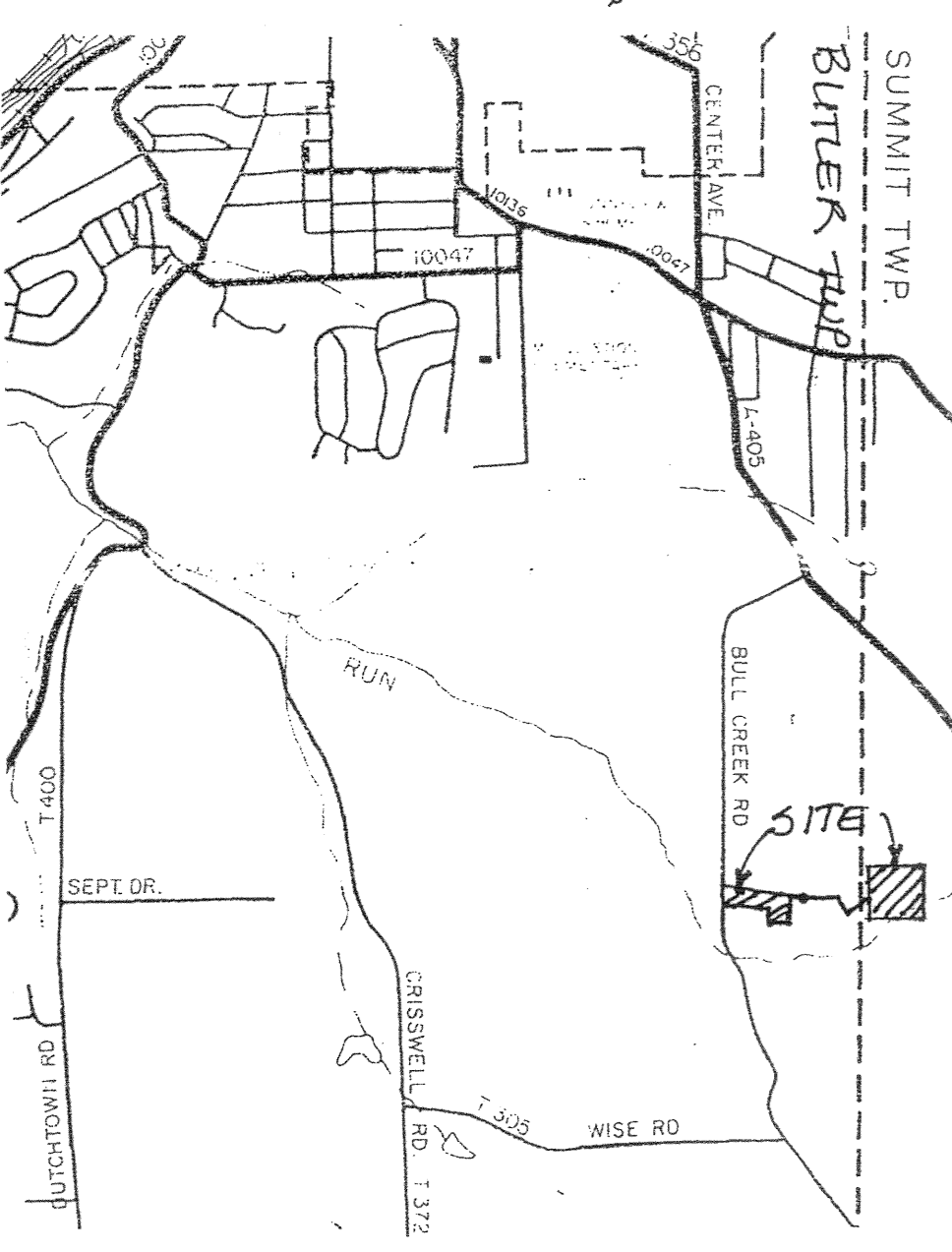
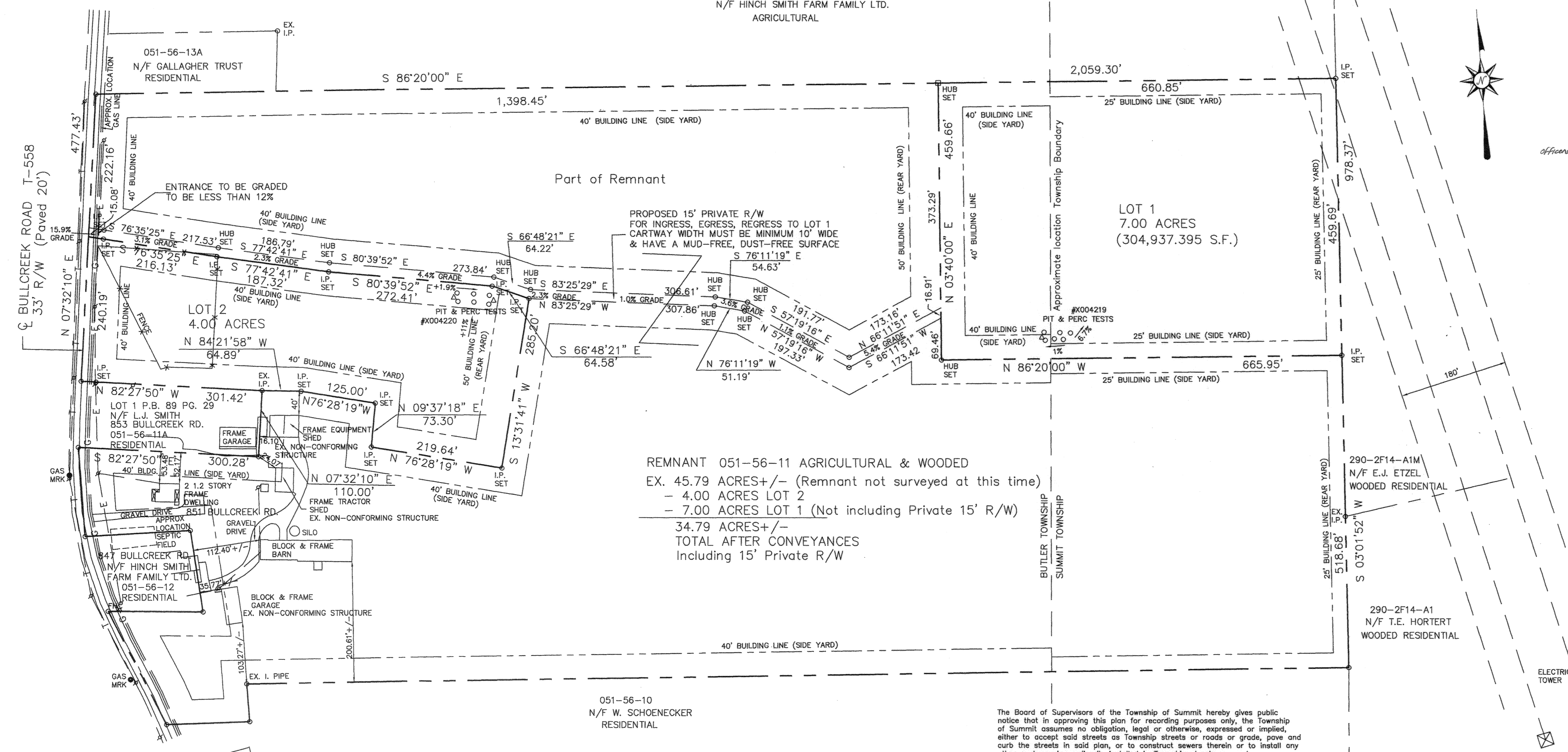


Instr: 202105050012750
Page 1 of 54-56 AM
Michele Mustello
Butler County Recorder PA
98303110-54 AM
120210090238

051-56-13
N/F HINCH SMITH FARM FAMILY LTD.
AGRICULTURAL



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.
ZONING: A-1 BUTLER TOWNSHIP
BUILDING SETBACK REQUIREMENTS:
40' FRONT SETBACK
40' SIDE SETBACK
50' REAR SETBACK
MINIMUM LOT SIZE: 2 ACRES
MINIMUM LOT WIDTH: 200'
ZONING: A-1 SUMMIT TOWNSHIP
BUILDING SETBACK REQUIREMENTS:
50' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK
MINIMUM LOT SIZE: 1.50 ACRES
MINIMUM LOT WIDTH: 150'

PROPERTY OWNER: HINCH-SMITH FARM FAMILY LIMITED PARTNERSHIP
853 BULLCREEK ROAD
BUTLER, PA 16002

PROPOSED WATER WELLS TO SERVE THESE LOTS ARE TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.
ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.
REF: PLAN OF SUBDIVISION FOR WENDELL J. SMITH BY OLSEN ZARNICK & SEYBERT, INC., 12/15/81, #81-300, P.B. 89 PG. 29.
REF: PROPERTY SURVEY FOR ESTATE OF WENDELL J. SMITH BY LAND SURVEYORS, INC., 12/20/01, #01-246

UTILITY PROVIDERS
PEOPLES GAS
205 N. MAIN ST.
BUTLER, PA 16001
WEST PENN ENERGY
4257 GIBSONIA ROAD
GIBSONIA, PA 15044

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 1 |

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

Approved by the Supervisors of the Township of Summit this 21st day of April 2021
Ronald Steacy SECRETARY
Willie Adam CHAIRMAN/PRESIDENT
Approved by the Summit Township Planning Commission this 13th day of April 2021
Don R. Miller SECRETARY
Joseph K. Jones CHAIRMAN/PRESIDENT
Reviewed by the Butler County Planning Commission this 17th day of FEB. 2021
R. H. G. R. M. SECRETARY
J. H. G. R. M. CHAIRMAN

Know all men by these Presents, that we, *Marla Smith & Joan K. Black, officers of* Hinch-Smith Farm Family Limited Partnership, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, we hereunto set our hands and seals this 24th day of March 2021
Thomas J. May NOTARY PUBLIC
Marla Smith Officer
Joan K. Black Officer

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 Hinch-Smith Farm Family Limited Partnership, 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 24th day of March 2021
My Commission Expires the 2nd day of December 2022
SEAL
Thomas J. May NOTARY PUBLIC

TITLE CLAUSE (NO MORTGAGE)
We, Hinch-Smith Farm Family Limited Partnership, owners of this plan of subdivision in our names, do hereby certify that the title of this property in the name of Hinch-Smith Farm Family Limited Partnership as recorded in Deed Book Volume 2803 page 497, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness
Cheryl A. Hughes Notary Public
Marla Smith Officer
Joan K. Black Officer

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 February 26, 2021
SEAL
Cheryl A. Hughes SIGNATURE AND REG. NO. SU-32490-E

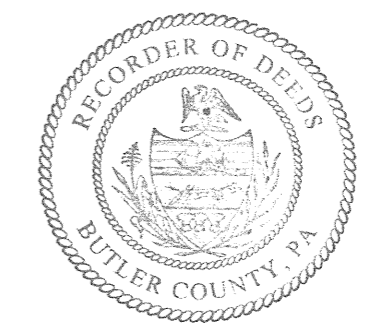
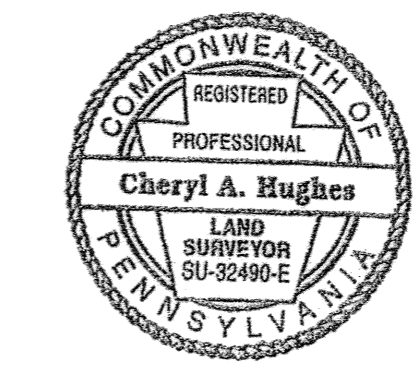
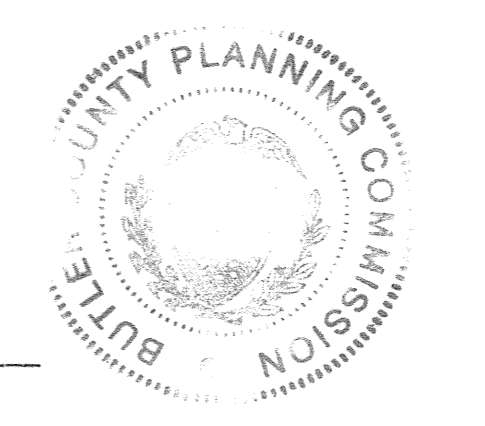
The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the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

Approved by the Board of Commissioners of the Township of Butler this 18th day of March 2021
Theresa Duster SECRETARY
Willie Adam PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 2nd day of March 2021
Ernest R. Ostending SECRETARY
Tom J. Boyle CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA)SS: COUNTY OF BUTLER)
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 394 page 1
Given under my hand and seal this 5th day of May 2021
SEAL
Michele M. Mustello RECORDER

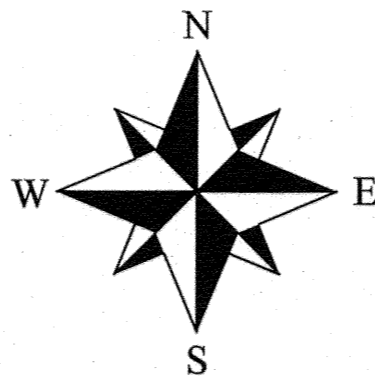
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



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: HINCH-SMITH FARM FAMILY LIMITED PARTNERSHIP

SITUATE: BUTLER & SUMMIT TOWNSHIPS, BUTLER CO., PA
Date 01/28/2021 Scale 1" = 100' Dwn By BEC Ckd By CAH
Parcel No. 051-56-11 Db-Pg 2803-497 Service No. 20-166
Address 851 BULLCREEK ROAD



Instr: 202105060012928
 Pg: 1 of 545.00
 Michèle Mustello
 Butler County Recorder PA

BY RESOLUTION APPROVED ON THE 12th DAY OF April, 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 9 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]
 ASST. SECRETARY
 SIGNATURE AND TITLE OF OFFICER WITNESSING

[Signature]
 VP
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4/12/21
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF April, 2021
 (SEAL) James A. Spurdute
 My commission expires December 7, 2022
 Commission number 1195287
 NOTARY PUBLIC

I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 9 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202102080003581. 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. SPERDUTE, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS HAVE BEEN SET AS SHOWN ON THE PLAN, AND THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS A SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
[Signature]
 JAMES A. SPERDUTE, R.S. # 2467-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.
 TOWNSHIP ENGINEER: [Signature]
 PRINTED NAME & REGISTRATION NO. TOWNSHIP ENGINEER SIGNATURE

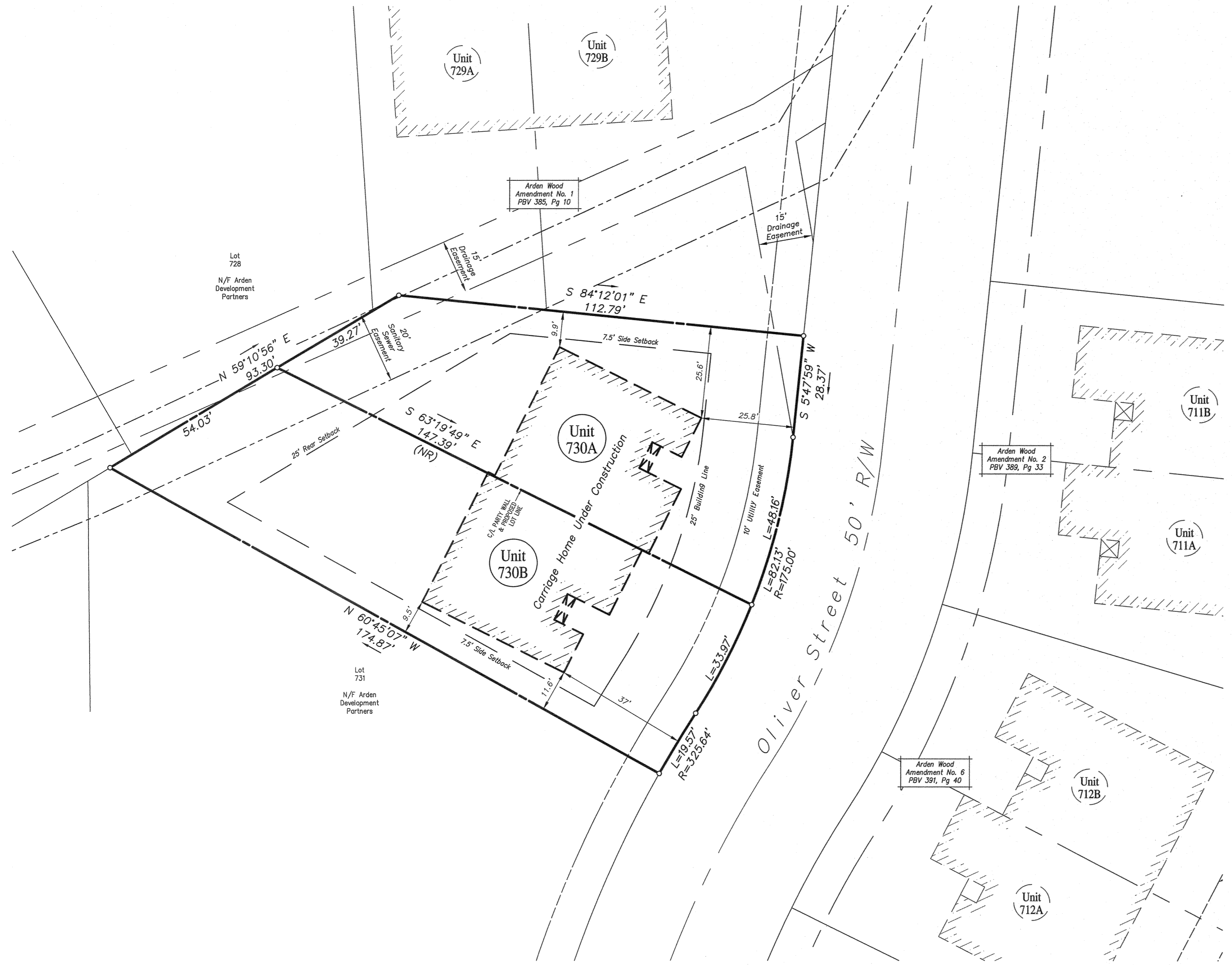
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADES, PAVE 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 19th DAY OF April, 2021
[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON

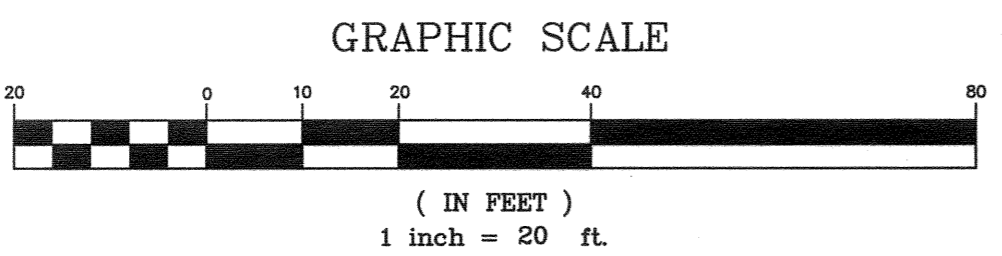
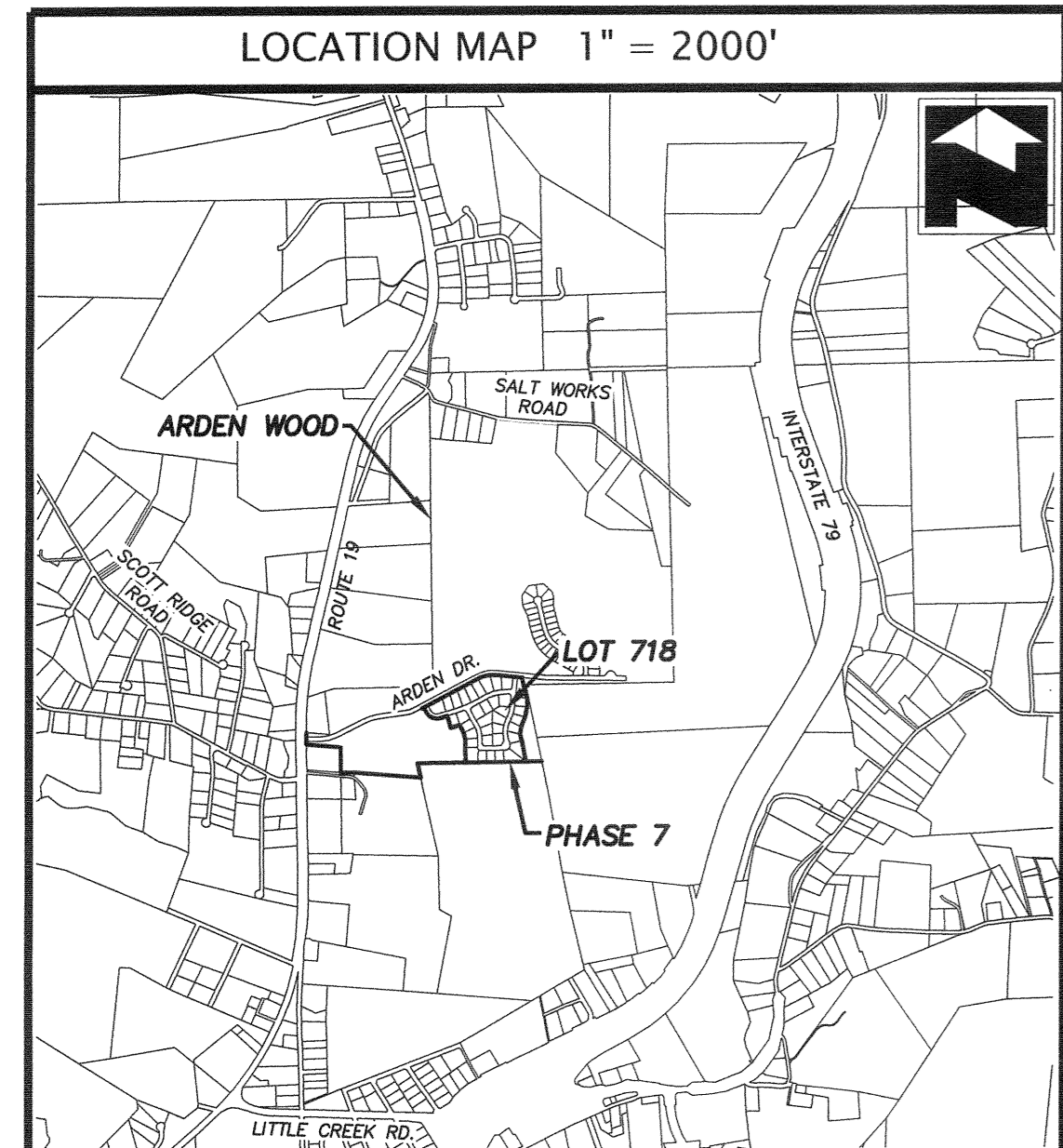
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 21st DAY OF April, 2021
[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 394 PAGE 2
 GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF May, 2021
 (SEAL) *[Signature]*
 RECORDER OF DEEDS

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



APPROVED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 5th DAY OF April, 2021
[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON



| | |
|------------|----------|
| PLAN BOOK | PAGE |
| 394 | 2 |

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 730 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

| | 730A | 730B | Total |
|-------|-----------|-----------|------------|
| Sq Ft | 6,868.931 | 8,069.944 | 14,938.875 |
| Acres | 0.158 | 0.185 | 0.343 |

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-57-B730
 INSTRUMENT NO. 202102080003581

DEVELOPER / PROPERTY OWNER:

ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276

BUILT BY:

DRAWING NUMBER: 1010-2122734
 DRAWING SCALE: 1"=20'
 DATE: March 15, 2021
 DRAWN BY:
 REVISIONS:
 04/06/2021...REVISE CERTIFICATES

Arden Wood Amendment No. 9

Being a subdivision of Lot 730 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

OWNERS ADOPTION FOR PARTNERSHIP (LANCASTER TOWNSHIP)

THE ARDEN DEVELOPMENT PARTNERS, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 3 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO LANCASTER TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS WHEREOF, TO THIS I SET MY HAND AND SEAL THIS 16th DAY OF April, 2021

ATTEST: Kimberly May, Notary Public, Notary Public, DONALD B. RODGERS, My commission expires September 13, 2024

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION (LANCASTER TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, AN Association of Notaries Public, COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, PRESIDENT OF ARDEN DEVELOPMENT PARTNERSHIP, AS GENERAL PARTNER IN ARDEN DEVELOPMENT PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF April, 2021

MY COMMISSION EXPIRES THE 13th DAY OF September, 2024

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 3 IS IN THE NAME OF THE ARDEN DEVELOPMENT PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN DEED BOOK VOLUME 2265, PG. 058 AND INSTRUMENT NO.

WITNESS: Kimberly May, Notary Public

OWNER: DOLLAR BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE ARDEN WOOD PLAN OF CONSOLIDATION

CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS: Gary A. Sheffler, Jr., Vice President, NAME, TITLE AND MORTGAGEE.

SURVEYORS CERTIFICATION

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

DATE: 04/16/2021, GARY A. SHEFFLER, JR., D.L.S.

ENGINEER CERTIFICATION

A. ENGINEERING REQUIREMENTS: I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.

DATE: 04/16/2021, GRAHAM LEE FERRY, REG. NO. PE074237

B. STORMWATER MANAGEMENT REQUIREMENTS: I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.

DATE: 04/16/2021, GRAHAM LEE FERRY, REG. NO. PE074237

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES: LANCASTER TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

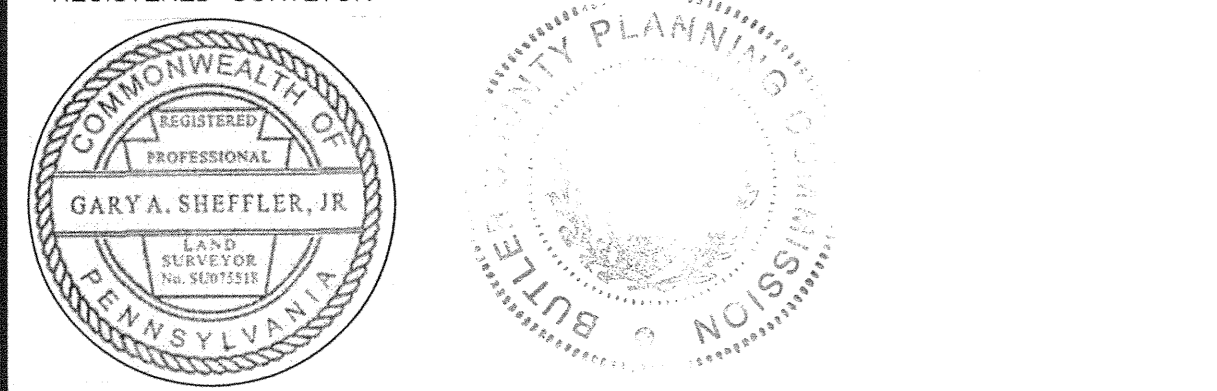
DATE: 4-21-21, TOWNSHIP MANAGER / SECRETARY

LANCASTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

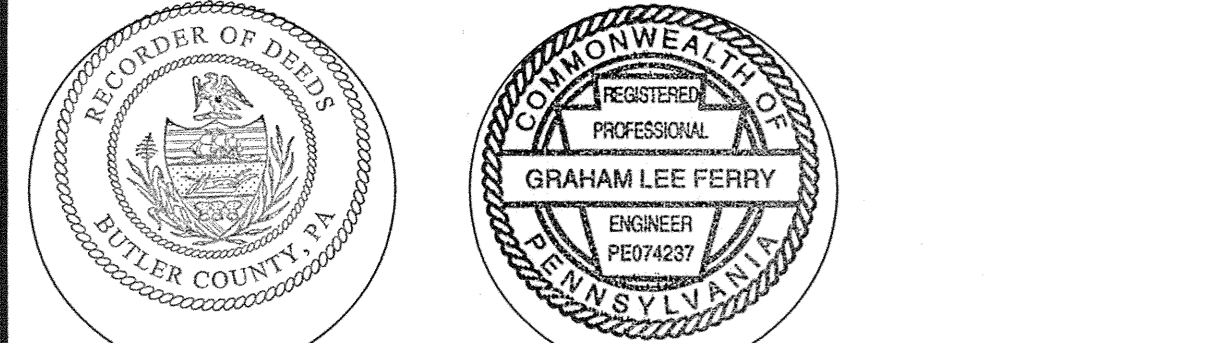
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE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

SECRETARY: Joseph D. Plemer, 5/15/2021, CHAIRMAN

REGISTERED SURVEYOR



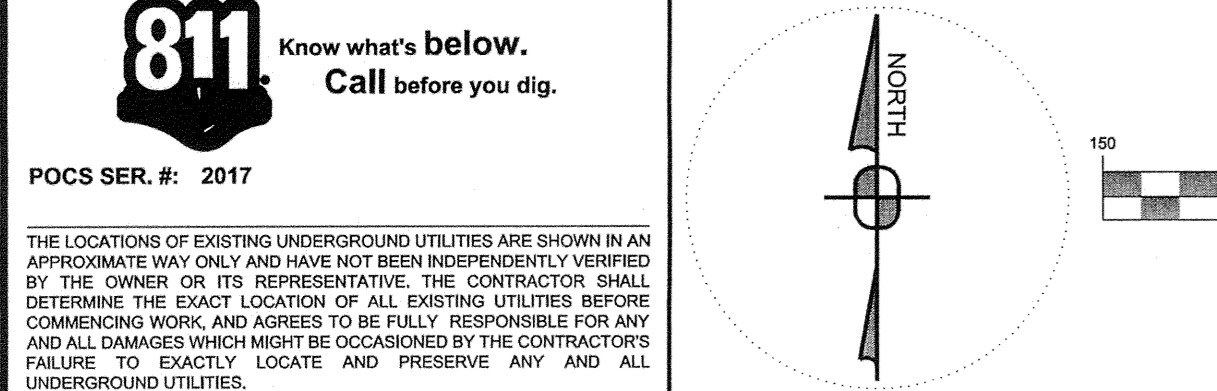
BUTLER COUNTY RECORDER OF DEEDS



LANCASTER TOWNSHIP PLANNING COMMISSION



LANCASTER TOWNSHIP BOARD OF SUPERVISORS



POCS SER. #: 2017

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

LANCASTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION

THIS 2nd DAY OF April, 2021

SECRETARY: Bruce Lampert, CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18th DAY OF July, 2018

SECRETARY: Richard Eyles, CHAIRPERSON

PROOF OF RECORDING

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

IN PLAN BOOK VOLUME 394, PAGE(S) 3-4

GIVEN UNDER MY HAND AND SEAL THIS 6 DAY OF May, 2021

RECORDER OF DEEDS: Michele M. Mustello

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

CHARLES SCHOTT, DBV. 1430, PG. 302, TP#200-4F100-A23E

RONALD & ANESS MILLER, TP#200-4F100-A18

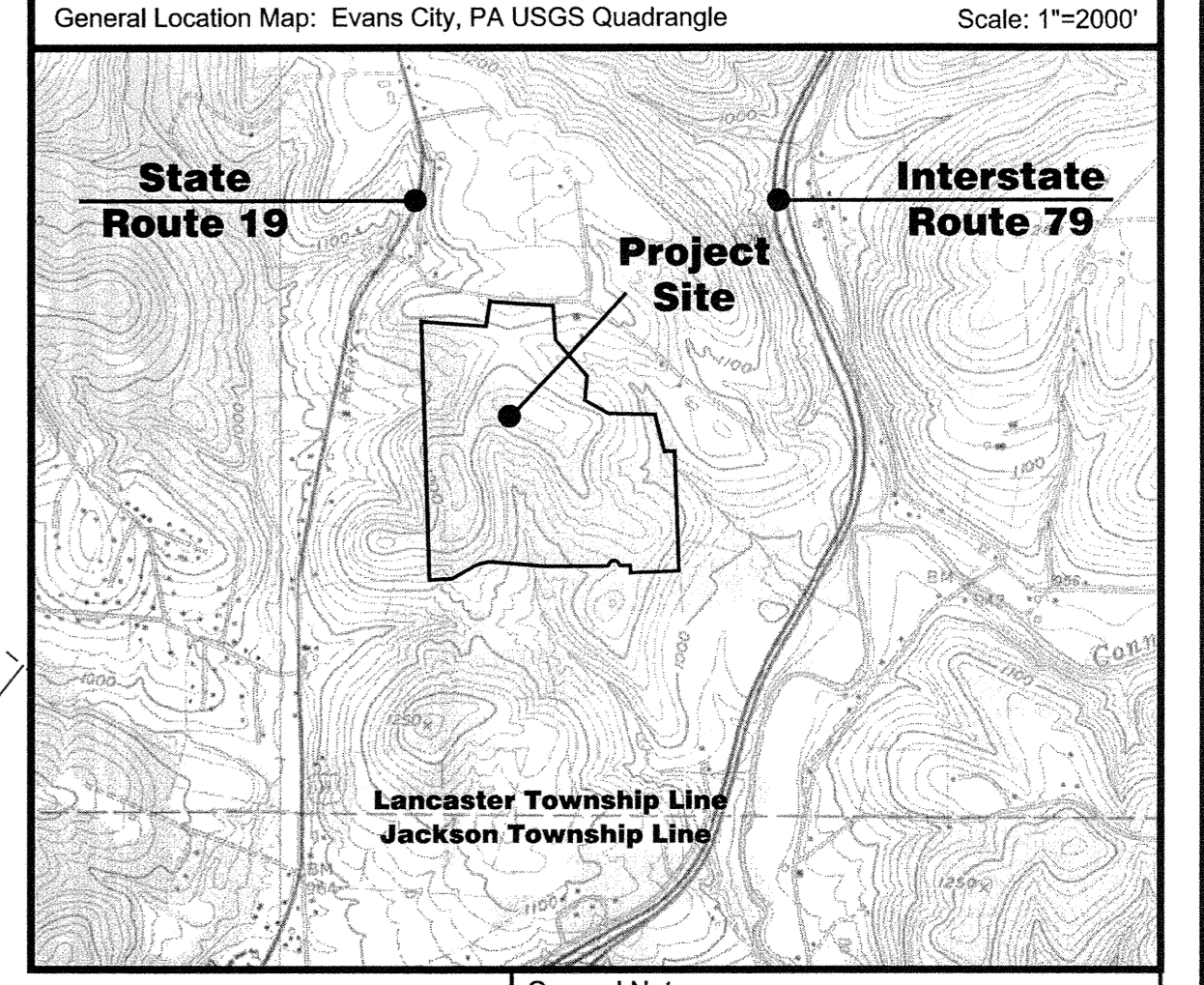
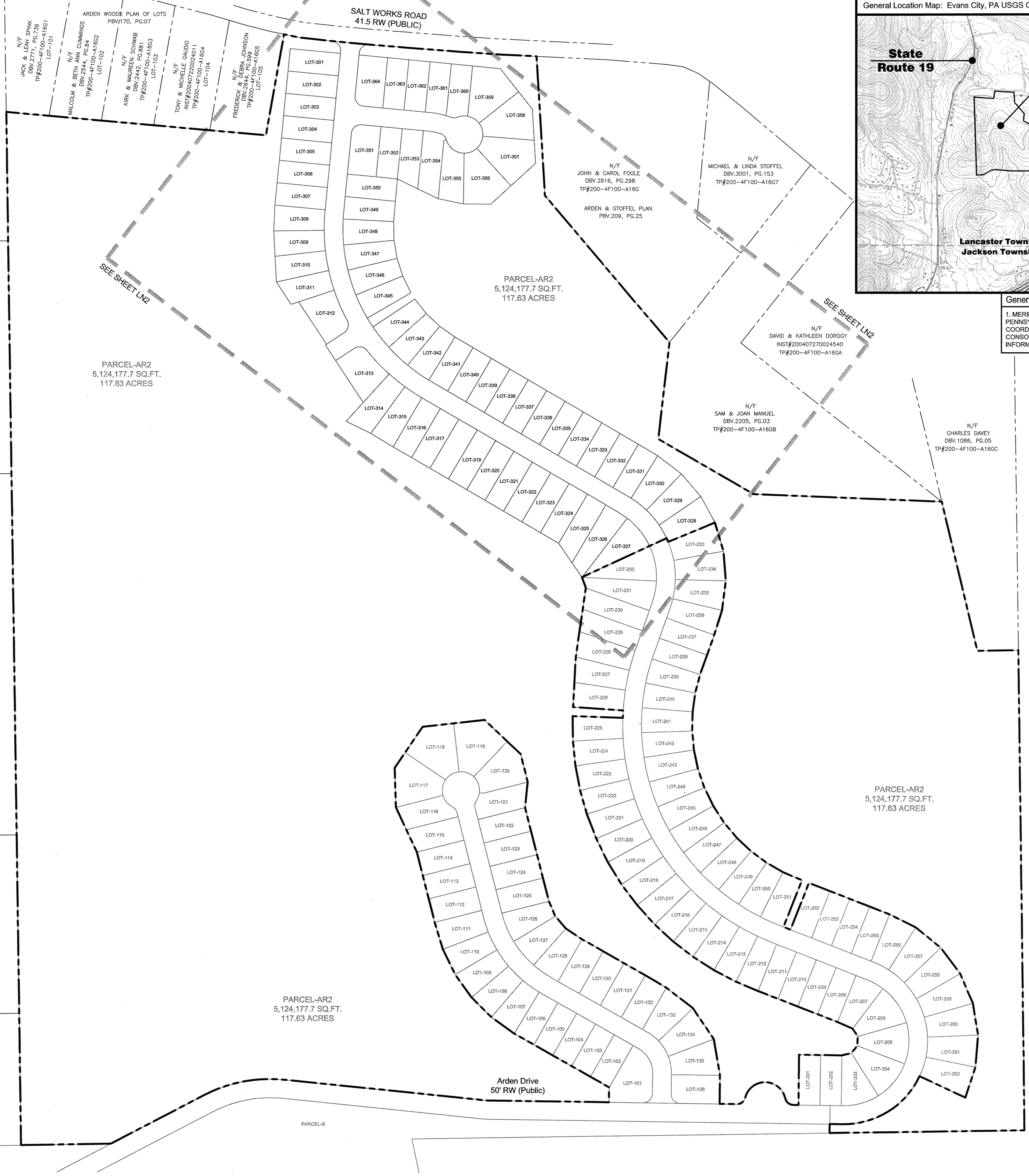
ROCK SPRINGER, INST#200328150036741, TP#200-4F100-A19C

DONALD & NANCY PERNE, INST#2001024000981, TP#200-4F100-A23

Table with 4 columns: PARCEL, AREA, AREA, AREA. Row 1: PARCEL-AR2, 5,124,177.7 SQ.FT., 117.63 AC.

CERTIFICATION THAT THE SWM BMPs WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAMS LAW, AND THE STORM WATER MANAGEMENT ACT.

CERTIFICATION THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES SHALL INCORPORATE SOUND ENGINEERING PRINCIPLES AND PRACTICES AND SHALL NOT RESULT IN THE CREATION OR CONTINUATION OF ADVERSE HYDROLOGIC OR ADVERSE HYDRAULIC CONDITIONS WITHIN THE WATERSHED.



General Notes: 1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, PENNSYLVANIA SOUTH NAD 83 STATE PLANE COORDINATE SYSTEM. SEE ARDEN WOOD PLAN OF CONSOLIDATION FOR ADDITIONAL PLAN MERIDIAN INFORMATION.

Instr: 202105060012931, Michele Mustello, Butler County Recorder PA

ROBERT & CLAIRE DORSCH, DBV. 814, PG. 498, TP#200-4F100-A15

PLAN BOOK 394, PAGE 3

Revision table with columns: Date, Revision Description, By, Professional Seal. Revisions include comments dated April 11, 2018 and Phase 2 and 3 line revisions.

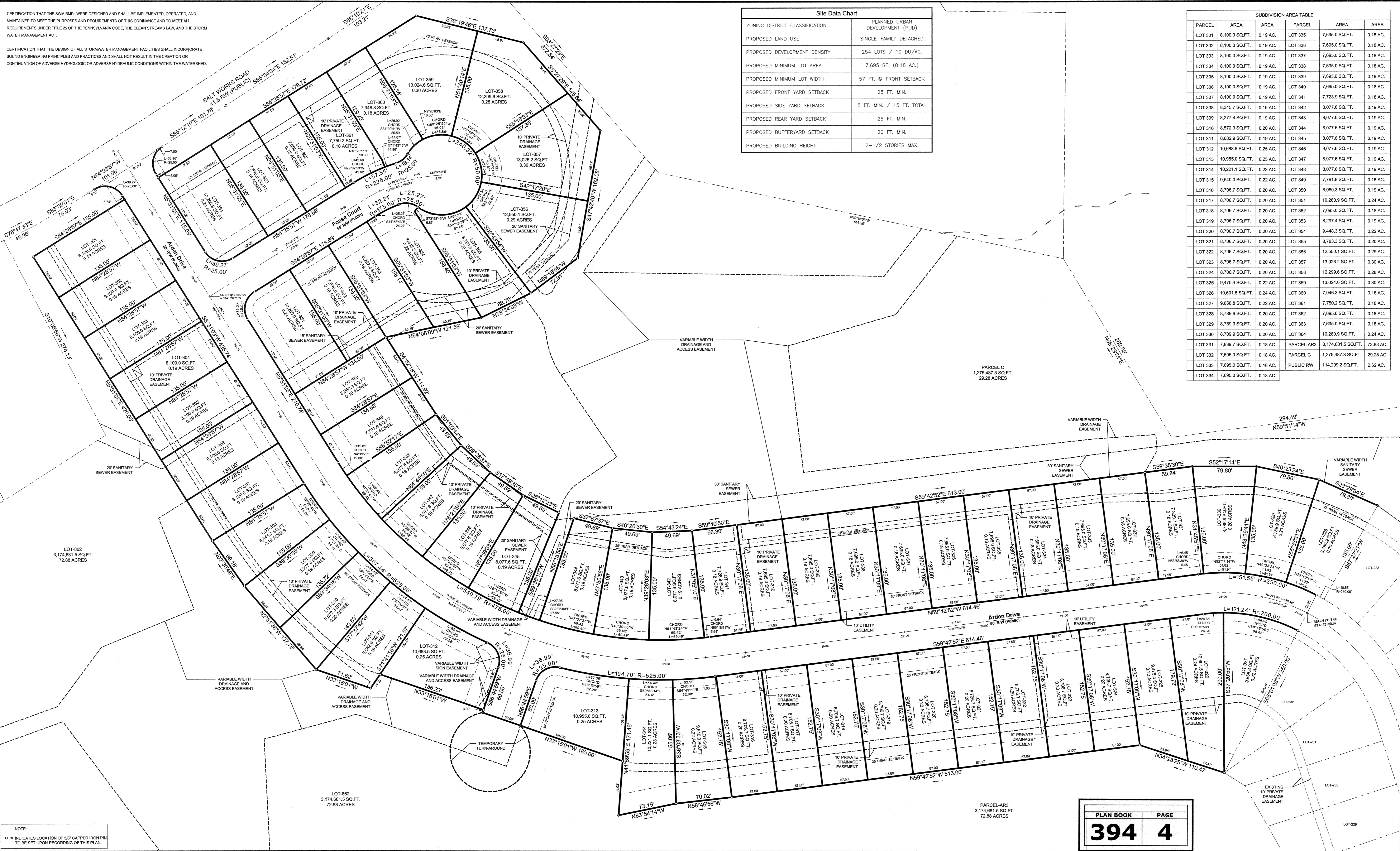
Project information including Sheffler & Company, Inc. logo, project name (Arden Wood Residential Plan of Lots - Phase 3), location (Lancaster Township, Butler County, Pennsylvania), and contact information.

CERTIFICATION THAT THE SWM BMPs WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAMS LAW, AND THE STORM WATER MANAGEMENT ACT.

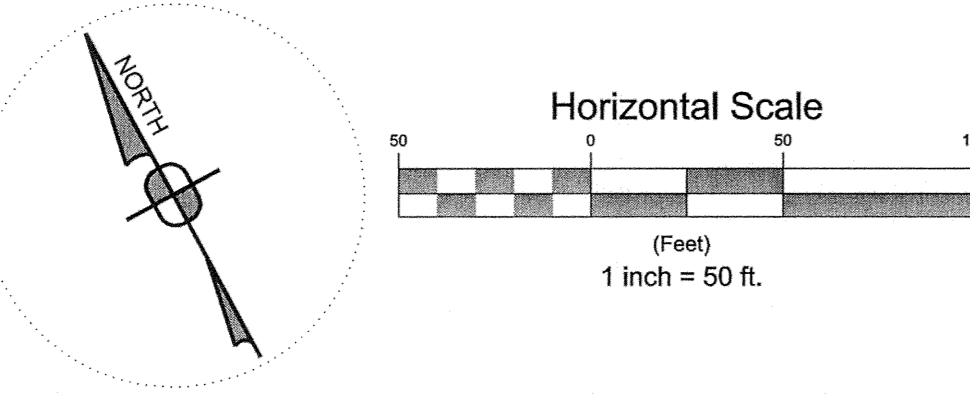
CERTIFICATION THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES SHALL INCORPORATE SOUND ENGINEERING PRINCIPLES AND PRACTICES AND SHALL NOT RESULT IN THE CREATION OR CONTINUATION OF ADVERSE HYDROLOGIC OR ADVERSE HYDRAULIC CONDITIONS WITHIN THE WATERSHED.

| Site Data Chart | |
|--------------------------------|---------------------------------|
| ZONING DISTRICT CLASSIFICATION | PLANNED URBAN DEVELOPMENT (PUD) |
| PROPOSED LAND USE | SINGLE-FAMILY DETACHED |
| PROPOSED DEVELOPMENT DENSITY | 254 LOTS / 10 DU/AC. |
| PROPOSED MINIMUM LOT AREA | 7,695 SF. (0.18 AC.) |
| PROPOSED MINIMUM LOT WIDTH | 57 FT. @ FRONT SETBACK |
| PROPOSED FRONT YARD SETBACK | 25 FT. MIN. |
| PROPOSED SIDE YARD SETBACK | 5 FT. MIN. / 15 FT. TOTAL |
| PROPOSED REAR YARD SETBACK | 25 FT. MIN. |
| PROPOSED BUFFERYARD SETBACK | 20 FT. MIN. |
| PROPOSED BUILDING HEIGHT | 2-1/2 STORIES MAX. |

| SUBDIVISION AREA TABLE | | | | | |
|------------------------|-----------------|----------|------------|--------------------|-----------|
| PARCEL | AREA | AREA | PARCEL | AREA | AREA |
| LOT 301 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 335 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 302 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 336 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 303 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 337 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 304 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 338 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 305 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 339 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 306 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 340 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 307 | 8,100.0 SQ.FT. | 0.19 AC. | LOT 341 | 7,728.9 SQ.FT. | 0.18 AC. |
| LOT 308 | 8,345.7 SQ.FT. | 0.19 AC. | LOT 342 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 309 | 8,277.4 SQ.FT. | 0.19 AC. | LOT 343 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 310 | 8,572.3 SQ.FT. | 0.20 AC. | LOT 344 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 311 | 8,082.9 SQ.FT. | 0.19 AC. | LOT 345 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 312 | 10,688.5 SQ.FT. | 0.25 AC. | LOT 346 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 313 | 10,955.0 SQ.FT. | 0.25 AC. | LOT 347 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 314 | 10,221.1 SQ.FT. | 0.23 AC. | LOT 348 | 8,077.6 SQ.FT. | 0.19 AC. |
| LOT 315 | 9,540.0 SQ.FT. | 0.22 AC. | LOT 349 | 7,791.8 SQ.FT. | 0.18 AC. |
| LOT 316 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 350 | 8,060.3 SQ.FT. | 0.19 AC. |
| LOT 317 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 351 | 10,260.9 SQ.FT. | 0.24 AC. |
| LOT 318 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 352 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 319 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 353 | 8,297.4 SQ.FT. | 0.19 AC. |
| LOT 320 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 354 | 9,448.3 SQ.FT. | 0.22 AC. |
| LOT 321 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 355 | 8,783.3 SQ.FT. | 0.20 AC. |
| LOT 322 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 356 | 12,550.1 SQ.FT. | 0.29 AC. |
| LOT 323 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 357 | 13,026.2 SQ.FT. | 0.30 AC. |
| LOT 324 | 8,706.7 SQ.FT. | 0.20 AC. | LOT 358 | 12,299.6 SQ.FT. | 0.28 AC. |
| LOT 325 | 9,475.4 SQ.FT. | 0.22 AC. | LOT 359 | 13,024.6 SQ.FT. | 0.30 AC. |
| LOT 326 | 10,601.5 SQ.FT. | 0.24 AC. | LOT 360 | 7,946.3 SQ.FT. | 0.18 AC. |
| LOT 327 | 9,658.8 SQ.FT. | 0.22 AC. | LOT 361 | 7,750.2 SQ.FT. | 0.18 AC. |
| LOT 328 | 8,789.9 SQ.FT. | 0.20 AC. | LOT 362 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 329 | 8,789.9 SQ.FT. | 0.20 AC. | LOT 363 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 330 | 8,789.9 SQ.FT. | 0.20 AC. | LOT 364 | 10,260.9 SQ.FT. | 0.24 AC. |
| LOT 331 | 7,839.7 SQ.FT. | 0.18 AC. | PARCEL-AR3 | 3,174,681.5 SQ.FT. | 72.88 AC. |
| LOT 332 | 7,695.0 SQ.FT. | 0.18 AC. | PARCEL C | 1,275,487.3 SQ.FT. | 29.28 AC. |
| LOT 333 | 7,695.0 SQ.FT. | 0.18 AC. | PUBLIC RW | 114,209.2 SQ.FT. | 2.62 AC. |
| LOT 334 | 7,695.0 SQ.FT. | 0.18 AC. | | | |



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



POCS SER. #: 2017
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

| Date: | Revision Description: | By: | Professional Seal: |
|------------|--|-----|--------------------|
| 05/16/2018 | REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018 | AGM | |
| 12/14/2018 | REVISED SANITARY EASEMENTS PER WBCA COMMENTS | CEL | |
| 11/20/2020 | PHASE 2 AND PHASE 3 LINE REVISION | AGM | |
| 04/13/2020 | PHASE 3 REVISION | AGM | |

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

Arden Wood Residential Plan of Lots - Phase 3
 Prepared For:
Arden Development Partners
 Situate In:
Lancaster Township, Butler County, Pennsylvania

BEING A SUBDIVISION OF PARCEL-AR2 IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 2, TO BE RECORDED.

Arden Development Partners
 Attn: Don Rodgers
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Phone: 724-776-2727

DRAWING SCALE: 1" = 50'
 DATE ISSUED: 3/15/2018
 PROJECT JOB#: 3275
 CADD#: 3275 - Arden Wood Sub - PH3.dwg

DESIGNED BY: BUD
 REVIEWED BY: GAS
 FIELD BOOK #: ---

Sheet No. **LN-2**

| PLAN BOOK | PAGE |
|------------|----------|
| 394 | 4 |

OWNERS ADOPTION FOR PARTNERSHIP (LANCASTER TOWNSHIP)
 THE ARDEN DEVELOPMENT PARTNERS, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 3 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO LANCASTER TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.
 IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 16th DAY OF April, 2021
 ATTEST: *[Signature]*
 DONALD B. RODGERS
 Commonwealth of Pennsylvania - Notary Seal
 Kimberly May, Notary Public
 Butler County
 My commission expires September 13, 2024
 Commission number 1104693

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION (LANCASTER TOWNSHIP)
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, PRESIDENT OF ARDEN DEVELOPMENT PARTNERSHIP AS GENERAL PARTNER IN ARDEN DEVELOPMENT PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF April, 2021.
 MY COMMISSION EXPIRES THE 13th DAY OF September, 2024
 NOTARY PUBLIC: *[Signature]*
 Commonwealth of Pennsylvania - Notary Seal
 Kimberly May, Notary Public
 Butler County
 My commission expires September 13, 2024
 Commission number 1104693

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 3 IS IN THE NAME OF THE ARDEN DEVELOPMENT PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN DEED BOOK VOLUME 226, PG. 608 AND INSTRUMENT NO. *[Signature]*
 WITNESS: *[Signature]*
 OWNER: *[Signature]*
 DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE ARDEN WOOD PLAN OF CONSOLIDATION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
 WITNESS: *[Signature]*
 Vice President
 NAME, TITLE AND MORTGAGEE

SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY, AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.
 DATE: 04/16/2021
 GARY A. SHEFFLER, JR., F.L.S.
 (SEAL)

ENGINEER CERTIFICATION
 A. ENGINEERING REQUIREMENTS
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.
 DATE: 04/16/2021
 GRAMM LEE FERRY - REG. NO. PE074237
 (SEAL)

B. STORMWATER MANAGEMENT REQUIREMENTS
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.
 DATE: 04/16/2021
 GRAMM LEE FERRY - REG. NO. PE074237
 (SEAL)

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 LANCASTER TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 DATE: 4-21-21
 TOWNSHIP MANAGER / SECRETARY

LANCASTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 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.
 SECRETARY: *[Signature]*
 CHAIRMAN: *[Signature]* 5/15/2021

REGISTERED SURVEYOR
 COMMONWEALTH OF PENNSYLVANIA
 GARY A. SHEFFLER, JR.
 REGISTERED SURVEYOR
 BUTLER COUNTY PLANNING COMMISSION
 BUTLER COUNTY RECORDER OF DEEDS
 REGISTERED ENGINEER
 COMMONWEALTH OF PENNSYLVANIA
 GRAMM LEE FERRY
 ENGINEER
 LANCASTER TOWNSHIP PLANNING COMMISSION
 LANCASTER TOWNSHIP BOARD OF SUPERVISORS
 LANCASTER TOWNSHIP 1854

811 Know what's below. Call before you dig.
 POCS SER. #: 2017
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 HORIZONTAL SCALE
 1 inch = 150 ft.

LANCASTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL
 REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS 24th DAY OF April, 2021
 SECRETARY: *[Signature]*
 CHAIRPERSON: *[Signature]*
 BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF July, 2021
 SECRETARY: *[Signature]*
 CHAIRPERSON: *[Signature]*
 PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA
 IN PLAN BOOK VOLUME 394 PAGE(S) 5-6
 GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF May, 2021
 RECORDER OF DEEDS: *[Signature]*

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

N/F
 CHARLES SCHOTT
 DBV. 1430, PG. 302
 TP#200-4F100-A23E

N/F
 JAY BENDIT
 DBV. 1179, PG. 308
 TP#200-4F100-A17A1
 LOT-103
 RICHARD EYLES PLAN
 PBV. 98, PG. 16

N/F
 RONALD & AGNESS MILLER
 TP#200-4F100-A18

N/F
 ROCK SPRINGER
 INST#200308100026741
 TP#200-4F100-A18E

N/F
 DONALD & NANCY FEENE
 INST#20032400039651
 TP#200-4F100-A23

N/F
 JAY BENDIT
 DBV. 1179, PG. 308
 TP#200-4F100-A17A1
 LOT-103
 RICHARD EYLES PLAN
 PBV. 98, PG. 16

N/F
 MICHAEL & LINDA STOFFEL
 DBV. 3001, PG. 153
 TP#200-4F100-A1607

N/F
 JOHN & CAROL FOGLE
 DBV. 2816, PG. 298
 TP#200-4F100-A166C

N/F
 DAVID & KATHLEEN DOROZY
 INST#200407270024540
 TP#200-4F100-A160A

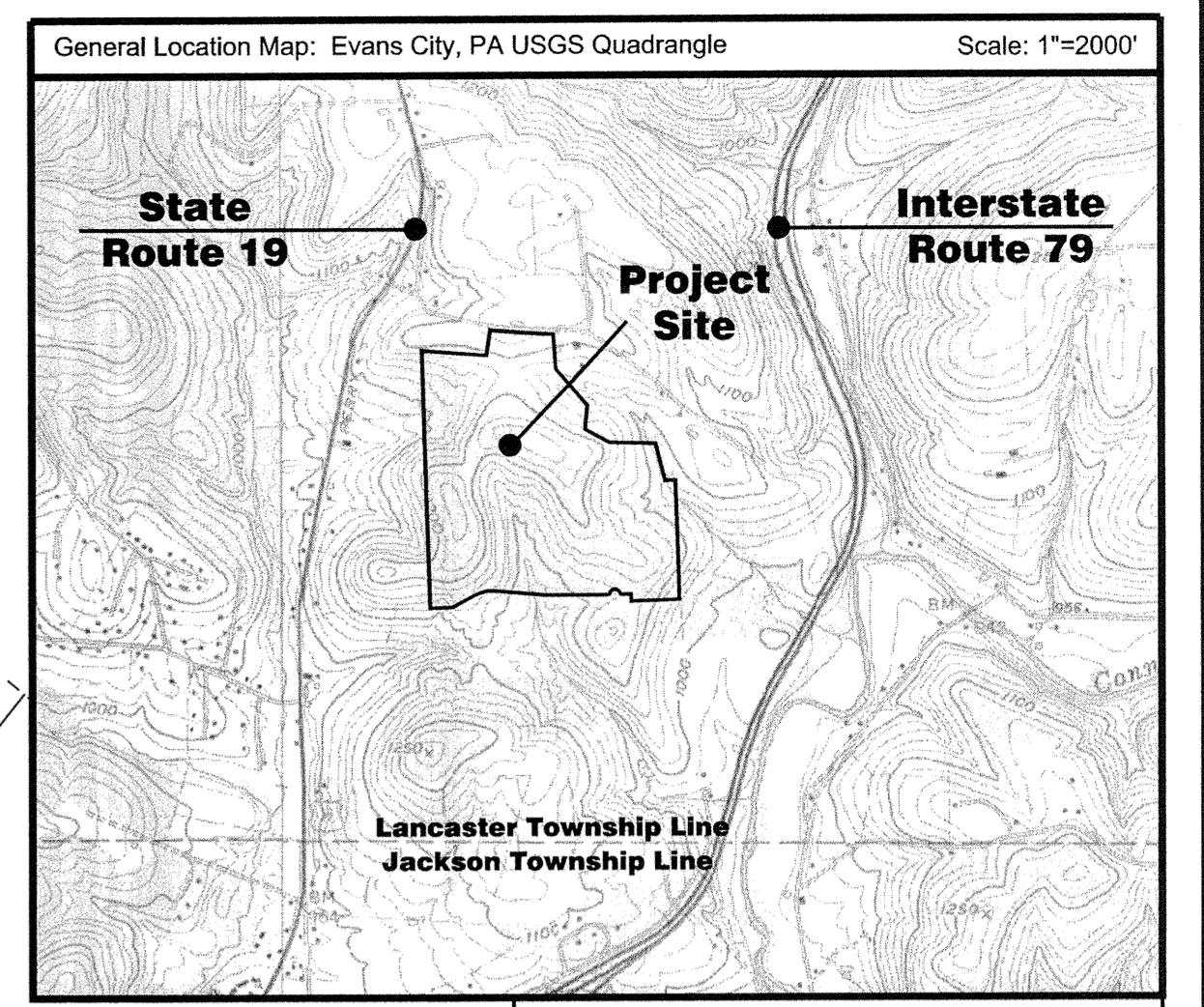
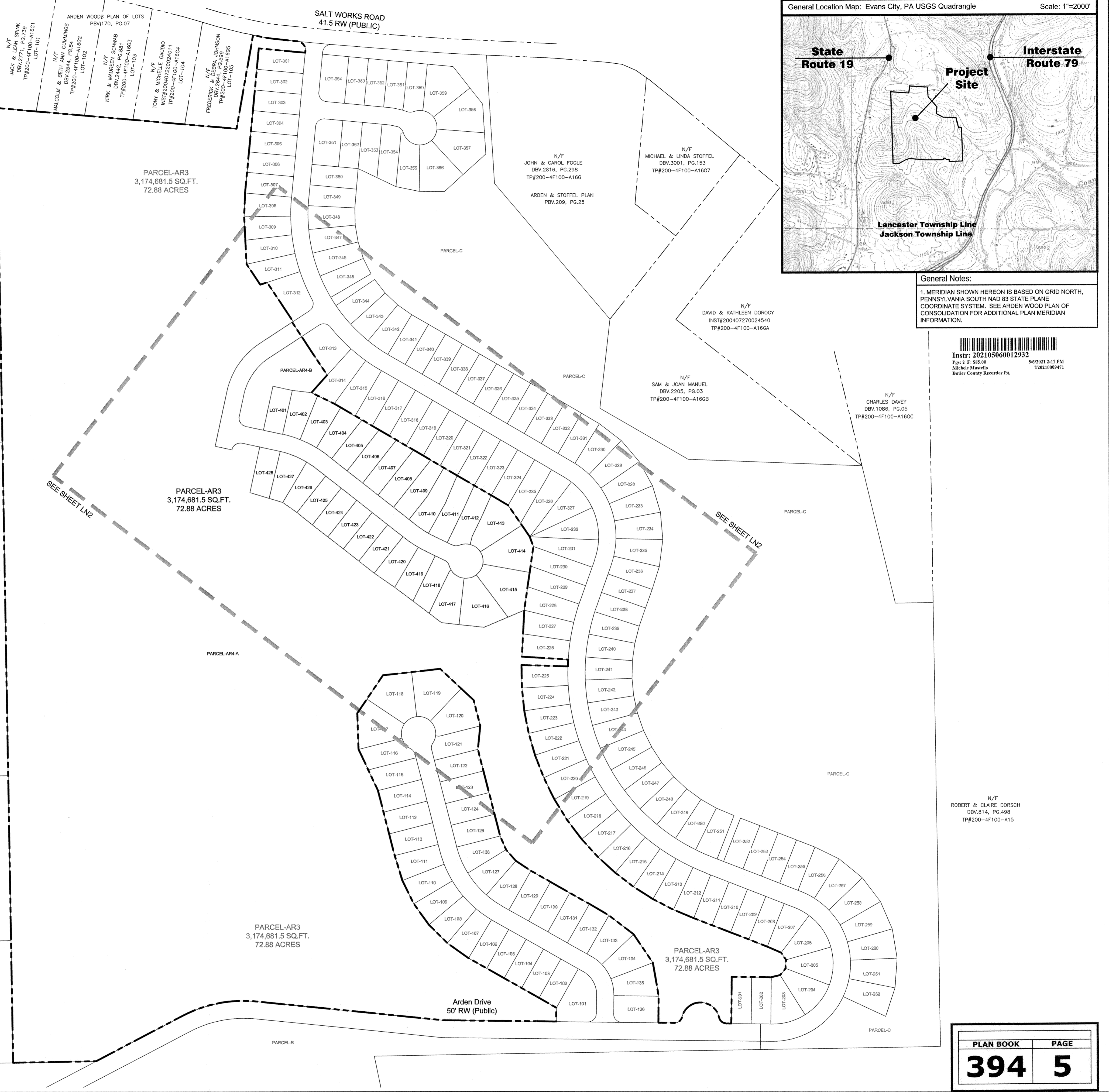
N/F
 SAM & JOAN MANUEL
 DBV. 2205, PG. 03
 TP#200-4F100-A160B

N/F
 CHARLES DAVEY
 DBV. 1086, PG. 05
 TP#200-4F100-A160C

N/F
 ROBERT & CLARE BORSCH
 DBV. 814, PG. 498
 TP#200-4F100-A15

| EXISTING PARCEL AREA TABLE | PARCEL | AREA | AREA |
|----------------------------|--------------------|-----------|------|
| PARCEL-AR3 | 3,174,681.5 SQ.FT. | 72.88 AC. | |

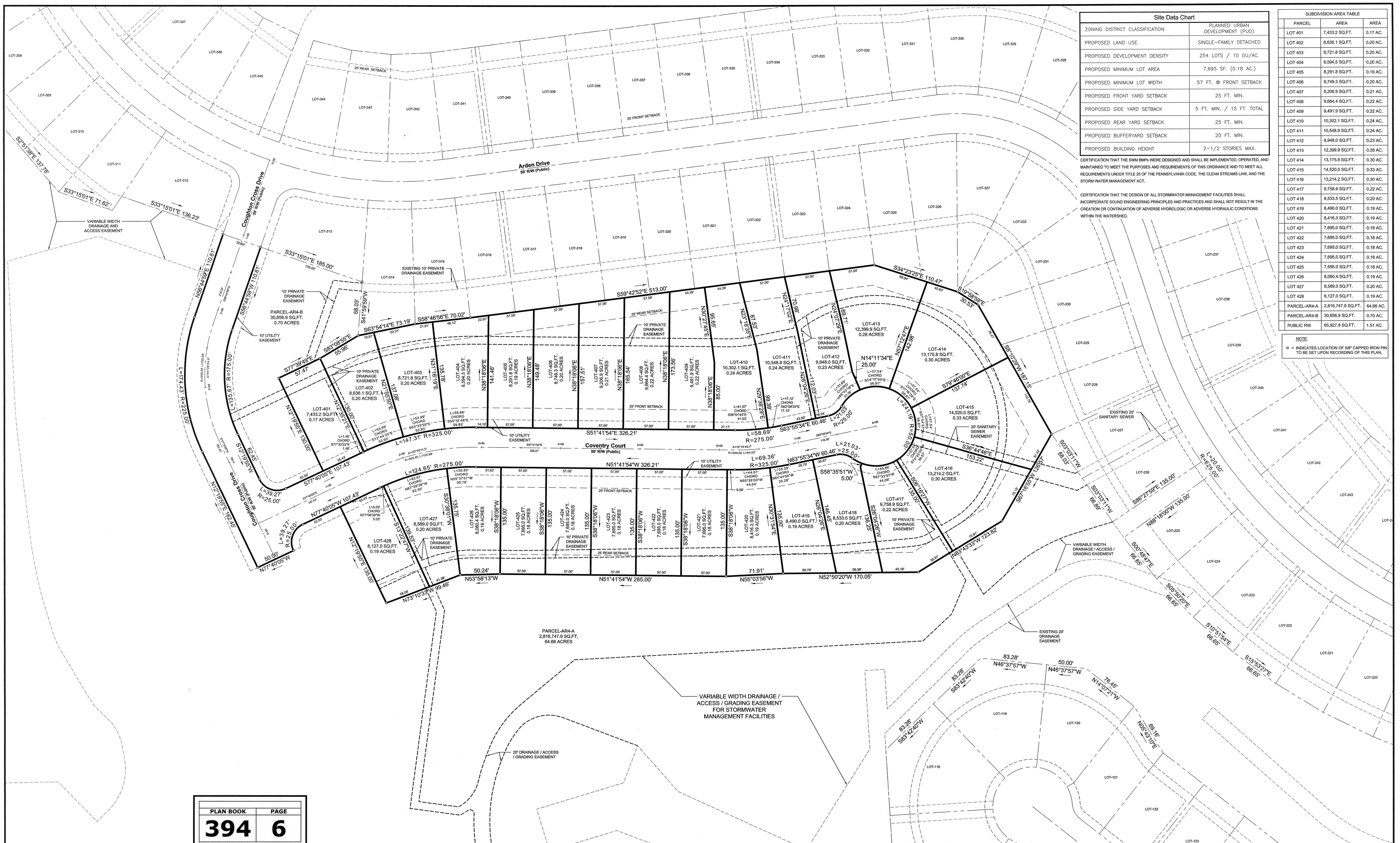
| Date: | Revision Description: | By: | Professional Seal: | Prepared By: |
|------------|--|-----|--------------------|--------------|
| 05/16/2018 | REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018 | AGM | | |
| 12/14/2018 | REVISED SANITARY EASEMENTS PER WBCA COMMENTS | CEL | | |
| 11/20/2020 | PHASE 2 AND PHASE 3 LINE REVISION | AGM | | |
| 04/13/2020 | PHASE 4 REVISION | AGM | | |



General Notes:
 1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, PENNSYLVANIA SOUTH NAD 83 STATE PLANE COORDINATE SYSTEM. SEE ARDEN WOOD PLAN OF CONSOLIDATION FOR ADDITIONAL PLAN MERIDIAN INFORMATION.
 INSTR: 202105060012932
 6/6/2021 2:11 PM
 Michele Mustello
 Butler County Recorder PA
 T2019099471

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 5 |

811 Know what's below. Call before you dig.
 POCS SER. #: 2017
 SHEFFLER & COMPANY, INC. ENGINEERING • SURVEYING
 1712 Mount Nebo Road, Sewickley, PA 15143
 Office Phone: 412-219-4509
 Email: Info@ShefflerCo.com
 Arden Wood Residential Plan of Lots - Phase 4
 Prepared For: Arden Development Partners
 Situate In: Lancaster Township, Butler County, Pennsylvania
 BEING A SUBDIVISION OF PARCEL-AR3 IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 3, TO BE RECORDED.
 DRAWING SCALE: 1" = 150'
 DATE ISSUED: 3/15/2018
 PROJECT JOB#: 3275
 CADD#: 3275 - Arden Wood Sub - PH3.dwg
 DESIGNED BY: BUD
 REVIEWED BY: GAS
 FIELD BOOK #: --
 Arden Development Partners
 Attn: Don Rodgers
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Phone: 724-776-2727
 Sheet No. LN-1



| Site Data Chart | |
|--------------------------------|---------------------------------|
| ZONING DISTRICT CLASSIFICATION | PLANNED URBAN DEVELOPMENT (PUD) |
| PROPOSED LAND USE | SINGLE-FAMILY DETACHED |
| PROPOSED DEVELOPMENT DENSITY | 254 LOTS / 10 DU/AC. |
| PROPOSED MINIMUM LOT AREA | 7,695 SF. (0.18 AC.) |
| PROPOSED MINIMUM LOT WIDTH | 57 FT. @ FRONT SETBACK |
| PROPOSED FRONT YARD SETBACK | 25 FT. MIN. |
| PROPOSED SIDE YARD SETBACK | 5 FT. MIN. / 15 FT. TOTAL |
| PROPOSED REAR YARD SETBACK | 25 FT. MIN. |
| PROPOSED BUFFERYARD SETBACK | 20 FT. MIN. |
| PROPOSED BUILDING HEIGHT | 2-1/2 STORES MAX. |

| SUBDIVISION AREA TABLE | | |
|------------------------|--------------------|-----------|
| PARCEL | AREA | AREA |
| LOT 401 | 7,433.2 SQ.FT. | 0.17 AC. |
| LOT 402 | 8,636.1 SQ.FT. | 0.20 AC. |
| LOT 403 | 8,721.8 SQ.FT. | 0.20 AC. |
| LOT 404 | 8,594.5 SQ.FT. | 0.20 AC. |
| LOT 405 | 8,291.8 SQ.FT. | 0.19 AC. |
| LOT 406 | 8,749.3 SQ.FT. | 0.20 AC. |
| LOT 407 | 9,206.9 SQ.FT. | 0.21 AC. |
| LOT 408 | 9,664.4 SQ.FT. | 0.22 AC. |
| LOT 409 | 9,491.9 SQ.FT. | 0.22 AC. |
| LOT 410 | 10,302.1 SQ.FT. | 0.24 AC. |
| LOT 411 | 10,548.9 SQ.FT. | 0.24 AC. |
| LOT 412 | 9,948.0 SQ.FT. | 0.23 AC. |
| LOT 413 | 12,399.9 SQ.FT. | 0.28 AC. |
| LOT 414 | 13,175.8 SQ.FT. | 0.30 AC. |
| LOT 415 | 14,520.0 SQ.FT. | 0.33 AC. |
| LOT 416 | 13,214.2 SQ.FT. | 0.30 AC. |
| LOT 417 | 9,758.9 SQ.FT. | 0.22 AC. |
| LOT 418 | 8,533.5 SQ.FT. | 0.20 AC. |
| LOT 419 | 8,490.4 SQ.FT. | 0.19 AC. |
| LOT 420 | 8,416.3 SQ.FT. | 0.19 AC. |
| LOT 421 | 7,895.0 SQ.FT. | 0.18 AC. |
| LOT 422 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 423 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 424 | 7,895.0 SQ.FT. | 0.18 AC. |
| LOT 425 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 426 | 8,060.4 SQ.FT. | 0.19 AC. |
| LOT 427 | 8,589.0 SQ.FT. | 0.20 AC. |
| LOT 428 | 8,127.0 SQ.FT. | 0.19 AC. |
| PARCEL-AR4-A | 2,816,747.9 SQ.FT. | 64.66 AC. |
| PARCEL-AR4-B | 30,656.9 SQ.FT. | 0.70 AC. |
| PUBLIC RW | 65,927.8 SQ.FT. | 1.51 AC. |

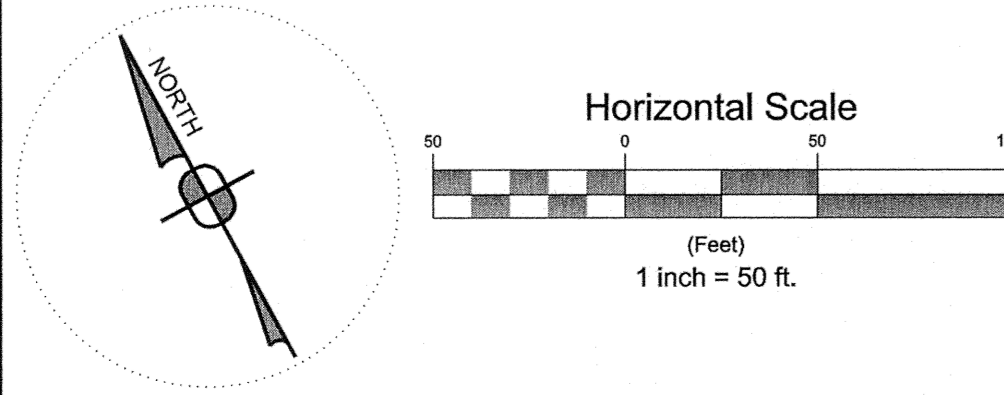
CERTIFICATION THAT THE SWM BMP'S WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAMS LAW, AND THE STORM WATER MANAGEMENT ACT.

