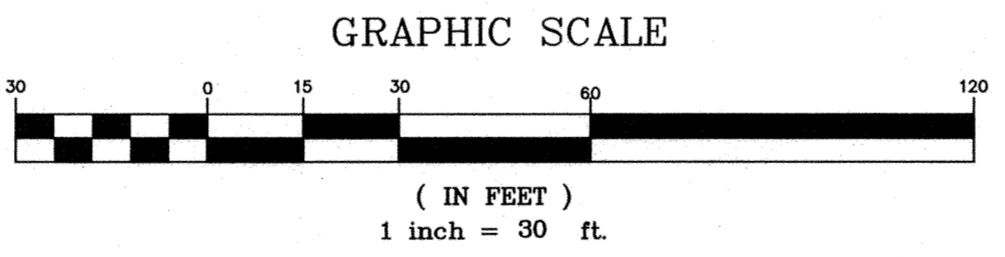
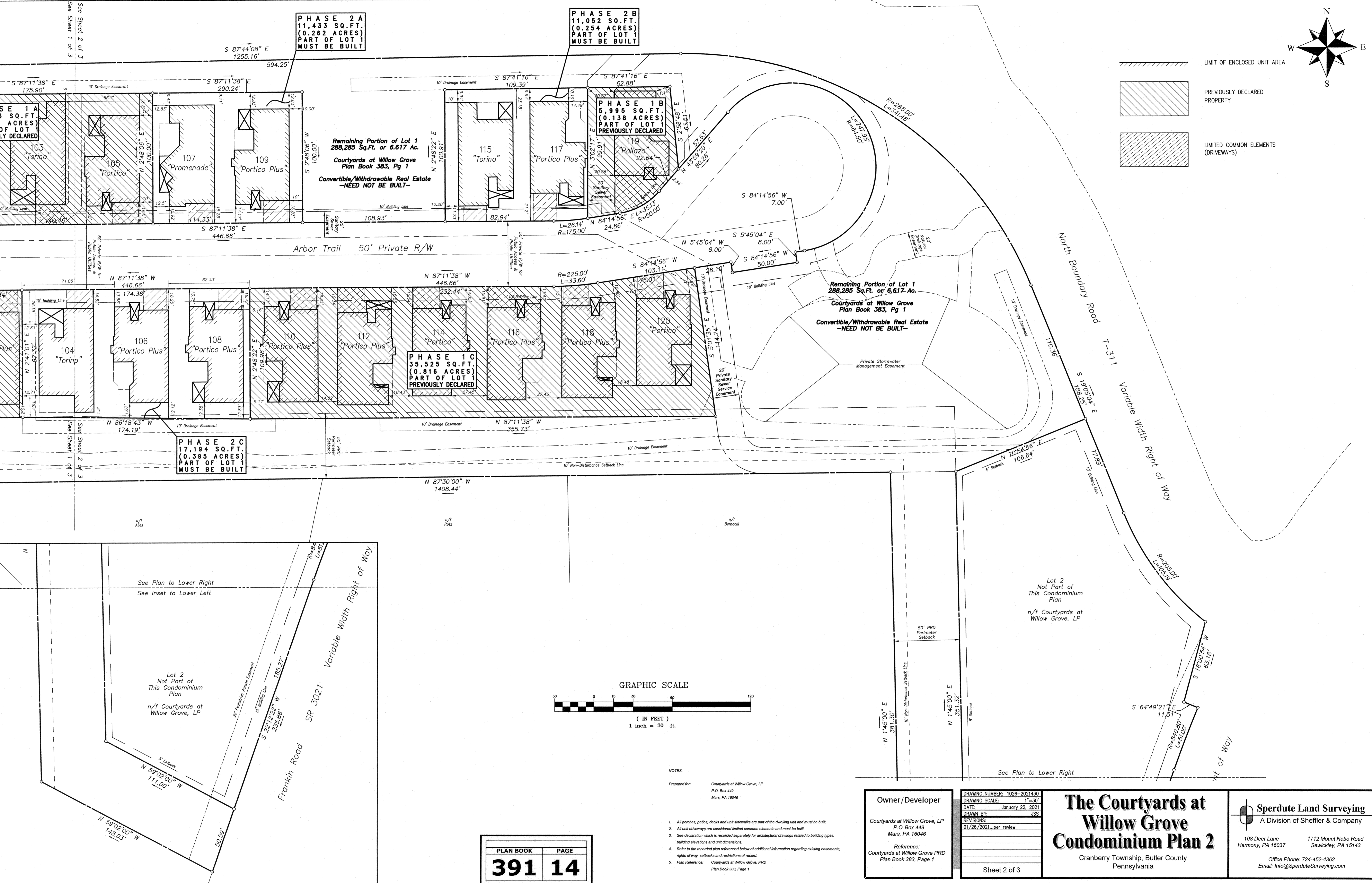
PHASE 1 B
5,995 SQ.FT.
(0.138 ACRES)
PART OF LOT 1
PREVIOUSLY DECLARED

PHASE 1 C
35,525 SQ.FT.
(0.816 ACRES)
PART OF LOT 1
PREVIOUSLY DECLARED

PHASE 2 C
17,194 SQ.FT.
(0.395 ACRES)
PART OF LOT 1
MUST BE BUILT

Remaining Portion of Lot 1
288,285 Sq.Ft. or 6.617 Ac.
Courtyards at Willow Grove
Plan Book 383, Pg 1
Convertible/Withdrawable Real Estate
-NEED NOT BE BUILT-

Remaining Portion of Lot 1
288,285 Sq.Ft. or 6.617 Ac.
Courtyards at Willow Grove
Plan Book 383, Pg 1
Convertible/Withdrawable Real Estate
-NEED NOT BE BUILT-



NOTES:
Prepared for: Courtyards at Willow Grove, LP
P.O. Box 449
Mars, PA 16046

1. All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
2. All unit driveways are considered limited common elements and must be built.
3. See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
4. Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.
5. Plan Reference: Courtyards at Willow Grove, PRD Plan Book 383, Page 1

PLAN BOOK	PAGE
391	14

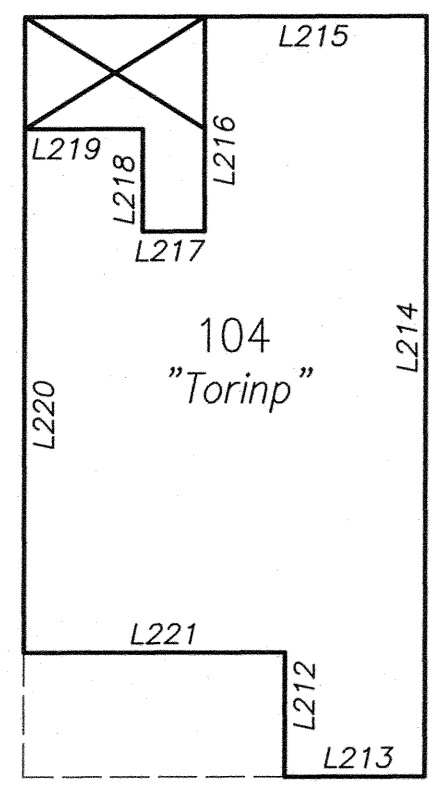
Owner/Developer
Courtyards at Willow Grove, LP
P.O. Box 449
Mars, PA 16046

Reference:
Courtyards at Willow Grove PRD
Plan Book 383, Page 1

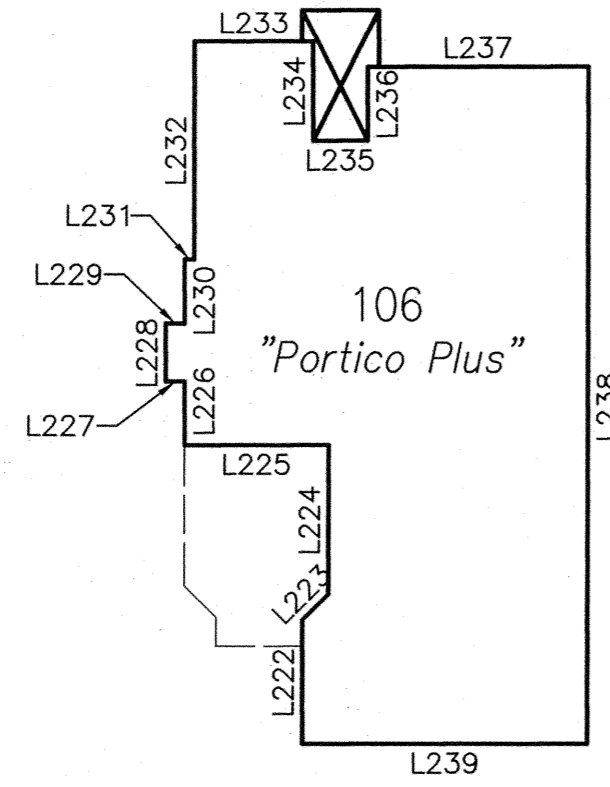
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DRAWING SCALE:	1"=30'
DATE:	January 22, 2021
DRAWN BY:	JSS
REVISIONS:	
01/26/2021...	per review
Sheet 2 of 3	

The Courtyards at Willow Grove Condominium Plan 2
Cranberry Township, Butler County Pennsylvania

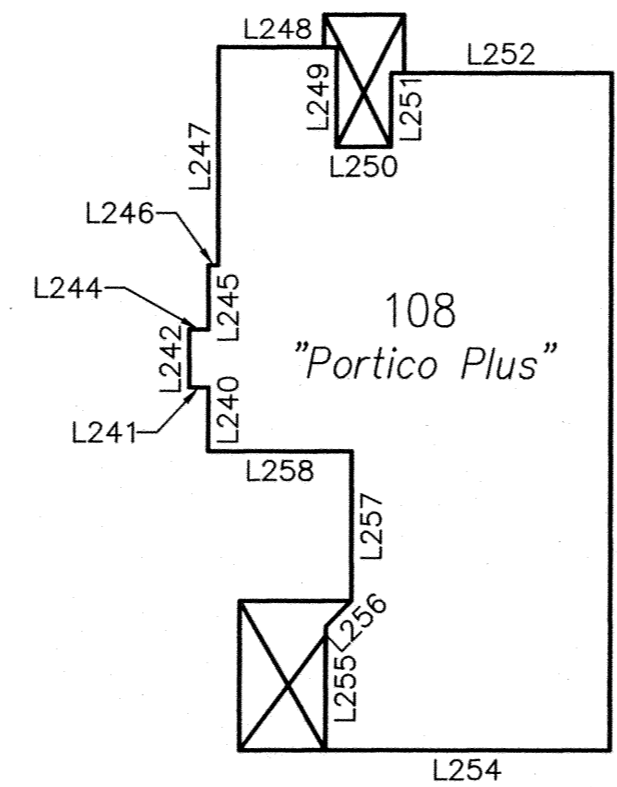
Sperdute Land Surveying
A Division of Sheffer & Company
108 Deer Lane Harmony, PA 16037
1712 Mount Nebo Road Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



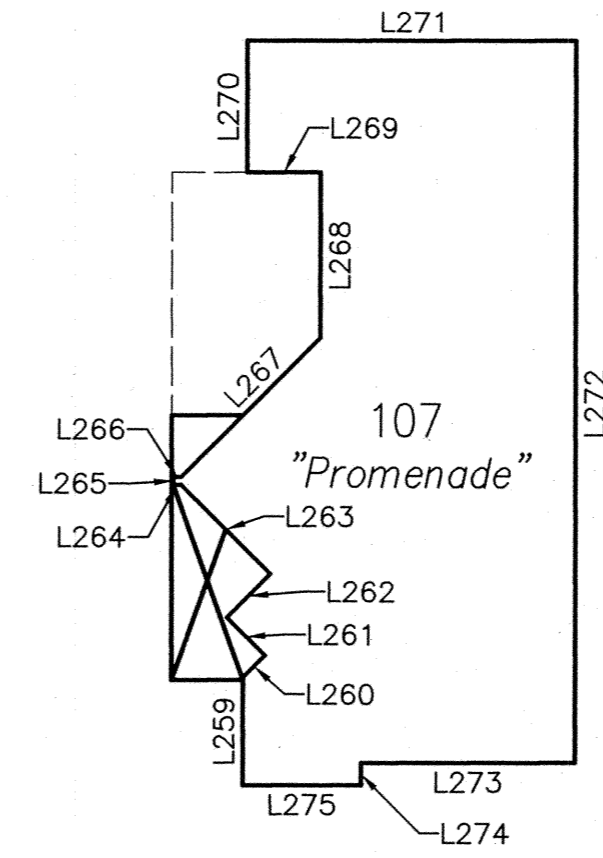
Line #	Length	Direction
L212	13.00'	S00° 14' 34"E
L213	14.67'	N89° 45' 26"E
L214	79.33'	N00° 14' 35"W
L215	23.17'	S89° 45' 26"W
L216	22.29'	S00° 14' 34"E
L217	6.50'	S89° 45' 26"W
L218	10.63'	N00° 14' 34"W
L219	12.33'	S89° 45' 26"W
L220	54.67'	S00° 14' 34"E
L221	27.33'	N89° 45' 26"E



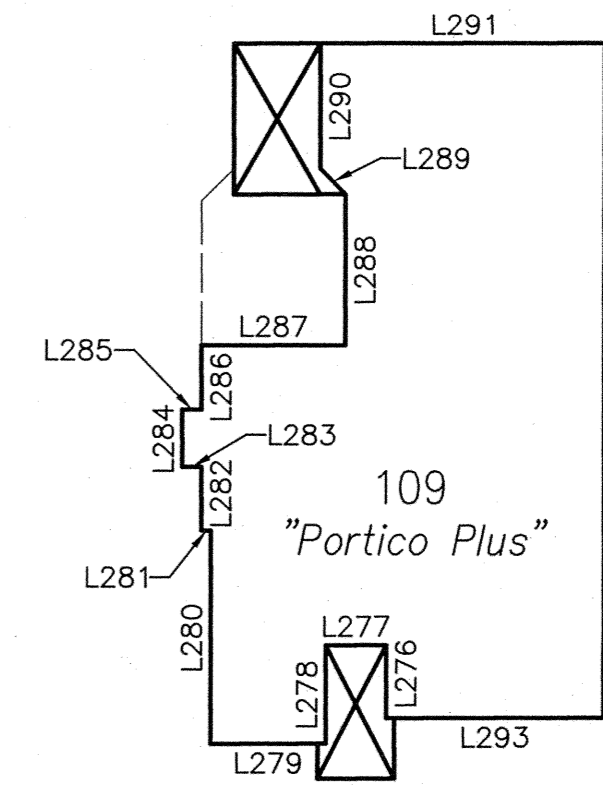
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L239	29.67'	S89° 45' 26"W
L238	70.67'	S00° 14' 34"E
L237	23.00'	N89° 45' 26"E
L236	7.67'	N00° 14' 34"W
L235	5.67'	N89° 45' 26"E
L234	10.33'	S00° 14' 34"E
L233	12.33'	N89° 45' 25"E
L232	22.67'	N00° 14' 34"W
L231	1.00'	N89° 45' 26"E
L230	6.67'	N00° 14' 34"W
L229	2.00'	N89° 45' 25"E
L228	6.00'	N00° 14' 35"W
L227	2.00'	S89° 45' 26"W
L226	6.67'	N00° 14' 34"W
L225	15.00'	S89° 44' 47"W
L224	15.67'	N00° 14' 34"W
L223	3.77'	N44° 45' 26"E
L222	13.00'	N00° 14' 34"W



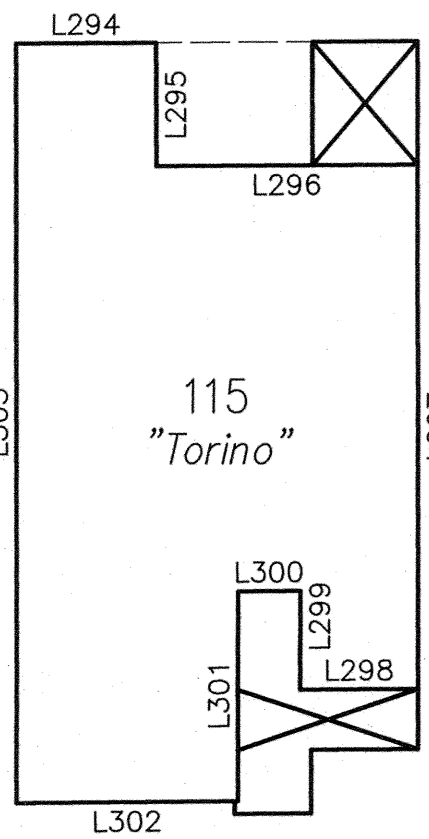
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L258	15.00'	S89° 45' 25"W
L257	15.67'	N00° 14' 15"W
L256	3.77'	N44° 45' 26"E
L255	13.00'	N00° 14' 34"W
L254	29.67'	S89° 45' 26"W
L253	70.67'	S00° 14' 34"E
L252	23.00'	N89° 45' 26"E
L251	7.67'	N00° 14' 34"W
L250	5.67'	N89° 45' 26"E
L249	10.33'	S00° 14' 34"E
L248	12.33'	N89° 45' 26"E
L247	22.67'	N00° 14' 34"W
L246	1.00'	N89° 45' 26"E
L245	6.67'	N00° 14' 33"W
L244	2.00'	N89° 45' 26"E
L242	6.00'	N00° 14' 34"W
L241	2.00'	S89° 45' 26"W
L240	6.67'	N00° 14' 37"W



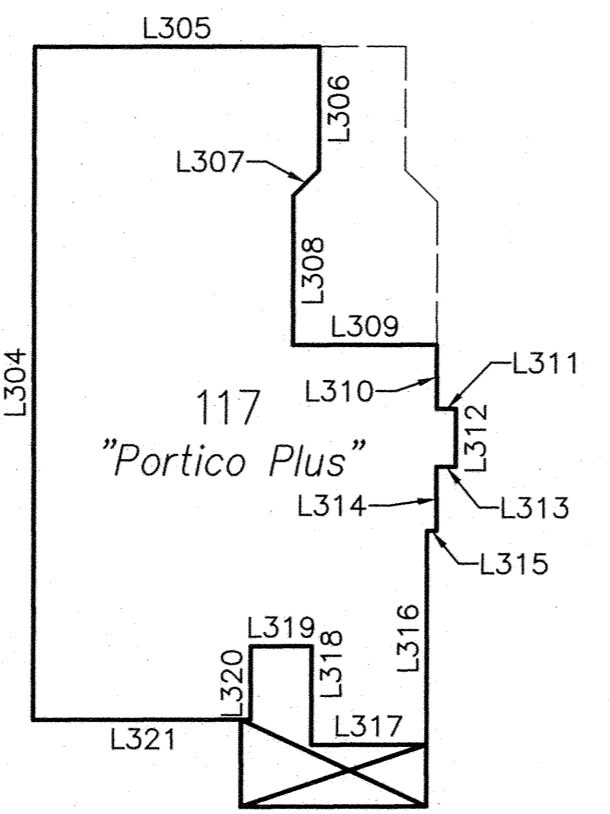
Line #	Length	Direction
L275	12.33'	S89° 44' 53"W
L274	2.33'	S00° 15' 07"E
L273	22.33'	S89° 44' 53"W
L272	75.33'	S00° 15' 07"E
L271	34.33'	N89° 44' 53"E
L270	13.67'	N00° 15' 07"W
L269	7.67'	S89° 44' 53"W
L268	17.19'	N00° 15' 07"W
L267	20.51'	N44° 44' 53"E
L266	0.83'	N89° 44' 53"E
L265	0.83'	N00° 15' 07"W
L264	0.83'	S89° 43' 06"W
L263	13.20'	N45° 15' 07"W
L262	6.42'	N44° 44' 53"E
L261	5.63'	N45° 15' 07"W
L260	3.22'	N44° 44' 54"E
L259	11.35'	N00° 15' 07"W



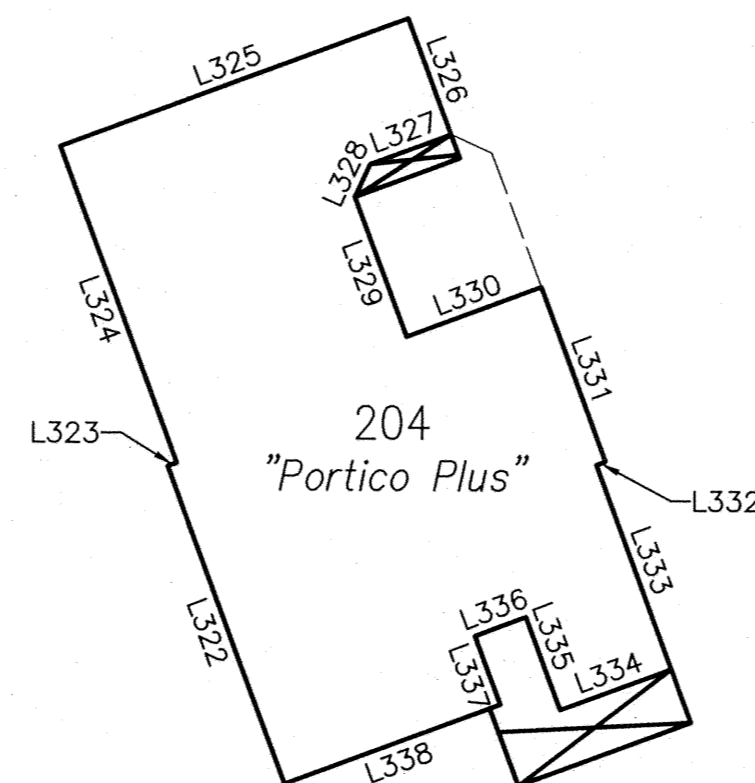
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L293	22.67'	S89° 45' 10"W
L292	70.33'	S00° 14' 50"E
L291	29.67'	N89° 45' 10"E
L290	13.00'	N00° 14' 50"W
L289	3.77'	N45° 14' 50"W
L288	15.72'	N00° 14' 50"W
L287	15.00'	N89° 56' 37"E
L286	6.67'	N00° 14' 50"W
L285	2.00'	N89° 45' 10"E
L284	6.00'	N00° 14' 50"W
L283	2.00'	S89° 45' 11"W
L282	6.67'	N00° 14' 52"W
L281	1.00'	S89° 45' 10"W
L280	22.33'	N00° 14' 50"W
L279	12.00'	S89° 45' 09"W
L278	10.33'	S00° 14' 51"E
L277	6.33'	S89° 45' 10"W
L276	7.67'	N00° 14' 51"W



Line #	Length	Direction
L303	79.33'	N00° 26' 47"W
L302	23.17'	S89° 33' 13"W
L301	21.92'	S00° 26' 47"E
L300	6.50'	S89° 33' 13"W
L299	10.25'	N00° 26' 47"W
L298	12.33'	S89° 33' 14"W
L297	54.67'	S00° 26' 47"E
L296	27.33'	N89° 33' 13"E
L295	13.00'	S00° 26' 47"E
L294	14.67'	N89° 33' 14"E



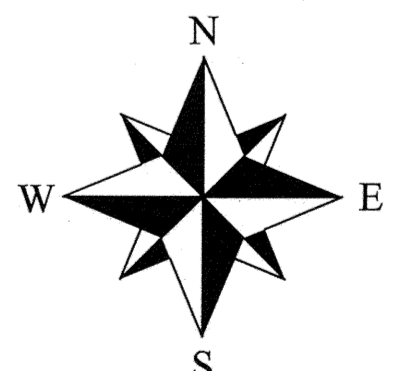
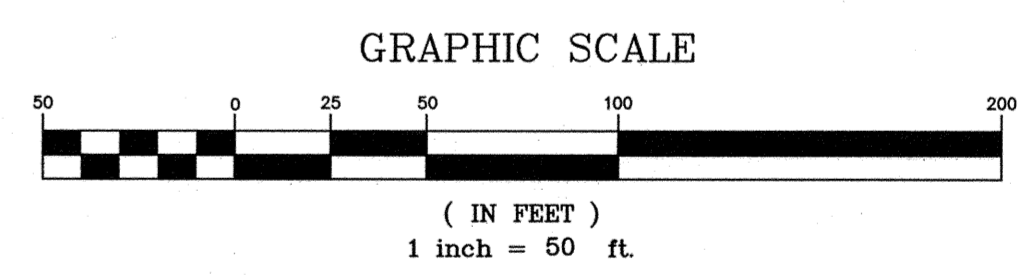
Line #	Length	Direction
L321	22.67'	S89° 45' 10"W
L320	7.67'	S00° 14' 50"E
L319	6.33'	S89° 45' 10"W
L318	10.33'	N00° 14' 49"W
L317	12.00'	S89° 45' 11"W
L316	22.33'	S00° 14' 50"E
L315	1.00'	S89° 45' 10"W
L314	6.67'	S00° 14' 50"E
L313	2.00'	S89° 45' 09"W
L312	6.00'	S00° 14' 51"E
L311	2.00'	N89° 45' 10"E
L310	6.67'	S00° 14' 51"E
L309	15.00'	N89° 45' 10"E
L308	15.67'	S00° 14' 50"E
L307	3.77'	S44° 45' 10"W
L306	13.00'	S00° 14' 50"E
L305	29.67'	N89° 45' 10"E
L304	70.33'	N00° 14' 50"W



Line #	Length	Direction
L338	24.00'	S69° 26' 54"W
L337	7.67'	S20° 33' 02"E
L336	5.67'	S69° 26' 58"W
L335	10.33'	N20° 33' 01"W
L334	12.33'	S69° 26' 59"W
L333	22.67'	S20° 33' 02"E
L332	1.00'	S69° 26' 58"W
L331	19.33'	S20° 33' 04"E
L330	15.00'	N69° 27' 25"E
L329	15.67'	S20° 33' 42"E
L328	3.77'	S24° 26' 58"W
L327	9.00'	S69° 26' 26"W
L326		



LOT AREA TABULATION	PARCEL 1		PARCEL 2-A		PARCEL 2-B		LOT 3A		LOT 3B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41	246,372	5.66	391,683	8.99
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73	0	0	0	0
CONDO PLAN NO. 2	0	0	19,805.00	0.45	0	0	0	0	0	0
CONDO PLAN NO. 3	0	0	75,101.43	1.72	84,534.68	1.94	0	0	0	0
CONDO PLAN NO. 4 (PHASE 4-A)	0	0	13,336.00	0.31	0	0	0	0	0	0
CONDO PLAN NO. 4 (PHASE 4-B)	0	0	5,995.00	0.14	0	0	0	0	0	0
CONDO PLAN NO. 4 (PHASE 4-C)	0	0	0	0	50,874.00	1.17	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-A)	15,751	0.36	0	0	0	0	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-B)	7,622	0.17	0	0	0	0	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-C)	0	0	23,598	0.54	0	0	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-D)	0	0	28,475	0.65	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-A)	0	0	108,551	2.50	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-B)	0	0	0	0	93,477	2.15	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-C)	7,276	0.17	0	0	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-D)	6,082	0.14	0	0	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-E)	6,219	0.14	0	0	0	0	0	0	0	0
SPRINGFIELD DR. R/W THROUGH PARCEL 2-B	0	0	0	0	14,052	0.32	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-A)	12,902	0.30	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-B)	8,352	0.19	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-C)	0	0	0	0	0	0	246,372	5.66	0	0
CONDO PLAN NO. 8 (PHASE 8-A)	6,970	0.16	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-B)	6,607	0.15	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-C)	8,324	0.19	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-A)	11,757.6	0.27	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-B)	14,863	0.34	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-C)	12,334.3	0.28	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-D)	25,932	0.59	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-E)	0	0	0	0	0	0	0	0	30,024.9	0.69
CONDO PLAN NO. 10 (PHASE 10-A)	0	0	0	0	0	0	0	0	57,796	1.33
CONDO PLAN NO. 10 (PHASE 10-B)	0	0	0	0	0	0	0	0	50,874	1.17
CONDO PLAN NO. 10 (PHASE 10-C)	19,513	0.45	0	0	0	0	0	0	0	0
CONDO PLAN NO. 11 (PHASE 11-A)	0	0	0	0	0	0	0	0	30,819	0.71
CONDO PLAN NO. 11 (PHASE 11-B)	0	0	0	0	0	0	0	0	24,841	0.57
CONDO PLAN NO. 11 (PHASE 11-C)	12,420	0.29	0	0	0	0	0	0	0	0
CONDO PLAN NO. 12 (PHASE 12-A)	0	0	0	0	0	0	0	0	67,731	1.55
CONDO PLAN NO. 12 (PHASE 12-B)	0	0	0	0	0	0	0	0	41,431	0.95
CONDO PLAN NO. 12 (PHASE 12-C)	19,387	0.45	0	0	0	0	0	0	0	0
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	742,524.1	17.05	0.00	0.00	309,119	7.10	0.00	0.00	88,166.10	2.02



PLAN BOOK	PAGE
391	17

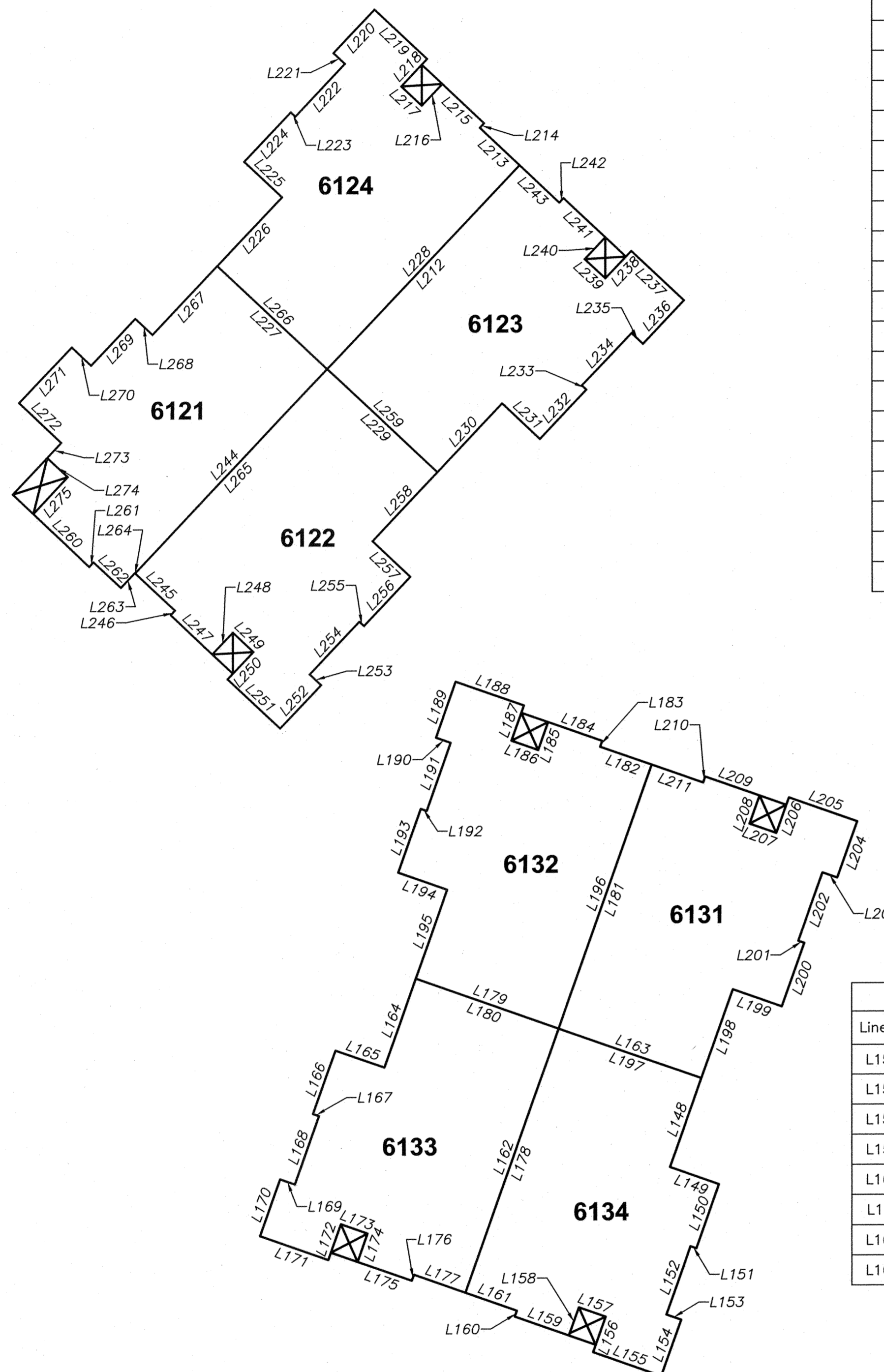
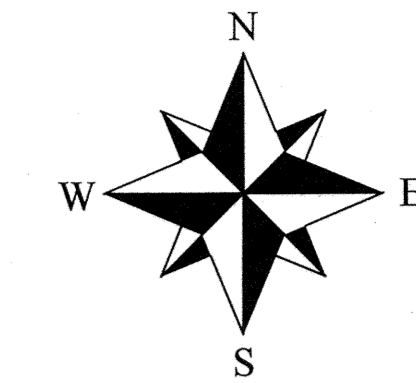
SCENIC RIDGE CONDOMINIUM PLAN NO. 12

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



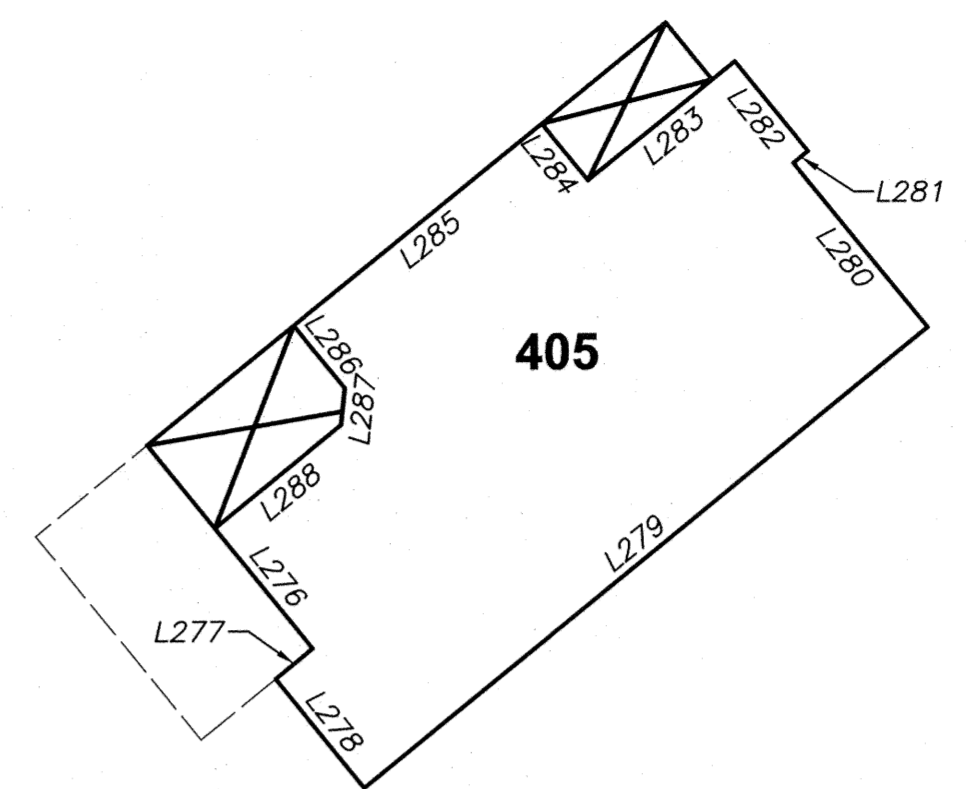
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DRAWING SCALE: 1"=50'
DATE: February 1, 2021
DRAWN BY: JSS
REVISIONS:

SHEET 2 OF 5



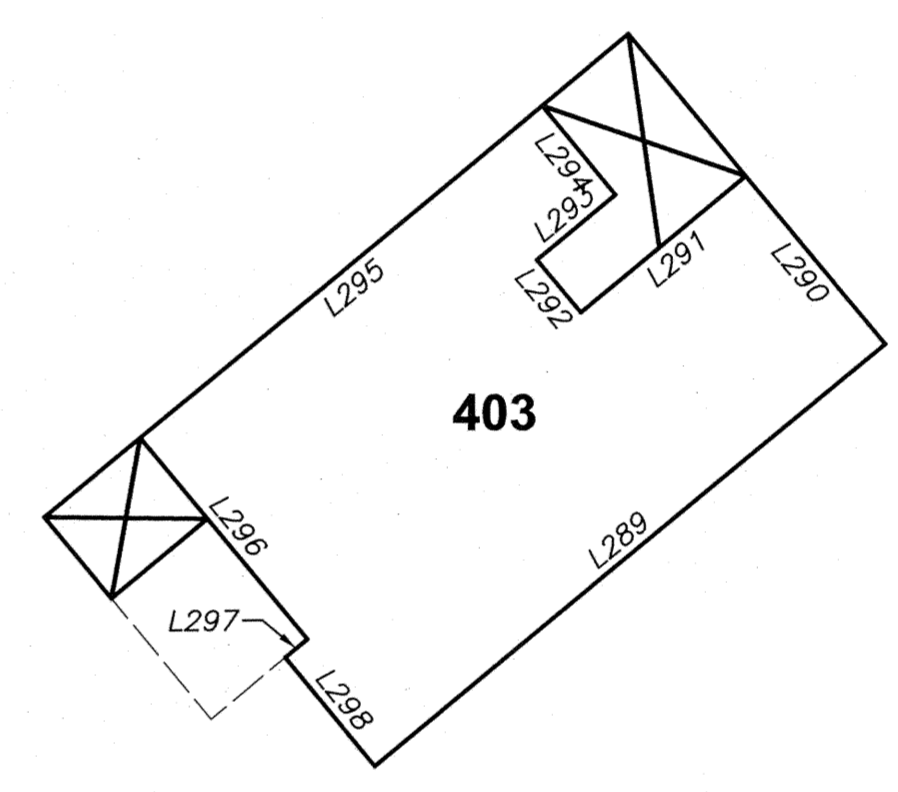
Line Table			Line Table			Line Table			Line Table		
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L260	16.334'	N46°36'59"W	L216	6.334'	N43°23'01"E	L236	12.667'	S43°23'01"W	L256	14.334'	S43°23'01"W
L261	1.334'	S43°23'01"W	L217	6.000'	S46°36'59"E	L237	15.334'	S46°36'59"E	L257	11.000'	S46°36'59"E
L262	7.958'	N46°36'59"W	L218	8.001'	S43°23'01"W	L238	8.001'	N43°23'01"E	L258	20.000'	S43°23'01"W
L263	4.334'	S43°23'01"W	L219	15.334'	S46°36'59"E	L239	6.000'	S46°36'59"E	L259	32.063'	S46°36'59"E
L264	0.104'	N46°36'59"W	L220	12.667'	N43°23'01"E	L240	6.334'	S43°23'01"W	L196	59.334'	N19°27'59"E
L265	59.334'	S43°23'01"W	L221	3.334'	N46°36'59"W	L241	12.167'	S46°36'59"E	L197	32.064'	N70°32'01"W
L266	32.063'	S46°36'59"E	L222	15.334'	N43°23'01"E	L242	1.334'	N43°23'01"E	L198	20.000'	S19°27'59"W
L267	20.000'	N43°23'01"E	L223	1.334'	S46°36'59"E	L243	11.563'	S46°36'59"E	L199	11.000'	N70°32'01"W
L268	5.000'	S46°36'59"E	L224	14.334'	N43°23'01"E	L244	59.334'	N43°23'01"E	L200	14.334'	S19°27'59"W
L269	13.667'	N43°23'01"E	L225	11.000'	N46°36'59"W	L245	11.563'	N46°36'59"W	L201	1.334'	S70°32'01"E
L270	5.667'	S46°36'59"E	L226	20.000'	N43°23'01"E	L246	1.334'	N43°23'01"E	L202	15.334'	S19°27'59"W
L271	16.334'	N43°23'01"E	L227	32.063'	N46°36'59"W	L247	12.167'	N46°36'59"W	L203	3.334'	N70°32'01"W
L272	12.334'	N46°36'59"W	L228	59.334'	N43°23'01"E	L248	6.334'	S43°23'01"W	L204	12.667'	S19°27'59"W
L273	4.334'	N43°23'01"E	L229	32.063'	N46°36'59"W	L249	6.000'	N46°36'59"W	L205	15.334'	S70°32'01"E
L274	6.000'	N46°36'59"W	L230	20.000'	S43°23'01"W	L250	8.001'	N43°23'01"E	L206	8.001'	N19°27'59"E
L275	10.667'	N43°23'01"E	L231	11.000'	N46°36'59"W	L251	15.334'	N46°36'59"W	L207	6.000'	S70°32'01"E
L212	59.334'	S43°23'01"W	L232	14.334'	S43°23'01"W	L252	12.667'	S43°23'01"W	L208	6.334'	S19°27'59"W
L213	11.563'	S46°36'59"E	L233	1.334'	S46°36'59"E	L253	3.334'	S46°36'59"E	L209	12.167'	S70°32'01"E
L214	1.334'	S43°23'01"W	L234	15.334'	S43°23'01"W	L254	15.334'	S43°23'01"W	L210	1.334'	N19°27'59"E
L215	12.167'	S46°36'59"E	L235	3.334'	N46°36'59"W	L255	1.334'	N46°36'59"W	L211	11.563'	S70°32'01"E

Line Table		
Line #	Length	Direction
L276	16.172'	N39°06'02"W
L277	5.000'	N50°53'57"E
L278	14.665'	N39°06'02"W
L279	75.666'	S50°53'58"W
L280	22.167'	S39°06'02"E
L281	1.999'	S50°53'58"W
L282	12.144'	S39°04'06"E
L283	19.673'	N50°57'59"E
L284	7.667'	S39°06'02"E
L285	33.333'	N50°53'56"E
L286	8.453'	N39°06'02"W
L287	3.834'	N05°53'58"E
L288	16.955'	N50°53'58"E

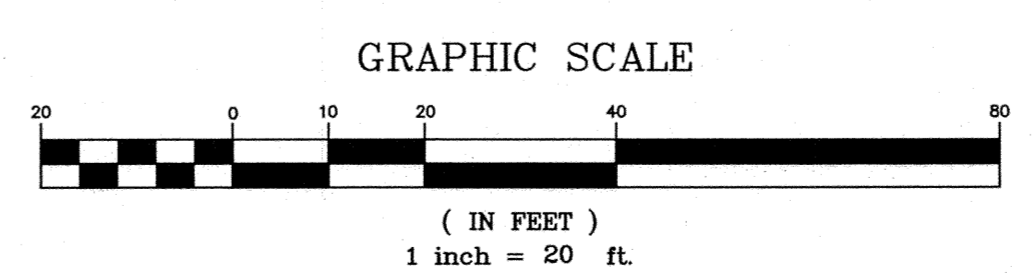


Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L180	32.064'	N70°32'01"W	L168	15.334'	N19°27'59"E
L181	59.334'	S19°27'59"W	L169	3.334'	S70°32'01"E
L182	11.563'	S70°32'01"E	L170	12.667'	N19°27'59"E
L183	1.334'	S19°27'59"W	L171	15.334'	N70°32'01"W
L184	12.167'	S70°32'01"E	L172	8.001'	S19°27'59"W
L185	6.334'	N19°27'59"E	L173	6.000'	N70°32'01"W
L186	6.000'	S70°32'01"E	L174	6.334'	N19°27'59"E
L187	8.001'	S19°27'59"W	L175	12.167'	N70°32'01"W
L188	15.334'	S70°32'01"E	L176	1.334'	S19°27'59"W
L189	12.667'	N19°27'59"E	L177	11.563'	N70°32'01"W
L190	3.334'	N70°32'01"W	L178	59.334'	S19°27'59"W
L191	15.334'	N19°27'59"E	L179	32.064'	S70°32'01"E
L192	1.334'	S70°32'01"E	L148	20.000'	N19°27'59"E
L193	14.334'	N19°27'59"E	L149	11.000'	N70°32'01"W
L194	11.000'	N70°32'01"W	L150	14.334'	N19°27'59"E
L195	20.000'	N19°27'59"E	L151	1.334'	S70°32'01"E
L164	20.000'	N19°27'59"E	L152	15.334'	N19°27'59"E
L165	11.000'	S70°32'01"E	L153	3.334'	N70°32'01"W
L166	14.334'	N19°27'59"E	L154	12.667'	N19°27'59"E
L167	1.334'	N70°32'01"W	L155	15.334'	S70°32'01"E

Line Table		
Line #	Length	Direction
L289	68.998'	S50°29'28"W
L290	22.833'	S39°30'16"E
L291	22.293'	N50°29'28"E
L292	7.166'	S39°30'32"E
L293	10.626'	S50°29'28"W
L294	12.000'	S39°30'32"E
L295	54.333'	N50°29'28"E
L296	27.333'	N39°30'31"W
L297	3.000'	N50°29'27"E
L298	14.667'	N39°30'32"W



Line Table		
Line #	Length	Direction
L156	8.001'	S19°27'59"W
L157	6.000'	S70°32'01"E
L158	6.334'	N19°27'59"E
L159	12.167'	S70°32'01"E
L160	1.334'	S19°27'59"W
L161	11.563'	S70°32'01"E
L162	59.334'	S19°27'59"W
L163	32.064'	N70°32'01"W



DRAWING NUMBER: 1010-212496
 DRAWING SCALE: 1"=20'
 DATE: February 1, 2021
 DRAWN BY: JSS
 REVISIONS:
 SHEET 5 OF 5

PLAN BOOK PAGE
391 20

SCENIC RIDGE CONDOMINIUM PLAN NO. 12
 PREPARED FOR SCENIC RIDGE PARTNERS, LP.
 P.O. BOX 449 MARS, PA 16046
 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



INDEX: 202102030003200
 Fig: 4 8-5125.00
 Michele Mustello
 Butler County Recorder PA
 2/3/2021 2:32 PM
 T30210902569

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

James A. Spurdute 2/2/21
 BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

ON THE 2 DAY OF February 2021 BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

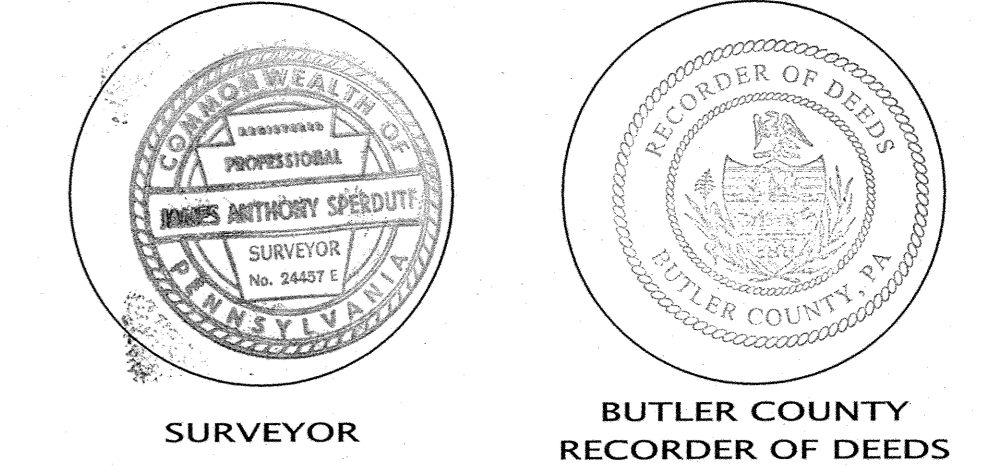
IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
Jennifer Lyn Spurdute
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: October 14, 2023

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 391 PAGES 21-24 GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF February 2021

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



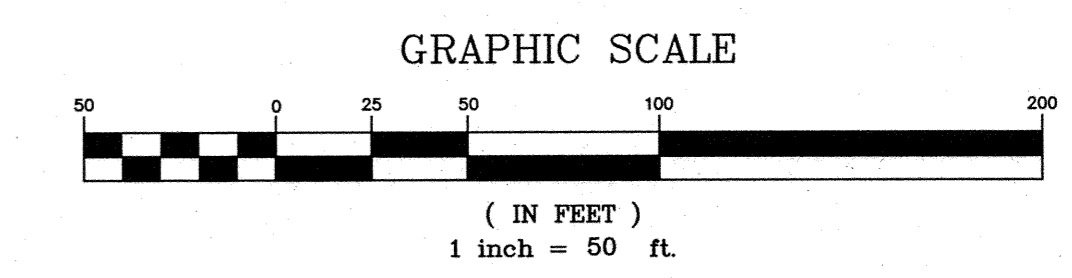
- LIMIT OF ENCLOSED UNIT AREA
- BUILDING BASELINE/CENTERLINE
- PREVIOUSLY DECLARED PROPERTY
- LIMITED COMMON ELEMENTS (DRIVEWAYS)

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

- NOTES:
- PREPARED FOR: SPRING VALLEY PARTNERS 2, LP
 P.O. BOX 449
 MARS, PA 16046
- ALL PORCHES, PATIOS AND UNIT SIDEWALKS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
 - ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
 - SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.
 - REFER TO RECORDED PLAN REFERENCED BELOW FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD

PLAN REFERENCES:

- THE VILLAS AT SPRING VALLEY SUBDIVISION
 PLAN NO. 1 - PBV 376, PAGE 44
- THE VILLAS AT SPRING VALLEY SUBDIVISION
 PLAN NO. 3 - PBV 381, PAGE 45
- CONDO PLAN REFERENCES:
- SPRING VALLEY CONDO PLAN NO. 1
 PBV 377, PAGE 21
- SPRING VALLEY CONDO PLAN NO. 2
 PBV 381, PAGE 36
- SPRING VALLEY CONDO PLAN NO. 3
 PBV 384, PG 42



LOT AREA TABULATION	LOT 101		LOT 201	
	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	996,391	22.644	857,603	19.688
CONDO PLAN NO. 1 PHASE 1 (PART A)	113,282	2.601		
CONDO PLAN NO. 1 PHASE 1 (PART B)	90,399	2.075		
CONDO PLAN NO. 2 PHASE 2	628,475.41	14.428		
CONDO PLAN NO. 3 PHASE 3A	45,413	14.428		
CONDO PLAN NO. 3 PHASE 3B			50,082	1.150
CONDO PLAN NO. 3 PHASE 3C			65975	1.515
CONDO PLAN NO. 4 PHASE 4A	108,821.59	2.497		
CONDO PLAN NO. 4 PHASE 4B			39,304.4	0.902
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	702,241.6	16.121

DRAWING NUMBER: 1009-2122478
 DRAWING SCALE: 1"=50'
 DATE: JANUARY 25, 2021
 DRAWN BY: JSS
 REVISIONS:

SPRING VALLEY CONDOMINIUM PLAN NO. 4
 PREPARED FOR SPRING VALLEY PARTNERS 2, LP
 P.O. BOX 449 MARS, PA 16046
 JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



PLAN BOOK	PAGE
391	21

SHEET 1 OF 4



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR VICTORY WAREHOUSE DEVELOPMENT CLINTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA REVISED SEPTEMBER 16, 2020

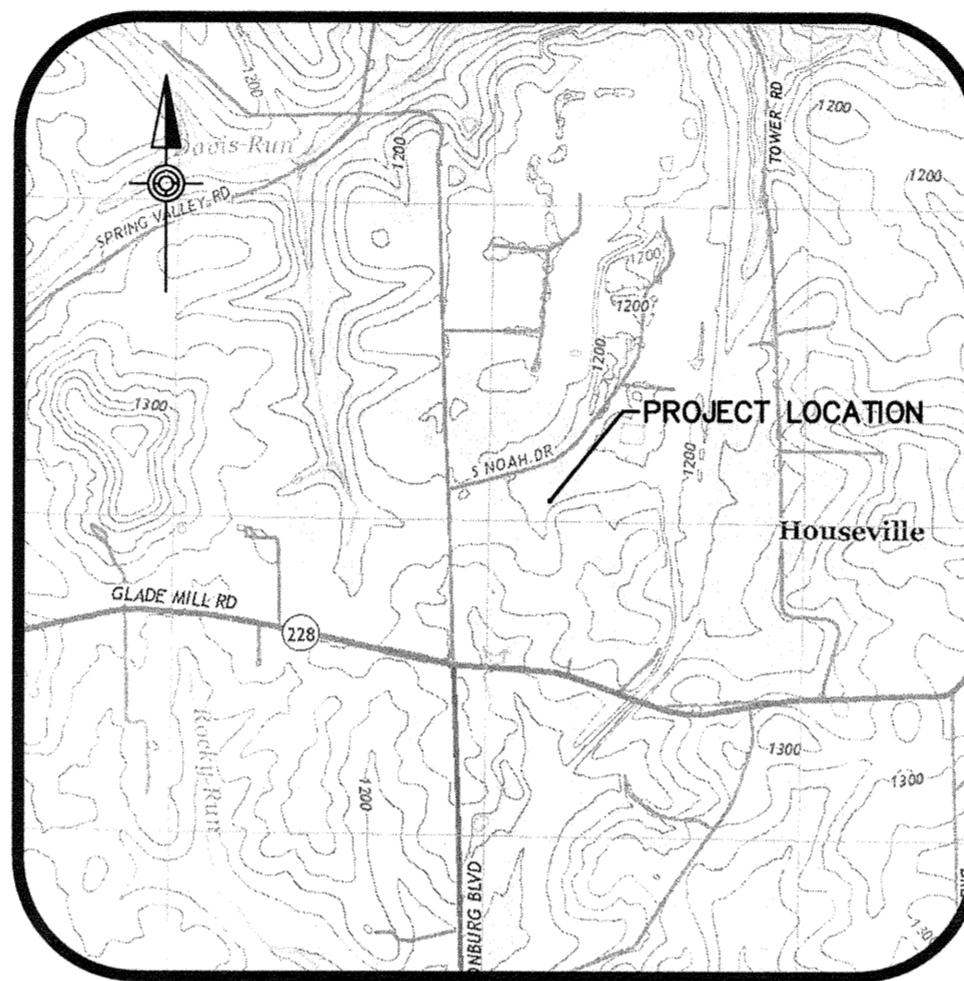
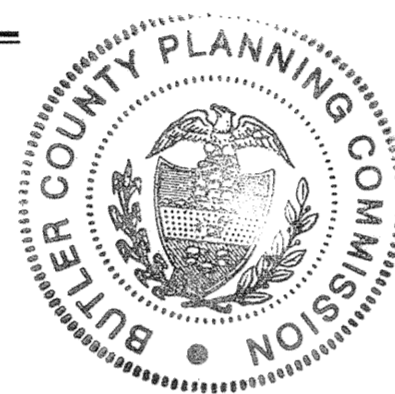
Inset: 202102040003293
 Fee: \$ 5285.00
 Michele Mustello
 Butler County Recorder PA
 2/4/2021 11:08 AM
 T2021005427

County PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE Butler County PLANNING COMMISSION ON THIS 16th DAY OF SEPT 2020

Rita JRM
SECRETARY

J. H. JRM
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION



UNITED STATES GEOLOGICAL SURVEY, PENNSYLVANIA
CURTISVILLE QUADRANGLE

LOCATION MAP
SCALE: 1"=2000'

Sheet List Table	
Sheet Description	Sheet Title
CV-1	COVER SHEET
GN-1	GENERAL NOTES
EC-1	EXISTING SITE CONDITIONS PLAN
DM-1	SITE DEMOLITION PLAN
SI-1	SITE LAYOUT PLAN
GR-1	SITE GRADING & DRAINAGE PLAN
UT-1	SITE UTILITY PLAN
PR-1	ROAD PROFILE SHEET
PR-2	STORM SEWER PROFILE SHEET
PR-3	STORM SEWER PROFILE SHEET
PR-4	SANITARY PROFILE SHEET
LA-1	SITE LANDSCAPE PLAN
LJ-1	SITE LIGHTING PLAN
LJ-2	SITE LIGHTING DETAILS
DT-1	SITE DETAILS
DT-2	SITE DETAILS
DT-3	STORM DETAILS
DT-4	STORM DETAILS
DT-5	SANITARY SEWER DETAILS
DT-6	SANITARY SEWER DETAILS
DT-7	UTILITY DETAILS

BOARD OF SUPERVISORS APPROVAL

APPROVED BY THE CLINTON TOWNSHIP BOARD OF SUPERVISORS THIS 25 DAY OF January 2021

Jeneta Harsgan
SECRETARY

Kathy B. O'Connell
CHAIRMAN, BOARD OF SUPERVISORS

THE CLINTON TOWNSHIP BOARD OF SUPERVISORS GRANTS AN APPROVAL EXTENSION THIS 25th DAY OF January 2021

Jeneta Harsgan
SECRETARY

Kathy B. O'Connell
CHAIRMAN, BOARD OF SUPERVISORS

COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE Clinton Township PLANNING COMMISSION ON THIS 1 DAY OF February 2021

Ashley Kohley
SECRETARY

Kevin M. Coore
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

DEVELOPER

SUNCAP PROPERTY GROUP
225 ROSS STREET
PITTSBURGH, PA 15219
CONTACT: BEN FAIST
PHONE: (412) 745-4748
EMAIL: bfaist@suncappg.com

SITE ENGINEER

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

SURVEYOR

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
PHONE: (724) 779-4777
FAX: (724) 779-4711

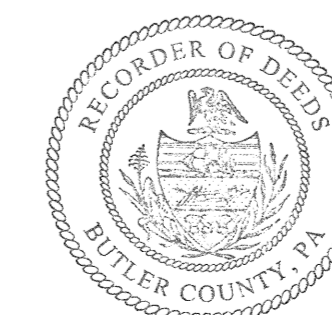
GEOTECHNICAL ENGINEER

THE GATEWAY ENGINEERS, INC.
100 MCMORRIS ROAD
PITTSBURGH, PA 15205
CONTACT: NATHANIEL S. HAYES, P.E.
PHONE: (412) 409-2367
FAX: (412) 921-9960
EMAIL: nhayes@gatewayengineers.com



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

PLAN BOOK	PAGE
391	25



CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Butler
ON THIS, THE 4 DAY OF February, 2021, BEFORE ME, THE UNDERSIGNED OFFICER JOSEPH SOLE FROM COMMUNITY DEVELOPMENT CORPORATION OF BUTLER COUNTY, PERSONALLY APPEARED, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS AND EQUITABLE OWNERS, RESPECTIVELY, OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, THAT THEY DESIRE THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

[Signature] Executive Director
SIGNATURE OF OWNER(S)

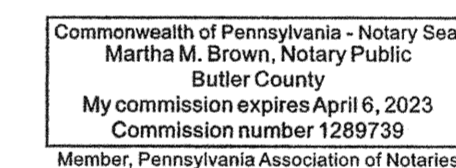
2-4-21
DATE

WITNESS MY HAND AND NOTARIAL SEAL THIS 4 DAY OF February, 2021.

[Signature]
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES ON April 6, 2023.

(SEAL)



SURVEYOR'S CERTIFICATION

I, MICHAEL D. KREIGER JR., A REGISTERED PROFESSIONAL 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, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

1/18/2021
DATE



[Signature]
NAME OF SURVEYOR

SU053387
REGISTRATION NUMBER

CERTIFICATE OF ACCURACY (PLAN)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CLINTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

Jan 20, 2021 [Signature]



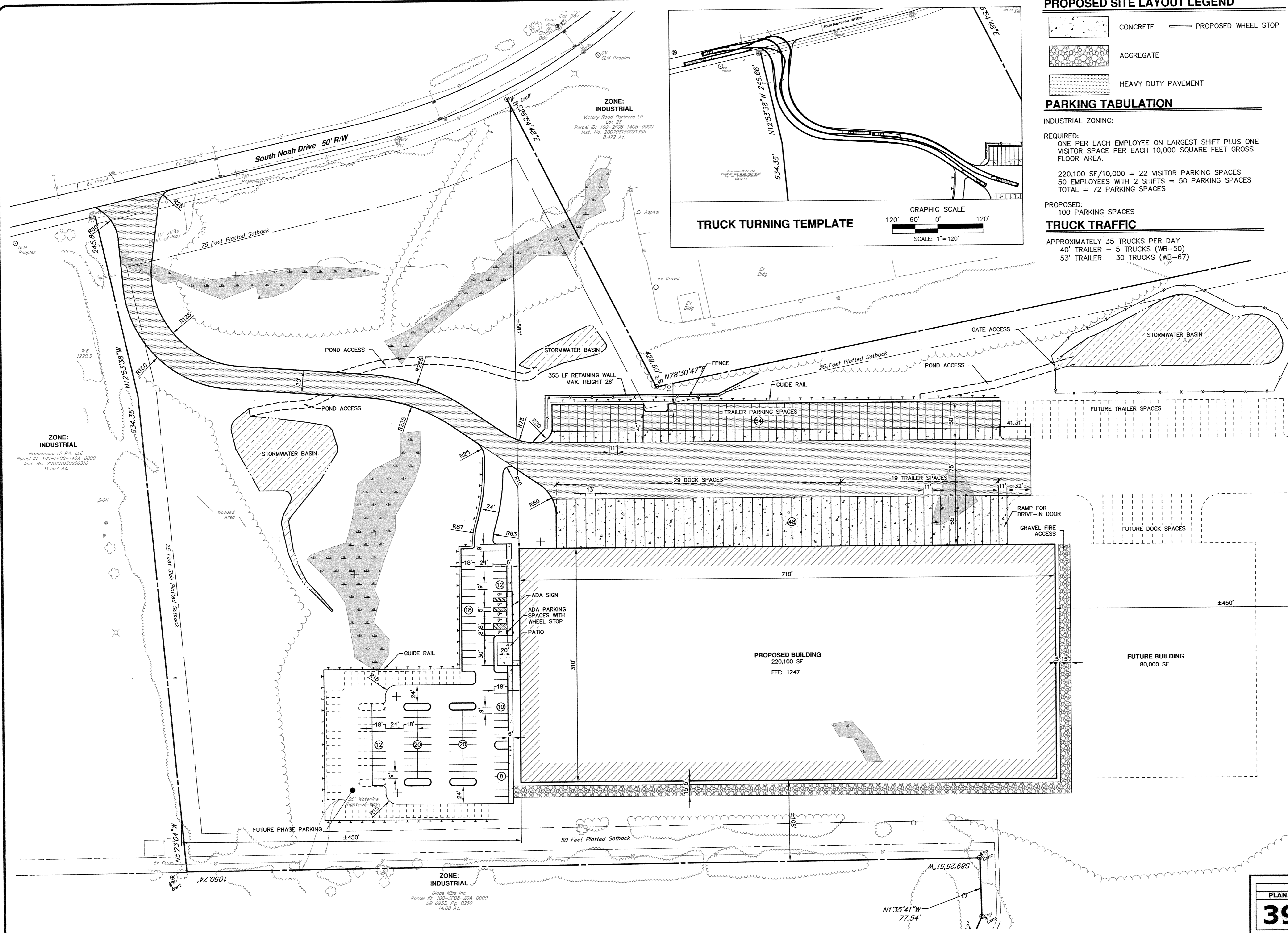
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 391, PAGE(S) 25-31
GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF February, 2021

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

[Signature]
RECORDER OF DEEDS

File Name: P:\2021\0204\202102040003293.dwg
 Plot Date: 2/4/2021 11:08 AM
 Plot Scale: 1/8"=1'-0"



PROPOSED SITE LAYOUT LEGEND

- CONCRETE
- AGGREGATE
- HEAVY DUTY PAVEMENT
- PROPOSED WHEEL STOP

PARKING TABULATION

INDUSTRIAL ZONING:
 REQUIRED:
 ONE PER EACH EMPLOYEE ON LARGEST SHIFT PLUS ONE VISITOR SPACE PER EACH 10,000 SQUARE FEET GROSS FLOOR AREA.
 220,100 SF/10,000 = 22 VISITOR PARKING SPACES
 50 EMPLOYEES WITH 2 SHIFTS = 50 PARKING SPACES
 TOTAL = 72 PARKING SPACES

TRUCK TRAFFIC

PROPOSED:
 100 PARKING SPACES
 APPROXIMATELY 35 TRUCKS PER DAY
 40' TRAILER - 5 TRUCKS (WB-50)
 53' TRAILER - 30 TRUCKS (WB-67)

SITE DATA

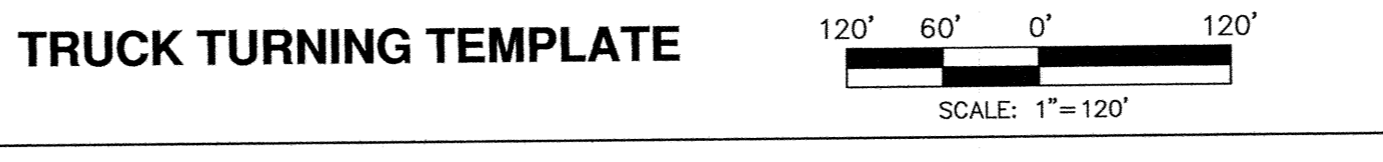
APPLICANT: SUNCAP PROPERTY GROUP
 225 ROSS STREET
 PITTSBURGH, PA 15219
 PROPERTY OWNER: COMMUNITY DEV CORP BUTLER CO
 TAX PARCEL: 100-2F08-14G
 PARCEL LOT 7R: 1,772,718 SF; 41.7 ACRES
 DEED REFERENCE: NO. 200011210027735
 ZONING USE: INDUSTRIAL (IP)
 EXISTING USE: UNDEVELOPED
 PROPOSED USE: INDUSTRIAL

BULK ZONING LOT TABLE

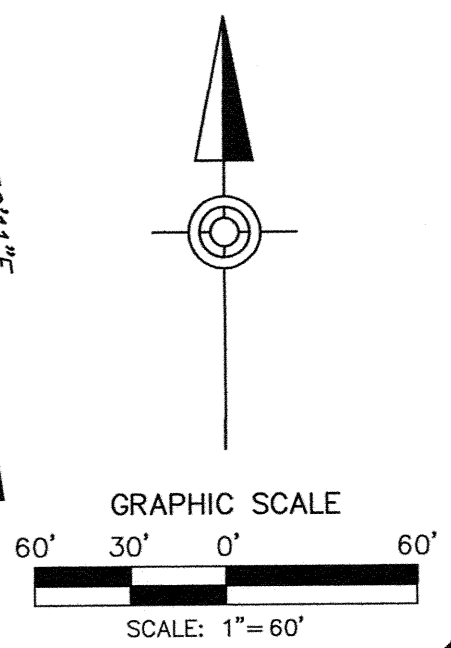
ZONE	INDUSTRIAL	
	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 AC.	40.673 A.C.
MINIMUM FRONT YARD SETBACK	75 FT.	±587 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	±450 FT.
MINIMUM REAR YARD SETBACK	50 FT.	±108 FT.
MAXIMUM BUILDING HEIGHT	45 FT.	42 FT.
MAXIMUM LOT COVERAGE	10%	12%

TDR CALCULATION

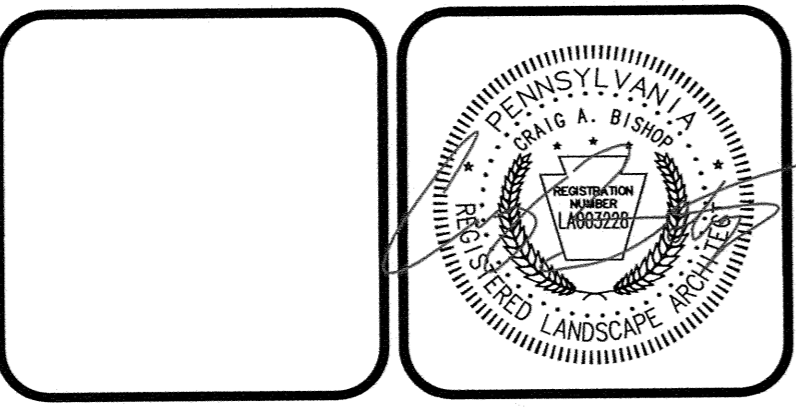
40.673 AC. x 43,560 = 1,771,715 SF
 1,771,715 SF x 10% = 177,170 SF
 220,100 SF - 177,170 SF = 42,930 SF
 42,930 SF/4,000 = 11 TDR IS NEEDED



PLAN BOOK	PAGE
391	26



NO.	REVISION	DATE	BY
02	UPDATED PER PLANNING COMMISSION COMMENTS	09.16.2020	CAB
01	UPDATE SITE DATA; ADD LIGHTING PLANS	09.09.2020	DN



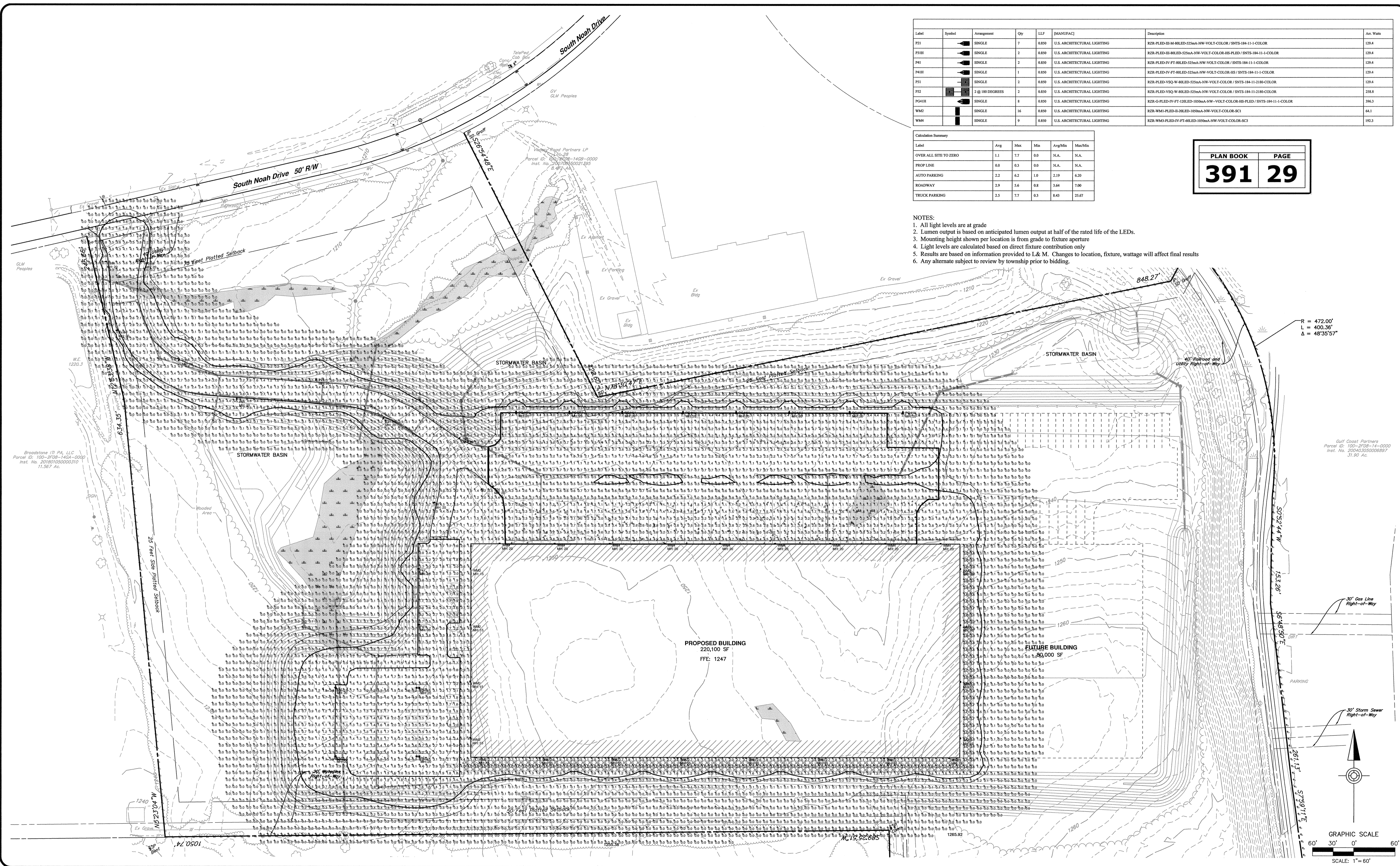
HRG
 Herbert, Rowland & Grubic, Inc.
 Engineering & Related Services
 AN EMPLOYEE-OWNED COMPANY
 200 West Kensing Drive, Suite 400
 Cranberry Township, PA 16066
 (724) 779-4777
 Fax (724) 779-4711
 hr@hr-g-inc.com
 www.hr-g-inc.com

SUNCAP PROPERTY GROUP
 225 ROSS STREET
 PITTSBURGH, PENNSYLVANIA 15219
 (412) 745-4748

SITE LAYOUT PLAN
 FOR
VICTORY WAREHOUSE DEVELOPMENT
 CLINTON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - CAB
 DESIGN - CAB/LTD
 CADD - CRCJDMN
 CHECKED - VRL/CAB
 SCALE - AS SHOWN
 DATE - AUG. 2020

DRAWING NO.
SI-1
 SHEET NO.
05 OF 21
 PROJECT R007844.0427



Label	Symbol	Arrangement	Qty	LF	(MANUFAC)	Description	Alt. Wm
F21	[Symbol]	SINGLE	7	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-III-M-80LED-525mA-NW-VOLT-COLOR / SNTS-184-11-1-COLOR	1294
F3H	[Symbol]	SINGLE	2	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-III-80LED-525mA-NW-VOLT-COLOR / SNTS-184-11-1-COLOR	1294
P4I	[Symbol]	SINGLE	2	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-IV-FT-80LED-525mA-NW-VOLT-COLOR / SNTS-184-11-1-COLOR	1294
P4H	[Symbol]	SINGLE	1	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-IV-FT-80LED-525mA-NW-VOLT-COLOR / SNTS-184-11-1-COLOR	1294
F51	[Symbol]	SINGLE	2	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-V9Q-W-80LED-525mA-NW-VOLT-COLOR / SNTS-184-11-2189-COLOR	1294
F52	[Symbol]	2 @ 180 DEGREES	2	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-PLD-V9Q-W-80LED-525mA-NW-VOLT-COLOR / SNTS-184-11-2189-COLOR	2588
PG4H	[Symbol]	SINGLE	8	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-G-PLD-IV-FT-120LED-1050mA-NW-VOLT-COLOR-PLD / SNTS-184-11-1-COLOR	3963
WM2	[Symbol]	SINGLE	16	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-WM-PLD-II-20LED-1050mA-NW-VOLT-COLOR-SC1	641
WM4	[Symbol]	SINGLE	9	0.850	U.S. ARCHITECTURAL LIGHTING	RZR-WM-PLD-IV-FT-60LED-1050mA-NW-VOLT-COLOR-SC3	1923

Label	Avg	Max	Min	Avg/Min	Max/Min
OVER ALL SITE TO ZERO	1.1	7.7	0.0	N.A.	N.A.
PROP LINE	0.0	0.3	0.0	N.A.	N.A.
AUTO PARKING	2.2	6.2	1.0	2.19	6.20
ROADWAY	2.9	5.6	0.8	3.64	7.00
TRUCK PARKING	2.5	7.7	0.3	8.43	25.67

PLAN BOOK PAGE
391 29

- NOTES:
- All light levels are at grade
 - Lumen output is based on anticipated lumen output at half of the rated life of the LEDs.
 - Mounting height shown per location is from grade to fixture aperture
 - Light levels are calculated based on direct fixture contribution only
 - Results are based on information provided to L&M. Changes to location, fixture, wattage will affect final results
 - Any alternate subject to review by township prior to bidding.

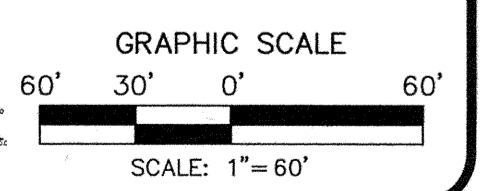
$$R = 472.00'$$

$$L = 400.36'$$

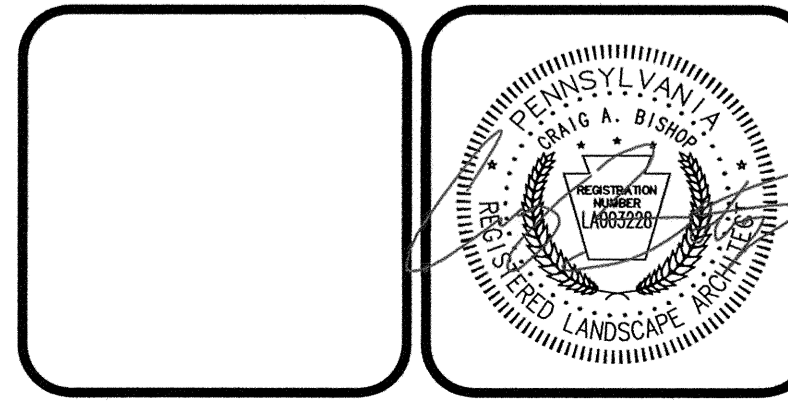
$$\Delta = 4835'57''$$

30' Gas Line Right-of-Way

30' Storm Sewer Right-of-Way



NO.	REVISION	DATE	BY
01	UPDATED PER PLANNING COMMISSION COMMENTS	09.16.2020	CAB
02	UPDATE SITE DATA; ADD LIGHTING PLANS	09.09.2020	DN



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200 West Kensingor Drive, Suite 400
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Fax (724) 779-4711
hr@hr-inc.com
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SUNCAP PROPERTY GROUP
225 ROSS STREET
PITTSBURGH, PENNSYLVANIA 15219
(412) 745-4748

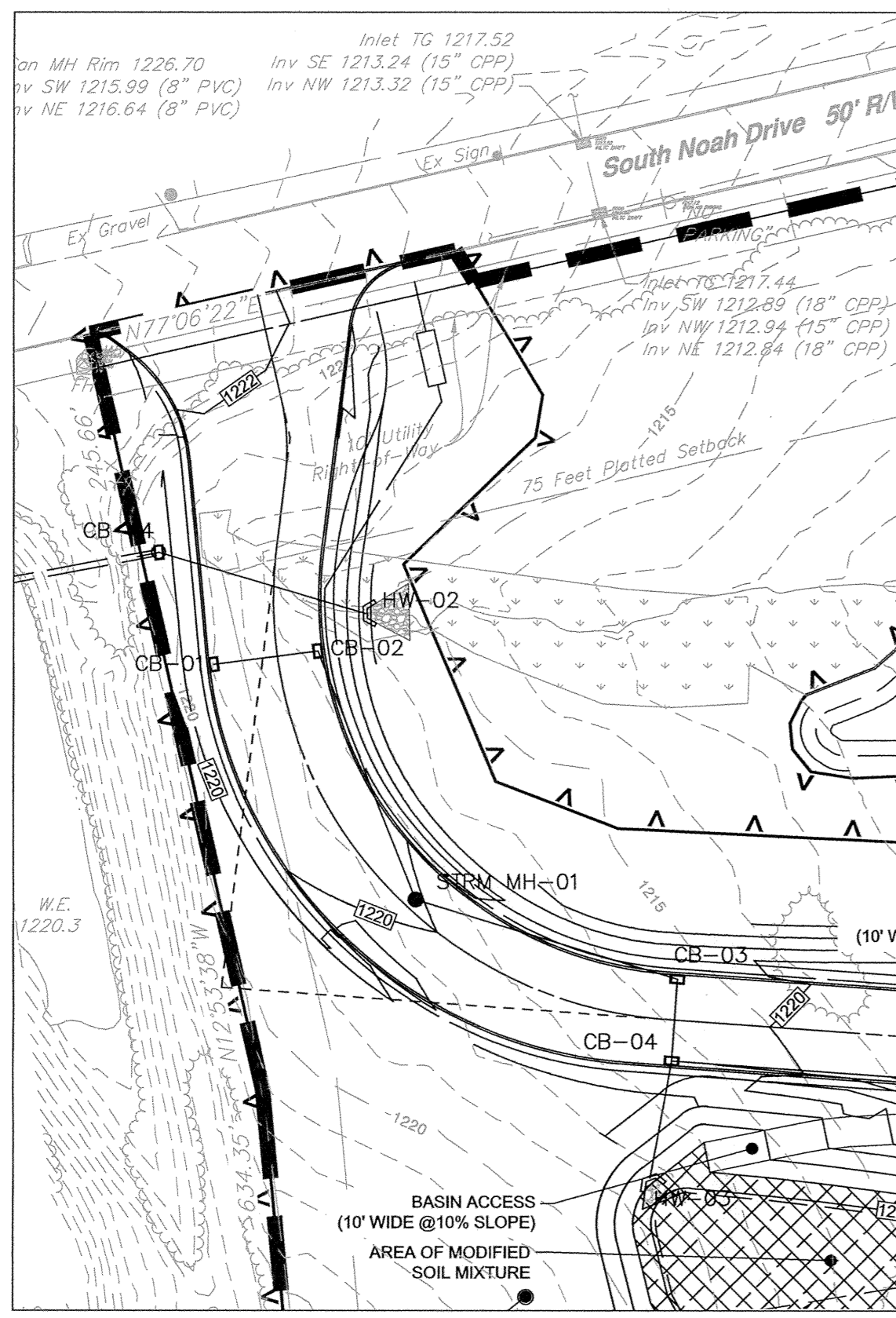
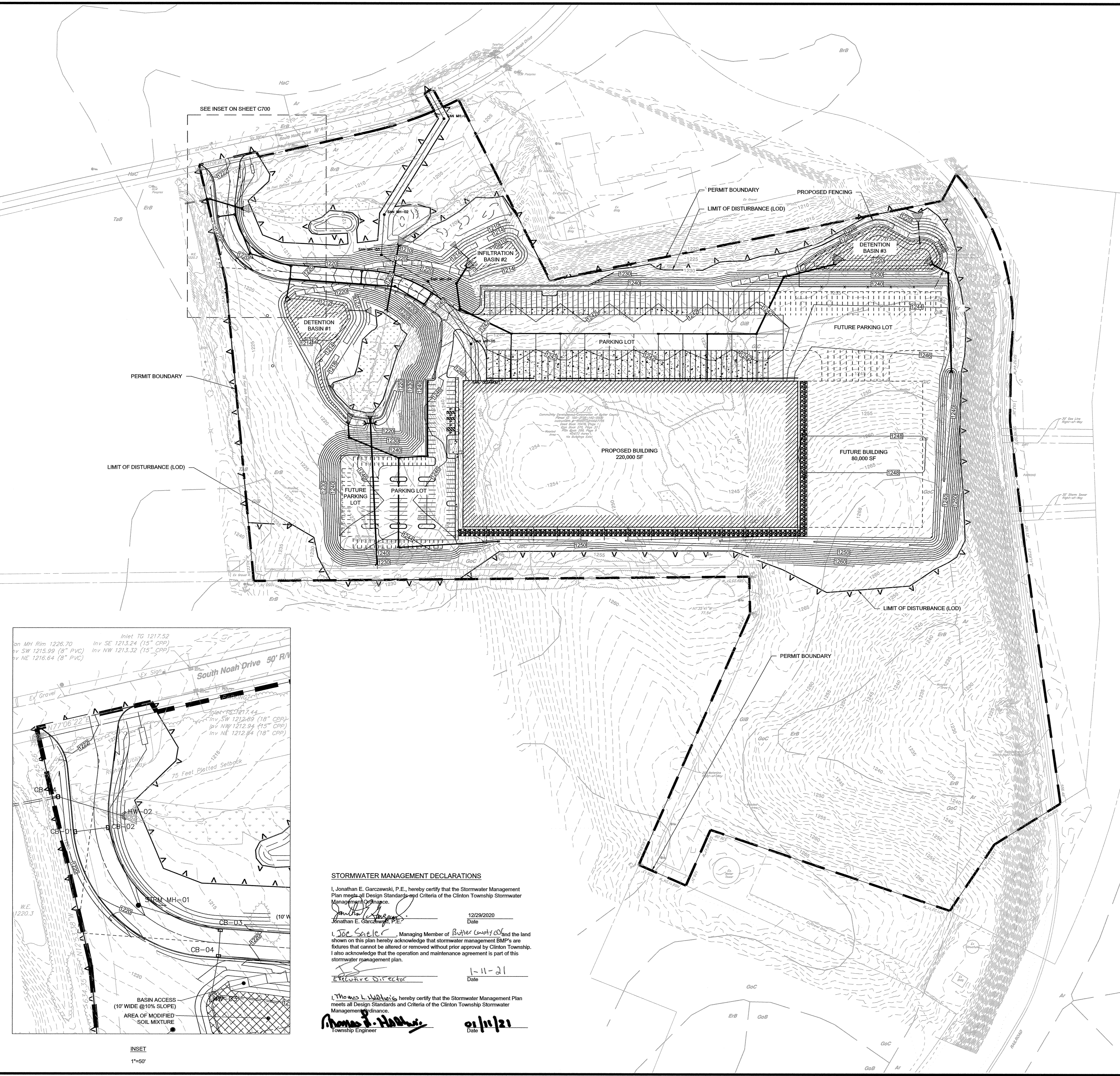
SITE LIGHTING PLAN
FOR
VICTORY WAREHOUSE DEVELOPMENT
CLINTON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - CAB
DESIGN - CAB/LTD
CADD - CRC/DMM
CHECKED - VRL/CAB
SCALE - AS SHOWN
DATE - AUG. 2020

DRAWING NO.
LI-1
SHEET NO.
13 OF 21
PROJECT R007844.0427

THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PURPOSES ONLY

Plan & Elevation: 1602016381-CCD_Visitor_Road-2010.Ld 7E Stormwater/Drain/Sheet/16381-0010.dwg PCBM.dwg
Plot Date: 12/29/2020 8:10 AM Jhey R. Davitt, E.I.T. Save Date: 12/29/2020 8:07 AM



INSET
1"=50'

STORMWATER MANAGEMENT DECLARATIONS

I, Jonathan E. Garcezowski, P.E., hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Clinton Township Stormwater Management Ordinance.
 Jonathan E. Garcezowski, P.E. 12/29/2020 Date

I, Joe Saele, Managing Member of Butler County and the land shown on this plan hereby acknowledge that stormwater management BMPs are fixtures that cannot be altered or removed without prior approval by Clinton Township. I also acknowledge that the operation and maintenance agreement is part of this stormwater management plan.
 Joe Saele 1-11-21 Date

I, Thomas J. Hahnke, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Clinton Township Stormwater Management Ordinance.
 Thomas J. Hahnke 01/11/21 Date

POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-594), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
6. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATER-TIGHT.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.
9. RECORD DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND.