CERTIFICATION THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES SHALL INCORPORATE SOUND ENGINEERING PRINCIPLES AND PRACTICES AND SHALL NOT RESULT IN THE CREATION OR CONTINUATION OF ADVERSE HYDROLOGIC OR ADVERSE HYDRAULIC CONDITIONS WITHIN THE WATERSHED.

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

| PLAN BOOK | PAGE |
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811 Know what's below.
 Call before you dig.
 POCS SER. #: 2017



| Date: | Revision Description: | By: | Professional Seal: |
|------------|--|-----|--------------------|
| 05/16/2018 | REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018 | AGM | |
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| 11/20/2020 | PHASE 2 AND PHASE 3 LINE REVISION | AGM | |
| 04/13/2020 | PHASE 4 REVISION | AGM | |

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

**Arden Wood Residential
 Plan of Lots - Phase 4**
 Prepared For:
Arden Development Partners
 Situate In:
Lancaster Township, Butler County, Pennsylvania

BEING A SUBDIVISION OF PARCEL-AR3 IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 3, TO BE RECORDED.

| | | | |
|----------------|---------------------------------|---------------|-----|
| DRAWING SCALE: | 1" = 50' | DESIGNED BY: | BUD |
| DATE ISSUED: | 3/15/2018 | REVIEWED BY: | GAS |
| PROJECT JOB#: | 3275 | FIELD BOOK #: | --- |
| CADD#: | 3275 - Arden Wood Sub - PH3.dwg | | |

Arden Development Partners
 Attn: Don Rodgers
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Phone: 724-776-2727
 Sheet No.
LN-2

OWNERS ADOPTION FOR PARTNERSHIP (LANCASTER TOWNSHIP)

THE ARDEN DEVELOPMENT PARTNERS, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 5 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO LANCASTER TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 16th DAY OF April 2024

Commonwealth of Pennsylvania - Notary Seal
 Kimberley May, Notary Public
 Butler County
 My commission expires September 13, 2024
 Commission number 1104693

NOTARY PUBLIC: Kimberley May
 DONALD B. RODGERS

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION (LANCASTER TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DONALD B. RODGERS, PRESIDENT OF ARDEN DEVELOPMENT CORPORATION, AS GENERAL PARTNER IN ARDEN DEVELOPMENT PARTNERS, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16th DAY OF April 2024

Commonwealth of Pennsylvania - Notary Seal
 Kimberley May, Notary Public
 Butler County
 My commission expires September 13, 2024
 Commission number 1104693

NOTARY PUBLIC: Kimberley May

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 5 IS IN THE NAME OF THE ARDEN DEVELOPMENT PARTNERS, A PENNSYLVANIA LIMITED PARTNERSHIP AND IS RECORDED IN DEED BOOK VOLUME 2203, PG. 008 AND INSTRUMENT NO.

WITNESS
 OWNER

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE ARDEN WOOD PLAN OF CONSOLIDATION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS
 NAME, TITLE AND MORTGAGEE

SURVEYORS CERTIFICATION

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

DATE: 04/16/2024
 GARY A. SHEFFLER, JR., P.L.S.

ENGINEER CERTIFICATION

A. ENGINEERING REQUIREMENTS
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE ACCURACY AND ENGINEERING STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.

DATE: 04/16/2024
 GRAHAM LEE FERRY - REG. NO. PE074237

B. STORMWATER MANAGEMENT REQUIREMENTS
 I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, THE STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY AND STANDARDS REQUIRED BY THE ORDINANCES OF LANCASTER TOWNSHIP.

DATE: 04/16/2024
 GRAHAM LEE FERRY - REG. NO. PE074237

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 LANCASTER TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATION OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

DATE: 4-1-24
 TOWNSHIP MANAGER/SECRETARY

LANCASTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 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.

DATE: 5/15/2024
 SECRETARY: Gerald D. Amarel
 CHAIRMAN

REGISTERED SURVEYOR
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL SURVEYOR
 GARY A. SHEFFLER, JR.
 5/15/2024

BUTLER COUNTY RECORDER OF DEEDS
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 GRAHAM LEE FERRY
 PE074237

LANCASTER TOWNSHIP PLANNING COMMISSION
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 GRAHAM LEE FERRY
 PE074237

LANCASTER TOWNSHIP BOARD OF SUPERVISORS
 COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 GRAHAM LEE FERRY
 PE074237

CERTIFICATION THAT THE SWM BMPs WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAMS LAW, AND THE STORM WATER MANAGEMENT ACT.

CERTIFICATION THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES SHALL INCORPORATE SOUND ENGINEERING PRINCIPLES AND PRACTICES AND SHALL NOT RESULT IN THE CREATION OR CONTINUATION OF ADVERSE HYDROLOGIC OR ADVERSE HYDRAULIC CONDITIONS WITHIN THE WATERSHED.

LANCASTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL
 REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION
 THIS 03rd DAY OF April 2024

Michelle Mustello
 SECRETARY
 CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON
 THIS 10th DAY OF July 2024

Elizabeth S. Johnson
 SECRETARY
 CHAIRPERSON

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY,
 COMMONWEALTH OF PENNSYLVANIA
 IN PLAN BOOK VOLUME 394 PAGE(S) 7+8
 GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF May 2024

Michelle Mustello
 RECORDER OF DEEDS

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

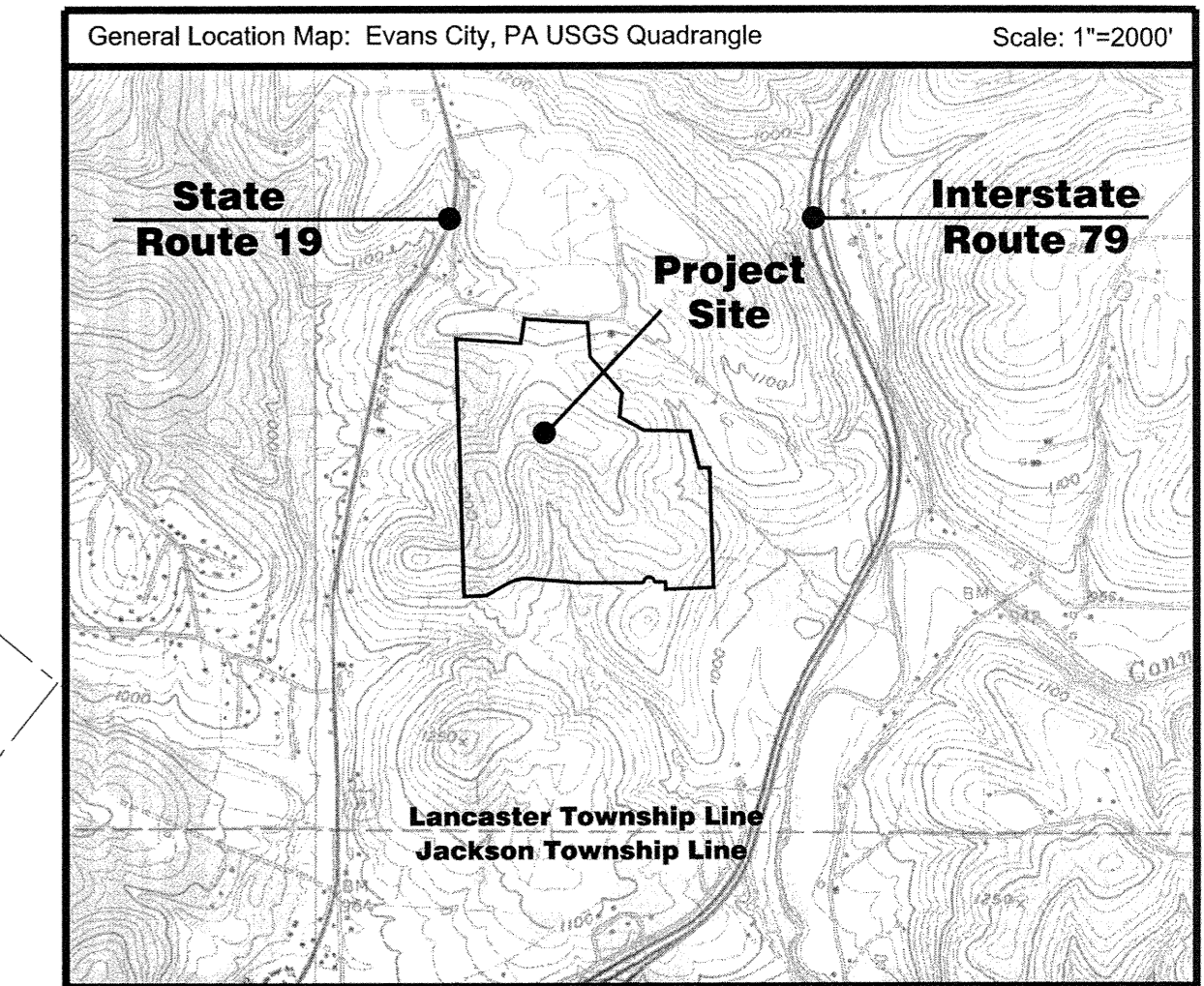
Inst#: 202105060012933
 Fig: 1 8' x 8' 00"
 Michele Mustello
 Butler County Recorder PA
 5/6/2021 2:33 PM
 12421899472

PARCEL-AR4-A
 2,816,747.9 SQ.FT.
 64.66 ACRES

PARCEL-AR4-A
 2,816,747.9 SQ.FT.
 64.66 ACRES

PARCEL-AR4-A
 2,816,747.9 SQ.FT.
 64.66 ACRES

| EXISTING PARCEL AREA TABLE | | | |
|----------------------------|--------------------|-----------|------|
| PARCEL | AREA | AREA | AREA |
| PARCEL-AR4-A | 2,816,747.9 SQ.FT. | 64.66 AC. | |
| PARCEL-AR4-B | 30,856.9 SQ.FT. | 0.70 AC. | |

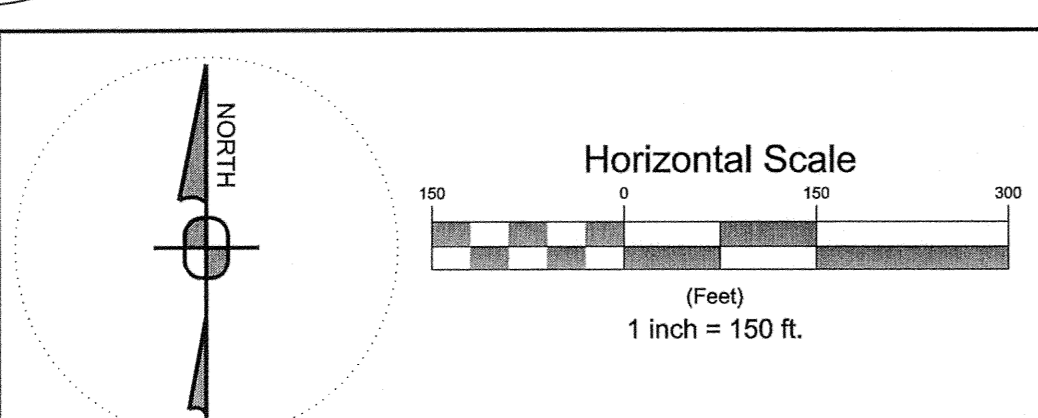


General Notes:
 1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, PENNSYLVANIA SOUTH NAD 83 STATE PLANE COORDINATE SYSTEM. SEE ARDEN WOOD PLAN OF CONSOLIDATION FOR ADDITIONAL PLAN MERIDIAN INFORMATION.

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

POCS SER. #: 2017

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



| Date: | Revision Description: | By: | Professional Seal: |
|------------|--|-----|--------------------|
| 05/16/2018 | REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018 | AGM | |
| 12/14/2018 | REVISED SANITARY EASEMENTS PER WBCA COMMENTS | CEL | |
| 11/20/2020 | PHASE 2 AND PHASE 3 LINE REVISION | AGM | |
| 04/15/2020 | PHASE 5 REVISION | AGM | |

Sheffler & Company, Inc.
 ENGINEERING • SURVEYING

1712 Mount Nebo Road
 Sewickley, PA 15143

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

Arden Wood Residential Plan of Lots - Phase 5

Prepared For:
Arden Development Partners

Situate In:
Lancaster Township, Butler County, Pennsylvania

BEING A SUBDIVISION OF PARCEL-AR4A & PARCEL-AR4B IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 4, TO BE RECORDED.

| | |
|--|------------------|
| DRAWING SCALE: 1" = 150' | DESIGNED BY: BUD |
| DATE ISSUED: 3/15/2018 | REVIEWED BY: GAS |
| PROJECT JOB#: 3275 | FIELD BOOK #: -- |
| CADD#: 3275 - Arden Wood Sub - PH5.dwg | |

Arden Development Partners
 Attn: Don Rodgers
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Phone: 724-776-2727
 Sheet No. **LN-1**

| PLAN BOOK | PAGE |
|------------|----------|
| 394 | 7 |

| SUBDIVISION AREA TABLE | | | | | |
|------------------------|-------------------------|------------|------------------------------|--------|------|
| PARCEL | AREA | PARCEL | AREA | PARCEL | AREA |
| LOT 501 | 7,695.0 SQ.FT. 0.18 AC. | LOT 520 | 8,894.3 SQ.FT. 0.20 AC. | | |
| LOT 502 | 8,897.5 SQ.FT. 0.20 AC. | LOT 521 | 8,645.1 SQ.FT. 0.20 AC. | | |
| LOT 503 | 8,881.1 SQ.FT. 0.20 AC. | LOT 522 | 9,387.2 SQ.FT. 0.22 AC. | | |
| LOT 504 | 8,894.3 SQ.FT. 0.20 AC. | LOT 523 | 8,710.2 SQ.FT. 0.20 AC. | | |
| LOT 505 | 8,177.7 SQ.FT. 0.19 AC. | LOT 524 | 8,100.0 SQ.FT. 0.19 AC. | | |
| LOT 506 | 7,695.0 SQ.FT. 0.18 AC. | LOT 525 | 8,100.0 SQ.FT. 0.19 AC. | | |
| LOT 507 | 7,695.0 SQ.FT. 0.18 AC. | LOT 526 | 7,695.0 SQ.FT. 0.18 AC. | | |
| LOT 508 | 7,695.0 SQ.FT. 0.18 AC. | LOT 527 | 7,695.0 SQ.FT. 0.18 AC. | | |
| LOT 509 | 8,080.1 SQ.FT. 0.19 AC. | LOT 528 | 7,695.0 SQ.FT. 0.18 AC. | | |
| LOT 510 | 8,808.4 SQ.FT. 0.20 AC. | LOT 529 | 7,921.3 SQ.FT. 0.18 AC. | | |
| LOT 511 | 7,695.0 SQ.FT. 0.18 AC. | LOT 530 | 8,894.3 SQ.FT. 0.20 AC. | | |
| LOT 512 | 7,695.0 SQ.FT. 0.18 AC. | LOT 531 | 8,935.6 SQ.FT. 0.21 AC. | | |
| LOT 513 | 7,695.0 SQ.FT. 0.18 AC. | LOT 532 | 10,032.0 SQ.FT. 0.23 AC. | | |
| LOT 514 | 8,100.0 SQ.FT. 0.19 AC. | LOT 533 | 10,786.9 SQ.FT. 0.25 AC. | | |
| LOT 515 | 8,100.0 SQ.FT. 0.19 AC. | LOT 534 | 10,418.9 SQ.FT. 0.24 AC. | | |
| LOT 516 | 8,324.9 SQ.FT. 0.19 AC. | LOT 535 | 9,451.1 SQ.FT. 0.22 AC. | | |
| LOT 517 | 8,894.3 SQ.FT. 0.20 AC. | PARCEL-AR5 | 2,509,177.3 SQ.FT. 57.60 AC. | | |
| LOT 518 | 8,894.3 SQ.FT. 0.20 AC. | PUBLIC RW | 40,053.9 SQ.FT. 0.92 AC. | | |
| LOT 519 | 8,894.3 SQ.FT. 0.20 AC. | | | | |

| Site Data Chart | |
|--------------------------------|---------------------------------|
| ZONING DISTRICT CLASSIFICATION | PLANNED URBAN DEVELOPMENT (PUD) |
| PROPOSED LAND USE | SINGLE-FAMILY DETACHED |
| PROPOSED DEVELOPMENT DENSITY | 254 LOTS / 10 DU/AC. |
| PROPOSED MINIMUM LOT AREA | 7,695 SF. (0.18 AC.) |
| PROPOSED MINIMUM LOT WIDTH | 57 FT. @ FRONT SETBACK |
| PROPOSED FRONT YARD SETBACK | 25 FT. MIN. |
| PROPOSED SIDE YARD SETBACK | 5 FT. MIN. / 15 FT. TOTAL |
| PROPOSED REAR YARD SETBACK | 25 FT. MIN. |
| PROPOSED BUFFERYARD SETBACK | 20 FT. MIN. |
| PROPOSED BUILDING HEIGHT | 2-1/2 STORIES MAX. |

CERTIFICATION THAT THE SWM BMPs WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAMS LAW, AND THE STORM WATER MANAGEMENT ACT.

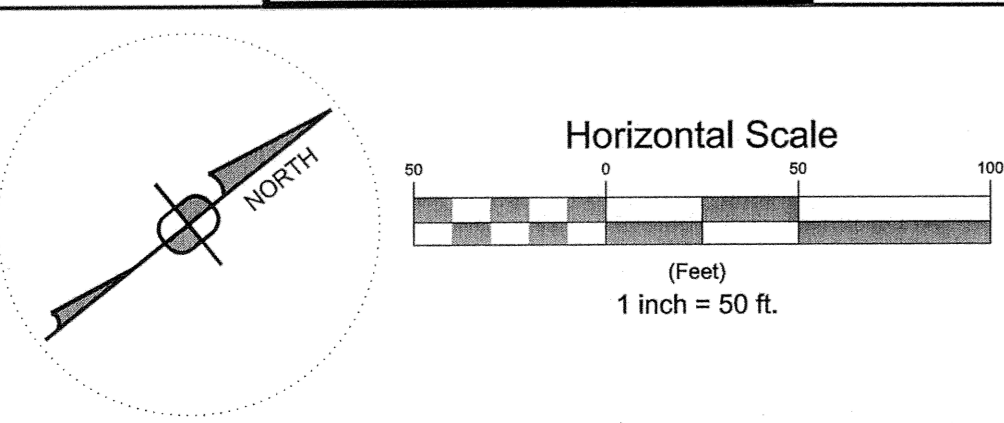
CERTIFICATION THAT THE DESIGN OF ALL STORMWATER MANAGEMENT FACILITIES SHALL INCORPORATE SOUND ENGINEERING PRINCIPLES AND PRACTICES AND SHALL NOT RESULT IN THE CREATION OR CONTINUATION OF ADVERSE HYDROLOGIC OR ADVERSE HYDRAULIC CONDITIONS WITHIN THE WATERSHED.

NOTE:
 ○ = INDICATES LOCATION OF 56" CAPPED IRON PIN TO BE SET UPON RECORDING OF THIS PLAN.

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 8 |

811 Know what's below. Call before you dig.
 POCs SER. #: 2017

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



| Date: | Revision Description: | By: | Professional Seal: | Prepared By: |
|------------|--|-----|--------------------|--------------|
| 05/16/2018 | REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018 | AGM | | |
| 12/14/2018 | REVISED SANITARY EASEMENTS PER WSCA COMMENTS | CEL | | |
| 11/20/2020 | PHASE 2 AND PHASE 3 LINE REVISION | AGM | | |
| 04/13/2020 | PHASE 5 REVISION | AGM | | |

Professional Seal: **Sheffler & Company, Inc.**
 ENGINEERING • SURVEYING

1712 Mount Nebo Road
 Sewickley, PA 15143

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

Arden Wood Residential
 Plan of Lots - Phase 5

Prepared For:
Arden Development Partners

Situate In:
 Lancaster Township, Butler County, Pennsylvania

| BEING A SUBDIVISION OF PARCEL-AR4A & PARCEL-AR4B IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 4, TO BE RECORDED. | | | |
|--|----------------------------------|---------------|-----|
| DRAWING SCALE: | 1" = 50' | DESIGNED BY: | BUD |
| DATE ISSUED: | 3/15/2018 | REVIEWED BY: | GAS |
| PROJECT JOB#: | 3275 | FIELD BOOK #: | --- |
| CADD#: | 3275 - Arden Wood Sub - PH 5.dwg | | |

Arden Development Partners
 Attn: Don Rodgers
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Phone: 724-776-2727

Sheet No.
LN-2



OWNERS ADOPTION FOR PARTNERSHIP (LANCASTER TOWNSHIP)

THE ARDEN DEVELOPMENT PARTNERS, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 6 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO LANCASTER TOWNSHIP...

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 16th DAY OF April, 2021

ATTEST: Notary Public DONALD B. RODGERS

ACKNOWLEDGMENT OF CORPORATE ADOPTION AND DEDICATION (LANCASTER TOWNSHIP)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA...

WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF March, 2025

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 6 IS IN THE NAME OF THE ARDEN DEVELOPMENT PARTNERS...

DOLLAR BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE ARDEN WOOD PLAN OF CONSOLIDATION...

SURVEYORS CERTIFICATION

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

ENGINEER CERTIFICATION

A. ENGINEERING REQUIREMENTS

B. STORMWATER MANAGEMENT REQUIREMENTS

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

LANCASTER TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY...

REGISTERED SURVEYOR GARY A. SHEFFLER, JR.

BUTLER COUNTY RECORDER OF DEEDS

REGISTERED ENGINEER GRAHAM LEE FERRY

LANCASTER TOWNSHIP PLANNING COMMISSION

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

POCS SER. #: 2017

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY...

LANCASTER TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY...

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF May, 2021

RECORDER OF DEEDS MICHELE M. MUSTELLO

My Commission Expires First Monday in January 2024

Inst#: 202105060112934

JAY BENDT DBV.1179, PG.398

CHARLES SCHOTT DBV.1430, PG.302

CHARLES DAVEY DBV.1086, PG.05

CHARLES DAVEY DBV.1086, PG.05

RONALD & ANNE MILLER TP#200-4F100-A18

ROCK SPRINGER INST#200308150036741

DONALD & NANCY FERNE INST#20012040028681

ROBERT & CLAIRE DORSCH DBV.514, PG.498

DAVID & KATHLEEN DOROGY INST#200407270024540

SAM & JOAN MANUEL DBV.2205, PG.03

JOHN & CAROL FOGLE DBV.2816, PG.208

MICHAEL & LINDA STOFFEL DBV.3001, PG.153

TONY & MICHELLE GABRIO INST#200407220020311

TONY & MICHELLE GABRIO INST#200407220020311

TONY & MICHELLE GABRIO INST#200407220020311

TONY & MICHELLE GABRIO INST#200407220020311

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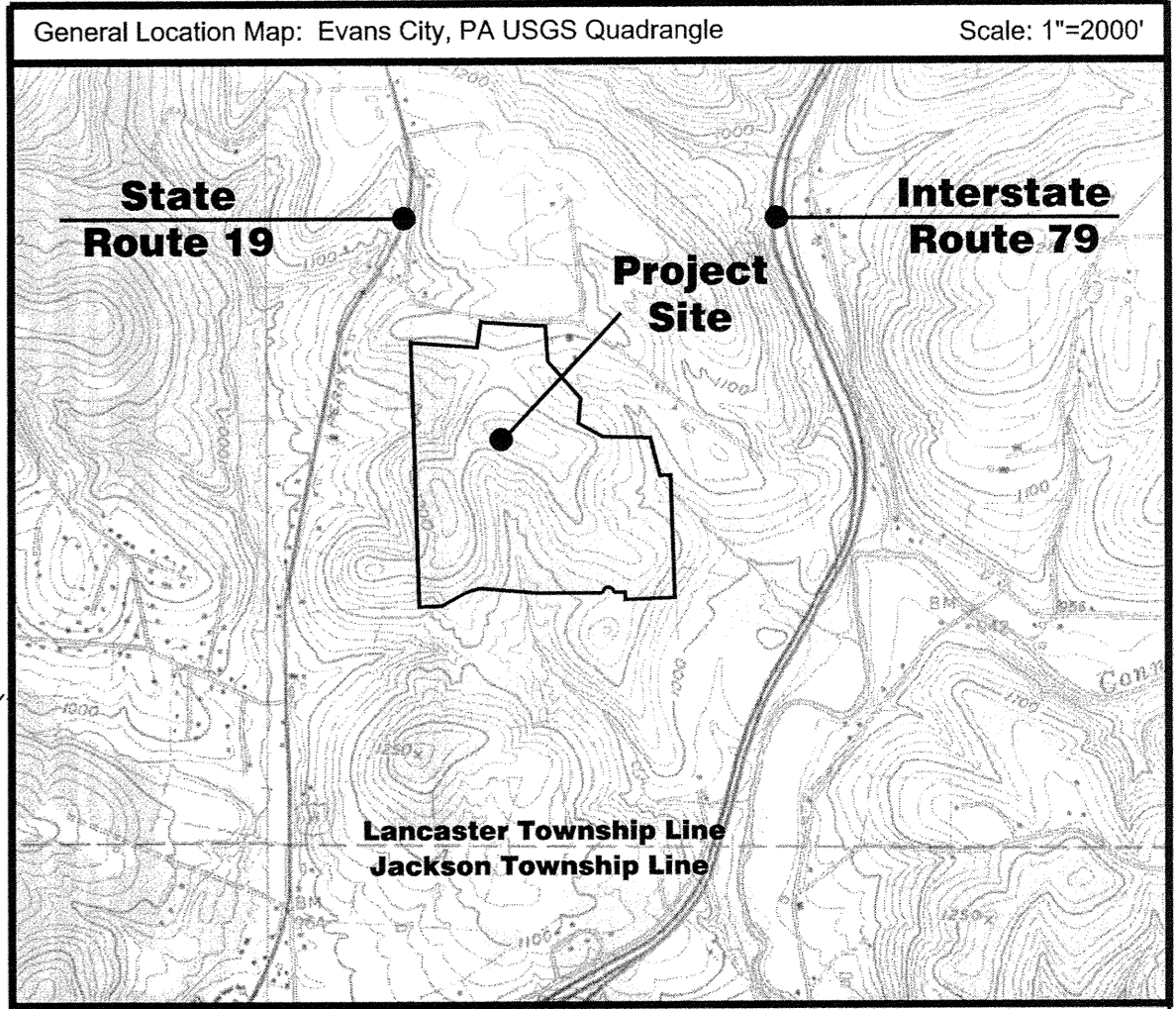
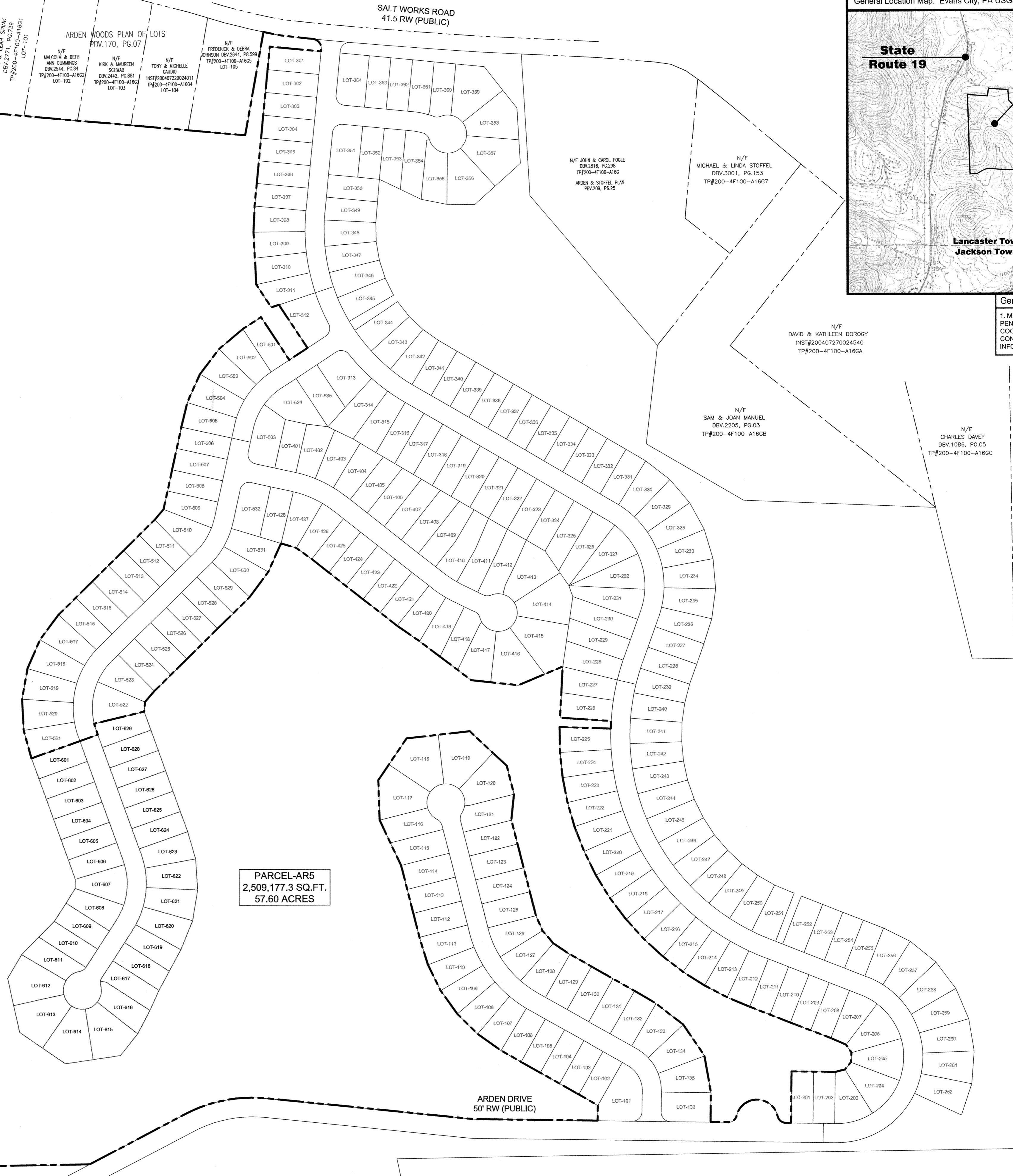
TONY & MICHELLE GABRIO INST#200407220020311

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TONY & MICHELLE GABRIO INST#200407220020311

TONY & MICHELLE GABRIO INST#200407220020311



General Notes: 1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH, PENNSYLVANIA SOUTH NAD 83 STATE PLANE COORDINATE SYSTEM...

PARCEL-AR5 2,509,177.3 SQ.FT. 57.60 ACRES

Table with 3 columns: PARCEL, AREA, AREA. Row 1: PARCEL-AR5, 2,509,177.3 SQ.FT., 57.60 AC.

Table with 2 columns: PLAN BOOK, PAGE. Row 1: 394, 9.

811 Know what's below. Call before you dig. POCS SER. #: 2017

Horizontal Scale 1 inch = 150 ft. Includes north arrow and scale bar.

Table with 4 columns: Date, Revision Description, By, Professional Seal. Includes revision history for April 11, 2018, April 14, 2018, and April 13, 2020.

Prepared By: Sheffler & Company, Inc. ENGINEERING • SURVEYING. 1712 Mount Nebo Road Sewickley, PA 15143

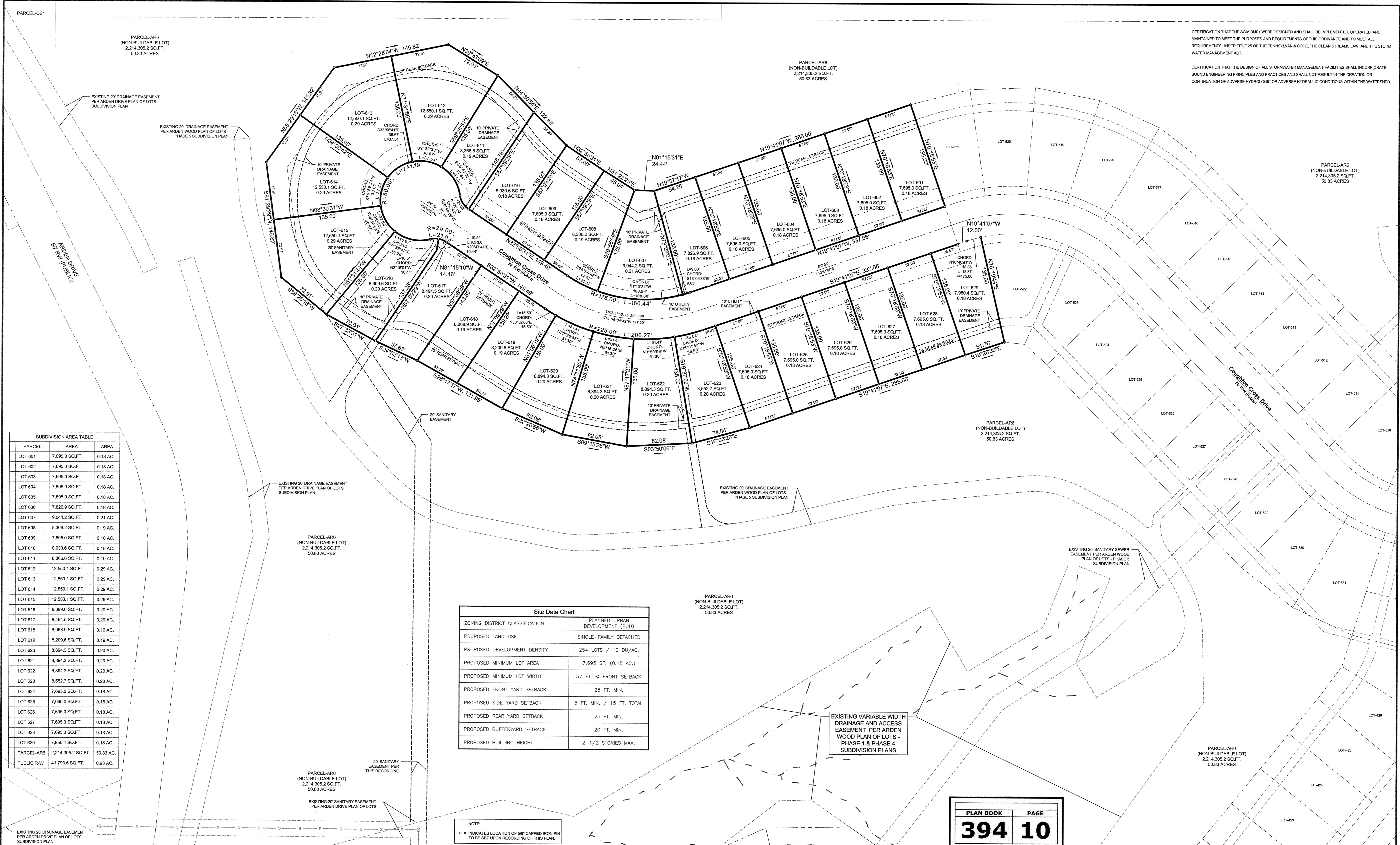
Arden Wood Residential Plan of Lots - Phase 6. Prepared For: Arden Development Partners. Situate In: Lancaster Township, Butler County, Pennsylvania

Table with 4 columns: DRAWING SCALE, DATE ISSUED, PROJECT JOB#, CADD#. Includes scale 1"=150', date 3/15/2018, job# 3275, and CADD# 3275 - Arden Wood Sub - PH6.dwg.

Arden Development Partners. Attn: Don Rodgers. 215 Executive Drive, Suite 300 Cranberry Township, PA 16068. Phone: 724-776-2727. Sheet No. LN-1

CERTIFICATION THAT THE SWM BMPs WERE DESIGNED AND SHALL BE IMPLEMENTED, OPERATED, AND MAINTAINED TO MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE AND TO MEET ALL REQUIREMENTS UNDER TITLE 25 OF THE PENNSYLVANIA CODE, THE CLEAN STREAMS LAW, AND THE STORM WATER MANAGEMENT ACT.

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| PARCEL | AREA | AREA |
|--------------------------------|--------------------|-----------|
| LOT 601 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 602 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 603 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 604 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 605 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 606 | 7,826.9 SQ.FT. | 0.18 AC. |
| LOT 607 | 9,044.2 SQ.FT. | 0.21 AC. |
| LOT 608 | 8,306.2 SQ.FT. | 0.19 AC. |
| LOT 609 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 610 | 8,030.6 SQ.FT. | 0.18 AC. |
| LOT 611 | 8,366.8 SQ.FT. | 0.19 AC. |
| LOT 612 | 12,550.1 SQ.FT. | 0.29 AC. |
| LOT 613 | 12,550.1 SQ.FT. | 0.29 AC. |
| LOT 614 | 12,550.1 SQ.FT. | 0.29 AC. |
| LOT 615 | 12,550.1 SQ.FT. | 0.29 AC. |
| LOT 616 | 8,699.6 SQ.FT. | 0.20 AC. |
| LOT 617 | 8,494.5 SQ.FT. | 0.20 AC. |
| LOT 618 | 8,068.9 SQ.FT. | 0.19 AC. |
| LOT 619 | 8,209.6 SQ.FT. | 0.19 AC. |
| LOT 620 | 8,894.3 SQ.FT. | 0.20 AC. |
| LOT 621 | 8,894.3 SQ.FT. | 0.20 AC. |
| LOT 622 | 8,894.3 SQ.FT. | 0.20 AC. |
| LOT 623 | 8,552.7 SQ.FT. | 0.20 AC. |
| LOT 624 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 625 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 626 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 627 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 628 | 7,695.0 SQ.FT. | 0.18 AC. |
| LOT 629 | 7,950.4 SQ.FT. | 0.18 AC. |
| PARCEL-AR6 (NON-BUILDABLE LOT) | 2,214,305.2 SQ.FT. | 50.83 AC. |
| PUBLIC R-W | 41,793.6 SQ.FT. | 0.96 AC. |

| Site Data Chart | |
|--------------------------------|---------------------------------|
| ZONING DISTRICT CLASSIFICATION | PLANNED URBAN DEVELOPMENT (PUD) |
| PROPOSED LAND USE | SINGLE-FAMILY DETACHED |
| PROPOSED DEVELOPMENT DENSITY | 254 LOTS / 10 DU/AC. |
| PROPOSED MINIMUM LOT AREA | 7,695 SF. (0.18 AC.) |
| PROPOSED MINIMUM LOT WIDTH | 57 FT. @ FRONT SETBACK |
| PROPOSED FRONT YARD SETBACK | 25 FT. MIN. |
| PROPOSED SIDE YARD SETBACK | 5 FT. MIN. / 15 FT. TOTAL |
| PROPOSED REAR YARD SETBACK | 25 FT. MIN. |
| PROPOSED BUFFERYARD SETBACK | 20 FT. MIN. |
| PROPOSED BUILDING HEIGHT | 2-1/2 STORIES MAX. |

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

PLAN BOOK PAGE
394 10

POCS SER. #: 2017

Date: 05/16/2018
 12/14/2018
 04/13/2020

Revision Description:
 REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018
 REVISED SANITARY EASEMENTS PER WBCA COMMENTS
 PHASE 6 REVISION

By:
 AGM
 CEL
 AGM

Professional Seal

Prepared By:

 ENGINEERING • SURVEYING

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

Arden Wood Residential
 Plan of Lots - Phase 6

Prepared For:
Arden Development Partners

Situate In:
Lancaster Township, Butler County, Pennsylvania

BEING A SUBDIVISION OF PARCEL-AR5 IN THE
 ARDEN WOOD RESIDENTIAL PLAN OF LOTS -
 PHASE 5, TO BE RECORDED.

DRAWING SCALE: 1" = 50'
 DATE ISSUED: 3/15/2018
 PROJECT JOB#: 3275

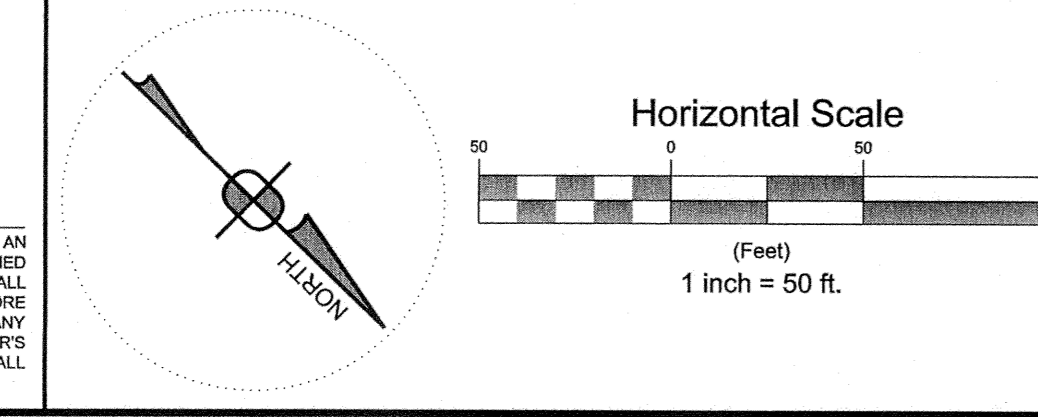
DESIGNED BY: BUD
 REVIEWED BY: GAS
 FIELD BOOK #: ---

Arden Development Partners
 Attn: Don Rodgers
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16666
 Phone: 724-776-2727

Sheet No.
LN-2

CADD#: 3275 - Arden Wood Sub - PH6.dwg

Know what's below.
 Call before you dig.



| Date: | Revision Description: | By: | Professional Seal | Prepared By: |
|------------|--|-----|-------------------|--------------|
| 05/16/2018 | REVISIONS PER TWP ENGINEER COMMENTS DATED APRIL 11, 2018 | AGM | | |
| 12/14/2018 | REVISED SANITARY EASEMENTS PER WBCA COMMENTS | CEL | | |
| 04/13/2020 | PHASE 6 REVISION | AGM | | |

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED JEREMY AND ERICA SCRUGGS, 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 21ST DAY OF April 2021.

MY COMMISSION EXPIRES THE 14TH DAY OF May 2022

Signature of William D. Kemper, Notary Public

Commonwealth of Pennsylvania - Notary Seal
WILLIAM D. KEMPER, Notary Public
Butler County
My Commission Expires May 14, 2022
Commission Number 1083799

OWNER'S ADOPTION

WE, JEREMY AND ERICA SCRUGGS, OWNERS OF LAND SHOWN ON THE SCRUGGS AND FIVE STAR STORE IT LOT LINE REVISION PLAN HEREBY ADOPT THIS PLAN AS MY (OUR) PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. 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 PENN. THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 21ST DAY OF April 2021.

Signatures of Jeremy Scruggs and Erica Scruggs

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED JEREMY SCRUGGS AND ERICA SCRUGGS, 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 21ST DAY OF April 2021.

MY COMMISSION EXPIRES THE 14TH DAY OF May 2022

Signature of William D. Kemper, Notary Public

Commonwealth of Pennsylvania - Notary Seal
WILLIAM D. KEMPER, Notary Public
Butler County
My Commission Expires May 14, 2022
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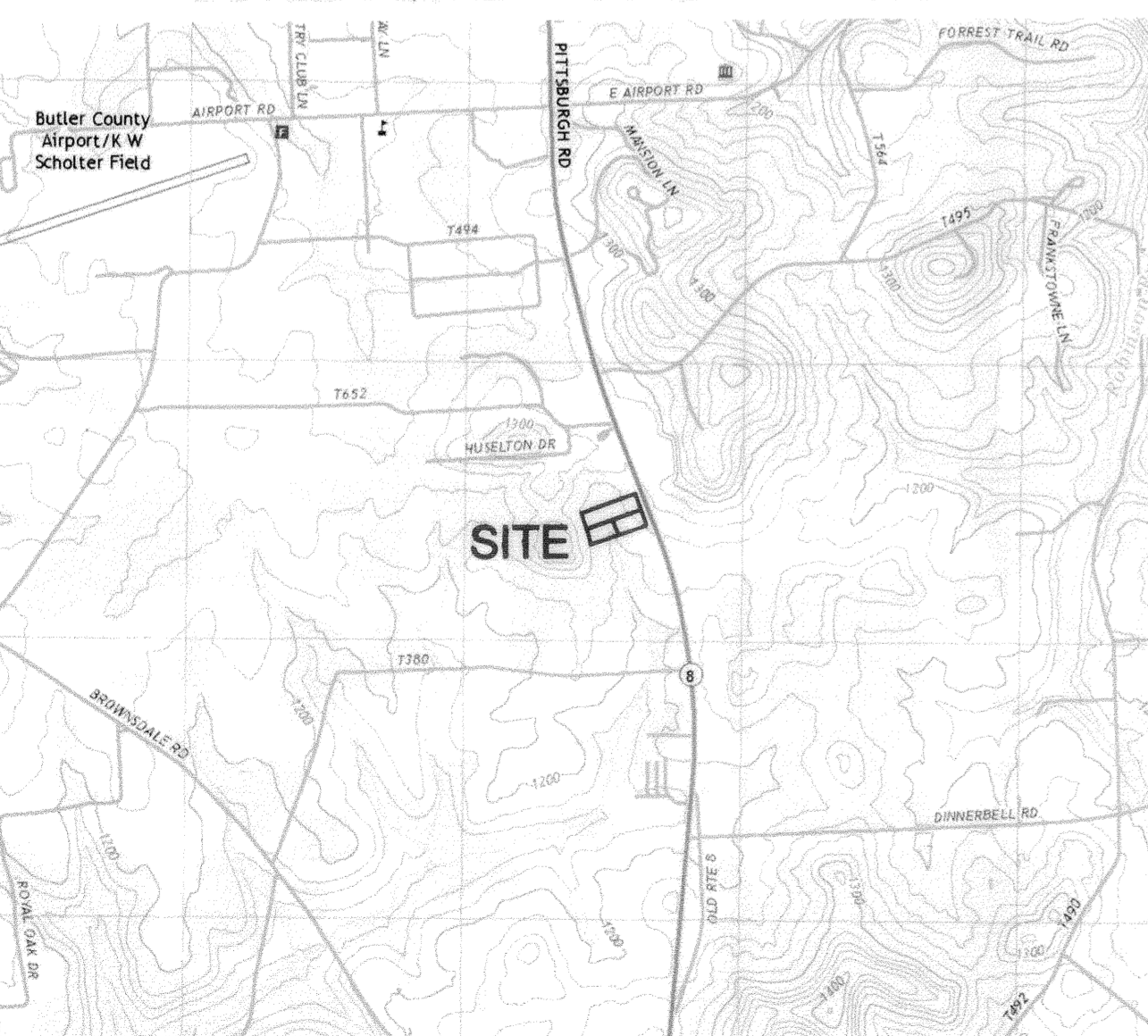
OWNER'S ADOPTION

I (WE), JEREMY SCRUGGS AND ERICA SCRUGGS, OWNERS OF LAND SHOWN ON THE SCRUGGS AND FIVE STAR STORE IT LOT LINE REVISION PLAN HEREBY ADOPT THIS PLAN AS MY (OUR) PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. I (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 PENN. THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, I (WE) HERETO SET MY (OUR) HAND AND SEAL THIS 21ST DAY OF April 2021.

Signatures of Jeremy Scruggs and Erica Scruggs

BUTLER QUAD - SCALE 1" = 2000'



ZONING INFORMATION

C-2 COMMERCIAL HIGHWAY
MINIMUM LOT AREA 1 ACRE (PERMITTED USE)
FRONT SETBACK 50 FEET
SIDE SETBACK 25 FEET
REAR SETBACK 25 FEET
MAXIMUM BUILDING HEIGHT NO HEIGHT FOR PRINCIPAL USE

R-1 SINGLE FAMILY RESIDENTIAL

MINIMUM LOT AREA 1 ACRE WITHOUT WATER/SEWER
MINIMUM LOT WIDTH 150 FT (INTERIOR LOT)
FRONT SETBACK 175 FT (CORNER LOT)
SIDE SETBACK 40 FEET FROM R/W
REAR SETBACK 10 FEET
REAR SETBACK 30 FEET
MAXIMUM BUILDING HEIGHT 35 FEET

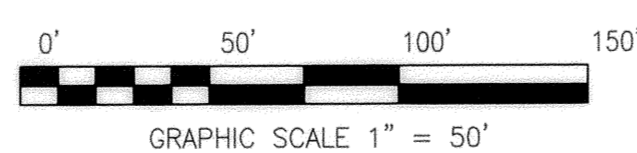
LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE (PP)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
GAS VALVE (GV)
GAS METER (GMT)
SANITARY SEWER MANHOLE
CLEAN OUT (CO)
CHAIN LINK FENCE
BOARD FENCE
WATER LINE
GAS LINE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE/CABLE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE/CABLE
MONUMENT FOUND AS NOTED
SET 30" LONG 5/8" DIAMETER REBAR WITH RED PLASTIC CAP
PROPERTY CORNER

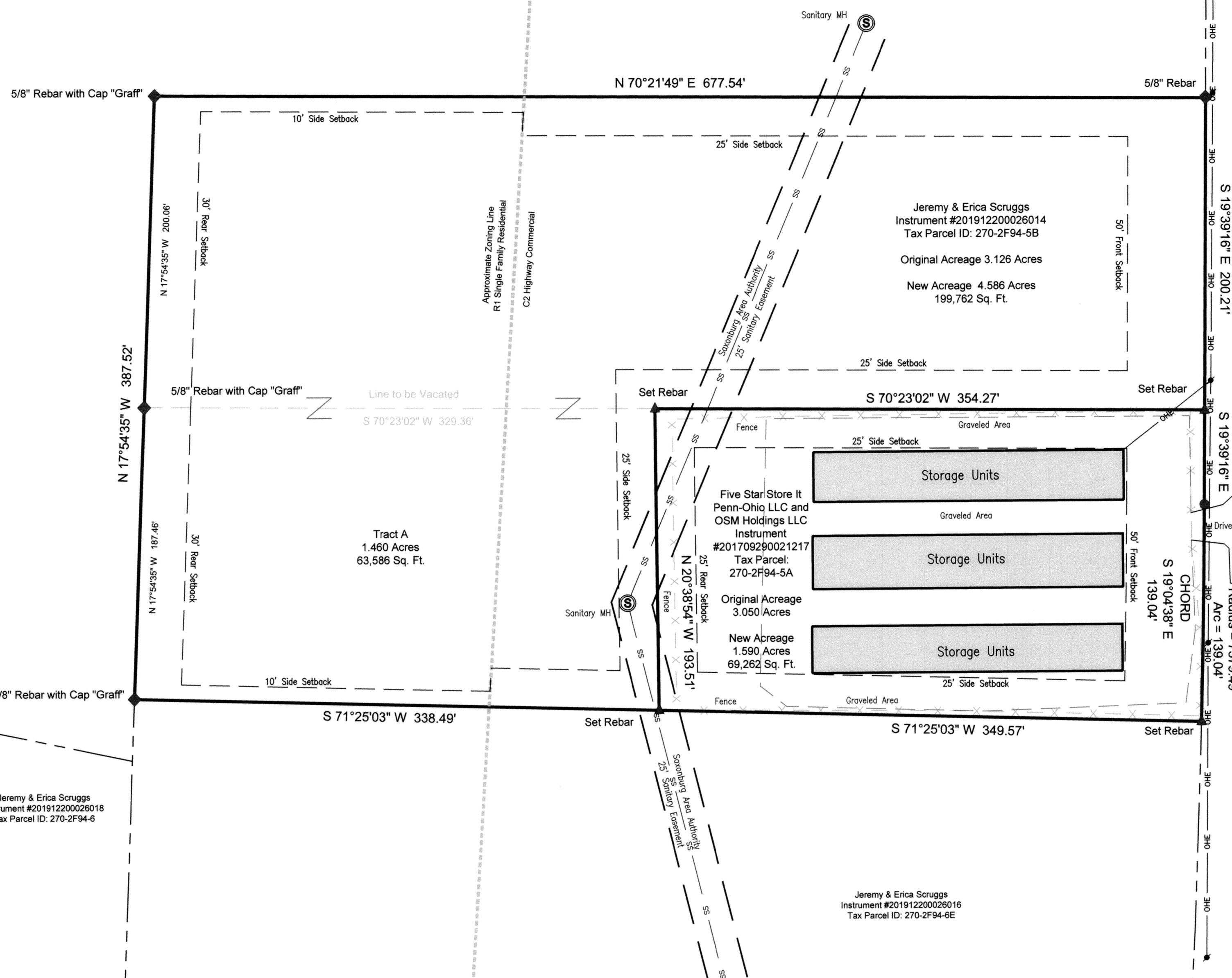
BUTLER COUNTY PLANNING APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF MARCH 2021.

Signatures of R. Ha and J. Ha, Secretary and Chairman of Butler County Planning Commission



PER APPROVAL LETTER FROM THE PENN TOWNSHIP ZONING HEARING BOARD, HEARING DATED NOVEMBER 17, 2020, THE STORAGE BUILDING LOT BEING TAX PARCEL 270-2F94-5A SHALL HAVE A NEW ACREAGE OF 1.590 ACRES AS SHOWN HEREON.



FEMA FLOOD ZONE INFORMATION

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 42019C04200 WITH AN EFFECTIVE DATE OF AUGUST 2, 2018 FOR TOWNSHIP OF PENN, BUTLER COUNTY, PENNSYLVANIA, THE PROPERTY LIES PRIMARILY IN ZONE "X", WHICH IS DETERMINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTICE TO PURCHASERS: THERE MAY BE EXISTING UTILITIES, DRAINAGEWAYS AND EASEMENTS CROSSING THIS SUBDIVISION WHICH WERE NOT APPARENT FROM A SURFACE INSPECTION OF THE PREMISES. UTILITY, DRAINAGEWAYS, AND ANY OTHER EASEMENTS SHALL REMAIN AS THEY APPEAR IN PRIOR INSTRUMENTS OF RECORD. OWNERS OF LOTS IN THIS SUBDIVISION TAKE TITLE SUBJECT TO THESE EASEMENTS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. 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.

OWNER INFORMATION

OWNER: JEREMY & ERICA SCRUGGS
ADDRESS: 110 SPIKER ROAD, CABOT, PA 16023
TELEPHONE: (724) 825-6469
SOURCE OF TITLE: INSTRUMENT #201912200026014
PARCEL ID: 270-2F94-5B

PARCEL DATA

PARCEL 270-2F94-5A: 3.050 ACRES
TRACT A: -1.460 ACRES
REVISED PARCEL 5A ACREAGE: 1.590 ACRES
PARCEL 270-2F94-5B: 3.126 ACRES
TRACT A: +1.460 ACRES
REVISED PARCEL 5B ACREAGE: 4.586 ACRES

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO REVISE THE LOTS LINES OF PARCEL ID 270-2F94-5A, OWNED BY FIVE STAR STORE IT PENN-OHIO LLC & OSM HOLDINGS LLC, AND PARCEL ID 270-2F94-5B, OWNED BY JEREMY & ERICA SCRUGGS. TRACT "A" WILL BE REMOVED FROM PARCEL ID 270-2F94-5A AND ADDED TO PARCEL ID 270-2F94-5B.

NO NEW BUILDABLE LOTS ARE CREATED.

SURVEY NOTES

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY IS SUBJECT TO EASEMENTS, SERVICES, RIGHT-OF-WAYS, LEASES, RESERVATIONS, EXCEPTIONS, RESTRICTIONS, ETC., IF ANY MAY APPEAR, EITHER RECORDED OR UNRECORDED.

SURVEYOR'S CERTIFICATION

I, RYAN JONES, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN CORRECTLY REPRESENTS A PLOT COMPLETED BY ME ON FEBRUARY 19, 2021; THAT THE MONUMENTS SHOWN THEREON EXIST; AND THAT THEIR LOCATION, SIZE AND TYPE OF MATERIAL ARE ACCURATELY SHOWN.

Signature of Ryan Jones, Registered Professional Land Surveyor No. SU075334, dated 3-18-21

PENN TOWNSHIP SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN, THIS 9TH DAY OF March 2021.

Signatures of William D. Kemper and Samuel H. Ward, Secretary and Chairman of Board of Supervisors

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

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 394 PAGE(S) 11

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF May 2021.