PLAN BOOK	PAGE
391	30

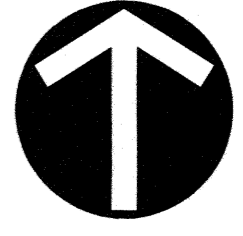
	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE
	PERMIT BOUNDARY

PROJECT AREAS

TOTAL PROPERTY AREA: 40.67 ACRES
 TOTAL PERMIT AREA: 40.07 ACRES
 DISTURBED AREA: 22.0 ACRES

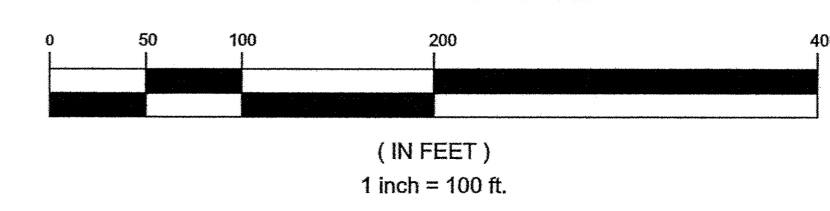


Know what's below.
 Call before you dig.
 Serial No. 20200723017



NORTH

GRAPHIC SCALE



REVISION RECORD

No.	Date	Description
01	2020-09-17	Updated Plans per BCCD comments
02	2020-10-14	Updated Plans per BCCD comments
03	2020-10-26	Updated Plans per BCCD comments
04		
05		
06		
07		
08		

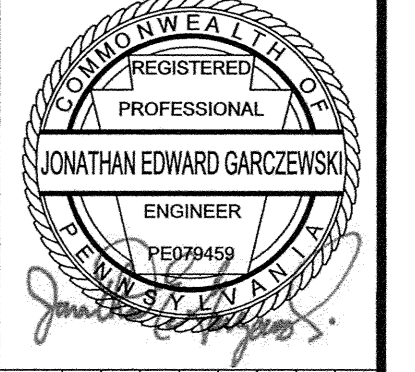
VICTORY WAREHOUSE DEVELOPMENT
 SOUTH NOAH DRIVE
 CLINTON TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
SUNCAP PROPERTY GROUP
 6101 CARNEGIE BLVD., SUITE 180
 CHARLOTTE, NC 28209

OVERALL POST-CONSTRUCTION STORMWATER PLAN
 Project Number: C-16381-0010
 Drawing Scale: 1"=100'
 Date Issued: AUG, 2020
 Index Number:
 Drawn By: CEM
 Checked By: MAO
 Project Manager: MAO

C700

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



THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PURPOSES ONLY

P:\A & E\Projects\2020\16361 - SDC\Victory Warehouse\Drawings\Sheet\16361-0010_S&S_PCSM.dwg
 16/08/2020 10:00:00 AM
 Plot Date: 12/28/2020 9:10 AM
 User: R. DAVOUL, E.I.T.

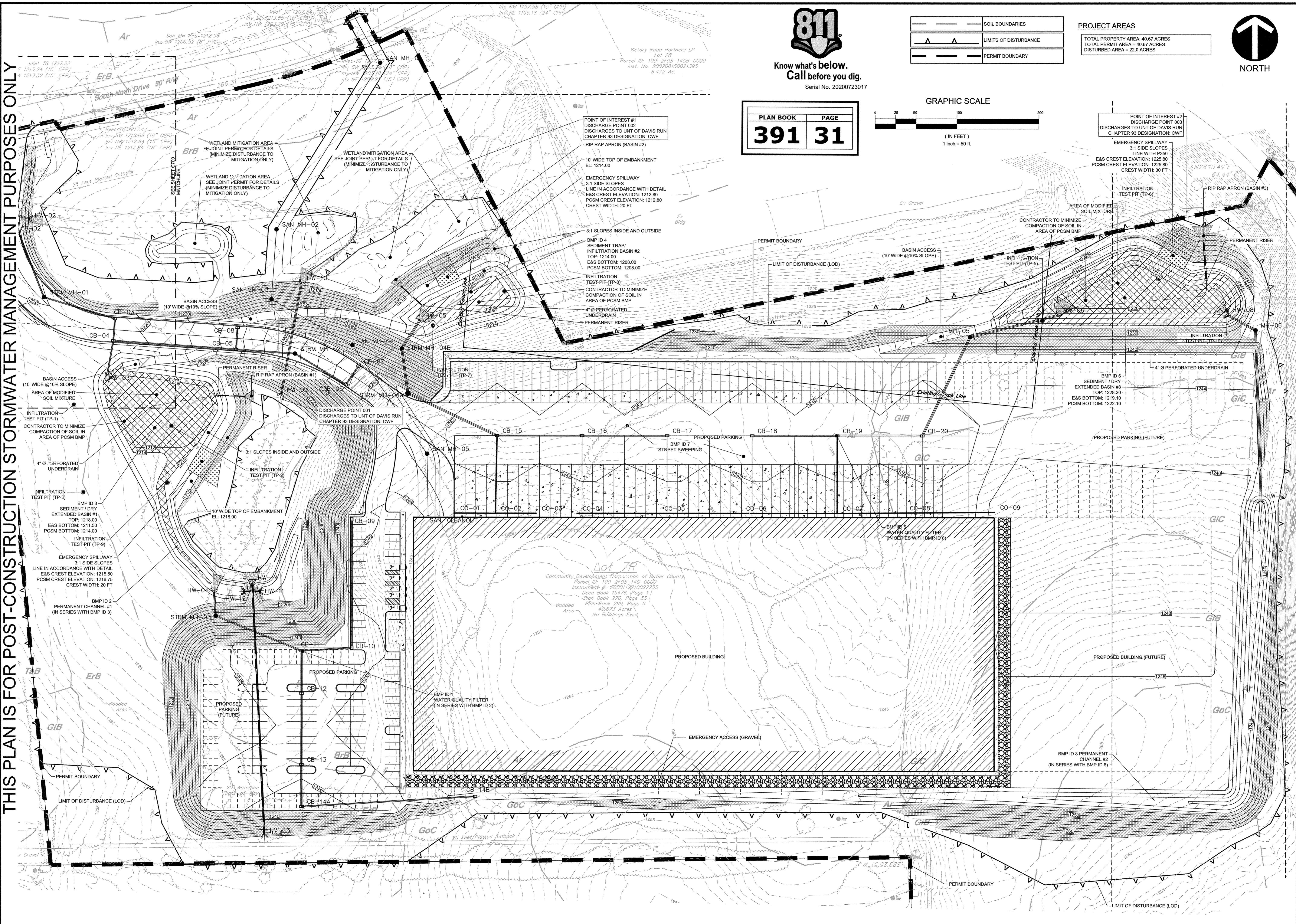
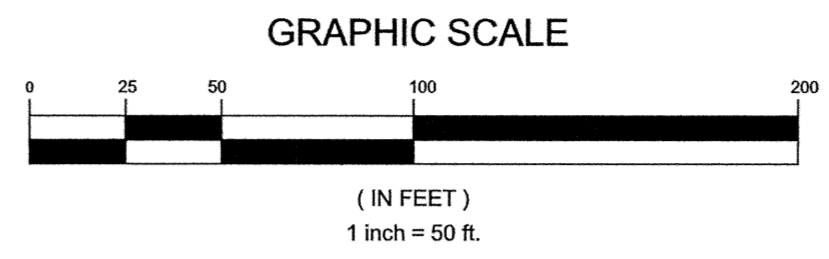
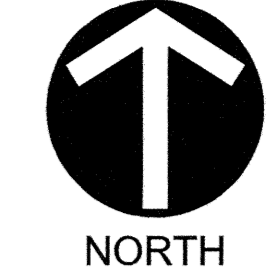


Know what's below.
Call before you dig.
Serial No. 20200723017

PLAN BOOK	PAGE
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	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE
	PERMIT BOUNDARY

PROJECT AREAS
 TOTAL PROPERTY AREA = 40.67 ACRES
 TOTAL PERMIT AREA = 40.67 ACRES
 DISTURBED AREA = 22.0 ACRES



GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 856-634-9284

REGISTERED PROFESSIONAL ENGINEER
 JONATHAN EDWARD GARCZEWSKI
 ENGINEER
 FE099459

REVISION RECORD

No.	Date	Description
01	2020-09-17	Updated Plans per BCCD comments
02	2020-10-14	Updated Plans per BCCD comments
03	2020-10-26	Updated Plans per BCCD comments
04		
05		
06		
07		
08		

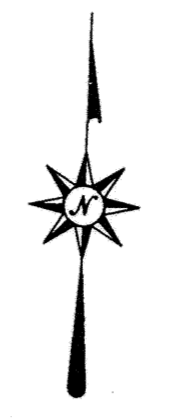
VICTORY WAREHOUSE DEVELOPMENT
 SOUTHWEST DRIVE
 CLINTON TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
SUNCAP PROPERTY GROUP
 6101 CARNegie BLVD, SUITE 180
 CHARLOTTE, NC 28209

POST-CONSTRUCTION STORMWATER PLAN

Project Number: C-16381-0010
 Drawing Scale: 1"=50'
 Date Issued: AUG, 2020
 Index Number:
 Drawn By: CEM
 Checked By: MAO
 Project Manager: MAO

C701



250-S1-C36
 N/F JEFFREY S. GREEN &
 CAROLINE CLARE GREEN
 EX. 2.699 ACRES
 +7.644 ACRES PARCEL I
 10.343 ACRES TOTAL
 AFTER CONVEYANCE

N/F E.E. SAELE, JR.

Parcel I
 7.644 ACRES
 To be conveyed to &
 combined with lands of
 Jeffrey S. Green &
 Caroline Clare Green

Parcel H
 5.738 Acres
 To be conveyed to &
 combined with lands of
 Kenneth C. & Rose A. Graham

Parcel G
 5.738 Acres
 To be conveyed to &
 combined with lands of
 Chad A. & Beth A. Graham

Parcel E
 0.116 Acre
 To be conveyed to &
 combined with Revised
 Lot 2
 PROPOSED ACCESS
 TO LOT 2

250-1F147-15TC
 N/F Chad A. &
 Beth A. Graham
 Revised Lot 3
 P.B. 341 PG. 20
 7.64 Acres
 +0.668 Acre Parcel D
 -0.116 Acre Parcel E
 -0.476 Acre Parcel F
 +5.738 Acres Parcel G
 13.454 Acres total
 after conveyances =
 Revised Lot 3

250-1F147-15TB
 N/F KENNETH C. & ROSE A. GRAHAM
 EX. REVISED LOT 2 of P.B. 341 PG. 20
 3.50 ACRES
 -0.668 ACRE PARCEL D
 +0.476 ACRE PARCEL F
 +0.116 ACRE PARCEL E
 3.424 ACRES TOTAL AFTER CONVEYANCES =
 REVISED LOT 2

REVISED LOT 4
 P.B. 341 PG. 20
 N/F D.M. RICCIARDELLA

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 DETERMINED TO BE OUTSIDE THE
 0.2% ANNUAL CHANCE FLOODPLAIN.
 REF: GRAHAM SUBDIVISION "A", P.B. 142 PG. 8
 REF: GRAHAM SUBDIVISION "B", P.B. 177 PG. 39
 REF: PLAN OF SUBDIVISION FOR KENNETH C. &
 ROSE A. GRAHAM BY LAND SURVEYORS, INC.,
 01/03/13, #12-108, P.B. 334 PG. 4.
 REF: PLAN OF SUBDIVISION #2 FOR KENNETH C. &
 ROSE A. GRAHAM AND CHAD A. & BETH A. GRAHAM
 BY LAND SURVEYORS, INC., 01/28/14, #14-003,
 P.B. 341 PG. 20.
 PROPERTY OWNERS: KENNETH & ROSE GRAHAM
 116 OAKWOOD LANE
 BUTLER, PA 16002
 CHAD & BETH GRAHAM
 124 OAKWOOD LANE
 BUTLER, PA 16002
 JEFFREY & CAROLINE GREEN
 108 OAKWOOD LANE
 BUTLER, PA 16002

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

THE PURPOSE OF THIS PLAN IS TO DIVIDE TAX PARCEL
 250-1F147-21B INTO THREE PARCELS WHICH WILL BE ADDED
 TO ADJOINING PROPERTIES. ALSO THE ACCESS TO REVISED
 LOT 2 AND REVISED LOT 3 ARE BEING REVISED.



PLAN BOOK	PAGE
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REVISED 01/27/2021; ENGINEER'S REVIEW COMMENTS
 REVISED 01/08/2021; ENGINEER'S REVIEW COMMENTS

Sheet 1 of 2

	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-8865 Cheryl A. Hughes, PLS Owner
	GRAHAM, GRAHAM & GREEN LOT LINE REVISION FOR: KENNETH C. & ROSE A. GRAHAM, CHAD A. & BETH A. GRAHAM and JEFFREY S. GREEN & CAROLINE CLARE GREEN SITUATE: OAKLAND TWP., BUTLER CO., PA
Date 11/20/2020 Scale 1" = 100' Dwn By BEC Ckd By GJH Parcel No. 250-S1-C36, Inst. # 202009110019356 Db-Pg 250-1F147-15TA/15TB/15TC/21B, Inst. # 20140410007571 2428-396 Service No. 200206110019988 1353-109 20-144	

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23rd day of January, 2021

ATTEST:
Yvonne Dallas NOTARY PUBLIC
Chad A. Graham OWNER
Beth A. Graham OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Chad A. and Beth A. Graham, 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 23rd day of January, 2021

My Commission expires the 16th day of January, 2023

SEAL
Yvonne Dallas
 NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)

We, Chad A. and Beth A. Graham, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Chad A. and Beth A. Graham, as recorded in Instrument Number 20140410007771, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS:
Chad A. Graham OWNER
Beth A. Graham OWNER

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of January, 2021

ATTEST:
Yvonne Dallas NOTARY PUBLIC
Jeffrey S. Green OWNER
Caroline Clare Green OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jeffrey S. Green and Caroline Clare Green, 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 18th day of January, 2021

My Commission expires the 16th day of January, 2023

SEAL
Yvonne Dallas
 NOTARY PUBLIC

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

TITLE CLAUSE (NO MORTGAGE)

We, Jeffrey S. Green and Caroline Clare Green, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jeffrey S. Green and Caroline Clare Green as recorded in Instrument Number 200205110019988, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS:
Jeffrey S. Green OWNER
Caroline Clare Green OWNER

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15th day of January, 2021

ATTEST:
Yvonne Dallas NOTARY PUBLIC
Kenneth C. Graham OWNER
Rose A. Graham OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Kenneth C. and Rose A. Graham, 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 15th day of January, 2021

My Commission expires the 16th day of January, 2023

SEAL
Yvonne Dallas
 NOTARY PUBLIC

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

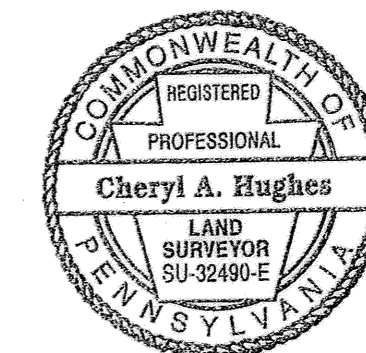
TITLE CLAUSE (NO MORTGAGE)

We, Kenneth C. and Rose A. Graham, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Kenneth C. and Rose A. Graham as recorded in Deed Book Volume 2426 page 396 and Instrument #202009110019356, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS:
Kenneth C. Graham OWNER
Rose A. Graham OWNER

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

January 8, 2021 *Cheryl A. Hughes*
 DATE REG. NO. SU-32490-E



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

Jim May SECRETARY
Paul CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Oakland this 3rd day of January, 2021

Jim May SECRETARY
Paul CHAIRMAN/PRESIDENT



Reviewed by the Oakland Township Planning Commission this 2nd day of January, 2021

Jim May SECRETARY
Paul CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 16th day of DEC., 2020

Michelle Mustello SECRETARY
John CHAIRMAN/PRESIDENT

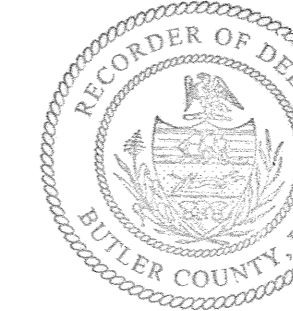


COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 391 page 32-33
 Given under my hand and seal this 4th day of February, 2021

SEAL
Michele M. Mustello
 RECORDER

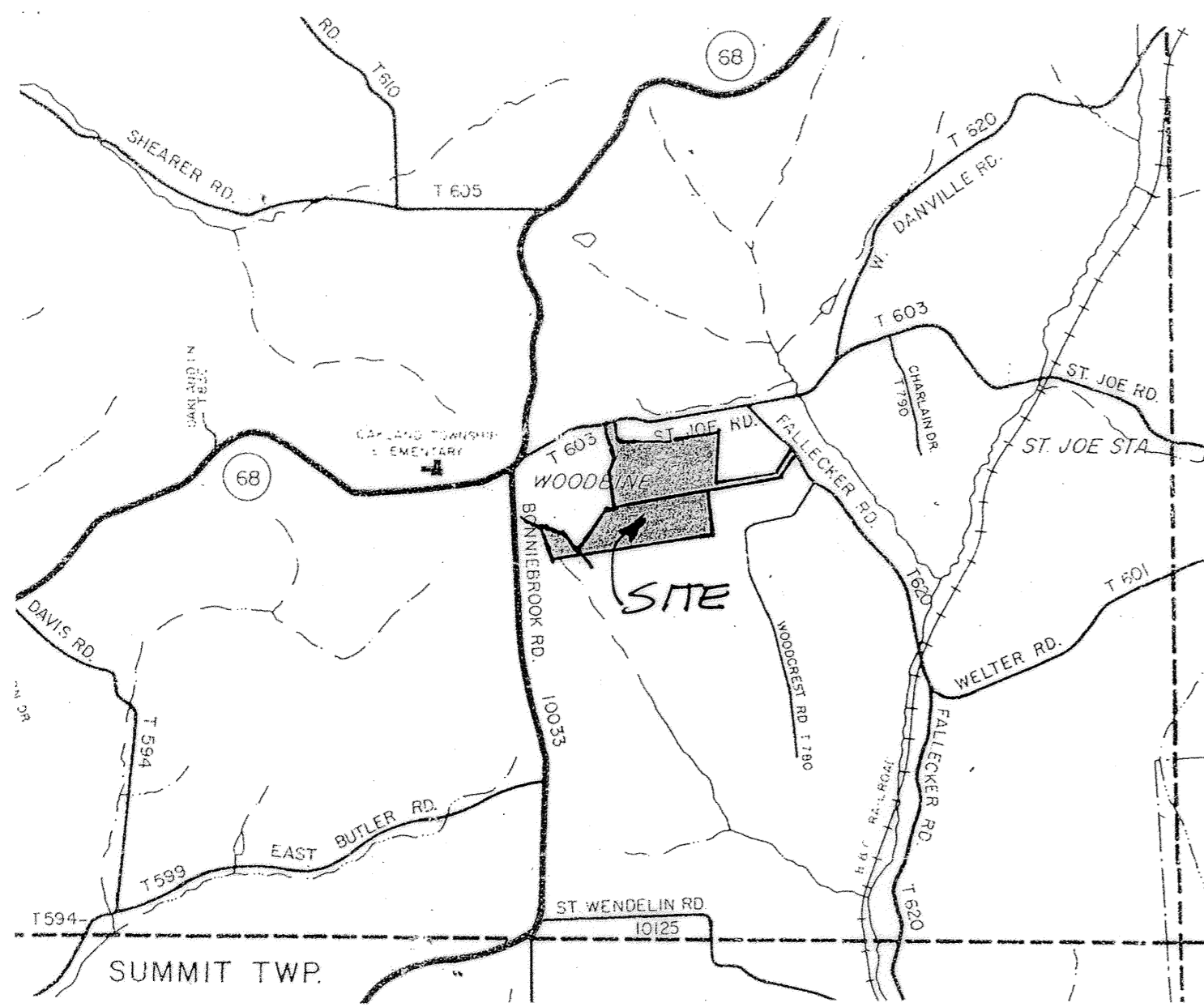
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



REVISED 01/27/2021; ENGINEER'S REVIEW COMMENTS
 REVISED 01/08/2021; ENGINEER'S REVIEW COMMENTS

Sheet 2 of 2

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
	GRAHAM, GRAHAM & GREEN LOT LINE REVISION FOR: KENNETH C. & ROSE A. GRAHAM, CHAD A. & BETH A. GRAHAM and JEFFREY S. GREEN & CAROLINE CLARE GREEN SITUATE: OAKLAND TWP., BUTLER CO., PA
Date 11/20/2020 Scale 1" = 100' Dwn By BEC Ckd By CAH Parcel No. 250-S1-C36, Inst.#202009110019356 Db-Pg 2426-396 250-1F147-15TA/15TB/15TC/21B 20140410007771 200205110019988 1353-108 20-144	



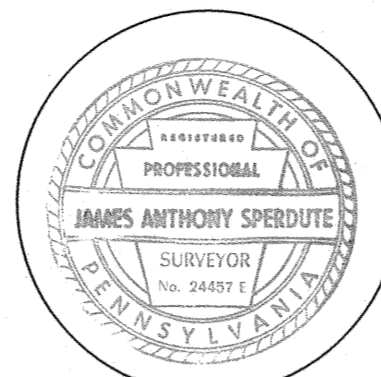
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PLAN BOOK	PAGE
391	33

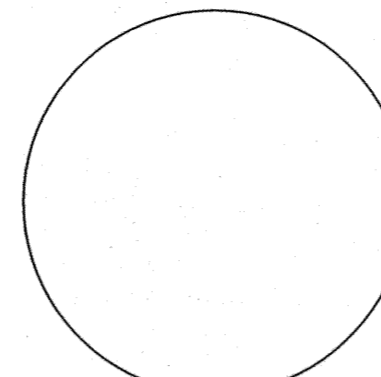
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 Page: 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 2/5/2021 10:56 AM
 1201900253



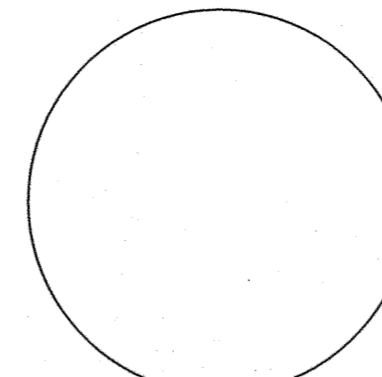
TOWNSHIP ENGINEER



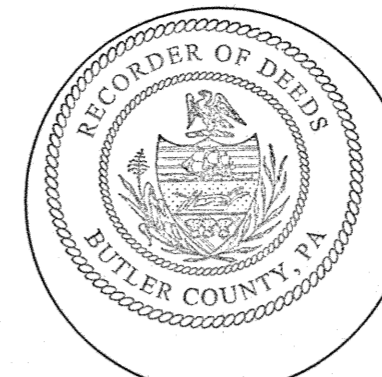
REGISTERED SURVEYOR



CRANBERRY TWP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS

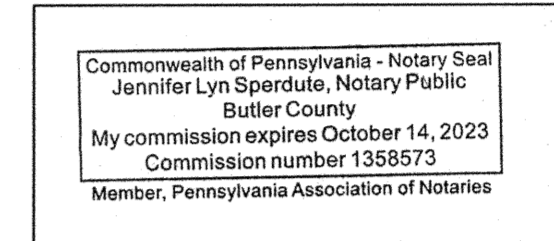
BY RESOLUTION APPROVED ON THE 8 DAY OF January 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 13 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY 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] - V.P.
 SIGNATURE AND TITLE OF OFFICER WITNESSING
 1-8-21
 DATE

NVR, INC.
[Signature] - VP
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 PETE ROBERTSON

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF January 2021
 (SEAL) [Signature]
 NOTARY PUBLIC



Pete Robertson, VP HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 13 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202009280021076. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature] - V.P. 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.

1/6/21 DATE
[Signature] JAMES A. SPERDUTE, R.S. # 24457-E

Michael C Malak, 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.

1/26/21 DATE
[Signature] SIGNATURE
 REGISTRATION NO. PS-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2020-68 EFFECTIVE THIS 10th DAY OF December, 2020

[Signature] SECRETARY
[Signature] CHAIRPERSON

I, GERRY ANDREE, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2020-68 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

[Signature] TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF Dec, 2020

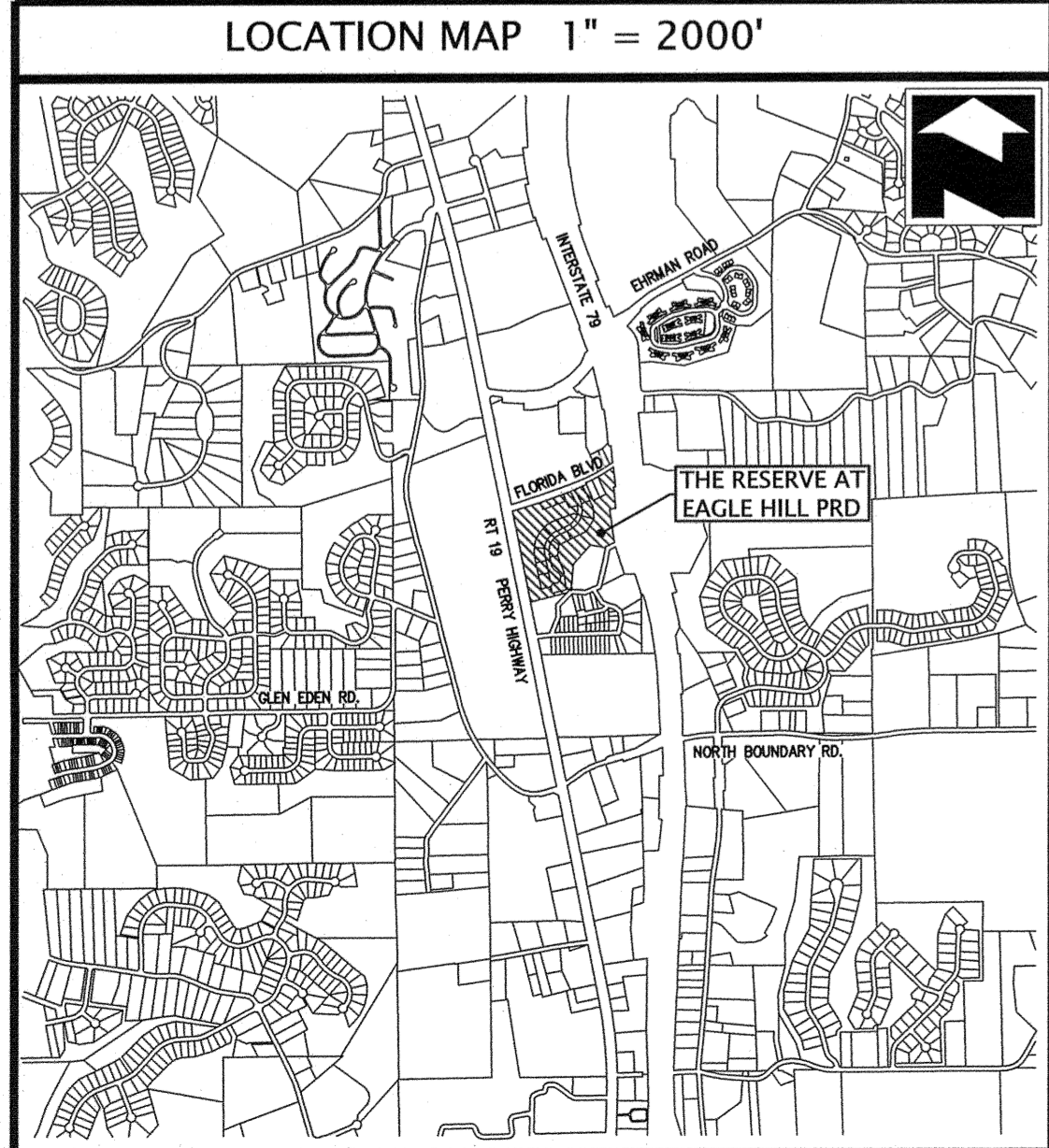
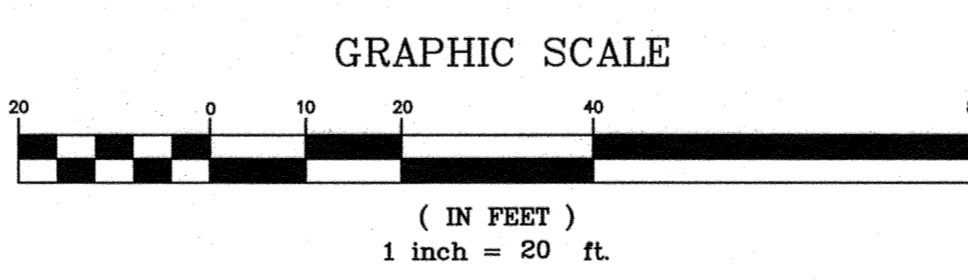
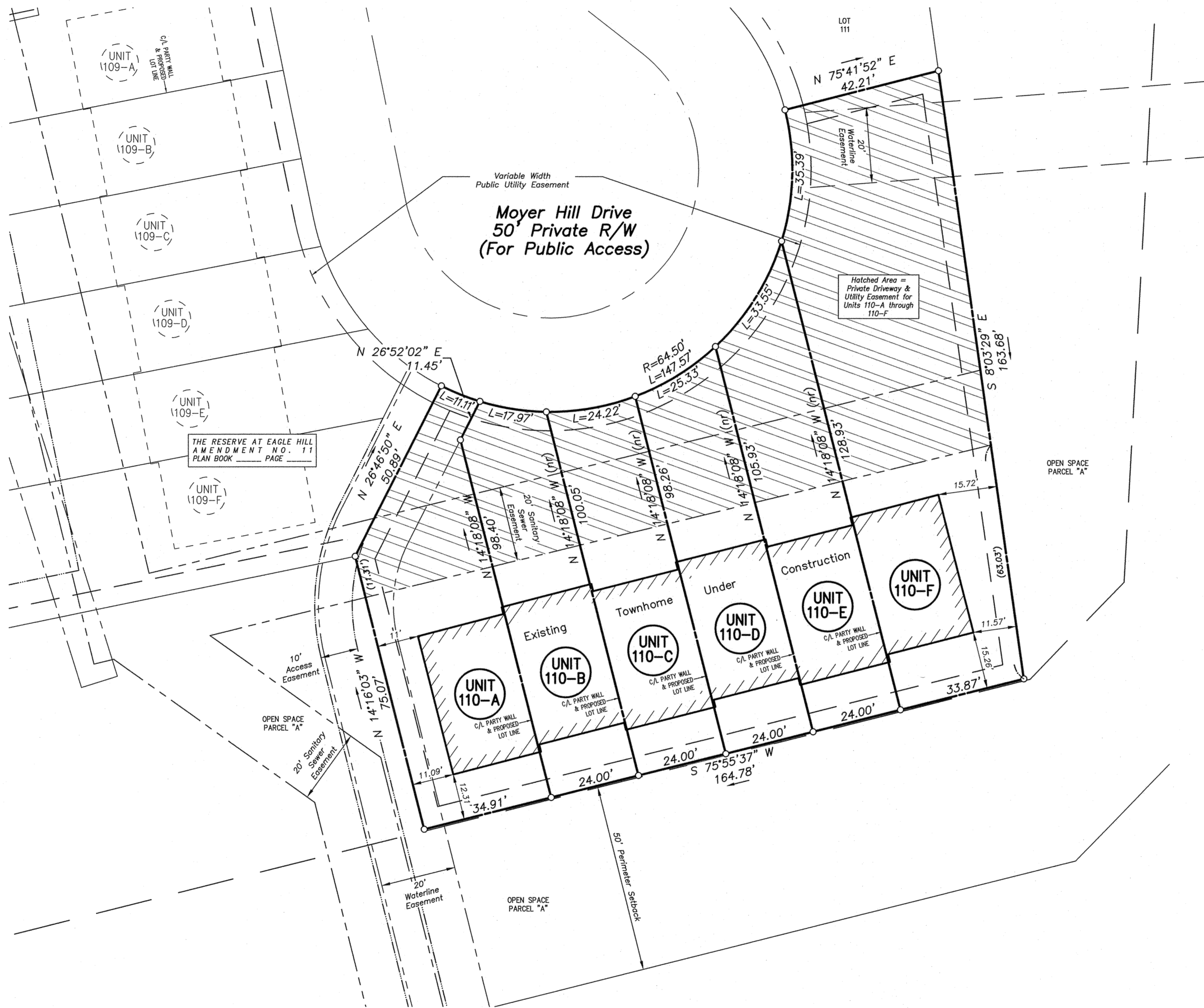
[Signature] SECRETARY
[Signature] CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 391 PAGE 34

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF February, 2021

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

PLAN BOOK	PAGE
391	34



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 110 OF THE RESERVE AT EAGLE HILL PRD AS RECORDED IN PLAN BOOK 369, PAGES 36 - 40. BEARINGS HAVE BEEN ADJUSTED TO REFERENCE THE PA STATE PLANE COORDINATE SYSTEM.
- 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
- MINIMUM LOT WIDTH : PER PATTERN BOOK
- MINIMUM FRONT SETBACK: 5.00 FEET
- MINIMUM REAR SETBACK: 5.00 FEET
- MINIMUM SIDE SETBACK: 5.00 FEET AT END UNITS
- MINIMUM PRD SETBACK: 50.00 FEET

PROPOSED LOT AREAS

110-A	3,367.856 SF	0.077 AC
110-B	2,471.565 SF	0.057 AC
110-C	2,361.562 SF	0.054 AC
110-D	2,429.471 SF	0.056 AC
110-E	2,770.178 SF	0.064 AC
110-F	6,741.620 SF	0.155 AC
TOTAL	20,142.252 SF	0.463 AC

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 130-S1-A110
 INST# 202009280021076

DEVELOPER / PROPERTY OWNER:

ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 BUILT BY:

DRAWING NUMBER: 1004-2022298
 DRAWING SCALE: 1"=20'
 DATE: November 30, 2020
 DRAWN BY:
 REVISIONS:

THE RESERVE AT EAGLE HILL AMENDMENT NO 13

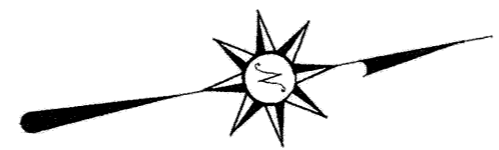
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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

INDEX: 20210205003435
 Page 1 of 5: 545.00
 Michele Mustello
 Butler County Recorder PA
 3/20/2021 11:08 AM
 T3021009258



Commonwealth of Pennsylvania - Notary Seal
 Mara Flick, Notary Public
 Butler County
 My commission expires March 4, 2023
 Commission number 1347196
 Member, Pennsylvania Association of Notaries

Know all men by these Presents, that we, Paul M. and Connie Mae Sweeney, 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 my Plan of my property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and 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 4th day of February, 2021.
 Notary Public: Mara Flick
 Owners: Paul M. Sweeney and Connie M. Sweeney

Commonwealth of Pennsylvania - Notary Seal
 Mara Flick, Notary Public
 Butler County
 My commission expires March 4, 2023
 Commission number 1347196
 Member, Pennsylvania Association of Notaries

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

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

In Witness Whereof, I hereunto set my hand and seal this 4th day of February, 2021.
 Notary Public: Mara Flick
 Owner: Martha M. Brown

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 Martha M. Brown, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 4th day of February, 2021.

My Commission Expires the 4th day of March, 2023.

SEAL: Mara Flick
 NOTARY PUBLIC

TITLE CLAUSE (MORTGAGE CLAUSE)
 We, Paul M. and Connie Mae Sweeney, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Paul M. and Connie Mae Sweeney as recorded in Deed Book Volume 20150929002480, Recorder of Deeds Office.

WITNESS: Paul M. Sweeney and Connie M. Sweeney

We, _____, mortgagee of the property embraced in this plan or subdivision in the names of Brown and Sweeney, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

WITNESS _____ MORTGAGEE _____

I, Cheryl A. Hughes, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the 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: October 20, 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 or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Secretary: Theresa Sualle
 PRESIDENT: Neil Cantor

Approved by the Board of Commissioners of the Township of Butler this 3rd day of November, 2020.

Secretary: Theresa Sualle
 PRESIDENT OF BOARD: Neil Cantor

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

Secretary: Sam Zew
 CHAIRMAN: Ra Ann

Reviewed by the Butler County Planning Commission this 21st day of OCT, 2020.

Secretary: Stat Buzgelm
 CHAIRMAN: Car Han

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

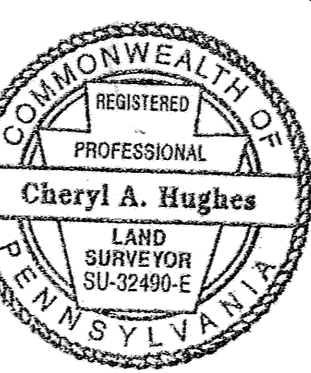
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 391 page 35.

Given under my hand and seal this 5th day of February, 2021.

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 1081 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
LOT LINE REVISION FOR: MARTHA M. BROWN and PAUL M. & CONNIE MAE SWEENEY SITUATE: BUTLER TWP., BUTLER CO., PA			
Date 10/1/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 051-53-B5 & B6	Db-Pg 1035-958	Service No. 201509290021480	20-061
Address 206 & 210 DECATUR DR.	Inst. #		



COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Paul M. and Connie Mae Sweeney, 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 4th day of February, 2021.

My Commission Expires the 4th day of March, 2023.

SEAL: Mara Flick
 NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)
 We, Paul M. and Connie Mae Sweeney, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Paul M. and Connie Mae Sweeney as recorded in Deed Book Volume 1035 page 958, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against the property.

WITNESS: Paul M. Sweeney and Connie M. Sweeney

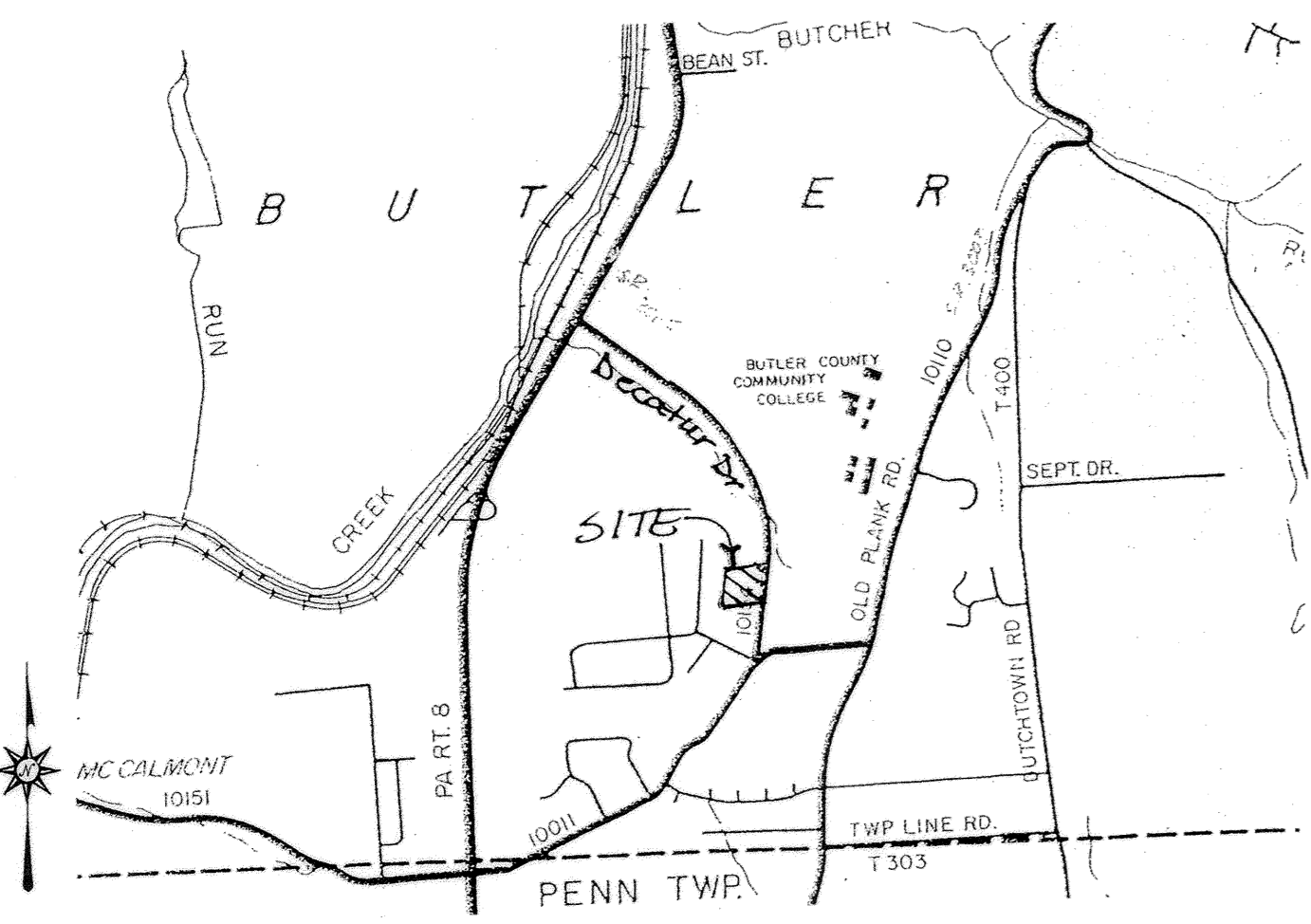
Commonwealth of Pennsylvania - Notary Seal
 Mara Flick, Notary Public
 Butler County
 My commission expires March 4, 2023
 Commission number 1347196
 Member, Pennsylvania Association of Notaries

051-53-B6
 N/F MARTHA M. BROWN
 0.988 ACRE
 +0.135 ACRE PARCEL A
 -0.135 ACRE PARCEL B
 0.988 ACRE TOTAL
 AFTER CONVEYANCE = LOT 1

TO BE CONVEYED TO
 & COMBINED WITH
 LANDS OF SWEENEY

051-53-B6
 N/F PAUL M. & CONNIE MAE SWEENEY
 2.965 ACRES
 -0.135 ACRE PARCEL A
 +0.135 ACRE PARCEL B
 2.965 ACRES TOTAL
 AFTER CONVEYANCES
 LOT 2

PARCEL A 0.135 ACRE
 TO BE CONVEYED TO &
 COMBINED WITH LANDS OF
 BROWN



NOTES:

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

REF: LOTS 3-6, O.J. & E.P. VOGEL PLAN OF LOTS,
 R.F. 14 PG. 13

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

ZONED: R-1; SINGLE FAMILY RESIDENTIAL

BUILDING SETBACK REQUIREMENTS:
 40' FRONT YARD
 10' SIDE YARD
 25' REAR YARD
 MINIMUM LOT AREA: 15,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 100'

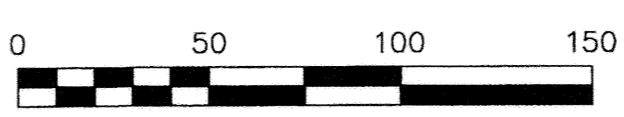
PROPERTY OWNERS: MARTHA M. BROWN
 210 DECATUR DRIVE
 BUTLER, PA 16002

 PAUL M. & CONNIE MAE SWEENEY
 206 DECATUR DRIVE
 BUTLER, PA 16002

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE
 LOCATION ONLY.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION
 TO CLEAR GARAGE AND DRIVEWAY ENCROACHMENTS.

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



PLAN BOOK	PAGE
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OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, RUSSELL T. GREER II AND JANICE H. GREER, OF THE TOWNSHIP OF SUMMIT, 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 SUMMIT, 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 SUMMIT, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF SUMMIT, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY 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 30 DAY OF Jan 2021.

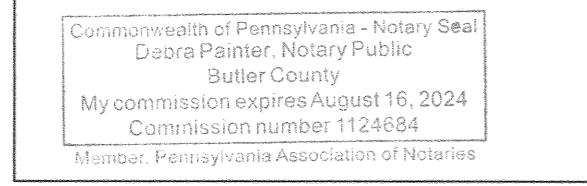
Russell T. Greer II
 x RUSSELL T. GREER II
Janice H. Greer
 x JANICE H. GREER

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, RUSSELL T. GREER II AND JANICE H. GREER, 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 30 DAY OF Jan 2021.

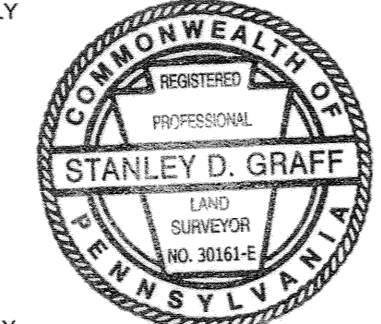
MY COMMISSION EXPIRES THE 16 DAY OF Aug 2024

Debra Palster
 x 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.

26 Jan '21
 DATE
Stanley D. Graff
 x STANLEY D. GRAFF
 REG. NO. SU-030161E



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF SUMMIT ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS 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 SUMMIT THIS 20th DAY OF January 2021.

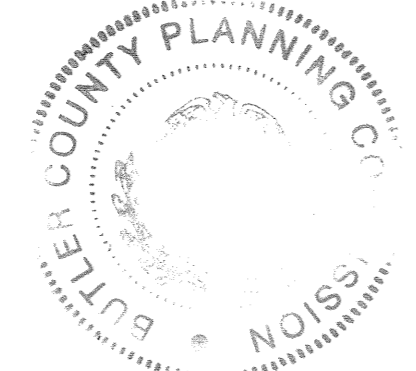
Russell L. Stracy
 x SECRETARY
William Adam
 x CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 9th DAY OF February 2021.

Gary R. McLeod
 x SECRETARY
Stephen H. Krowner
 x CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF JAN 2021.

R. Hu 92M
 x SECRETARY
Stacy 92M
 x CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

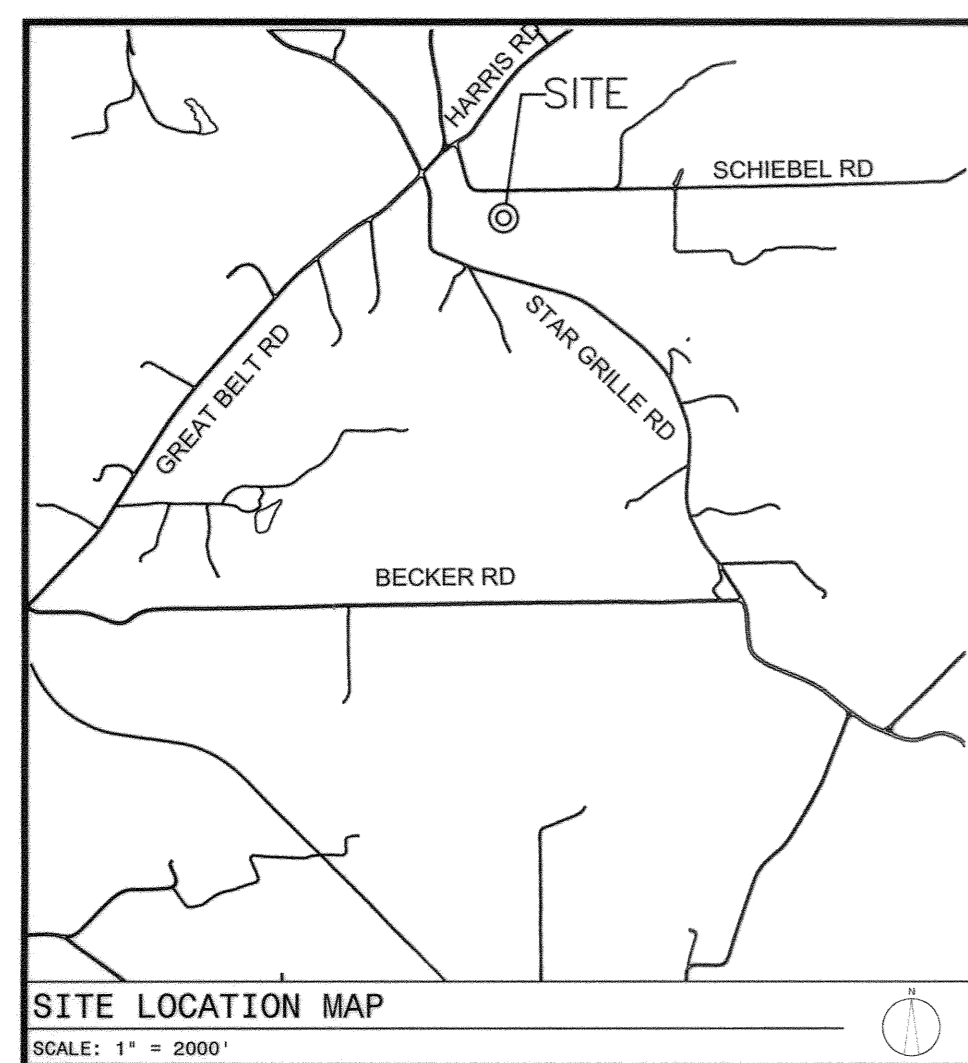
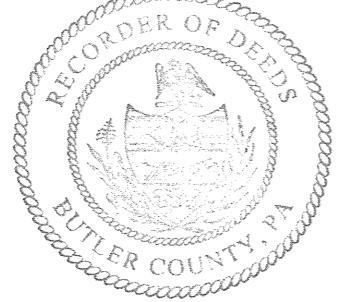


PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 391, PAGE(S) 37

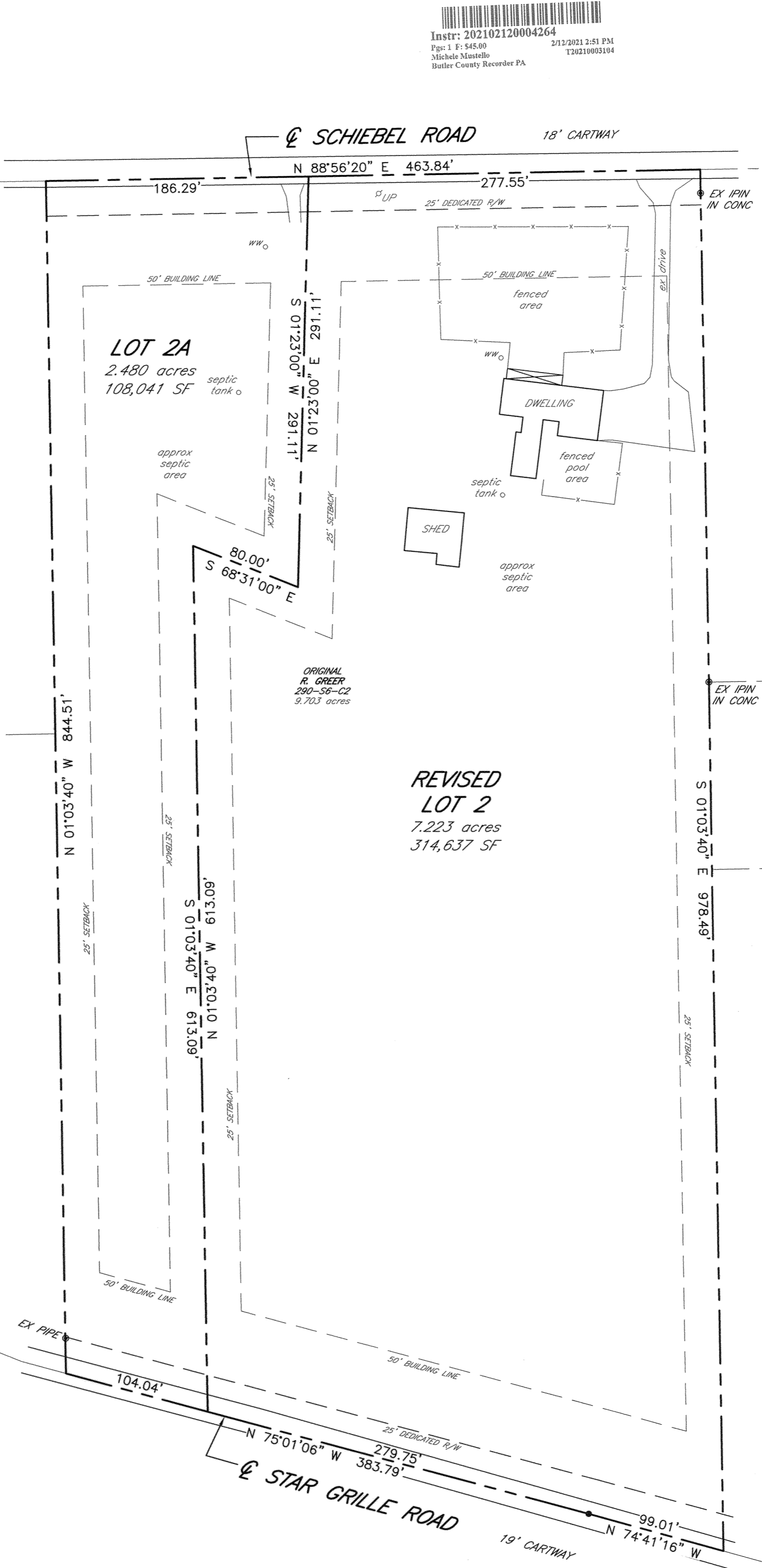
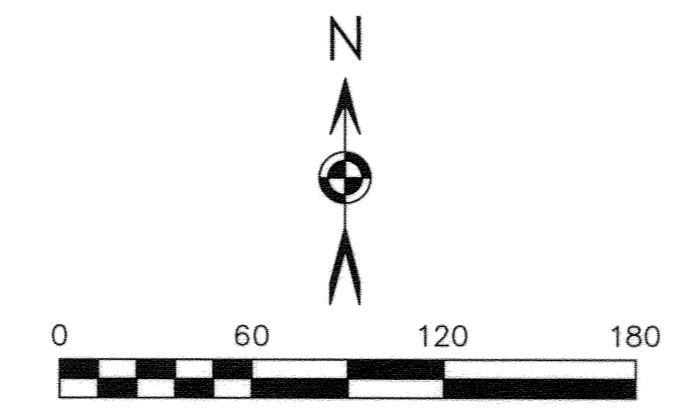
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF February 2021.

Michele M. Mustello
 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.



PROPERTY AREAS:

EXISTING TOTALS		
LOT 2	9.703 AC	422,678 SF
REVISED TOTALS		
REVISED LOT 2	7.223 AC	314,637 SF
+LOT 2A	2.480 AC	108,041 SF
REVISED TOTAL	9.703 AC	422,678 SF

- GENERAL NOTES:**
- TAX ID: 290-S6-C2
 - OWNERS: RUSSELL T. GREER II, JANICE H. GREER, 122 SCHIEBEL RD, BUTLER, PA 16002
 - ZONING DISTRICT: R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
 - UTILITY COMPANIES
 - ELECTRIC - CENTRAL ELECTRIC
 - GAS - HERMAN OIL AND GAS
 - SEPTIC - ON LOT
 - WATER - ON LOT
 - REFERENCES
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - ELLWOOD PLAN OF LOTS NO. 1, PLAN BOOK 62 PG 16
 - ROSSI SUBDIVISION, PLAN BOOK 145 PG 26
 - ROSSI SUBDIVISION NO. 2, PLAN BOOK 174 PG 8

A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/12/2021	SDG	1/12/2021
REV	DESCRIPTION	BY	DATE



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

PROJECT DESCRIPTION
 R. GREER PLAN
 BEING A
 SUBDIVISION
 FOR
 RUSSELL AND JANET
 GREER II

SITUATE
 SUMMIT TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/09/2020	SDG	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-192	290-S6-C2	A	

RECORDED	20
PLAN BOOK	PAGE
391	37
SHEET	of

R. GREER PLAN

Being a subdivision of Lot 2 of the James Elwood Plan of Lots No. 1, PBV 62 Pg 16, and being Butler County Tax Parcel 290-S6-C2

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT I, THOMAS M. FERRARO, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREFTER 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 18 DAY OF JANUARY 2021

THOMAS M. FERRARO

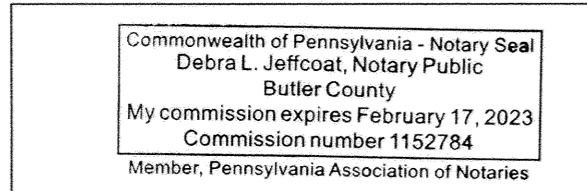
ACKNOWLEDGMENT OF NOTARY PUBLIC

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF JANUARY 2021

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

NOTARY PUBLIC



OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, RAYMOND F. AND BARBARA F. SAWYER, 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 ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREFTER 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 29 DAY OF JANUARY 2021

RAYMOND F. SAWYER
BARBARA F. SAWYER

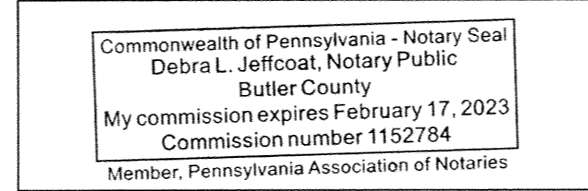
ACKNOWLEDGMENT OF NOTARY PUBLIC

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, RAYMOND F. AND BARBARA F. SAWYER, 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 29 DAY OF JANUARY 2021

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023

NOTARY PUBLIC

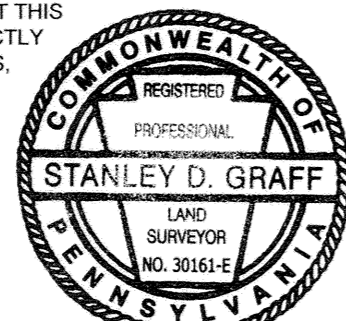


SURVEYOR'S CERTIFICATION

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.

7 JAN 2021

STANLEY D. GRAFF
REG. NO. SJ-02161



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 01ST DAY OF FEBRUARY 2020.

SECRETARY
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 21ST DAY OF DECEMBER 2020.

SECRETARY
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF DEC 2020.

SECRETARY
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

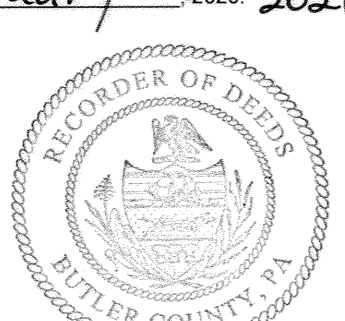
PROOF OF RECORDING

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

PLAN BOOK VOLUME 391 PAGE(S) 38

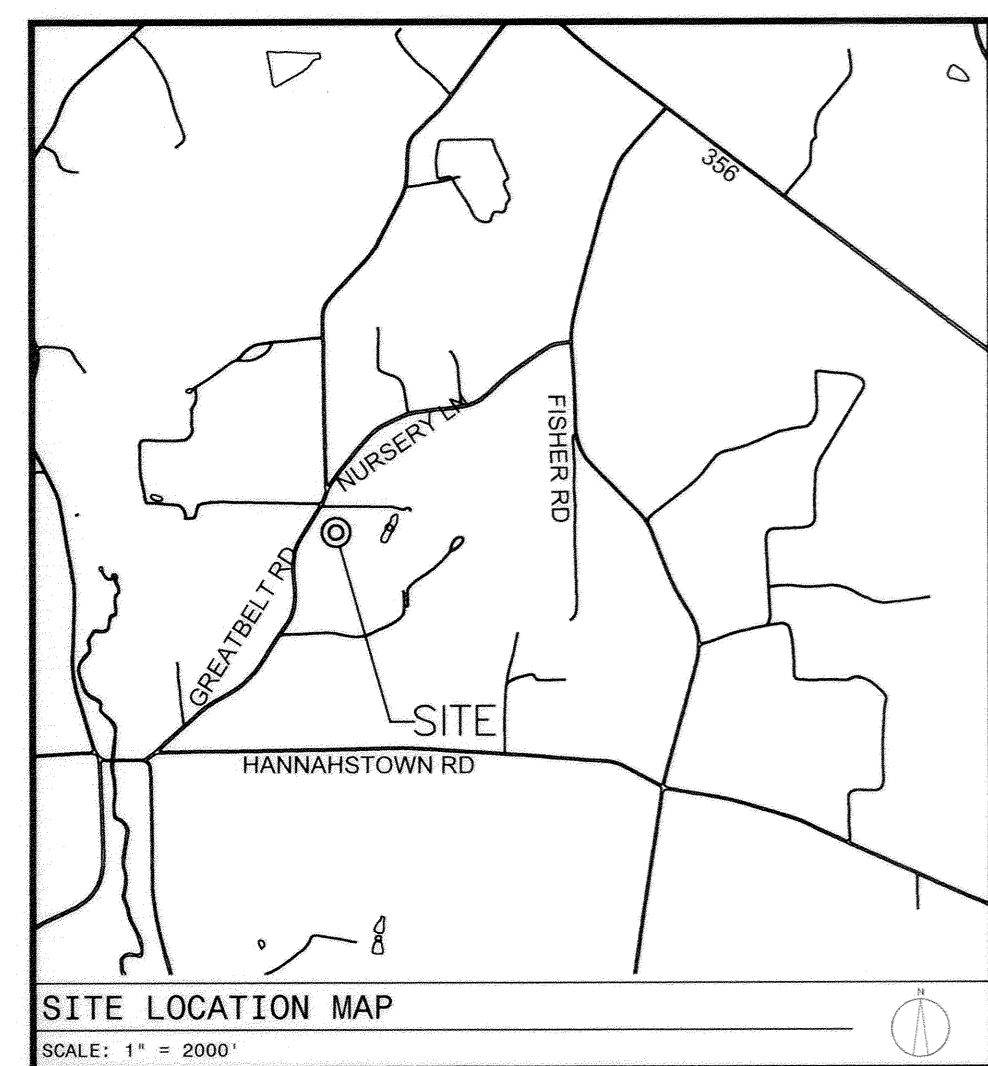
GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF FEBRUARY 2021

RECORDED IN DEEDS



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024



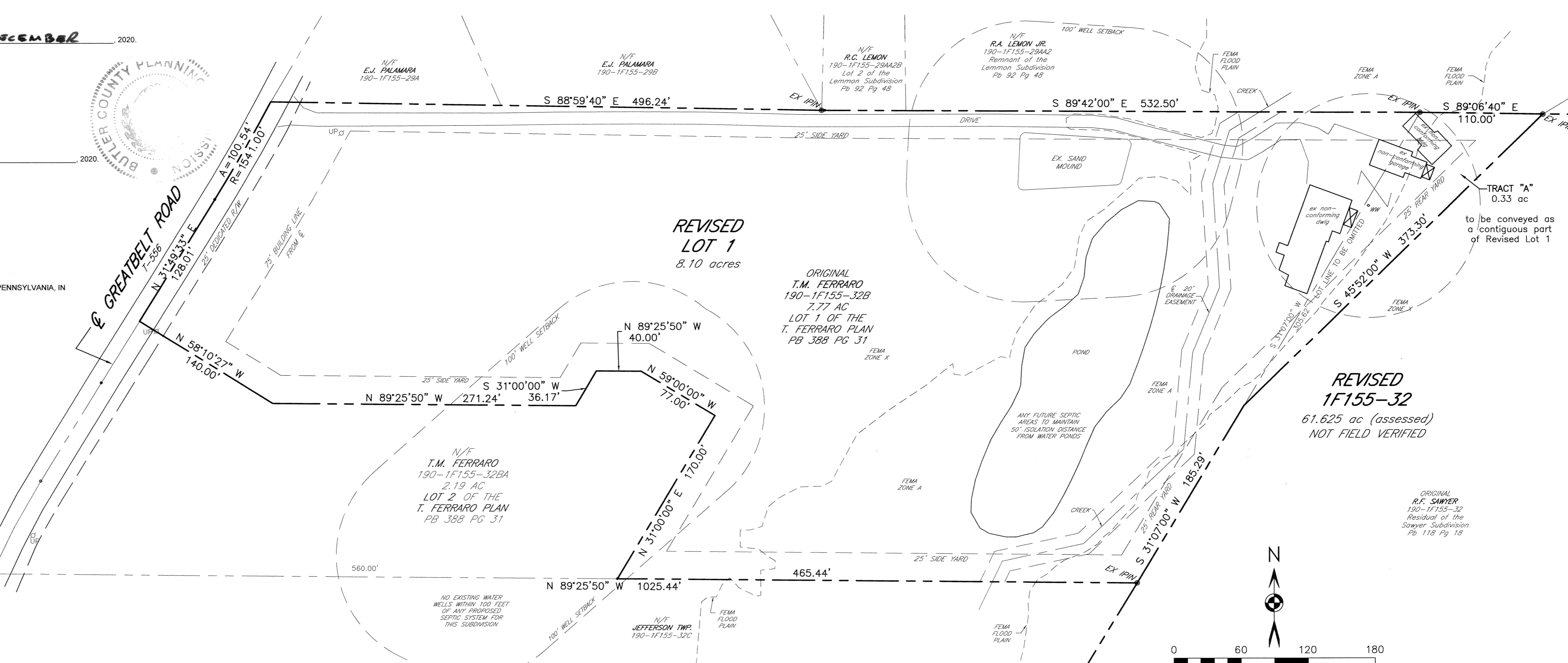
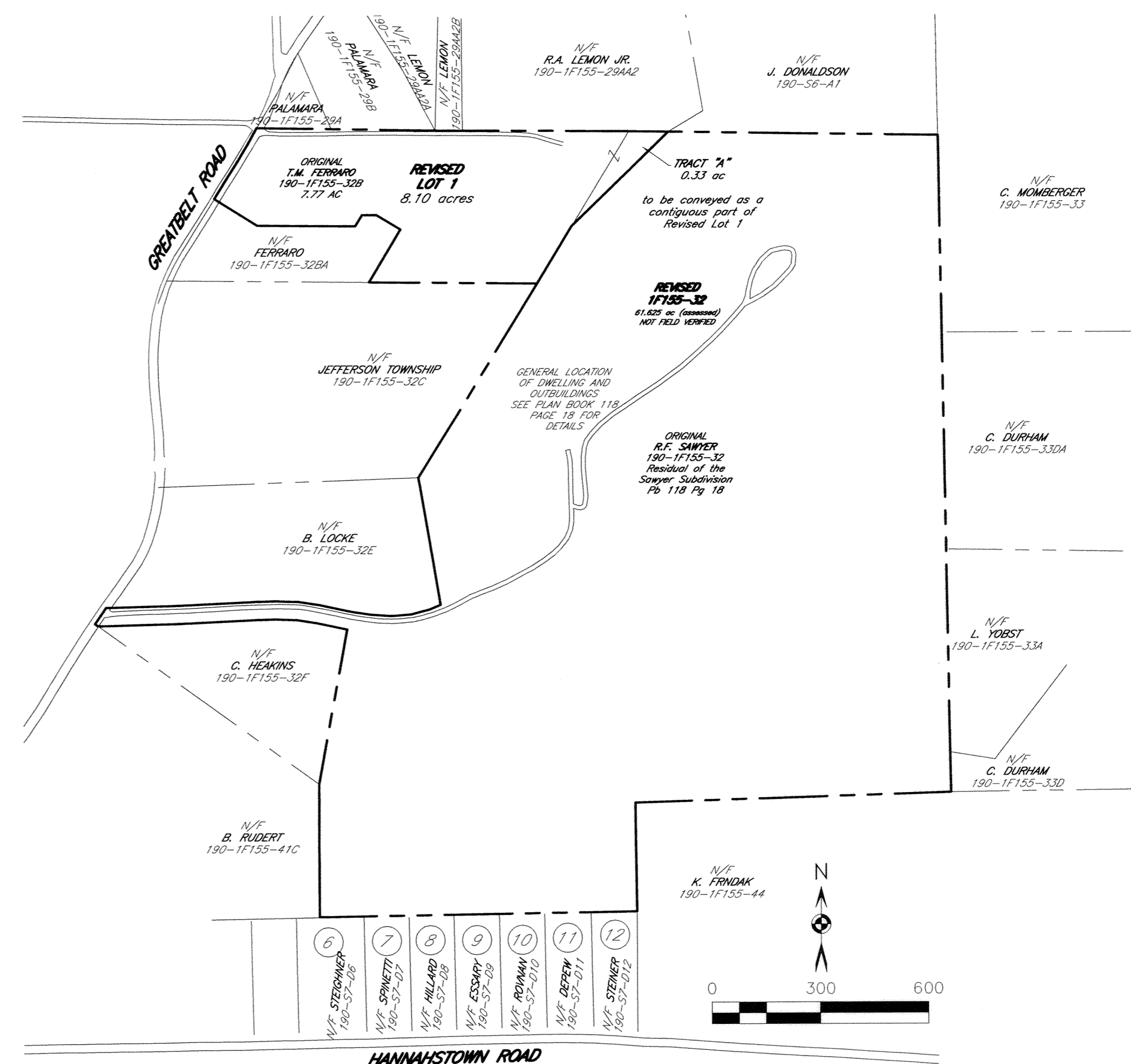
PLAN ORIENTATION NOTE: THE BASIS OF BEARINGS AND/OR COORDINATES SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (PA-S) / NAD 1983 AS DETERMINED BY GPS STATIC COLLECTION AND OPUS SOLUTION.

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

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THOMAS M. FERRARO AND RAYMOND & BARBARA SAWYER, 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 THOMAS M. FERRARO AND RAYMOND & BARBARA SAWYER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION. ANY STORMWATER FACILITIES SHALL MAINTAIN SEPTIC ISOLATION DISTANCES

PROPERTY AREAS:	
EXISTING TOTALS	
LOT 1	7.77 AC
+ TRACT A	0.33 AC
EXISTING TOTAL	69.725 AC
REVISED LOT 1	
ORIGINAL LOT 1	7.77 AC
+ TRACT A	0.33 AC
REVISED LOT 1 TOTAL	8.10 AC
ORIGINAL 1F155-32	
- TRACT A	61.955 AC assessed
- TRACT A	0.33 AC
REVISED 1F155-32 TOTAL	61.625 AC assessed
REVISED TOTALS	
REVISED LOT 1	8.10 AC
- REVISED 190-1F155-32	61.525 AC assessed
REVISED TOTAL	69.725 ACRES



FERRARO/SAWYER PLAN

Being a lot line revision on of Butler County Tax
Parcels 190-1F155-32 and 190-1F155 32B

RECORDED	20
PLAN BOOK	PAGE
391	38
SHEET	of

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
FERRARO / SAWYER PLAN
BEING A
LOT LINE REVISION
FOR
THOMAS FERRARO
RAYMOND & BARBARA SAWYER

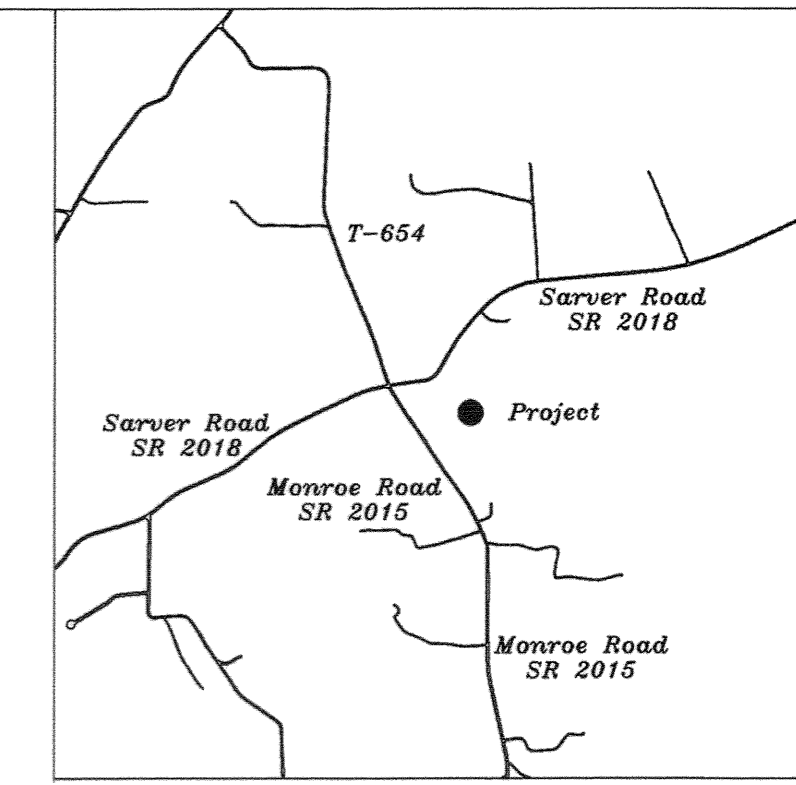
SITUATE
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/01/2020	SDG	Sdg	1" = 60'

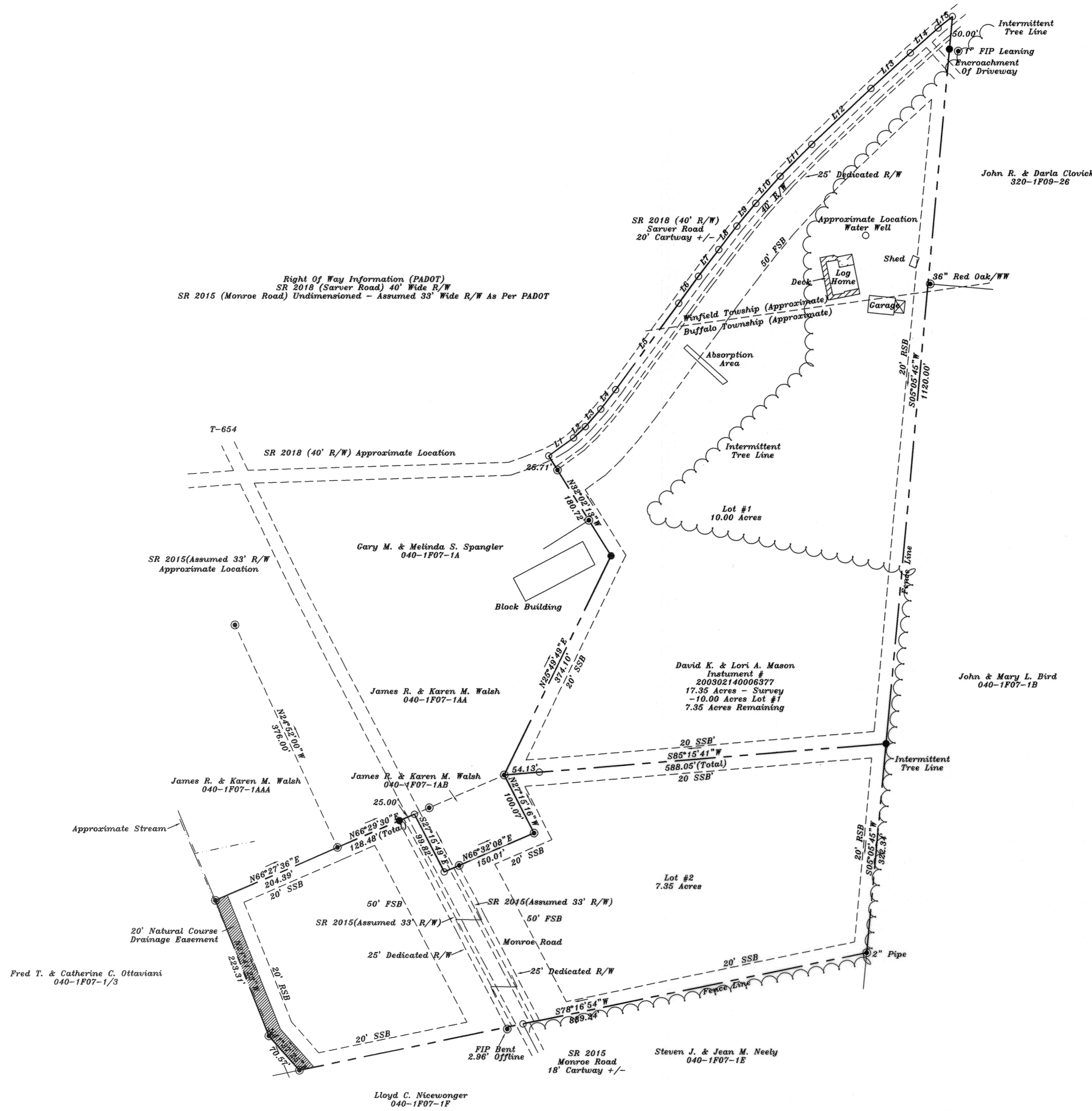
PROJECT NO.	TAX PARCEL NO.	REVISION
20-204	190-1F155-32 & 32B	-

UTILITY WARNING
 The Underground Utilities Shown Have Been Located From Field Survey Information And Existing Drawings. The Surveyor Makes No Guarantee That The Underground Utilities Shown Comprise All Such Utilities In The Area, Either In Service Or Abandoned. The Surveyor Further Does Not Warrant That The Underground Utilities Shown Are In The Exact Location Indicated, Although He Does Certify That They Are Located As Accurately As Possible From The Information Available. The Surveyor Has Not Physically Located The Underground Utilities.

Instr: 202102160004387
 Page 1 of 5
 2/16/2021 11:42 AM
 Michele Mustello
 Butler County Recorder PA



Location Map



For Lot #2
 As of the date of this plot plan, the subdivision described herein is and shall be dedicated for the express purpose of Agricultural use. No portion of this subdivision has been approved by Buffalo Township or the Department of Environmental Protection for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the 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 Buffalo Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER

Final approval by the Buffalo Twp. Planning Commission
 this 13 day of FEBRUARY, 2021

On this 13 day of FEB, 2021 Before me a Notary Public in and for said state and county personally appeared David K. Mason and Lori A. Mason who being duly sworn, Depose And Says That They Were Personally Present At The Execution Of The Adoption, Release Dedication For A Subdivision.
 Subscribed To The Said Release And Dedication.
 David K. Mason Lori A. Mason

Final approval by the Buffalo Twp. Supervisors
 this 10 day of FEBRUARY, 2021

Sworn To And Subscribed Before Me This Day And Date Above Written In witness whereof I have here unto set my name and official

Final approval by the Winfield Twp. Planning Commission
 this 20 day of JAN, 2021

Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Vance Wagner, Notary Public
 Butler County
 My commission expires December 22, 2024
 Commission number 1211810
 Member, Pennsylvania Association of Notaries

Final approval by the Butler County Planning Commission
 this 20 day of JAN, 2021

RECORDER'S CERTIFICATE
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER

Final approval by the Winfield Twp. Supervisors
 this 10 day of JANUARY, 2021

On this the 10 day of JAN, 2021 before me, the Recorder of Deeds in and for said County of Butler, personally appeared David K. & Lori A. Mason, who in due form acknowledged the within plat to be their act and deed and desire the same to be recorded as such in witness thereof, I herunto set my hand and seal.

Final approval by the Winfield Twp. Supervisors
 this 10 day of JANUARY, 2021

Recorder of Deeds

BUTLER COUNTY PENNSYLVANIA
 Recorded in the Recorder's office of the said County on this 10 day of JANUARY, 2021
 to HIGHWAY PLAN BOOK No. 391 Page 39
 Witness my hand and the seal of said office.

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

LINE	LENGTH	BEARING
L1	47.18	N54°05'55"E
L2	25.11	N46°08'20"E
L3	38.85	N41°04'09"E
L4	37.45	N37°22'19"E
L5	164.04	N36°06'42"E
L6	51.09	N36°14'36"E
L7	51.29	N37°03'05"E
L8	45.65	N37°32'41"E
L9	45.33	N39°39'09"E
L10	58.17	N41°46'10"E
L11	68.80	N44°44'07"E
L12	124.87	N46°31'00"E
L13	81.08	N47°56'06"E
L14	57.35	N49°24'22"E
L15	27.94	N51°05'46"E

David K. & Lori A. Mason
 760 Sarver Road
 Sarver, PA 18055

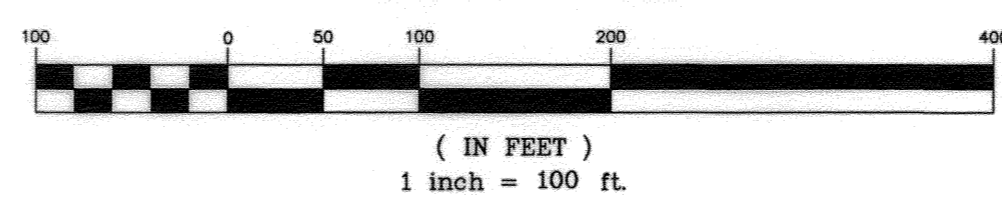
Tract Closure Greater Than 1:25,000
 Zoned A-1 Agricultural

Subject To All Exceptions, Reservations, and Conditions As Are Contained In All Prior Deeds And Plans Of Record.
 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"

The Grantee Acknowledges That This Lot Is Within An Active Agricultural Area. It May Be Subjected To Odors, Dust, Noise And Other Impacts That Are Part Of Normal Farming Practices, And That The Agriculture Has The Pre-Eminent Right Of Use In This Area.

PLAN BOOK PAGE
391 39

GRAPHIC SCALE



- Corner
- Set Iron Pin
- Found Iron Pin

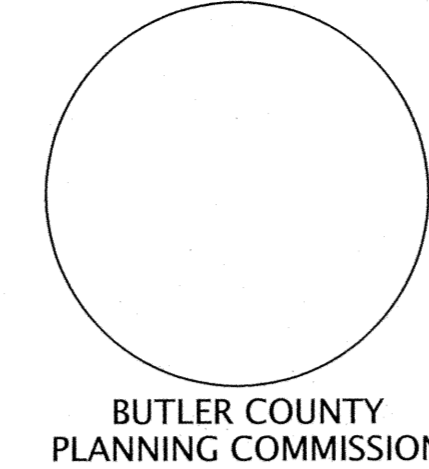
Revised 11-28-20 Non-Building Sewage Note
 As Per David K. & Lori A. Mason All Mineral Rights Are Included With This Tract Of Land (Instrument # 20030214006377)
 As Of The Date Of This Plan No Mining Activity Is Known To Exist Under The Subsurface Of This Tract Of Land To The Best Of Our Knowledge.

CALL BEFORE YOU DIG!
 5 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 3 WORKING DAYS IN DESIGN STAGE-STOP CALL



I, Harry L. Breski, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plat, and that this plan correctly represents the lots, land streets and highways as surveyed and plotted by me for the owners or Agents.		 Harry L. Breski, PLS 1381 Butler Road Worthington, PA 16262 Phone: (724) 858-3947
County Seal 		
Mason Plan #1 David K. & Lori A. Mason - Owners Buffalo Township Butler County, PA		Drawn By: HLB Date: 10-31-20 Survey Volume: Checked By: Scale: 1"=100' DWG No.:

Instr: 202102160004416
 Page 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 2/16/2021 1:47 PM
 13201900223



BY RESOLUTION APPROVED ON THE 28th DAY OF JANUARY 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 6 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.
 [Signature]
 SIGNATURE AND TITLE OF OFFICER WITNESSING

[Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

1/28/21
 DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED [Signature] 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 28th DAY OF January 2021

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

[Signature]
 NOTARY PUBLIC

I, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 6 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202010200023466. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
 SIGNATURE OF WITNESS

[Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

[Signature]
 JAMES A. SPURDUTE, R.S. 13457-E

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND OTHER APPLICABLE TOWNSHIP ORDINANCES.
 Thomas L. [Signature] 043860 E
 PRINTED NAME & REGISTRATION NO. TOWNSHIP ENGINEER SIGNATURE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 15th DAY OF February 2021 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 DEDICATION OF ANY STREETS, LAND 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.