Signature of Michele M. Mustello, Recorder of Deeds

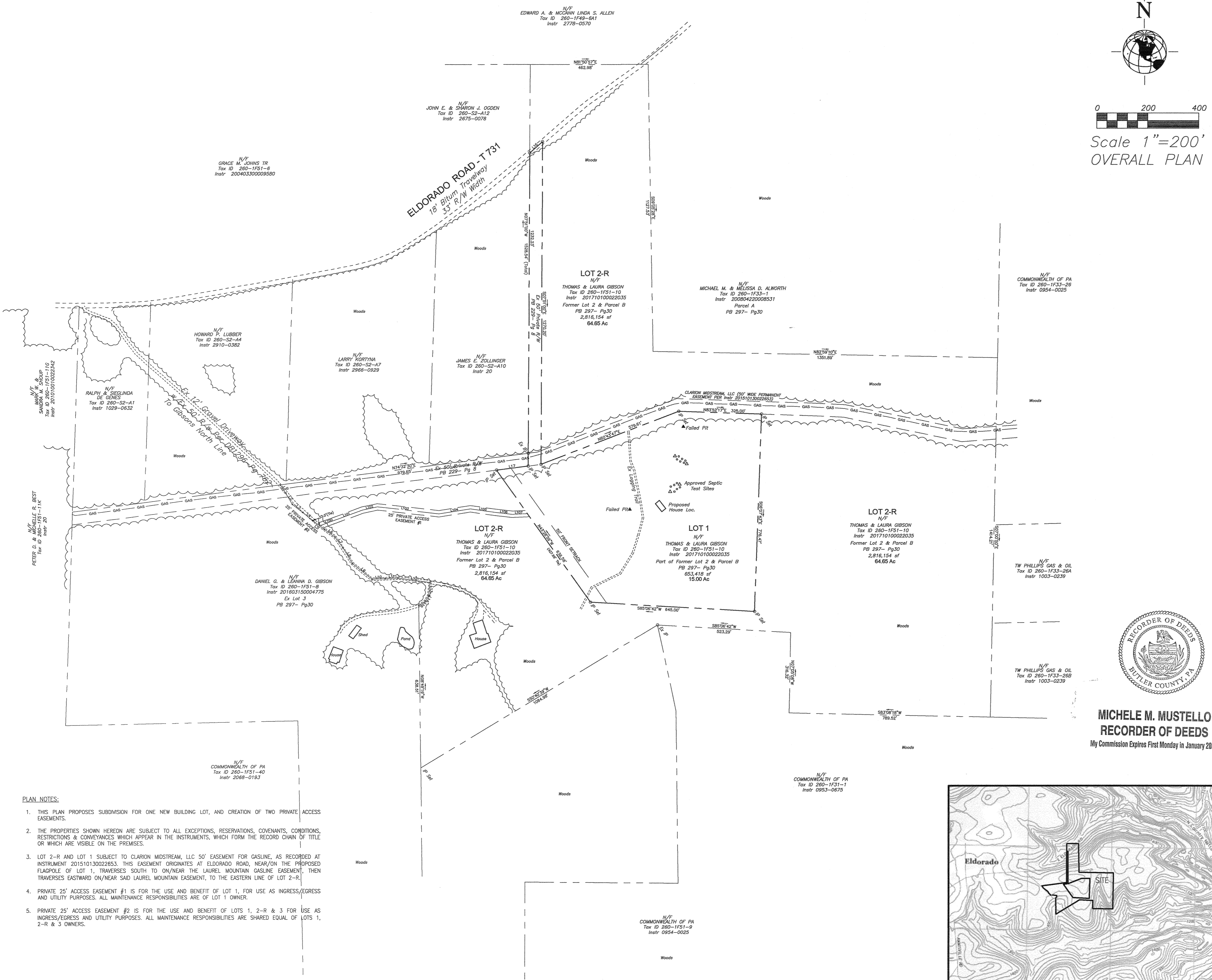
PLAN BOOK 394 PAGE 11

Professional seals and stamps for Butler County Recorder of Deeds, Notary, Penn Township Board of Supervisors, Butler County Planning Department, and Professional Land Surveyor Ryan Jones.

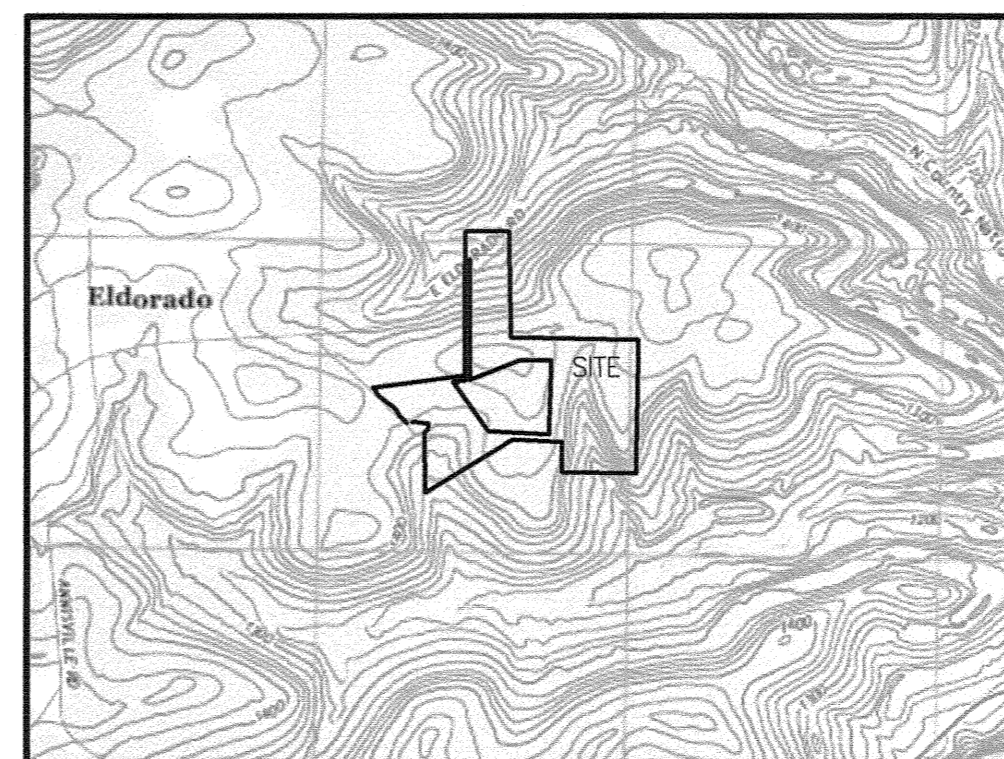


Project information for Scuggs & Five Star Store it Lot Line Revision, including location, date, sheet number, and scale.

Instr: 202105120013498
 Pg: 2 of 585.00
 Michele Mustello
 Butler County Recorder PA



- PLAN NOTES:**
- THIS PLAN PROPOSES SUBDIVISION FOR ONE NEW BUILDING LOT, AND CREATION OF TWO PRIVATE EASEMENTS.
 - THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESTRICTIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
 - LOT 2-R AND LOT 1 SUBJECT TO CLARION MIDSTREAM, LLC 50' EASEMENT FOR GASLINE, AS RECORDED AT INSTRUMENT 201510130022853. THIS EASEMENT ORIGINATES AT ELDORADO ROAD, NEAR/OH THE PROPOSED FLAGPOLE OF LOT 1, TRAVERSES SOUTH TO ON/NEAR THE LAUREL MOUNTAIN GASLINE EASEMENT, THEN TRAVERSES EASTWARD ON/NEAR SAID LAUREL MOUNTAIN EASEMENT, TO THE EASTERN LINE OF LOT 2-R.
 - PRIVATE 25' ACCESS EASEMENT #1 IS FOR THE USE AND BENEFIT OF LOT 1, FOR USE AS INGRESS/EGRESS AND UTILITY PURPOSES. ALL MAINTENANCE RESPONSIBILITIES ARE OF LOT 1 OWNER.
 - PRIVATE 25' ACCESS EASEMENT #2 IS FOR THE USE AND BENEFIT OF LOTS 1, 2-R & 3 FOR USE AS INGRESS/EGRESS AND UTILITY PURPOSES. ALL MAINTENANCE RESPONSIBILITIES ARE SHARED EQUAL OF LOTS 1, 2-R & 3 OWNERS.



OWNERS ADOPTION
 KNOW ALL MEN BY THESE PRESENTS, THAT THOMAS R. GIBSON AND LAURA S. GIBSON, OF PARKER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF THEIR PROPERTY SITUATED IN PARKER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO THEM, 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 EASEMENTS BY PARKER TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA.

WE HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, PARKER TOWNSHIP, BUTLER COUNTY, 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 8 DAY OF MAY, 2021.

ATTEST:
 [Signature] NOTARY PUBLIC
 MY COMMISSION EXPIRES THE 16 DAY OF JUNE, 2023

[Signature] NOTARY PUBLIC
 MY COMMISSION EXPIRES THE 16 DAY OF JUNE, 2023

Commonwealth of Pennsylvania - Notary Seal
 John C. Rusch, Notary Public
 Butler County
 My commission expires June 16, 2023
 Commission number: 1142607

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 THOMAS R. GIBSON AND LAURA S. GIBSON, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8 DAY OF MAY, 2021.

MY COMMISSION EXPIRES: 16 DAY OF JUNE, 2023

[Signature] NOTARY PUBLIC (SIGNATURE) (SEAL)
 John C. Rusch
 PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 John C. Rusch, Notary Public
 Butler County
 My commission expires June 16, 2023
 Commission number: 1142607

WE, THOMAS R. GIBSON AND LAURA S. GIBSON, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THOMAS R. GIBSON AND LAURA S. GIBSON, AS RECORDED AS INSTRUMENT 201710100022035 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS: [Signatures]
 THOMAS R. GIBSON
 LAURA S. GIBSON

MUNICIPAL APPROVAL

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF PARKER 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 6 DAY OF May, 2021.

[Signature] SECRETARY
 [Signature] CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21 DAY OF April, 2021.

[Signature] SECRETARY
 [Signature] CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
 PLAN NUMBER: 21072 (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 294, PAGE 1213
 GIVEN UNDER OUR HAND AND SEAL THIS 10 DAY OF May, 2021.

[Signature] (SEAL)
 RECORDER

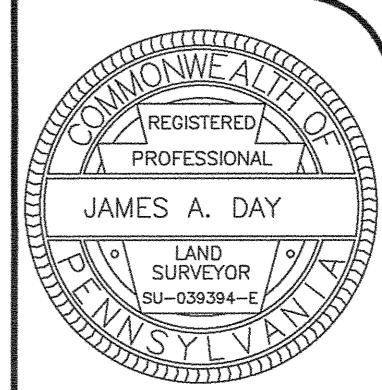
PROFESSIONAL LAND SURVEYOR CERTIFICATE
 I, JAMES A. DAY, A REGISTERED LAND SURVEYOR FOR THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE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

03-19-21 DATE
 [Signature] REGISTRATION NO. SU-039394-E

SHEET 1 / 2

SUBDIVISION OWNER CONTACT:
 THOMAS R. GIBSON AND LAURA S. GIBSON
 1068 E. ELDORADO ROAD
 PARKER, PA 16049

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| PLAN BOOK | PAGE |
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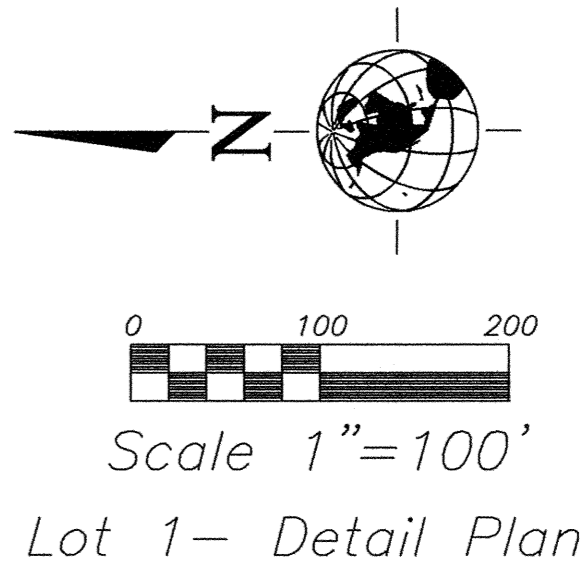
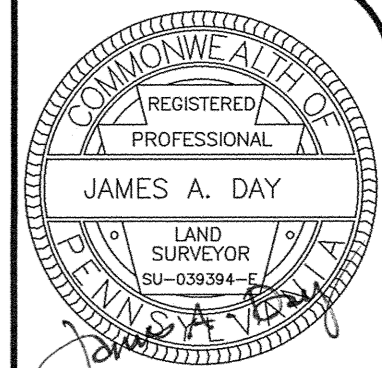


Situated at:
 1068 EAST ELDORADO ROAD
 PARKER TOWNSHIP, BUTLER COUNTY, PA

SUBDIVISION PLAN
 LANDS OF
THOMAS R. GIBSON

JAMES A. DAY, P.E., P.L.S.
 CONSULTING ENGINEERING
 AND SURVEYING SERVICES
 304 Beech Road
 Parkersburg, PA 15426
 PH: 724-285-5287
 email: jday@jday.com

DRAWING DATE: 03-19-2021
 SCALE: 1"=200'



Situated at:
 1068 EAST ELDERADO ROAD
 PARKER TOWNSHIP, BUTLER COUNTY, PA

SUBDIVISION PLAN
 LANDS OF
THOMAS R. GIBSON

JAMES A. DAY, P.E., P.L.S.
 CONSULTING ENGINEERING
 AND SURVEYING SERVICES
 304 Beech Road
 Parkersburg, PA 15650
 PB/Fax: 724-285-5087
 email: jday@man.com

DRAWING DATE: 04-07-2021
 SCALE: 1"= 100'

N/F
 EDWARD A. & MCCANN LINDA S. ALLEN
 Tax ID 260-1F49-6A1
 Instr 2778-0570

N/F
 JOHN E. & SHARON J. OGDEN
 Tax ID 260-S2-A12
 Instr 2675-0078

LOT 2-R
 N/F
 THOMAS & LAURA GIBSON
 Tax ID 260-1F51-10
 Instr 201710100022035
 Former Lot 2 & Parcel B
 PB 297- Pg30
 2,816,154 sf
64.65 AC

N/F
 MICHAEL M. & MELISSA D. ALWORTH
 Tax ID 260-1F33-1
 Instr 200804220008531
 Parcel A
 PB 297- Pg30

N/F
 LARRY KORTYNA
 Tax ID 260-S2-A7
 Instr 2966-0929

N/F
 JAMES E. ZOLLINGER
 Tax ID 260-S2-A10
 Instr 20

LOT 2-R
 N/F
 THOMAS & LAURA GIBSON
 Tax ID 260-1F51-10
 Instr 201710100022035
 Former Lot 2 & Parcel B
 PB 297- Pg30
 2,816,154 sf
64.65 AC

LOT 1
 N/F
 THOMAS & LAURA GIBSON
 Tax ID 260-1F51-10
 Instr 201710100022035
 Part of Former Lot 2 & Parcel B
 PB 297- Pg30
 653,418 sf
15.00 AC

N/F
 DANIEL G. & LEANNA D. GIBSON
 Tax ID 260-1F51-8
 Instr 201603150004775
 Ex Lot 3
 PB 297- Pg30

AREA TABULATIONS

| | |
|---------|-------------------------|
| LOT 2 | 79.65 Ac (PB 297- Pg30) |
| - LOT 1 | 15.00 Ac |
| LOT 2-R | 64.65 Ac |

LINE TABLE
 PRIVATE ACCESS EASEMENT #1

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L100 | 48.11 | N61°37'30"E |
| L101 | 130.84 | N61°36'18"E |
| L102 | 60.57 | N69°40'44"E |
| L103 | 242.13 | N88°14'51"E |
| L104 | 124.48 | N72°51'42"E |
| L105 | 98.73 | N89°50'26"E |
| L106 | 66.67 | N88°16'08"E |
| L107 | 59.71 | N79°47'11"E |

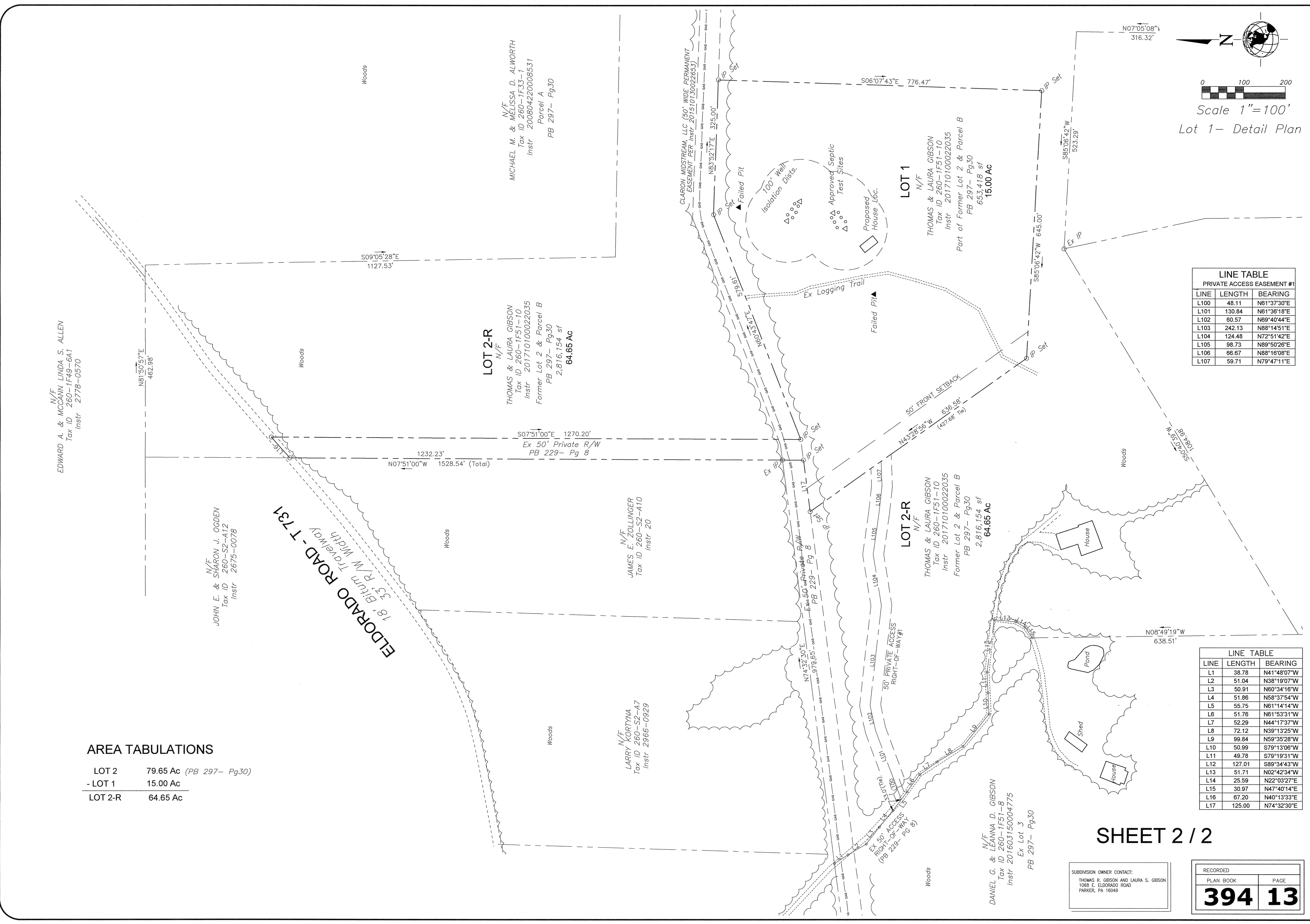
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 38.78 | N41°48'07"W |
| L2 | 51.04 | N38°19'07"W |
| L3 | 50.91 | N60°34'16"W |
| L4 | 51.86 | N58°37'54"W |
| L5 | 55.75 | N61°14'14"W |
| L6 | 51.76 | N61°53'31"W |
| L7 | 52.29 | N44°17'37"W |
| L8 | 72.12 | N39°13'25"W |
| L9 | 99.84 | N59°35'28"W |
| L10 | 50.99 | S79°13'08"W |
| L11 | 49.78 | S79°19'31"W |
| L12 | 127.01 | S89°34'43"W |
| L13 | 51.71 | N02°42'34"W |
| L14 | 25.59 | N22°03'27"E |
| L15 | 30.97 | N47°40'14"E |
| L16 | 67.20 | N40°13'33"E |
| L17 | 125.00 | N74°32'30"E |

SHEET 2 / 2

SUBDIVISION OWNER CONTACT:
 THOMAS R. GIBSON AND LAURA S. GIBSON
 1068 E. ELDERADO ROAD
 PARKER, PA 16048

| | |
|-----------|--------|
| RECORDED | PAGE |
| PLAN BOOK | 394 13 |



OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, GEOFFREY R. & JACQUELINE R. SMATHERS AND RICHARD J. & LORRAINE M. DAHAR, OF THE TOWNSHIP OF ADAMS, 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 ADAMS, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR OURSELVES AND OUR HEIRS, 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 ADAMS, 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 ADAMS, 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 GRAD, THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 3 DAY OF MAY, 2021.

Geoffrey R. Smathers
 GEOFFREY R. SMATHERS

Jacqueline R. Smathers
 JACQUELINE R. SMATHERS

Richard J. Dahar
 RICHARD J. DAHAR

Lorraine M. Dahar
 LORRAINE M. DAHAR

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, GEOFFREY R. & JACQUELINE R. SMATHERS AND RICHARD J. & LORRAINE M. DAHAR, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3 DAY OF MAY, 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

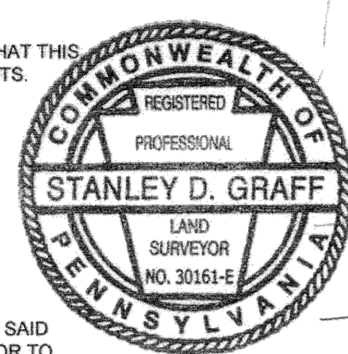
Debra L. Jeffcoat
 NOTARY PUBLIC

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 FOR THE OWNERS OR AGENTS.

DATE 25 Feb 2021

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-000111



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 2nd DAY OF February, 2021.

Bob
 SECRETARY

Chairperson
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 3rd DAY OF February, 2021.

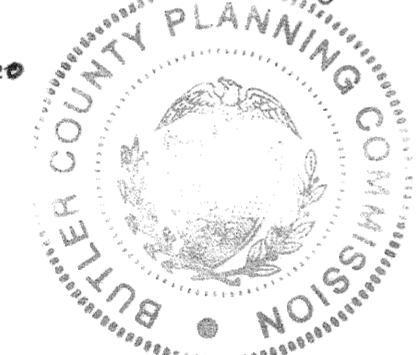
Edward Voge
 SUPERVISOR

Chairperson
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF December, 2021.

R. Han
 SECRETARY

J. Hime
 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 394, PAGE(S) 14.
 GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF May, 2021.

Michele M. Mustello
 RECORDER OF DEEDS

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

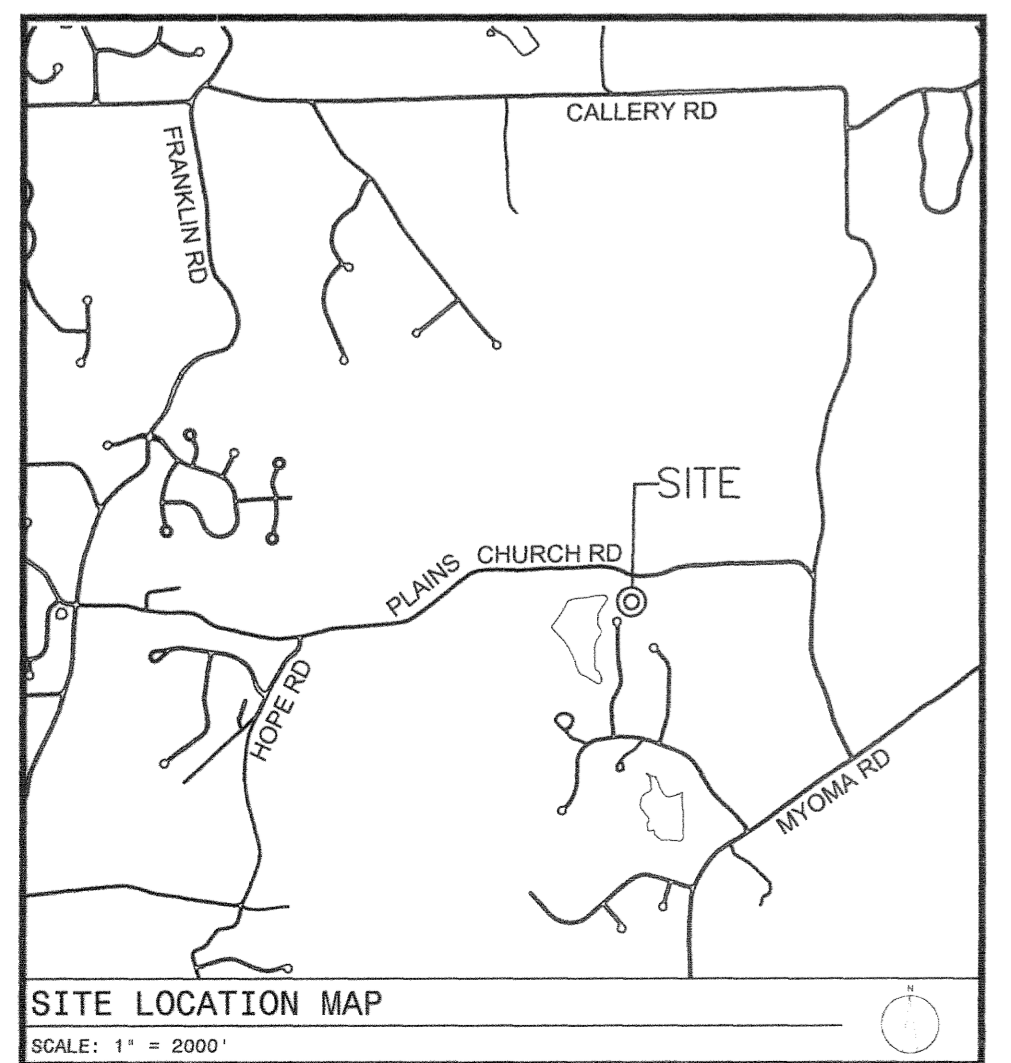


TOWNSHIP ENGINEER'S APPROVAL
 I, *Bob Olson*, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SUBDIVISION PLAN MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING ORDINANCE, SUBDIVISION AND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

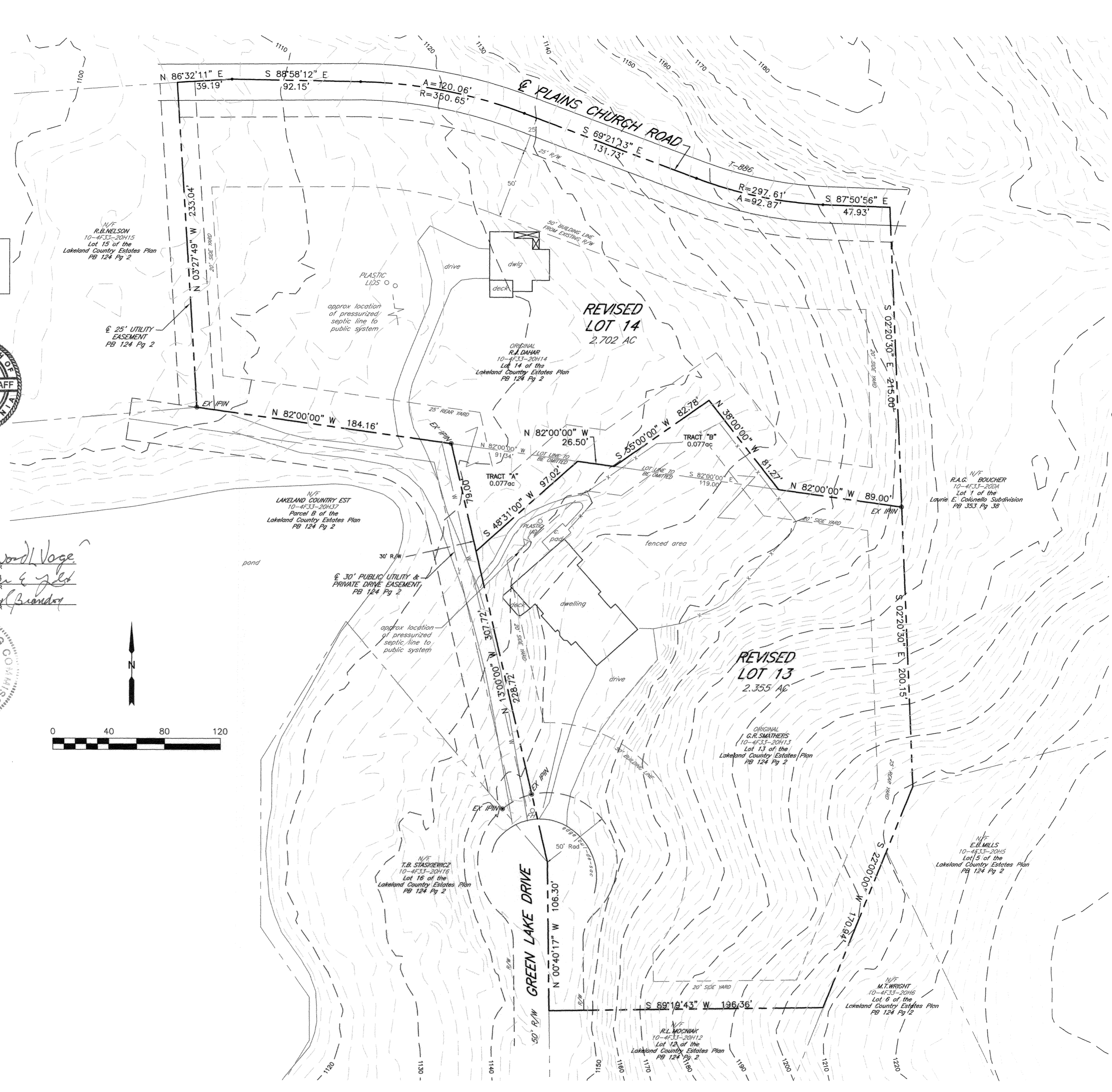
DATE 05/05/21

Bob Olson
 TOWNSHIP ENGINEER

REG NO. 26400 F.



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 AREA SUMMARY:

| | |
|------------------------|-----------------|
| EXISTING TOTALS | |
| LOT 13 | 2.355 AC |
| + LOT 14 | 2.702 AC |
| EXISTING TOTAL | 5.057 AC |
| REVISED LOT 13 | |
| LOT 13 | 2.355 AC |
| - TRACT A | 0.077 AC |
| + TRACT B | 0.077 AC |
| REVISED LOT 13 | 2.355 AC |
| REVISED LOT 14 | |
| LOT 14 | 2.702 AC |
| - TRACT B | 0.077 AC |
| + TRACT A | 0.077 AC |
| REVISED LOT 14 | 2.702 AC |
| REVISED TOTALS | |
| REVISED LOT 13 | 2.355 AC |
| + REVISED LOT 14 | 2.702 AC |
| REVISED TOTAL | 5.057 AC |

- GENERAL NOTES:**
- PROPERTY OWNERS: 010-4F33-20H13 GEOFFREY & JACQUELINE SMATHERS
010-4F33-20H14 RICHARD & LORRAINE DAHAR
 - ZONING DISTRICT: RC - RURAL CONSERVATION
 - LOT REQUIREMENTS: SEE TABLE
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM 42019C0250D
FIRM EFFECTIVE: 8/2/2018
 - REFERENCES: 5.1. CURRENT DEEDS OF RECORD
5.2. PREVIOUSLY RECORDED PLANS
5.2.1. LAKELAND COUNTRY ESTATES
PLAN BOOK 124 PGS 2-4

- ZONING REQUIREMENTS:**
- MUNICIPALITY: ADAMS TOWNSHIP
 ZONING DISTRICT: RC - RURAL CONSERVATION
- MIN. LOT AREA = 1 ACRE
 - MIN. LOT WIDTH = 150 FT
 - SET BACK REQUIREMENTS:
 - MIN. FRONT YARD = 50 FT
 - MIN. SIDE YARD = 20 FT
 - MIN. REAR YARD = 25 FT
 - MIN. YARD DEPTH ADJACENT TO PUBLIC RD = 50 FT

| REV | DESCRIPTION | BY | DATE |
|-----|--|-----|---------|
| A | REVISIONS PER TOWNSHIP ENGINEER REVIEW | SDG | 1/23/21 |
| | LETTER DATED 12/29/20 | | |

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
SMATHERS/ DAHAR PLAN
 BEING A
LOT LINE REVISION
 FOR
RICHARD & LORRAINE DAHAR
GEOFFREY & JACQUELINE SMATHERS

SITUATE
 ADAMS TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| | | | |
|-------------|-----------------------|----------|----------|
| DATE | DRAWN | CHECKED | SCALE |
| 08/14/19 | BAG | Sdg | 1" = 40' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 19-163 | 10-4F33-20H13 & 20H14 | A | |

| | |
|------------|-----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 394 | 14 |
| SHEET | of |

SMATHERS / DAHAR PLAN

Being a lot line revision of Lots 13 and 14 of the Lakeland Country Estates Plan, and being Butler County Tax Parcels 010-4F33-20H13 (Lot 13) and 010-4F33-20H14 (Lot 14)

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, SARAH L. OSKIN, 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 US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, 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, HER HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 21 DAY OF APRIL, 2021.

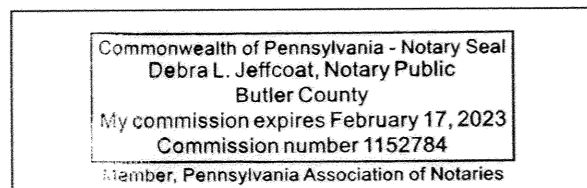
Sarah L. Oskin
 SARAH L. OSKIN

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF APRIL, 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

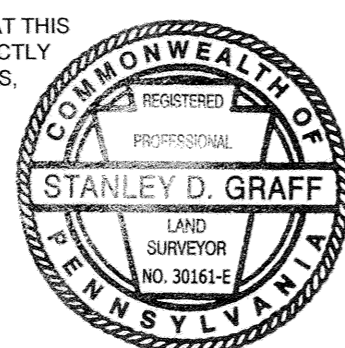
Debra L. Jeffcoat
 NOTARY PUBLIC



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.

24 March '21
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. 00000116



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 2ND DAY OF FEBRUARY, 2021.

John S. Fennell
 SECRETARY

John S. Fennell
 RE-APPROVED
 MAY 10TH 2021
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 8TH DAY OF JANUARY, 2021.

William M. Spore
 SECRETARY

William M. Spore
 RE-APPROVED
 MAY 5TH 2021
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT 16 December 2020

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF JANUARY, 2021.

R. Han
 SECRETARY

R. Han
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

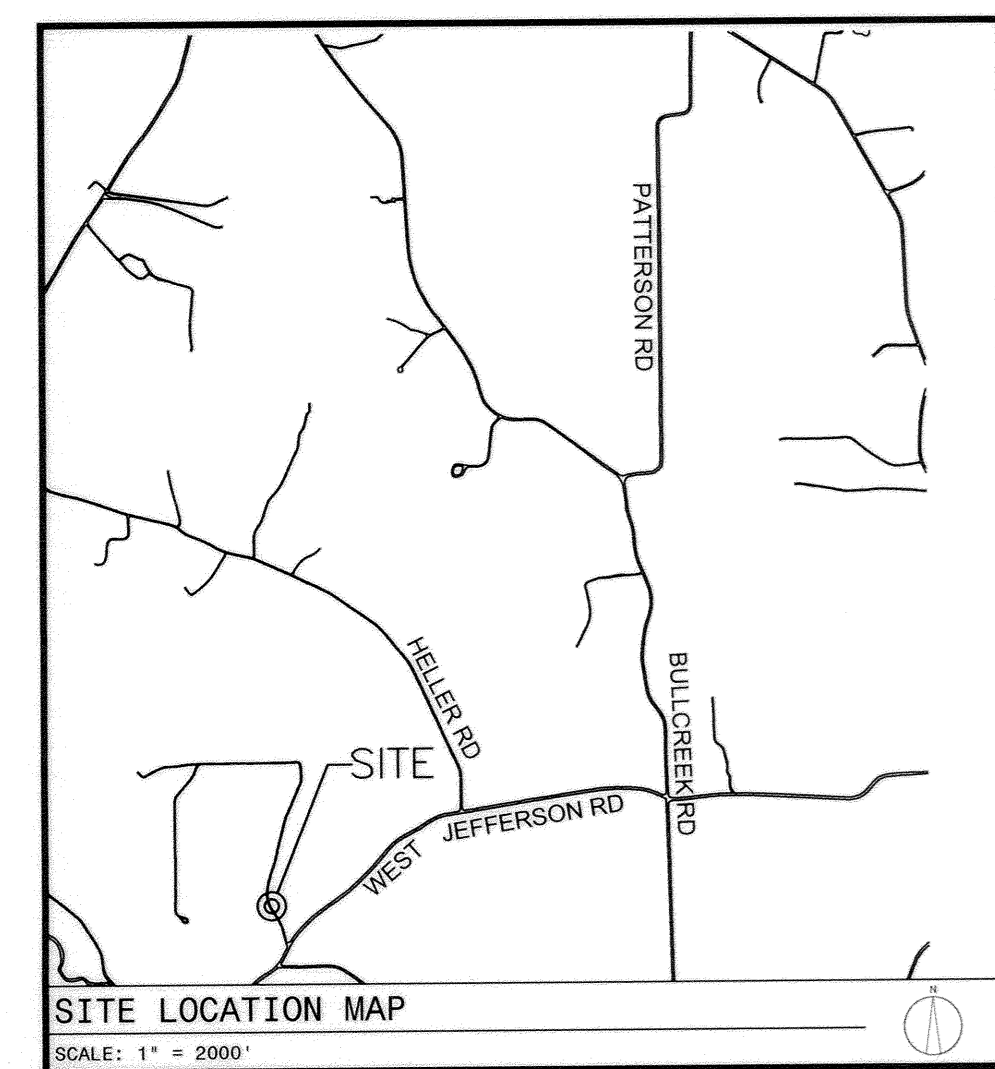
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 394 PAGE(S) 15

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF MAY, 2021.

Michele M. Mustello
 RECORDER OF DEEDS

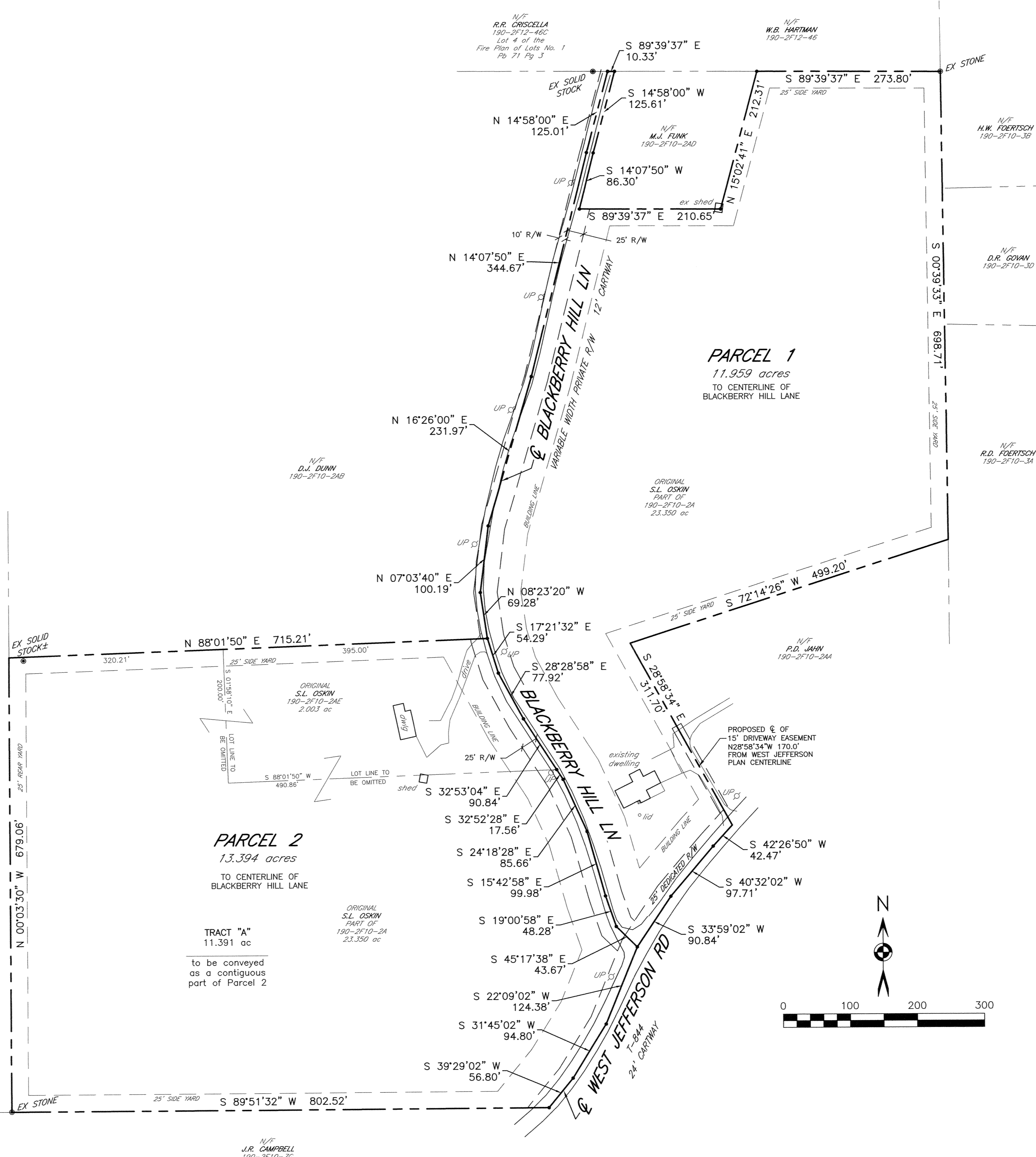
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



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.

Instr: 202105130013696
 6/3/2021 3:32 PM
 Michele Mustello
 Butler County Recorder PA



PROPERTY AREAS:

| | |
|--|-----------|
| EXISTING TOTALS | 23,350 AC |
| 190-2F10-2A | 11,391 AC |
| +190-2F10-2AE | 2,003 AC |
| EXISTING TOTAL | 25,353 AC |
| PARCEL 1 (REVISED 190-2F10-2A) | |
| ORIGINAL 2F10-2A | 23,350 AC |
| -TRACT A | 11,391 AC |
| REVISED 1F69-29 TOTAL | 11,959 AC |
| PARCEL 2 (REVISED 190-2F10-2AE) | |
| ORIGINAL 2F10-2AE | 2,003 AC |
| +TRACT A | 11,391 AC |
| LOT 2 TOTAL | 13,394 AC |
| REVISED TOTALS | |
| PARCEL 1 (REV. 190-2F10-2A) | 11,959 AC |
| PARCEL 2 (REV. 190-2F10-2AE) | 13,394 AC |
| REVISED TOTAL | 25,353 AC |

- GENERAL NOTES:**
- OWNERS: SARAH L. OSKIN
 - TAX ID: 190-2F10-2A, 190-2F10-2AE
 - SETBACKS: FRONT LINE - 50' FROM EDGE OF EXISTING CARTWAY, BACK & SIDE - 25'
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 1. NACOM JANE FIRE PLAN OF LOTS NO. 1, PLAN BOOK 71 PG 3
 2. R.T. WILLIAMS PLAN, PLAN BOOK 283 PG 25
 - ANY FUTURE SUBDIVISION OF PARCEL 1 OR 2 MUST COMPLY WITH CURRENT ORDINANCES AT TIME OF SUBMISSION

| REV | DESCRIPTION | BY | DATE |
|-----|-------------------------------|-----|-----------|
| B | REMOVE MAINTENANCE AGREEMENT | SDG | 3/24/2021 |
| A | REVISIONS PER TOWNSHIP REVIEW | SDG | 1/25/2021 |



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
 S. OSKIN PLAN
 BEING A
 LOT LINE REVISION
 FOR
 SARAH L. OSKIN

SITUATE
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| DATE | DRAWN | CHECKED | SCALE |
|-------------|-------------------|----------|-----------|
| 12/01/2020 | SDG | Sdg | 1" = 100' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 20-216 | 190-2F10-2A & 2AE | B | |

S. OSKIN PLAN

Being a lot line revision of Butler County Tax Parcels
 190-2F10-2A and 190-2F10-2AE

| RECORDED | 20 |
|------------|-----------|
| PLAN BOOK | PAGE |
| 394 | 15 |
| SHEET | of |

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
 KNOW ALL MEN BY THESE PRESENTS THAT I, SARAH L. OSKIN, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR MY 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 I, MY 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 MYSELF, MY 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 SARAH L. OSKIN, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

GLADE RUN FOUNDATION
INST. # 2019100003468
PARCEL ID# 500-584-02

3/4" IRON PIPE
(FND & HELD)

BOROUGH OF ZELLENOPLE
JACKSON TOWNSHIP

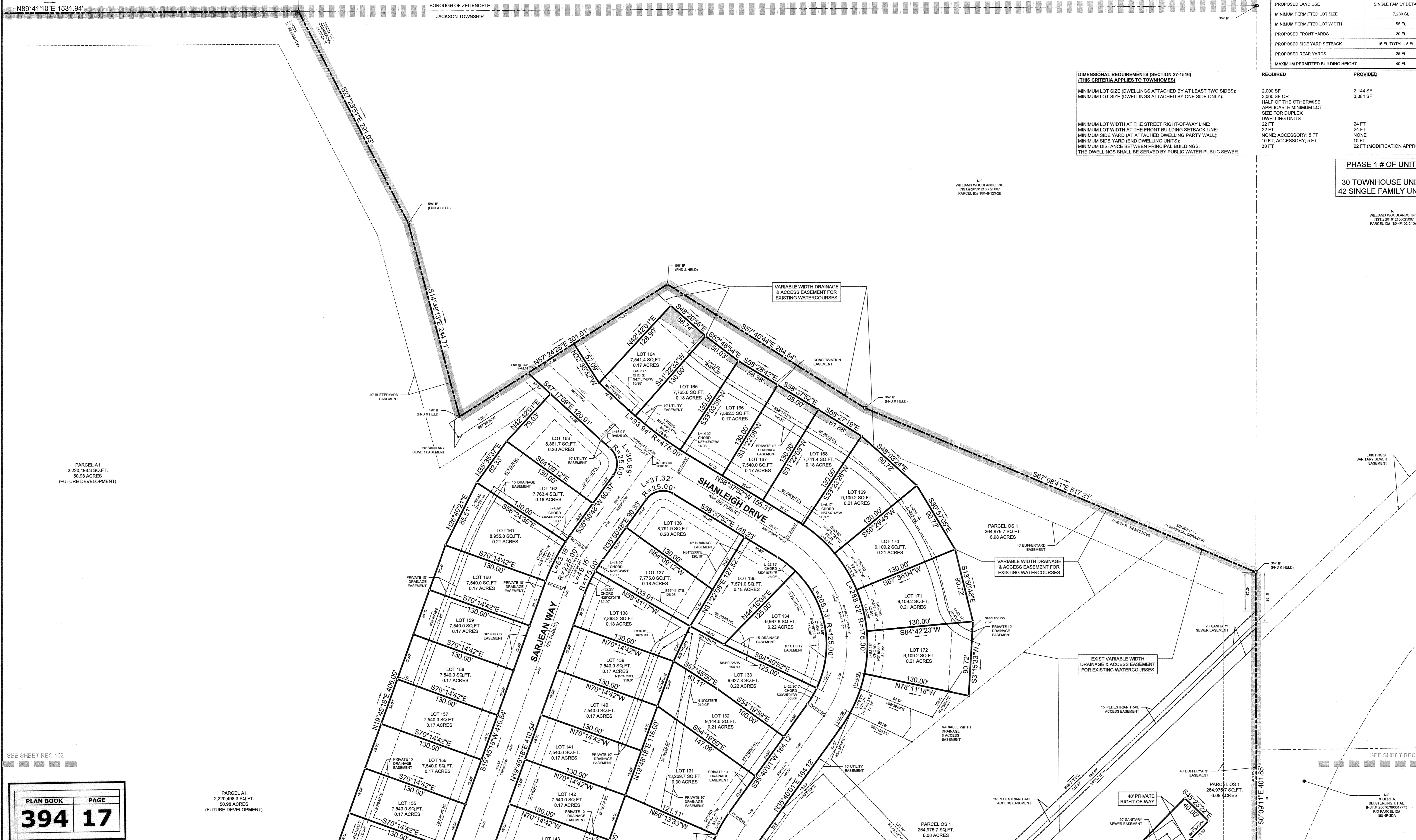
| ZONING DATA CHART | |
|-----------------------------------|---------------------------|
| ZONING DISTRICT CLASSIFICATION | RESIDENTIAL (R) |
| PROPOSED LAND USE | SINGLE FAMILY DETACHED |
| MINIMUM PERMITTED LOT SIZE | 7,200 SQ. FT. |
| MINIMUM PERMITTED LOT WIDTH | 55 FT. |
| PROPOSED FRONT YARDS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

| DIMENSIONAL REQUIREMENTS (SECTION 27-1516) (THIS CRITERIA APPLIES TO TOWNHOMES) | REQUIRED | PROVIDED |
|--|--|--|
| MINIMUM LOT SIZE (DWELLINGS ATTACHED BY AT LEAST TWO SIDES); MINIMUM LOT SIZE (DWELLINGS ATTACHED BY ONE SIDE ONLY): | 2,000 SF OR 3,000 SF OR HALF OF THE OTHERWISE APPLICABLE MINIMUM LOT SIZE FOR DUPLEX DWELLING UNITS | 2,144 SF 3,084 SF |
| MINIMUM LOT WIDTH AT THE STREET RIGHT-OF-WAY LINE; MINIMUM LOT WIDTH AT THE FRONT DWELLING SETBACK LINE; MINIMUM SIDE YARD (AT ATTACHED DWELLING PARTY WALL); MINIMUM SIDE YARD (END DWELLING UNITS); MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS; THE DWELLINGS SHALL BE SERVED BY PUBLIC WATER PUBLIC SEWER. | 22 FT 22 FT NONE; ACCESSORY; 5 FT 10 FT; ACCESSORY; 5 FT 30 FT | 24 FT 24 FT NONE 10 FT 22 FT (MODIFICATION APPROVED) |

PHASE 1 # OF UNITS
30 TOWNHOUSE UNITS
42 SINGLE FAMILY UNITS

WILLIAMS WOODLANDS, INC.
INST. # 2019101000067
PARCEL ID# 180-4F-123-28

WILLIAMS WOODLANDS, INC.
INST. # 2019101000067
PARCEL ID# 180-4F-102-24DA



PARCEL A1
2,220,498.3 SQ. FT.
50.98 ACRES
(FUTURE DEVELOPMENT)

PARCEL OS 1
264,976.7 SQ. FT.
6.08 ACRES

PARCEL OS 1
264,976.7 SQ. FT.
6.08 ACRES

SEE SHEET REC 102

SEE SHEET REC 102

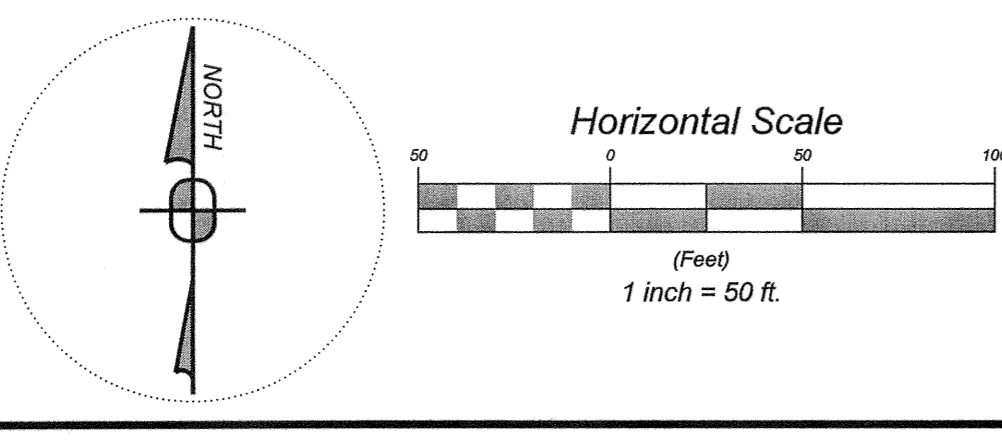
| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 17 |

PARCEL A1
2,220,498.3 SQ. FT.
50.98 ACRES
(FUTURE DEVELOPMENT)

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

POCS SER. #: 20191992518

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



| Date: | Revision Description: | By: | Professional Seal | Prepared By: |
|------------|---------------------------------|-----|-------------------|--------------|
| 8/14/2019 | INITIAL TOWNSHIP SUBMITTAL | GLF | | |
| 10/16/2019 | TOWNSHIP RESUBMITTAL | GLF | | |
| 11/18/2019 | TOWNSHIP RESUBMITTAL | GLF | | |
| 01/03/2020 | PHASES 1 & 2 RESUBMISSION | GLF | | |
| 01/22/2020 | TOWNSHIP RESUBMITTAL | GLF | | |
| 02/03/2020 | TOWNSHIP RESUBMITTAL | GLF | | |
| 02/26/2020 | WBCA REVIEW #1 RESUBMITTAL | RLS | | |
| 03/30/2020 | WBCA REVIEW #2 RESUBMITTAL | RLS | | |
| 07/24/2020 | ISSUED FOR CONSTRUCTION | RLS | | |
| 07/30/2020 | BUFFERED SHOWN | RLS | | |
| 11/02/2020 | ADDED RECORD INFORMATION | AGM | | |
| 11/18/2020 | ADDED RECORD INFORMATION | RLS | | |
| 12/03/2020 | REVISED ROAD NAMES AND SETBACKS | AGM | | |



Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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

Seneca Trails
Planned Residential Subdivision - Phase 1

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

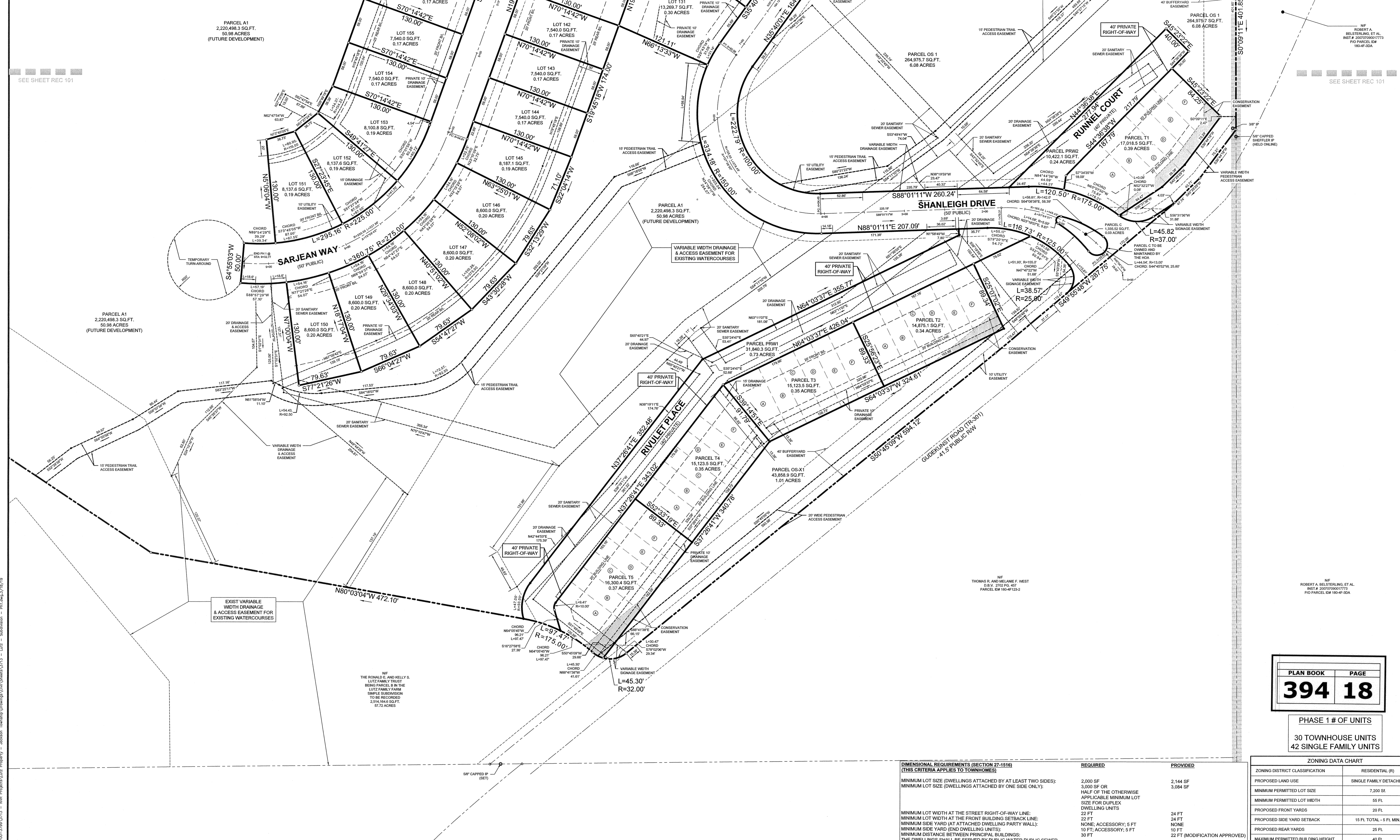
Being a subdivision of Parcel A in the Lutz Family Farm Simple Subdivision, recorded in Plan Book Volume 386, Page 17.

| | |
|--|-------------------|
| DRAWING SCALE: 1" = 50' | DESIGNED BY: AGM |
| DATE ISSUED: 08/14/2019 | REVIEWED BY: GAS |
| PROJECT JOB#: 3713 | FIELD BOOK #: --- |
| CADD#: 3713 - LUTZ - SUBDIVISION - PH1 | |

Seneca Trails, LLC
Attn: Gary A. Sheffler, Jr. (Bur)
1712 Mt. Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509

Sheet No.
Rec101

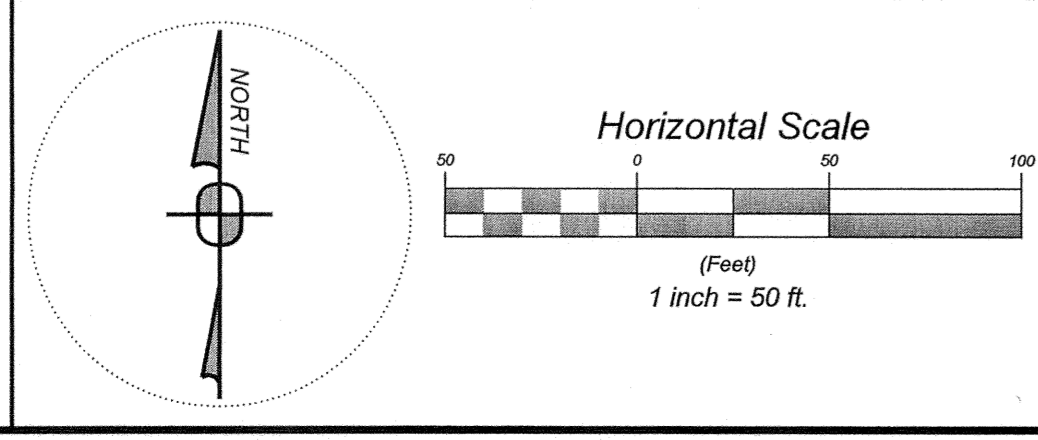
File: C:\Sheffler\Sheffler_Plan_Books\3700-3799\3713 - NR Project\Sub Property - Jackson Township\Drawings\Civil\Sheets\3713 - Lutz - Subdivision - PH1.dwg, 7/8/19



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

POCS SER. #: 20191992518

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



| Date: | Revision Description: | By: | Professional Seal |
|------------|---------------------------------|-----|-------------------|
| 8/14/2019 | INITIAL TOWNSHIP SUBMITTAL | GLF | |
| 10/16/2019 | TOWNSHIP RESUBMITTAL | GLF | |
| 11/18/2019 | TOWNSHIP RESUBMITTAL | GLF | |
| 01/03/2020 | PHASES 1 & 2 RESUBMISSION | GLF | |
| 01/22/2020 | TOWNSHIP RESUBMITTAL | GLF | |
| 02/03/2020 | TOWNSHIP RESUBMITTAL | GLF | |
| 02/26/2020 | WBCA REVIEW #1 RESUBMITTAL | RLS | |
| 03/30/2020 | WBCA REVIEW #2 RESUBMITTAL | RLS | |
| 07/24/2020 | ISSUED FOR CONSTRUCTION | RLS | |
| 08/05/2020 | REVISED TOWNHOME PARCELS | AGM | |
| 08/05/2020 | ADDED RECORD INFORMATION | AGM | |
| 11/18/2020 | ADDED RECORD INFORMATION | RLS | |
| 12/03/2020 | REVISED ROAD NAMES AND SETBACKS | AGM | |

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Seneca Trails
Planned Residential Subdivision - Phase 1

Prepared For:
Seneca Trails, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

Being a subdivision of Parcel A in the Lutz Family Farm Simple Subdivision, recorded in Plan Book Volume 386, Page 17.

DRAWING SCALE: 1" = 50'
DATE ISSUED: 08/14/2019
PROJECT JOB#: 3713
CADD#: 3713 - LUTZ - SUBDIVISION - PH1

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

Seneca Trails, LLC
Attn: Gary A. Sheffler, Jr. (Bud)
1712 Mt. Nebo Road
Sewickley, PA 15143
Phone: 412-219-4509

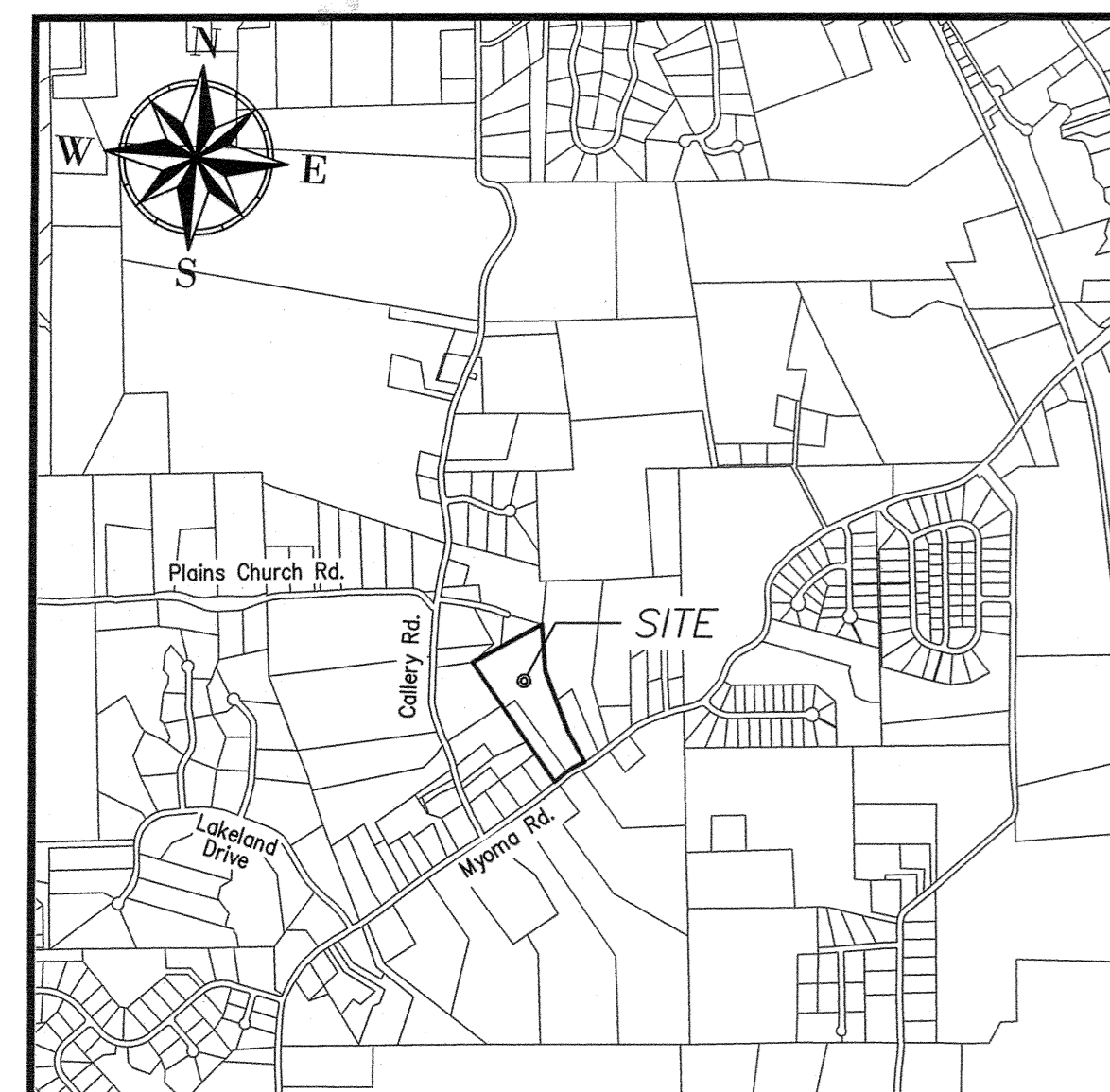
Sheet No.
Rec102

| PLAN BOOK | PAGE |
|------------|-----------|
| 394 | 18 |

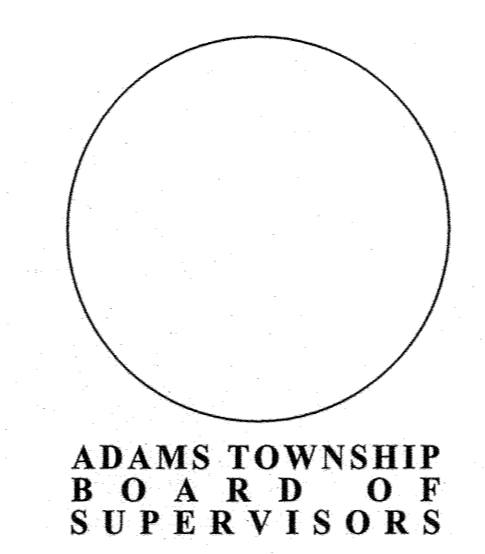
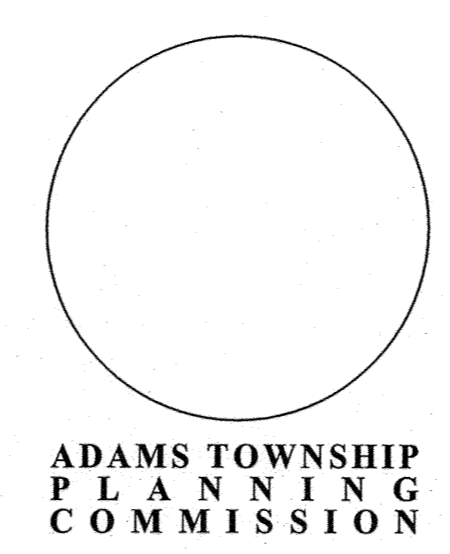
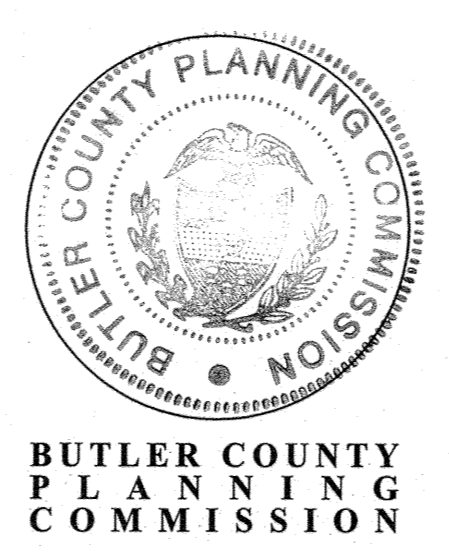
PHASE 1 # OF UNITS
30 TOWNHOUSE UNITS
42 SINGLE FAMILY UNITS

| DIMENSIONAL REQUIREMENTS (SECTION 27-1516) (THIS CRITERIA APPLIES TO TOWNHOMES) | | REQUIRED | PROVIDED |
|--|---|-------------------------------|-------------------------------|
| MINIMUM LOT SIZE (DWELLINGS ATTACHED BY AT LEAST TWO SIDES): | 2,000 SF | 2,144 SF | 2,144 SF |
| MINIMUM LOT SIZE (DWELLINGS ATTACHED BY ONE SIDE ONLY): | 3,000 SF OR HALF OF THE OTHERWISE APPLICABLE MINIMUM LOT SIZE FOR DUPLEX DWELLING UNITS | 3,084 SF | 3,084 SF |
| MINIMUM LOT WIDTH AT THE STREET RIGHT-OF-WAY LINE: | 22 FT | 24 FT | 24 FT |
| MINIMUM LOT WIDTH AT THE FRONT BUILDING SETBACK LINE: | 22 FT | 24 FT | 24 FT |
| MINIMUM SIDE YARD (AT ATTACHED DWELLING PARTY WALL): | NONE; ACCESSORY: 5 FT | NONE | NONE |
| MINIMUM SIDE YARD (END DWELLING UNITS): | NONE; ACCESSORY: 5 FT | 10 FT | 10 FT |
| MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS: | 30 FT | 22 FT (MODIFICATION APPROVED) | 22 FT (MODIFICATION APPROVED) |
| THE DWELLINGS SHALL BE SERVED BY PUBLIC WATER PUBLIC SEWER. | | | |

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



Instr: 202105140013835
 Fig 1 F: 548.00
 Michele Mustello
 Butler County Recorder PA
 5/14/2021 2:50 PM
 120210101115



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

SECRETARY: *[Signature]*
 SUPERVISOR: *[Signature]*
 SUPERVISOR: *[Signature]*

CHAIRPERSON: *[Signature]*
 SUPERVISOR: *[Signature]*
 SUPERVISOR: *[Signature]*

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 4th DAY OF April, 2021

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, THIS 4th DAY OF April, 2021

SECRETARY: *[Signature]*
 CHAIRPERSON: *[Signature]*

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

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 3rd DAY OF May, 2021

[Signature]
 CLIFFORD R. WAGNER

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

WE ALSO CERTIFY THAT THE TITLE TO OUR PROPERTY AS SHOWN HEREON IS IN THE NAME OF I, CLIFFORD R. WAGNER AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT INSTRUMENT NO. 201806070011163 & 2018060711164

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED CLIFFORD R. WAGNER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS/HER/THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF May, 2021

MY COMMISSION EXPIRES THE 15 DAY OF August, 2021

[Signature]
 Notary Public

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Paula K. Rouda, Notary Public
 Adams Twp., Butler County
 My Commission Expires Aug. 16, 2024
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

[Signature]
 JAMES A. SPERDUTE, RS # 24457-E DATE 4/29/21

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

DATE May 5, 2021 REG # 26400 F SIGNATURE *[Signature]*

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 2nd DAY OF April, 2021

SECRETARY: *[Signature]*
 CHAIRPERSON: *[Signature]*

RECORDED IN THE RECORDER OF DEEDS OFFICE OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK 394 PAGE 19

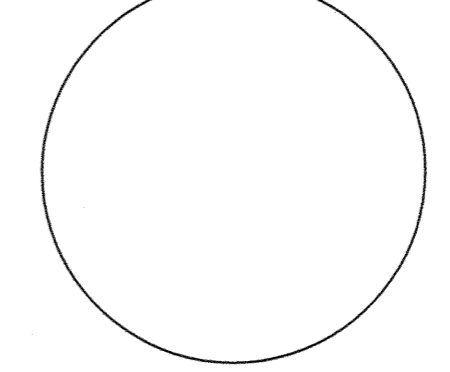
GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF May, 2021

[Signature]
 RECORDER OF DEEDS

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



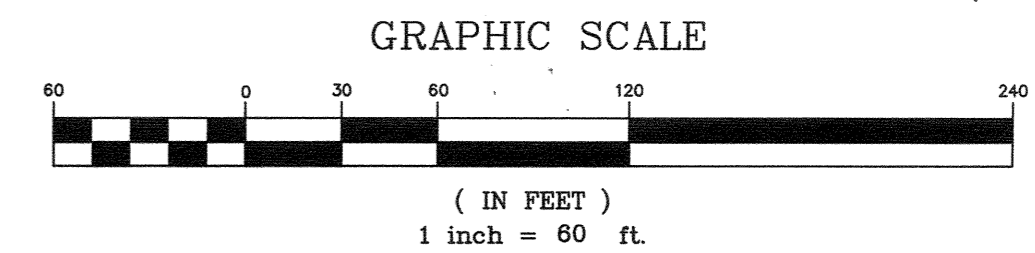
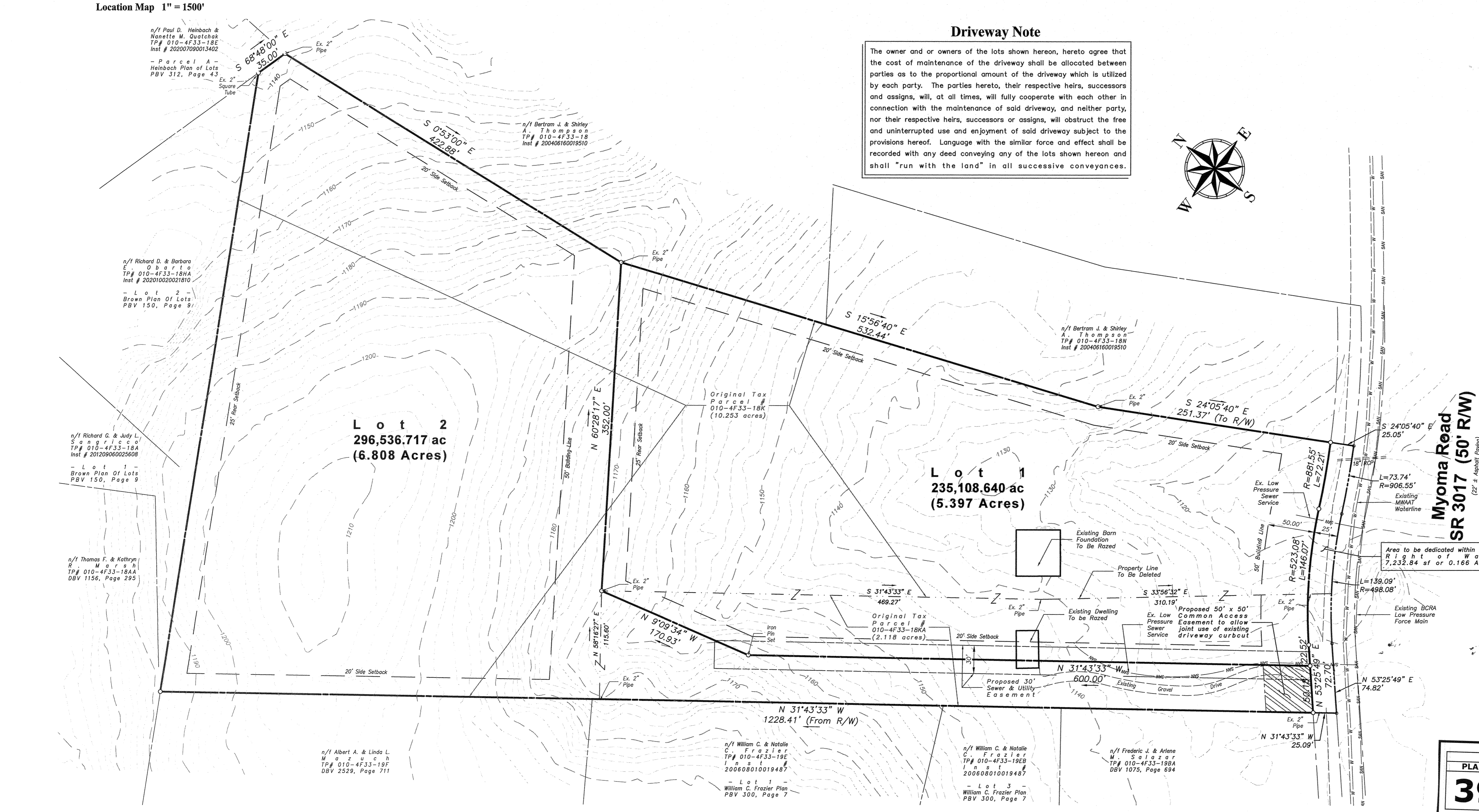
SURVEYOR



ADAMS TOWNSHIP ENGINEER

Driveway Note

The owner and or owners of the lots shown hereon, hereto agree that the cost of maintenance of the driveway shall be allocated between parties as to the proportional amount of the driveway which is utilized by each party. The parties hereto, their respective heirs, successors and assigns, will, at all times, will fully cooperate with each other in connection with the maintenance of said driveway, and neither party, nor their respective heirs, successors or assigns, will obstruct the free and uninterrupted use and enjoyment of said driveway subject to the provisions hereof. Language with the similar force and effect shall be recorded with any deed conveying any of the lots shown hereon and shall "run with the land" in all successive conveyances.



PLAN BOOK **394** PAGE **19**

| Lot Areas: | | | |
|--------------|---------------------------|----|---------------------|
| Lot 1 | 235,108.640 sq.ft. | or | 5.397 Acres |
| Lot 2 | 296,536.717 sq.ft. | or | 6.808 Acres |
| Road R/W | 7,232.84 sq.ft. | or | 0.166 Acres |
| Total | 538,878.197 sq.ft. | or | 12.371 Acres |

General Notes

- This plan is a revision to the property line between Tax Parcels 010-4F33-18K & 010-4F33-18KA both under the same ownership. No new parcels are being created by this plan.
- Lots 1 & 2 shall utilize the existing driveway curb cut located within an easement as shown. The driveways must be separated once outside of this easement. - See Driveway Note Above
- Both lots will be served by BCRA Pressure sewers (tops shown) and WMAAT Water.
- Contours from PASDA Spatial Database and shown at 2' intervals.

Requirements for RC Rural Conservation Zoning

Min Lot Area: 43,560 sf (1 Acre)
 Min Lot Width: 150.00 ft @ Building Line
 Front Setback: 50.00 ft
 Rear Setback: 25.00 ft
 Side Setback: 20.00 ft (Two Required)

Owners

Clifford R. Wagner
 P.O. Box 505
 Jamestown, PA 16134

Tax Parcels
 010-4F33-18KA (2.118 Original Acres)
 010-4F33-18K (10.253 Original Acres)
 Instrument #201806070011163 & 201806070011164

DRAWING NUMBER: 1001-2122528
 DRAWING SCALE: 1"=60'
 DATE: March 3, 2021
 DRAWN BY:
 REVISIONS:
 03/29/2021...per review
 04/28/2021...revise ownership

Clifford R. Wagner
280 Myoma Rd Lot Line Revision

Being a Lot Line Revision between Tax Parcels
 010-4F33-18K & 010-4F33-18KA

Adams Township, Butler County, Pennsylvania

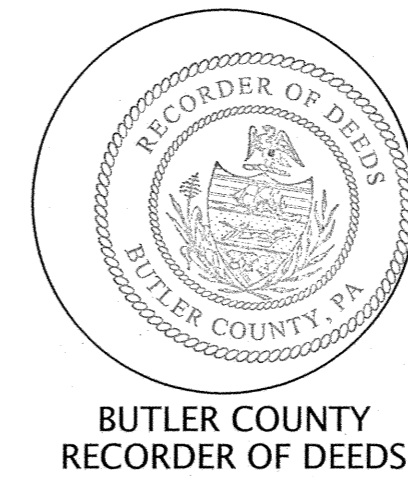
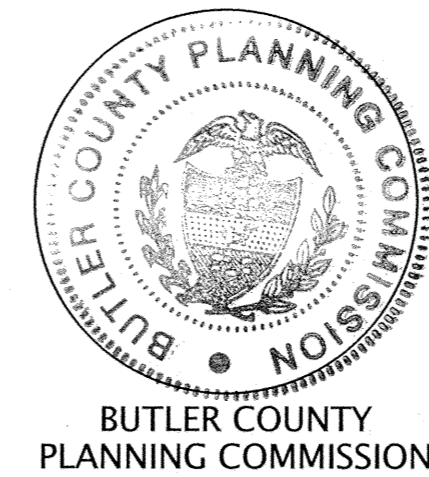
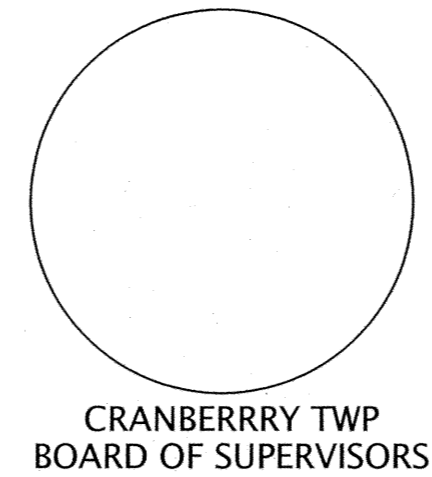
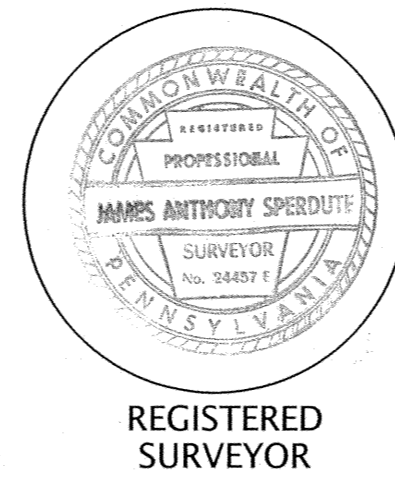
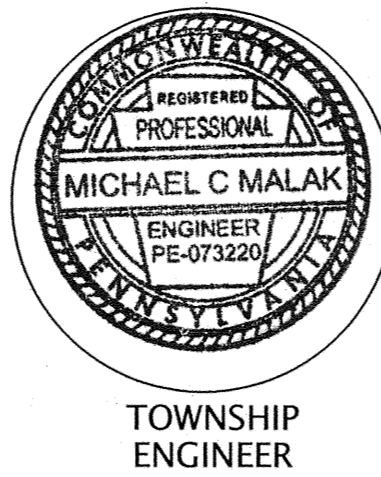
Sperdute Land Surveying
 A Division of Sheffer & Company

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

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



Instr: 202105140013839
 Pgs: 1 F: 545.00
 Michele Mustello
 Butler County Recorder PA



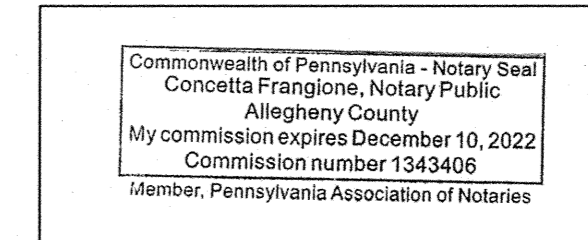
BY RESOLUTION APPROVED ON THE 6th DAY OF MAY, 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE RESERVE AT EAGLE HILL AMENDMENT NO. 16 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY 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]
 SIGNATURE AND TITLE OF OFFICER WITNESSING
 5-6-21
 DATE

NVR, INC.
[Signature]
 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 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 6th DAY OF May, 2021
 (SEAL) [Signature]
 NOTARY PUBLIC



I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE RESERVE AT EAGLE HILL AMENDMENT NO. 16 PLAN IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202103180007679. 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 CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

5/4/21
 DATE
[Signature]
 JAMES A. SPERDUTE, R.S. # 24457-E

I, 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.

5/1/21
 DATE
[Signature]
 SIGNATURE
 REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY Resolution RESOLUTION NO. 2021-19 EFFECTIVE THIS 12th DAY OF May, 2021

[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON

I, DAN SANTORO, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN Resolution RESOLUTION NO. 2021-19 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

[Signature]
 TOWNSHIP MANAGER

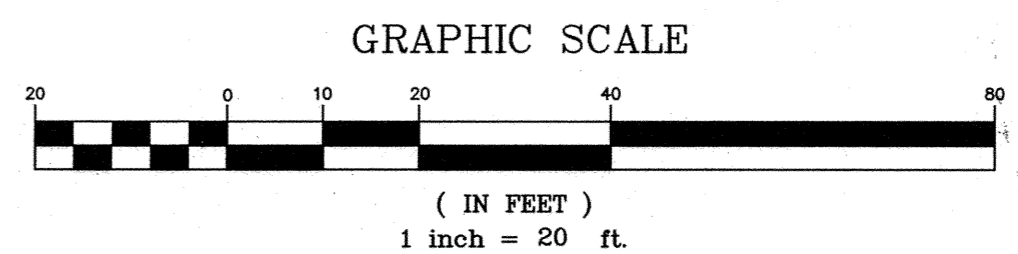
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 22nd DAY OF April, 2021

[Signature]
 SECRETARY Butler Co. Plan # 21103
[Signature]
 CHAIRPERSON

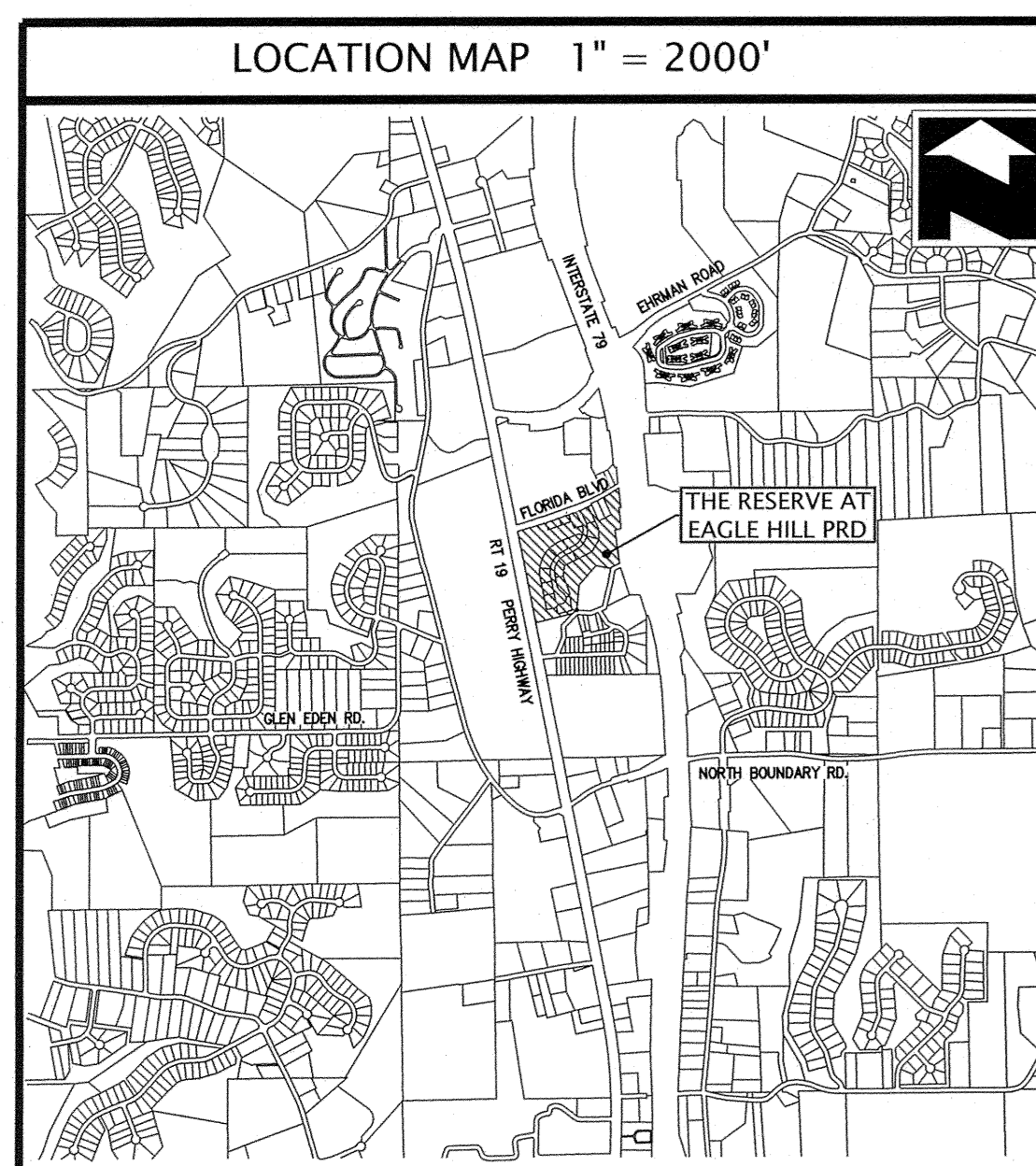
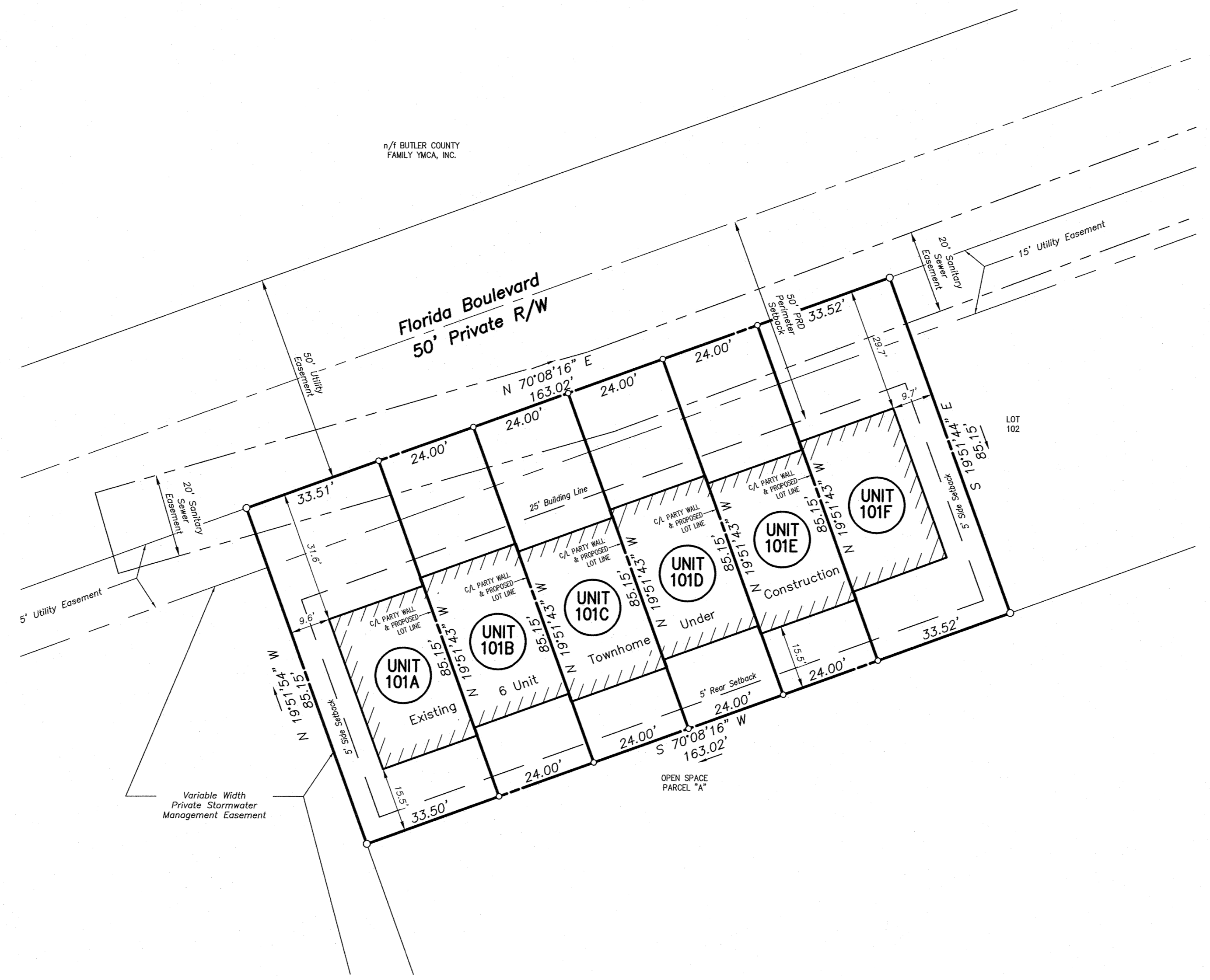
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 394 PAGE 20

GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF May, 2021

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



| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 20 |



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 101 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

| | | |
|-------|---------------|----------|
| 101-A | 2,853.168 SF | 0.065 AC |
| 101-B | 2,043.600 SF | 0.047 AC |
| 101-C | 2,043.600 SF | 0.047 AC |
| 101-D | 2,043.600 SF | 0.047 AC |
| 101-E | 2,043.600 SF | 0.047 AC |
| 101-F | 2,853.836 SF | 0.066 AC |
| TOTAL | 13,881.404 SF | 0.319 AC |

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 130-S1-A101
 INST# 202103180007679

DEVELOPER / PROPERTY OWNER:

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

DRAWING NUMBER: 1004-2122882
 DRAWING SCALE: 1"=20'
 DATE: April 22, 2021
 DRAWN BY:
 REVISIONS:

THE RESERVE AT EAGLE HILL AMENDMENT NO 16

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

OWNERS ADOPTION:
 By resolution approved on the 8th day of February, 2021, the Board of Directors of the NPL Cranberry Real Estate, LLC, incorporated in the state of Pennsylvania, beneficial owner of the land shown on the North Park Lounge Rev. No. 1 Site Grading & Stormwater Plan adopted this plan as its land development 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.

Nancy A. Auer
 Signature of Witness
2-8-2021
 Date

NPL CRANBERRY Real Estate, LLC
 Name of Corporation
[Signature]
 Signature and Title of Authorized Officer BOB THOMAS RUSSEN
BENEFICIAL OWNER

CRANBERRY TOWNSHIP STORMWATER MAINTENANCE CLAUSE
 AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORE-MENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE PURPOSES.

PENNSYLVANIA ACT 187 (1996)
 REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DIGGING, DRILLING, BLASTING OR EXCAVATING. CONTRACTOR SHALL CONTACT:
PA ONE-CALL
 1-800-242-1776
 PRIOR TO START OF WORK.
 EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.
SERIAL# 20111012150

ACKNOWLEDGMENT OF ADOPTION AND DEDICATION:
 Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Bob Thomas Russen, BENEFICIAL OWNER
 (Name and title of officer)
 of the NPL Cranberry Real Estate, LLC, who stated that (he/she) 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 February, 2021.

Kimberly S. Widdersheim
 Notary Public

Commonwealth of Pennsylvania - Notary Seal
 Kimberly S. Widdersheim, Notary Public
 Butler County
 My commission expires August 20, 2023
 Commission number 1282693

CERTIFICATION OF TITLE WITH MORTGAGE:
 I/we hereby certify that the title to the property contained in the North Park Lounge Rev No 1 site plan is in the name of NPL Cranberry Real Estate, LLC and is recorded in Instrument No. 201310310031558.

Nancy A. Auer
 Signature of Witness

[Signature]
 Signature of Owner

[Signature]
 Signature of Witness

[Signature]
 Signature of Owner

First Commonwealth Bank
 Mortgagee of the property contained in the North Park Lounge Rev No. 1 site plan consents to the recording of said plan and the the dedications and all other matters appearing on the plan.

[Signature]
 Signature of Witness

[Signature]
 Name, Title, and Mortgagee
Amy Fleenor, SVP, First Commonwealth Bank

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

[Signature]
 Secretary

[Signature]
 Chairman, Board of Supervisors

MUNICIPAL REVIEW AND APPROVAL STATEMENTS:
 Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2020-33 on the 23rd day of March, 2021.

[Signature]
 Secretary

[Signature]
 Chairman, Board of Supervisors

COUNTY PLANNING COMMISSION REVIEW STATEMENT: #20222
 Reviewed by the Butler County Planning Commission on this 26th day of Oct, 2020.

[Signature]
 Secretary

[Signature]
 Chairman, Butler County Planning Commission

PROOF OF RECORDING:
 Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 394, Page(s) 21-24.

Given under my hand and seal this 17th day of May, 2021.

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

[Signature]
 Recorder of Deeds

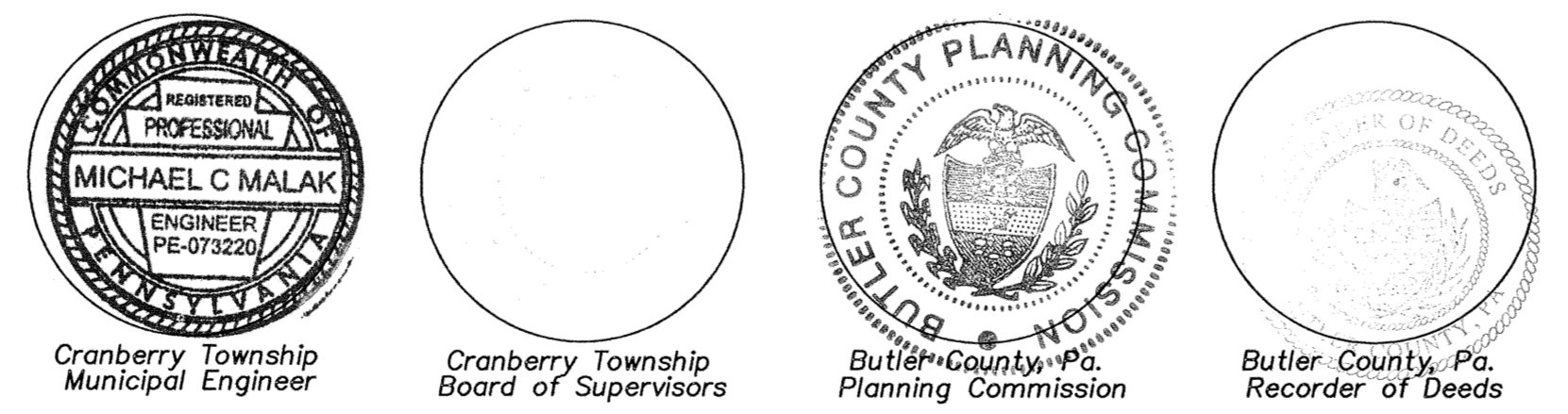
INSET: 202105140013841
 Pg: 4 of 5: \$165.00
 Michele Mustello
 Butler County Recorder PA
 5/14/2021 3:04 PM
 T202105191230

MUNICIPAL ENGINEER'S CERTIFICATE:
 I, Michael C Malak, a registered professional engineer, the township engineer for Cranberry Township, do hereby certify that this land development plan meets all engineering and design requirements of the Township Ordinances except as departures have been authorized by the Cranberry Township Board of Supervisors.

[Signature]
 Signature

3/25/21
 Date

| PLAN BOOK | PAGE |
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| 394 | 21 |

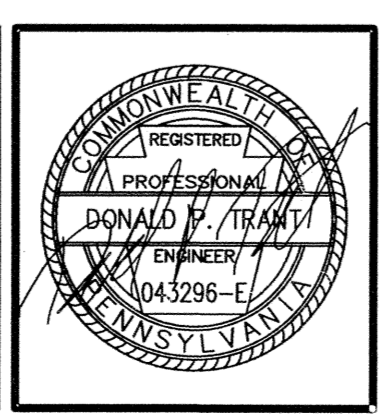
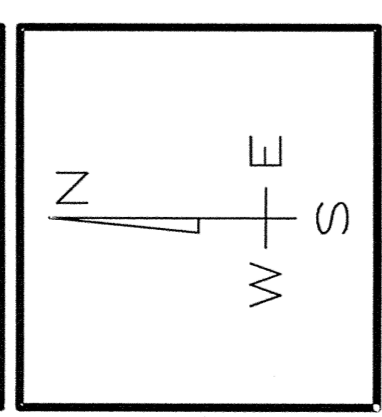


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49-03-19-01-SITE

DRAWN BY: MDK

CHECKED BY: DPT



TRANT CORPORATION
 A Division of NIRA Consulting Engineers, Inc.
 Environmental, Surveying, Site Civil, Traffic

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NIRA
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 EMAIL: permits@trantcorp.com
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NORTH PARK LOUNGE REV. NO. 1
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA

NOT TO SCALE
UNLESS NOTED

SITE NOTES AND SIGNATURES
PLAN

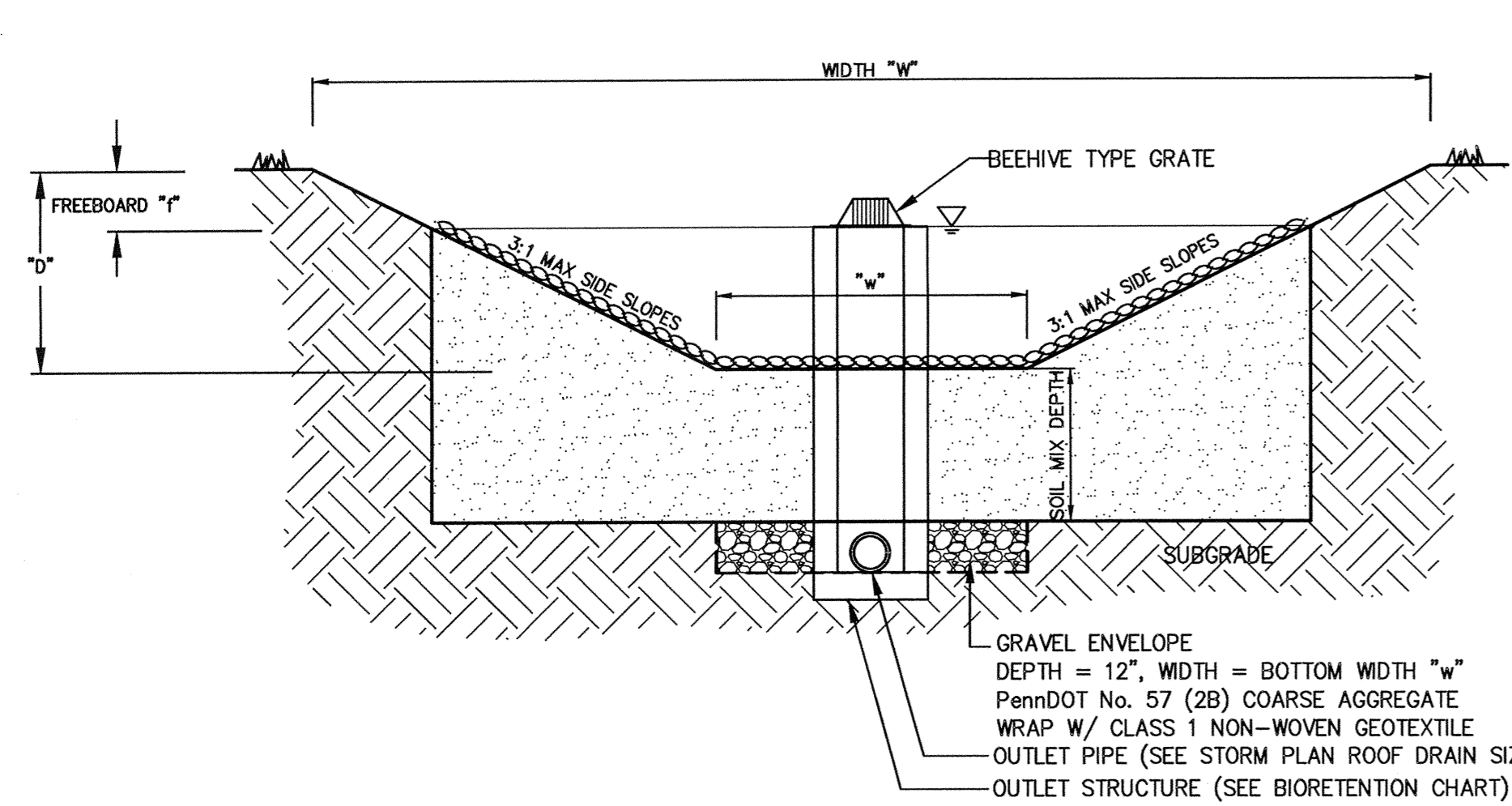
PROJECT NO.: 49-03-19-01 DATE: 09-09-2020

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C104

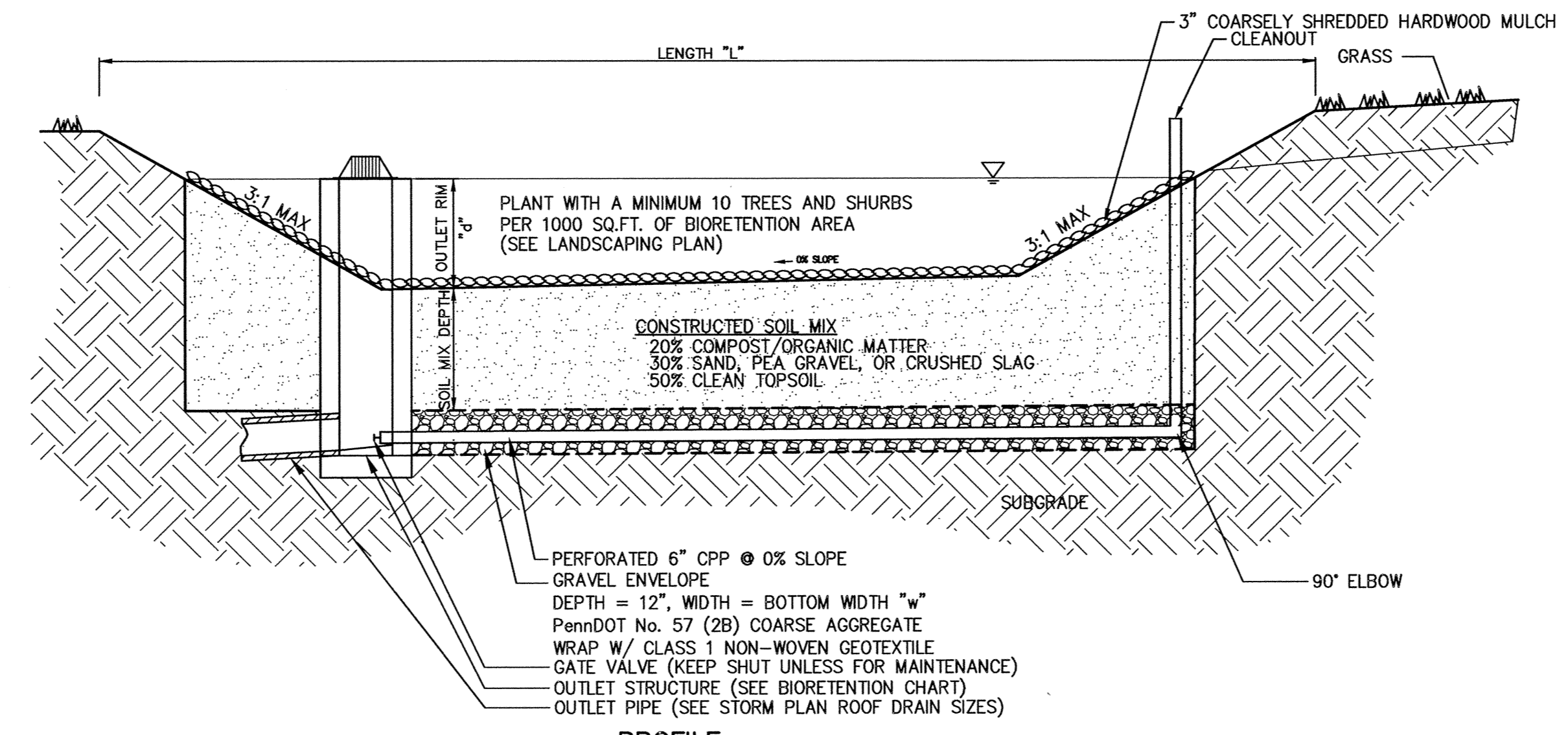
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| BIORETENTION CELL / RAIN GARDEN | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|----------------------|----------------|---------------|----------------------|---------------------|-----------------------|-------------------|---|-----------------------|----------------------|------------------|----------------|--------------------|-------------------|-------|--------|
| BIO-CELL | TOP AREA (sq.ft.) | BOTTOM AREA (sq.ft.) | LENGTH (ft.) L | WIDTH (ft.) W | BOTTOM WIDTH (ft.) w | TOTAL DEPTH (ft.) D | PONDING DEPTH (ft.) d | FREEBOARD (ft.) f | Z | PONDING VOL. (cu.ft.) | SOIL MIX DEPTH (ft.) | BIO BOTTOM ELEV. | BIO BERM ELEV. | OUTLET STRUC. INV. | OUTLET STRUC. RIM | TREES | SHRUBS |
| 1 | 3130 | 983 | 164 | 18 | 6 | 2 | 1.0 | 1.0 | 3 | 983 | 3 | 1102 | 1104 | 1099.00 | 1103.00 | 8 | 24 |



SECTION



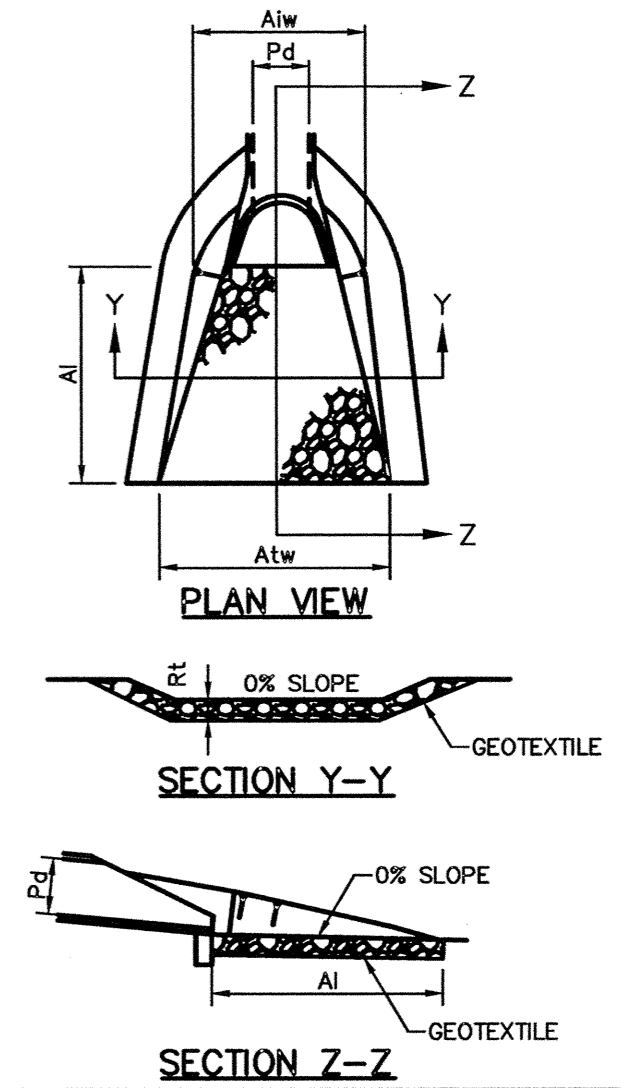
PROFILE

BIORETENTION CELL / RAIN GARDEN DETAILS

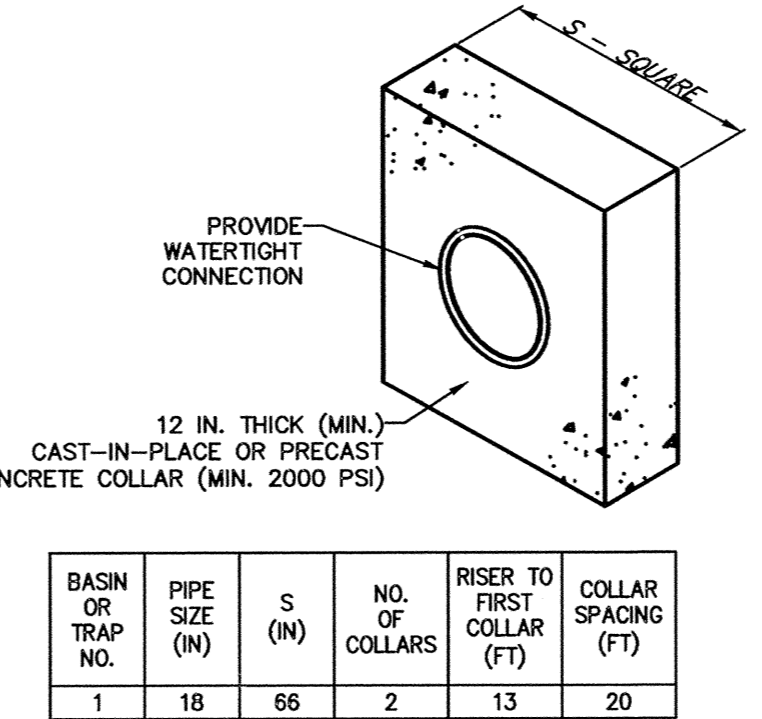
BIORETENTION CELL / RAIN GARDEN PLANTING NOTES:

- * SEE LANDSCAPING PLAN FOR PLANTING REQUIREMENTS *
- MINIMUM OF TEN TREES AND SHRUBS PER 1,000 SQUARE FEET OF BIORETENTION BASIN AREA (BASED ON TOP AREA) WITH A 3:1 RATIO OF SHRUBS TO TREES.
- MINIMUM OF THREE SPECIES OF PLANTINGS, A COMBINATION OF SHRUBS AND TREES, INCLUDED IN EACH BIORETENTION AREA. (EX. 1 TREE SPECIES AND 2 SHRUB SPECIES or 2 TREES SPECIES AND 1 SHRUB SPECIES)
- THE SUGGESTED PLANTS LISTED IN THE BIORETENTION CELL / RAIN GARDEN TABLE ARE ACCEPTABLE WATER TOLERANT PLANTS FOR USE IN PENNSYLVANIA.
- IF PLANTS OTHER THAN THOSE LISTED ARE UTILIZED IN THE BIORETENTION CELLS THEY MUST MEET THE FOLLOWING CRITERIA:
 - LOW-MAINTENANCE
 - NO GROUND COVER DUE TO THE NEED FOR MULCH REPLACEMENT
 - NO TALL TREES DUE TO LIMITED SOIL DEPTH AND GRAVEL ENVELOPE AT BOTTOM
 - NO TAP ROOTS
 - NO THORNS
 - NO INVASIVE SPECIES
 - COMMERCIALY AVAILABLE

| BIORETENTION CELL / RAIN GARDEN SUGGESTED PLANTS | | | | | | | |
|--|---------------------------------|----------------------------------|--------|---------------------|------------------------------|----------------|-------------------|
| TREE/SHRUB/PERENNIAL | SPECIES GENUS | COMMON NAME | NATIVE | DECIDUOUS/EVERGREEN | POTENTIAL MAX. HEIGHT/SPREAD | MOISTURE USAGE | DROUGHT TOLERANCE |
| T | CRATAEGUS VIRIDIS 'WINTER KING' | WINTER KING HAWTHORN | Y | D | 20'-25'/20'-25' | MED | MED |
| T | AMELANCHIER ARBOREA | COMMON SERVICEBERRY | Y | D | 15'-25'/12'-15' | MED | LOW |
| T | BETULA NIGRA | RIVER BIRCH | Y | D | 30'-50'/15'-35' | MED | MED |
| T | CHARMAECYPARIS THYOIDES | ATLANTIC WHITECEDAR | N | E | 40'/10'-15' | HIGH | LOW |
| T | OSTRYA VIRGINIANA | AMERICAN HOPHORNBEAM | Y | D | 25'-35'/16'-20' | LOW | MED-HIGH |
| S | VACCINIUM ANGUSTIFOLIUM | LOWBUSH BLUEBERRY | Y | D | 6"-2'/2'-4' | MED | MED |
| S | RHUS AROMATICA | FRAGRANT SUMAC 'GRO-LO' | N | D | 2'/6'-8' | MED | MED |
| S | HYPERICUM KALMIANUM | ST. JOHN'S WORT | Y | D | 1'-4'/1'-4' | HIGH | HIGH |
| S | YUCCA FILAMENTOSA | ADAM'S NEEDLE YUCCA | N | E | 2'/4' | LOW | HIGH |
| S | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM 'BLUE MUFFIN' | N | D | 4'/4' | MED | MED |
| S | MYRICA PENNSYLVANICA | BAYBERRY | Y | D | 5'-7'/4'-6' | MED | HIGH |
| S | ITEA VIRGINICA | SWEETSPIRE | Y | D | 6'/6' | HIGH | MED |
| S | CORNUS SERICEA | REDSIER DOGWOOD | Y | D | 7'-10'/7'-10' | MED | MED |
| P | ASTER NOVAE-ANGLIAE | NEW ENGLAND ASTER 'PURPLE DOME' | Y | D | 1.5'-2' | MED | MED |
| P | ECHINACEA PURPUREA | EAST. PURPLE CONEFLOWER | Y | D | 2' | MED | MED |
| P | MONARDA L. | BEEBALM | Y | D | 2'-3' | MED | MED |
| P | RUDEBECKIA HIRTA | BLACK-EYED SUSAN | Y | D | 3' | MED | MED |
| P | HEMEROCALIS FULVA | ORANGE DAYLILY | Y | D | 3' | MED | MED |



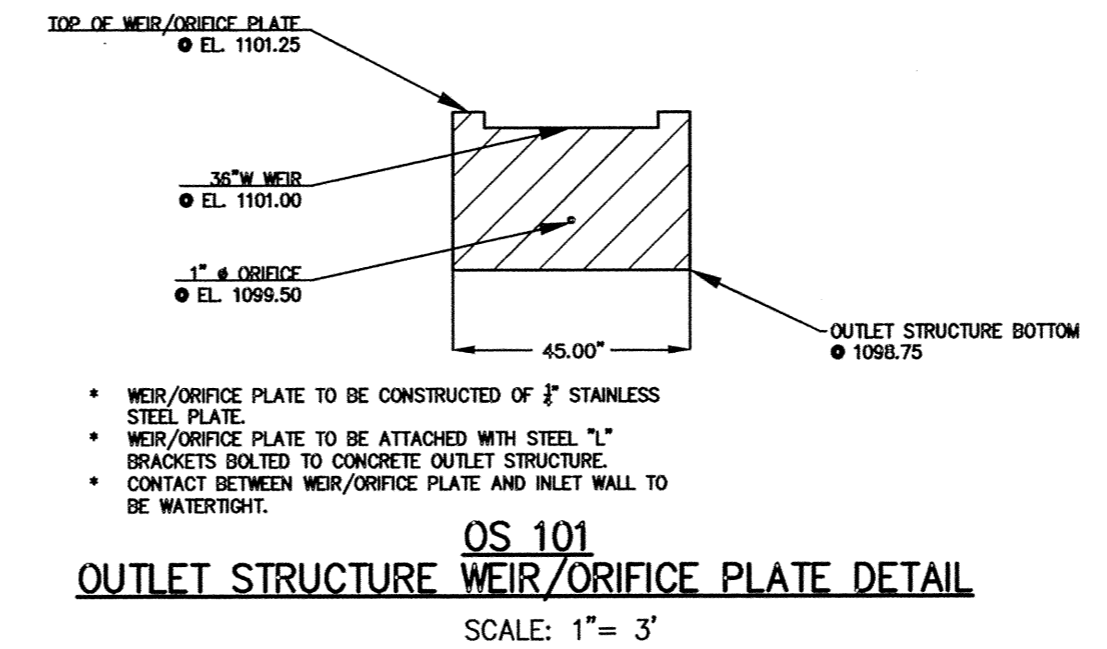
| OUTLET NO. | PIPE DIA Pd (IN) | RIPRAP | | APRON | |
|------------|------------------|--------------|----------------|-----------------------|-------------------------|
| | | SIZE R- (IN) | THICK. Rt (IN) | INITIAL WIDTH Aw (FT) | TERMINAL WIDTH Atw (FT) |
| EW100 | 18 | 3 | 9.0 | 8.0 | 4.5 / 7.7 |



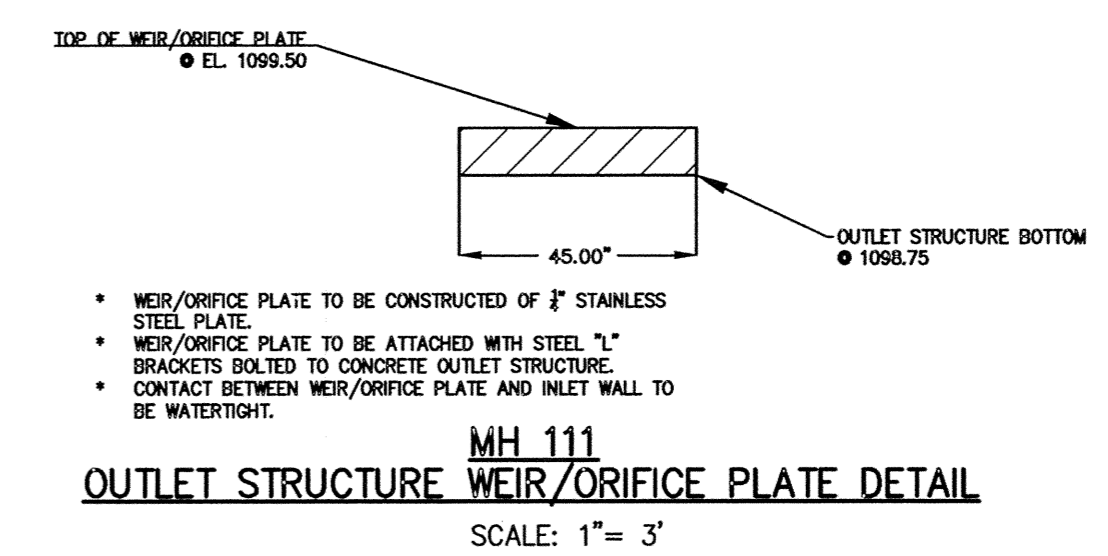
| BASIN OR TRAP NO. | PIPE SIZE (IN) | S (IN) | NO. OF COLLARS | RISER TO FIRST COLLAR (FT) | COLLAR SPACING (FT) |
|-------------------|----------------|--------|----------------|----------------------------|---------------------|
| 1 | 18 | 66 | 2 | 13 | 20 |

NOTES:
 ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
 COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.
STANDARD CONSTRUCTION DETAIL #7-16
CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS
 NOT TO SCALE

NOTES:
 ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
 ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.
STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET WITH FLARED END SECTION OR ENDWALL
 NOT TO SCALE



OS 101
 OUTLET STRUCTURE WEIR/ORIFICE PLATE DETAIL
 SCALE: 1" = 3"



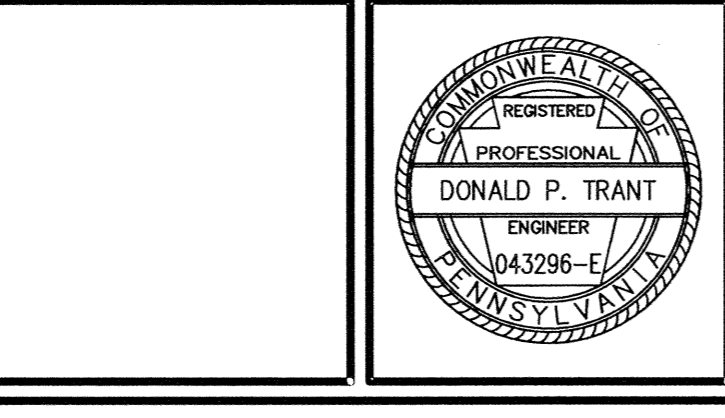
MH 111
 OUTLET STRUCTURE WEIR/ORIFICE PLATE DETAIL
 SCALE: 1" = 3"

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| 1 | 10-05-20 | ADDRESS TWP. COMMENTS | MDK |

DWG. NAME: 49-03-19-01-CD
 DRAWN BY: APT
 CHECKED BY: MDK



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NORTH PARK LOUNGE REV. NO. 1
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA
NOT TO SCALE UNLESS NOTED

CONSTRUCTION DETAILS & STORMWATER PROFILES
 PROJECT NO.: 49-03-19-01 DATE: 09-09-2020

SHEET NO.
C601

THIS PLAN IS OWNED BY TRANT CORPORATION. UNAUTHORIZED REPRODUCTION OR USE VIOLATES CONTRACTUAL AGREEMENTS AND IS SUBJECT TO LEGAL RECOURSE AND FINANCIAL COMPENSATION. PLAN INTERPRETATION IS THE SOLE RESPONSIBILITY OF TRANT CORPORATION, AND ANY SCALING OF PLAN DIMENSIONS, DESIGN INTERPRETATION OR FIELD MODIFICATION WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED. CONDITIONS RESULTING FROM UNAUTHORIZED USE OF PLANS IS THE SOLE RESPONSIBILITY OF SUCH INDIVIDUALS TAKING ACTION. SUBSTITUTIONS OF CONSTRUCTION MATERIALS OR OTHER SITE ELEMENTS WITHOUT WRITTEN AUTHORIZATION IS PROHIBITED.



STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-18, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

- STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG REACH HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (305 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- FULL 36" (915 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2894 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

NOTE: FACILITY DESIGNED TO INFILTRATE. NO UNDERDRAIN IS PROPOSED FOR THE DETENTION FACILITY.

NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH)
 CHAMBER STORAGE: 109.9 CUBIC FEET (3.11 m³)
 MINIMUM INSTALLED STORAGE*: 175.0 CUBIC FEET (4.96 m³) (91.2 kg)

NOMINAL END CAP SPECIFICATIONS
 SIZE (W X H X INSTALLED LENGTH)
 END CAP STORAGE: 14.9 CUBIC FEET (0.42 m³)
 MINIMUM INSTALLED STORAGE*: 45.1 CUBIC FEET (1.28 m³) (22.7 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

| PART # | STUB | B | C |
|--------------|--------------|-----------------|---------------|
| MC3500EP26GT | 6" (150 mm) | 33.21" (844 mm) | 0.92" (23 mm) |
| MC3500EP26B | 8" (200 mm) | 31.16" (791 mm) | 0.81" (21 mm) |
| MC3500EP26T | 10" (250 mm) | 29.04" (738 mm) | 0.83" (21 mm) |
| MC3500EP12T | 12" (300 mm) | 26.38" (670 mm) | 1.30" (34 mm) |
| MC3500EP12B | 15" (375 mm) | 23.52" (594 mm) | 1.50" (38 mm) |
| MC3500EP12C | 18" (450 mm) | 20.03" (509 mm) | 1.77" (45 mm) |
| MC3500EP24T | 24" (600 mm) | 14.48" (368 mm) | 2.08" (53 mm) |
| MC3500EP24B | 30" (750 mm) | 11.78" (299 mm) | 2.78" (71 mm) |

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A WELDED CROWN PLATE END WITH "C" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12" (300-600 mm) SIZE ON SIZE AND 18" (450-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
 A. INSPECTION PORTS (IF PRESENT)
 A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 B. ALL ISOLATOR ROWS
 B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 B.3. IF FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 B.3.1. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
 A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
 STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

| MATERIAL LOCATION | DESCRIPTION | AASHTO MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT |
|-------------------|---|---|---|
| D | FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER. | N/A | PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS. |
| C | INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER. | AASHTO M14S ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 3S7, 4, 4E7, 4, 9S, 5T, 6, 6T, 6S, 7, 7A, 8, 8S, 9, 10 | BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. |
| B | EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE. | AASHTO M43 ¹ 3, 4 | NO COMPACTION REQUIRED. |
| A | FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER. | AASHTO M43 ¹ 3, 4 | PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3} |

PLEASE NOTE:
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

NOTES:

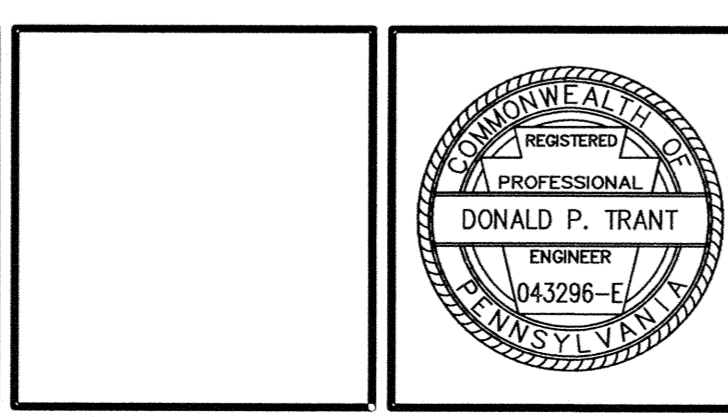
- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

Plot Date: 10/2/2020 8:44 AM File Name: Z:\48-ENR\CDP\48-03-19-01-CD\DWG_C602.dwg User: LUCAS

PLAN BOOK PAGE
394 23

| REV. NO. | DATE | DESCRIPTION | BY |
|----------|----------|-----------------------|-----|
| 1 | 10-05-20 | ADDRESS TWP. COMMENTS | MDK |

DWG. NAME: 48-03-19-01-CD
 DRAWN BY: APT
 CHECKED BY: MDK



TRANT CORPORATION
 A Division of NIRA Consulting Engineers, Inc.
 Environmental, Surveying, Site Civil, Traffic
 950 FIFTH AVENUE
 CORAOPOLIS, PA 15108

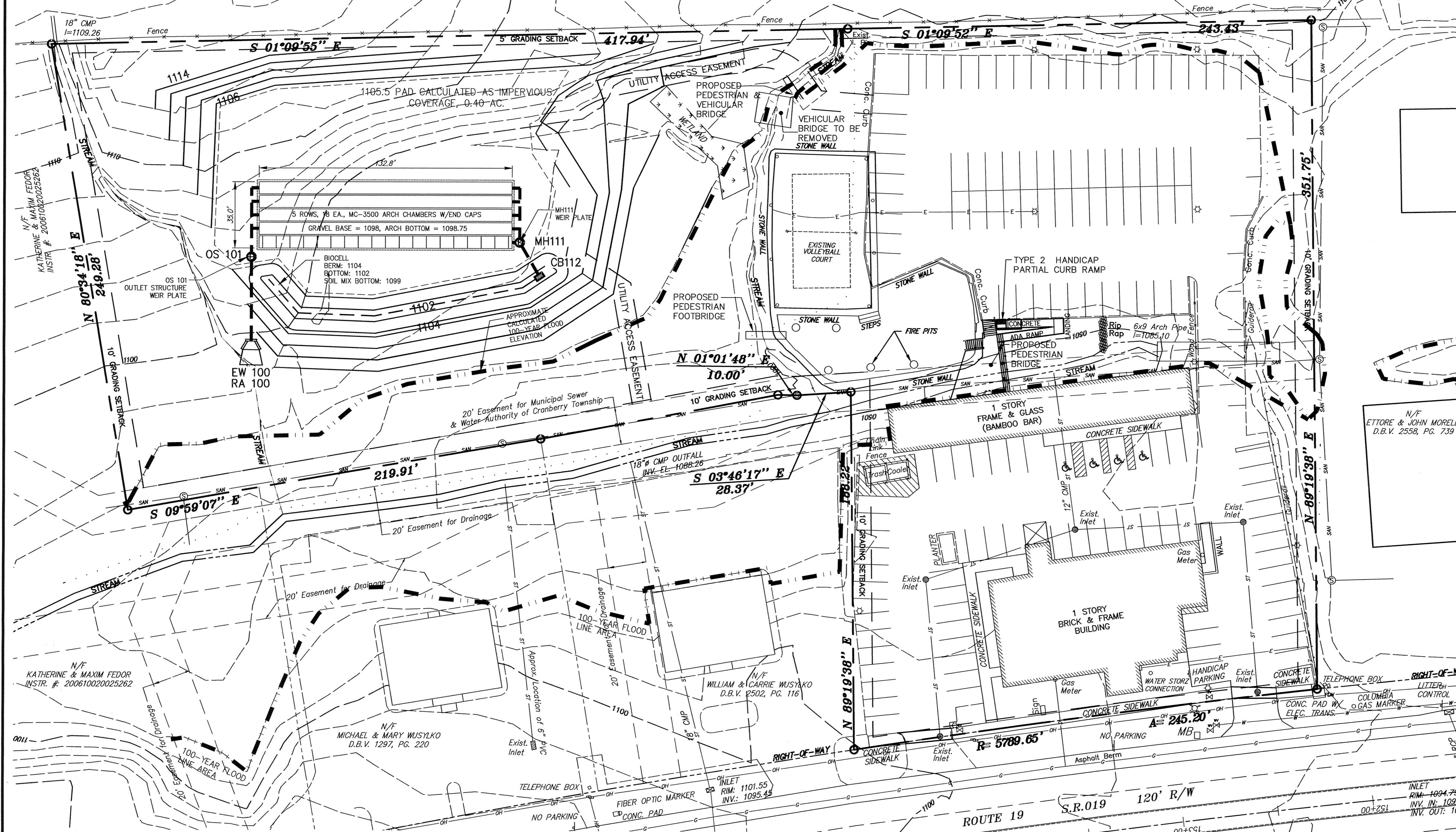
NIRA Consulting Engineers, Inc.
 PHONE: (724) 935-7900
 EMAIL: permits@trantcorp.com
 EMAIL: mail@niraengineers.com

NORTH PARK LOUNGE REV. NO. 1
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA
 NOT TO SCALE UNLESS NOTED

CONSTRUCTION DETAILS
 PROJECT NO.: 49-03-19-01 DATE: 09-09-2020

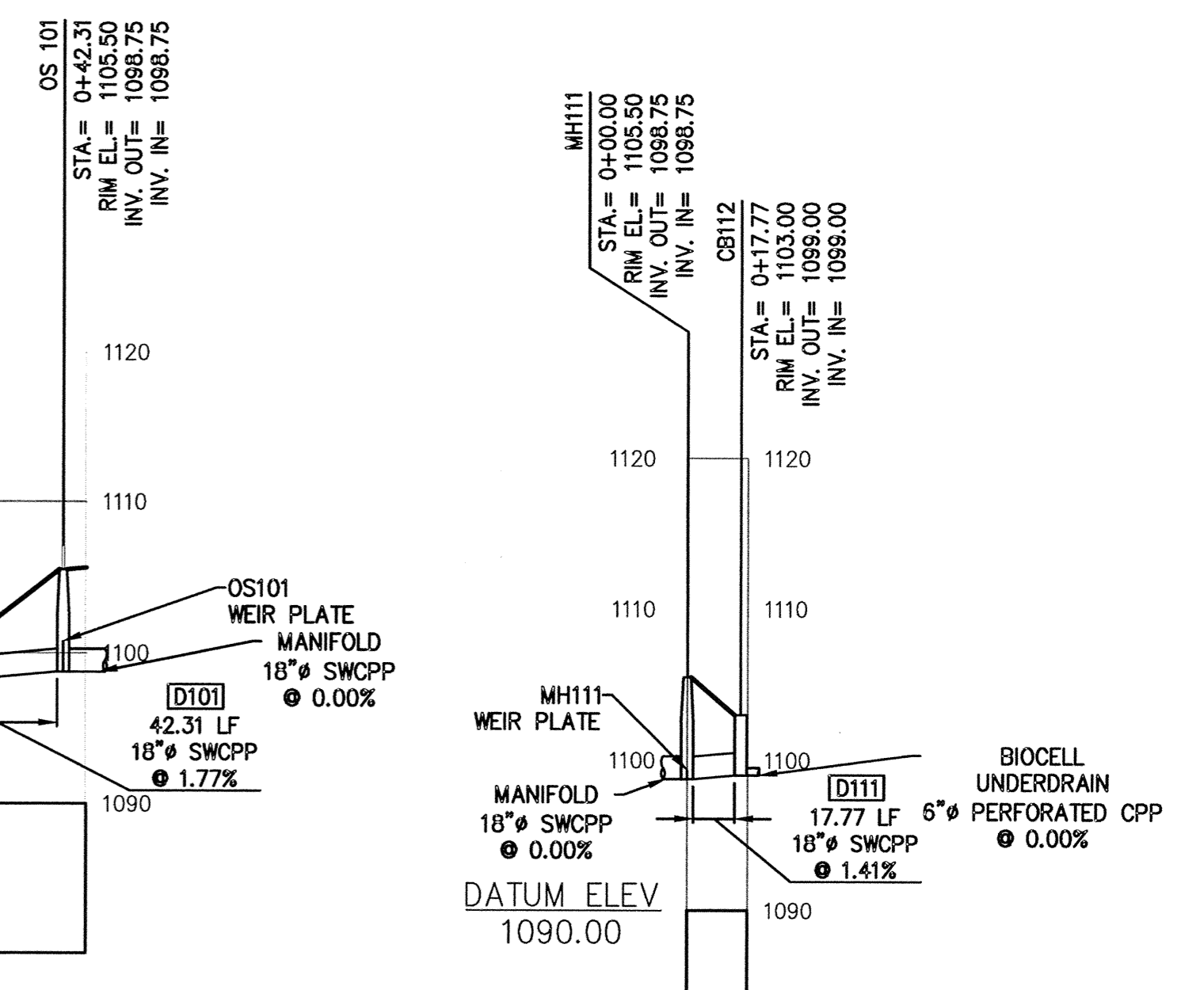
SHEET NO.
C602

INTERSTATE 79 (S.R.0079) - R/W VARIES



| SU-1 ZONING DISTRICT STANDARDS | | |
|---|--|---|
| AUTHORIZED USE: RESTAURANT (BY RIGHT) | | |
| SITE STANDARDS: | REQ'D./PERMITTED | PROVIDED |
| MINIMUM LOT AREA: | ONE ACRE | 4.037 AC. |
| BUILDING SETBACKS: | | |
| FRONT YARD | 50 FT. (a) | 9 FT. (EXISTING BUILDING) |
| SIDE YARD | 15 FT. (a) | 15 FT. (a) |
| REAR YARD | 15 FT. (a) | 15 FT. (a) |
| MINIMUM LOT WIDTH: | 80 FT. | 245.20 FT. |
| BUILDING HEIGHT: | 50 FT. (a,b) | 1 STORY |
| IMPERVIOUS SURFACE: | 60% | 1.41 AC. (EXISTING) 0.43 AC. (PROPOSED) 45.58% |
| NO PAVE SETBACK: | | |
| S.R. 0019 | 50 FT. | 2.5 FT. (EXISTING PARKING LOT) |
| SITE PERIMETER BUFFER: | 10 FT. MIN. | 10 FT. |
| (a) No structure shall exceed 50 feet in height unless every required yard is increased by 1 foot for each additional 2 feet in height over 50 feet. | | |
| (b) Any structure higher than 50 feet on a lot which abuts residential zoning district shall be set back an additional 1 foot for every foot over 50 feet in addition to the requirements of (a). | | |
| *Additional impervious consists of proposed pedestrian bridge, footbridge, and concrete ADA ramp. | | |
| SITE INFORMATION | | |
| SITE OWNER: | BRAD DRESSEN NORTH PARK LOUNGE 20810 ROUTE 19 CRANBERRY, PA 16066 | |
| SITE LOCATION: | 20810 ROUTE 19 | |
| SITE AREA: | 175,840.36 SQ. FT./4.037 ACRES | |
| SITE DATA/PARKING REQUIREMENTS | | |
| EXISTING USES: | MIN. REQUIREMENT: | REQUIRED PARKING |
| RESTAURANT | 1 STALL PER 65 SQ. FT. OF CFA. | 10,664 SQ. FT. = 165 STALLS |
| TOTAL EXISTING PARKING STALLS: | | 138 STALLS (4 ACCESSIBLE INCLUDED) |
| ADDITIONAL SHARED PARKING AS PER AGREEMENT WITH ADJACENT PROPERTY OWNER: | | 88 STALLS |
| TOTAL PARKING PROVIDED: | | 221 PARKING STALLS 2 VAN ACCESSIBLE STALL 3 HANDICAP STALLS 226 PARKING STALLS TOTAL |

PROFILE SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL



Cranberry Township Stormwater Management Standards

Notes:

Section 17.350.7.C(2)(a)14
It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved stormwater management site plan or to allow the property to remain in a condition that does not conform to an approved stormwater management site plan, unless the township grants an exception in writing.

Section 17.350.7.C(2)(a)16
No person shall modify, remove, fill, landscape, or alter any existing stormwater BMPs, facilities, areas, or structures, unless it is part of an approved maintenance program, without the written approval of the township.

Section 17.350.7.C(3)
Municipal Liability Disclaimer. Approval of a stormwater management plan by the township shall not be construed as an indication that said plan complies with the requirements, laws, or standards of any agency of the commonwealth which may or may not govern said activity.

Section 17.350.8.I(9)(a)
It shall be unlawful to alter or remove any permanent stormwater BMP required by an approved stormwater management plan or allow the property to remain in a condition which does not conform to an approved stormwater management plan, unless the Township grants an exception in writing.

Owners Signature: *[Signature]* Date: 2-3-2021

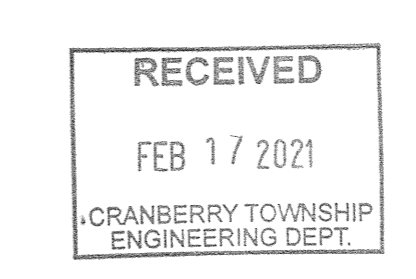
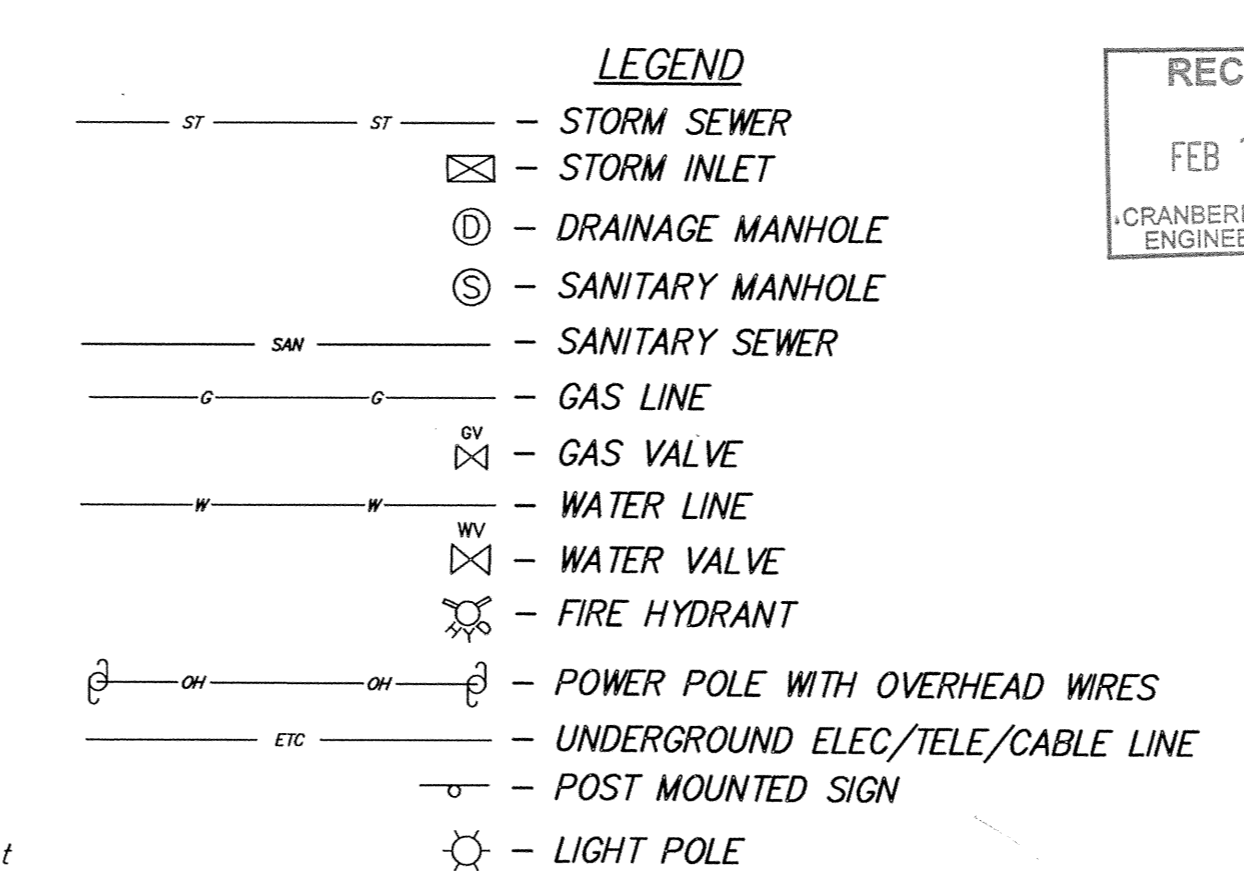
Section 17.350.8.I(9)(b)
The Operation and maintenance (O&M) agreement between the Township and Owner is part of the SWM site plan.

Section 17.350.8.I(9)(c)
Record drawings will be provided for all stormwater facilities prior to occupancy or the release of the surety bond.

Section 17.350.8.I(9)(d)
I, Donald P. Trant, hereby certify that the stormwater management plan meets all design standards and criteria of the Cranberry Township Stormwater Management Ordinance.
Signature: *[Signature]* Date: 1/27/21

Section 17.350.8.I(9)(e)
I, Tim Schurzman, the township engineer, have reviewed this stormwater management plan in accordance with the design standards and criteria of the Cranberry Township Stormwater Management Ordinance.
Signature: *[Signature]* Date: 2/18/2021

Section 17.350.14.B
At the completion of the project and as a prerequisite for the release of the financial guarantee the applicant shall:
(1) Provide a certification from the design engineer verifying that all permanent facilities have been constructed according to the SWM site plan and report and approved revisions thereto.
(2) Provide a set of record drawings.
(3) Request final inspection from the Township to certify compliance with the Part after receipt of the certification of completion and record drawings by the Township.



| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 24 |

PENNSYLVANIA ACT 187 (1996)
REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DRIVING, DRILLING, BLASTING OR EXCAVATING. CONTRACTOR SHALL CONTACT:
PA ONE-CALL
1-800-242-1776
PRIOR TO START OF WORK.
EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
SERIAL# 20111012150

NOTE:
All existing utilities shown on this plan were plotted based on the location of aboveground facilities, markers, and as-built locations of visible storm and sanitary sewers structures only. These locations must be considered approximate. Trant Corporation has not field verify any underground utilities and accepts no responsibility for the location of any underground utilities. The Property owner is cautioned on the location of all underground utility facilities located on the property.

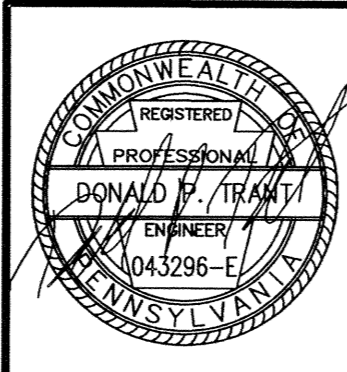
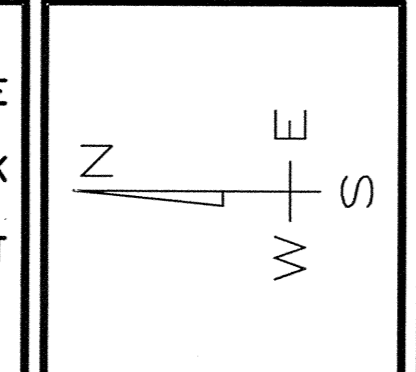
The existing topographical information shown on this plan was taken from current PAMAP Program LIDAR Processing/Contour Enhancement Lines of Pennsylvania. Trant Corporation accepts no responsibility for the accuracy of the existing topographical information shown on this plan.

| REV. NO. | DATE | DESCRIPTION | BY |
|----------|----------|-----------------------|-----|
| 1 | 10-05-20 | ADDRESS TWP. COMMENTS | MDK |
| 2 | 11-25-20 | ADDRESS TWP. COMMENTS | MDK |

DWG. NAME:
49-03-19-01-SITE

DRAWN BY: MDK

CHECKED BY: DPT



TRANT CORPORATION
A Division of NIRA Consulting Engineers, Inc.
Environmental, Surveying, Site Civil, Traffic

950 FIFTH AVENUE
CORAPOLIS, PA 15108

NIRA
Consulting Engineers, Inc.

PHONE: (724) 935-7900
EMAIL: permits@trantcorp.com
EMAIL: mail@niraengineers.com

NORTH PARK LOUNGE REV. NO. 1
CRANBERRY TOWNSHIP - BUTLER COUNTY - PA

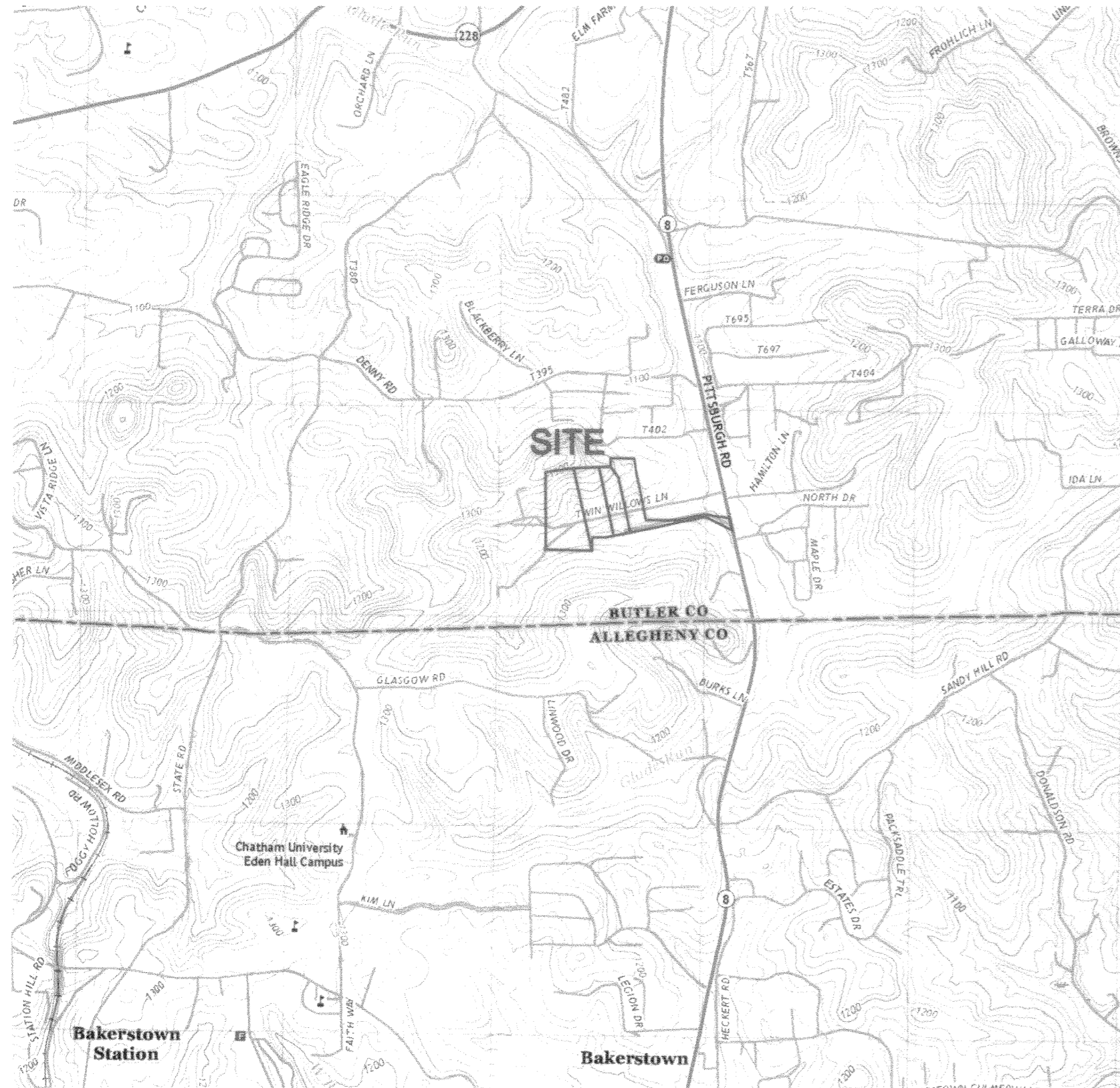
1 inch = 30 ft.

SITE, GRADING, AND STORMWATER MANAGEMENT PLAN

PROJECT NO.: 49-03-19-01 DATE: 09-09-2020

SHEET NO.
C103

VALENCIA QUAD - SCALE 1" = 2000'



ACCESS ROAD NOTES

PARCEL 230-2F88-1 ADJOINS AND CONNECTS TO STATE ROUTE 8 BY WAY OF A STRIP OF LAND THAT RUNS THROUGH SYLVAN SPRINGS LANE, A 50' WIDE RIGHT-OF-WAY, AND IS SHOWN ON PAGE 2 BY A LIGHT GREY CROSS HATCH PATTERN. THE 50' WIDE RIGHT-OF-WAY ALONG SYLVAN SPRINGS LANE WAS CONVEYED TO PREDECESSORS IN TITLE OF PARCEL 230-2F88-1 BY WAY OF DEED BOOK 889, PAGE 239 AND SUBSEQUENTLY EXTENDED BY WAY OF DEED BOOK 1003, PAGE 585.

PARCEL 230-2F88-1 MAY ALSO ENJOY THE RIGHT TO USE A 16.5' WIDE RIGHT-OF-WAY AND EASEMENT FOR INGRESS, EGRESS AND REGRESS OVER, ACROSS AND THROUGH LANDS NOW OR FORMERLY OF ALBERT K. MCKEE AS DESCRIBED IN THE VESTING DEED FOR SAID PARCEL OF RECORD IN INSTRUMENT #200409300031809. THE 16.5' WIDE RIGHT-OF-WAY WAS ORIGINALLY RECORDED IN DEED BOOK 112, PAGE 171.

INGRESS, EGRESS AND REGRESS TO LOTS 1A, 1B, 1C, AND 1D AS CREATED PER THIS PLAN WILL BE BY WAY OF A 50' WIDE PRIVATE ROAD RIGHT-OF-WAY AND EASEMENT AS SHOWN ON PAGE 2 BY A SOLID GREY HATCH RUNNING THROUGH PARCEL 230-2F88-1 AND TING INTO THE EXISTING 50' WIDE RIGHT-OF-WAY ALONG SYLVAN SPRINGS LANE. THE OWNERS OF LOTS 1A, 1B, 1C, AND 1D WILL BE SUBJECT TO A ROAD MAINTENANCE AGREEMENT FOR SAID 50' PRIVATE ROAD AND RESPONSIBLE FOR THE ROAD'S MAINTENANCE. SEE "DECLARATION OF EASEMENTS AND PRIVATE ROAD MAINTENANCE AGREEMENT" TO BE RECORDED AS PART OF FUTURE CONVEYANCES FOR LOTS 1A, 1B, 1C AND 1D.

ALL PROPERTIES THAT LIE WEST OF PARCEL 230-2F88-1 AND WHICH CURRENTLY ENJOY ACCESS RIGHTS ALONG TWIN WILLOWS LANE BY WAY OF THE 16.5' WIDE ROAD EASEMENT AS RECORDED IN DEED BOOK 112, PAGE 171 WILL CONTINUE TO ENJOY THOSE ACCESS RIGHTS AND WILL NOT BE SUBJECT TO THE 50' PRIVATE ROAD MAINTENANCE AGREEMENT.

MUNICIPAL DECLARATIONS

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

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.

TOWNSHIP SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION NO. 13 OF 2021 EFFECTIVE THIS 5th DAY OF MAY 2021.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.

TOWNSHIP PLANNING COMMISSION

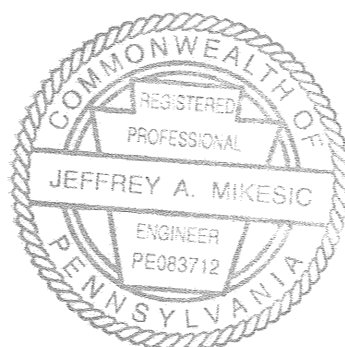
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 24th DAY OF FEBRUARY 2021.

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF FEBRUARY 2021.

TOWNSHIP ENGINEER

I, Jeff Mikesic, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF MIDDLESEX, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVING AUTHORITY.

GIVEN UNDER MY HAND AND SEAL THIS 5/5/21 DAY OF MAY 2021.



PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 394, PAGE(S) 25-26.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.

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

BUTLER COUNTY PLANNING APPROVAL

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF APRIL 2021.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF APRIL 2021.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF APRIL 2021.

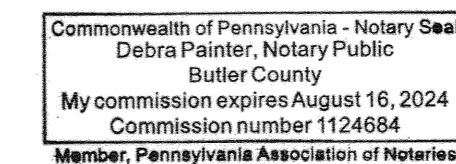
ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, A NOTARY PUBLIC, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED KRISHNAN ANANDAN, A PARTNER IN MADAKKARA, L.P., AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF MAY 2021.

MY COMMISSION EXPIRES THE 16th DAY OF MAY 2021.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.



OWNER'S ADOPTION

BY RESOLUTION APPROVED ON THE 17th DAY OF MAY 2021 THE BOARD OF DIRECTORS OF MADAKKARA, L.P. OWNERS OF LAND SHOWN ON THE MADAKKARA, L.P. PLAN OF LOTS 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. MADAKKARA, L.P., HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 17th DAY OF MAY 2021.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF MAY 2021.

OWNER INFORMATION

OWNER: MADAKKARA, L.P. (KRISHNAN ANANDAN)
 ADDRESS: 290 EMERALD BAY, L6 NAPLES, FL 34110
 TELEPHONE: 412-606-2302
 SOURCE OF TITLE: INSTRUMENT #200409300031809
 PARCEL ID: 230-2F88-1

PARCEL DATA

| TOTAL ACREAGE TO BE SUBDIVIDED | 44.240 ACRES |
|--------------------------------|--------------|
| LOT 1A | 17.080 ACRES |
| LOT 1B | 10.139 ACRES |
| LOT 1C | 6.451 ACRES |
| LOT 1D | 10.570 ACRES |

ZONING INFORMATION

| AG-A RURAL RESIDENTIAL | |
|----------------------------------|--|
| MINIMUM LOT AREA (ON LOT SEPTIC) | 1.0 ACRES |
| MINIMUM LOT WIDTH | 125 FEET |
| FRONT SETBACK | 50 FEET |
| SIDE SETBACK | 35 FEET |
| REAR SETBACK (PRIMARY STRUCTURE) | 75 FEET |
| MAXIMUM BUILDING HEIGHT | 35 FEET |
| MAXIMUM IMPERVIOUS COVERAGE | 20% |
| C-3 REGIONAL COMMERCE | |
| MINIMUM LOT AREA | 1.0 ACRES |
| MINIMUM LOT WIDTH | 150 FEET |
| FRONT SETBACK | 85 FEET (+1 FT FOR EACH BUILDING OVER 36 FEET) |
| SIDE SETBACK | 50 FEET |
| REAR SETBACK | 50 FEET |
| MAXIMUM BUILDING HEIGHT | 50 FEET |
| MAXIMUM IMPERVIOUS COVERAGE | 40% |

SURVEY NOTES

PROPERTY IS SUBJECT TO EASEMENTS, SERVICES, RIGHT-OF-WAYS, LEASES, RESERVATIONS, EXCEPTIONS, RESTRICTIONS, ETC., IF ANY MAY APPEAR, EITHER RECORDED OR UNRECORDED.

SURVEYOR'S CERTIFICATION

I, RYAN JONES, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAT CORRECTLY REPRESENTS A PLOT COMPLETED BY ME ON MAY 22, 2021; THAT THE MONUMENTS SHOWN THEREON EXIST; AND THAT THEIR LOCATION, SIZE AND TYPE OF MATERIAL ARE ACCURATELY SHOWN.

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

FEMA FLOOD ZONE INFORMATION

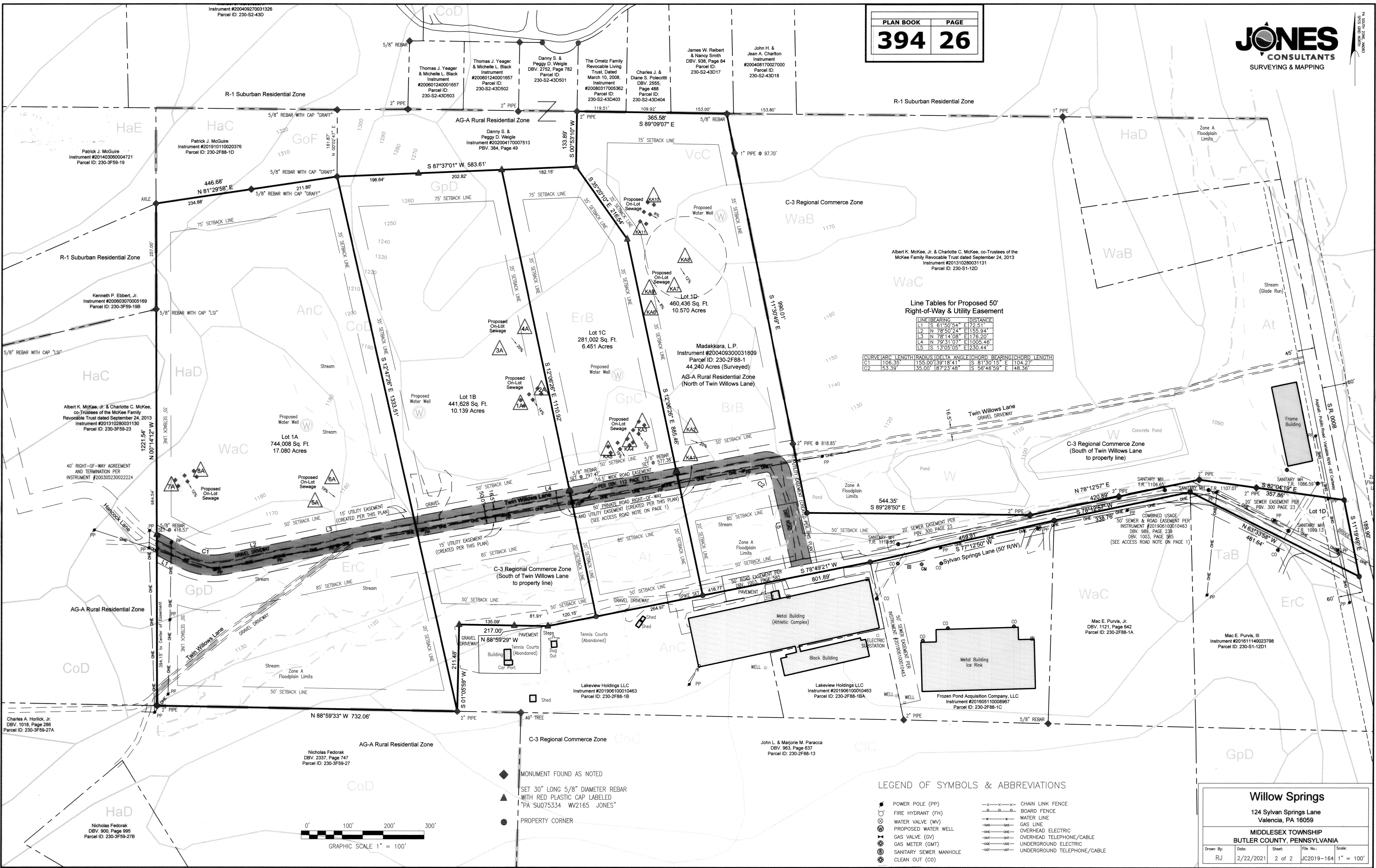
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 4201900545D WITH AN EFFECTIVE DATE OF AUGUST 2, 2018 AND MAP NUMBER 4201900537D WITH AN EFFECTIVE DATE OF AUGUST 2, 2018, FOR TOWNSHIP OF MIDDLESEX, BUTLER COUNTY, PENNSYLVANIA, THE PROPERTY LIES PRIMARILY IN ZONE "X", WHICH IS DETERMINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. HOWEVER, A PORTION OF THE PROPERTY THAT IS NEAR GLADE RUN TRIBUTARY 1.4 IS WITHIN ZONE "A" HAVING NO ESTABLISHED BASE FLOOD ELEVATIONS.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. 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.

A DESIGN ONE CALL WAS PLACED ON DECEMBER 18, 2019, TICKET NUMBERS 20193520669.

THE SUBDIVIDER AGREES TO INDEMNIFY AND SAVE HARMLESS THE TOWNSHIP OF MIDDLESEX, ITS AGENTS, SERVANTS AND/OR EMPLOYEES FROM ANY AND ALL LIABILITY BY REASON OF THE TOWNSHIP RELIANCE UPON THE PLANS, DRAWINGS, SPECIFICATIONS AND/OR OTHER STATEMENTS SUBMITTED BY OR THROUGH THE SUBDIVIDER ARISING OUT OF OR BY REASON OF DAMAGE WHICH MAY BE FOUND TO EXIST TO PROPERTY OR PROPERTY OWNERS OR OCCUPIERS OTHER THAN THE SUBDIVIDER, AS A RESULT OF THE IMPLEMENTATION OF THE PROPOSED SUBDIVISION.

NOTICE TO PURCHASERS: THERE MAY BE EXISTING UTILITIES, DRAINAGEWAYS AND EASEMENTS CROSSING THIS SUBDIVISION WHICH WERE NOT APPARENT FROM A SURFACE INSPECTION OF THE PREMISES. UTILITY, DRAINAGEWAYS, AND ANY OTHER EASEMENTS SHALL REMAIN AS THEY APPEAR IN PRIOR INSTRUMENTS OF RECORD. OWNERS OF LOTS IN THIS SUBDIVISION TAKE TITLE SUBJECT TO THESE EASEMENTS.



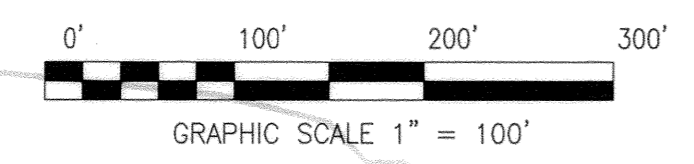
Line Tables for Proposed 50' Right-of-Way & Utility Easement

| LINE BEARING | DISTANCE |
|------------------|----------|
| L1 S 61°50'54" E | 172.51 |
| L2 N 78°50'24" E | 155.94 |
| L3 N 78°14'08" E | 176.20 |
| L4 N 78°31'07" E | 1100.48 |
| L5 S 13°03'09" E | 230.44 |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1 | 106.35 | 155.00 | 39°18'41" | S 81°30'15" E | 104.27 |
| C2 | 53.39 | 35.00 | 87°23'48" | S 56°46'59" E | 48.36 |

Charles A. Horlick, Jr.
DBV. 1018, Page 286
Parcel ID: 230-3F59-27A

Nicholas Fedorak
DBV. 900, Page 995
Parcel ID: 230-3F59-27B



- ◆ MONUMENT FOUND AS NOTED
- ▲ SET 30" LONG 5/8" DIAMETER REBAR WITH RED PLASTIC CAP LABELED "PA SU075334 W2165 JONES"
- PROPERTY CORNER

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE (PP)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- PROPOSED WATER WELL
- GAS VALVE (GV)
- GAS METER (GMT)
- SANITARY SEWER MANHOLE
- CLEAN OUT (CO)
- x-x-x- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CABLE

Willow Springs
124 Sylvan Springs Lane
Valencia, PA 16059

MIDDLESEX TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Drawn By: RJ Date: 2/22/2021 Sheet: 2 of 2 File No.: JC2019-164 Scale: 1" = 100'

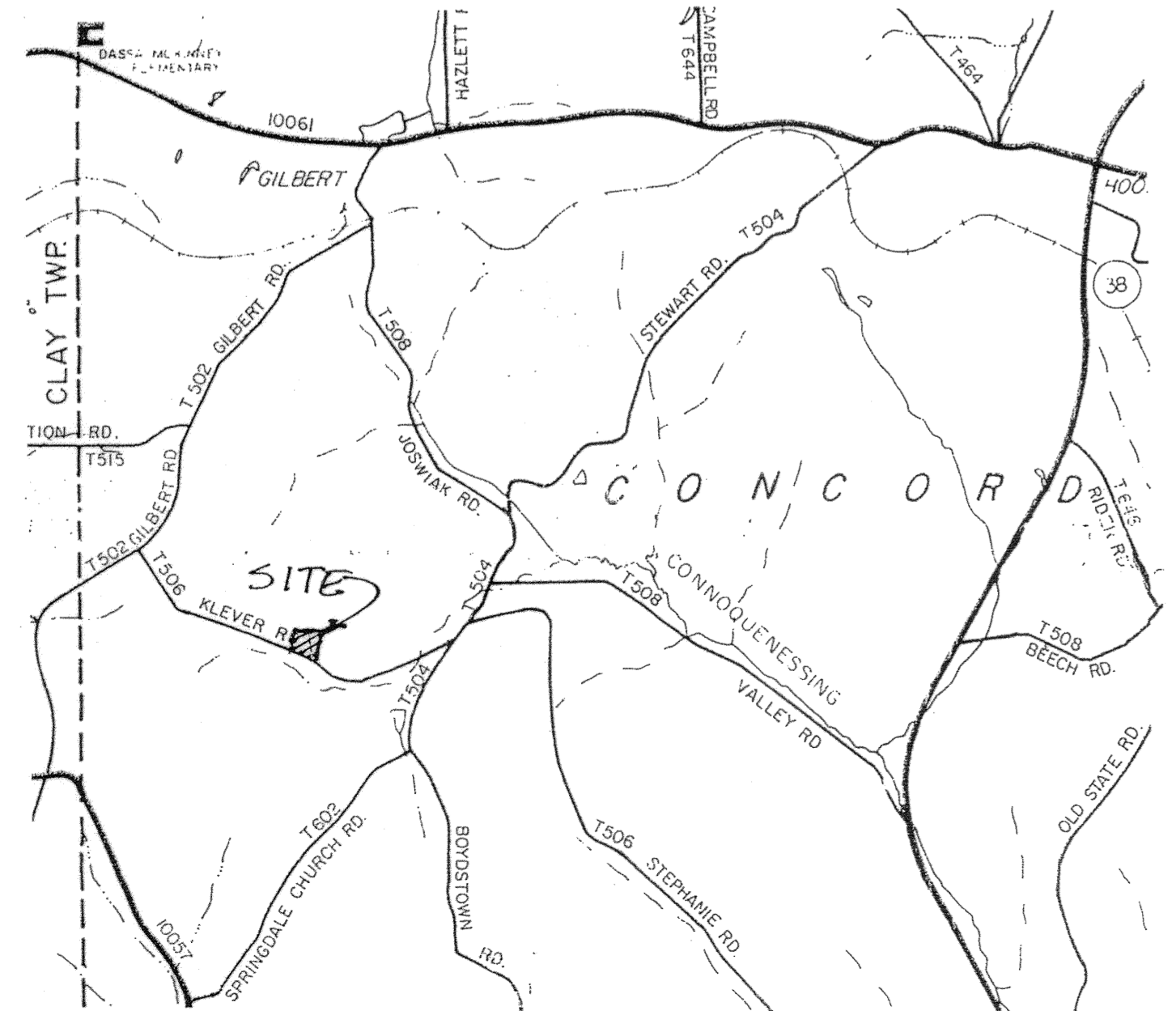
110-2F26-40
N/F JOYCE M. BONAR
EX. 34.863 ACRES+/-
= 0.587 ACRE PARCEL A
34.276 ACRES+/-
TOTAL AFTER CONVEYANCE

110-2F26-40B
N/F TIMOTHY J. PRY
EX. LOT 1 of P.B. 166 PG. 49
1.136 ACRE to C
+0.587 ACRE PARCEL A
+0.696 ACRE PARCEL B
2.419 ACRES TOTAL
AFTER CONVEYANCES =
REVISED LOT 1

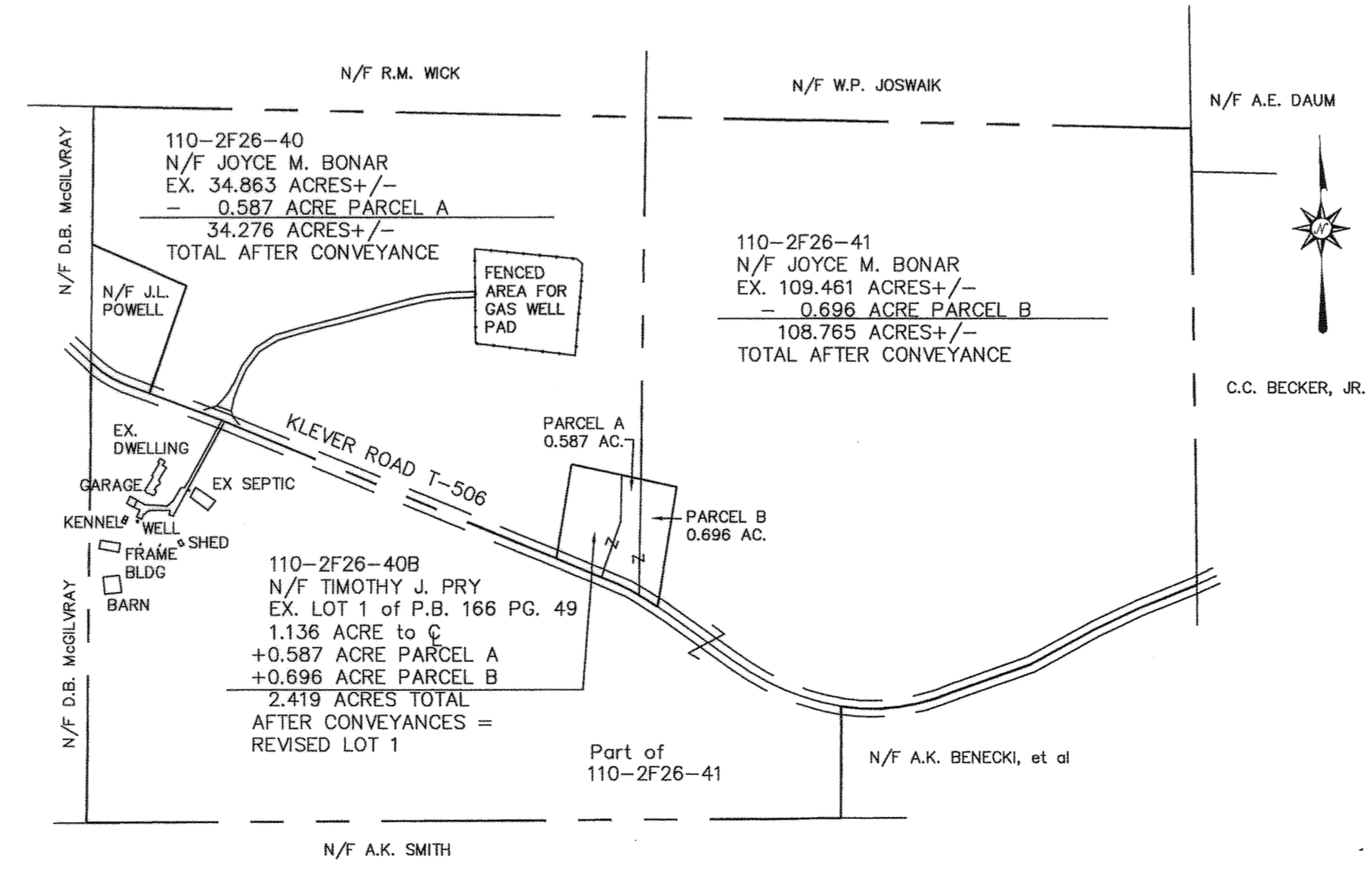
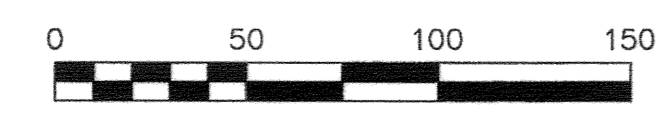
110-2F26-41
N/F JOYCE M. BONAR
EX. 109.461 ACRES+/-
= 0.696 ACRE PARCEL B
108.765 ACRES+/-
TOTAL AFTER CONVEYANCE

TO BE CONVEYED TO &
COMBINED WITH ADJACENT
LOT 1, NOT INDIVIDUAL
BUILDING LOTS.

Part of Remnant
110-2F26-41



VICINITY MAP Scale: 1" = 2000'

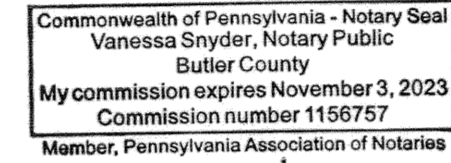


LOCATION MAP Scale: 1" = 400'

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 11th day of May, 2021
ATTEST:
Vanessa Snyder
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 Timothy J. Pry, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.
Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 11th day of May, 2021
My Commission expires the 3rd day of November, 2023
SEAL
Vanessa Snyder
NOTARY PUBLIC



NOTES:

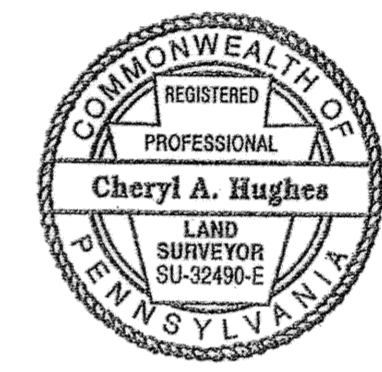
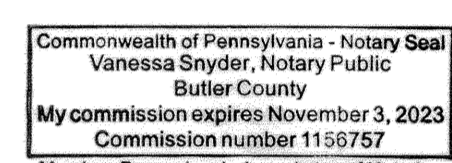
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
PROPERTY OWNERS: TIMOTHY PRY
147 KLEVER ROAD
WEST SUNBURY, PA 16061
JOYCE BONAR
P.O. BOX 78
WEST SUNBURY, PA 16061
REF: RODNEY L. & JOYCE M. BONAR PLAN AS RECORDED 08/20/1993, P.B. 166 PG. 49.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, TO COMBINE PARCELS A & B WITH ADJOINING LAND OF PRY. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21st day of May, 2021
ATTEST:
Vanessa Snyder
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 Joyce M. Bonar, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.
Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 11th day of May, 2021
My Commission expires the 3rd day of November, 2023
SEAL
Vanessa Snyder
NOTARY PUBLIC

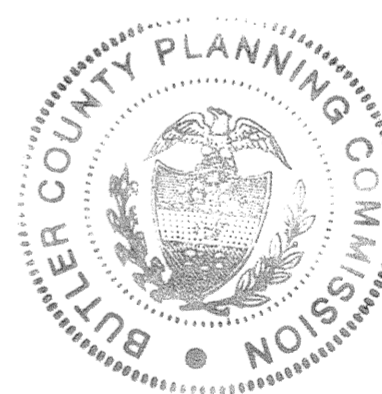


I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have 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: April 6, 2021 SEAL: *Cheryl A. Hughes*
REG. NO. SU-32486-E

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

Approved by the Supervisors of the Township of Concord this 17th day of May, 2021
Michelle Y. Thompson SEAL *Handi L. Lacey*
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 21st day of April, 2021
R. Huns SEAL *J. Him*
SECRETARY CHAIRMAN/PRESIDENT
Butler Co Plan # 21089



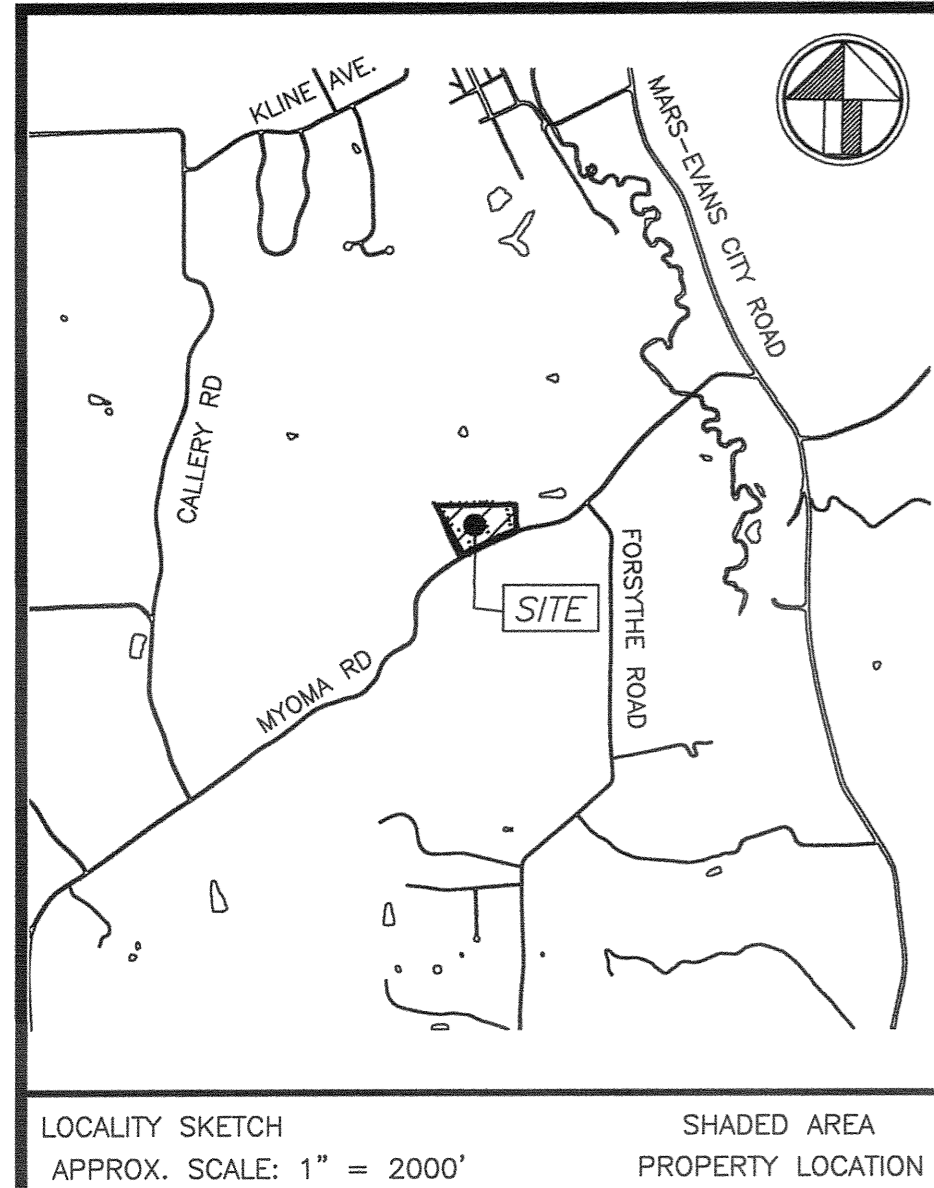
COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 394 page 27
Given under my hand and seal this 18th day of May, 2021
SEAL
Michele M. Mustello
RECORDER



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

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 27 |

| | | | |
|---------------------------------|--|---------------------|------------|
| L S J | Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner | | |
| | LOT LINE REVISION FOR: TIMOTHY J. PRY and JOYCE M. BONAR SITUATE: CONCORD TWP., BUTLER CO., PA | | |
| Date 04/06/2021 | Scale 1" = 50' | Dwn By BEC | Ckd By CAH |
| Parcel No. 110-2F26-40, 40B, 41 | Db-Pg 1253-775 2449-820 | Service No. 965-475 | 21-016 |
| Address 147 KLEVER ROAD | | | |



LOCALITY SKETCH
APPROX. SCALE: 1" = 2000'

SHADED AREA
PROPERTY LOCATION

Instr: 202105210014561
Page 1 of 54500
Michele Mustello
Butler County Recorder PA
5/21/2021 10:01 AM
120210010022

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | |
|-------|---------------|------------|--------------|---------------|-------------|--|
| C1 | 1525.00' | 89.55' | 89.53' | S 63°01'39" W | 3°21'52" | |
| LINE | BEARING | DISTANCE | | | | |
| L1 | S 68°22'06" W | 179.15' | | | | |
| L2 | S 64°42'40" W | 185.70' | | | | |
| L3 | S 64°42'40" W | 160.18' | | | | |
| L4 | N 01°33'24" W | 1.65' | | | | |

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 17th DAY OF March, 2021.

[Signature] SECRETARY
[Signature] CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 7th DAY OF April, 2021.

[Signature] SECRETARY
[Signature] CHAIRMAN

I, Ron Olsen, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES, EXCEPT SUCH DEPARTURES WHICH HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

DATE: 05/05/21 REG. NO. 26400E
SIGNATURE: *[Signature]*

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

ADAMS TOWNSHIP AGREES NOT TO ISSUE BUILDING PERMITS UNTIL SUCH TIME AS THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN REVIEWED AND APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 20th DAY OF April, 2021.

[Signature] SECRETARY
[Signature] CHAIRMAN
[Signature] SUPERVISOR
[Signature] SUPERVISOR



N/F
MARTHA RUTH BIELO
DBV 1125, PG 49
TAX PARCEL 010-4F33-17
INSTR#201101190001836

PARCEL A
PLAN REFERENCE: MYOMA WOODS
PB VOL. 323, PG 8
INSTR#201101190001836

N/F
THOMAS & MARTHA
FRANCESCHINA
DBV 2411, PG 150
TAX PARCEL 010-4F33-12BE

LOT 2
PLAN REFERENCE: FRANCESCHINA SUBDIVISION PLAN II
PB VOL. 292, PG 45
INSTR#200605100011140

N/F
DAVID J. ZATTIERRO &
JOANNE BOYLE
INSTR#200604280010043
TAX PARCEL 010-4F33-13

N/F
DAVID J. ZATTIERRO
DBV 1496, PG 885
TAX PARCEL 010-4F33-28FA

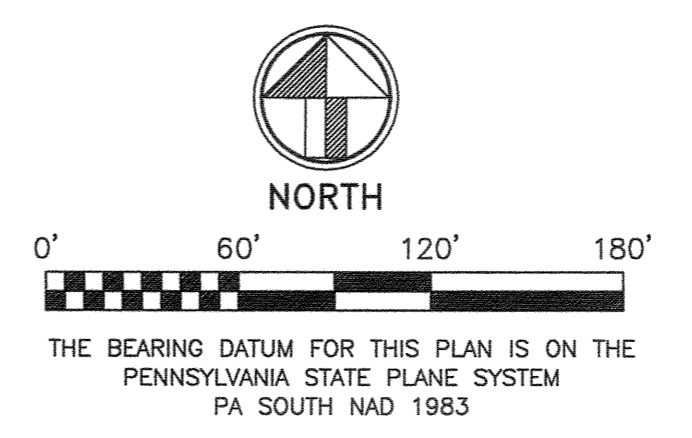
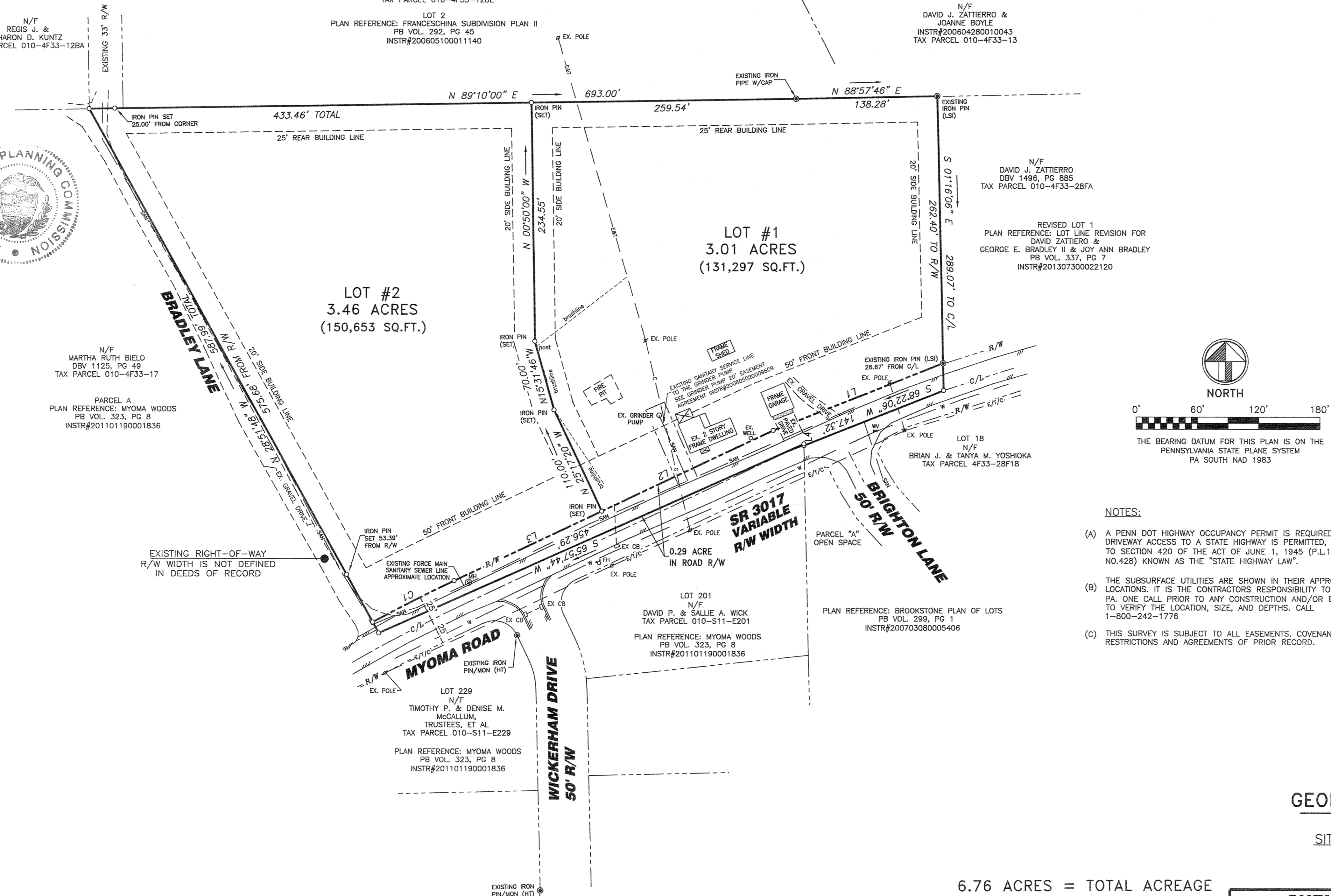
REVISED LOT 1
PLAN REFERENCE: LOT LINE REVISION FOR
DAVID ZATTIERRO &
GEORGE E. BRADLEY II & JOY ANN BRADLEY
PB VOL. 337, PG 7
INSTR#201307300022120

LOT #1
3.01 ACRES
(131,297 SQ.FT.)

LOT #2
3.46 ACRES
(150,653 SQ.FT.)

LOT 201
N/F
DAVID P. & SALLIE A. WICK
TAX PARCEL 010-S11-E201
PLAN REFERENCE: MYOMA WOODS
PB VOL. 323, PG 8
INSTR#201101190001836

LOT 229
N/F
TIMOTHY P. & DENISE M.
MCCALLUM, TRUSTEES, ET AL
TAX PARCEL 010-S11-E229
PLAN REFERENCE: MYOMA WOODS
PB VOL. 323, PG 8
INSTR#201101190001836



- NOTES:**
- (A) A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428) KNOWN AS THE "STATE HIGHWAY LAW".
 - (B) THE SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT PA. ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE, AND DEPTHS. CALL 1-800-242-1776
 - (C) THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, GEORGE E. BRADLEY, II & JOY ANN BRADLEY, OF THE TOWNSHIP OF ADAMS, 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 ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO 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 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, 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 ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GEORGE E. BRADLEY, II & JOY ANN BRADLEY, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 19th DAY OF April, 2021.

ATTEST:
[Signature]
NOTARY PUBLIC
[Signature] GEORGE E. BRADLEY II
[Signature] JOY ANN BRADLEY

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED GEORGE E. BRADLEY, II & JOY ANN BRADLEY, 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 19th DAY OF April, 2021
MY COMMISSION EXPIRES THE 20th DAY OF August, 2025

[Signature]
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292696
Member, Pennsylvania Association of Notaries

WE, GEORGE E. BRADLEY, II & JOY ANN BRADLEY, OWNERS OF THE GEORGE E. BRADLEY II SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF GEORGE E. BRADLEY, II & JOY ANN BRADLEY, AS RECORDED IN D.B.V. 1007, PG. 788 & INSTR. NO. 201310100029361, RECORDER OF DEEDS OFFICE.

[Signature] WITNESS
[Signature] GEORGE E. BRADLEY II
[Signature] JOY ANN BRADLEY

[Signature] WITNESS
[Signature] MORTGAGEE OF THE PROPERTY CONTAINED IN THE GEORGE E. BRADLEY II SUBDIVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.
[Signature] WITNESS
[Signature] Stephanie Elder, Asst. Vice President

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 844, PAGE 28

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF May, 2021

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

GEORGE E. BRADLEY II SUBDIVISION PLAN

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.
DATE: MARCH 10, 2021 SCALE: 1" = 60'

6.76 ACRES = TOTAL ACREAGE

OWNERS: GEORGE E. BRADLEY II & JOY ANN BRADLEY
218 MYOMA ROAD
MARS, PA 16046

ZONING DISTRICT: RC - RURAL CONSERVATION DISTRICT

DEED REFERENCE: D.B.V. 1007, PG. 788
INSTR. NO. 201310100029361

TAX PARCEL NO.: 010-4F33-17A

ZONING REQUIREMENTS:

PRESENT ZONING: RC RURAL CONSERVATION DISTRICT

MINIMUM LOT AREA: 43,560 SQUARE FEET

MINIMUM LOT WIDTH: 150 FEET AT FRONT SETBACK LINE

FRONT YARD DEPTH: 50 FEET

SIDE YARD DEPTH: 20 FEET (TWO REQUIRED)

REAR YARD DEPTH: 25 FEET

PLAN BOOK PAGE
394 28

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

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

[Signature] T.A.R.
T.A.R.
DWG. NO: 5583-2020-SUB

KNOW ALL MEN BY THESE PRESENTS, THAT M.T. LOTT, LLC BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS SENECA LF LOT LINE REVISION PLAN NO. 3 OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, M.T. LOTT, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF LANCASTER, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, LANDS OR PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON M.T. LOTT, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS THIS 20th DAY OF April, 2021.

ATTEST:
M.T. LOTT, LLC (CORPORATE SEAL)
ATTEST:
Margaret Vogel
SECRETARY
Edmund Vogel
PRESIDENT

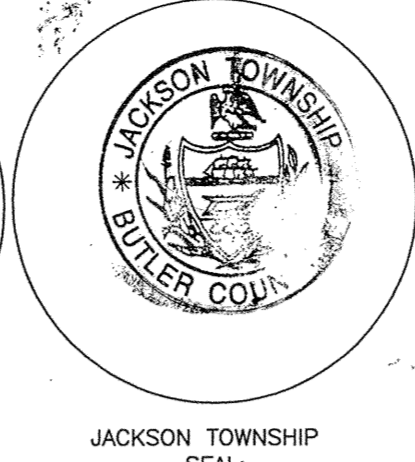
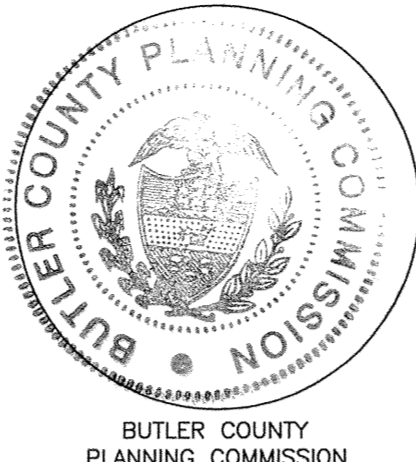
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 20th DAY OF April, 2021.
SECRETARY
CHAIRMAN

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 20th DAY OF April, 2021.
SECRETARY
PRESIDENT



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF April, 2021.
SECRETARY
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION



APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 20th DAY OF April, 2021. PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES (AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES).

SIGNED AND NOTED AS APPROVED THIS 20th DAY OF May, 2021.
TOWNSHIP SECRETARY
PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 20th DAY OF April, 2021. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 20th DAY OF April, 2021.

TOWNSHIP SECRETARY
CHAIRPERSON

THIS PLAT WAS DELIVERED TO VOGEL DISPOSAL SERVICE, INC. BY JACKSON TOWNSHIP ON THE 20th DAY OF May, 2021.