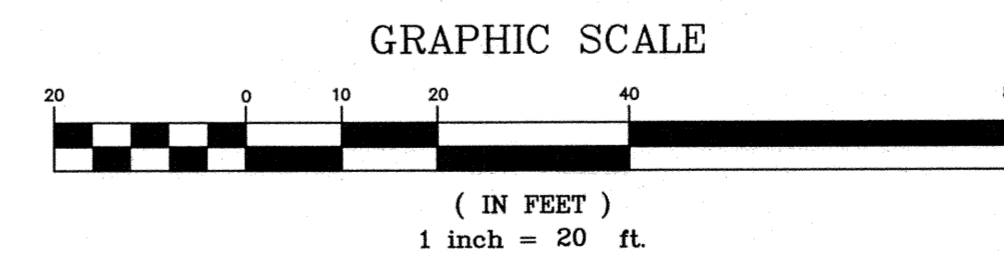
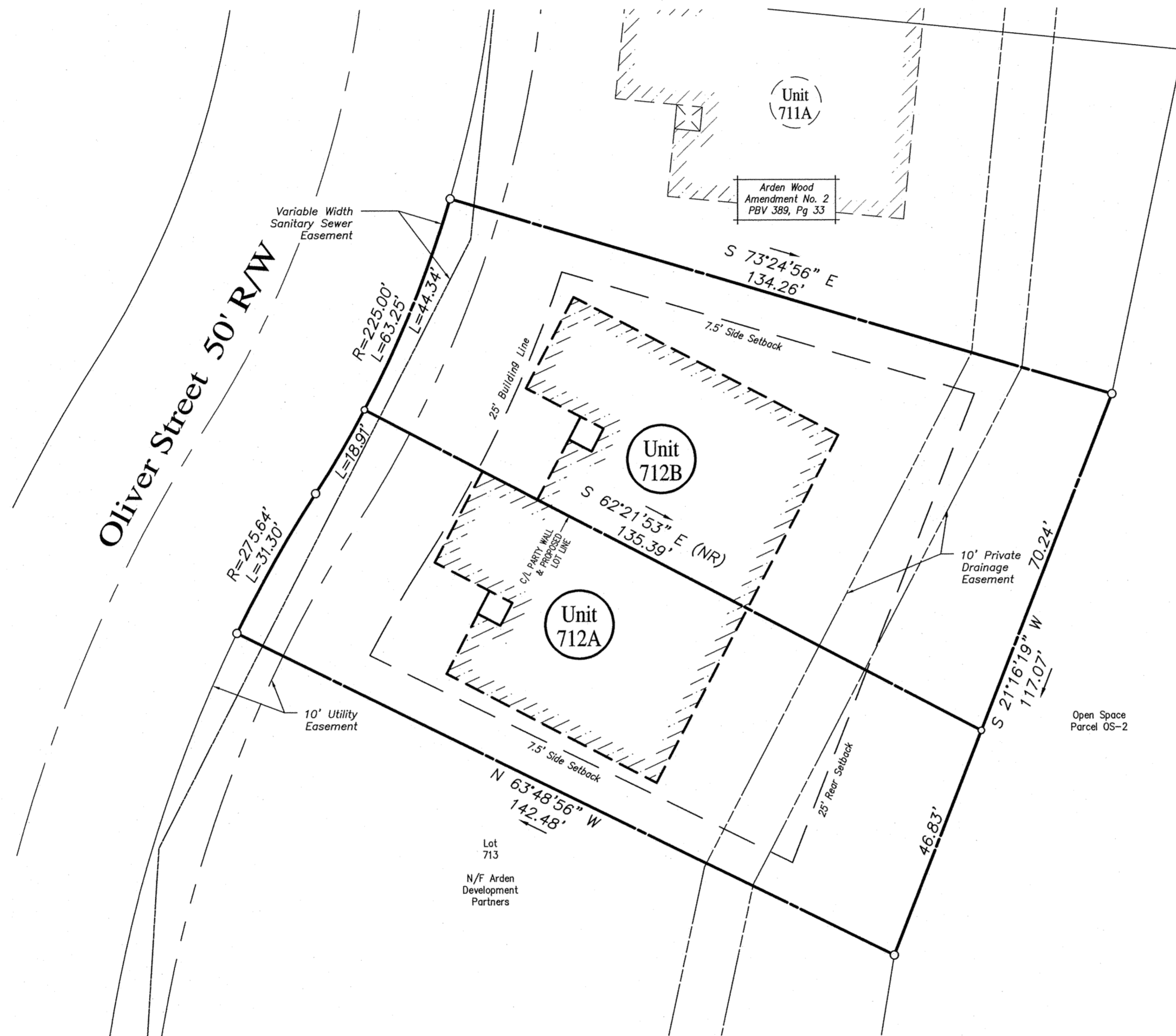
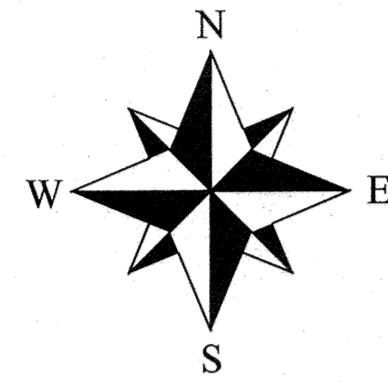
APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 16th DAY OF February 2021
 [Signature]
 SECRETARY
 [Signature]
 CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 20th DAY OF February 2021
 [Signature]
 SECRETARY
 [Signature]
 CHAIRPERSON

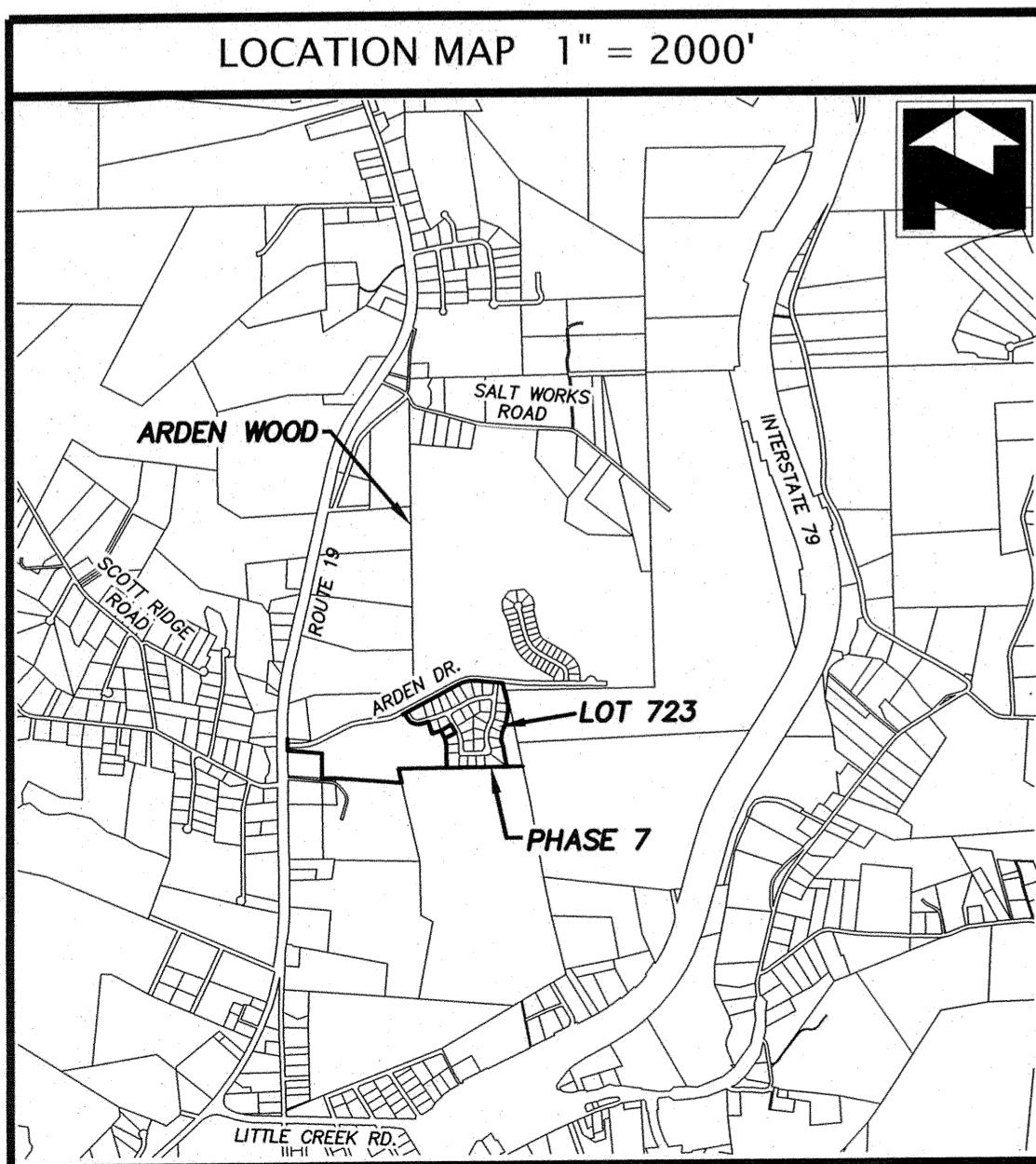
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 391 PAGE 40 GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF February 2021

(SEAL) [Signature]
 MICHELE M. MUSTELLO

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



PLAN BOOK	PAGE
391	40



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 712 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9
- 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.
- NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVIOUSLY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT R-2 RESIDENTIAL

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

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

PROPOSED LOT AREAS

	712A	712B	Total
Sq. Ft.	6,729.558	7,651.153	14,380.711
Acres	0.154	0.176	0.330

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-S7-B712
 INSTRUMENT NO. 202010200023466

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

DRAWING NUMBER: 1010-2022367
 DRAWING SCALE: 1"=20'
 DATE: December 21, 2020
 DRAWN BY:
 REVISIONS:

Arden Wood Amendment No. 6

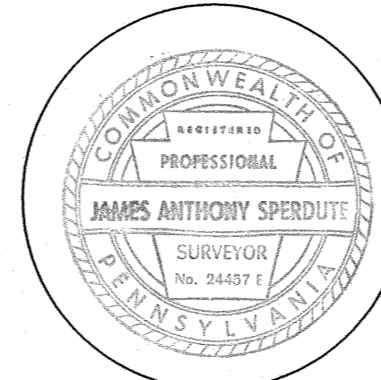
Being a subdivision of Lot 712 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 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

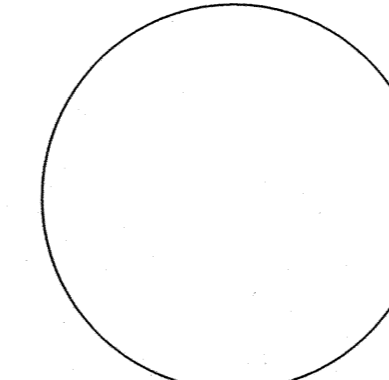
INSR: 20210216004417
 Fig. 1 P. 545.00
 Michele Mustello
 Butler County Recorder PA
 2/16/2021 1:49 PM
 T20210093225



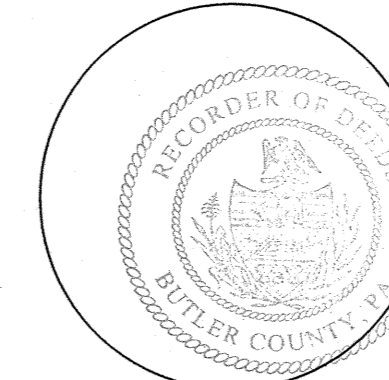
REGISTERED SURVEYOR



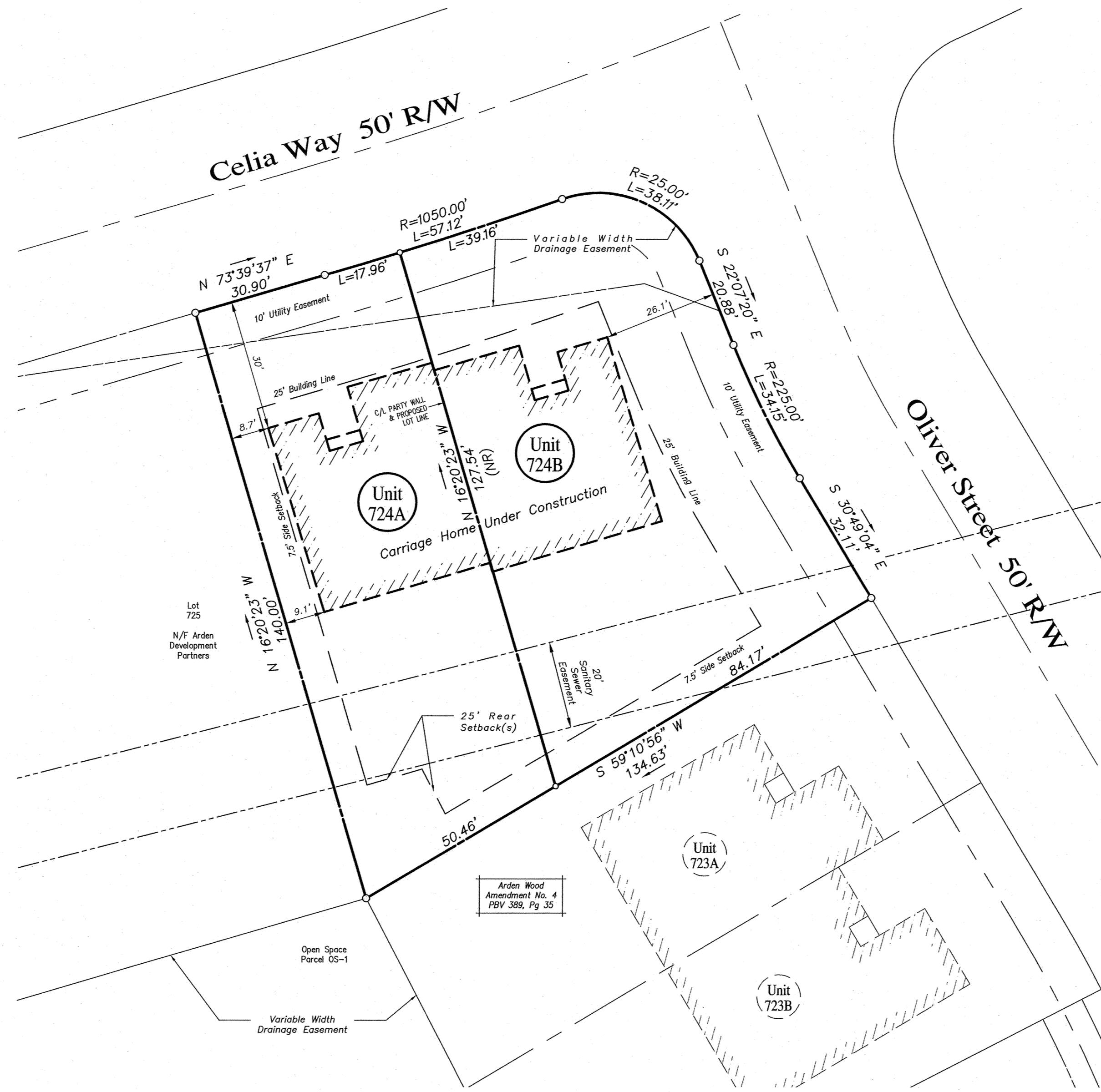
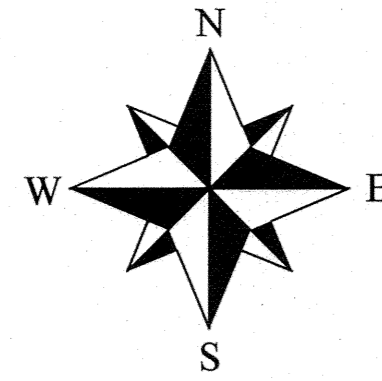
LANCASTER TOWNSHIP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS



BY RESOLUTION APPROVED ON THE 12 DAY OF February, 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD 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.

NVR, INC.
John Morrey
 SIGNATURE AND TITLE OF OFFICER WITNESS
 DATE: 2/12/21

[Signature]
 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 John Robertson, Vice President OF NVR, INC. WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF February, 2021

(SEAL) Commonwealth of Pennsylvania - Notary Seal
 Jennifer Lyn Spurdute, Notary Public
 Butler County
 My commission expires October 14, 2023
 Commission number 1358573
 NOTARY PUBLIC
Jennifer Lyn Spurdute
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I, John Robertson, VP of NVR, Inc. HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 7 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 20201240025522. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

John Morrey
 SIGNATURE OF WITNESS
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

James A. Spurdute
 JAMES A. SPURDUTE, R.S. 13457-E
 TOWNSHIP ENGINEER SIGNATURE

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

Thomas L. Thomas 043880-E
 PRINTED NAME & REGISTRATION NO.
Thomas L. Thomas
 TOWNSHIP ENGINEER SIGNATURE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 15 DAY OF February, 2021 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 DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

Danielle Rich
 TOWNSHIP PLANNING DIRECTOR
 (SEAL)

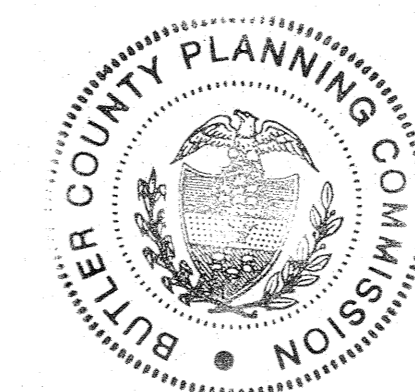
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADES, PAVE 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 16 DAY OF February

Christina M. Swift
 SECRETARY
Jason O'Brien
 CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 17 DAY OF FEB. 2021

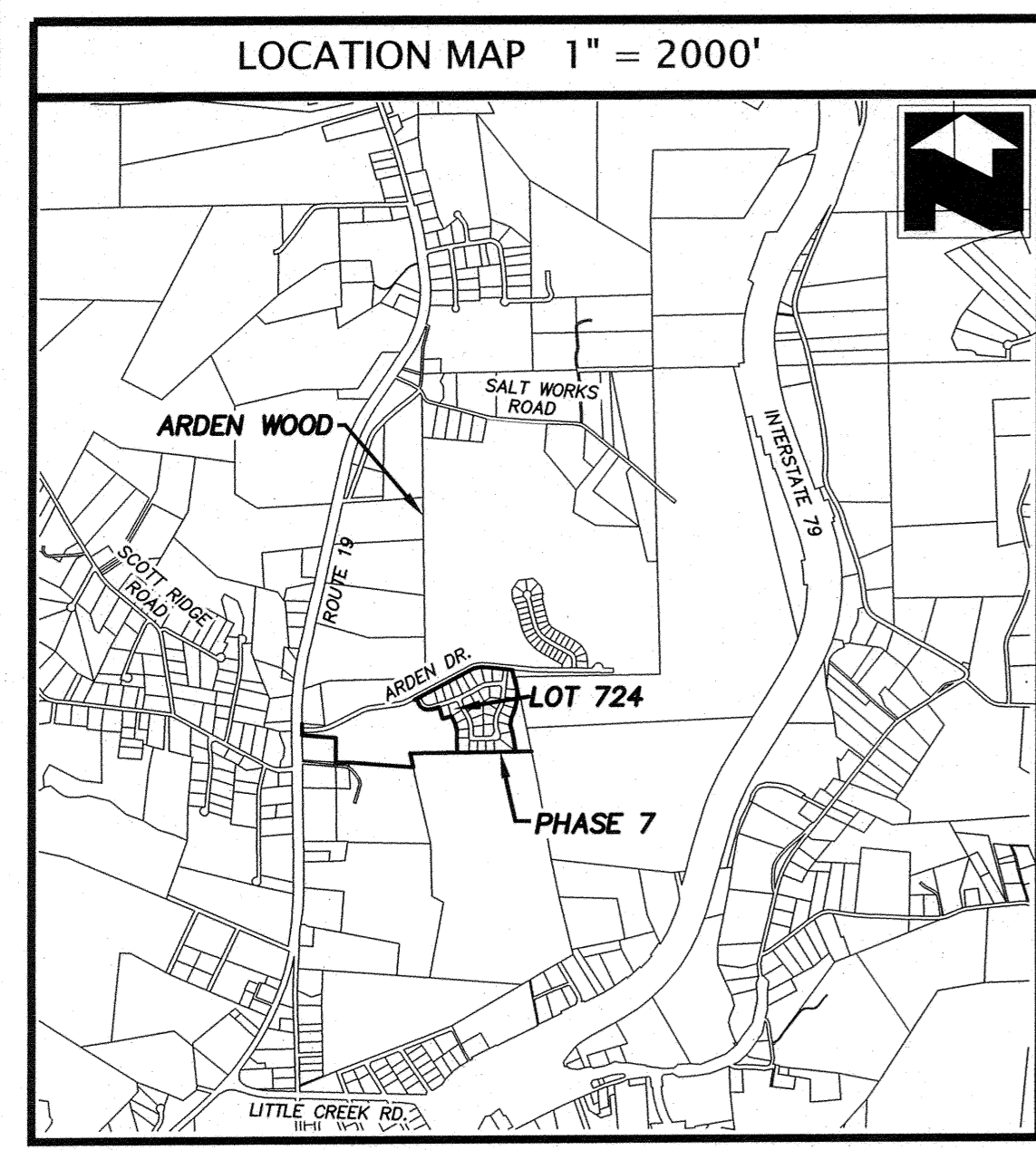
R.H. JRM
 SECRETARY
J.H. JRM
 CHAIRPERSON



RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 391 PAGE 41 GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF February 2021.

(SEAL) *Michele M. Mustello*

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 724 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9
- 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.
- NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVIOUSLY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT R-2 RESIDENTIAL

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

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

PROPOSED LOT AREAS

	724A	724B	Total
Sq. Ft.	6,532.980	8,302.590	14,835.570
Acres	0.150	0.191	0.341

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-57-8724
 INSTRUMENT NO. 202012140029522

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

DRAWING NUMBER: 1010-2122484
 DRAWING SCALE: 1"=20'
 DATE: January 26, 2021
 DRAWN BY:
 REVISIONS:

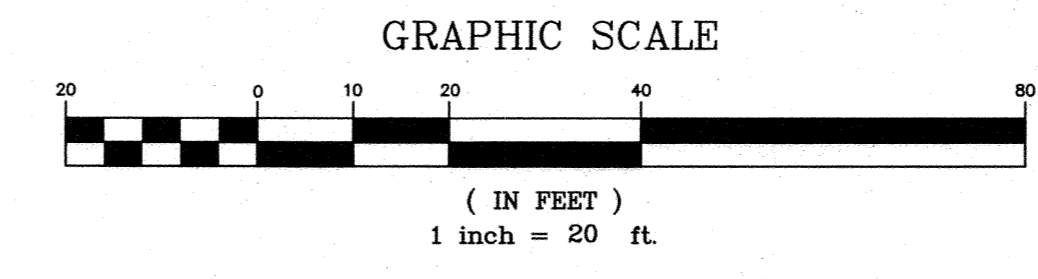
Arden Wood Amendment No. 7

Being a subdivision of Lot 724 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 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



PLAN BOOK	PAGE
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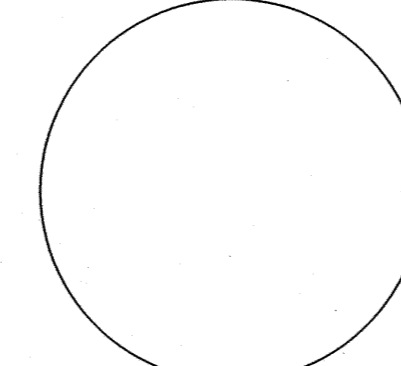
Instr: 202102160004418
 Exp: 11:54:00
 Michele Mustello
 Butler County Recorder PA



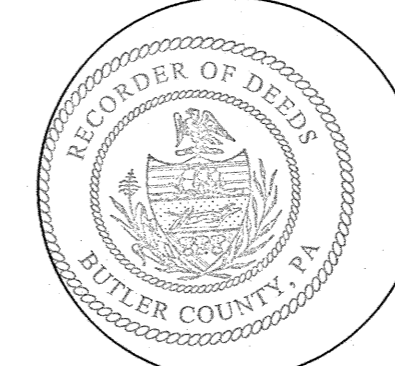
REGISTERED SURVEYOR



LANCASTER TOWNSHIP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 28th DAY OF January 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 5 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.
 [Signature] - V.P.
 SIGNATURE AND TITLE OF OFFICER WITNESSING

[Signature] - V.P.
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

1/28/21
 DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED Det. Robertson, V.P. 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 28th DAY OF January 2021

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

[Signature]
 NOTARY PUBLIC

I, Det. Robertson, V.P. HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 5 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202011190027092. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
 SIGNATURE OF WITNESS

[Signature] - V.P.
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I, JAMES A. SPURDUTE, 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, LANS, STREETS AND HIGHWAYS A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

[Signature]
 JAMES A. SPURDUTE, R.S. # 24467-E

THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND OTHER APPLICABLE TOWNSHIP ORDINANCES.
 Thomas L. Thomas, O-43880-E
 PRINTED NAME & REGISTRATION NO. [Signature]
 TOWNSHIP ENGINEER SIGNATURE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 15th DAY OF February 2021 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 DEDICATION OF ANY STREETS, LAND 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.

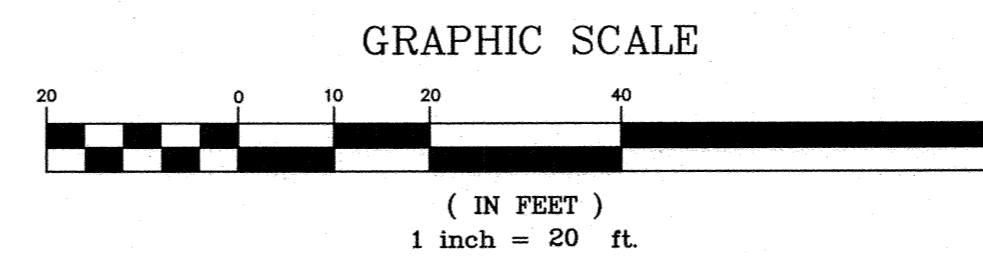
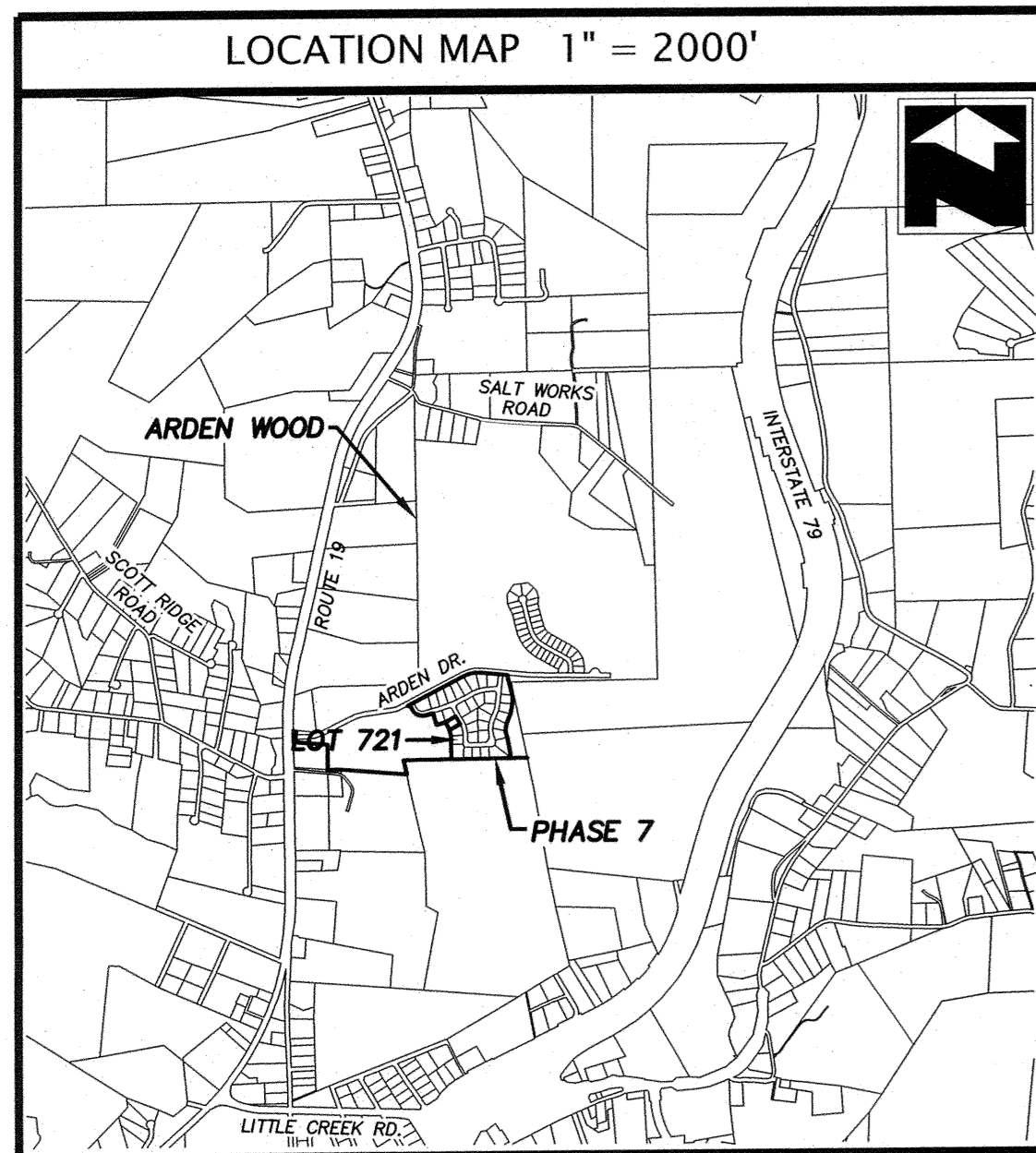
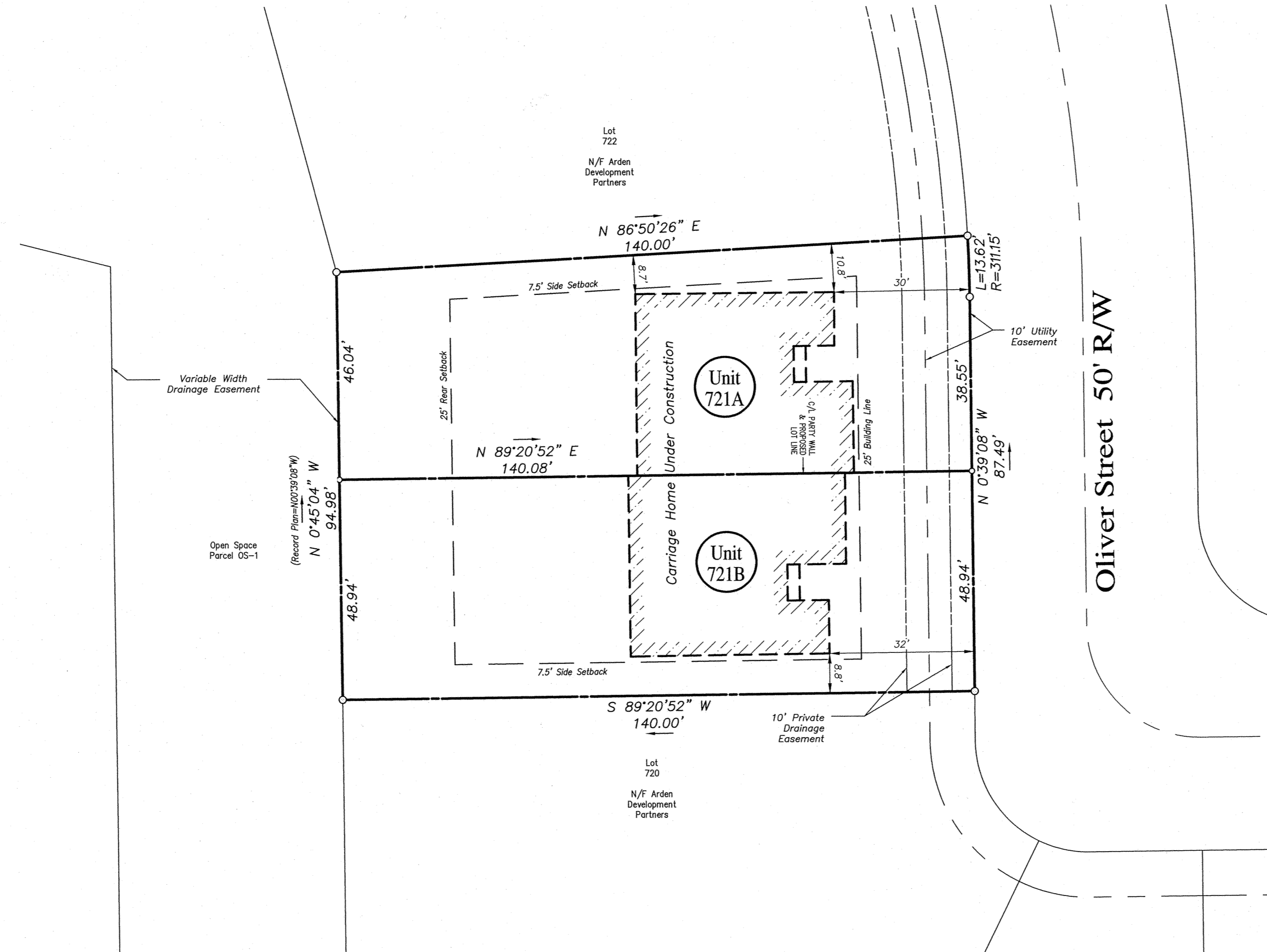
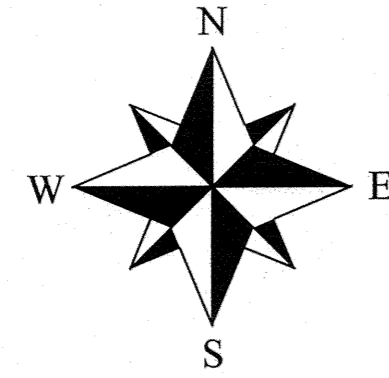
APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 16th DAY OF February 2021
 [Signature] SECRETARY
 [Signature] CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 20th DAY OF JAN. 2021
 [Signature] SECRETARY
 [Signature] CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 391 PAGE 42 GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF February 2021

[Signature]
 (SEAL)

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



PLAN BOOK	PAGE
391	42

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 721 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9
- 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.
- NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVIOUSLY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT R-2 RESIDENTIAL

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

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

PROPOSED LOT AREAS

	721A	721B	Total
Sq Ft	6,879.522	6,853.598	13,733.120
Acres	0.158	0.157	0.315

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-S7-B721
 INSTRUMENT NO. 202011190027092

DEVELOPER / PROPERTY OWNER:

ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 BUILT BY:

DRAWING NUMBER: 1010-2022366
 DRAWING SCALE: 1"=20'
 DATE: December 21, 2020
 DRAWN BY:
 REVISIONS: January 18, 2021

Arden Wood Amendment No. 5

Being a subdivision of Lot 721 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 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

Instr: 202102160004434
 File: F 144500
 Michele Mustello
 Butler County Recorder PA
 2/16/2021 2:39 PM
 T2021000235

KNOW ALL MEN BY THESE PRESENTS, that I, Charles B. Blatt, of the Township of Clearfield 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 Clearfield Township, Butler County, Pennsylvania, and for diverse advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Clearfield, 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 Clearfield, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Charles B. Blatt, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 01st day of February, 2021.

ATTEST: *[Signature]*
 NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Charles B. Blatt, 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, 01st day of February, 2021.

My Commission expires the 06 day of March, 2024.

SEAL: *[Signature]*
 NOTARY PUBLIC

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

DATE: December 9, 2020
 SEAL: *[Signature]*
 REG. NO. SU-3249

The Board of Supervisors of the Township of Clearfield hereby gives public notice that in approving this plan for recording purposes only, the Township of Clearfield assumes no 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.

SEAL: *[Signature]*
 SECRETARY CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Clearfield this 01st day of February, 2021.

SEAL: *[Signature]*
 SECRETARY CHAIRMAN/PRESIDENT

Approved by the Clearfield Township Planning Commission this 1st day of February, 2021.

SEAL: *[Signature]*
 SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 18th day of February, 2021.

SEAL: *[Signature]*
 SECRETARY CHAIRMAN/PRESIDENT

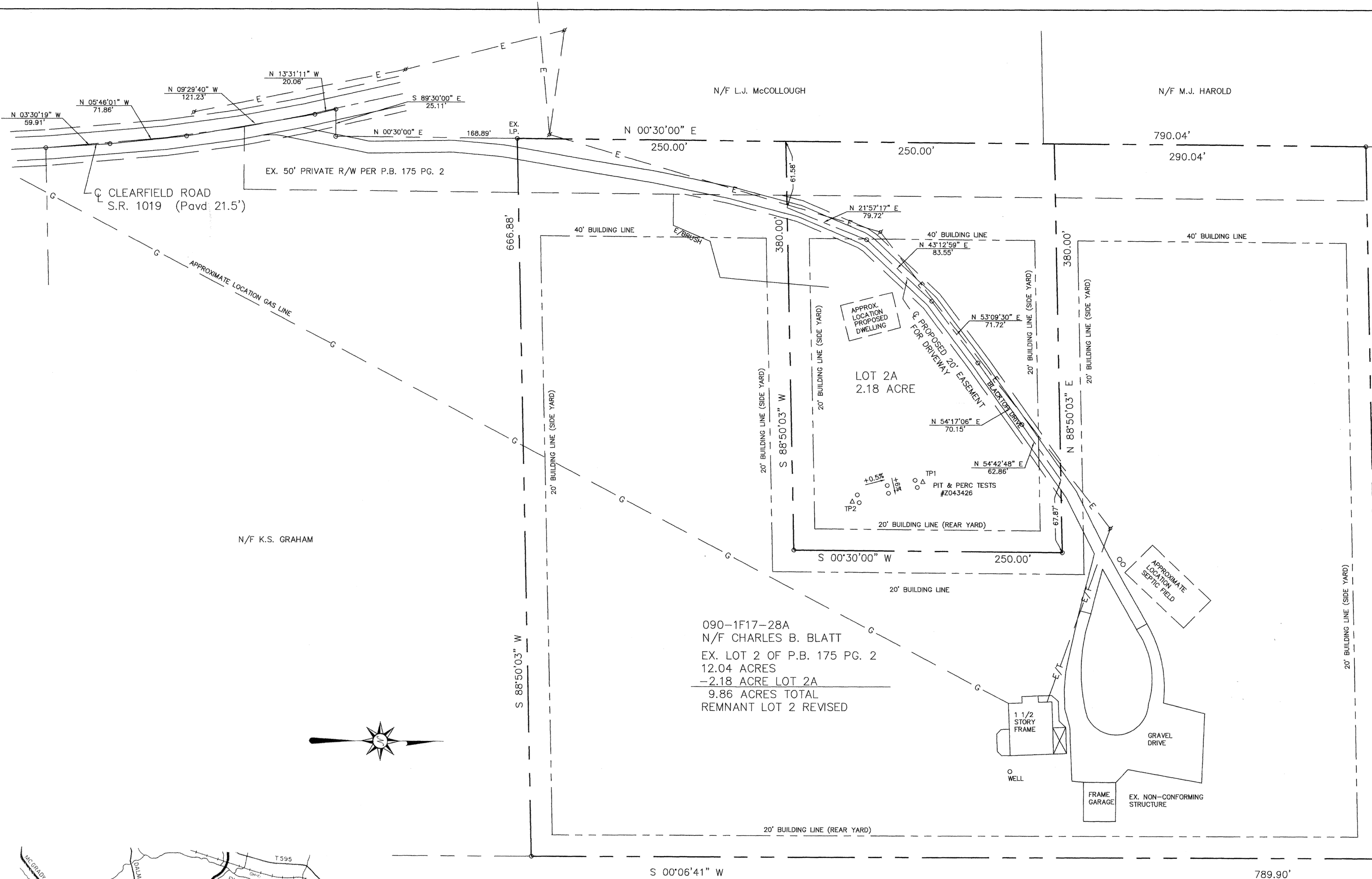
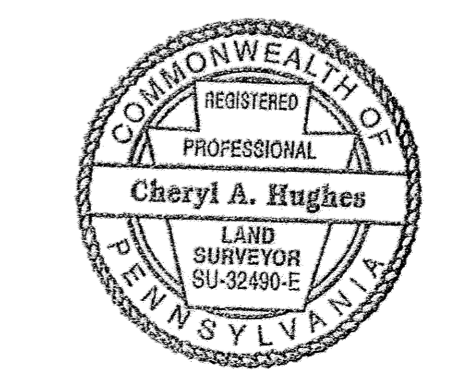
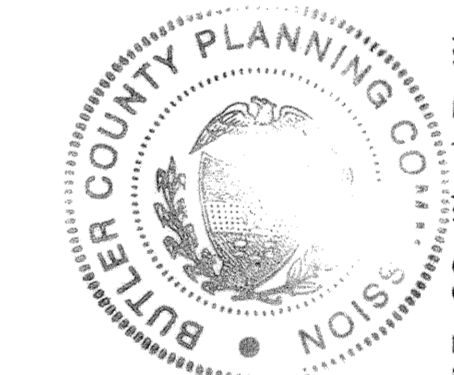
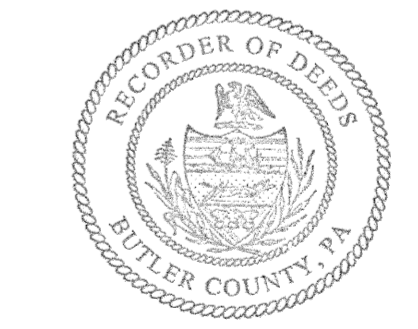
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 391 page 43.

Given under my hand and seal this 16th day of February, 2021.

SEAL: *[Signature]*
 RECORDER

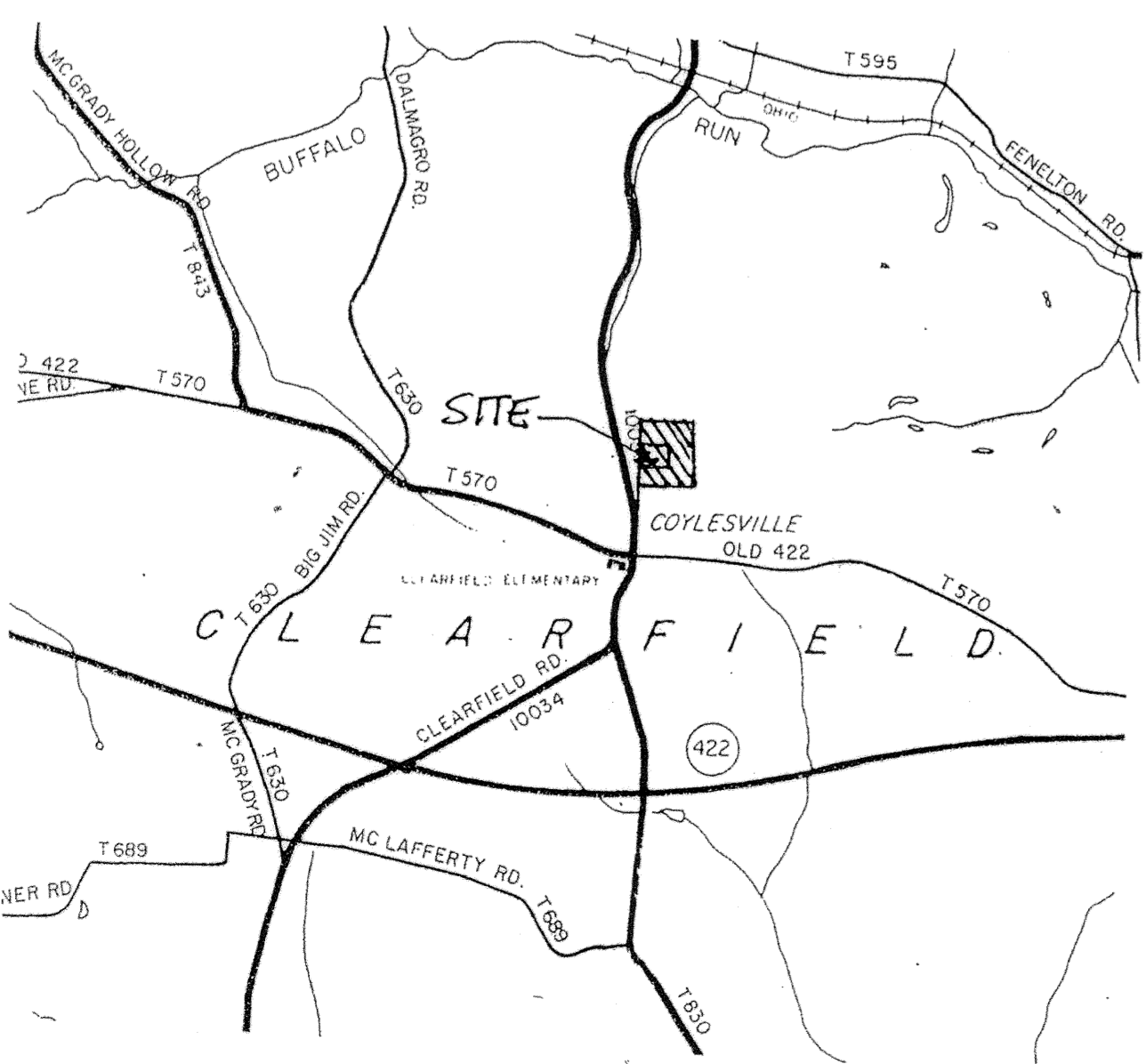
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



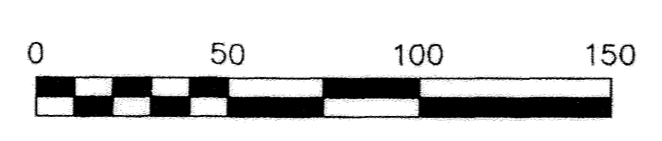
090-1F17-28A
 N/F CHARLES B. BLATT
 EX. LOT 2 OF P.B. 175 PG. 2
 12.04 ACRES
 -2.18 ACRE LOT 2A
 9.86 ACRES TOTAL
 REMNANT LOT 2 REVISED

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 DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 REF: PLAN OF SUBDIVISION FOR BERNARD L. & FRANCES JANE BLATT BY LAND SURVEYORS, INC., #94-091, P.B. 175 PG. 2.
 PROPERTY OWNER: CHARLES BLATT
 724 CLEARFIELD ROAD
 FENELTON, PA 16034

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



VICINITY MAP Scale: 1" = 2000'



PLAN BOOK	PAGE
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REVISED 12/09/2020; TOWNSHIP REVIEW COMMENTS
 REVISED 11/19/2020; BCPC REVIEW COMMENTS

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		
	PLAN OF SUBDIVISION FOR: CHARLES B. BLATT 724 CLEARFIELD ROAD SITUATE: CLEARFIELD TWP., BUTLER CO., PA		
Date 11/5/2020	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 090-1F17-28A	Instrument #	Address 724 CLEARFIELD ROAD	201609060018339
			Service No. 29-140

PERMITTEE ADOPTION

I, FRANK PELLY, THE PERMIT HOLDER OF NPDES #PAC100174 ADOPTS THIS PLAN AS THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN.