PLANNING DIRECTOR

BY A RESOLUTION APPROVED ON THE DAY OF April, 2021, THE BOARD OF DIRECTORS OF THE VOGEL DISPOSAL SERVICE, INC., INCORPORATED IN THE STATE OF PENNSYLVANIA, OWNERS OF THE LAND SHOWN ON THE SENECA LF LOT LINE REVISION PLAN NO. 3 ADOPTED THIS PLAN AS ITS PLAN AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST: VOGEL DISPOSAL SERVICE, INC.
EDWARD R. VOGEL
VICE PRESIDENT
MARGARET VOGEL
AUTHORIZED OFFICER WITNESSING

DATE: 4/20/2021

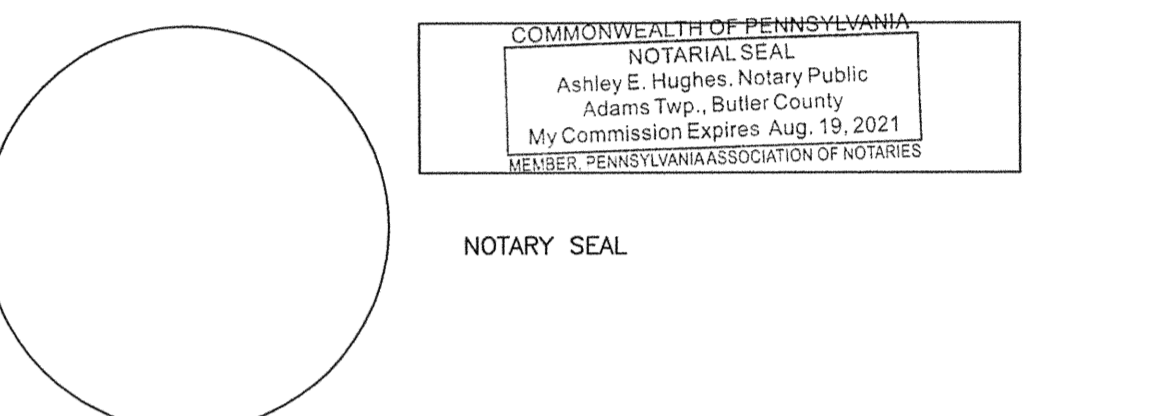
COMMONWEALTH OF PENNSYLVANIA : SS:
COUNTY OF BUTLER :

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED EDWARD R. VOGEL, VICE PRESIDENT, OF THE VOGEL DISPOSAL SERVICE, INC., WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE JACKSON TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF April, 2021.

MY COMMISSION EXPIRES THE 19th DAY OF August, 2021.

NOTARY PUBLIC



(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SENECA LF LOT LINE REVISION PLAN NO. 3 IS IN THE NAME OF VOGEL DISPOSAL SERVICE, INC., AND IS RECORDED IN THE DEED BOOK VOLUME 1609, PAGE 192 AND INSTRUMENT NO. 201605040008484.

EDWARD R. VOGEL
VICE PRESIDENT
MARGARET VOGEL
AUTHORIZED OFFICER WITNESSING

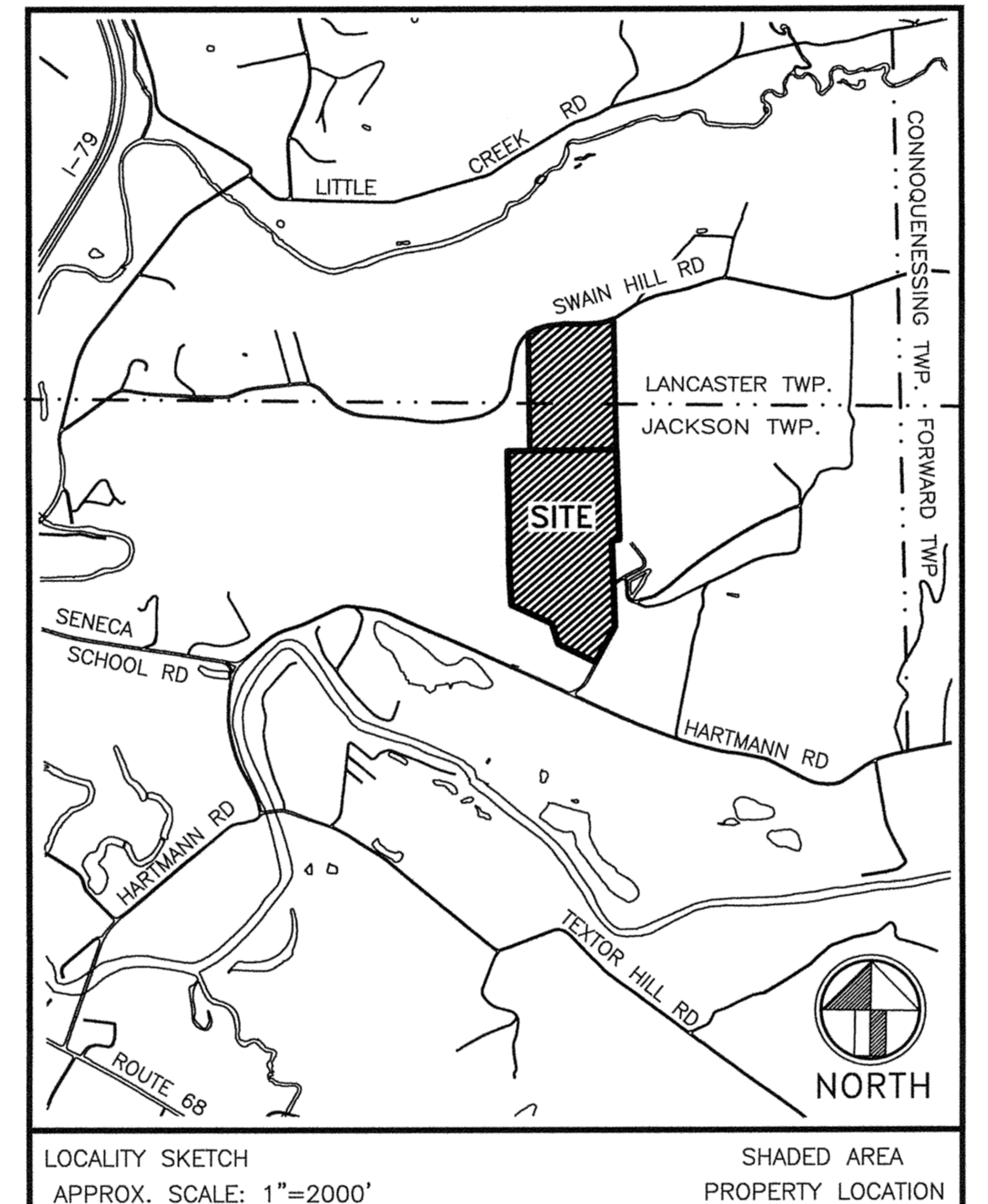
COMMONWEALTH OF PENNSYLVANIA : SS:
COUNTY OF BUTLER :

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 394, PAGE 29-30

GIVEN UNDER MY HAND AND SEAL THIS 21 DAY OF May, 2021

RECORDER OF DEEDS

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



COMMONWEALTH OF PENNSYLVANIA : SS:
COUNTY OF BUTLER :

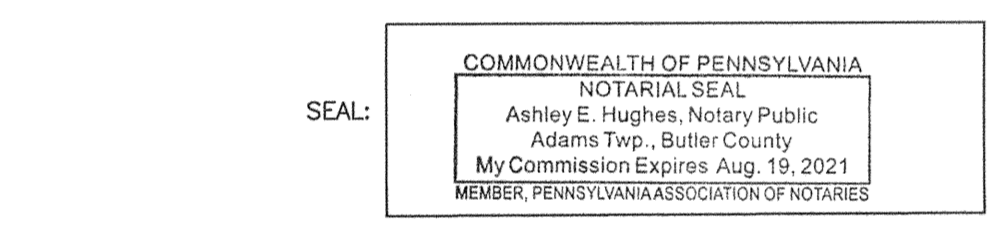
ON THIS 20th DAY OF April, 2021 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED EDWARD R. VOGEL, VICE PRESIDENT, OF M.T. LOTT, LLC, WHO (NAME AND TITLE OF OFFICER) (NAME OF CORPORATION) BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION BY AND AS FOR THE ACT AND DEED OF THE SAID M.T. LOTT, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION IS EDWARD R. VOGEL, VICE PRESIDENT, OF M.T. LOTT, LLC, WHO (NAME AND TITLE OF OFFICER) (NAME OF CORPORATION) ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

(SEAL) (NAME OF OFFICER) (TITLE OF OFFICER)
Edmund Vogel Pres.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 20th DAY OF April, 2021.

MY COMMISSION EXPIRES THE 19th DAY OF August, 2021.



WE M.T. LOTT, LLC, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON AND CONTAINED IN THE SENECA LF LOT LINE REVISION PLAN NO. 3, IS IN THE NAME OF M.T. LOTT, LLC, AND IS RECORDED IN INSTRUMENT NO. 201107190017016 (LOT 5) AND INSTRUMENT NO. 201107190017018 (LOT 6).

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

Edmund Vogel Pres.
SIGNATURE AND TITLE OF OFFICER
Margaret Vogel
SIGNATURE AND TITLE OF AUTHORIZED OFFICER WITNESSING

OWNERS: M.T. LOTT, LLC, 121 BRICKYARD ROAD, MARS, PA 16046
OWNERS: VOGEL DISPOSAL SERVICE, INC, 121 BRICKYARD ROAD, MARS, PA 16046

ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT (LANCASTER TWP.)
ZONING DISTRICT: LI - LARGE SCALE INDUSTRIAL DISTRICT (JACKSON TOWNSHIP)

DEED REFERENCE: INSTRUMENT NO. 201107190017016 AND INSTRUMENT NO. 201107190017018
DEED REFERENCE: INST #201605040008484

TAX PARCEL NO.: 200-4F54-13A5 AND 000-4F54-13A6
TAX PARCEL NO.: 180-4F54-A3

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 29 |

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

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

APRIL 16, 2021 - REVISE
REVISIONS: M.T. LOTT MORTGAGE CLAUSE

TAMARA A. RANALLI
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. SU-051843E
DWG. NO. 5158-2021-SUB

| REVISED LOT CALCULATIONS | | | |
|--------------------------|--|---|---|
| | LOT 2-R2 TAX PARCEL NO. 180-4F54-A3 | LOT 5-R TAX PARCEL NO. 200-4F54-13A5 | LOT 6-R TAX PARCEL NO. 200-4F54-13A6 |
| EXISTING AREA | 69.144 ACRES (LOT 2-R) | 28.054 ACRES (LOT 5) | 10.111 ACRES (LOT 6) |
| PURPART LOT 5 | | -11.214 ACRES | |
| PURPART LOT 6 | | | -3.809 ACRES |
| ROAD R/W AREA | | -0.471 ACRE | -0.166 ACRE |
| PARCEL A5-A6 | +15.023 ACRES | | |
| TOTAL REVISED LOT AREAS | 84.167 ACRES (3,666,314 SQ.FT) | 16.369 ACRES (713,033 SQ.FT) | 6.136 ACRES (267,284 SQ.FT) |

N/F
MYOMA FAMILY LIMITED PARTNERSHIP
INST: NO. 201505210010922 EXHIBIT B
INST: NO. 201505210010922 EXHIBIT A
INST: NO. 201409230022791 (ZALLO)
TAX PARCEL 180-4F54-A2

PARCEL 100
PLAN REFERENCE:
SENECA LF LOT LINE REVISION/CONSOLIDATION PLAN
PLAN BOOK VOL 353, PG. 15

LOT 2-R2
84.167 ACRES = TOTAL ACREAGE
VOGEL DISPOSAL SERVICE, INC.
PURPART D.B.VOL. 1609, PG. 192
TAX MAP PARCEL 180-4F54-A3
421 HARTMANN ROAD EVANS CITY, PA

THIS TOTAL PROPERTY WAS NOT FIELD SURVEYED AT THIS TIME.

LOT 2-R
(69.144 ACRES)
PLAN REFERENCE:
SENECA LF LOT LINE REVISION PLAN NO. 2
VOL 385, PG. 25

REFERENCE SURVEY BY: SURVEY TECH CORPORATION
DWG. NO. 2001-4321
REVISED DATE: MARCH 14, 2001
REFERENCE: SENECA PLAN
PLAN VOL. 143, PG. 26
BY J. DAVID NEWCOMER, P.E.

PURPART LOT 5
(11.214 ACRES)
PARCEL A5-A6
15.023 ACRES TOTAL
(SEE NOTE A)

LOT 5-R
16.369 ACRES
M.T. LOTT, LLC
INST. NO. 201107190017016
TAX PARCEL 200-4F54-13A5
PLAN REFERENCE:
E.L. MONPER & E.M. SCHLICHTKRULL
PLAN OF LOTS
PLAN BOOK VOL. 111, PG. 45

LOT 6-R
6.136 ACRES
M.T. LOTT, LLC
INST. NO. 201107190017018
TAX PARCEL 200-4F54-13A6
PLAN REFERENCE:
WILLIAM NORRIS PLAN NO. 2
PLAN BOOK VOL. 340, PG. 2

LOT 1
N/F
VOGEL DISPOSAL SERVICE, INC.
D.B.VOL. 3045, PG. 242
TAX PARCEL #180-4F54-AAA

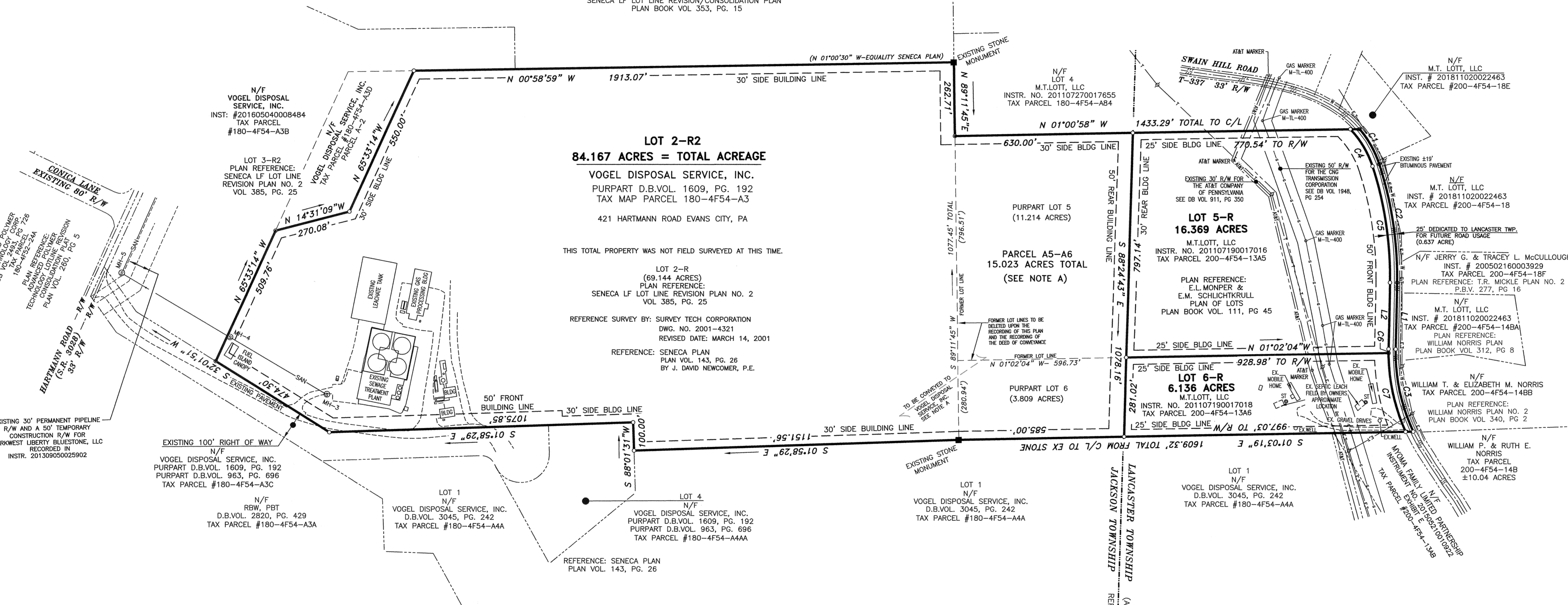
LOT 4
N/F
VOGEL DISPOSAL SERVICE, INC.
D.B.VOL. 3045, PG. 242
TAX PARCEL #180-4F54-AAA

LOT 1
N/F
VOGEL DISPOSAL SERVICE, INC.
D.B.VOL. 3045, PG. 242
TAX PARCEL #180-4F54-AAA

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

| CURVE/RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|--------------|-----------------------|--------------|---------------|--------------------------|
| C1 | 135.00 | 142.97 | 142.15 | N 89°59'11" E 121°16'39" |
| C2 | 1260.00 | 426.99 | 424.95 | N 81°20'00" E 19°24'59" |
| C3 | 660.00 | 301.62 | 299.00 | N 77°56'59" E 26°11'02" |
| C4 | 360.00 | 154.15 | 152.92 | N 59°21'30" E 24°32'00" |
| C5 | 1235.00 | 418.52 | 416.52 | N 81°20'00" E 19°24'59" |
| C6 | 685.00 | 14.05 | 14.05 | S 89°32'45" E 1°10'30" |
| C7 | 1585.00 | 287.86 | 285.74 | N 77°49'41" E 24°04'38" |
| LINE BEARING | DISTANCE | | | |
| L1 | S 88°57'30" E 236.34' | | | |
| L2 | S 88°57'30" E 236.34' | | | |

- NOTES:
- PARCEL A5-A6 IS TO BE CONVEYED TO VOGEL DISPOSAL SERVICE, INC. AND IS TO BECOME AN INTEGRAL PART OF LOT NO. 2-R, BEING TAX PARCEL 180-4F54-A3 AND THE ADJOINING LANDS AS PRESENTLY OWNED BY VOGEL DISPOSAL SERVICE, INC. AS RECORDED IN DEED BOOK VOLUME 1609, PAGE 192.
 - PARCEL A5-A6 AND LOT 2-R ARE TO BECOME ONE LOT KNOWN AS LOT 2-R2, BEING TAX PARCEL 180-4F54-A3, CONSISTING OF 84.167 ACRES. SAID PARCEL A5-A6 IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.
 - A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428) KNOWN AS THE "STATE HIGHWAY LAW".
 - LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776
 - THIS SURVEY IS SUBJECT TO ALL LEASES, EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.



- LEGEND**
- EXISTING UTILITY POLE
 - E/T— EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES
 - T— EXISTING OVERHEAD TELEPHONE LINES
 - AT&T— EXISTING SUBSURFACE AT&T LINE (APPROXIMATE SUBSURFACE LOCATION)
 - G— EXISTING SUBSURFACE GAS LINE (APPROXIMATE SUBSURFACE LOCATION)
 - W— EXISTING SUBSURFACE WATER LINE (APPROXIMATE SUBSURFACE LOCATION)
 - SAN— EXISTING SUBSURFACE SANITARY SEWER LINE (APPROXIMATE SUBSURFACE LOCATION)

LANCASTER TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ORDINANCE NO. 86 DATED: MAY 23, 2007

ZONING ORDINANCE
ORDINANCE NO. 89 DATED: NOVEMBER 17, 2008
AS AMENDED

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

| PRESENT ZONING: | REQUIRED | LOT 2-R2 PROPOSED |
|--|-----------------------|-------------------|
| LI - LARGE SCALE INDUSTRIAL DISTRICT | | |
| MINIMUM NET LOT AREA: | 87,120 S.F. (2 ACRES) | 3,666,314 SQ.FT. |
| MINIMUM LOT WIDTH AT STREET R/W LINE: | 200 FEET | 1250.15 FEET |
| MINIMUM LOT WIDTH AT FRONT BUILDING LINE: | 200 FEET | ±1250 FEET |
| REQUIRED FRONT YARD BUILDING SETBACK LINE: | 50 FEET | 50 FEET |
| REQUIRED SIDE YARD BUILDING SETBACK LINE: | 30 FEET | 30 FEET |
| REQUIRED REAR YARD BUILDING SETBACK LINE: | 50 FEET | 50 FEET |

PLAN BOOK 394 PAGE 30

107.309 ACRES = TOTAL ACRES

OWNERS: M.T. LOTT, LLC.
121 BRICKYARD ROAD
MARS, PA 16046

ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT (LANCASTER TWP)

DEED REFERENCE: INSTRUMENT NO. 201107190017016 AND INSTRUMENT NO. 201107190017018

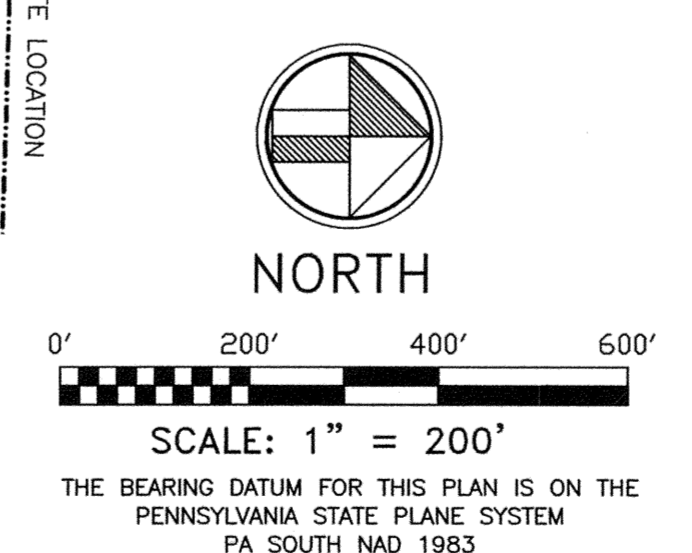
TAX PARCEL NO.: 200-4F54-13A5 AND 000-4F54-13A6

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

ZONING DISTRICT: LI - LARGE SCALE INDUSTRIAL DISTRICT (JACKSON TOWNSHIP)

DEED REFERENCE: INST #201605040008484

TAX PARCEL NO.: 180-4F54-A3



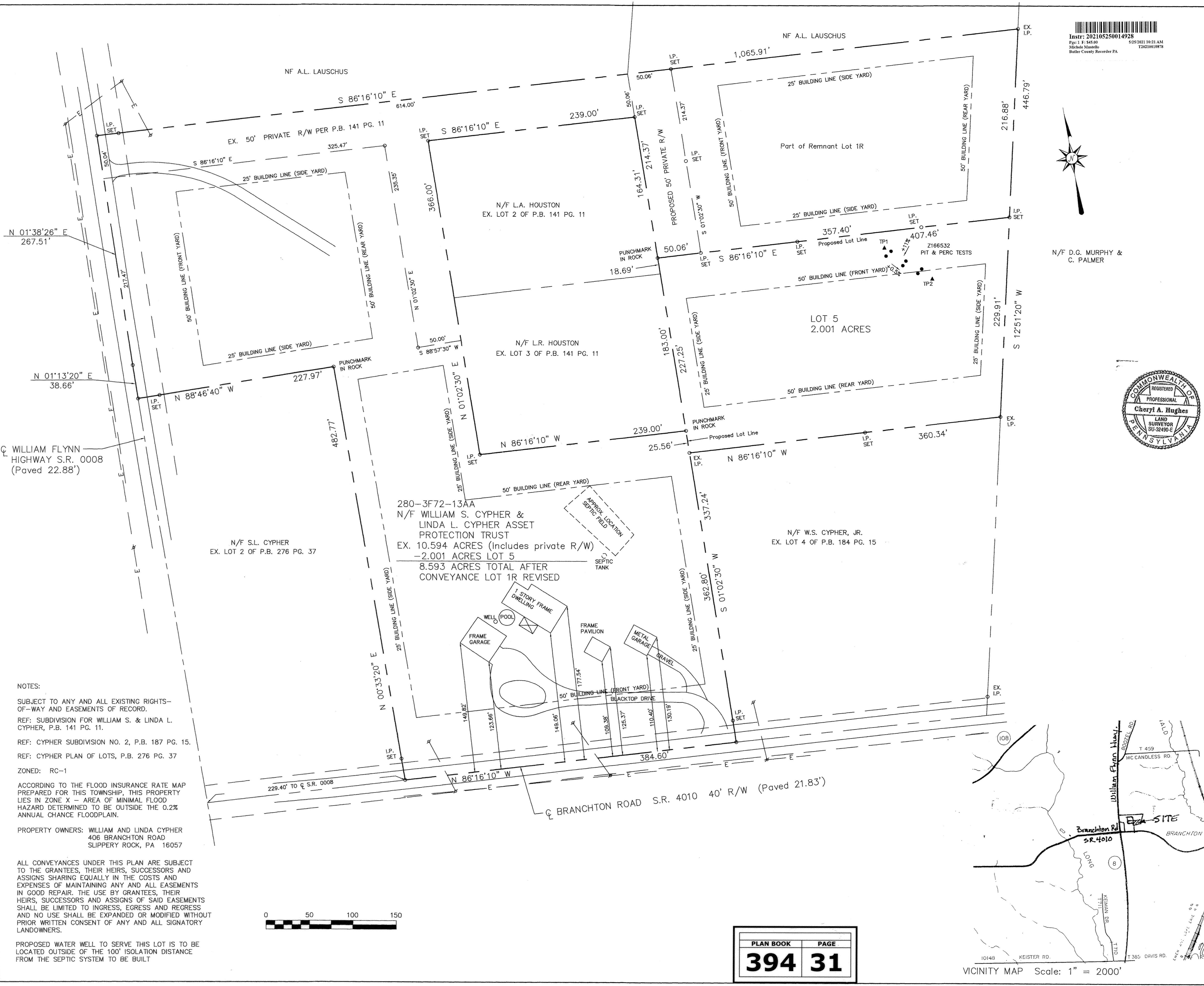
SENECA LF LOT LINE REVISION PLAN NO. 3
(LOT LINE REVISION OF LOT NO. 2-R OF THE SENECA LF LOT LINE REVISION NO. 2 (PBV 385, PG. 25) AND LOTS NO. 5 & 6 OF THE E.L. MONPER & E.M. SCHLICHTKRULL PLAN OF LOTS (PBV 111, PG. 45))

SITUATE: JACKSON TOWNSHIP & LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: MARCH 31, 2021

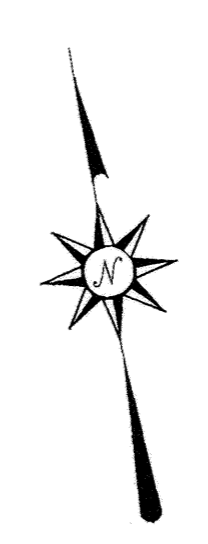
SURVEY TECH & ASSOCIATES, LLC
ENGINEERING LAND SURVEYS
308 SENECA LANE - EVANS CITY, PA. 16033
PHONE (724) 432-3007 FAX: (724) 432-3012

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

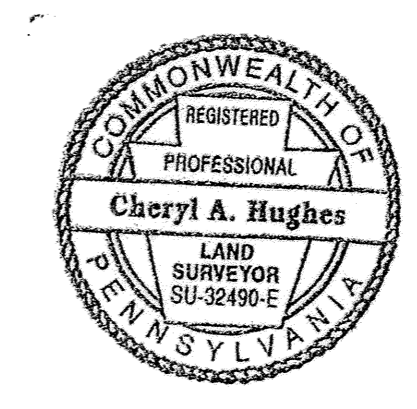
REGISTRATION NO. SU-051843E
DWG. NO: 5158-2021-SUB SHEET 2 OF 2



Instr: 202105250014928
 Pg: 1 of 34500
 Michele Mustello
 Butler County Recorder PA

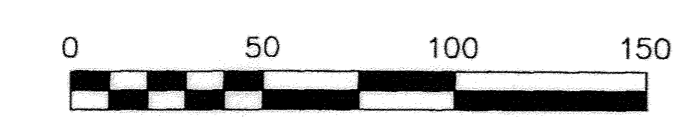


N/F D.G. MURPHY & C. PALMER

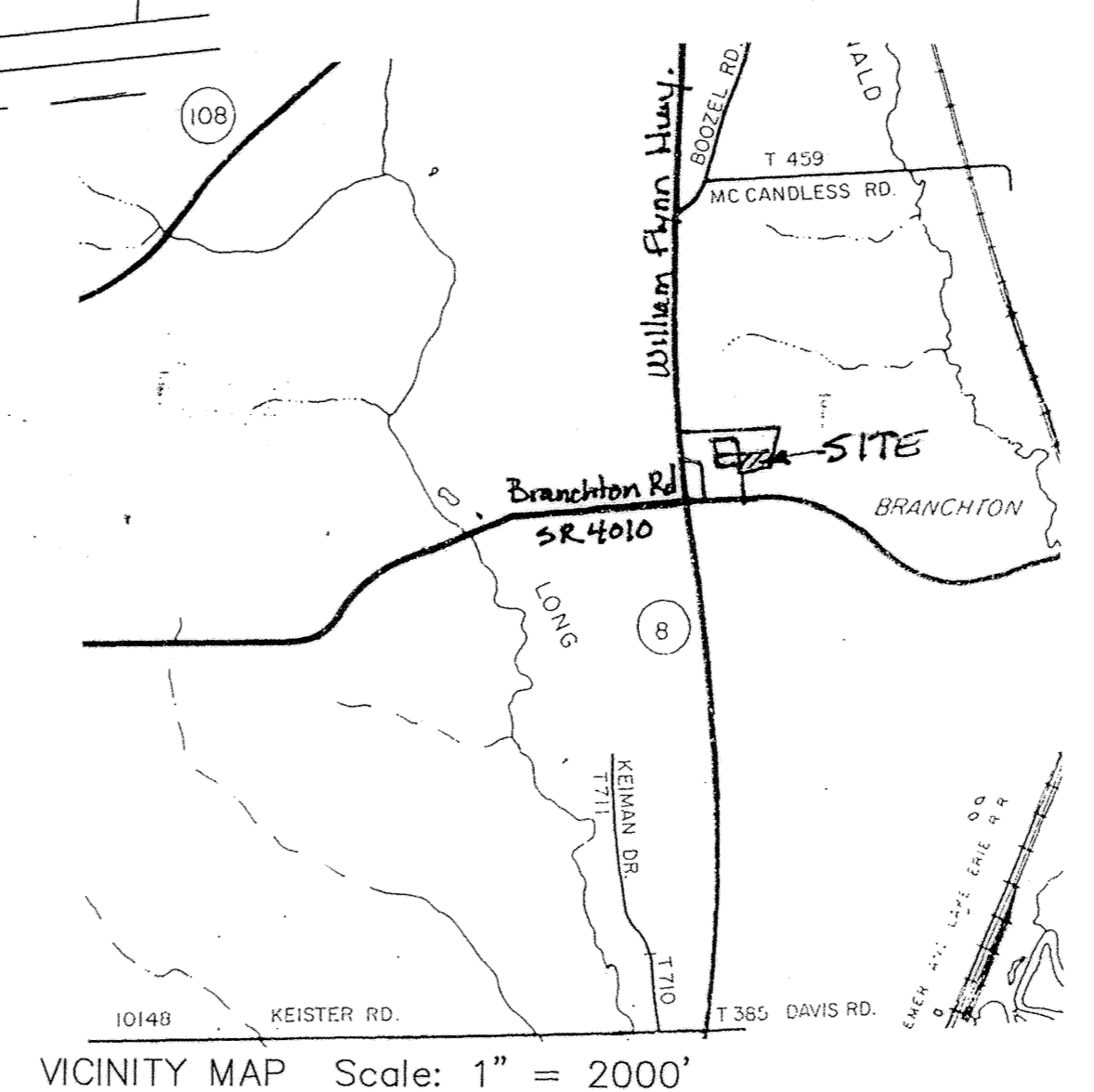


NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF: SUBDIVISION FOR WILLIAM S. & LINDA L. CYPHER, P.B. 141 PG. 11.
 REF: CYPHER SUBDIVISION NO. 2, P.B. 187 PG. 15.
 REF: CYPHER PLAN OF LOTS, P.B. 276 PG. 37
 ZONED: RC-1
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 PROPERTY OWNERS: WILLIAM AND LINDA CYPHER
 406 BRANCHTON ROAD
 SLIPPERY ROCK, PA 16057

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS.
 PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT



PLAN BOOK PAGE
394 31



KNOW ALL MEN BY THESE PRESENTS, that we, William S. Cypher, Jr., and Shawn L. Cypher, Trustees, of the William S. Cypher and Linda L. Cypher Asset Protection Trust, of the Township of Slippery Rock, 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 Slippery Rock 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 Slippery Rock, 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 Slippery Rock, 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 William S. Cypher, Jr., and Shawn L. Cypher, Trustees, of the William S. Cypher and Linda L. Cypher Asset Protection Trust, our heirs, executors, administrators and assigns and purchaser of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13th day of May, 2021

ATTEST:
William S. Cypher, Jr. *Shawn L. Cypher*
 NOTARY PUBLIC William S. Cypher, Jr., Trustee Shawn L. Cypher, Trustee

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named William S. Cypher, Jr., and Shawn L. Cypher, Trustees, of the William S. Cypher and Linda L. Cypher Asset Protection Trust 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 13th day of May, 2021

My Commission expires the 26th day of August, 2021

SEAL
Cheryl A. Hughes
 NOTARY PUBLIC Commonwealth of Pennsylvania - Notary Seal
 KEVIN W. GANSHAW - Notary Public
 Butler County
 My Commission Expires Aug 26, 2021
 Commission Number: 1278672

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

DATE April 19, 2021 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

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

Karen Ansell SEAL *Paul A. Dick*
 SECRETARY CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Slippery Rock this 21st day of May, 2021

Karen Ansell SEAL *Paul A. Dick*
 SECRETARY CHAIRMAN/PRESIDENT

Approved by the Slippery Rock Township Planning Commission this 21st day of May, 2021

Vannie Hogg SEAL *D. Best*
 SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 21st day of April, 2021

Dan Han SEAL *J. Him*
 SECRETARY CHAIRMAN/PRESIDENT
 Butler Co Plan Number 21082

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 394 page 31

Given under my hand and seal this 26th day of May, 2021

SEAL *Michele M. Mustello*
 RECORDER MICHELE M. MUSTELLO
 My Commission Expires First Monday in January 2024

REVISED 04/19/2021; PIT & PERC LOCATION

| | |
|--|--|
| 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 |
| FINAL PLAN OF SUBDIVISION FOR: WILLIAM S. CYPHER, JR. & SHAWN L. CYPHER, Trustees of the WILLIAM S. CYPHER & LINDA L. CYPHER ASSET PROTECTION TRUST SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA | |
| Date 04/06/2021 Scale 1" = 50' | Dwn By BEC Ckd By CAH |
| Parcel No. 280-3F92-13AA | Instrument # 201602220003348 |
| Address 409 BRANCHTON ROAD | Service No. 20-167 |

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

FRONT BUILDING SETBACK 50'

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

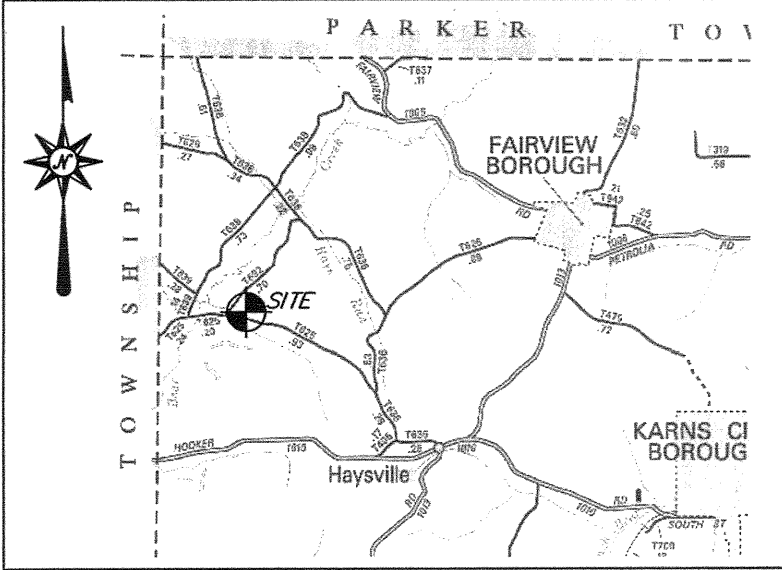
SEE PLAN BOOK 306 PAGE 42

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 23 day of APRIL 2021 Before me a Notary Public
in and for said state and county personally came
BETTY LOGAN known to be the person whose name is
subscribed to the within instrument.
In witness whereof I have here unto set my name and official seal.
Mary Ann Haas
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Haas, Notary Public
Butler County
My commission expires December 7, 2022
Commission number 1064624
Member, Pennsylvania Association of Notaries

We, the undersigned GLENN A. & RITA MILLER (Deceased) (owner) of the Real Estate shown and described, here in do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

Betty Logan
BETTY LOGAN EXECUTOR



LOCATION MAP

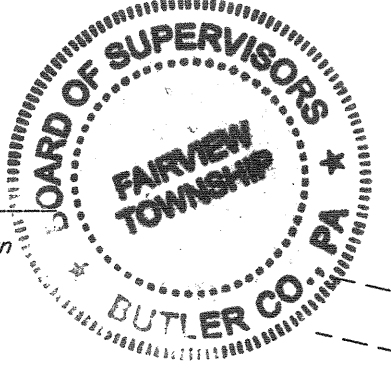
Certification by Professional Land Surveyor

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

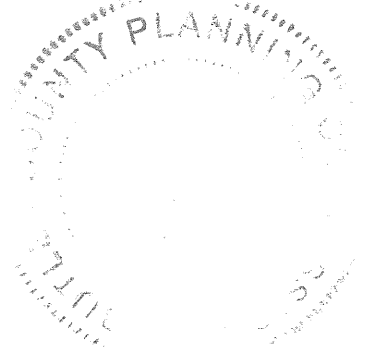


JAN. 2020
DATE

Reviewed by the Fairview Twp. Supervisors
this 10th day of May 2021
Dusty D Neff Paul E Dar
Secretary Chairman



Final approval by the Butler County Planning Commission
this 23rd day of April 2021
R. H. ... J. H. ...
Secretary Chairman



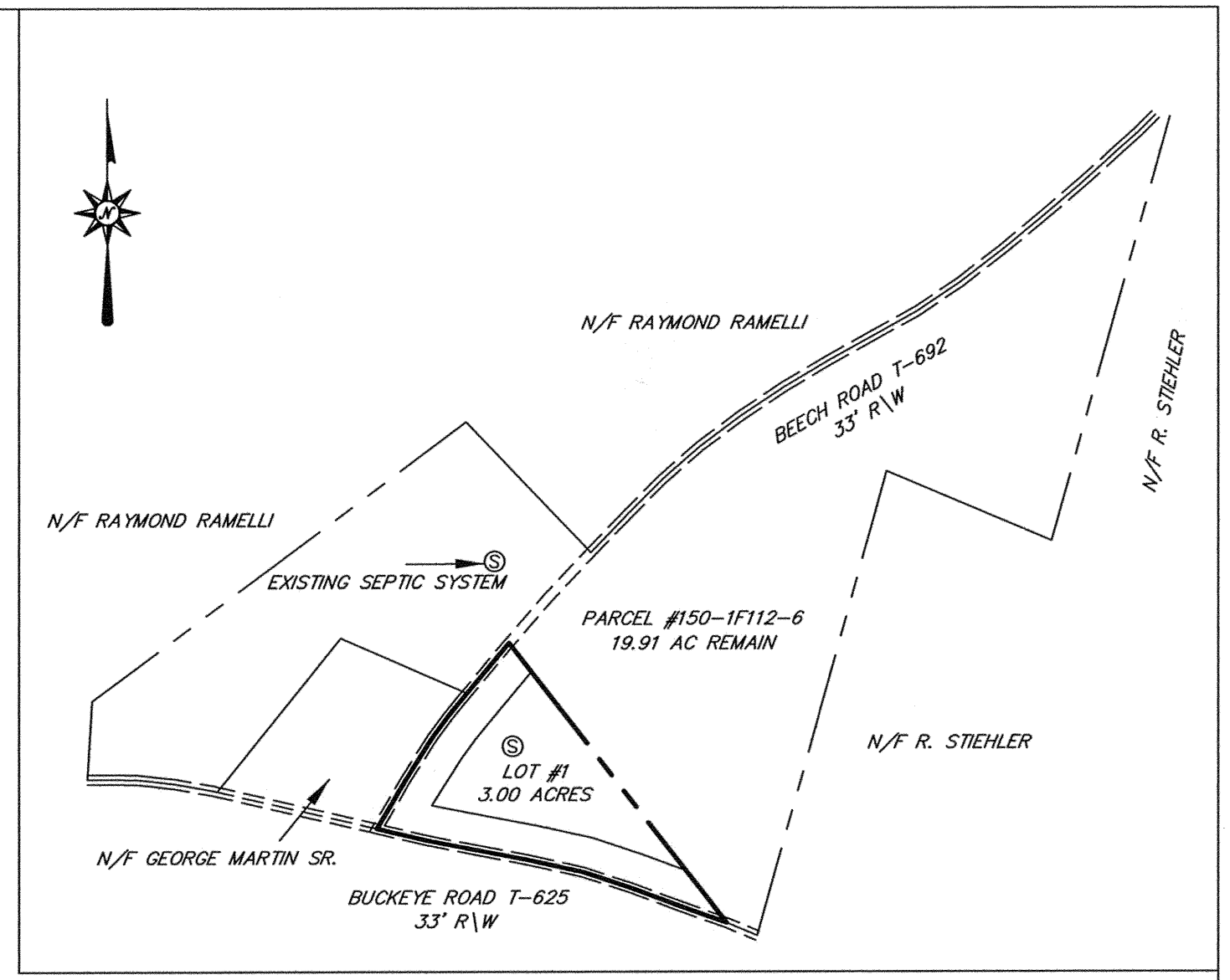
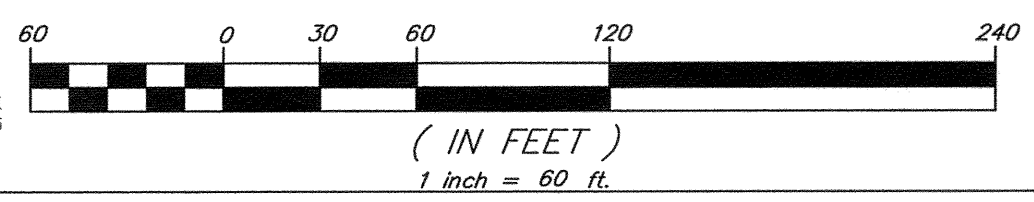
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER
Recorded this 25 day of May 2021 in the
Register and Recorder of Deeds office, in Plan Book, Vol. 394 Page 32
Instrument number, 202105250014975
Michele M. Mustello
Recorder of Deeds

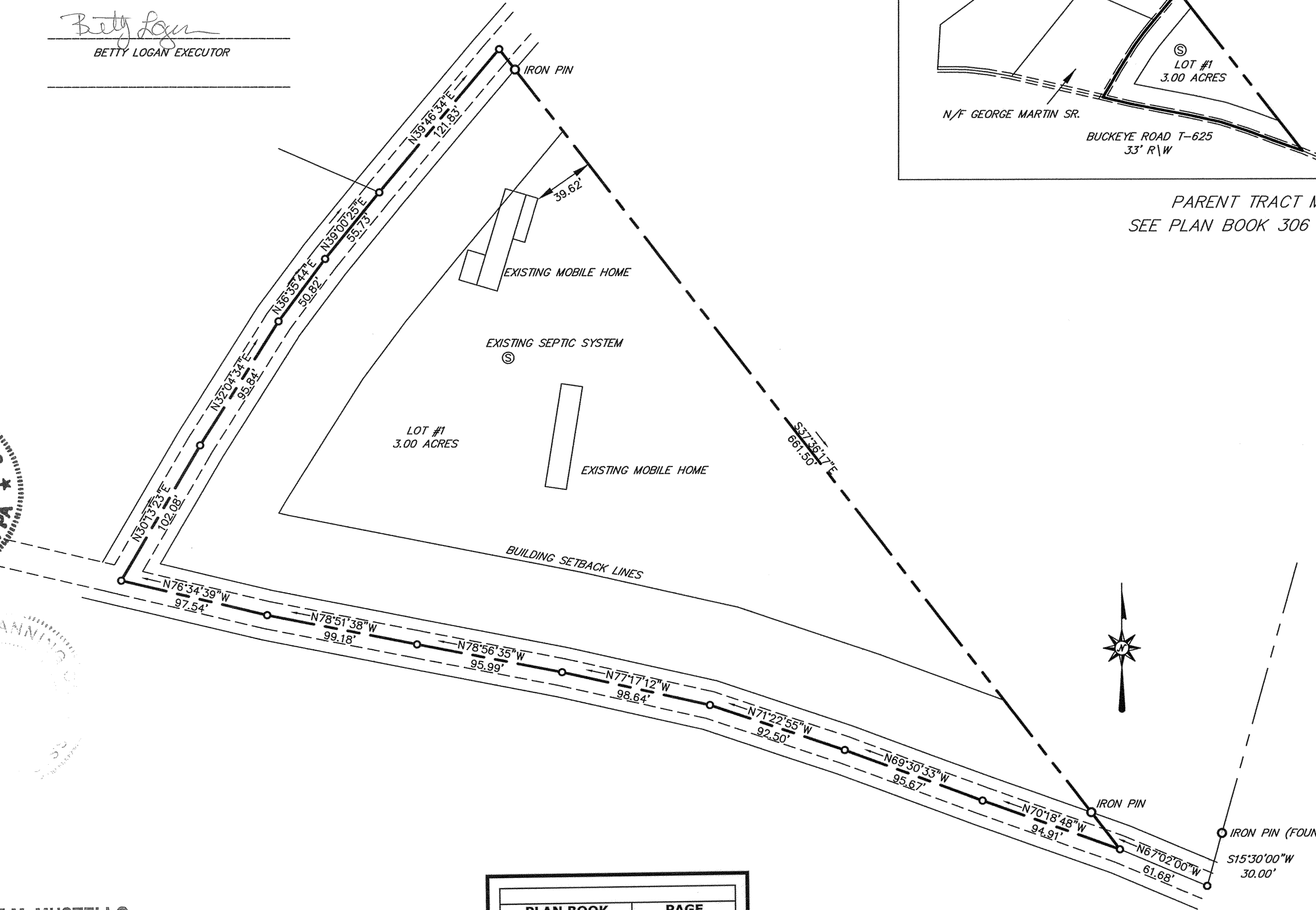


Instr: 202105250014975
Pg: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
5/25/2021 12:52 PM
T20210010916

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 32 |



PARENT TRACT MAP
SEE PLAN BOOK 306 PAGE 42



GLENN A. MILLER PLAN

| | | |
|----------------------------|--|------------------------------|
| DRAWN BY: R.D.S. | SUBDIVISION PLAN MADE FOR GLENN A. & RITA MILLER BETTY LOGAN EXECUTOR | |
| CHECKED BY D.R.D. | | |
| SCALE: 1"=60' | FAIRVIEW TWP. | BUTLER CO. |
| DATE: JAN. 2020 | RICHARD.D.SEDWICK | KITTANNING, PA. 724-355-9302 |
| DRAWING NO: 150-1F112-6 | | |

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, NATHAN E. & DOROTHY NYE, OF THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA...

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 14 DAY OF MAY 2021.

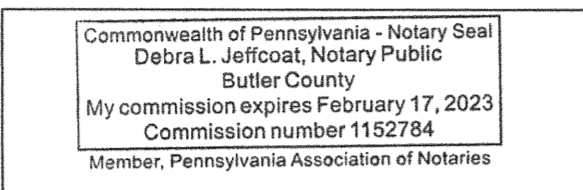
NATHAN E. NYE
DOROTHY NYE

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, NATHAN E. & DOROTHY NYE, 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 14 DAY OF MAY 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY 2023.

NOTARY PUBLIC



CERTIFICATION OF TITLE (NO MORTGAGE)

WE, NATHAN E. AND DOROTHY NYE, OWNERS OF PROPERTY IN THE N. E. NYE PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE N. E. NYE PLAN IS IN THE NAME OF NATHAN E. AND DOROTHY NYE AND IS RECORDED IN DEED BOOK 1036 PAGE 257, BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Witness signatures for Nathan E. Nye and Dorothy Nye.

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...

DATE: 31 MARCH '21

Signature of Stanley D. Graff, Surveyor.

MUNICIPAL DECLARATIONS
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MUDDY CREEK ASSUMES NO 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 MUDDY CREEK THIS 19 DAY OF MAY 2021.

Signatures of Board of Supervisors: Marilee Chuba (Chairperson), Deb K. Kim.

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK THIS 27th DAY OF March 2021.

Signatures of Planning Commission: Marilee Chuba (Chairperson), Sam P. Cable.

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF Feb. 2021.

Signatures of Butler County Planning Commission: R. H. G. R. M. (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 394 PAGE(S) 33.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF May 2021.

Signature of Michele M. Mustello, Recorder of Deeds.

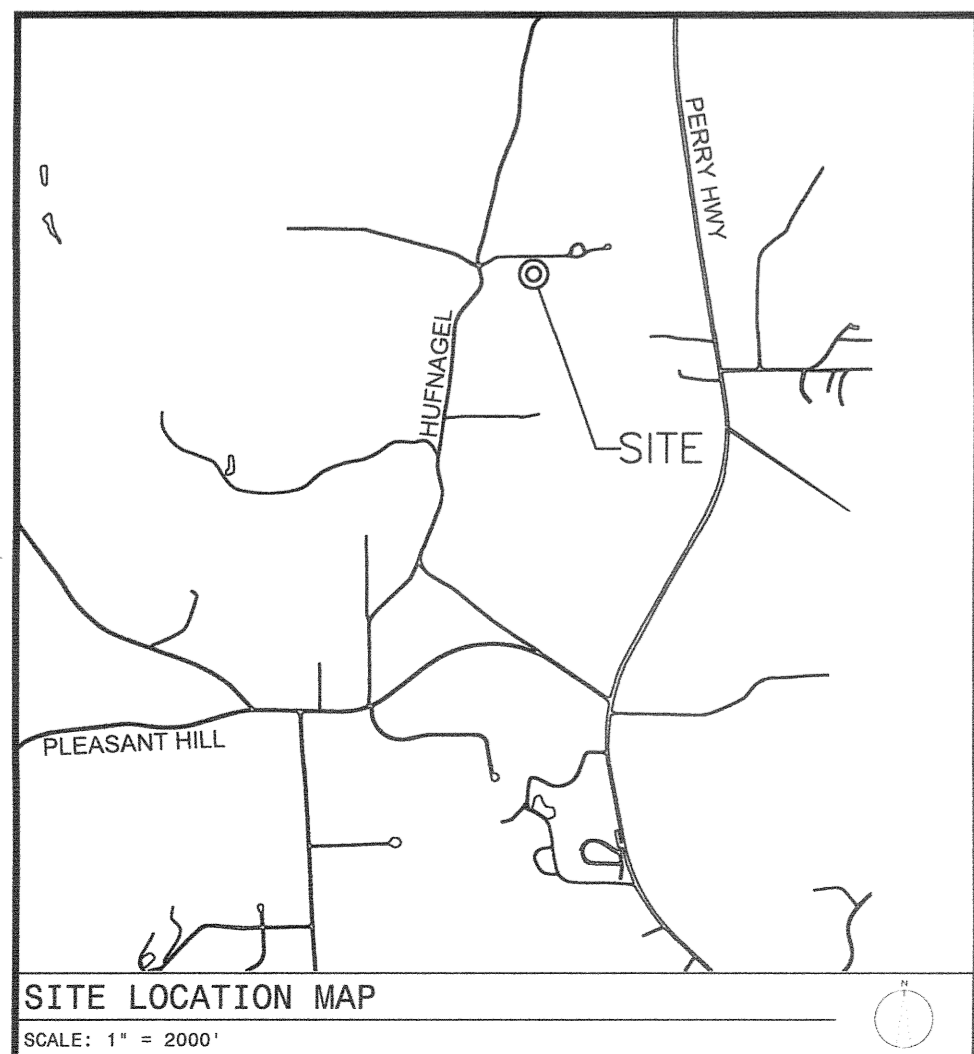
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

MAINTENANCE AGREEMENT NOTE FOR PRIVATE DRIVE

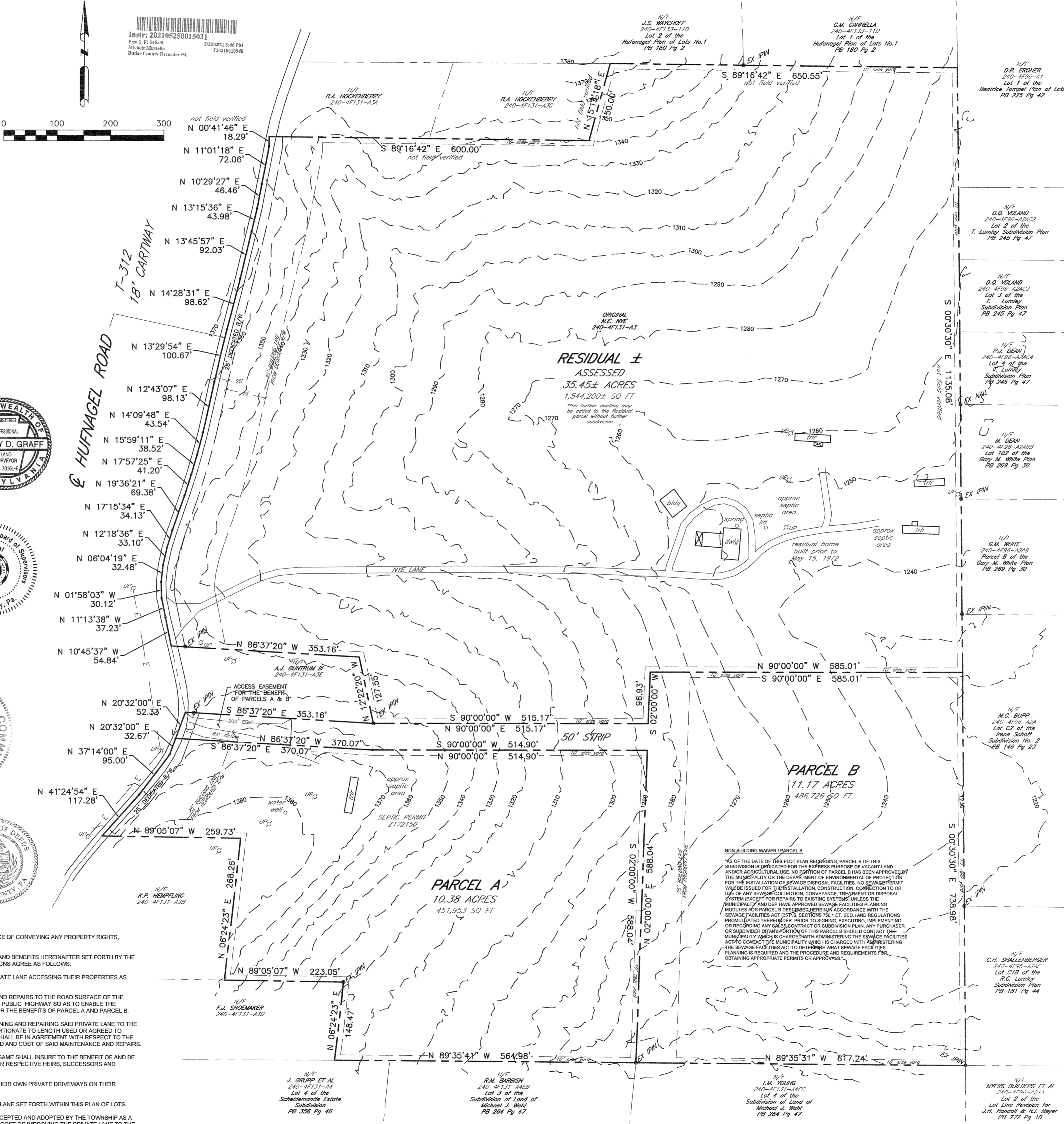
PERTAINING TO THE COMMON AREA OF COMMON DRIVE AND IN THE ABSENCE OF CONVEYING ANY PROPERTY RIGHTS, ENCUMBRANCES OR RESTRICTIONS.

WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HERINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

- 1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE ACCESSING THEIR PROPERTIES AS SHOWN ON HEREON PLOTTED PLAN.
2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF PARCEL A AND PARCEL B.
3. THE PARTIES FURTHER AGREE THAT ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE PROPORTIONATE TO LENGTH USED OR AGREED TO PREVIOUSLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETO SHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES OF PARCEL A AND PARCEL B, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.
6) THE TOWNSHIP HEREBY ACCEPTS NO RESPONSIBILITY FOR THE PRIVATE LANE SET FORTH WITHIN THIS PLAN OF LOTS.
7) FUTURE REQUESTS BY THE LOT OWNERS TO HAVE THE PRIVATE LANE ACCEPTED AND ADOPTED BY THE TOWNSHIP AS A PUBLIC STREET SHALL BE SUBJECT TO THE OWNERS ASSUMING THE TOTAL COST OF IMPROVING THE PRIVATE LANE TO THE PUBLIC STREET CURRENT TOWNSHIP CONSTRUCTION STANDARDS FOR A PUBLIC STREET.
8) DEEDS CONVEYING PARCEL A OR PARCEL B SHALL CONTAIN A REFERENCE TO AN EXECUTED AND RECORDED AGREEMENT OBLIGATING THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS TO JOINTLY MAINTAIN THE SAID PRIVATE LANE AND/OR DRIVE.



SITE LOCATION MAP
SCALE: 1" = 2000'



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 table with columns for Existing Totals, Revised Totals, Residual +/- Assessed, Parcel A, Parcel B, and Revised Total Assessed.

- GENERAL NOTES:
1. OWNERS: NATHAN E. & DOROTHY NYE
2. ADDRESS: 120 NYE LANE, HARMONY, PA 16037
3. SETBACKS: FRONT LINE - 75' FROM RW, REAR & SIDE - 10'
4. REFERENCES:
4.1. CURRENT DEEDS OF RECORD
4.2. PREVIOUSLY RECORDED PLANS
4.2.1. WAHL SUBDIVISION, PLAN BOOK 284 PG 47
4.2.2. SCHOTT SUBDIVISION, PLAN BOOK 146 PG 23
4.2.3. RANDALL & MEYER LOT LINE REV, PLAN BOOK 277 PG 10
4.2.4. TOMPEL PLAN, PLAN BOOK 225 PG 42
4.2.5. T. LUMLEY SUBDIVISION, PLAN BOOK 245 PG 47
4.2.6. WHITE PLAN, PLAN BOOK 269 PG 30
4.2.7. R. LUMLEY SUBDIVISION, PLAN BOOK 181 PG 44
4.2.8. HUFNAGEL PLAN NO. 1, PLAN BOOK 190 PG 2
4.2.9. SCHEIDEMANTLE SUBDIVISION, PLAN BOOK 386 PG 46

RECORDED PLAN BOOK 394 PAGE 33 SHEET of

Revision table with columns for Description, By, and Date.

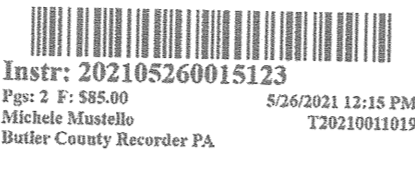
GRAFF SURVEYING LLC logo and contact information: PO BOX 521 | SAXONBURG, PA 16056

PROJECT DESCRIPTION: N. E. NYE PLAN BEING A SUBDIVISION FOR NATHAN & DOROTHY NYE
SITUATE: MUDDY CREEK TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

Table with columns for Date, Drawn, Checked, Scale, Project No., Tax Parcel No., and Revision.

N. E. NYE PLAN
Being a subdivision of Butler County Tax Parcel 240-4F131-A3

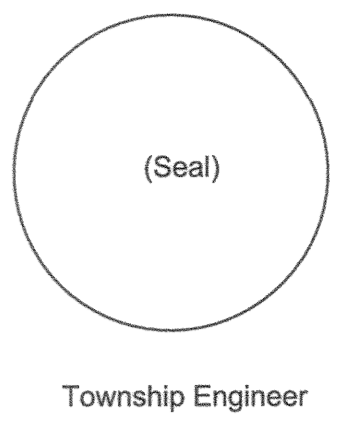
KNOW ALL MEN BY THESE PRESENTS, that I, XIAO QIN WANG EISLER of the Township of Slippery Rock, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopts this plan as my Plan Of Lots of my property situate in the Township of Forward, County of Butler, Commonwealth of Pennsylvania, 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 Forward we hereby covenant and agree to and by these present do release forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Forward, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon XIAO QIN WANG EISLER, my heirs, executors, administrators and assigns and purchasers of lots in this plan.



EXISTING PLAN AREA table with columns: EXISTING TAX PARCEL NO., AREA. Rows include LOT 5 (5,005 ACRES), LOT 6 (5,010 ACRES), LOT 10 (4,395 ACRES), LOT 11 (4,676 ACRES), LOT 13 (4,724 ACRES), LOT 14 (5,120 ACRES), LOT 15 (5,006 ACRES), LOT 16 (5,110 ACRES), LOT 4 (5,026 ACRES), LOT 12 (5,338 ACRES), and TOTAL EXISTING PLAN AREA (49,410 ACRES).

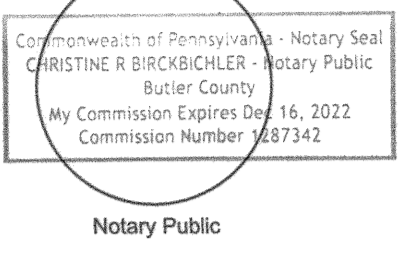
I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Forward, except as departures have been authorized by the appropriate officials of the municipality.

5/25/2021 Date, Township Engineer signature, Registration number 043880-E.



IN WITNESS WHEREOF, (I, we) hereunto set (my, our) hand and seal this 17th day of May, 2021.

ATTEST: Notary Public signature Christine R. Bruckbicker, Owner signature Xiao Qin WANG-EISLER.



CONSOLIDATED PLAN AREA table with columns: CONSOLIDATED TAX PARCEL NO., AREA. Rows include PARCEL A (39,046 ACRES), LOT 4R (10,364 ACRES), and TOTAL CONSOLIDATED PLAN AREA (49,410 ACRES).

REFERENCES: REDWING HEIGHTS PLAN OF LOTS NO.1, PROPERTY SURVEY FOR ROBERT LEROY EISLER, M.D., REDWING HEIGHTS PLAN OF LOTS NO.1 REVISION 1, DEED OF XIAO QIN WANG EISLER, FORWARD TOWNSHIP RESOLUTION, DEED OF GRADY REVOCABLE TRUST.

NOTES: PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD, RECORDED SUBDIVISIONS OR PREVIOUS SURVEYS. THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

UNDER AND SUBJECT TO ALL RIGHTS, RECORDED OR UNRECORDED, OF OWNERS OF LOTS 1, 2, 3, 4, 7, 8, 9, AND 12 OF THE ORIGINAL RECORDED REDWING HEIGHTS PLAN OF LOTS NO. 1 RECORDED RACK FILE 70 PAGE 48.

AS OF THE DATE OF RECORDING OF THIS PLAN FORWARD TOWNSHIP DOES NOT HAVE ZONING, HOWEVER, ALL CHANGES TO PROPERTIES IN FORWARD TOWNSHIP WHICH MAY INCLUDE SUCH AS, FENCES, DRIVEWAYS, ETC., CONTACT THE FORWARD TOWNSHIP OFFICE TO DETERMINE IF A PERMIT IS REQUIRED.

THIS PLAN CONSOLIDATES LOTS 5, 6, 10, 11, 13, 14, 15, 16 OF THE REDWING HEIGHTS PLAN OF LOTS NO. 1 INTO PARCEL A AND LOTS 4 AND 12 INTO LOT 4R.

UNDER AND SUBJECT TO public roads, utility easements and oil and gas leases of record, recorded or unrecorded.

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER

Before my, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named XIAO QIN WANG EISLER, and acknowledged the foregoing release and dedication and plan to be their act and deed and recorded the same to be recorded as such.

Sworn to and subscribed before me this 17th day of May, 2021.

WITNESS MY HAND AND NOTARY SEAL this 17th day of May, 2021.

Notary Public signature Christine R. Bruckbicker.

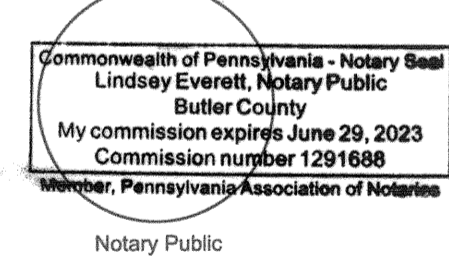
I, XIAO QIN WANG EISLER, owner of the REDWING HEIGHTS CONSOLIDATION PLAN LOTS 5, 6, 10, 11, 13, 14, 15, 16 hereby certify that the title of this property is in the name of XIAO QIN WANG EISLER as recorded in Instrument Number 201703100005234, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness signature A. James Leroy, Jr., Owner signature Xiao Qin WANG-EISLER.

KNOW ALL MEN BY THESE PRESENTS, that We, Carl W. Grady and Julia R. Grady Trustees of the GRADY REVOCABLE TRUST, of the Township of Forward, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopts this plan as my Plan Of Lots of my property situate in the Township of Forward, County of Butler, Commonwealth of Pennsylvania, 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 Forward we hereby covenant and agree to and by these present do release forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Forward, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon GRADY IRREVOCABLE TRUST, its heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I, we) hereunto set (my, our) hand and seal this 19th day of May, 2021.

ATTEST: Notary Public signature Lindsey Everett, Trustee signature Julia R. Grady, Trustee signature Carl W. Grady.



COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER

Before my, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Carl W. Grady and Julia R. Grady Trustees and acknowledged the foregoing release and dedication and plan to be their act and deed and recorded the same to be recorded as such.

Sworn to and subscribed before me this 19th day of May, 2021.

WITNESS MY HAND AND NOTARY SEAL this 19th day of May, 2021.

Notary Public signature Lindsey Everett.

We, Carl W. and Julia R. Grady Trustees of the Grady Revocable Trust, owner of LOTS 4 and 12 of the Redwing Heights Consolidation Plan hereby certify that the title of this property is in the name of GRADY REVOCABLE TRUST as recorded in Instrument Numbers 201810250021651 and 201810250021652 in the Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Witness signature Betty Spithaler, Trustee signature Julia R. Grady, Trustee signature Carl W. Grady.

Owner: GRADY REVOCABLE TRUST CARL W. AND JULIA R. GRADY TRUSTEES 155 STUCKEY ROAD RENFREW, PA 16053. Tax Parcels 160-S5-A4-0000 160-S5-A12-0000. Owner: XIAO QIN WANG EISLER 139 BURTON DRIVE SLIPPERY ROCK, PA 16057. Tax Parcels 160-S5-A5-0000 160-S5-A6-0000 160-S5-A10-0000 160-S5-A11-0000 160-S5-A13-0000 160-S5-A14-0000 160-S5-A15-0000 160-S5-A16-0000.



SCALE 1" = 2000' VICINITY PLAN

REDWING HEIGHTS CONSOLIDATION PLAN (LOTS 5, 6, 10, 11, 13, 14, 15, 16) (LOTS 4,12) situate in TOWNSHIP OF FORWARD, COUNTY OF BUTLER PENNSYLVANIA prepared for XIAO QIN WANG EISLER

PLAN BOOK PAGE table with values 394 and 34.

Recorded in the office for the Recording of Deeds, Plats and Plans in the said County of Butler, Pennsylvania, in Plan Book Volume 394, Page(s) 34-35. Given under my hand and seal this 26th day of May, 2021.

Recorder of Deeds signature Michele M. Mustello, Recorder of Deeds signature Michele M. Mustello, My Commission Expires First Monday in January 2024.

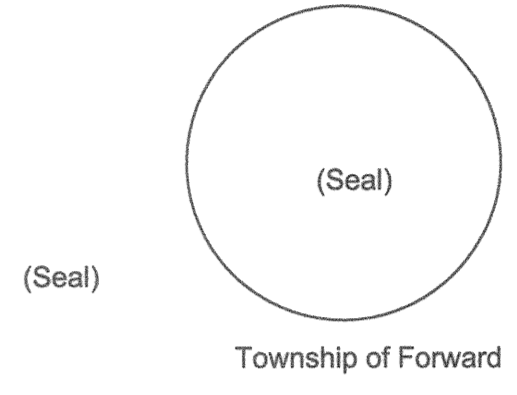


AJL Services, LLC A. James Leroy, Jr. PROFESSIONAL LAND SURVEYOR PO BOX 724 WEXFORD, PA 15090 724 776-1180

REVISED: JANUARY 21, 2021 TOWNSHIP ENGINEER'S COMMENTS MARCH 9, 2021 ACCESS NOTES AND RIGHT OF WAY APRIL 9, 2021 GRADY LOT 4R

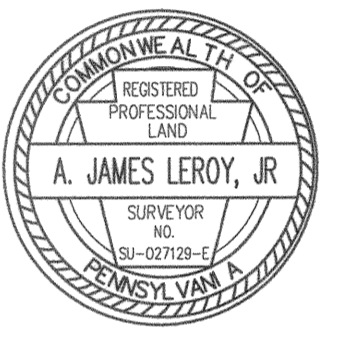
Approved by the Board of Supervisors of the Township of Forward this 11 day of May, 2021.

Secretary signature Lindsey Everett, Chairman signature A. James Leroy, Jr.



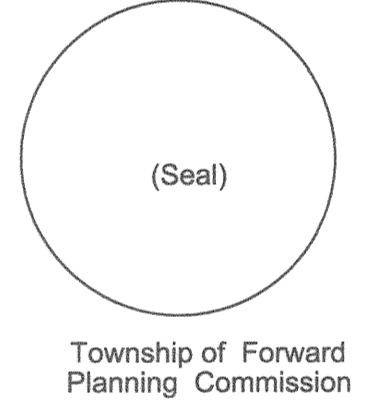
I, A. James Leroy, Jr., a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, and highways as plotted by me for the owners or agents.

5-16-2021 Date, A. James Leroy, Jr., PLS, SU-027129-E.



Reviewed by the Planning Commission of the Township of Forward, this 27 day of April, 2021.

Secretary signature Betty Spithaler, Chairman signature A. James Leroy, Jr.



Reviewed by the Butler County Planning Commission this 21st day of April, 2021. #21028

Secretary signature Ron Henschawise, Chairman signature Janet Hirsch.

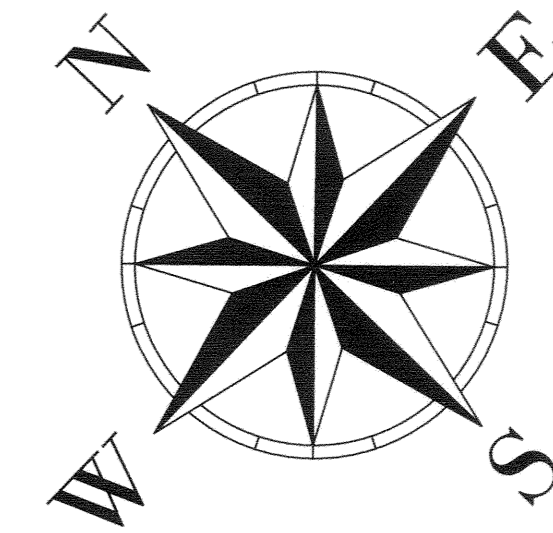


See comments on file at the Butler County Planning Commission Plan Number #21028

| CURVE | R | A | CD | BR | Δ |
|----------|----------|---------|---------|-------------|------------|
| CURVE 1 | 200.00' | 155.21' | 151.34' | N79°28'43"W | 44°27'51" |
| CURVE 2 | 2814.79' | 510.99' | 510.29' | N62°27'01"W | 10°24'05" |
| CURVE 3 | 50.00' | 36.06' | 35.28' | N88°24'25"W | 41°19'15" |
| CURVE 4 | 50.00' | 229.35' | 75.00' | N22°20'58"E | 262°48'55" |
| CURVE 5 | 572.96' | 136.66' | 136.34' | N54°40'00"W | 13°40'00" |
| CURVE 6 | 318.31' | 186.64' | 183.98' | N44°42'00"W | 33°36'00" |
| CURVE 7 | 50.00' | 36.13' | 35.35' | S46°56'42"E | 41°24'24" |
| CURVE 8 | 2864.79' | 519.99' | 519.29' | N62°27'01"W | 10°24'05" |
| CURVE 9 | 150.00' | 307.63' | 256.48' | N64°00'01"E | 117°30'23" |
| CURVE 10 | 458.37' | 304.00' | 298.46' | N24°15'06"E | 39°59'58" |
| CURVE 11 | 50.00' | 69.24' | 63.84' | N 3°34'31"E | 79°20'37" |
| CURVE 12 | 525.00' | 102.11' | 101.94' | N41°25'03"W | 11°08'36" |
| CURVE 13 | 50.00' | 78.54' | 70.71' | N88°15'00"E | 90°00'00" |
| CURVE 14 | 408.37' | 270.84' | 265.90' | N24°15'06"E | 37°59'58" |
| CURVE 15 | 200.00' | 254.97' | 238.05' | N41°46'06"E | 73°02'32" |
| CURVE 16 | 318.31' | 237.41' | 231.95' | N49°15'58"W | 42°44'02" |
| CURVE 17 | 2839.79' | 515.45' | 514.74' | N62°27'01"W | 10°24'05" |
| CURVE 18 | 175.00' | 136.40' | 132.98' | N79°34'33"W | 44°39'32" |
| CURVE 19 | 175.00' | 222.50' | 207.81' | N41°40'15"E | 72°50'51" |
| CURVE 20 | 433.37' | 287.42' | 282.18' | N24°15'06"E | 37°59'58" |

20' DRAINAGE, UTILITY, AND SANITARY SEWER EASEMENT (ALL LOTS) -----
 BUILDING SETBACK LINES 50' FRONT YARD, 20' REAR YARD, 15' SIDE YARD -----
 PROPERTY LINES AND EASEMENT LINES BEING REMOVED -----

NOTE: PURCHASERS OF LOTS WITHIN THE REDWING LOT CONSOLIDATION PLAN BE ADVISED THAT THE 50' EASEMENT FOR INGRESS EGRESS AND REGRESS BETWEEN LOTS 1, 2, 9 AND PARCEL A DOES NOT MEET THE REQUIREMENTS OF THE TOWNSHIP OF FORWARD FOR ACCEPTANCE AS A PUBLIC ROAD. THUS THE MAINTENANCE OF ANY ROADWAY WITHIN THIS EASEMENT SHALL NOT BE THE RESPONSIBILITY OF THE TOWNSHIP OF FORWARD.

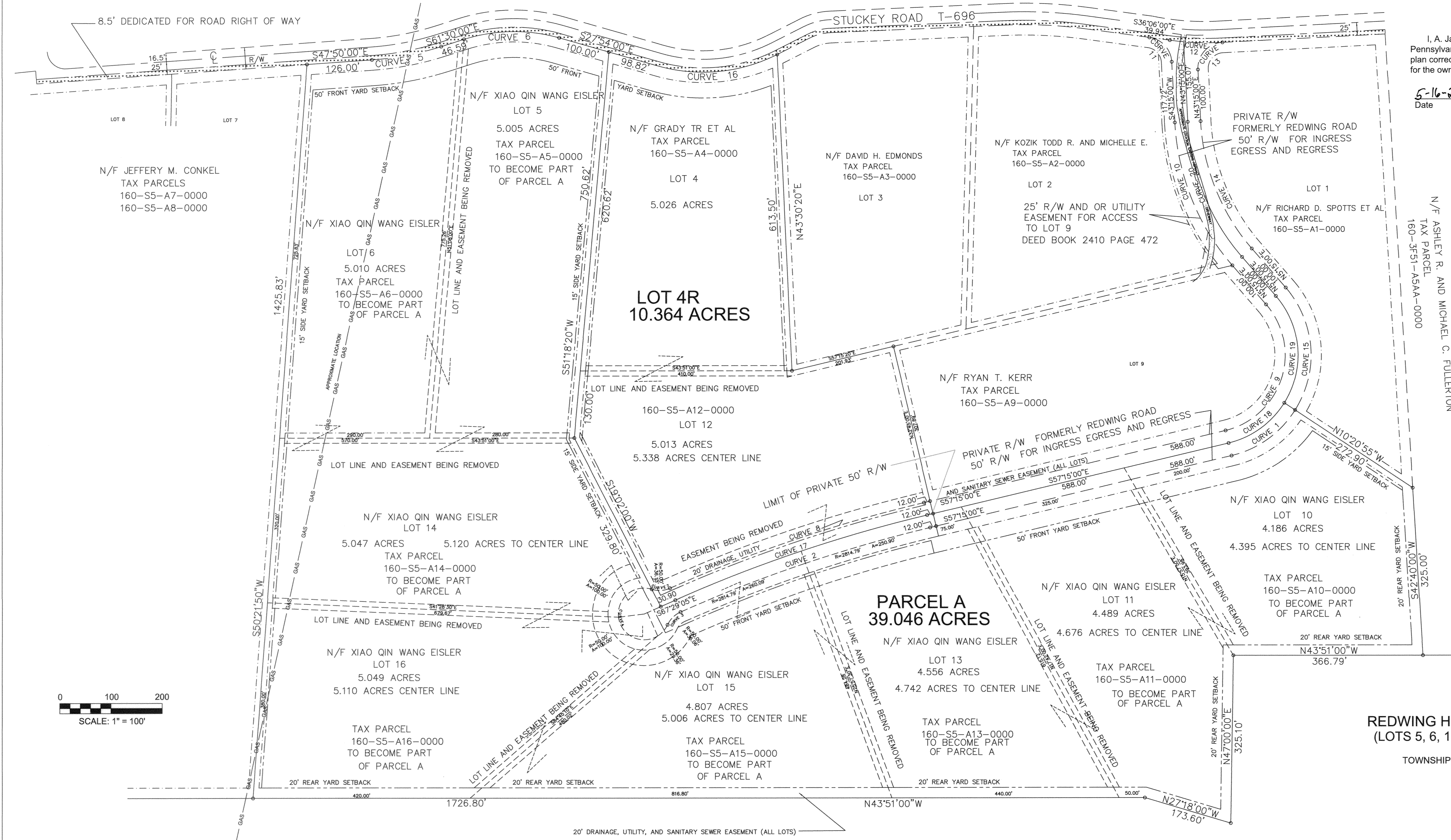
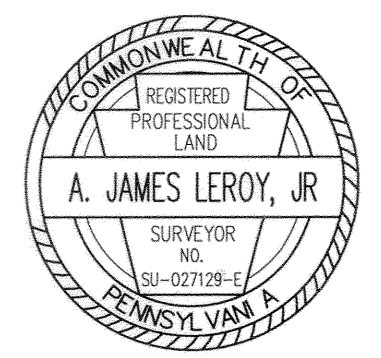


I, A. James Leroy, Jr., a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, and highways as plotted by me for the owners or agents.

5-16-2021
Date

A. James Leroy, Jr.
A. James Leroy, Jr., PLS

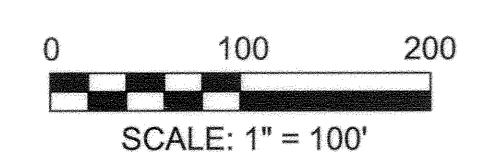
SU-027129-E



N/F ASHLEY R. AND MICHAEL C. FULLERTON
TAX PARCEL
160-3F51-ASA-A-0000

NOTE:
LOTS 1, 2 AND 9 ACCESS PROPERTIES FROM EXISTING PRIVATE DRIVEWAY. NO ADDITIONAL LOTS OR PROPERTIES MAY USE EXISTING PRIVATE DRIVEWAY FOR INGRESS, EGRESS AND REGRESS.

ACCESS TO PARCEL A WILL BE FROM A NEW DRIVEWAY STARTING AT STUCKEY ROAD AND WILL BE ALONG THE EASTERLY SIDE OF THE EXISTING PRIVATE DRIVEWAY. SINCE A NEW DRIVE WILL CUT CURRENT ACCESS USED BY LOT 1 LOT 1 WILL ALSO USE THE NEW DRIVEWAY FOR INGRESS, EGRESS AND REGRESS. NO ADDITIONAL LOTS OR PROPERTIES MAY USE THE NEW DRIVEWAY FOR INGRESS, EGRESS AND REGRESS.



REDWING HEIGHTS CONSOLIDATION PLAN
 (LOTS 5, 6, 10, 11, 13, 14, 15, 16) (LOTS 4, 12)
 situate in
 TOWNSHIP OF FORWARD, COUNTY OF BUTLER
 PENNSYLVANIA
 prepared for
 XIAO QIN WANG EISLER

| PLAN BOOK | PAGE |
|------------|-----------|
| 394 | 35 |

N/F PHILIP C. THACKRAY
TAX PARCEL
160-3F51-A6-0000

REVISED: JANUARY 21, 2021 TOWNSHIP ENGINEER'S COMMENTS
 MARCH 9, 2021 ACCESS NOTES AND RIGHT OF WAY
 APRIL 9, 2021 GRADY LOT 4R
 DATE: JANUARY 12, 2021

AJL Services, LLC
 PROFESSIONAL LAND SURVEYOR
 PO BOX 724
 WEXFORD, PA 15090
 724 776-1180

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, JUDITH GREGG HOLDEN, EXECUTRIX OF THE ESTATE OF JEAN B. GREGG, OF THE TOWNSHIP OF CENTER, 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 CENTER, 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 CENTER, 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 CENTER, 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 14 DAY OF MAY, 2021.

x Judith Gregg Holden, Exec.
 JUDITH GREGG HOLDEN
 EXECUTRIX OF THE ESTATE OF JEAN B. GREGG

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, JUDITH GREGG HOLDEN, EXECUTRIX OF THE ESTATE OF JEAN B. GREGG, 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 14 DAY OF MAY, 2021.

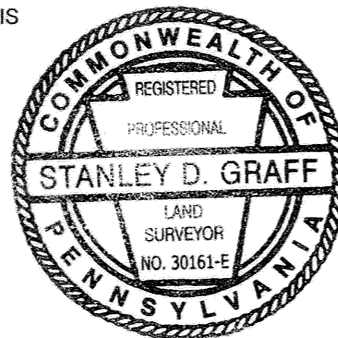
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

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

x 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.

15 MAY '21
 DATE
 STANLEY D. GRAFF
 REG. NO. 3040160



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CENTER 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 CENTER THIS 12th DAY OF May, 2021.

x Ronald E. Platt
 SECRETARY
 x Ronald E. Platt
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 28th DAY OF APRIL, 2021.

x St. Mico
 SECRETARY
 x St. Mico
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF APRIL, 2021.

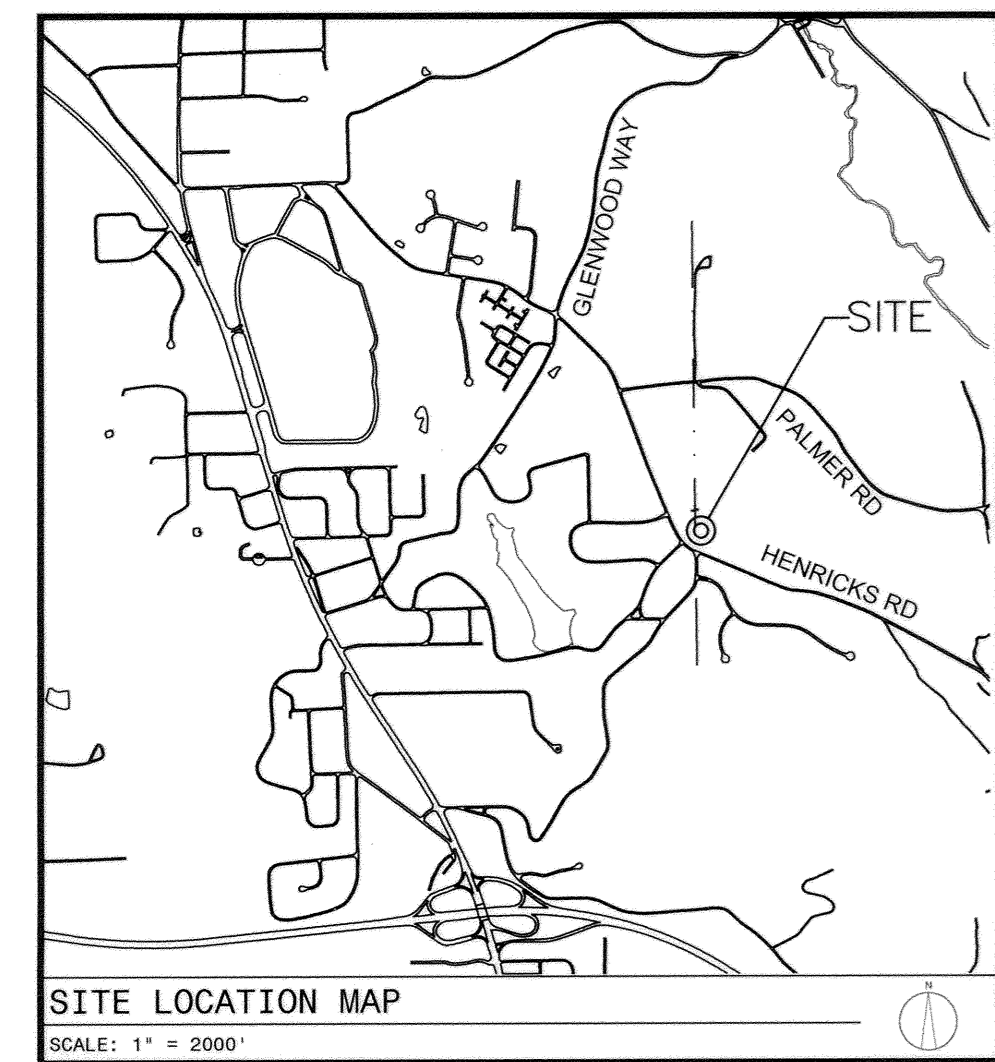
x R.H. Jam
 SECRETARY
 x S.H. Jam
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 394 PAGE(S) 36

GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF MAY, 2021.

x Michele M. Mustello
 RECORDER OF DEEDS

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



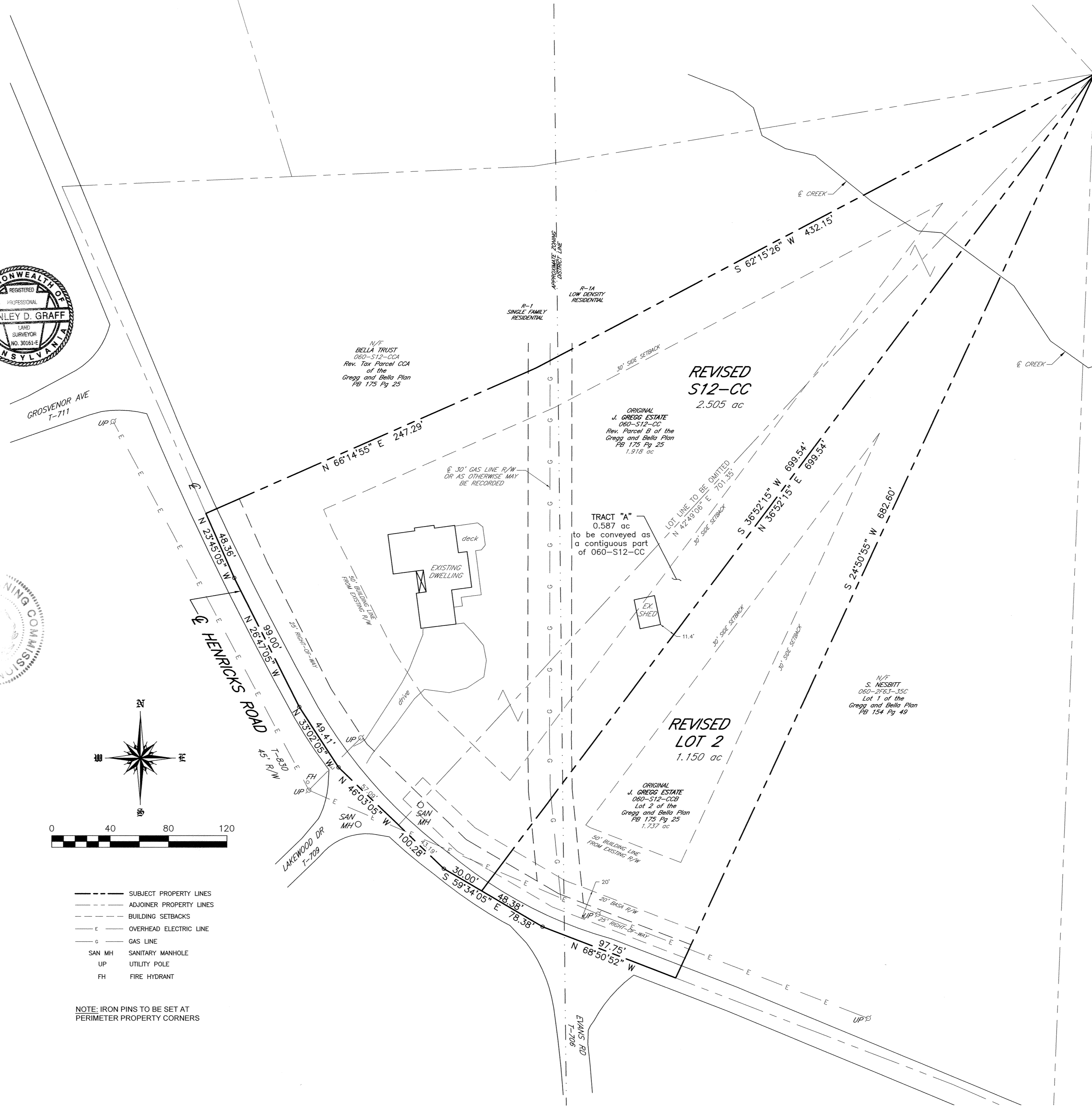
| CENTER TOWNSHIP R-1 SINGLE FAMILY RESIDENTIAL DISTRICT | |
|---|----------------------------|
| Dimension | with Sanitary Public Sewer |
| Min. Lot Area | 1/2 acre |
| Min. Lot Width | 100 feet |
| Min. Front Yard Depth | 35 feet |
| Min. Side Yard Depth | 15 feet |
| Min. Rear Yard Depth | 35 feet |
| Accessory structure | 10 feet min. side and rear |

| CENTER TOWNSHIP R-1A LOW DENSITY RESIDENTIAL DISTRICT | |
|--|----------------------------|
| Dimension | with Public Sanitary Sewer |
| Min. Lot Area | 3/4 acre |
| Min. Lot Width | 125 feet |
| Min. Front Yard Depth | 50 feet |
| Min. Side Yard Depth | 30 feet |
| Min. Rear Yard Depth | 50 feet |
| Accessory structure | 10 feet min. side and rear |

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: 202105260015138
 Page 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 5/26/2021 1:20 PM
 17921001029



N/E
 GREGG / BELLA TRUST
 060-512-CC
 060-512-CCB
 Resurvey of the
 Bella/Gregg/Kramer Plan
 PB 392 Pg 26

PROPERTY AREAS:

| | |
|-----------------------|----------|
| EXISTING TOTALS | |
| 060-S12-CC | 1.918 AC |
| 060-S12-CCB | 1.737 AC |
| EXISTING TOTAL | 3.655 AC |
| | |
| 060-S12-CC | 1.918 AC |
| ORIGINAL S12-CC | 0.587 AC |
| + TRACT A | 2.505 AC |
| REVISED S12-CC TOTAL | 2.505 AC |
| | |
| 060-S12-CCB | 1.737 AC |
| ORIGINAL S12-CCB | 0.587 AC |
| - TRACT A | 1.150 AC |
| REVISED S12-CCB TOTAL | 1.150 AC |
| | |
| REVISED TOTALS | |
| REV. S12-CC | 2.505 AC |
| + REV. S12-CCB | 1.150 AC |
| REVISED TOTAL | 3.655 AC |

- GENERAL NOTES:**
- TAX IDS: 060-S12-CC AND 060-S12-CCB
 - OWNER: JEAN GREGG ESTATE
 - INSTR: 1999103031356
060-S12-CC (HOUSE LOT) FIRST DESCRIPTION
060-S12-CCB (VACANT LOT) SECOND DESCRIPTION
 - ZONING DISTRICTS:
 - R-1A LOW DENSITY RESIDENTIAL
 - R-1 SINGLE FAMILY RESIDENTIAL
 - SETBACKS: SEE TABLE
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM: 42190294D
FIRM EFFECTIVE: 8/2/2018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - GREGG / BELLA PLAN
PLAN BOOK 154 PG 49
 - GREGG / BELLA PLAN
PLAN BOOK 175 PG 25

| REV | DESCRIPTION | BY | DATE |
|-----|--|-----|-----------|
| B | REVISIONS PER TOWNSHIP ENGINEER AND PLANNING COMMISSION REVIEW | SDG | 5/19/2021 |
| A | REVISIONS PER TOWNSHIP ENGINEER REVIEW | SDG | 4/27/2021 |



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. GREGG PLAN
 BEING A
 LOT LINE REVISION
 FOR
 JEAN GREGG ESTATE

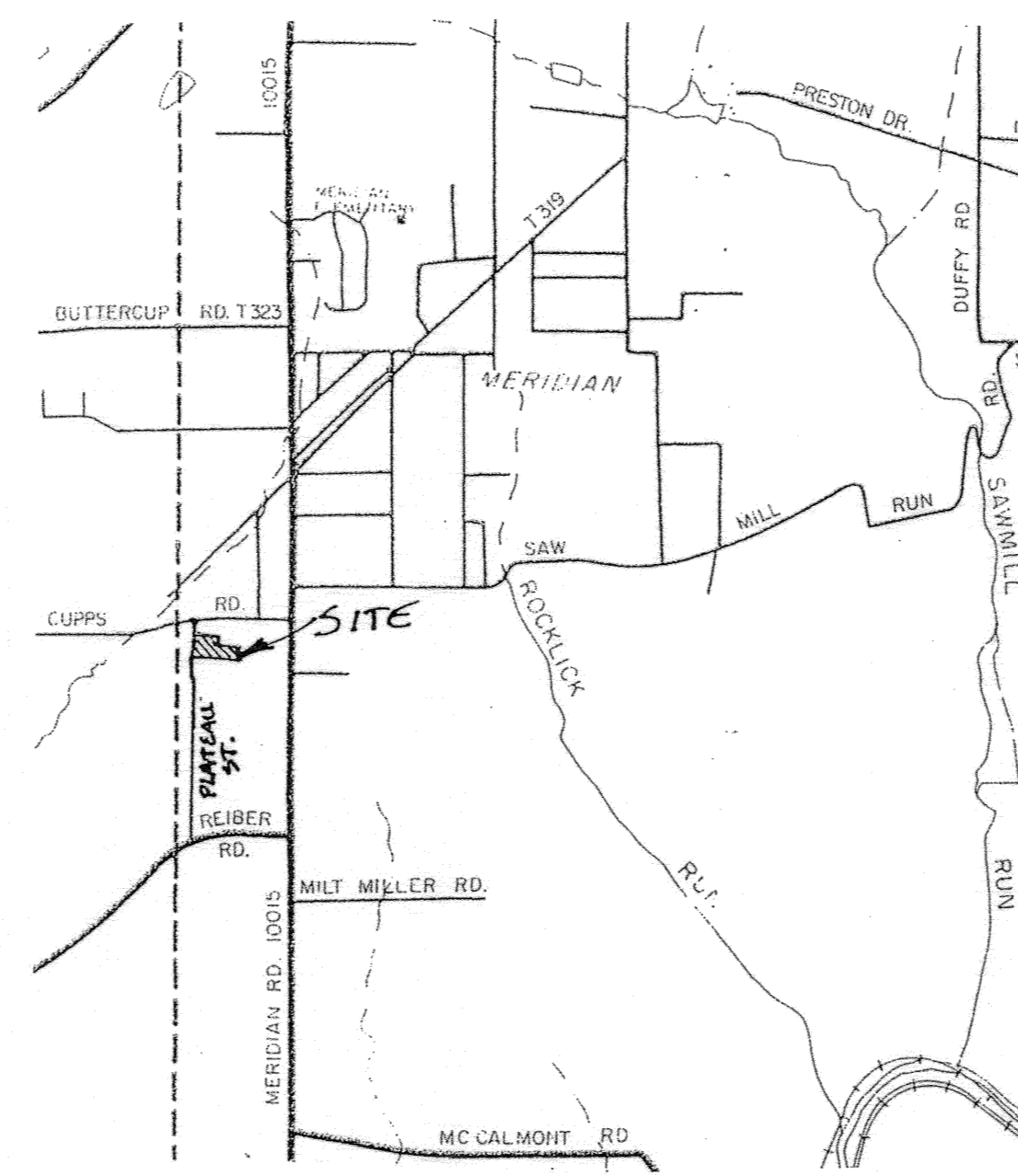
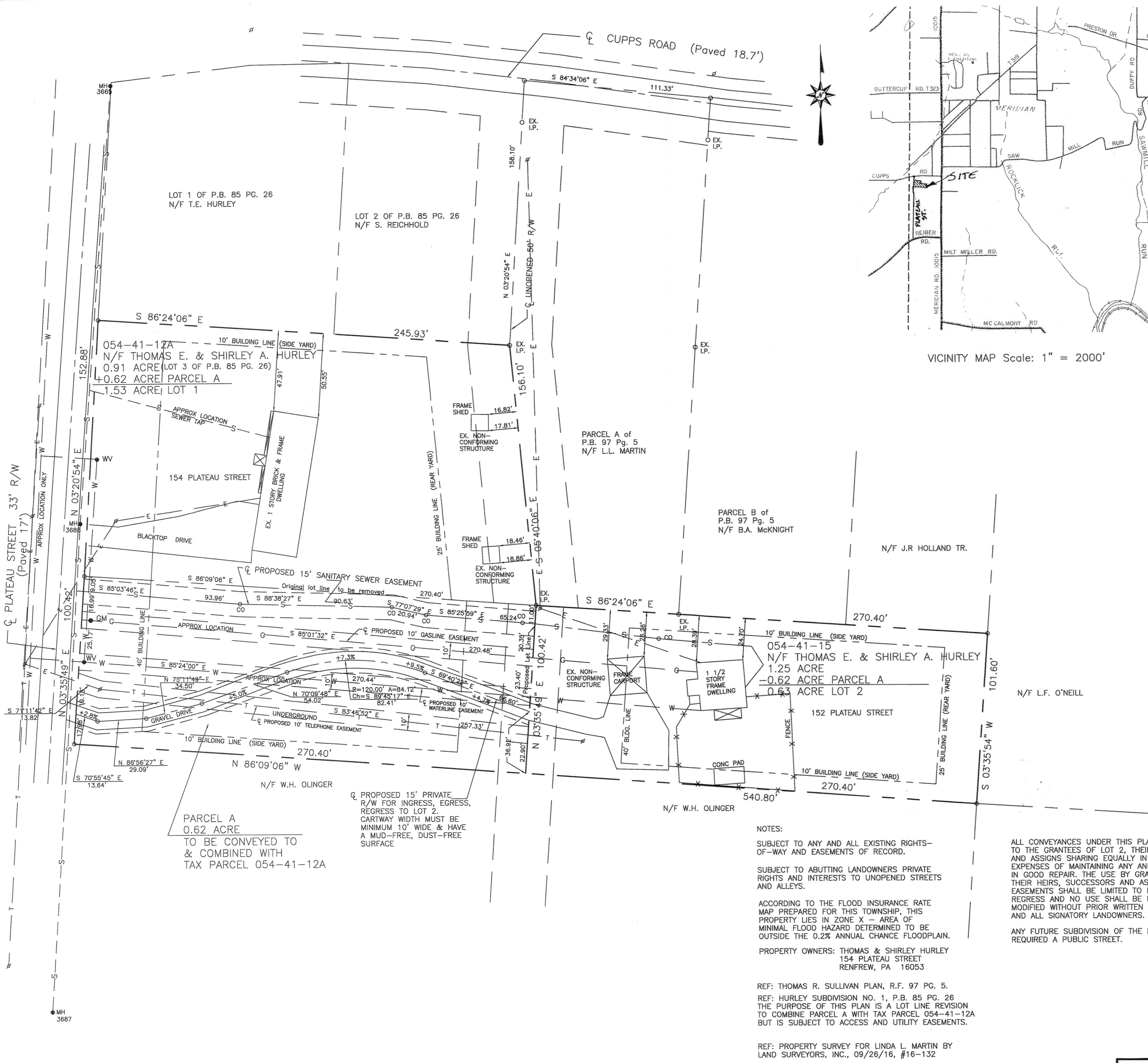
SITUATE
 CENTER TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| DATE | DRAWN | CHECKED | SCALE |
|-------------|------------------|----------|----------|
| 04/05/2021 | SDG | Sdg | 1" = 40' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 21-069 | 060-S12-CC & CCB | B | |

| RECORDED | 20 |
|------------|-----------|
| PLAN BOOK | PAGE |
| 394 | 36 |
| SHEET | of |

J. GREGG PLAN

Being a lot line revision of Butler County Tax
 Parcels 060-S12-CC and 060-S12-CCB



Inset: 202105280015351
 Page 1 of 445-00
 Michele Mustello
 Butler County Recorder PA
 4/28/2021 9:58 AM
 T2021001207

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

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

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

In Witness Whereof, we hereunto set our hands and seals this 20th day of May, 2021

 NOTARY PUBLIC

 OWNER

 OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas E. and Shirley A. Hurley, and acknowledged the foregoing release and dedication and sworn to be their act and deed and desired the same to be recorded as such.

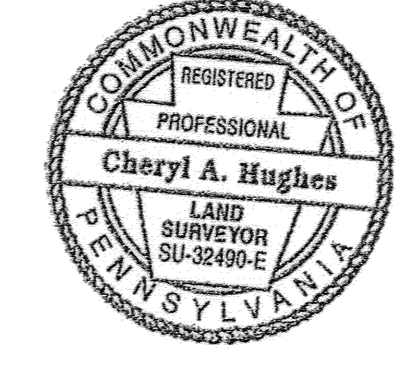
Sworn to and subscribed before me this 20th day of May, 2021.
 My Commission Expires the 12th day of Sept, 2022.

 NOTARY PUBLIC

 Commission Number 1192974

TITLE CLAUSE (NO MORTGAGE)
 We, Thomas E. and Shirley A. Hurley, owners of the part of subdivision in our names, do hereby certify that the title of this property is in the names of Thomas E. and Shirley A. Hurley, as recorded in Deed Book Volume 2768 page 504, and Instrument #200802220003507 Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

_____ Witness
 _____ Thomas E. Hurley Owner
 _____ Shirley A. Hurley Owner



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

DATE April 28, 2021 SEAL _____
 SIGNATURE AND REG. NO. SU-32490-E

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

_____ Secretary
 _____ President

Approved by the Board of Commissioners of the Township of Butler this 17th day of May, 2021
 _____ Secretary
 _____ President of Board

Approved by the Butler Township Planning Commission this 4th day of May, 2021
 _____ Secretary
 _____ Chairman

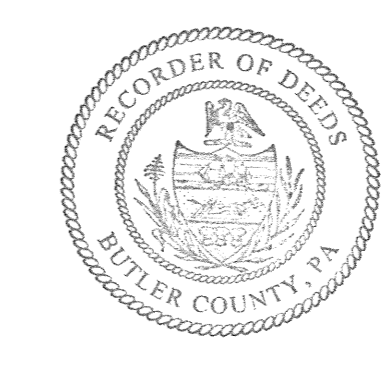
Reviewed by the Butler County Planning Commission this 21st day of April, 2021
 _____ Secretary
 _____ Chairman



COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 394 page 37

Given under my hand and seal this 28th day of May, 2021.

 RECORDER



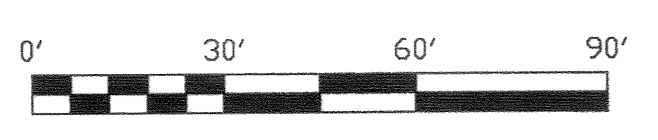
REVISOR 04/28/2021; ENGINEER'S REVIEW COMMENTS
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

| | |
|----------------------------------|--|
| L S F | Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner |
| | LOT LINE REVISION FOR: THOMAS E. & SHIRLEY A. HURLEY SITUATE: BUTLER TWP., BUTLER CO., PA |
| Date 03/31/2021 Scale 1" = 30' | Dwn By BEC Ckd By CAH |
| Parcel No. 054-41-12A & 15 | Db-Pg 2768-504 Service No. 21-031 |
| Address 152/154 PLATEAU STREET | Inst. # 200802220003507 |

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 SUBJECT TO ABUTTING LANDOWNERS PRIVATE RIGHTS AND INTERESTS TO UNOPENED STREETS AND ALLEYS.
 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.
 PROPERTY OWNERS: THOMAS & SHIRLEY HURLEY
 154 PLATEAU STREET
 RENFREW, PA 16053
 REF: THOMAS R. SULLIVAN PLAN, R.F. 97 PG. 5.
 REF: HURLEY SUBDIVISION NO. 1, P.B. 85 PG. 28
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE PARCEL A WITH TAX PARCEL 054-41-12A BUT IS SUBJECT TO ACCESS AND UTILITY EASEMENTS.
 REF: PROPERTY SURVEY FOR LINDA L. MARTIN BY LAND SURVEYORS, INC., 09/26/16, #16-132
 ZONED R-1:
 MINIMUM LOT AREA: 15,000 S.F.
 MINIMUM LOT WIDTH: 100'
 40' FRONT BUILDING SETBACK
 10' SIDE BUILDING SETBACK
 25' REAR BUILDING SETBACK

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEEES OF LOT 2, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY GRANTEEES OF LOT 2, 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.
 ANY FUTURE SUBDIVISION OF THE PROPERTY WOULD REQUIRE A PUBLIC STREET.

| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 394 | 37 |



REMNANT
030-4F64-A1
Instrument #201806010010754
N/F SEAN E. & STACEY L. SWIDZINSKI,
RICHARD D. & ELAINE M. SWIDZINSKI &
MICHAEL CARINGOLA
EX. 105.96 ACRES
- 2.570 ACRES PARCEL A
103.39 ACRES TOTAL AFTER CONVEYANCES =
REMNANT LOT 2

Inst: 202105280015354
Fig 1 F 84540
Michele Mustello
Butler County Recorder PA
519-2021-16-00 AM
12011001209

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.

ZONED: AG; AGRICULTURAL DISTRICT

PROPERTY OWNERS: RANDI MILLER
211 ALEXANDER ROAD
SLIPPERY ROCK, PA 16057

SEAN & STACEY SWIDZINSKI
RICHARD & ELAINE SWIDZINSKI
MICHAEL CARINGOLA
141 REIBER ROAD
RENFREW, PA 16057

REF: SURVEY FOR SWIDZINSKI BY LAND SURVEYORS,
INC., #18-078.

THE PURPOSE OF THIS PLAN IS A LOT LINE SURVEY
TO ADD PARCEL A TO ADJOINING LANDS OF RANDI H.
MILLER. NO NEW BUILDING LOTS ARE CREATED BY
THIS PLAN.

KNOW ALL MEN BY THESE PRESENTS, that we, Richard D. and Elaine M. Swidzinski,
of the Township of Brady, 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 Brady 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 Brady, 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
Brady, 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 D. and Elaine M. Swidzinski, our heirs,
executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 24
day of May, 2021

ATTEST:
Richard D. Swidzinski *Elaine M. Swidzinski*
NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and
County, personally appeared the above named Richard D. and Elaine M. Swidzinski,
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 24 day of May
2021

My Commission expires the 16 day of Aug, 2024

SEAL
Debra Painter
NOTARY PUBLIC

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26
day of MAY, 2021

ATTEST:
Michael Caringola
NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 26 day of MAY
2021

My Commission expires the 06 day of MARCH, 2024

SEAL
Darrin J. Nichter
NOTARY PUBLIC

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 19
day of May, 2021

ATTEST:
Kristina K. McCullough *Randi H. Miller*
NOTARY PUBLIC OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and
County, personally appeared the above named Randi H. Miller,
and acknowledged the foregoing release and dedication and plan to
be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 19 day of May
2021

My Commission expires the 11 day of January, 2022

SEAL
Kristina K. McCullough
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

KNOW ALL MEN BY THESE PRESENTS, that we, Sean E. and Stacey L. Swidzinski,
of the Township of Brady, 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 Brady 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 Brady, 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
Brady, 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 Sean E. and Stacey L. Swidzinski, our heirs,
executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 25
day of May, 2021

ATTEST:
Sean E. Swidzinski *Stacey L. Swidzinski*
NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and
County, personally appeared the above named Sean E. and Stacey L. Swidzinski,
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 25 day of May
2021

My Commission expires the 16 day of Aug, 2024

SEAL
Debra Painter
NOTARY PUBLIC

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Common-
wealth 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.

April 1, 2021 SEAL *Cheryl A. Hughes*
DATE REG. NO. SU-32490-E

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

Kristina K. McCullough SEAL *Cheryl A. Hughes*
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Brady this 19 day of
MAY, 2021

Kristina K. McCullough SEAL *Cheryl A. Hughes*
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Planning Commission of the Township of Brady this 19 day of
MAY, 2021

Kristina K. McCullough SEAL *Cheryl A. Hughes*
SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 21 day of
April, 2021

R. A. JRM SEAL *J. H. JRM*
SECRETARY CHAIRMAN/PRESIDENT

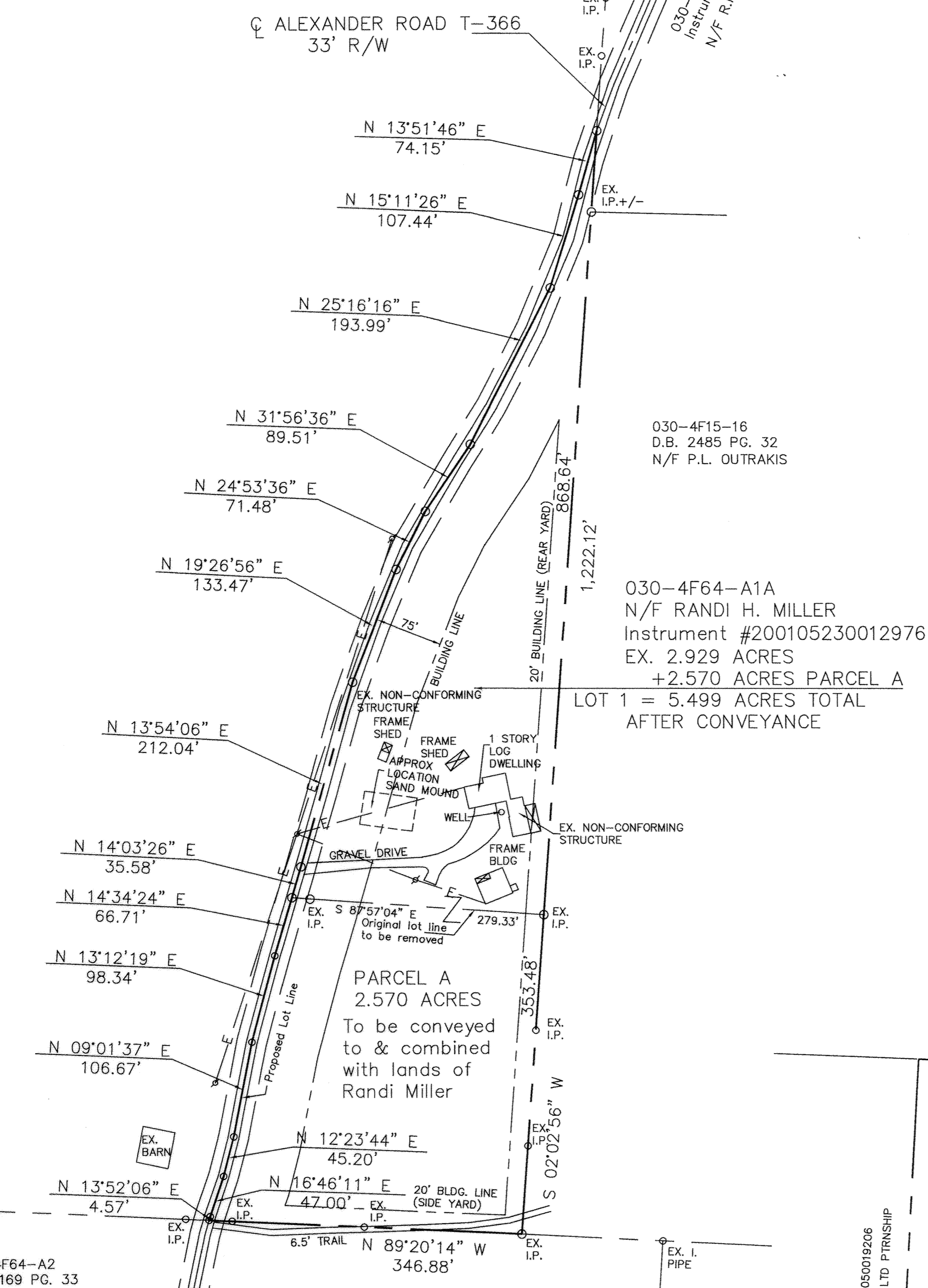
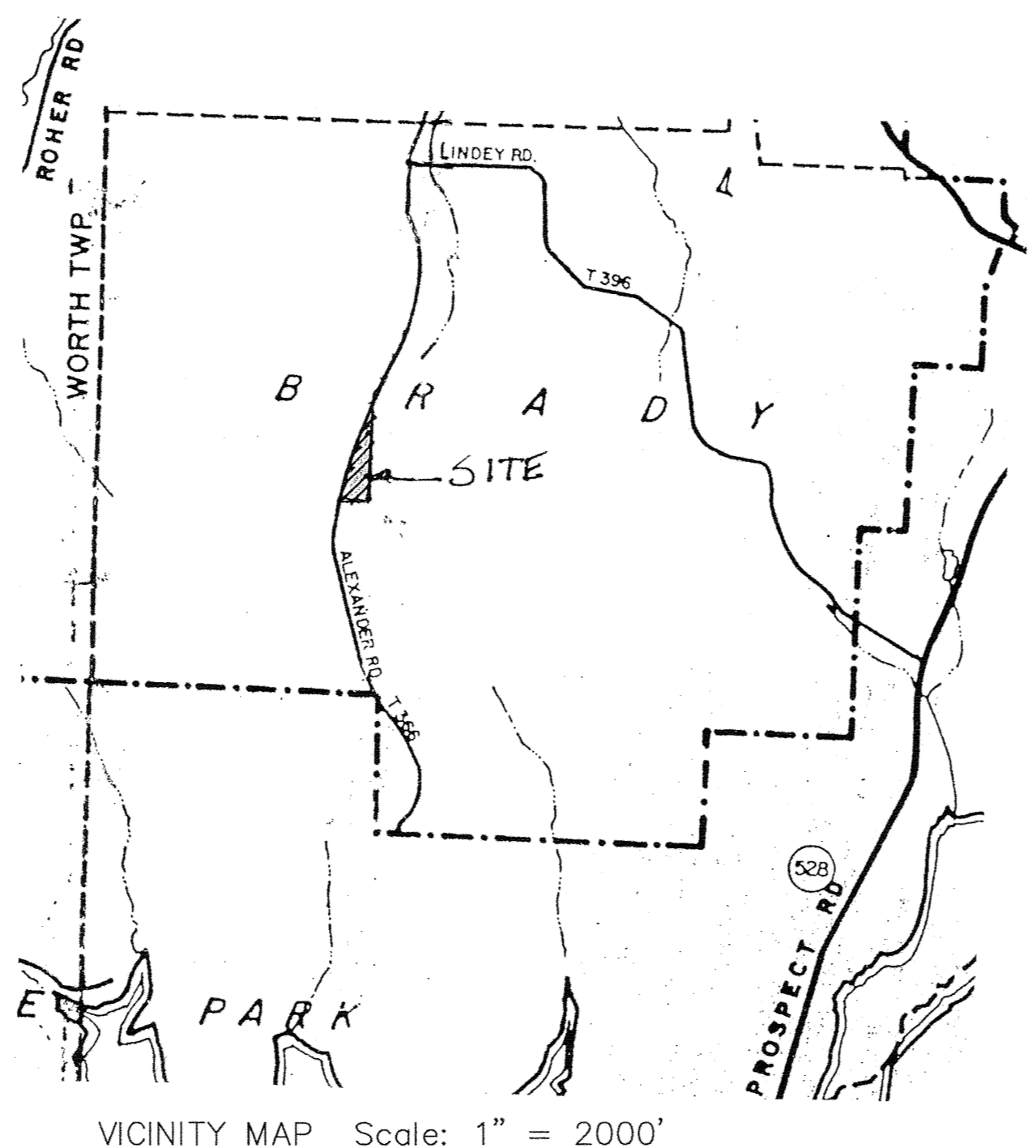
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in
said County in Plan Book Volume 394 page 38

Given under my hand and seal this 28 day of May
2021

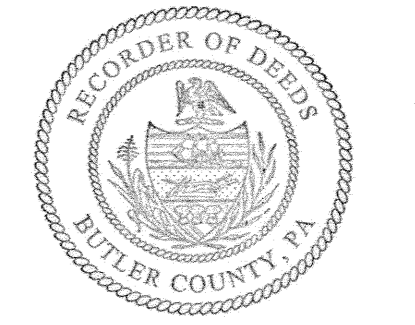
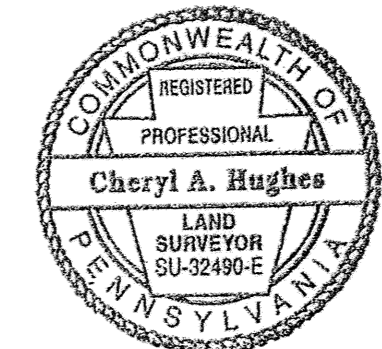
SEAL *Michele M. Mustello*
RECORDER

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 1061 Butler, PA 16003-1061 (724)287-6865 Cheryl A. Hughes, P.L.S. Owner | | | |
| | LOT LINE REVISION FOR: SEAN E. & STACEY L. SWIDZINSKI, RICHARD D. & ELAINE M. SWIDZINSKI, MICHAEL CARINGOLA and RANDI H. MILLER SITUATE: BRADY TWP., BUTLER CO., PA | | | |
| Date 04/01/2021 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH | Disk |
| Parcel No. 030-4F64-A1 & A1A | Instrument # 200105230012976 | Service No. | 21-032 | |
| Address 211 ALEXANDER ROAD | | 201806010010754 | | |



PLAN BOOK PAGE
394 38



OWNERS ADOPTION FOR CORPORATION
 KNOW ALL MEN BY THESE PRESENTS: That NEWMAN HOLDINGS LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property, situated in the Township of Jackson, County of Butler, Commonwealth of Pennsylvania, and for other purposes according to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by the Township of Jackson, County of Butler, NEWMAN HOLDINGS LLC, hereby covenants and agrees to and by these presents does release and forever discharge the Township of Jackson of County of Butler, its successors or assigns from any liability for damages arising and to arise from the appropriation of said grounds for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon NEWMAN HOLDINGS LLC, its successors and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, the said Corporation has caused its Corporate seal to be affixed by the hand of its President and same to be attested Secretary, this 21 day of April, A.D. 2021.

Secretary _____ President _____

OWNERS ADOPTION FOR CORPORATION
 COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER }
 On this 21 day of April, A.D. 2021, before me, a Notary Public and for said County and Commonwealth, personally appeared Michael Newman of NEWMAN HOLDINGS LLC, who being duly sworn, deposes and says that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly sign and sealed by and as for the act and deed of the said NEWMAN HOLDINGS LLC for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication Michael Newman of NEWMAN HOLDINGS LLC in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper and respective handwriting.

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

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of April, 2021.

My Commission expires the 25th day of March, 2025
Brenda K. Jewell, Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Brenda K. Jewell, Notary Public
 Butler County
 My commission expires March 25, 2025
 Commission number 1275609
 Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE
 I hereby certify that the title to the property contained in the Foxwood Trail Residential Development - Phase 3a in the name of the NEWMAN HOLDINGS LLC and is recorded in instrument(s) 201810250027603

Witness _____ Owner _____
Community Bank mortgagee of the property contained in the Foxwood Trail Residential Development - Phase 3 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

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

Date 4/21/2021
Gary A. Sheffler, P.L.S.

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

Date 4/21/2021
Graham Lee Ferry, Reg No. PE074237

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

Date 4/21/2021
Graham Lee Ferry, Reg No. PE074237

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

Date 5/13/2021
Benjamin L. Gliberty
 Name PE077527
 Registration Number

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

Date 5/21/2021
 Township Manager / Secretary

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE
 Approved by the Board of Supervisors of Jackson Township on this 21 day of October, 2020, subject to certain conditions referenced in the township decision letter dated 11/27/20.

Signed and voted as approved this day 21 day of May, 2021.

Township Secretary _____ Chairperson _____
 This plan was delivered to PERK, L.P.C. Jackson township on the 21 day of May, 2021.

Township Manager/Secretary _____

BUTLER COUNTY PLANNING COMMISSION CERTIFICATE
 Reviewed by the Butler County Planning Commission on this 19TH day of SEPT, 2021.

Benjamin L. Gliberty
 Secretary

PROOF OF RECORDING
 Recorded in the Office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania
 in plan book volume 394 page(s) 39-40
 Given Under my hand and seal this 18 day of June, 2021.

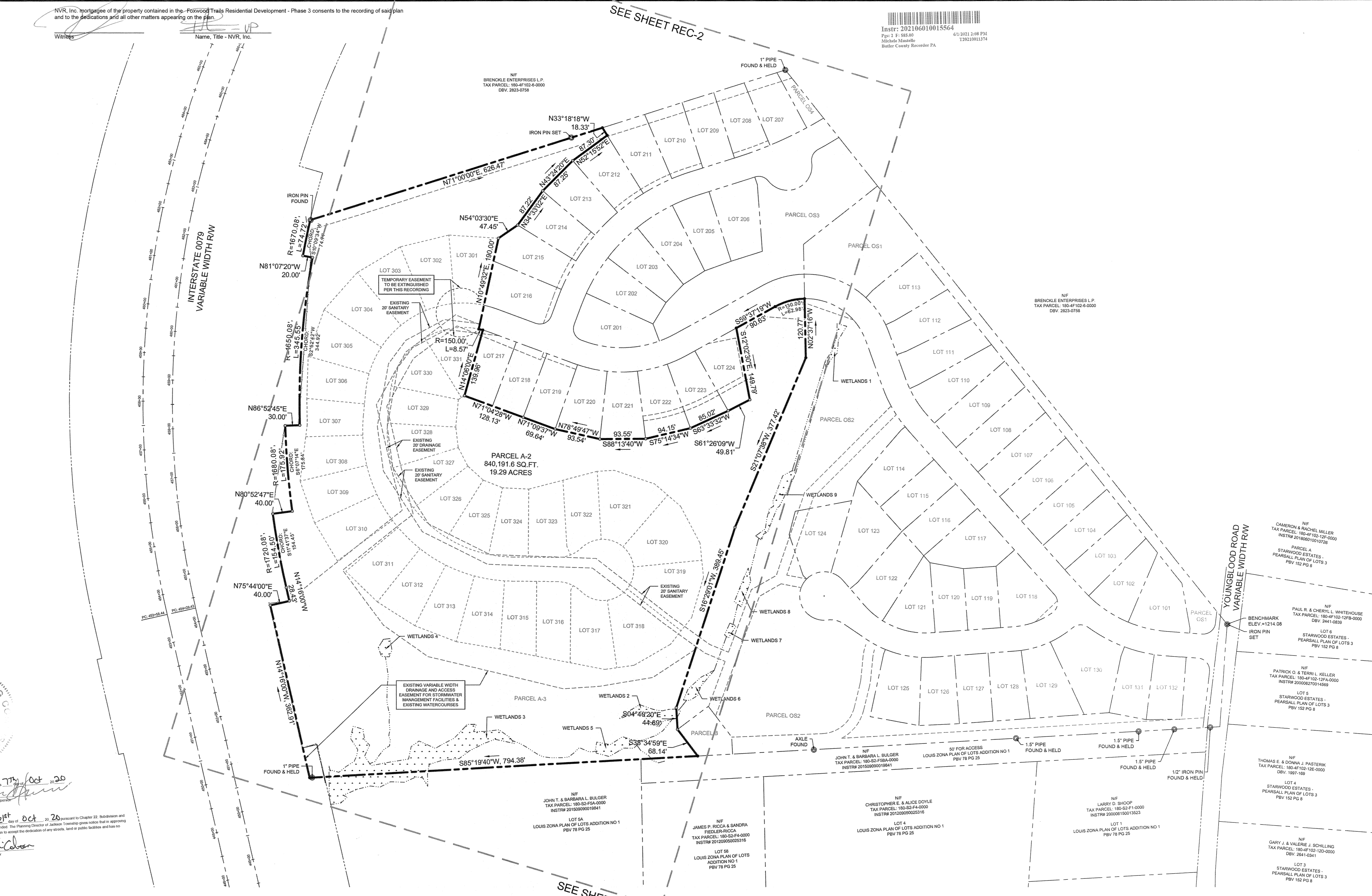
Recorder of Deeds Michele M. Mustello

TOWNSHIP PLANNING COMMISSION
 Reviewed by the Planning Commission of Jackson Township this 7th day of Oct, 2020.

Secretary _____ Chairperson _____

TOWNSHIP PLANNING COMMISSION
 Approved by the Planning Director of Jackson Township on this 7th day of Oct, 2020 pursuant to Chapter 22, Subdivision and Land Development of the Code of Jackson Township, as amended. That Planning Director of Jackson Township gives notice that in approving this plan to record, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Benjamin L. Gliberty
 Planning Director



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

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

| | |
|-----------|------|
| PLAN BOOK | PAGE |
| 394 | 39 |

| Know what's below. Call before you dig. POCS SER. #: 08EIGN - 20182001770 DIG - 20182001789 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. | | <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date:</th> <th>Revision Description:</th> <th>By:</th> <th>Professional Seal:</th> <th>Prepared By:</th> </tr> </thead> <tbody> <tr> <td>03-27-19</td> <td>RESPONSE TO HRC COMMENTS #1</td> <td>RLS</td> <td rowspan="8"></td> <td rowspan="8">Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com</td> </tr> <tr> <td>5-31-19</td> <td>RESPONSE TO HRC COMMENTS #2</td> <td>RLS</td> </tr> <tr> <td>5-31-19</td> <td>REVISED TO ADD PARCEL B AND SANITARY SEWER EASEMENT</td> <td>MWS</td> </tr> <tr> <td>7-11-19</td> <td>RESPONSE TO HRC COMMENTS #3</td> <td>RLS</td> </tr> <tr> <td>8-19-19</td> <td>RESPONSE TO HRC COMMENTS #4</td> <td>RLS</td> </tr> <tr> <td>8-19-19</td> <td>RESPONSE TO HRC COMMENTS #4</td> <td>RLS</td> </tr> <tr> <td>9-2-19</td> <td>ISSUED FOR CONSTRUCTION</td> <td>RLS</td> </tr> </tbody> </table> | Date: | Revision Description: | By: | Professional Seal: | Prepared By: | 03-27-19 | RESPONSE TO HRC COMMENTS #1 | RLS | | Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com | 5-31-19 | RESPONSE TO HRC COMMENTS #2 | RLS | 5-31-19 | REVISED TO ADD PARCEL B AND SANITARY SEWER EASEMENT | MWS | 7-11-19 | RESPONSE TO HRC COMMENTS #3 | RLS | 8-19-19 | RESPONSE TO HRC COMMENTS #4 | RLS | 8-19-19 | RESPONSE TO HRC COMMENTS #4 | RLS | 9-2-19 | ISSUED FOR CONSTRUCTION | RLS | <div style="text-align:center;"> <p>Foxwood Trail Residential Development - Phase 3</p> <p>Prepared For: Newman Holdings, LLC</p> <p>Situate In: Jackson Township, Butler County, Pennsylvania</p> </div> | BEING A SUBDIVISION OF PARCEL A-2 IN THE FOXWOOD TRAIL RESIDENTIAL DEVELOPMENT - PHASE 3, TO BE RECORDED DRAWING SCALE: 1" = 100' DATE ISSUED: 11/30/18 PROJECT JOB#: 3782 CADD#: 3782 - Foxwood Trail - Subdivision - Ph3.dwg | Newman Holdings, LLC 308 West Solomon Court Zelienople, PA 15063 Contact: Mike Newman Phone: 412-906-2035 Sheet No. <div style="font-size: 24pt; font-weight: bold; text-align: center;">REC-1</div> |
|---|--|---|-------|--|-----|--------------------|--------------|----------|-----------------------------|-----|--|--|---------|-----------------------------|-----|---------|---|-----|---------|-----------------------------|-----|---------|-----------------------------|-----|---------|-----------------------------|-----|--------|-------------------------|-----|--|--|--|
| | | | Date: | Revision Description: | By: | Professional Seal: | Prepared By: | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03-27-19 | RESPONSE TO HRC COMMENTS #1 | RLS | | Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-31-19 | RESPONSE TO HRC COMMENTS #2 | RLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5-31-19 | REVISED TO ADD PARCEL B AND SANITARY SEWER EASEMENT | MWS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7-11-19 | RESPONSE TO HRC COMMENTS #3 | RLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8-19-19 | RESPONSE TO HRC COMMENTS #4 | RLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8-19-19 | RESPONSE TO HRC COMMENTS #4 | RLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9-2-19 | ISSUED FOR CONSTRUCTION | RLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DRAWING SCALE: 1" = 100' DATE ISSUED: 11/30/18 PROJECT JOB#: 3782 CADD#: 3782 - Foxwood Trail - Subdivision - Ph3.dwg | DRAWN BY: AGM REVIEWED BY: GAS FIELD BOOK #: --- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

INTERSTATE 0079
VARIABLE WIDTH RW

EXISTING VARIABLE WIDTH
DRAINAGE AND ACCESS
EASEMENT FOR STORMWATER
MANAGEMENT FACILITIES &
EXISTING WATERCOURSES

PARCEL A-3
446,796.6 SQ.FT.
10.26 ACRES

LOT 5A
LOUIS ZONA PLAN OF LOTS ADDITION NO.1
PBV 78 PG 23

LOT 5A
LOUIS ZONA PLAN OF LOTS ADDITION NO.1
PBV 78 PG 23

WETLANDS 5

WETLANDS 2

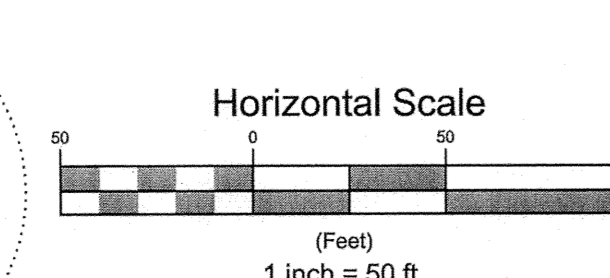
WETLANDS 6

WETLANDS 7

WETLANDS 8

WETLANDS 9

WETLANDS 1



Horizontal Scale
(Feet)
1 inch = 50 ft.