FRANK PELLY 1/7/2021
DATE

PARTNERSHIP ADOPTION

BROWNS HILL ROAD ASSOCIATES, LLC, OWNER OF THE LAND SHOWN HEREON AS PART OF THIS PLAN IN MIDDLESEX TOWNSHIP, BUTLER COUNTY, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, PENNSYLVANIA, ADOPTS THIS PLAN AS THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN. THIS ADOPTION SHALL BE BINDING UPON THE PROPERTY OWNER, ITS SUCCESSORS, HEIRS, AND ASSIGNS.

BROWNS HILL ROAD ASSOCIATES, LLC

NAME OF PARTNERSHIP 1/7/2021
FRANK PELLY - Owner DATE
Michele Mustello
WITNESS 1/7/2021
DATE

RECORDER OF DEEDS OF BUTLER COUNTY

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, WITHIN INSTRUMENT NO. Book 391 Pages 44-66

ON THIS 10th DAY OF February, 2021.

Michele Mustello
RECORDER OF DEEDS



MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024

NOTARY PUBLIC

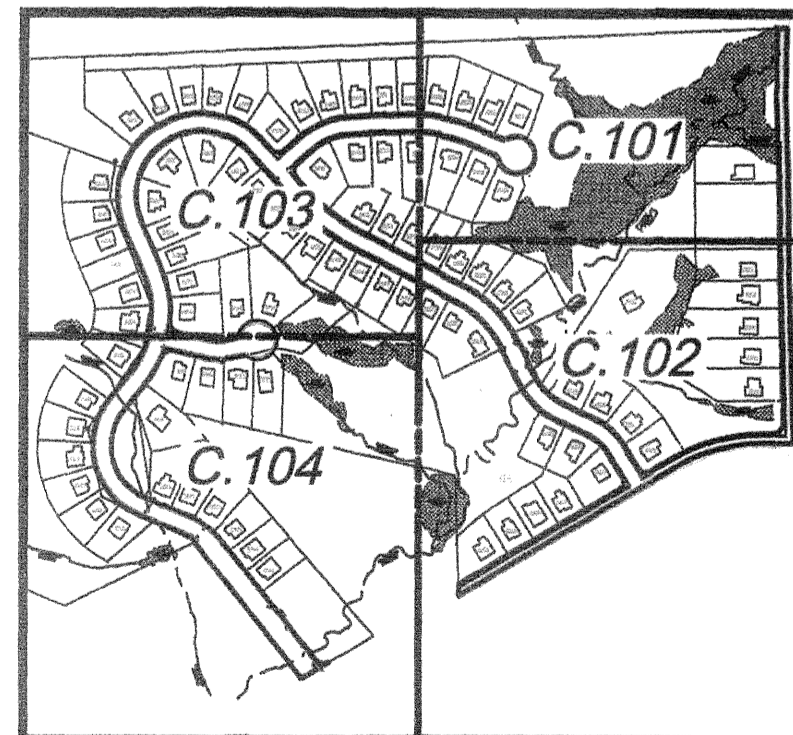
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, FRANK PELLY, OF BROWNS HILL ROAD ASSOCIATES, LLC, WHO SAYS THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION ON BEHALF OF THE PARTNERSHIP AND ACKNOWLEDGES THE SAME TO BE THE ACT OF THE PARTNERSHIP.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF Allegheny

WITNESS MY HAND AND NOTARY SEAL THIS 10th DAY OF January, 2021
MY COMMISSION EXPIRES THE 19th DAY OF February, 2024.

Regis J. Kowalski
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Regis J. Kowalski, Notary Public
Allegheny County
My commission expires February 4, 2024
Commission number 1068735
Member, Pennsylvania Association of Notaries

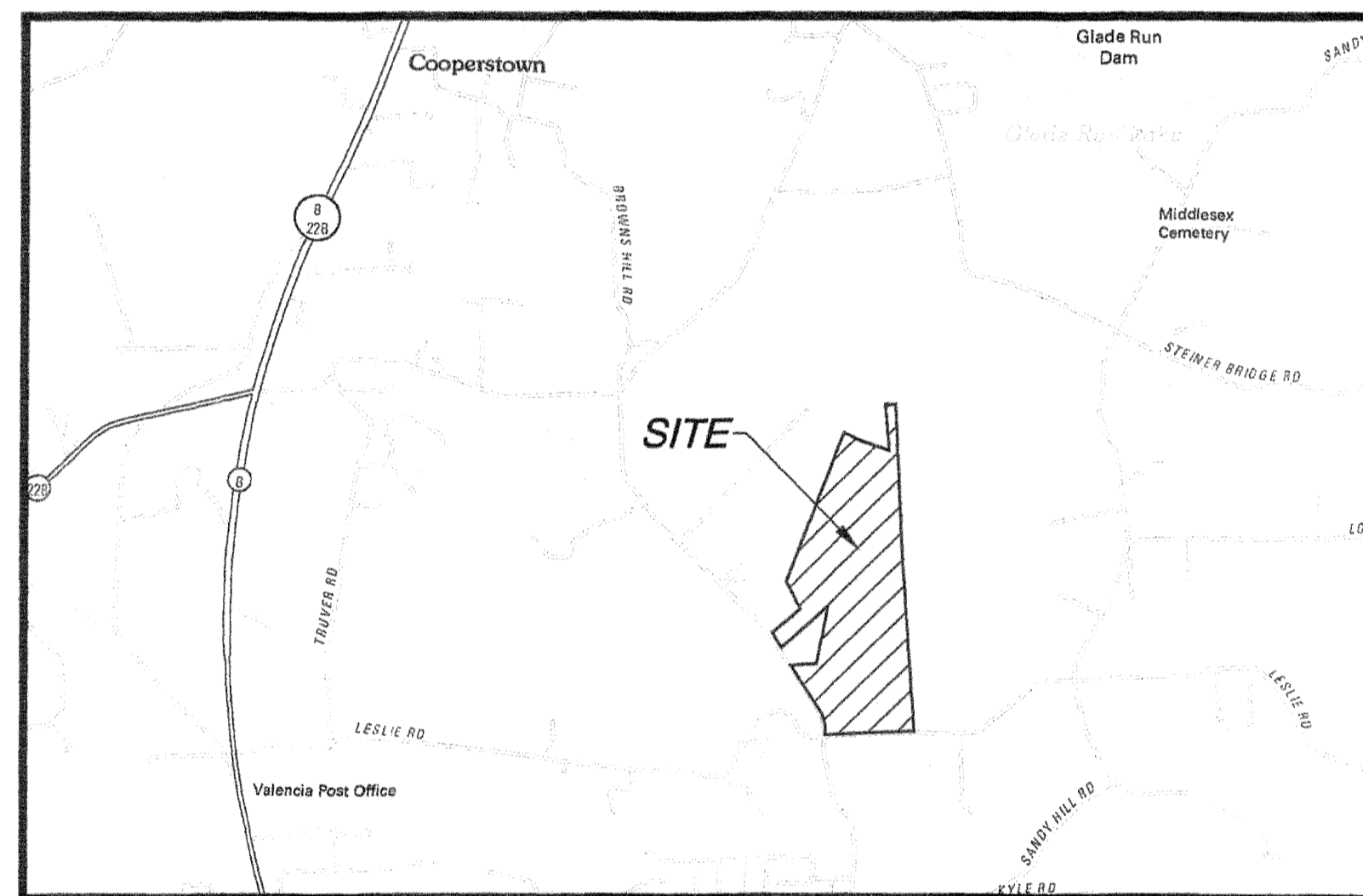


Key Map
Scale: 1" = 500'

Blackhawk PRD NOT & Storm Sewer As-Builts

Situated In
**Middlesex Township
Butler County, Pennsylvania**
Prepared For
Browns Hill Road Associates, LLC

**10431 Perry Highway - Suite 100
Wexford, PA 15090
(724) 935-8810**



Location Map
USGS Valencia Quadrangle 7.5'
Scale: 1" = 2000'

Owner/Developer:
Browns Hill Road Associates, LLC
10431 Perry Highway - Suite 100
Wexford, PA 15090
Ph. (724) 935-8810

Surveyor / Engineer:
Hampton Technical Associates
123 Ridge Road - Suite B
Valencia, PA 16059
Ph. (724) 625-4544
Fax. (724) 625-4549

INDEX OF DRAWINGS

**C.101 - C.104
C.211 - C.215
C.501 - C.502**

**NOT & Storm Sewer As-Built Plans
Storm Sewer As-Built Profiles
NOT & Storm Sewer Details**

DEPARTMENT OF REAL ESTATE

RECORDED IN THE OFFICE OF THE DEPARTMENT OF REAL ESTATE OF THE COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____ PAGE(S) _____, GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

MANAGER, DEPT. OF REAL ESTATE

PLAN BOOK	PAGE
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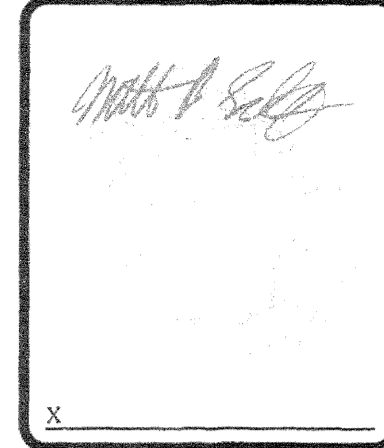
Corporate Office
Etna Technical Center
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Pittsburgh, PA 15223
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FAX: (412) 781-5904

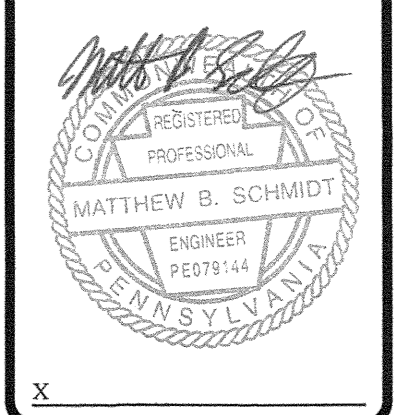
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ITEM NUMBER: 4-344

Instr: 20210216004446
Fig 12 F: 5485.00
Michele Mustello
Butler County Recorder PA
2/16/2021 3:23 PM
T2021000241



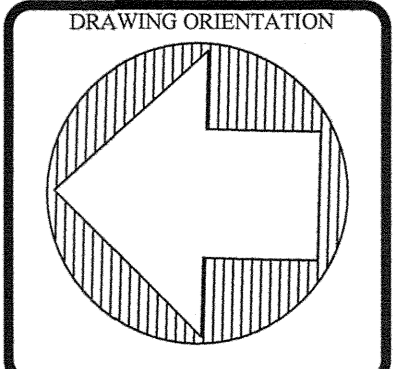


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DATE ISSUED:	PROJECT STATUS:
12/23/2020	
REVISIONS:	DESCRIPTION
NO.	
	DATE

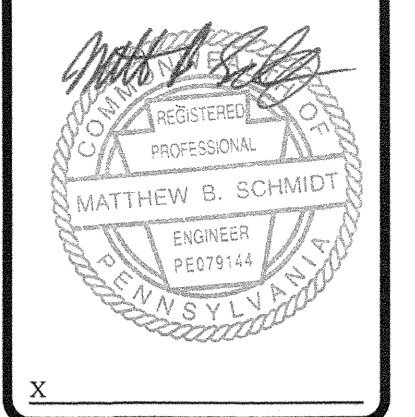


Blackhawk PRD NOT & Storm Sewer As-Built Plans
As-Built Plans

CLIENT ADDRESS:
Browns Hill Road Associates, LLC
10431 Perry Highway - Suite 100 Westford, PA 15090

PROJECT LOCATION:
Middlesex Township
Butler County, Pennsylvania

DRAWN BY:	CHECKED BY:
ARE	MBS
CAD FILE:	
4344 NOT & Storm Sewer As-Built.dwg	
HORIZ. SCALE:	VERT. SCALE:
1" = 50'	
SHEET:	1 OF 11
C.101	
PROJECT #:	4344

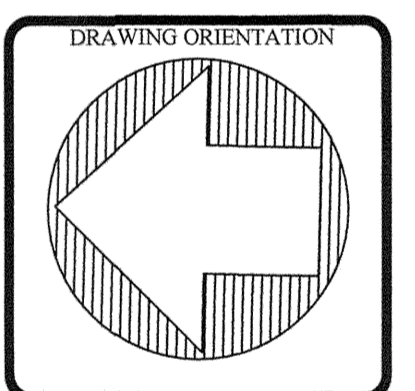


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NO.	DESCRIPTION	DATE



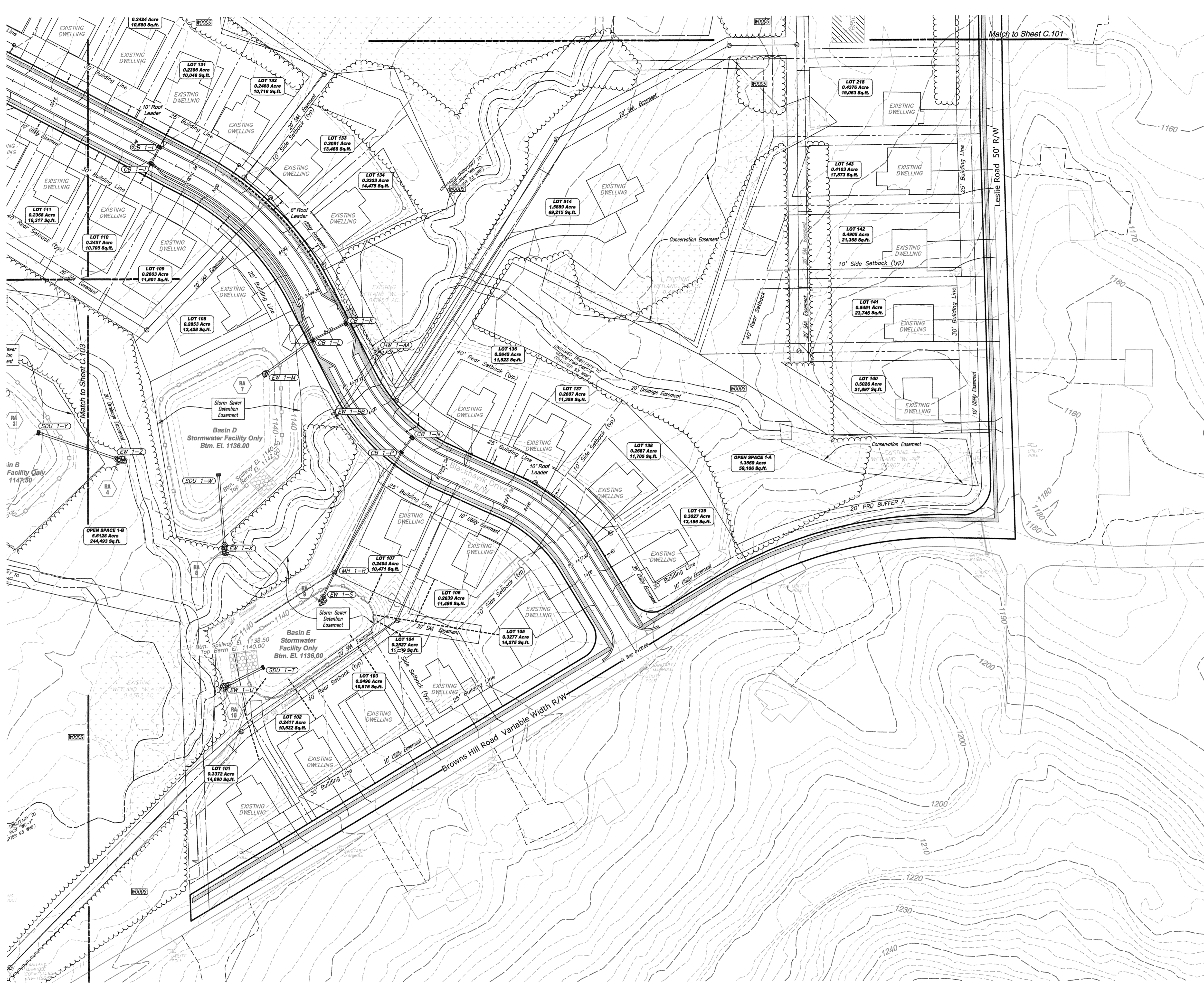
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NOT & Storm Sewer As-Built
As-Built Plans**

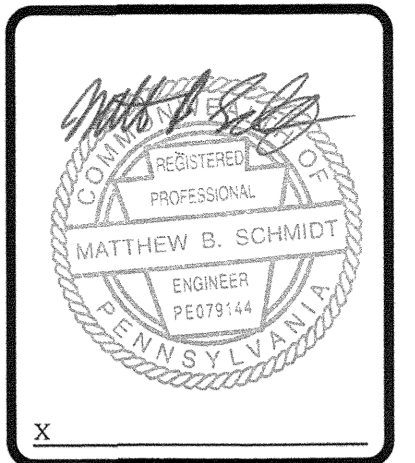
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Middlesex Township
Butler County, Pennsylvania

CLIENT ADDRESS:
Browns Hill Road Associates, LLC
10431 Perry Highway - Suite 600
Perry, PA 15990

DRAWN BY:	CHECKED BY:
ARE	MBS
CAD FILE:	
4344 NOT & Storm Sewer AsBuilt.dwg	
HORIZ. SCALE:	VERT. SCALE:
1" = 50'	
SHEET:	2 OF 11
C.102	
PROJECT #:	4344

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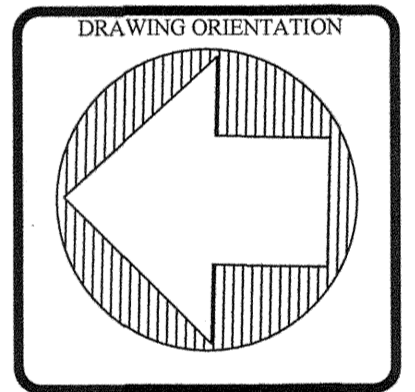


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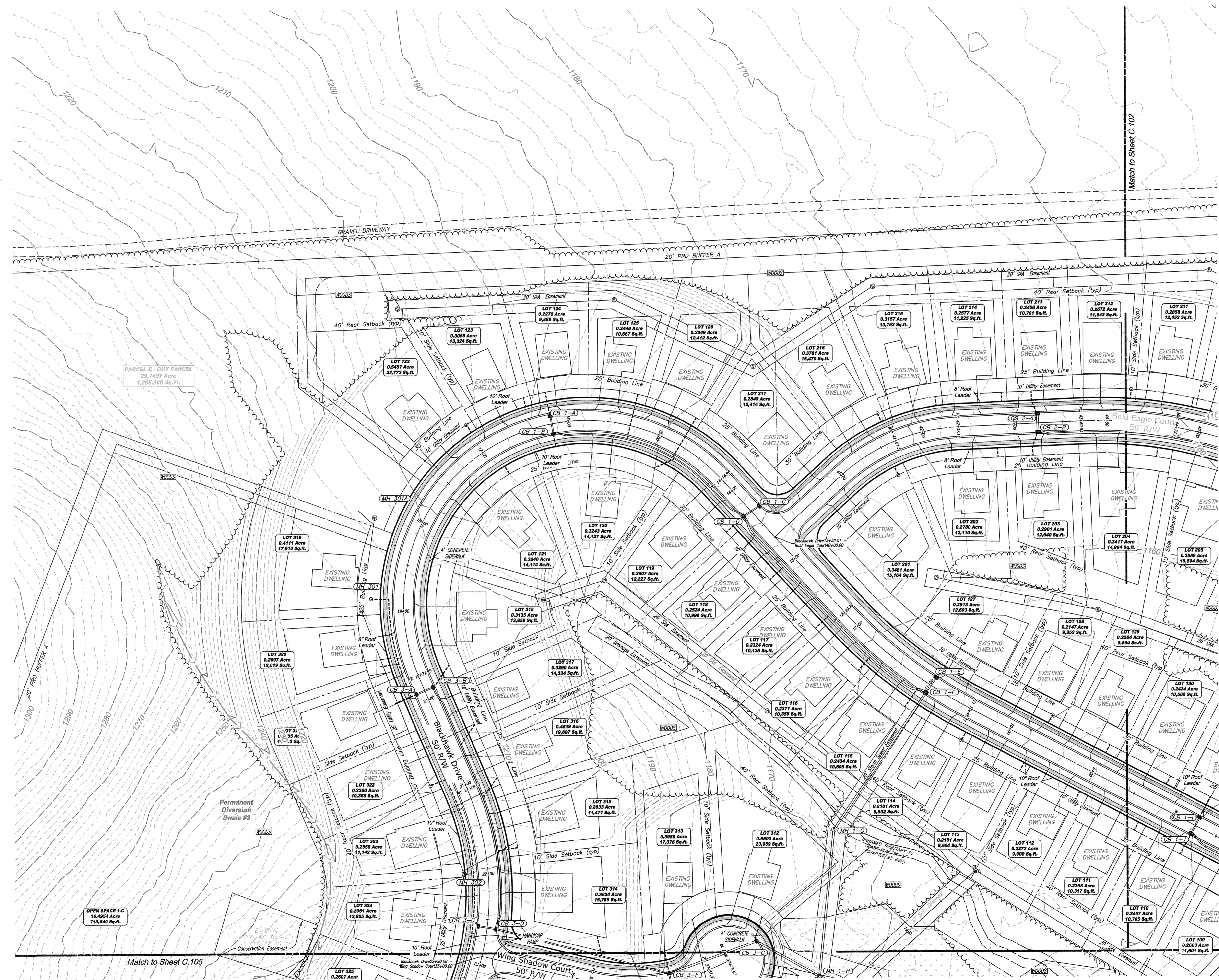
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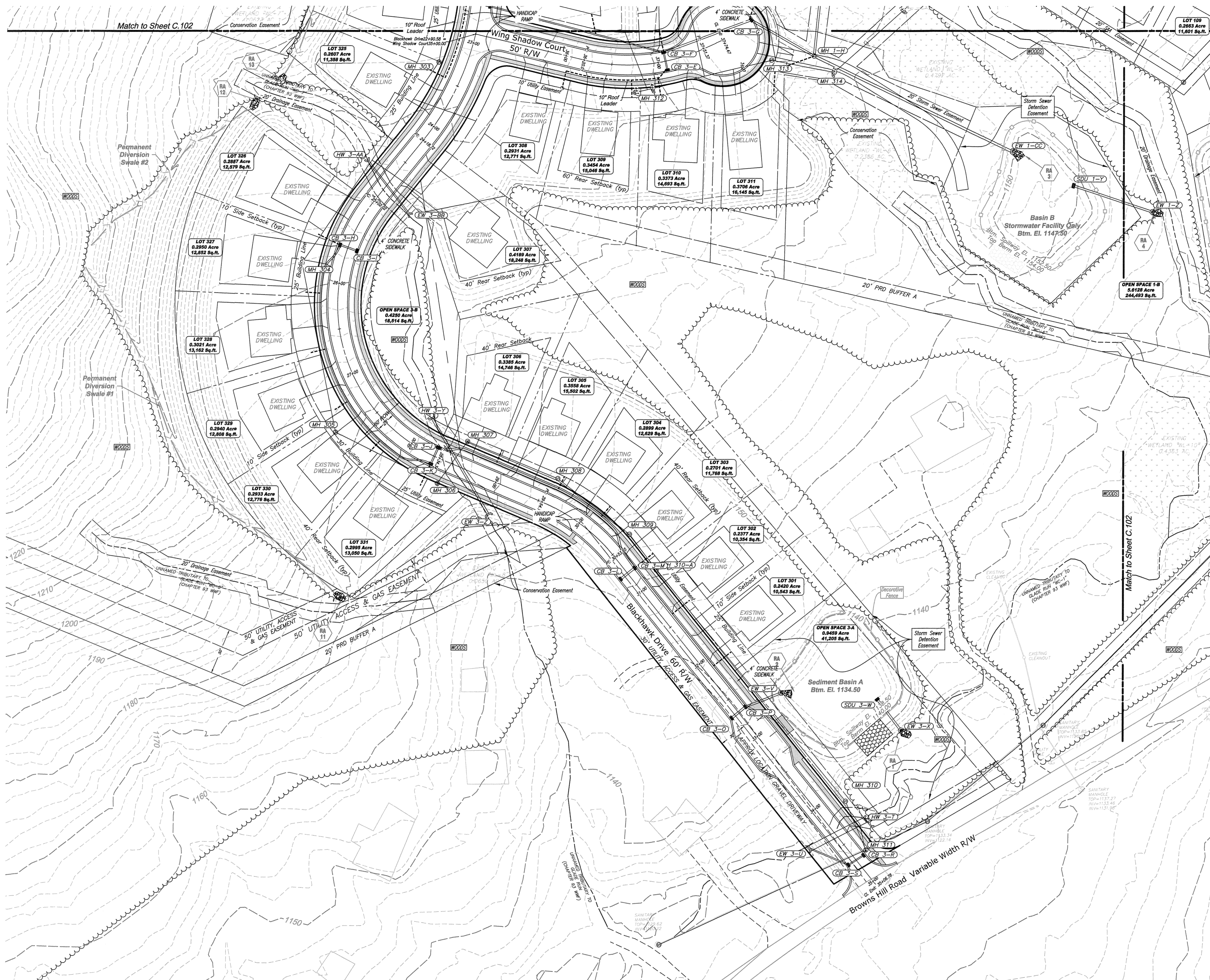
PROJECT TITLE:
**Blackhawk PRD
NOT & Storm Sewer As-Builts**

CLIENT ADDRESS:
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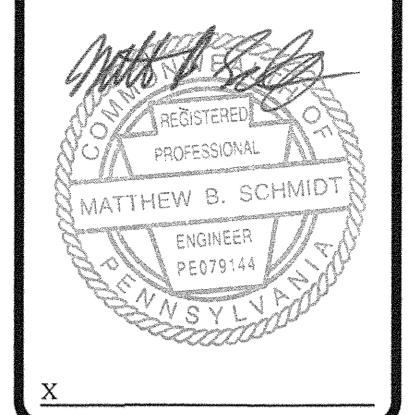


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Match to Sheet C.102

Match to Sheet C.102

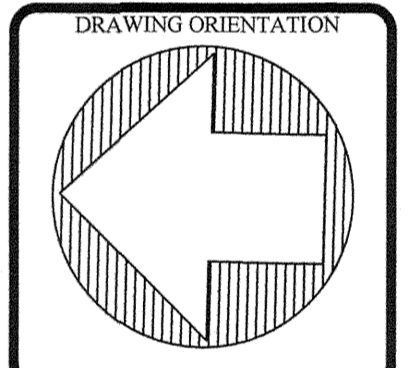


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PROJECT TITLE:
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CLIENT ADDRESS:
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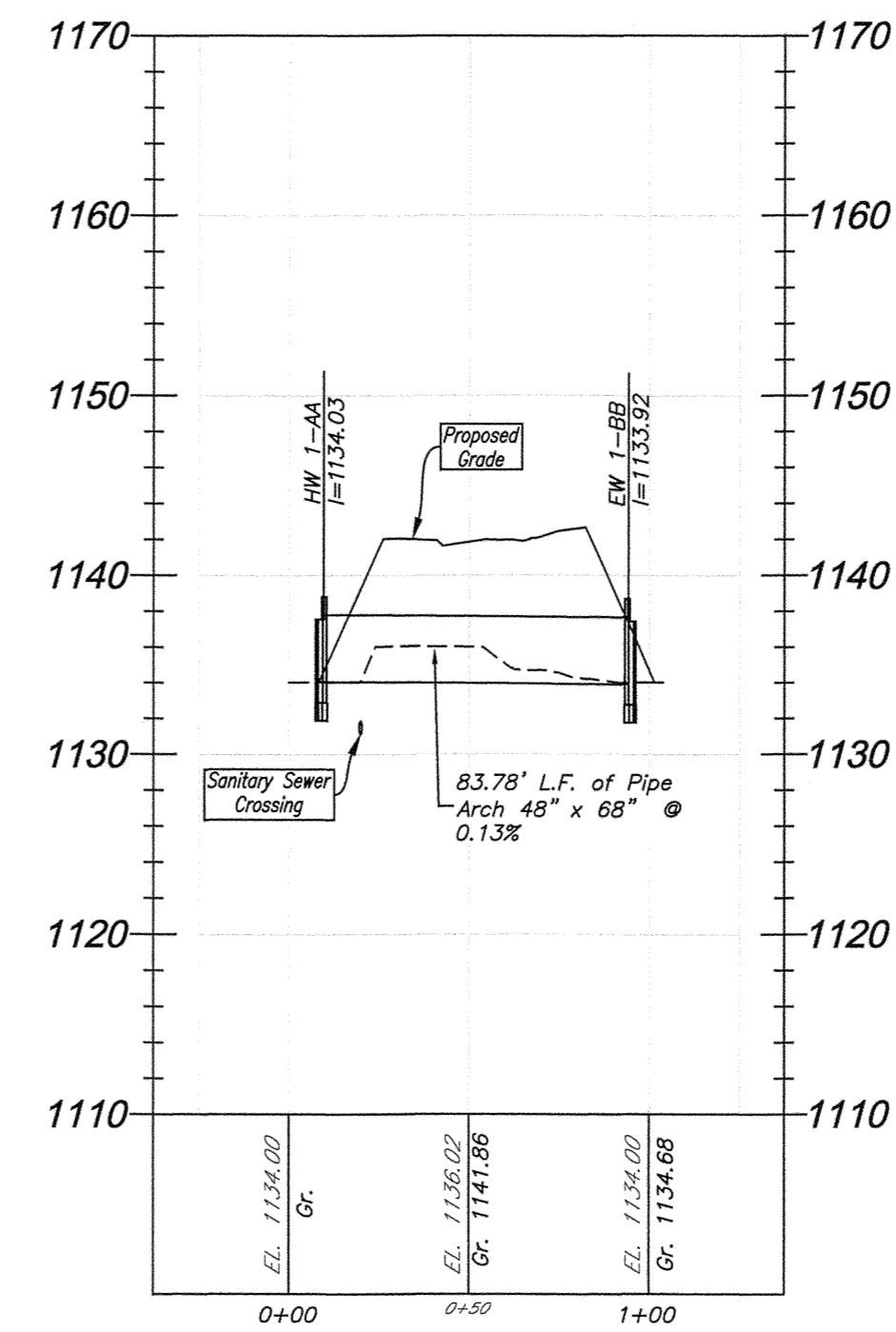
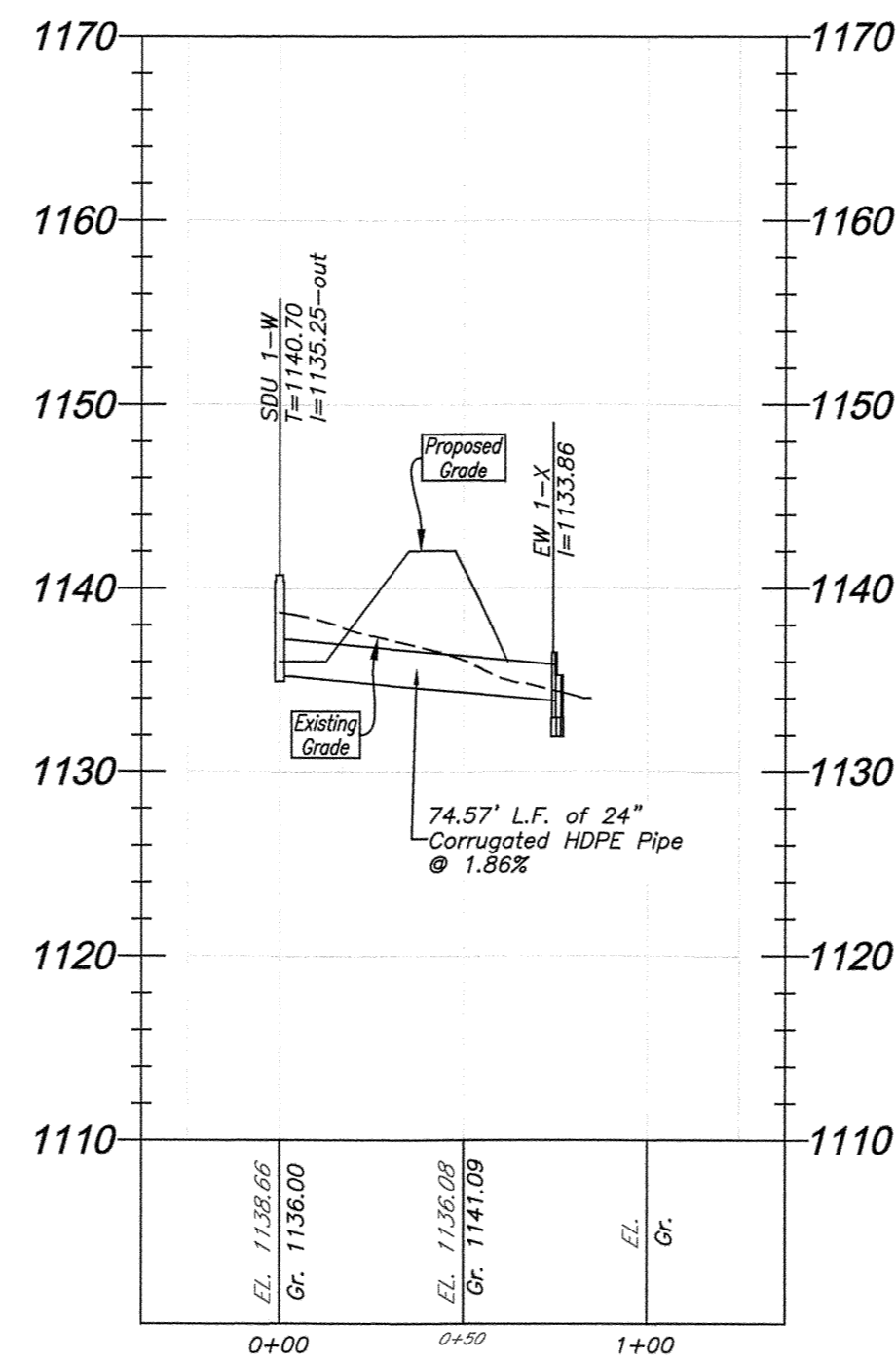
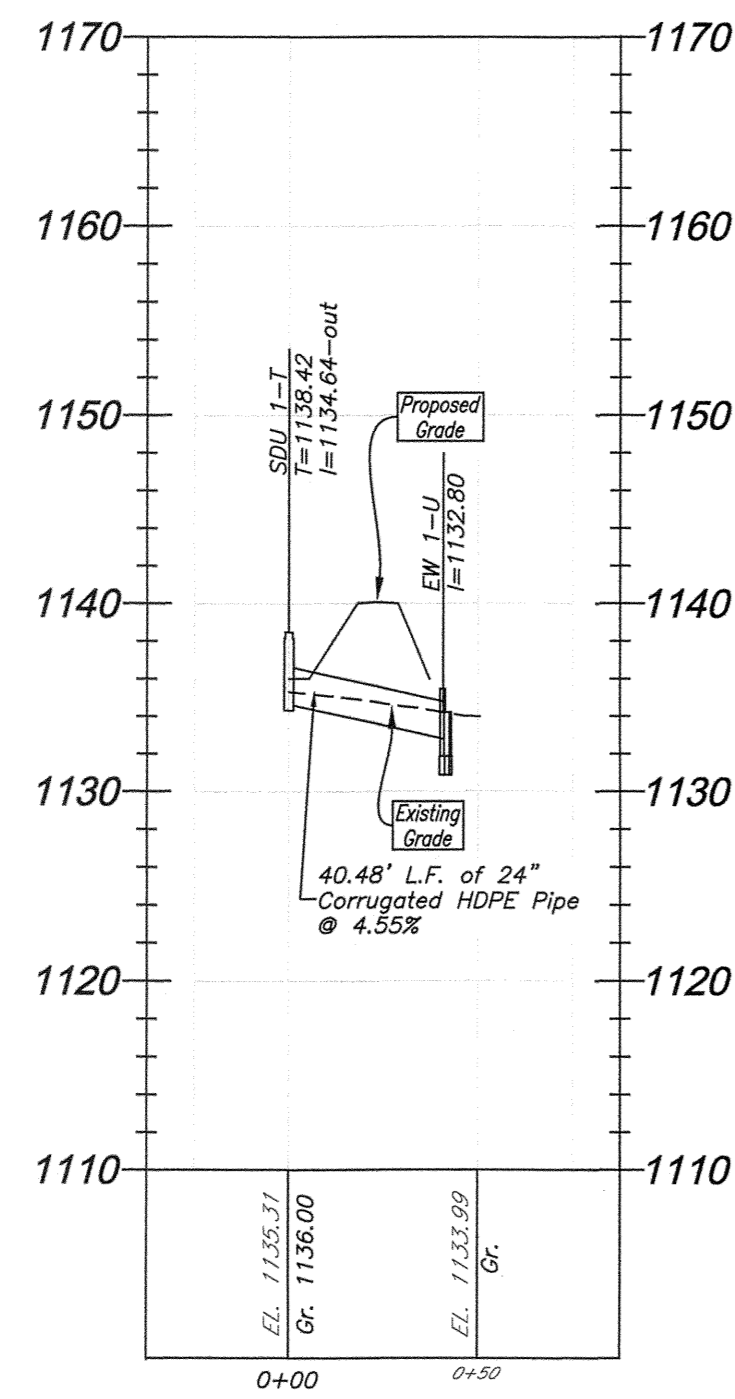
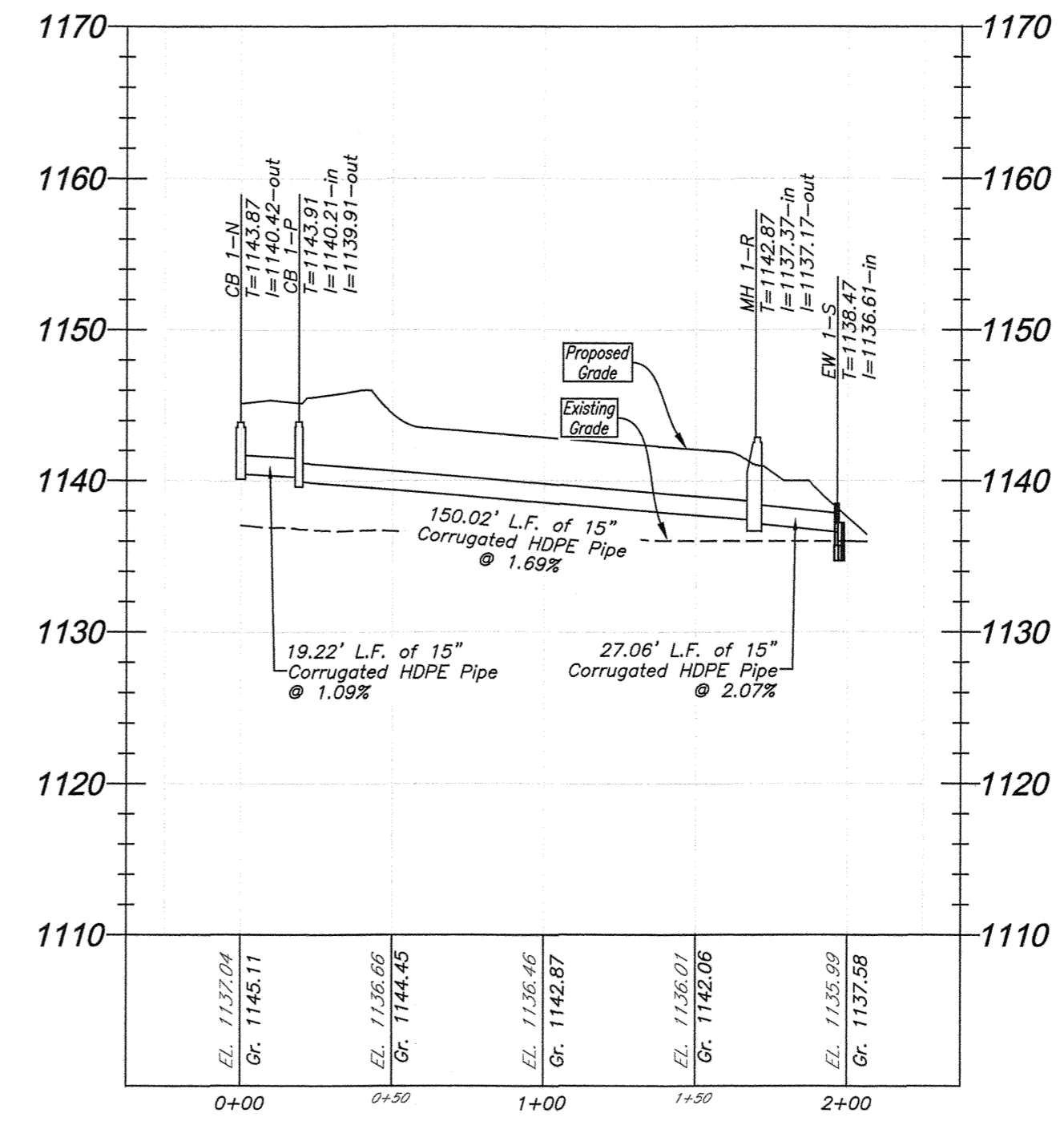
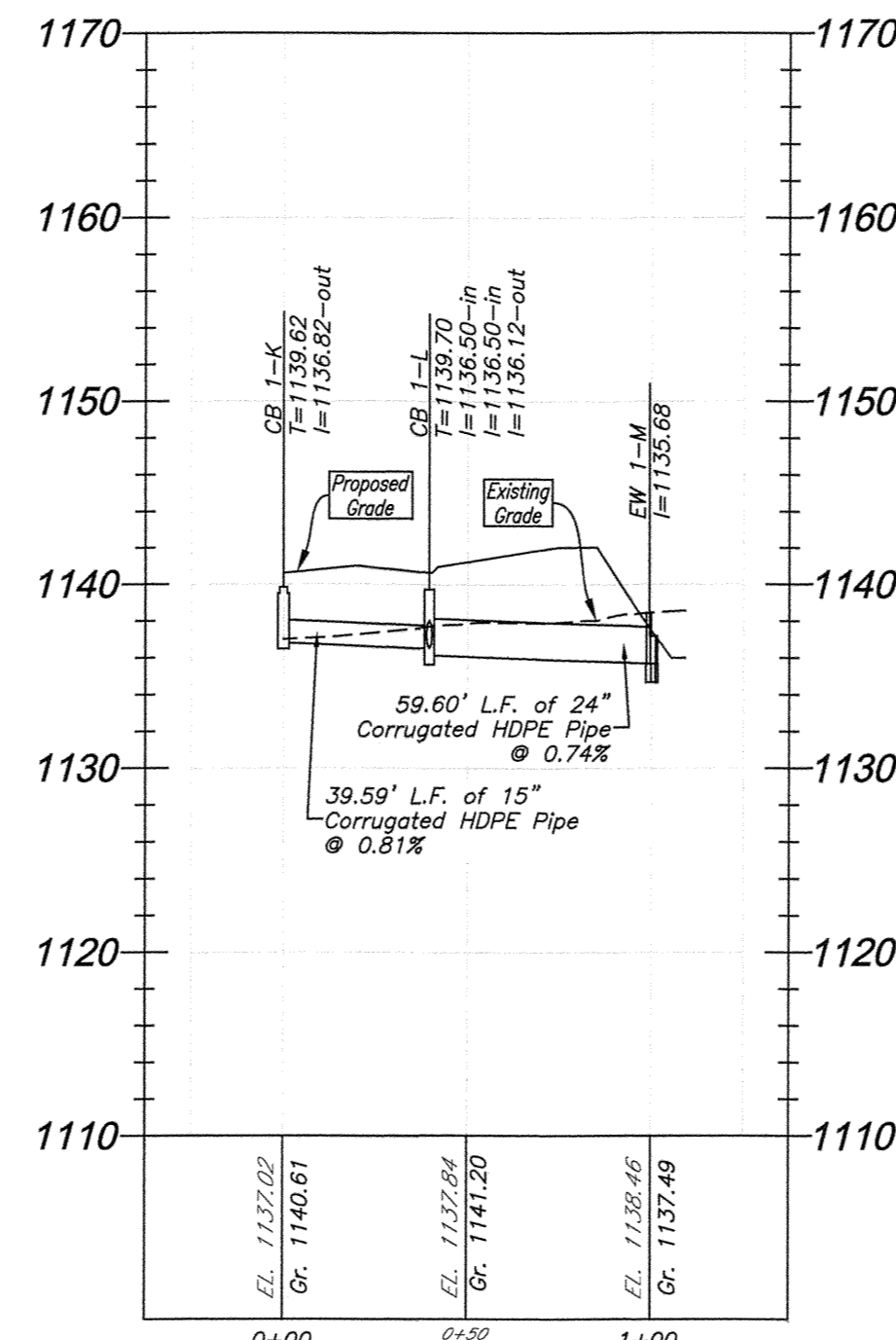
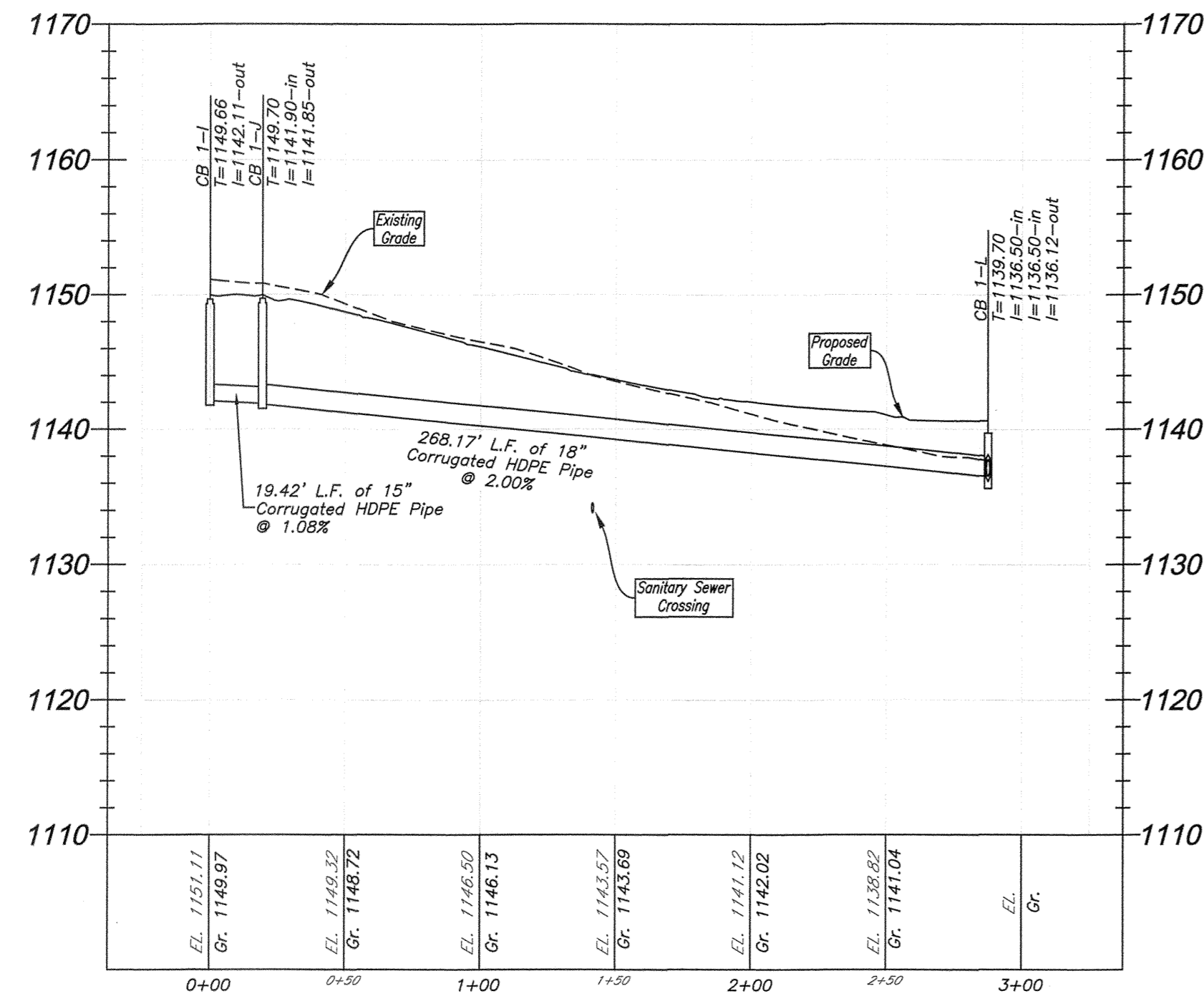
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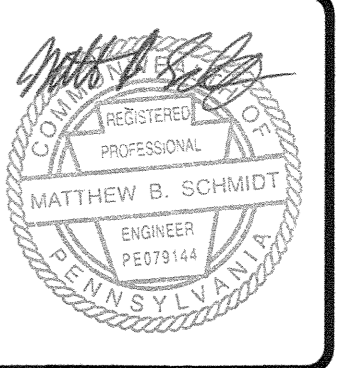
SHEET: 4 OF 11
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PROJECT #: 4344

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NO.	DESCRIPTION	DATE	DR.	CH.
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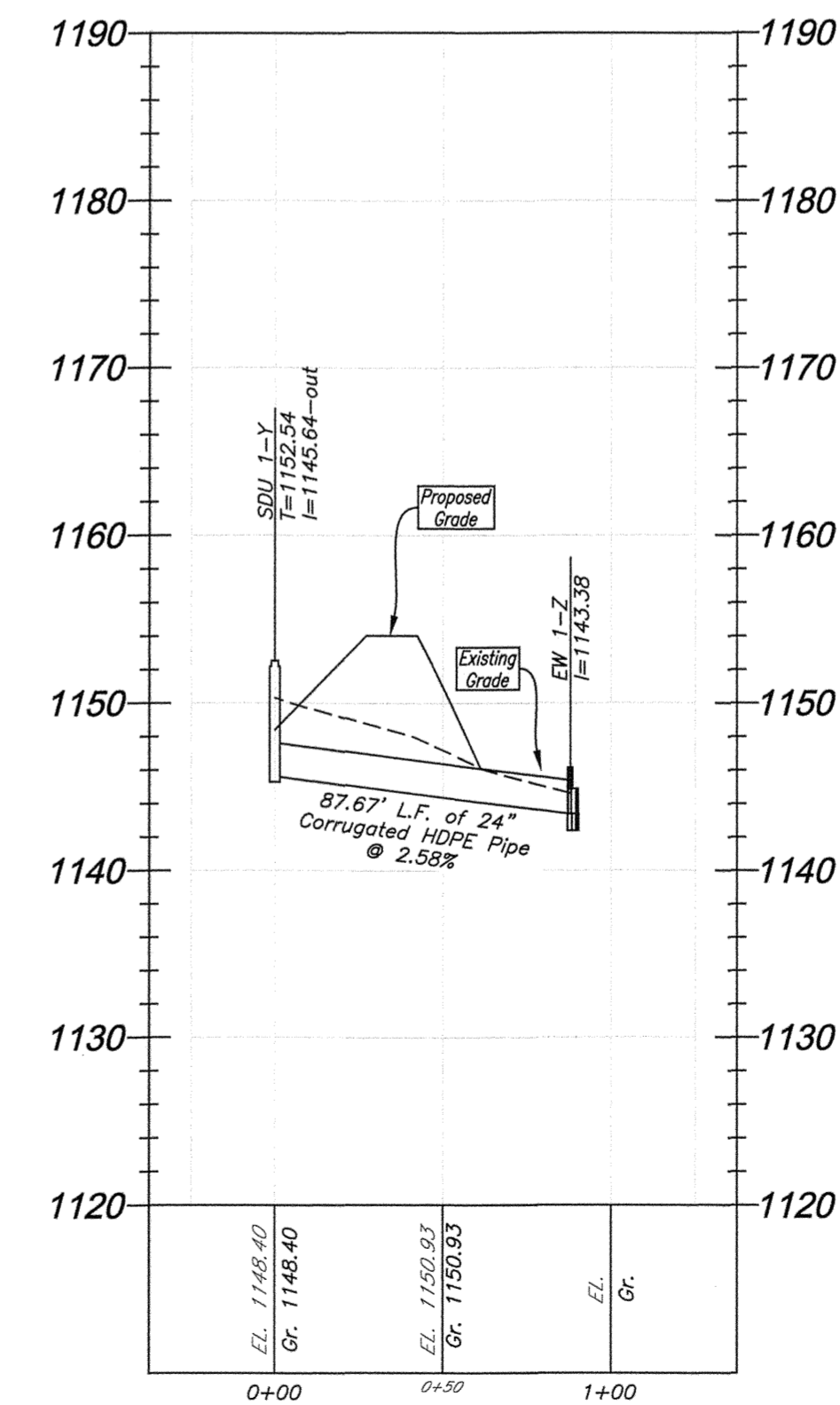
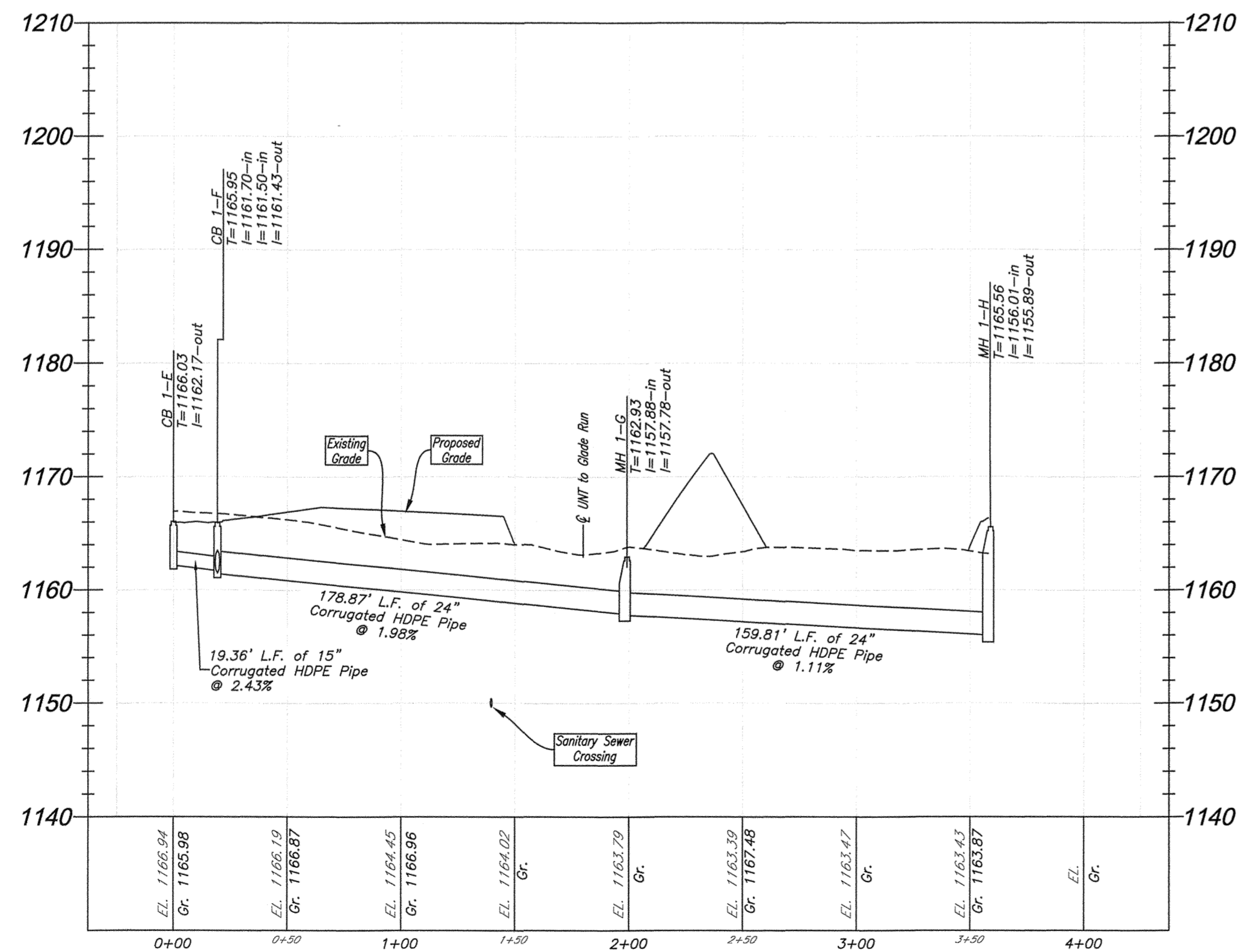
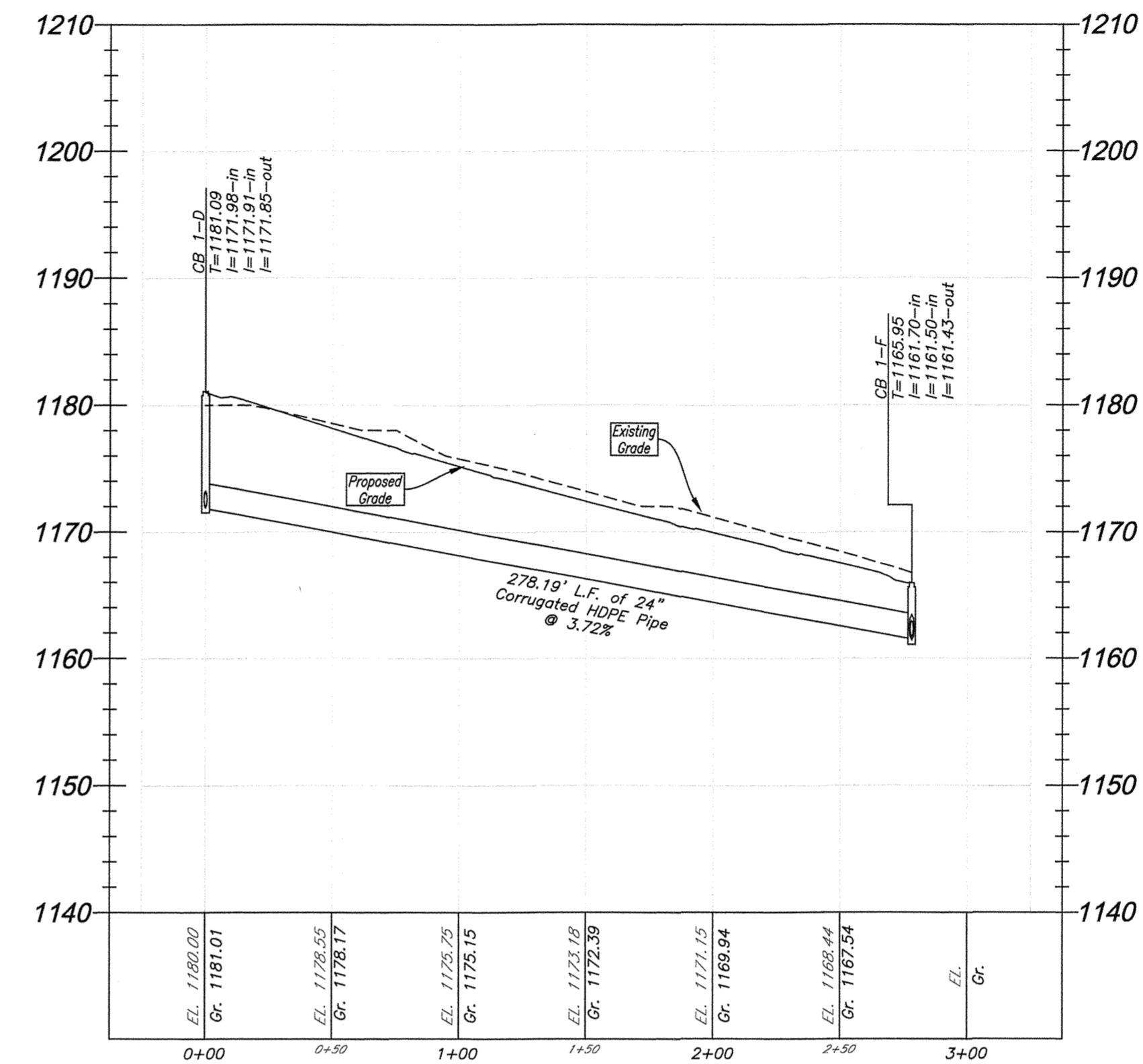
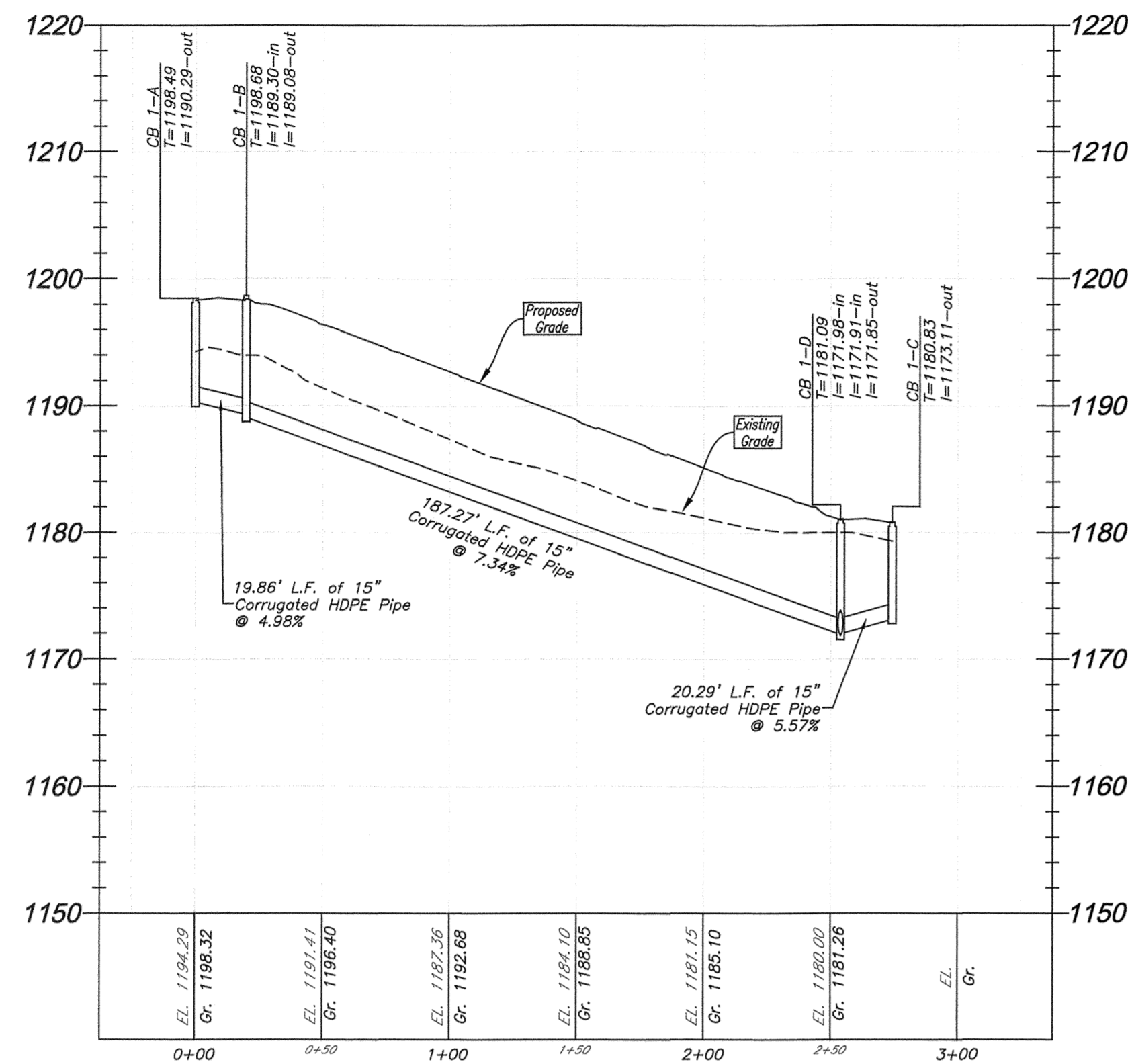


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 APPROVED BY: MBS
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Blackhawk PRD - Phase I
 Storm Sewer As-Built Profiles
 Middlesex Township
 Butler County, Pennsylvania

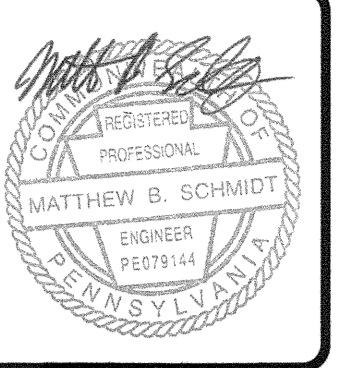
CLIENT
 Browns Hill Road Associates, LLC
 10431 Perry Highway - Suite 100
 Westford, PA 15090

DATE ISSUED: Nov. 6, 2017
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 10'
 SHEET: 5 OF 11
C.211
 HTA PROJECT #: 4344-5



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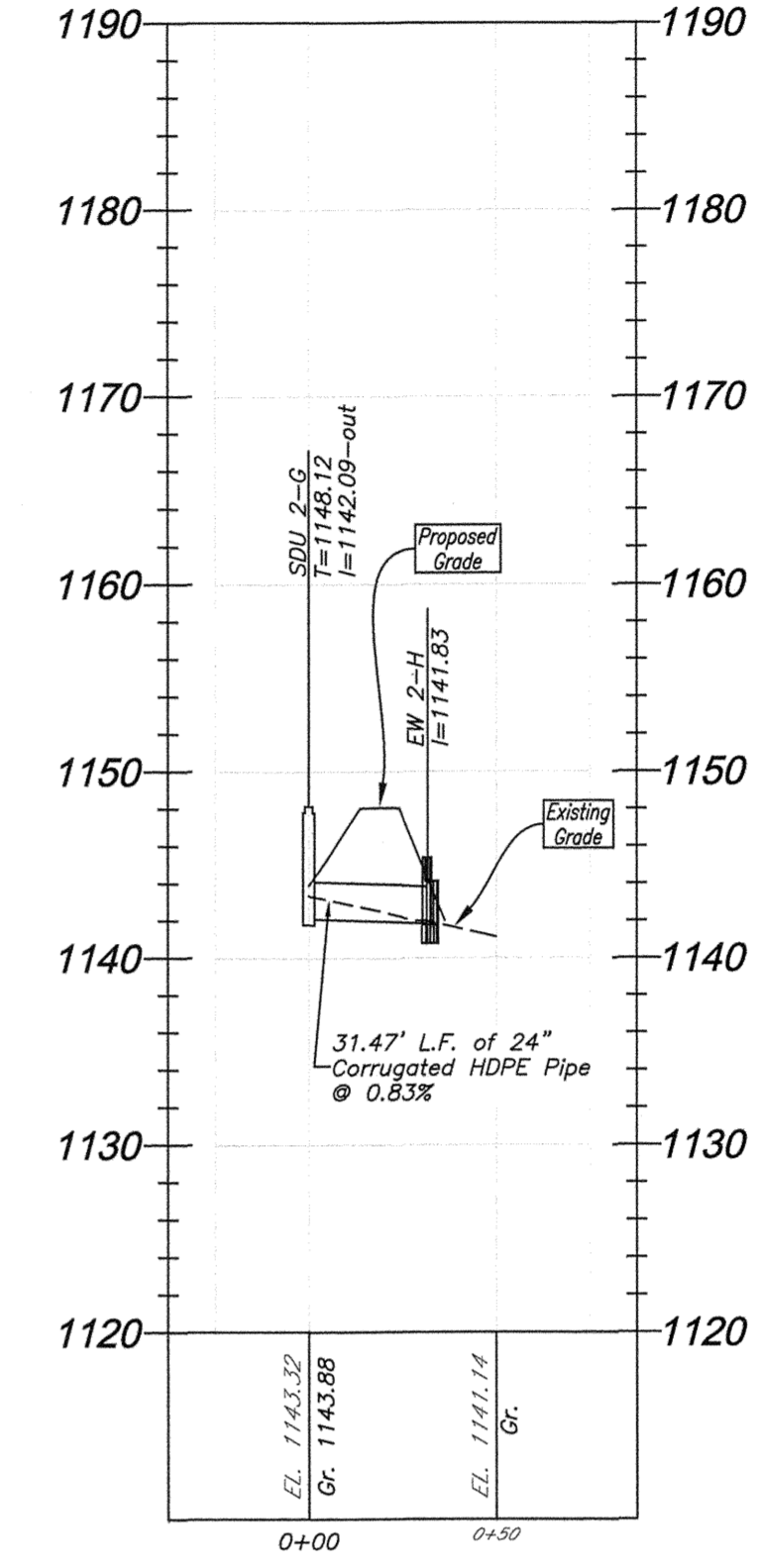
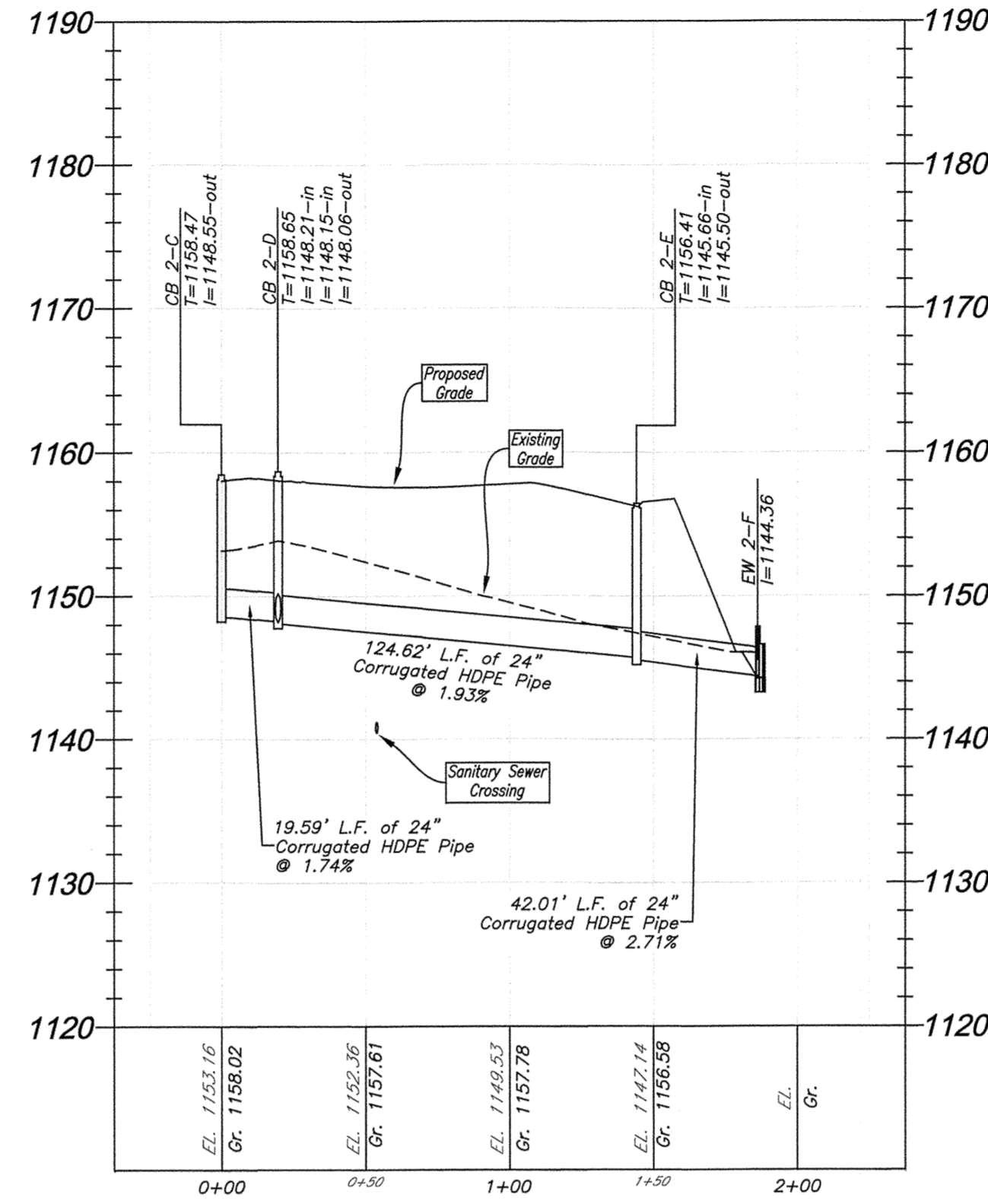
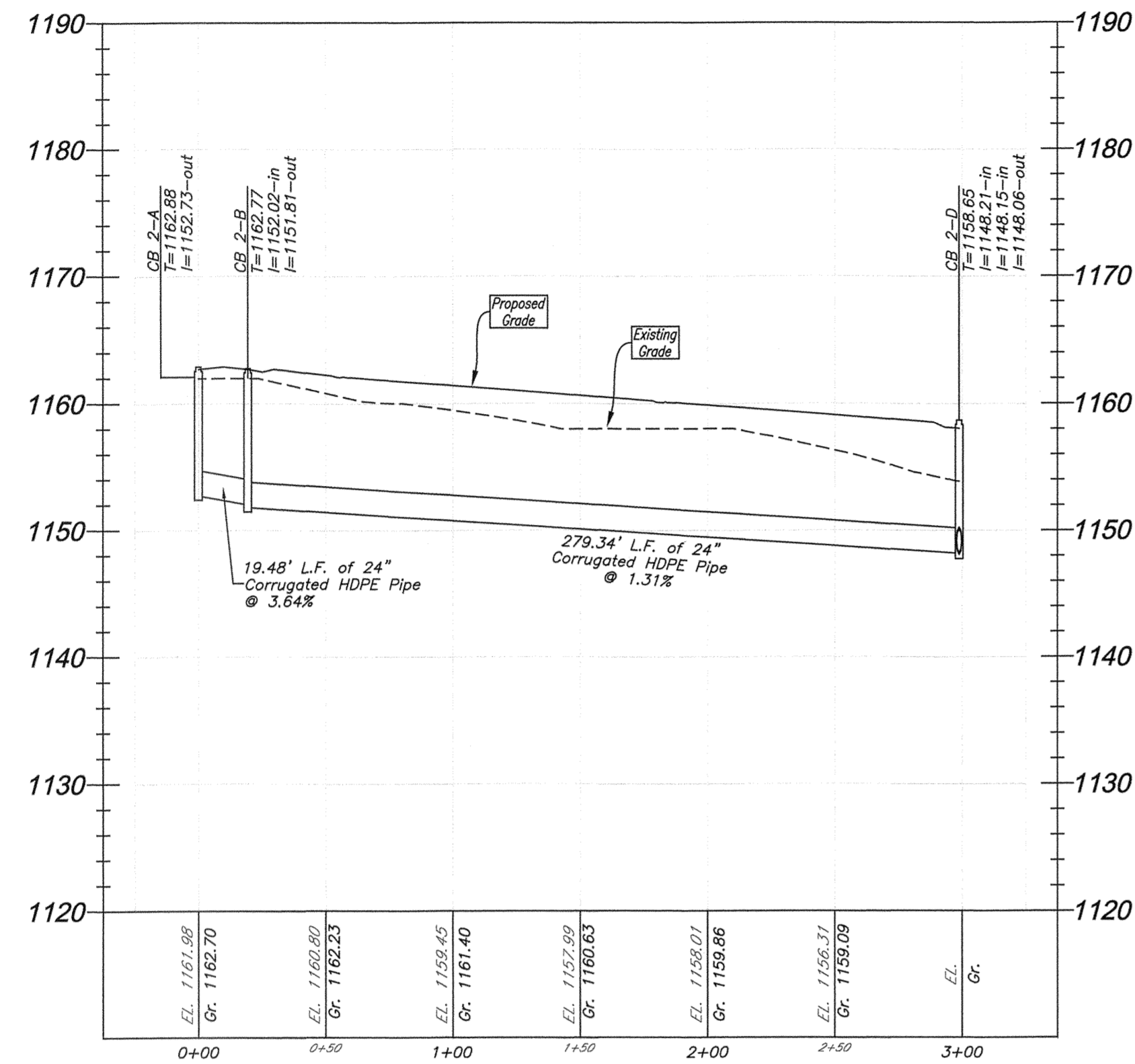
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Blackhawk PRD - Phase I
 Storm Sewer Profiles
 Middlesex Township
 Butler County, Pennsylvania
 CLIENT: Browns Hill Road Associates, LLC
 10431 Perry Highway - Suite 100
 Wexford, PA 15090

DATE ISSUED: Nov. 6, 2017
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 10'
 SHEET: 6 OF 11
C.212
 HTA PROJECT #: 4344-5



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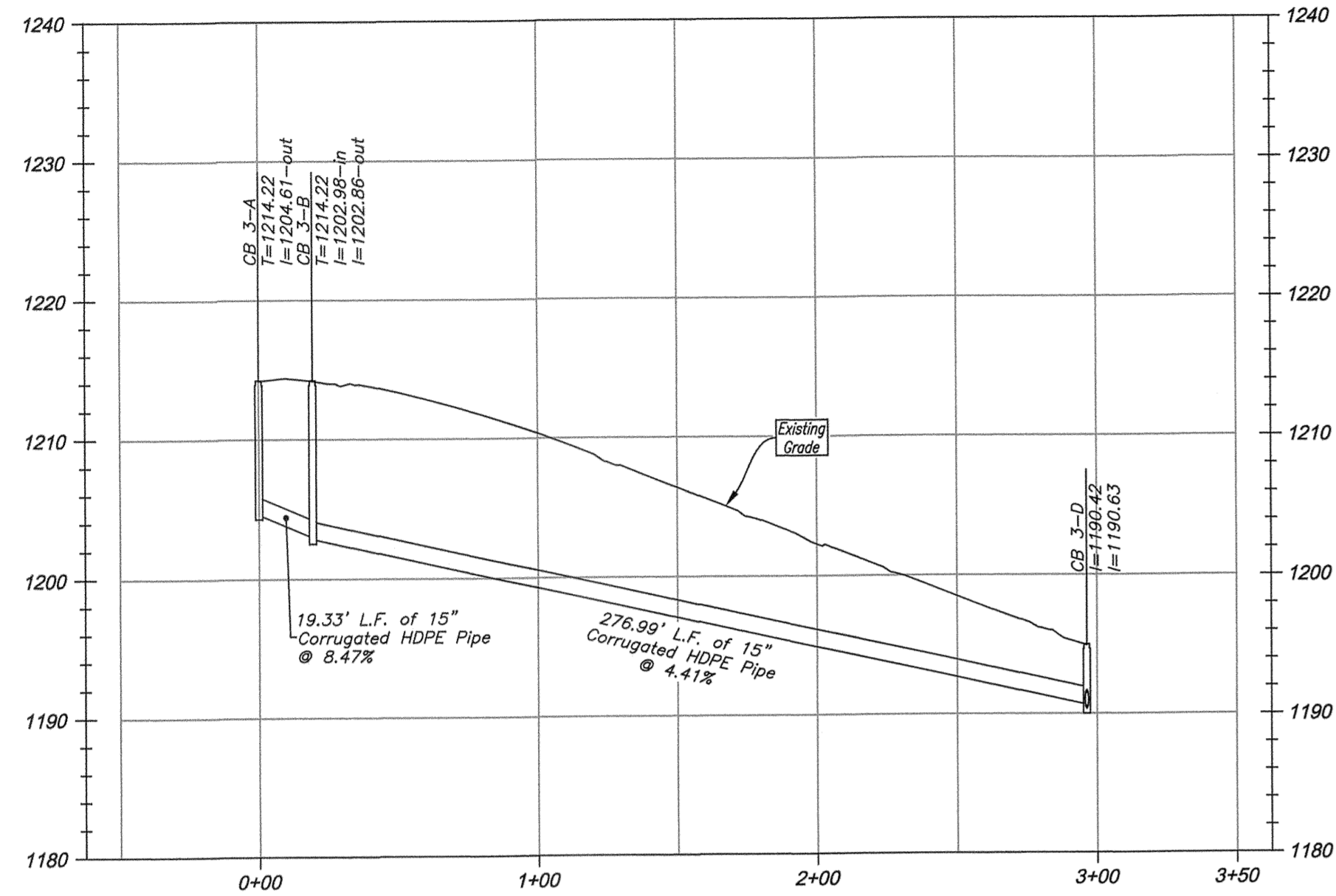


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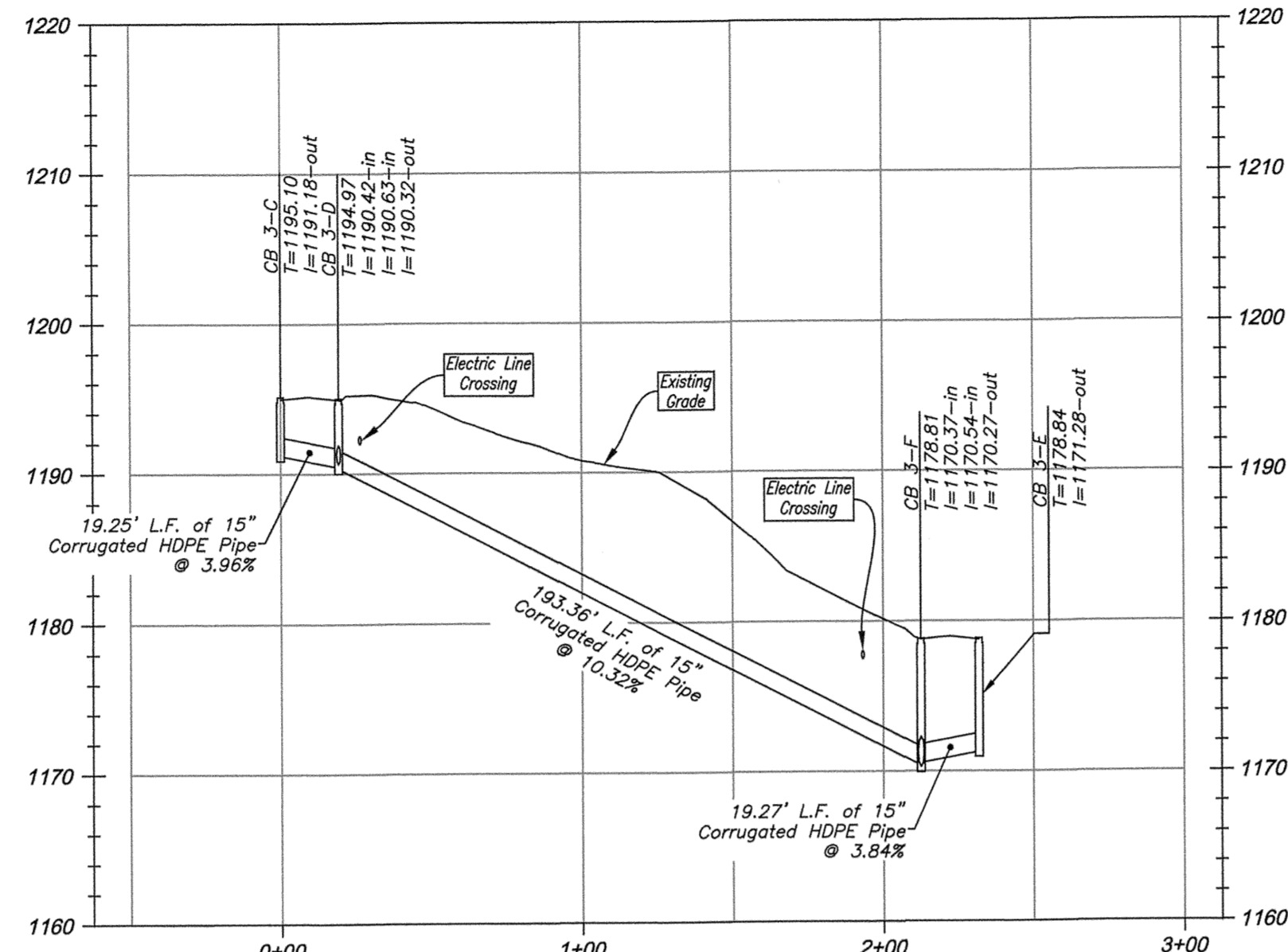
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 Storm Sewer Profiles
 Middlesex Township
 Butler County, Pennsylvania

CLIENT: Browns Hill Road Associates, LLC
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 Wexford, PA 15090

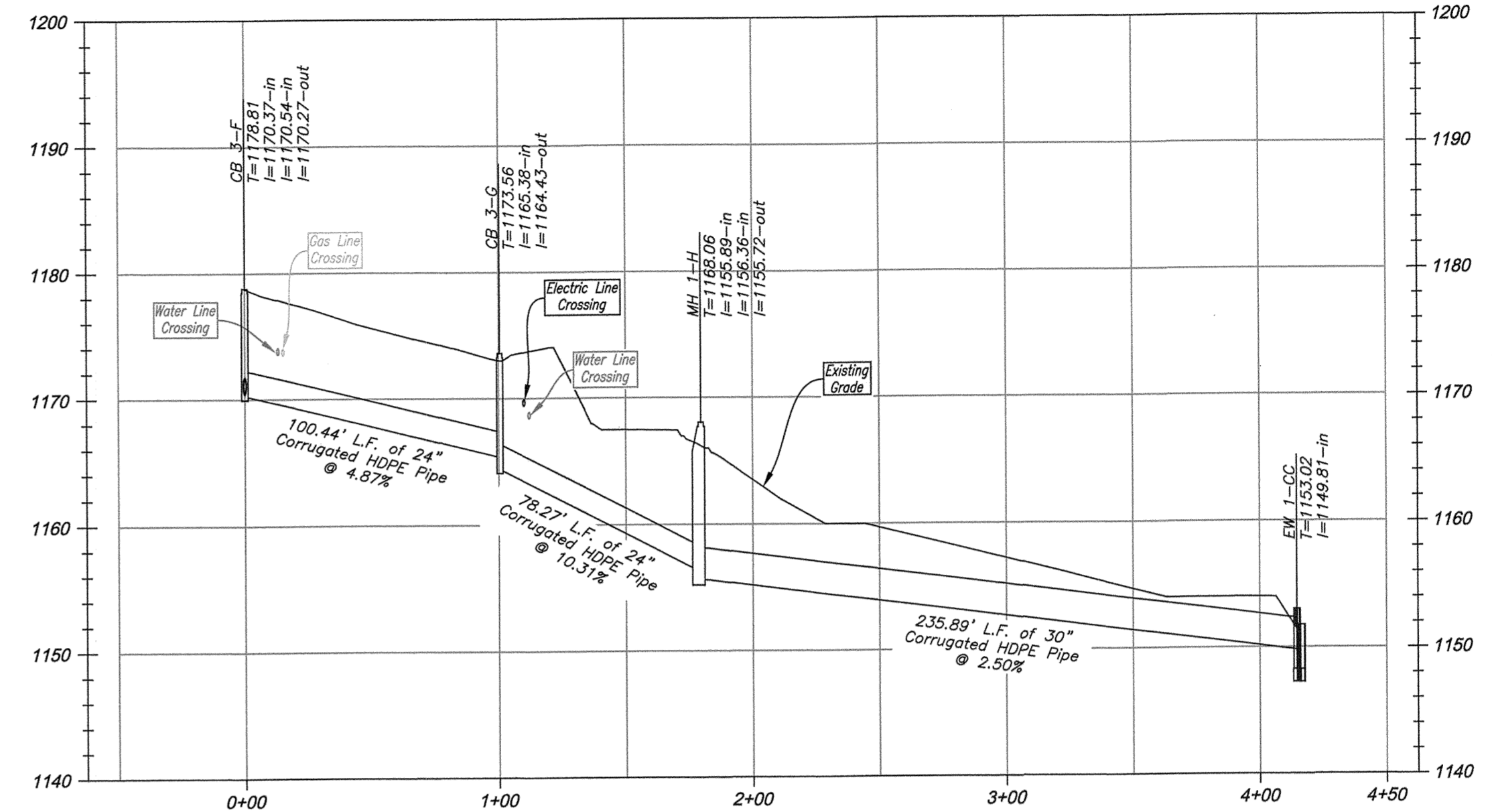
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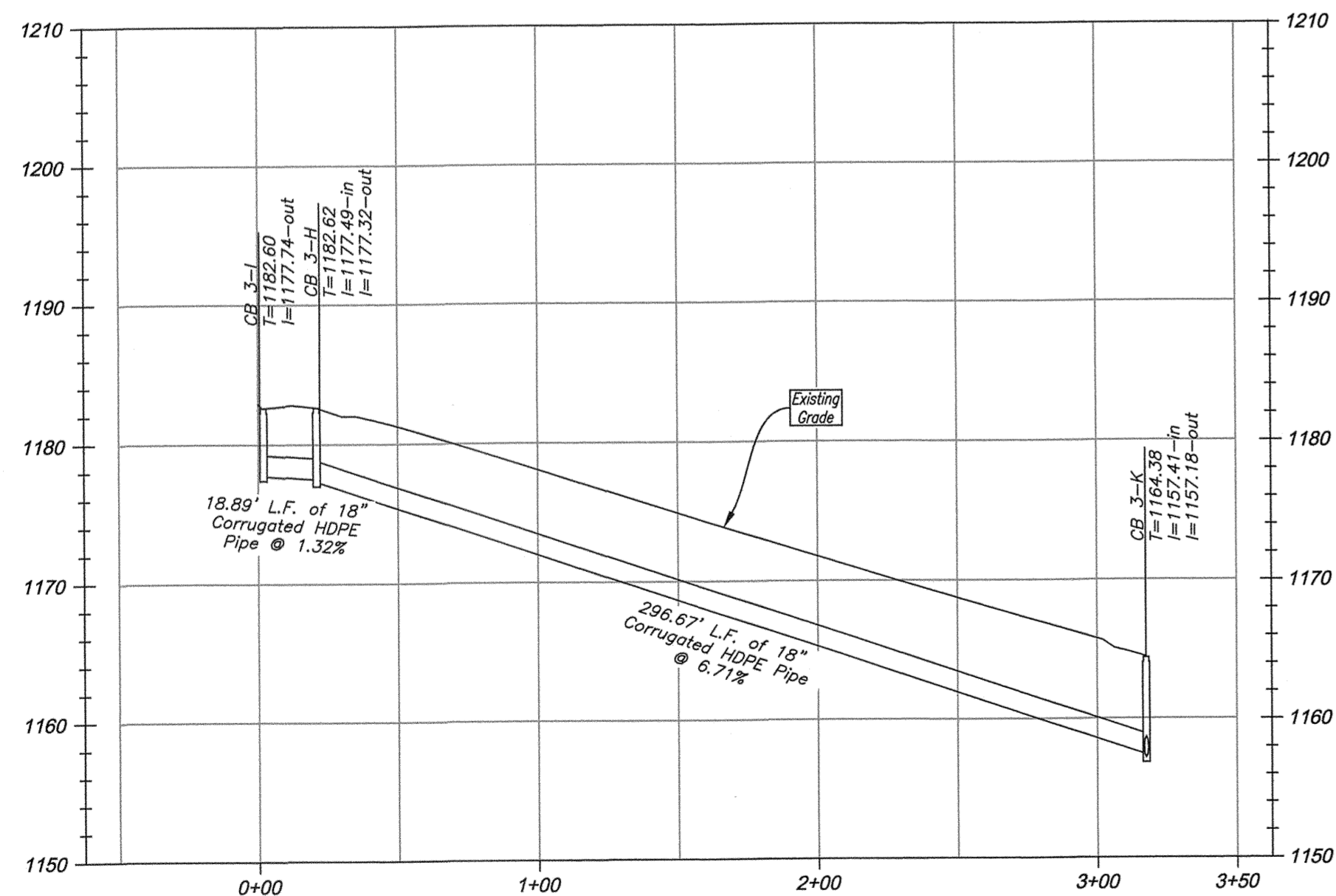
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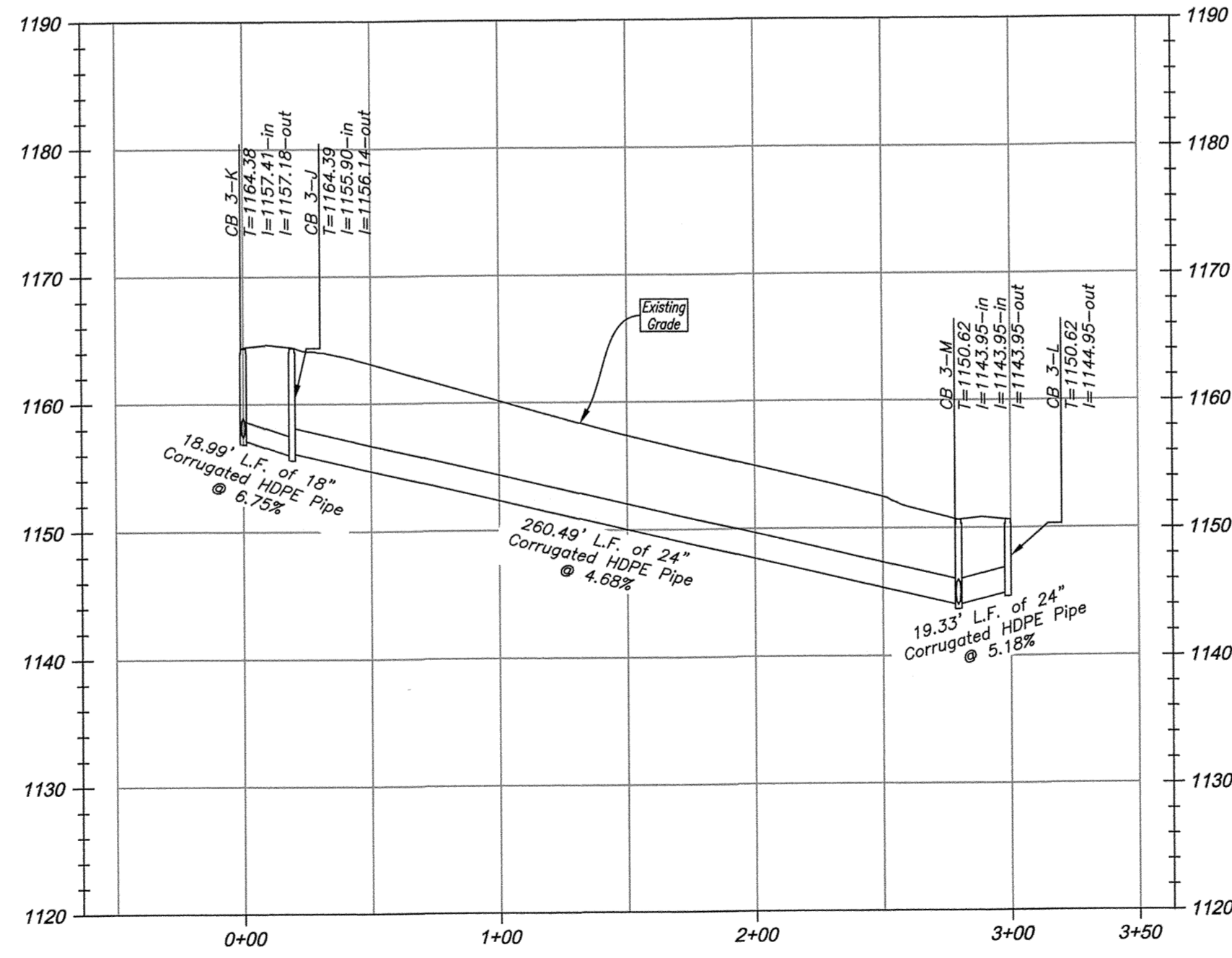
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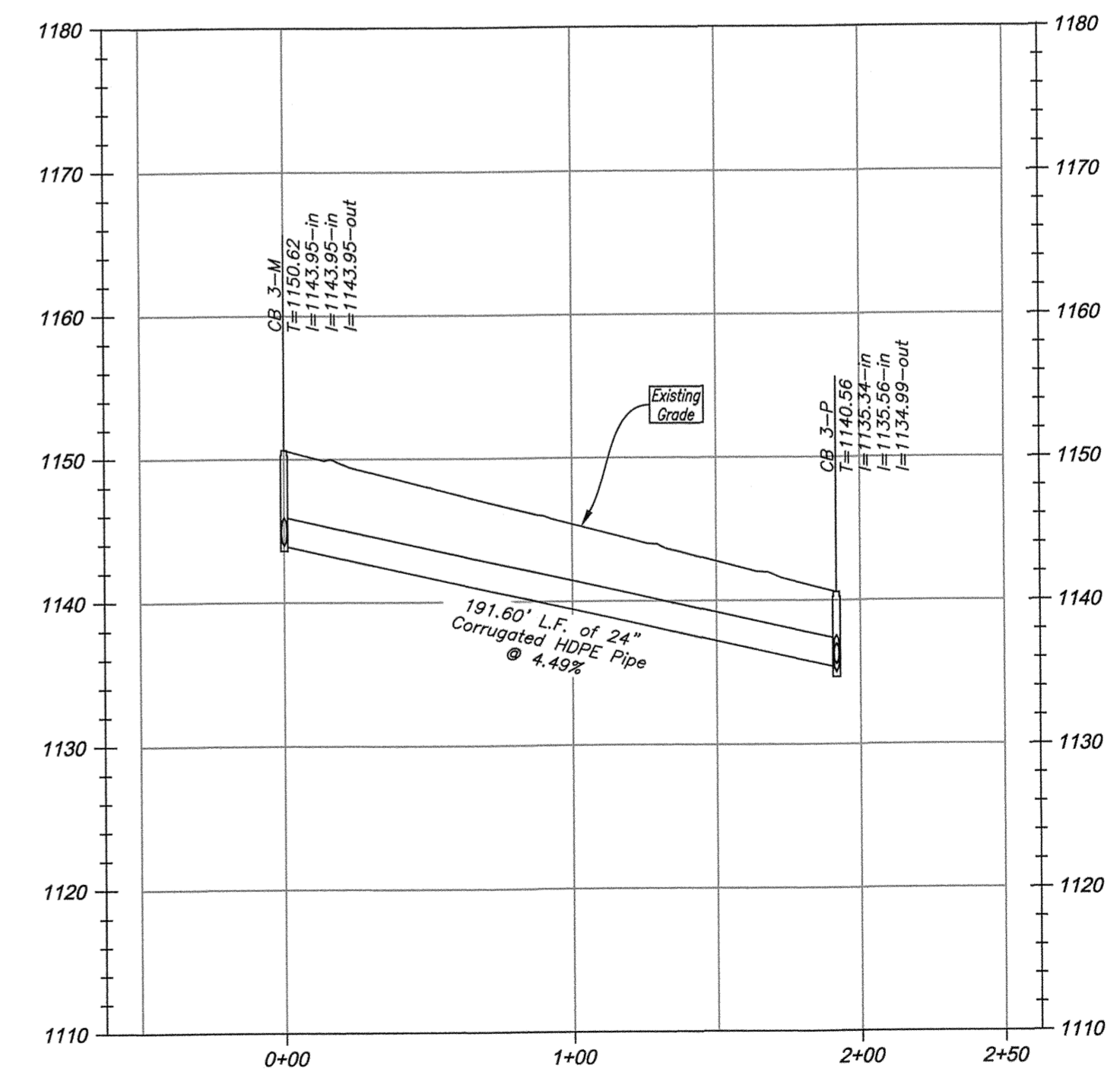
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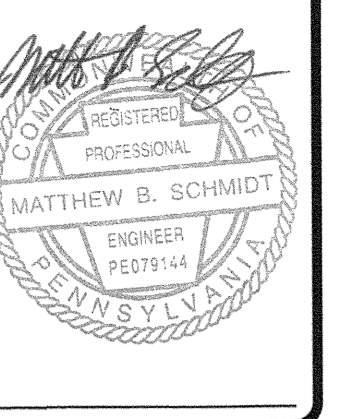
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CB 3-K thru CB 3-L



CB 3-M thru CB 3-P



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NO.	DESCRIPTION	DATE

DRAWING ORIENTATION

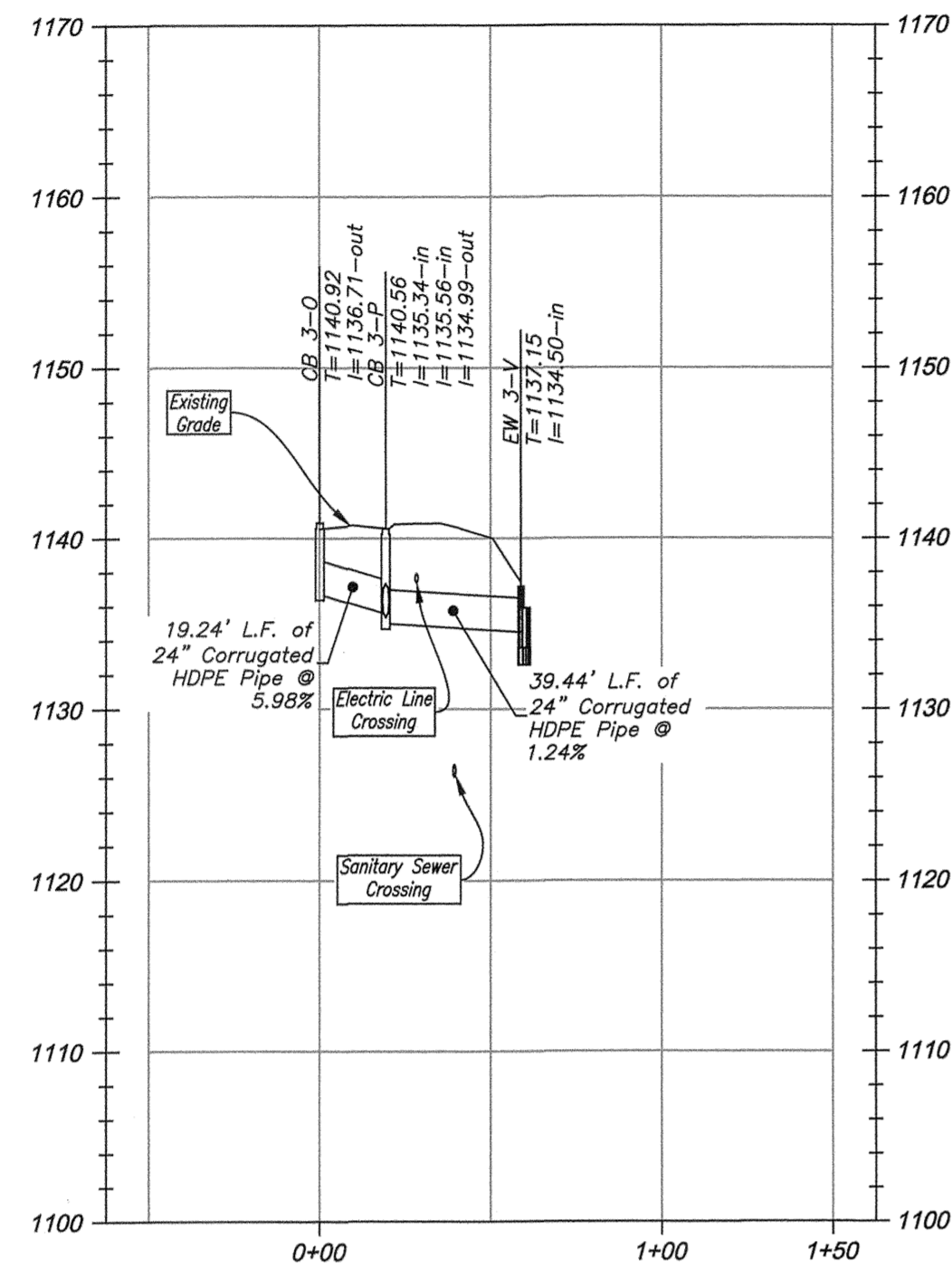
Blackhawk PRD
NOT & Storm Sewer As-Builts
As-Built Storm Sewer Profiles

CLIENT ADDRESS:
Braun Hill Road Associates, LLC
10431 Perry Highway, Suite 100, PA 15090

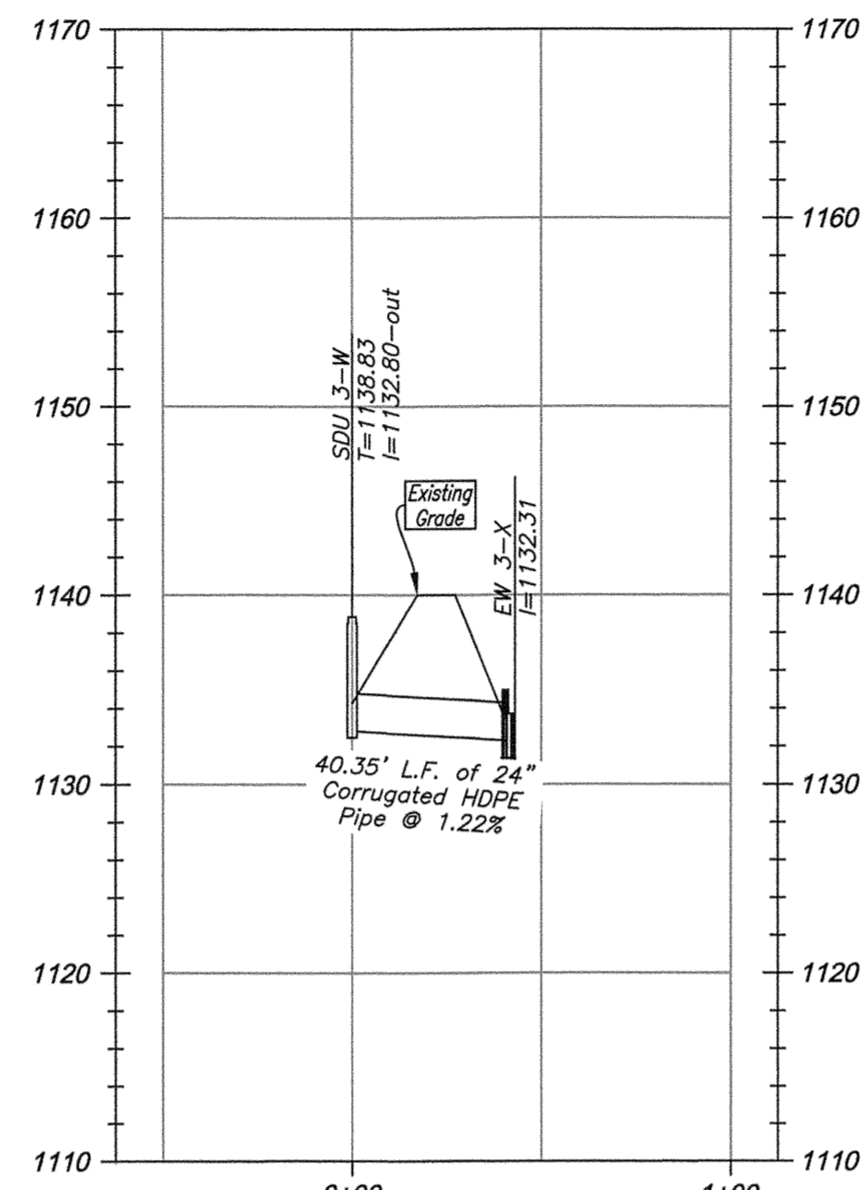
PROJECT LOCATION:
Middlesex township
Butler County, Pennsylvania

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SHEET: 8 OF 11	
C.214	
PROJECT #: 4344	

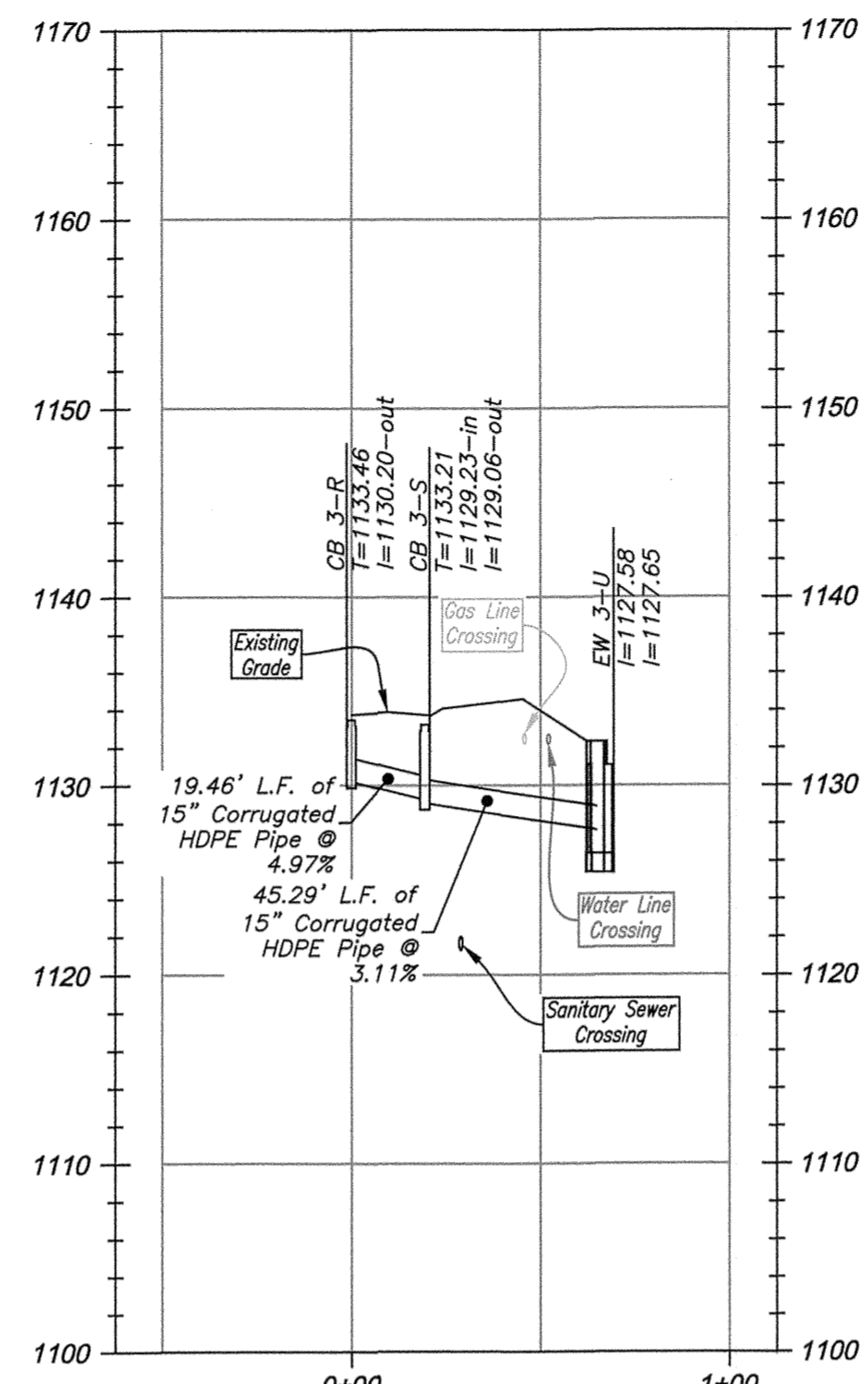
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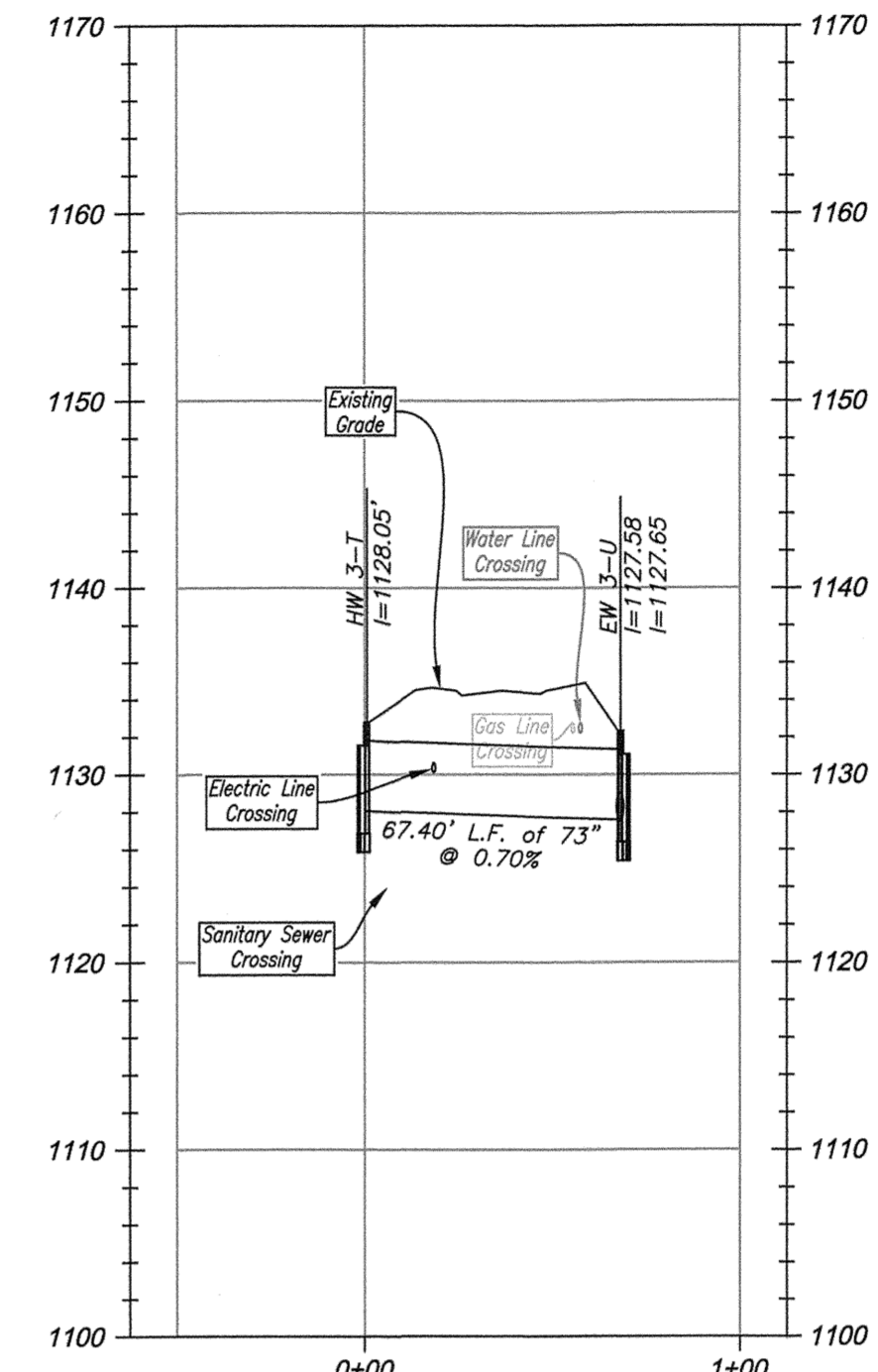
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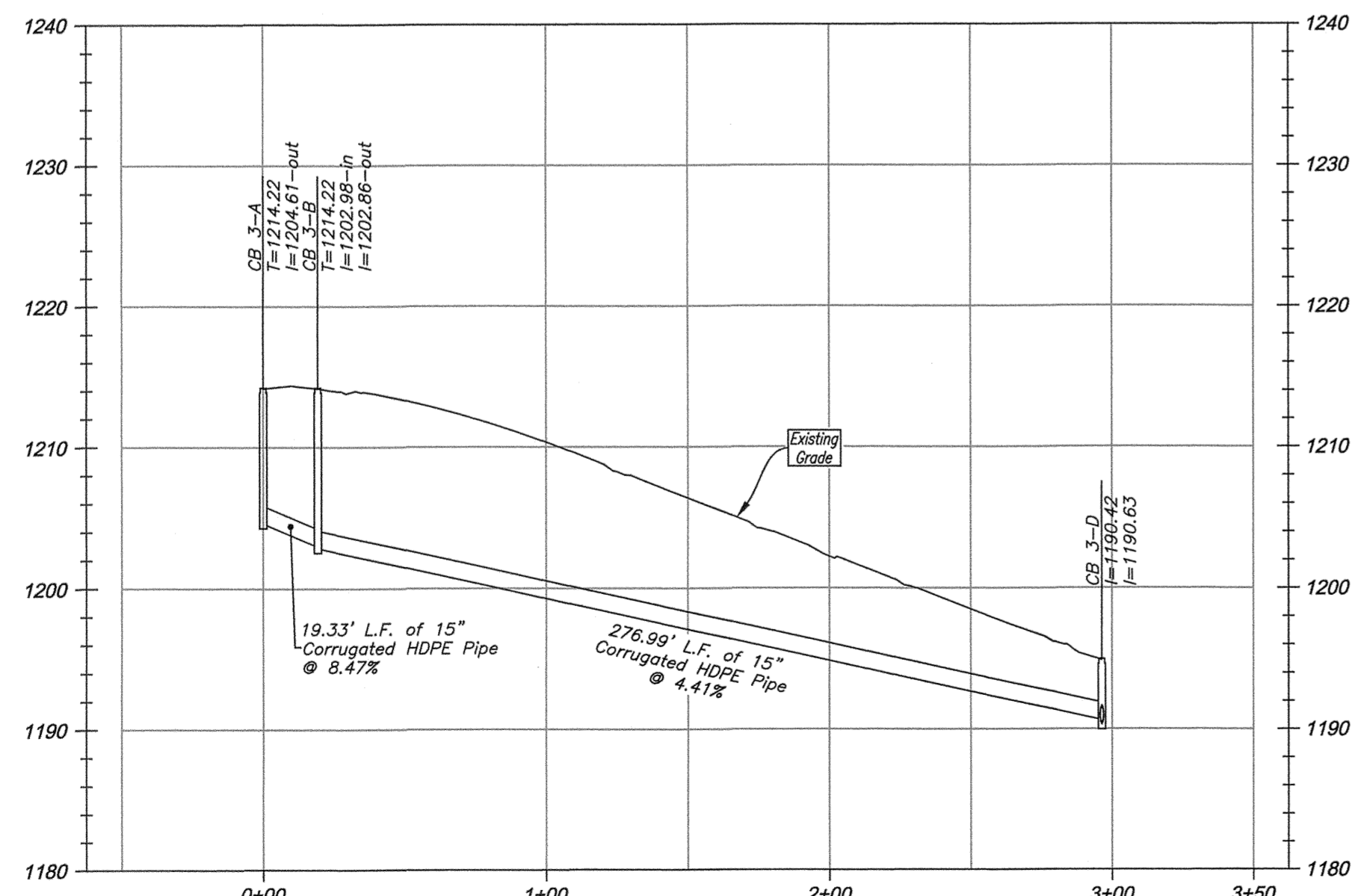
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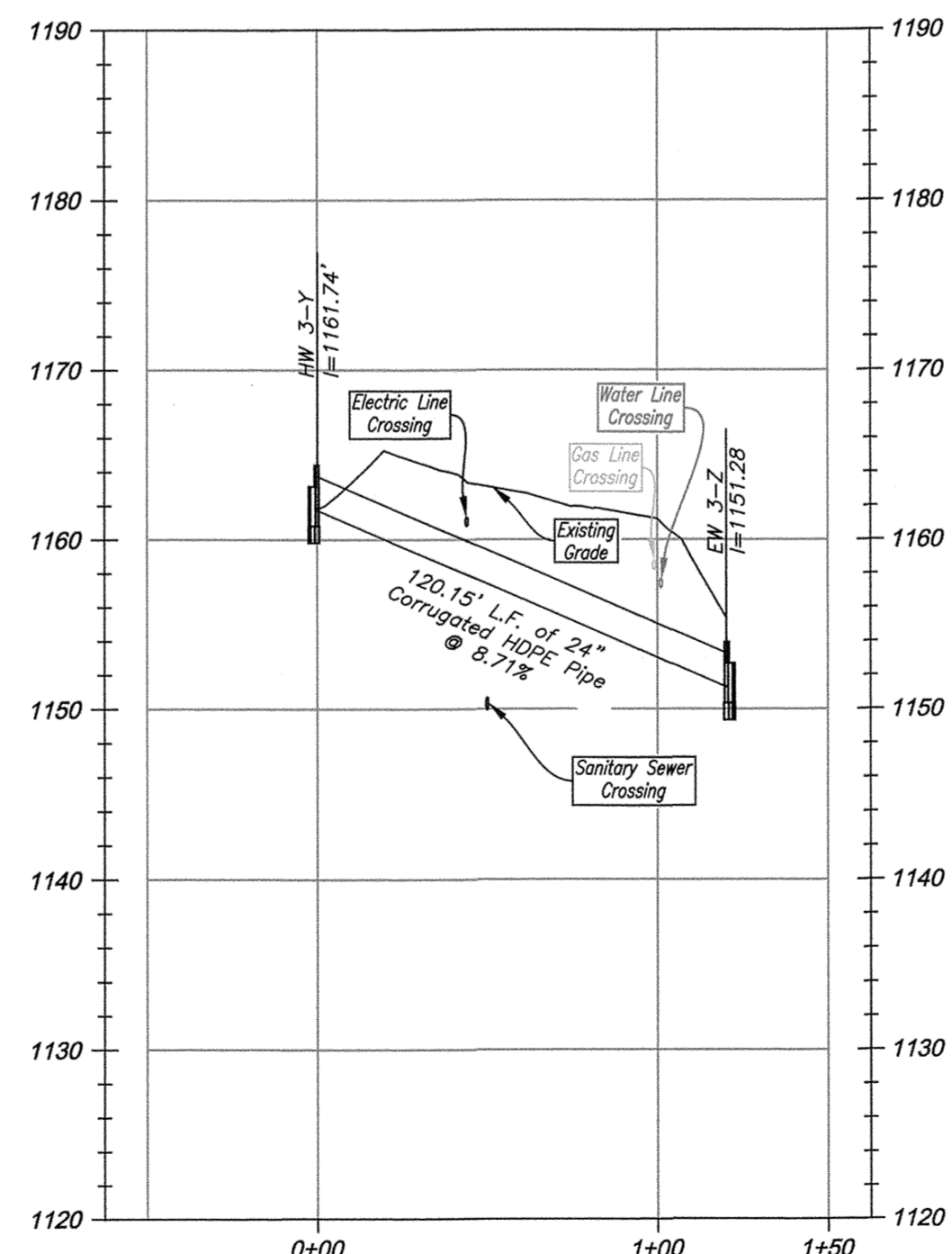
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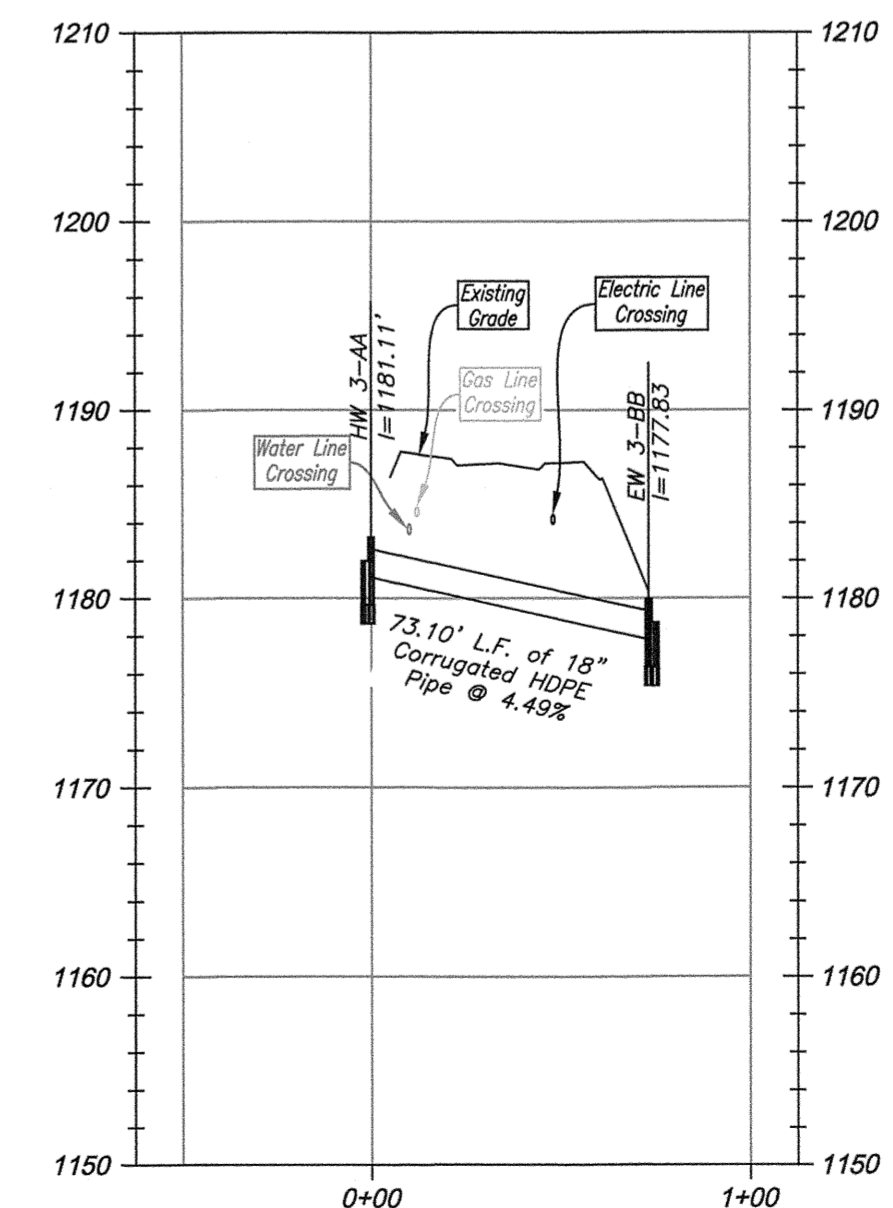
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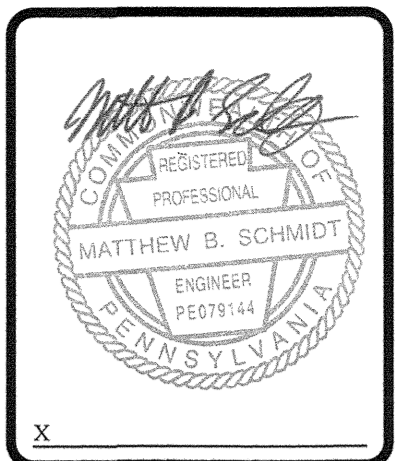


HW 3-Y thru EW 3-Z



HW 3-AA thru EW 3-BB

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FAX: (724) 625-4549

DATE ISSUED: 12/23/2020	PROJECT STATUS:
REVISIONS:	NO. DESCRIPTION DATE

DRAWING ORIENTATION

PROJECT TITLE:
**Blackhawk PRD
NOT & Storm Sewer As-Builts
As-Built Storm Sewer Profiles**

CLIENT ADDRESS:
Browns Hill Road Associates, LLC
10431 Perry Highway - Suite 406
Butler County, Pennsylvania

PROJECT LOCATION:
Middlesex Township
Butler County, Pennsylvania

DRAWN BY: ARE	CHECKED BY: MBS
CAD FILE: 4344 NOT-Storm Asbuilts.dwg	
HORIZ. SCALE: 1" = 50'	VERT. SCALE: 1" = 10'
SHEET: 9 OF 11	
PROJECT #: 4344	