POCS SER. #: DESIGN - 20182001770
DIG - 20182001769

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

| Date: | Revision Description: | By: | Professional Seal: | Prepared By: |
|-----------|---|-----|--------------------|---|
| 03-27-19 | RESPONSE TO IAC COMMENTS #1 | RLS | | Sheffler & Company, Inc. ENGINEERING • SURVEYING 1712 Mount Nebo Road Sevickley, PA 15143 Office Phone: 412-219-4509 Email: info@shefflerco.com |
| 5-31-19 | RESPONSE TO IAC COMMENTS #2 | RLS | | |
| 5-31-19 | REVISED TO ADD PARCEL B AND SANITARY SEWER EASEMENT | MMS | | |
| 7-11-19 | RESPONSE TO IAC COMMENTS #3 | RLS | | |
| 8-19-19 | RESPONSE TO IAC COMMENTS #4 | RLS | | |
| 9-9-19 | ISSUED FOR CONSTRUCTION | RLS | | |
| 8-18-19 | ADDED MODIFICATIONS | ACM | | |
| 3-06-2021 | ADDED EASEMENT ON LOT 324 | ACM | | |

Professional Seal

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sevickley, PA 15143
Office Phone: 412-219-4509
Email: info@shefflerco.com

Foxwood Trail Residential Development - Phase 3

Prepared For:
Newman Holdings, LLC

Situate In:
Jackson Township, Butler County, Pennsylvania

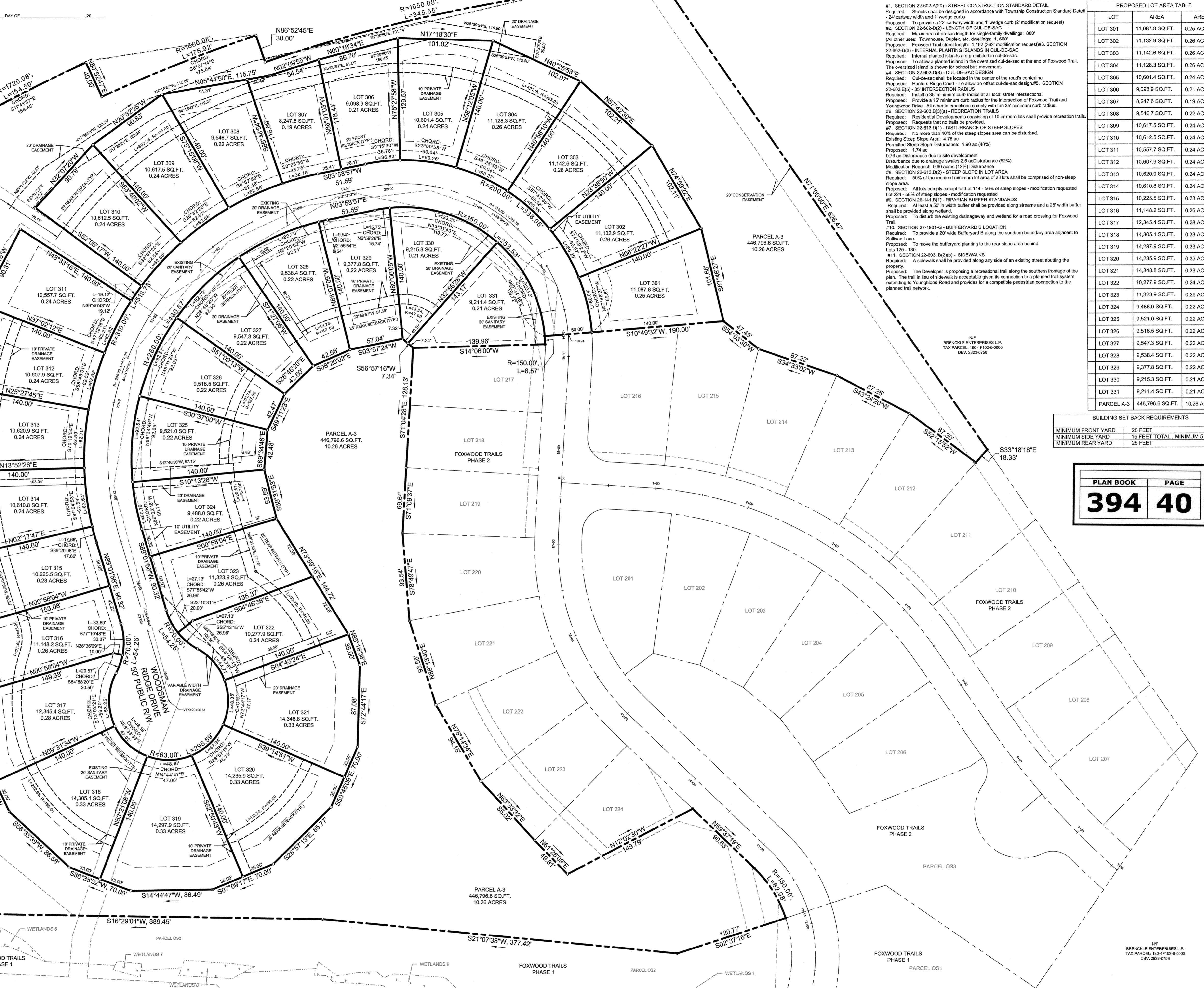
BEING A SUBDIVISION OF PARCEL A-2 IN THE FOXWOOD TRAIL RESIDENTIAL DEVELOPMENT - PHASE 3, TO BE RECORDED

DRAWING SCALE: 1" = 50'
DATE ISSUED: 11/30/18
PROJECT JOB#: 3782
CADD#: 3782 - Foxwood Trail - Subdivision - Ph3.dwg

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

Newman Holdings, LLC
308 West Solomon Court
Zellennople, PA 16063
Contact: Mike Newman
Phone: 412-906-2035

Sheet No.
REC-2



PROPOSED LOT AREA TABLE

| LOT | AREA | AREA |
|------------|------------------|-------------|
| LOT 301 | 11,087.8 SQ.FT. | 0.25 ACRES |
| LOT 302 | 11,132.9 SQ.FT. | 0.26 ACRES |
| LOT 303 | 11,142.6 SQ.FT. | 0.26 ACRES |
| LOT 304 | 11,128.3 SQ.FT. | 0.26 ACRES |
| LOT 305 | 10,601.4 SQ.FT. | 0.24 ACRES |
| LOT 306 | 9,098.9 SQ.FT. | 0.21 ACRES |
| LOT 307 | 8,247.6 SQ.FT. | 0.19 ACRES |
| LOT 308 | 9,546.7 SQ.FT. | 0.22 ACRES |
| LOT 309 | 10,617.5 SQ.FT. | 0.24 ACRES |
| LOT 310 | 10,612.5 SQ.FT. | 0.24 ACRES |
| LOT 311 | 10,557.7 SQ.FT. | 0.24 ACRES |
| LOT 312 | 10,607.9 SQ.FT. | 0.24 ACRES |
| LOT 313 | 10,620.9 SQ.FT. | 0.24 ACRES |
| LOT 314 | 10,610.8 SQ.FT. | 0.24 ACRES |
| LOT 315 | 10,225.5 SQ.FT. | 0.23 ACRES |
| LOT 316 | 11,148.2 SQ.FT. | 0.26 ACRES |
| LOT 317 | 12,345.4 SQ.FT. | 0.28 ACRES |
| LOT 318 | 14,305.1 SQ.FT. | 0.33 ACRES |
| LOT 319 | 14,297.9 SQ.FT. | 0.33 ACRES |
| LOT 320 | 14,235.9 SQ.FT. | 0.33 ACRES |
| LOT 321 | 14,348.8 SQ.FT. | 0.33 ACRES |
| LOT 322 | 10,277.9 SQ.FT. | 0.24 ACRES |
| LOT 323 | 11,323.9 SQ.FT. | 0.26 ACRES |
| LOT 324 | 9,488.0 SQ.FT. | 0.22 ACRES |
| LOT 325 | 9,521.0 SQ.FT. | 0.22 ACRES |
| LOT 326 | 9,518.5 SQ.FT. | 0.22 ACRES |
| LOT 327 | 9,547.3 SQ.FT. | 0.22 ACRES |
| LOT 328 | 9,538.4 SQ.FT. | 0.22 ACRES |
| LOT 329 | 9,377.8 SQ.FT. | 0.22 ACRES |
| LOT 330 | 9,215.3 SQ.FT. | 0.21 ACRES |
| LOT 331 | 9,211.4 SQ.FT. | 0.21 ACRES |
| LOT 332 | 9,211.4 SQ.FT. | 0.21 ACRES |
| LOT 333 | 11,323.9 SQ.FT. | 0.26 ACRES |
| LOT 334 | 9,488.0 SQ.FT. | 0.22 ACRES |
| PARCEL A-3 | 446,796.6 SQ.FT. | 10.26 ACRES |

BUILDING SET BACK REQUIREMENTS

| | |
|--------------------|-------------------------------|
| MINIMUM FRONT YARD | 20 FEET |
| MINIMUM SIDE YARD | 15 FEET TOTAL, MINIMUM 5 FEET |
| MINIMUM REAR YARD | 25 FEET |

| PLAN BOOK | PAGE |
|------------|-----------|
| 394 | 40 |

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

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

In Witness Whereof, we hereunto set our hands and seals this 26 day of May, 2021
 Notary Public: Debra Painter (Seal)
 Owners: Richard Lee Mangel and Virginia Lee Mangel

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 Richard Lee Mangel and Virginia Lee Mangel, Trustees of the Mangel Family Trust, 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 26 day of May, 2021
 My Commission Expires the 16 day of Aug, 2024

SEAL: Debra Painter
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Debra Painter, Notary Public
 Butler County
 My commission expires August 16, 2024
 Commission number 1124884
 Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
 We, Richard Lee Mangel and Virginia Lee Mangel, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Richard Lee Mangel and Virginia Lee Mangel, as recorded in Instrument Number 200506100014955, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: Richard Lee Mangel and Virginia Lee Mangel
 OWNERS

~~TITLE CLAUSE (MORTGAGE CLAUSE)~~

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

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

In Witness Whereof, we hereunto set our hands and seals this 26 day of May, 2021
 Notary Public: Debra Painter (Seal)
 Owners: James H. Gannon and Gwen E. Gannon

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James H. and Gwen E. Gannon, 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 26 day of May, 2021
 My Commission Expires the 16 day of Aug, 2024

SEAL: Debra Painter
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Debra Painter, Notary Public
 Butler County
 My commission expires August 16, 2024
 Commission number 1124884

TITLE CLAUSE (NO MORTGAGE)
 We, James H. and Gwen E. Gannon, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of James H. and Gwen E. Gannon, as recorded in Instrument Number 200701130002383, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: James H. Gannon and Gwen E. Gannon
 OWNERS

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

DATE: December 9, 2020
 SEAL: Cheryl A. Hughes
 SIGNATURE AND REG. NO. SU-32490-E

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

Secretary: Thomas Givole (Seal)
 PRESIDENT: Sam D'Agostino (Seal)

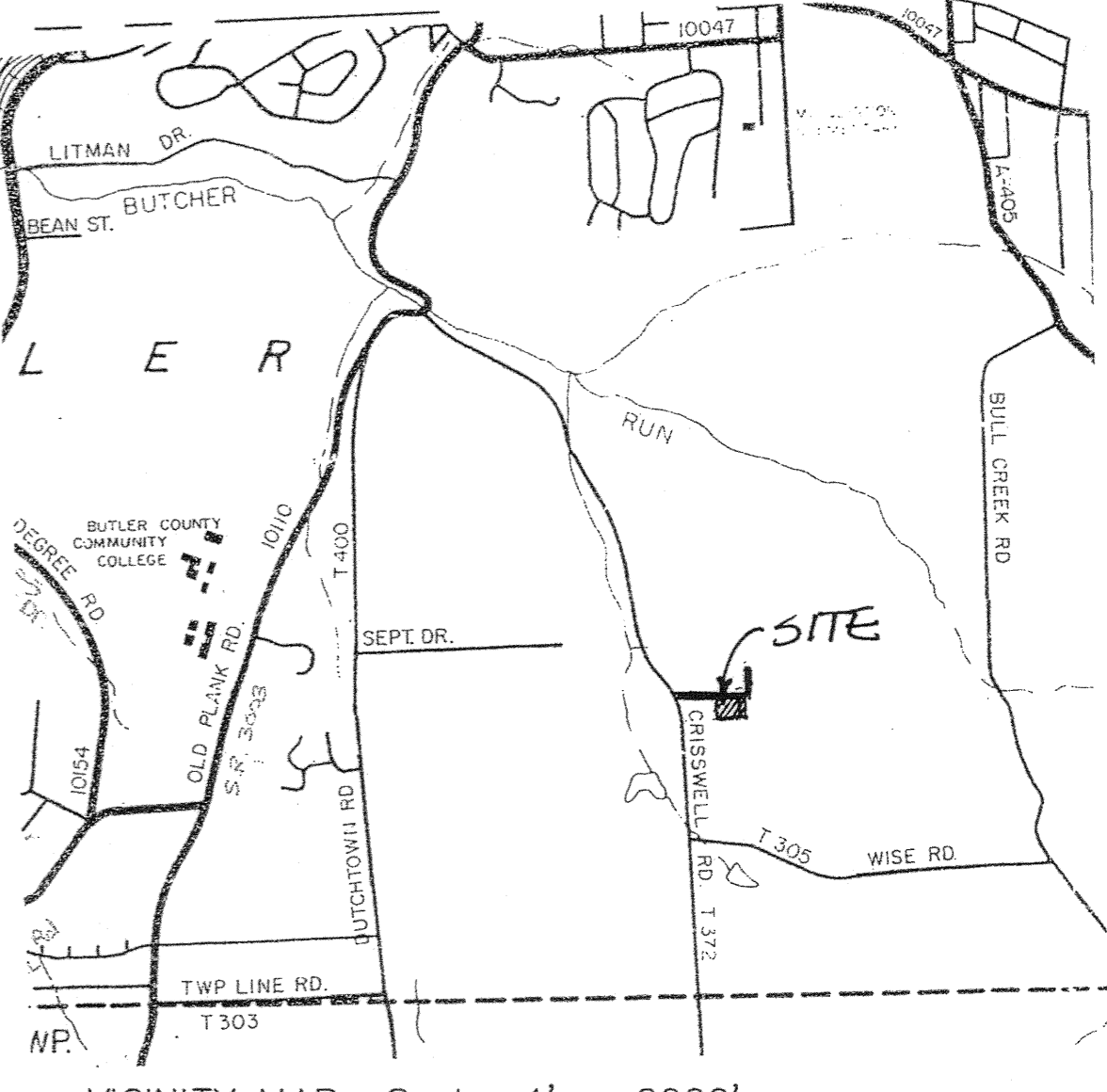
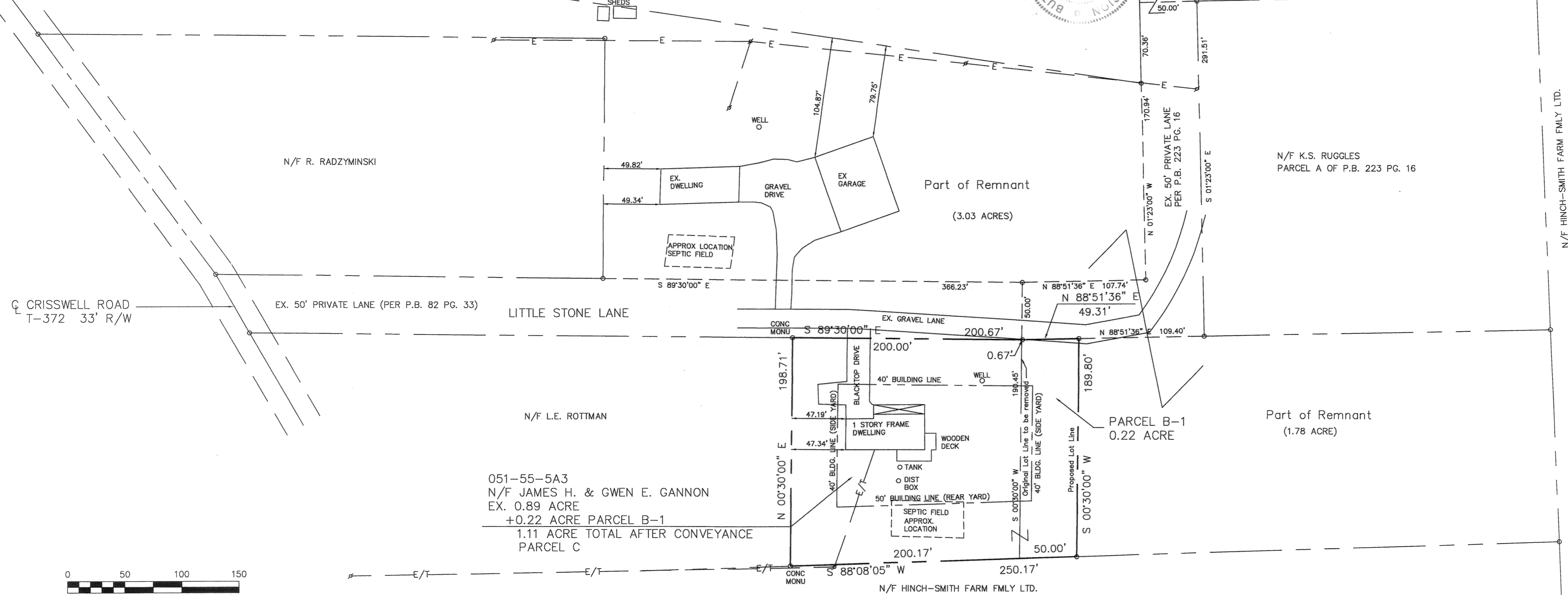
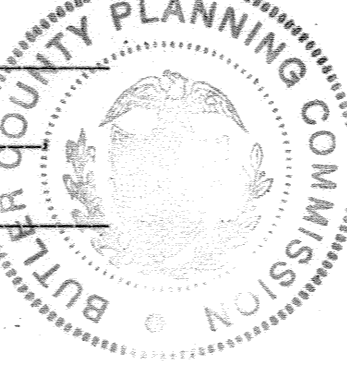
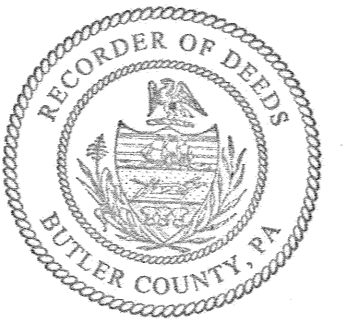
Approved by the Board of Commissioners of the Township of Butler this 1 day of June, 2021
 Secretary: Thomas Givole (Seal)
 PRESIDENT OF BOARD: Sam D'Agostino (Seal)

Approved by the Butler Township Planning Commission this 1 day of June, 2021
 Secretary: Christ R. Carlsberg (Seal)
 CHAIRMAN: Sam D'Agostino (Seal)

Reviewed by the Butler County Planning Commission this 20th day of JAN, 2021
 Secretary: R. H. Gern (Seal)
 CHAIRMAN: J. H. Gern (Seal)

Approved by the Butler County Conservation District this 26 day of May, 2021
 CHAIRMAN: N/A
 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 394 page 41
 Given under my hand and seal this 2nd day of June, 2021
 SEAL: Michele M. Mustello
 RECORDER

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



VICINITY MAP Scale: 1" = 2000'

051-55-5A
 MANGEL FAMILY TRUST
 EX. PARCEL B - REMNANT OF
 P.B. 223 PG. 16
 11.64 ACRES (Including Lane)
 -0.22 ACRE PARCEL C
 11.42 ACRES TOTAL AFTER
 CONVEYANCE
 PARCEL B REVISED

PART OF REMNANT
 (5.36 ACRES)

N/F K.S. RUGGLES
 PARCEL A OF P.B. 223 PG. 16

Part of Remnant
 (1.78 ACRE)

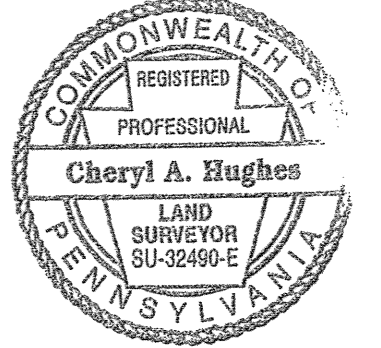
NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-
 OF-WAY AND EASEMENTS OF RECORD
 ZONING: A-1: AGRICULTURAL
 40' BUILDING LINE FRONT YARD
 40' BUILDING LINE SIDE YARD
 50' BUILDING LINE REAR YARD

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

PROPERTY OWNERS: JAMES & GWEN GANNON
 112 LITTLESTONE LANE
 BUTLER, PA 16002
 RICHARD & VIRGINIA MANGEL
 111 LITTLE STONE LANE
 BUTLER, PA 16002

REF: PLAN OF SUBDIVISION FOR MANGEL, P.B. 223 PG. 16
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO
 ADD PARCEL C TO ADJOINING LANDS OF GANNON.

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 41 |



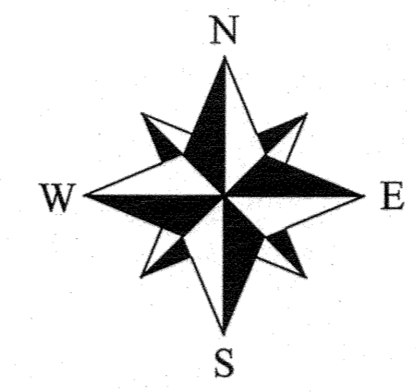
Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
 FOR: JAMES H. & GWEN E. GANNON
 and
 RICHARD LEE MANGEL & VIRGINIA LEE MANGEL,
 Trustees of the MANGEL FAMILY TRUST
 SITUATE: BUTLER TWP., BUTLER CO. PA

Date 12/9/2020 Scale 1" = 50'
 Parcel No. 051-55-5A, 5A3 Dwn By BEC Ckd By CAH
 Address 112 LITTLE STONE LANE Db-Pg 200506100014955 Service No. 20-149
 200701300002383



Instr: 202106030015790
 Fig: 1 of 166.00 6/3/2021 10:27 AM
 Michele Mustello
 Butler County Recorder PA 170210011532



NVR, Inc. - Owner
 KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 14th DAY OF May A.D. 2021

ATTEST:
 OFFICER WITNESS: *[Signature]*
 VICE PRESIDENT, NVR, INC.: *[Signature]*

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

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER Allegheny

ON THIS 14th DAY OF May A.D. 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Debra Roubicek OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS VP President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
 Concetta Frangione, Notary Public
 Allegheny County
 My commission expires December 10, 2022
 Commission number: 1343406
 Member, Pennsylvania Association of Notaries

[Signature]
 VICE PRESIDENT, NVR, INC.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF May A.D. 2021

[Signature]
 CONCETTA FRANGIONE
 NOTARY PUBLIC

MY COMMISSION EXPIRES THE 10th DAY OF December A.D. 2022

Registered Surveyor
 I, JAMES A. SPERDUTE, PLS. PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS HEREIN.
[Signature] 5/4/21
 JAMES A. SPERDUTE, R.S. # 24457-E DATE

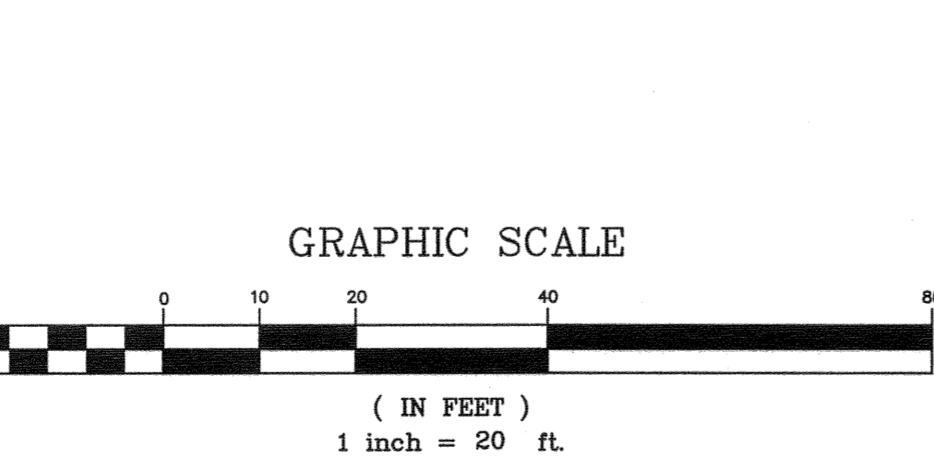
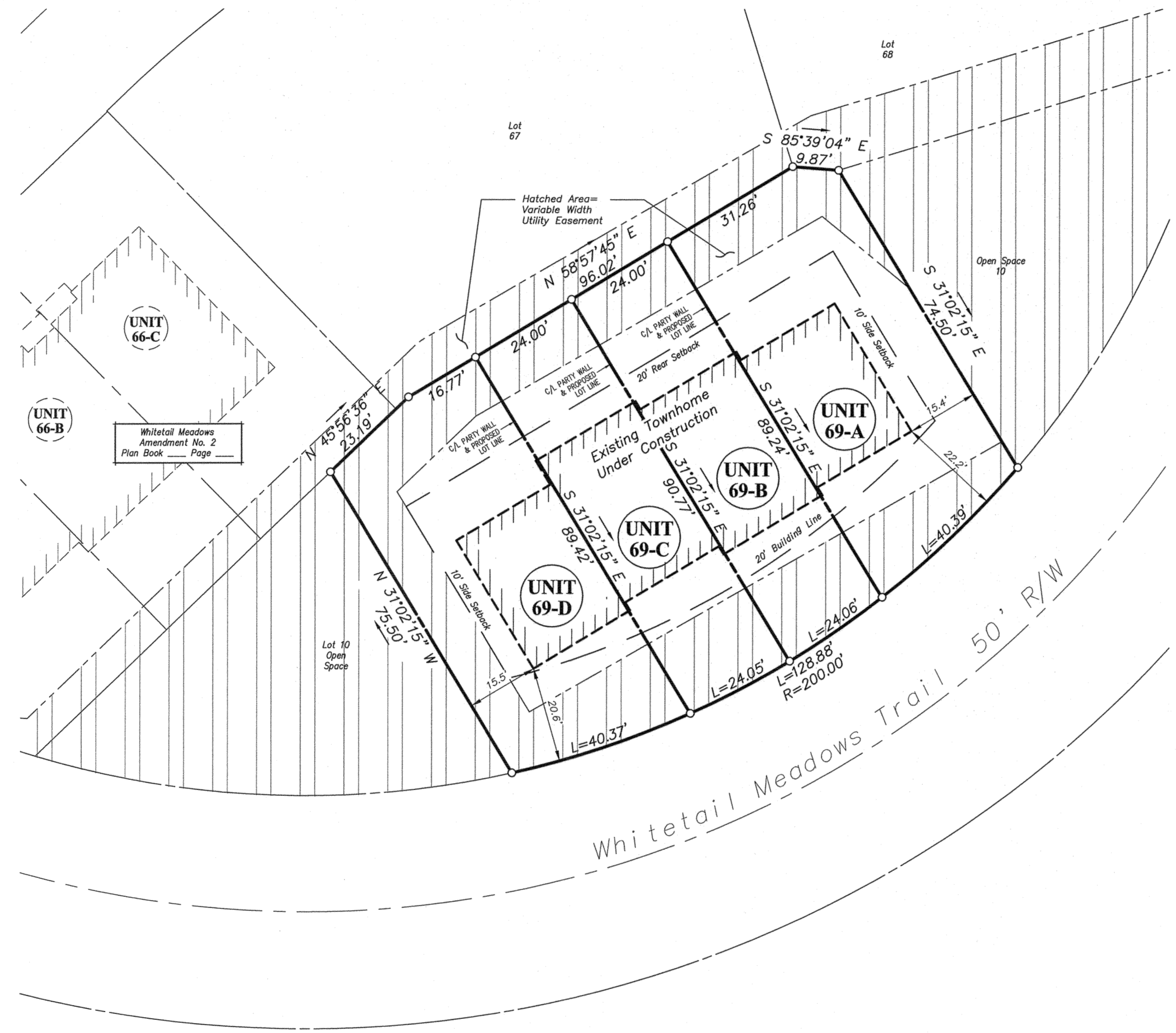
Township Engineer
 I, *[Signature]*, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES
 PRINTED NAME & REGISTRATION NO. Ronald Olson 26400 E DATE May 23 2021

Adams Township Board of Supervisors
 APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 26th DAY OF April 2021
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF ADAMS ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORIGINALLY INSTALLED IN TOWNSHIP STREETS OR ROADS.

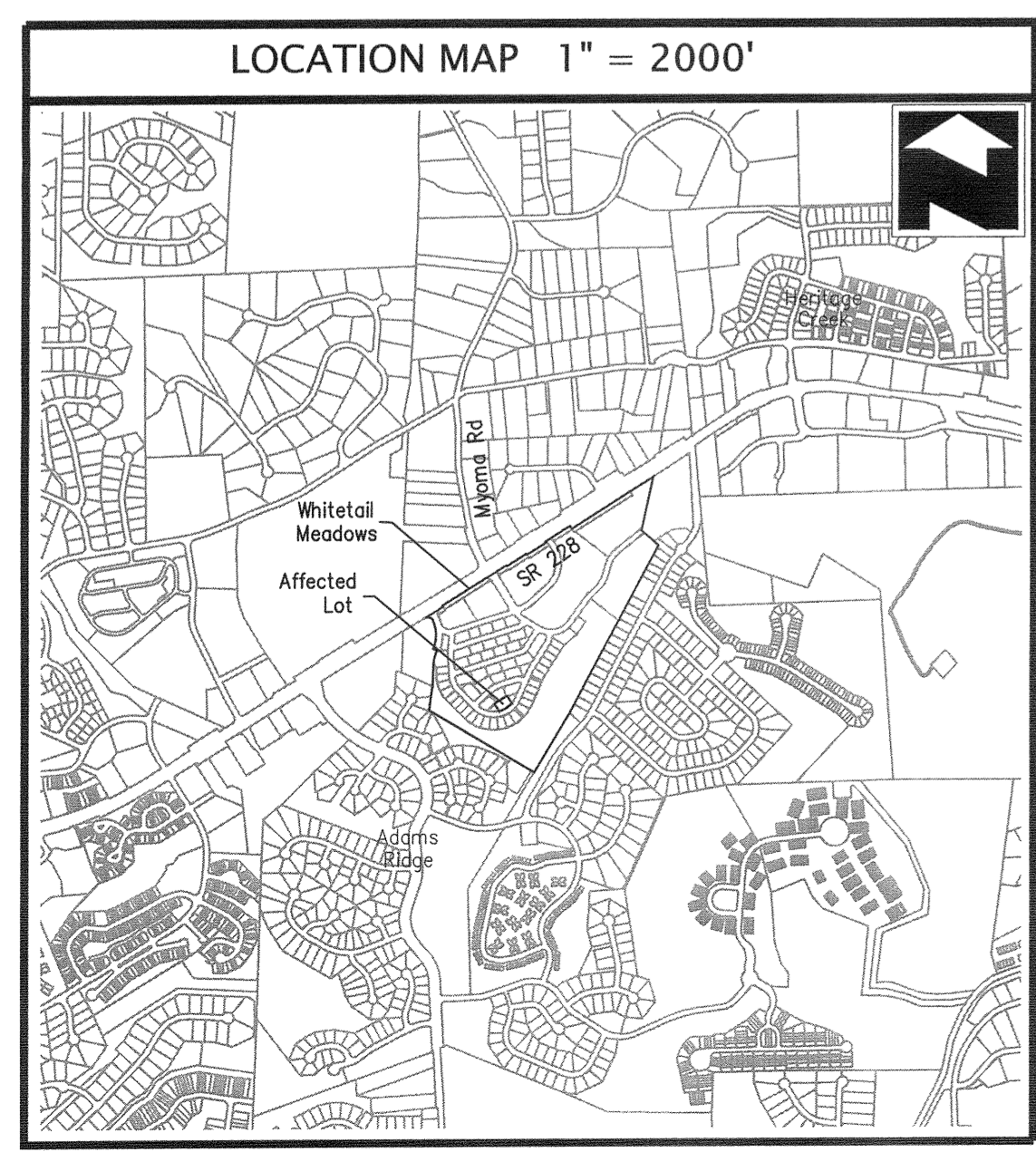
SECRETARY, ADAMS TOWNSHIP SUPERVISORS: *[Signature]*
 ADAMS TOWNSHIP SUPERVISOR: *[Signature]*
 ADAMS TOWNSHIP SUPERVISOR: *[Signature]*
 CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS: *[Signature]*
 ADAMS TOWNSHIP SUPERVISOR: *[Signature]*

Butler County Planning Commission
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF April A.D. 2021
 SECRETARY, BUTLER COUNTY PLANNING COMMISSION: *[Signature]*
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION: *[Signature]*

Butler County Recorder of Deeds
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER
 RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 394
 PAGE 42
 GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF June A.D. 2021
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



Access Note:
 The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.



General Plan Notes

- This plan is a resubdivision of Lot 69 of the Hesperheide Subdivision Plan-Final as recorded in Plan Book 380, Pages 50-53.
- The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as-built party walls.
- This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
- If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
- No new units are being proposed that were not originally accounted for.

Proposed Lot Areas

| Unit | Sq. Ft. | Acres |
|---------------|-------------------|--------------|
| 69-A | 3,335.021 | 0.077 |
| 69-B | 2,165.917 | 0.050 |
| 69-C | 2,168.051 | 0.050 |
| 69-D | 3,316.282 | 0.076 |
| TOTALS | 10,985.271 | 0.253 |

Property References

Property Owner:
 NVR, Inc.
 One Penn Center West, Suite 220
 Pittsburgh, PA 15276

Lot Reference:
 Tax Parcel 010-S25-AE69
 INST# 202102030003170

DEVELOPER / PROPERTY OWNER:

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

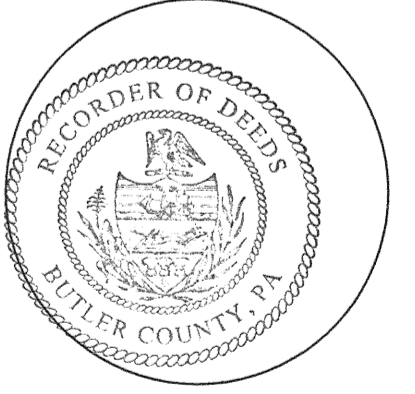
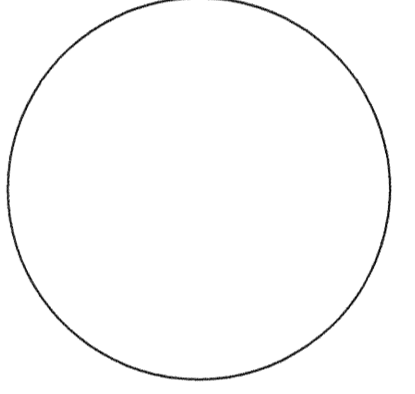
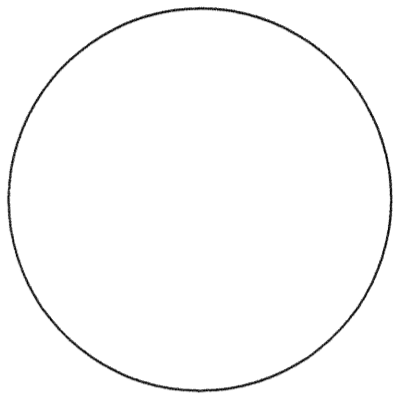
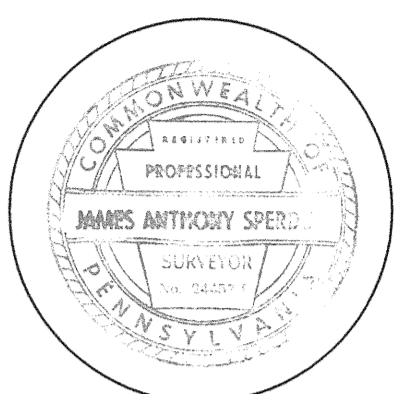
Drawing Number 1001-2122737
 Drawing Scale 1"=20'
 Date March 16, 2021
 Project Manager
 Revision

Whitetail Meadows Amendment No 3
 Being A Revision to Lot No. 69 of the Hesperheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53
 Adams Township, Butler County, Pennsylvania

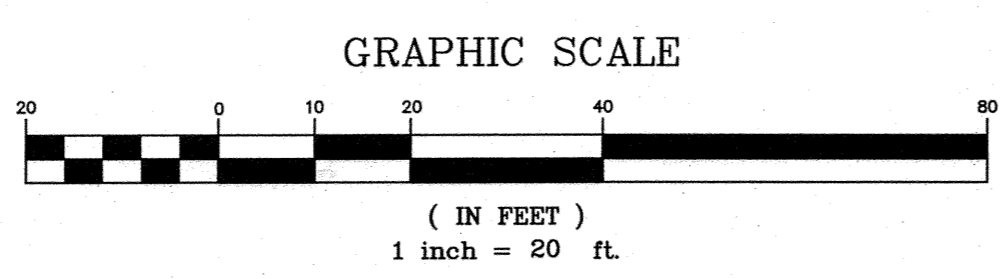
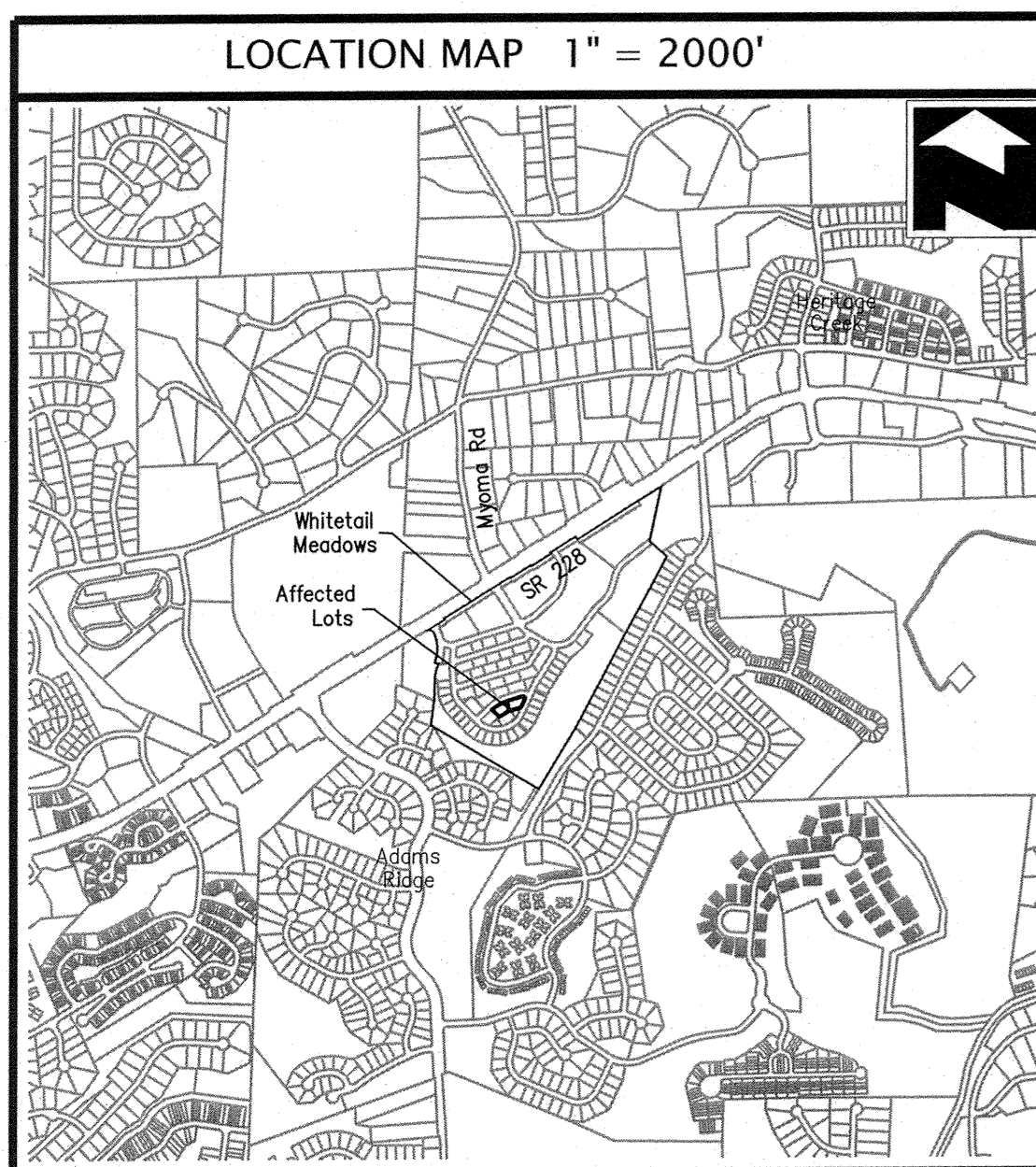
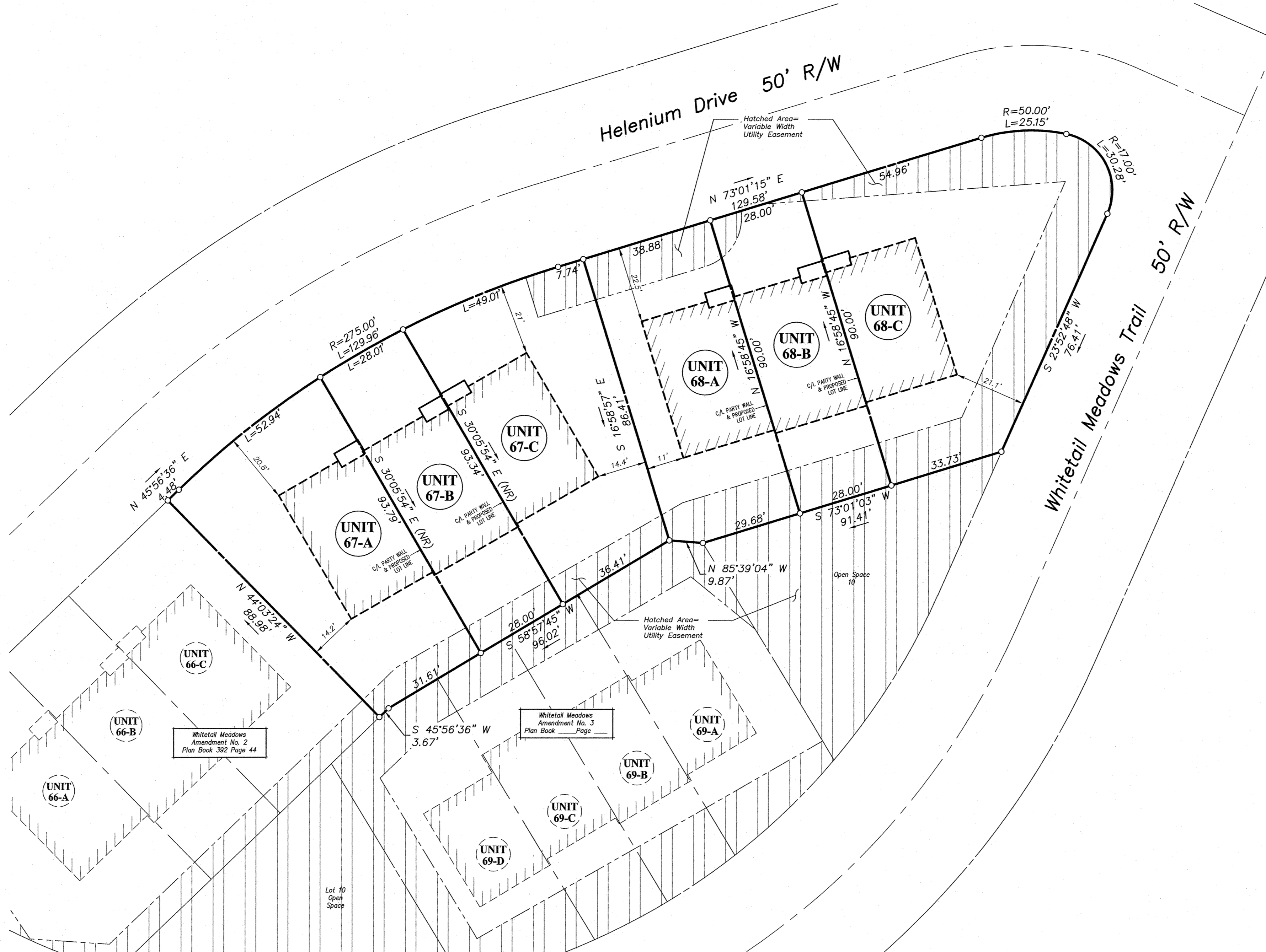
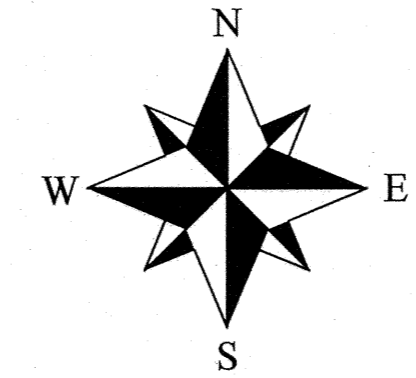
Sperdute Land Surveying
 A Division of Sheffer & Company

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

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



Instr: 202106030015792
 Pg: 1 of 145.00
 6/3/2021 10:30 AM
 Michele Mustello
 Butler County Recorder PA 17201001544



Access Note:
 The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.

General Plan Notes

- This plan is a resubdivision of Lots 67 & 68 of the Hesperheide Subdivision Plan-Final as recorded in Plan Book 380, Pages 50-53.
- The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as-built party walls.
- This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
- If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
- No new units are being proposed that were not originally accounted for.

Proposed Lot Areas

| Unit | Sq.Ft. | Acres |
|-------|------------|-------|
| 67-A | 4,232.870 | 0.097 |
| 67-B | 2,626.490 | 0.060 |
| 67-C | 4,192.440 | 0.096 |
| 68-A | 3,482.250 | 0.080 |
| 68-B | 2,520.030 | 0.058 |
| 68-C | 6,068.310 | 0.139 |
| Total | 23,122.390 | 0.530 |

Property References

Property Owner:
 NVR, Inc.
 One Penn Center West, Suite 220
 Pittsburgh, PA 15276

Lot Reference:
 Tax Parcel 010-S25-AE67
 INST# 202102230005221
 Tax Parcel 010-S25-AE68
 INST# 202103170007566

DEVELOPER / PROPERTY OWNER:

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

| | |
|-----------------|---------------|
| Drawing Number | 1001-2122822 |
| Drawing Scale | 1"=20' |
| Date | April 6, 2021 |
| Project Manager | |
| Revision | |

Whitetail Meadows Amendment No 4
 Being A Revision to Lot No. 67 & 68 of the Hesperheide Subdivision Plan - Final
 As Recorded in Plan Book 380, Pages 50-53
 Adams Township, Butler County, Pennsylvania

| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 394 | 43 |

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

NVR, Inc. - Owner

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

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 26th DAY OF April, A.D. 2021

ATTEST:
 [Signature] OFFICER WITNESS
 [Signature] VP VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA)
)
 COUNTY OF BUTLER)

ON THIS 26th DAY OF April, A.D. 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED [Signature] OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES HEREIN MENTIONED, AND THAT THE NAME OF THIS DEPENDENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS: [Signature] OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPENDENT'S OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
 Sherry Dean, Notary Public
 Allegheny County
 My commission expires October 24, 2024
 Commission number 1203391
 Member, Pennsylvania Association of Notaries

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 26th DAY OF April, A.D. 2021

MY COMMISSION EXPIRES THE 24th DAY OF October, A.D. 2024

Registered Surveyor

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

[Signature] 4/20/21
 JAMES A. SPERDUTE, R.S. #24457-E DATE

Township Engineer

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

[Signature] 26400 W May 12, 2021
 PRINTED NAME & REGISTRATION NO. DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 26th DAY OF April, 2021

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

[Signatures]
 SECRETARY, ADAMS TOWNSHIP SUPERVISORS
 CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS
 ADAMS TOWNSHIP SUPERVISOR
 ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF APRIL, A.D. 2021

[Signatures]
 SECRETARY, BUTLER COUNTY PLANNING COMMISSION
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

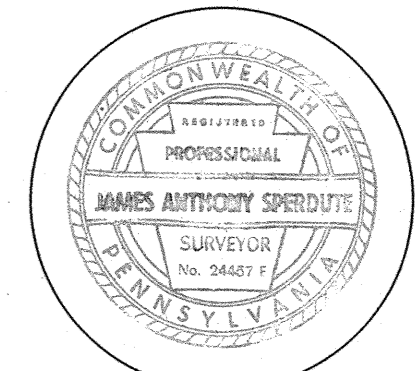
COMMONWEALTH OF PENNSYLVANIA)
)
 COUNTY OF BUTLER)

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 394
 PAGE 43

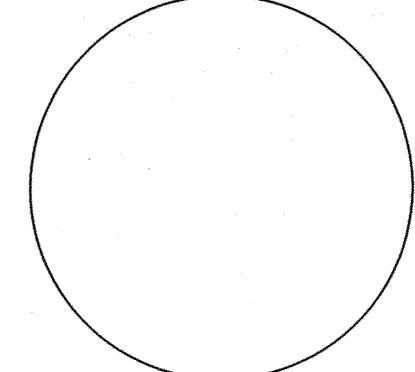
GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF June, A.D. 2021

[Signature]
 BUTLER COUNTY RECORDER OF DEEDS

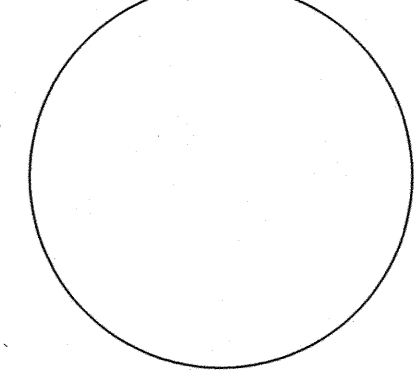
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday In January 2024



Registered Surveyor



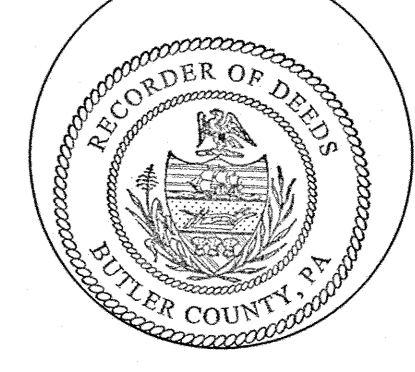
Township Engineer



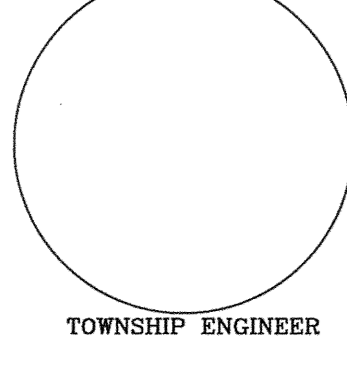
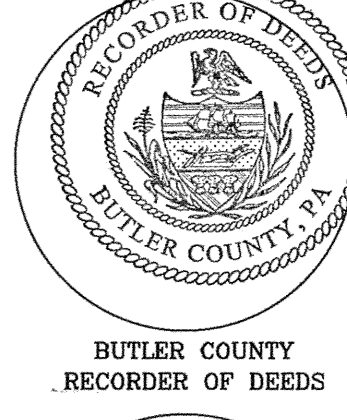
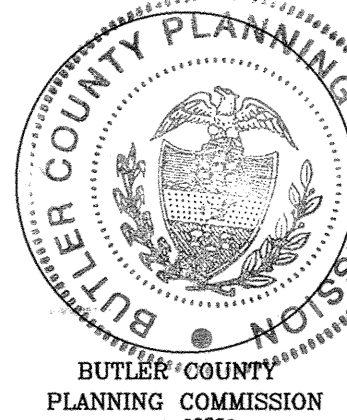
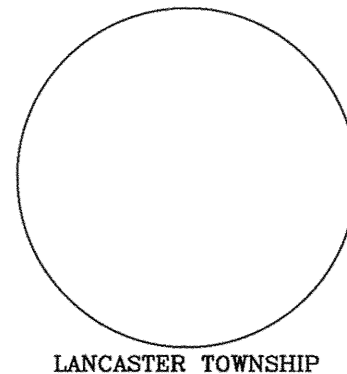
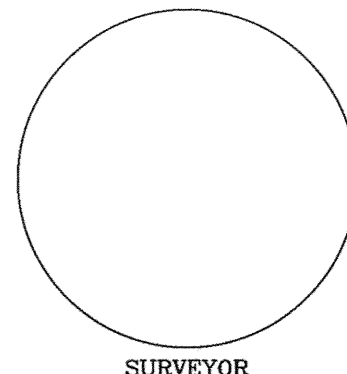
Adams Township Supervisors



Butler County Planning



Butler County Recorder of Deeds



PARTNERSHIP ADOPTION AND DEDICATION

WE, LANCASTER COMMUNITIES, LP, OWNERS OF THE LAND SHOWN ON THE CHURCH HILL ROAD SUBDIVISION, ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC...

LANCASTER COMMUNITIES, LP, A PENNSYLVANIA LIMITED PARTNERSHIP BY: BRENNAN FAMILY PROPERTIES HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER...

Witness signature: Robert A Brennan, DATE: 5/10/21

Notary Public signature: Robert A Brennan, MANAGER

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ROBERT A. BRENNAN, MANAGER OF BRENNAN FAMILY HOLDINGS, LLC, THE SOLE MEMBER OF BRENNAN FAMILY PROPERTIES HOLDINGS, LLC...

WITNESS MY HAND AND NOTARY SEAL THIS 10 DAY OF May, 2021.

Notary Public signature: Pamela A. Fanto-Damico

Notary Seal: Pamela A. Fanto-Damico, Notary Public, Butler County, My commission expires July 2, 2023...

CERTIFICATION OF TITLE (MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY 200-4F58-8 CONTAINED IN CHURCH HILL ROAD SUBDIVISION IS IN THE NAME OF LANCASTER COMMUNITIES, LP, AND IS RECORDED IN INSTRUMENT NUMBER 201910170020862.

Owner signature: Robert A Brennan

Witness signature: Robert A Brennan

DOLLAR BANK, FSB, MORTGAGEE OF THE PROPERTY CONTAINED IN THE CHURCH HILL ROAD SUBDIVISION CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Signature: Vice President, Dollar Bank, FSB

Signature: Witness

OWNER ADOPTION AND DEDICATION

CLAUDE J. KUNESS REPRESENTATIVE FOR ST. JOHN LUTHERAN CHURCH, OWNER OF THE LAND SHOWN ON THE CHURCH HILL ROAD SUBDIVISION, ADOPT THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC...

Witness signature: Michael Buser, DATE: 5/10/21

Representative signature: Claude J. Kuness

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CLAUDE J. KUNESS, REPRESENTATIVE FOR ST. JOHN LUTHERAN CHURCH, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARY SEAL THIS 10 DAY OF May, 2021.

Notary Public signature: Pamela A. Fanto-Damico

Notary Seal: Pamela A. Fanto-Damico, Notary Public, Butler County, My commission expires July 2, 2023...

CERTIFICATION OF TITLE (MORTGAGE)

CLAUDE J. KUNESS REPRESENTATIVE IN-FACT FOR ST. JOHN LUTHERAN CHURCH HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY 200-4F58-8A CONTAINED IN CHURCH HILL ROAD SUBDIVISION IS IN THE NAME OF ST. JOHN LUTHERAN CHURCH, AND IS RECORDED IN D.B.V. P. PAGE 541.

Representative signature: Claude J. Kuness

Witness signature: Michael Buser

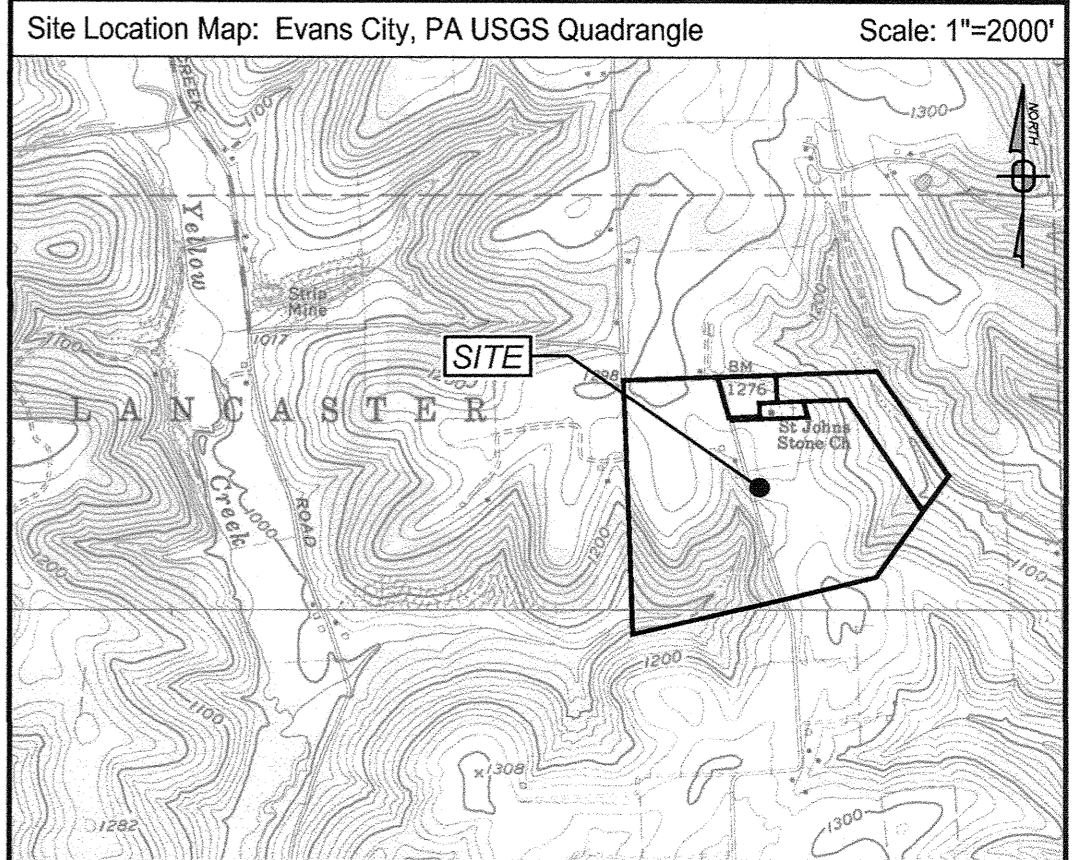
BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

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...

Secretary signature: Gary A. Sheffler, DATE: 5-17-2021

Chairman signature: Gerald D. Pleasant

Instr: 202106030015810, 6/3/2021 11:01 AM, Michele Mustello, Butler County Recorder PA



PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Gary A. Sheffler, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is based upon an actual field survey of the land described and that all angles, distances, and courses are correctly shown...

4/19/2021, Date

Registration Number: SU-11788-E

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

Reviewed by the Lancaster Township Planning Commission this 8th day of April, 2021.

Secretary signature: Brian J. ...

Chairman signature: Steve ...

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 21st DAY OF April, 2021.

Secretary signature: R. ...

Chairman signature: J. ...

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 394 PAGE(S) 44-46

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF June, 2021.

Recorder signature: Michele M. Mustello

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

AREA TABULATION table with columns for ORIGINAL PROPERTY, PROPOSED PARCELS, and AREA TO BE CONVEYED TO LANCASTER TWP FOR ROAD PURPOSES.

Zoning Information table: Current Zoning - R-1 Rural Residential District, Min Lot Size 2 Acres, Min Lot Width 150 feet, etc.

GENERAL NOTES: 1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PROPERTY PARCEL I.D. NO. 200-4F58-8 OWNED BY LANCASTER COMMUNITIES LP... 2. BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH ZONE... 3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS... 4. THIS SITE IS WITHIN A DESIGNATED ZONE X, 'AREA OF MINIMAL FLOOD HAZARD' FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR THE TOWNSHIP OF LANCASTER, BUTLER COUNTY, PENNSYLVANIA...

PLAN BOOK 394, PAGE 44

811 Know what's below. Call before you dig. POCS SER. #: DESIGN - DIG -

Horizontal Scale 1 inch = 100 ft. Includes north arrow and scale bar.

Table with columns: Date, Revision Description, By, Professional Seal. Includes revision history for 04.07.2021 and 04.12.2021.

Professional Seal: GARY A. SHEFFLER, REGISTERED PROFESSIONAL SURVEYOR No. 11788-E

Prepared By: Sheffler & Company, Inc. ENGINEERING + SURVEYING, 1712 Mount Nebo Road, Sewickley, PA 15143

Church Hill Road Subdivision, Lancaster Communities, LP, Lancaster Township, Butler County, Commonwealth of Pennsylvania

Table with columns: DRAWING SCALE, DATE ISSUED, PROJECT JOB#, CADD#, DESIGNED BY, REVIEWED BY, FIELD BOOK #.

Sheet No. 1 of 3, Lancaster Communities, LP, Attn: Robert Brennan, 800 S. Washington St, Evans City, PA 16033

| SOIL CLASSIFICATION | |
|---------------------|------------------------------------|
| AoC | ANDOVER LOAM |
| At | ATKINS SILT LOAM |
| BxD | BUCHANAN LOAM |
| CIB | CAVODE SILT LOAM |
| CIC | CAVODE SILT LOAM |
| CoB | COOKPORT LOAM |
| CoD | COOKPORT LOAM |
| ErC | ERNEST SILT LOAM |
| GmD | GILPIN CHANNERY SILT LOAM |
| GpB | GILPIN-WEIKERT CHANNERY SILT LOAMS |
| GpC | GILPIN-WEIKERT CHANNERY SILT LOAMS |
| GpD | GILPIN-WHARTON SILT LOAMS |
| HMB | HAZLETON CHANNERY LOAM |
| HbC | HAZLETON CHANNERY LOAM |
| HbD | HAZLETON CHANNERY LOAM |
| HbE | HAZLETON CHANNERY LOAM |
| HbF | HAZLETON AND GILPIN SOILS |
| RyC | RAYNE SILT LOAM |
| RyCC | RAYNE SILT LOAM |
| LbD | LEWIS SILT LOAM |
| WbB | WHARTON SILT LOAM |
| WbC | WHARTON SILT |

| LEGEND: | |
|---------------------|--|
| TREELINE | |
| PROPERTY ADJOINER | |
| SUBJECT PROPERTY | |
| PROPERTY EASEMENT | |
| ROAD CENTERLINE | |
| ROAD LEGAL R/W | |
| MAJOR CONTOUR | |
| MINOR CONTOUR | |
| OVERHEAD LINES | |
| GAS UTILITY | |
| STORM UTILITY | |
| FENCELINE | |
| GAS VALVE | |
| UTILITY POLE | |
| IRON PIPE-PIPE | |
| MAIL BOX | |
| GAS PIPELINE MARKER | |
| SINGLE POST SIGN | |
| SOIL CLASSIFICATION | |



N/T
JOSEPH D. & LINDA L.
PLESHAK
INS. 201712210027810
(FIRST)
PARCEL I.D. NO.
200-4F58-13

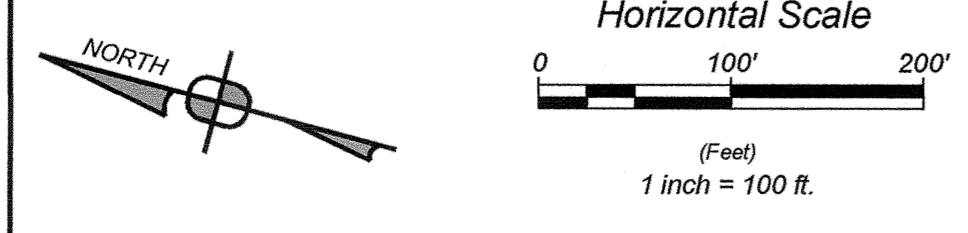
N/T
JOSEPH D. & LINDA L.
PLESHAK
D.B.V. 2591, PG. 517
PARCEL I.D. NO.
200-4F58-12

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 45 |

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

POCS SER. #: DESIGN - DIG -

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



| Date: | Revision Description: | By: | Professional Seal |
|------------|--|--------|-------------------|
| 04.07.2021 | REVISED PER TWP ENGINEER COMMENTS | D.B.M. | |
| 04.12.2021 | REVISED PER TWP ENGINEER ADDITIONAL COMMENTS | D.B.M. | |

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

GARY A. SHEFFLER
REGISTERED PROFESSIONAL SURVEYOR
No. 11796-E

Church Hill Road Subdivision

Being a Survey of Butler County
Block & Lot No. 200-4F58-8

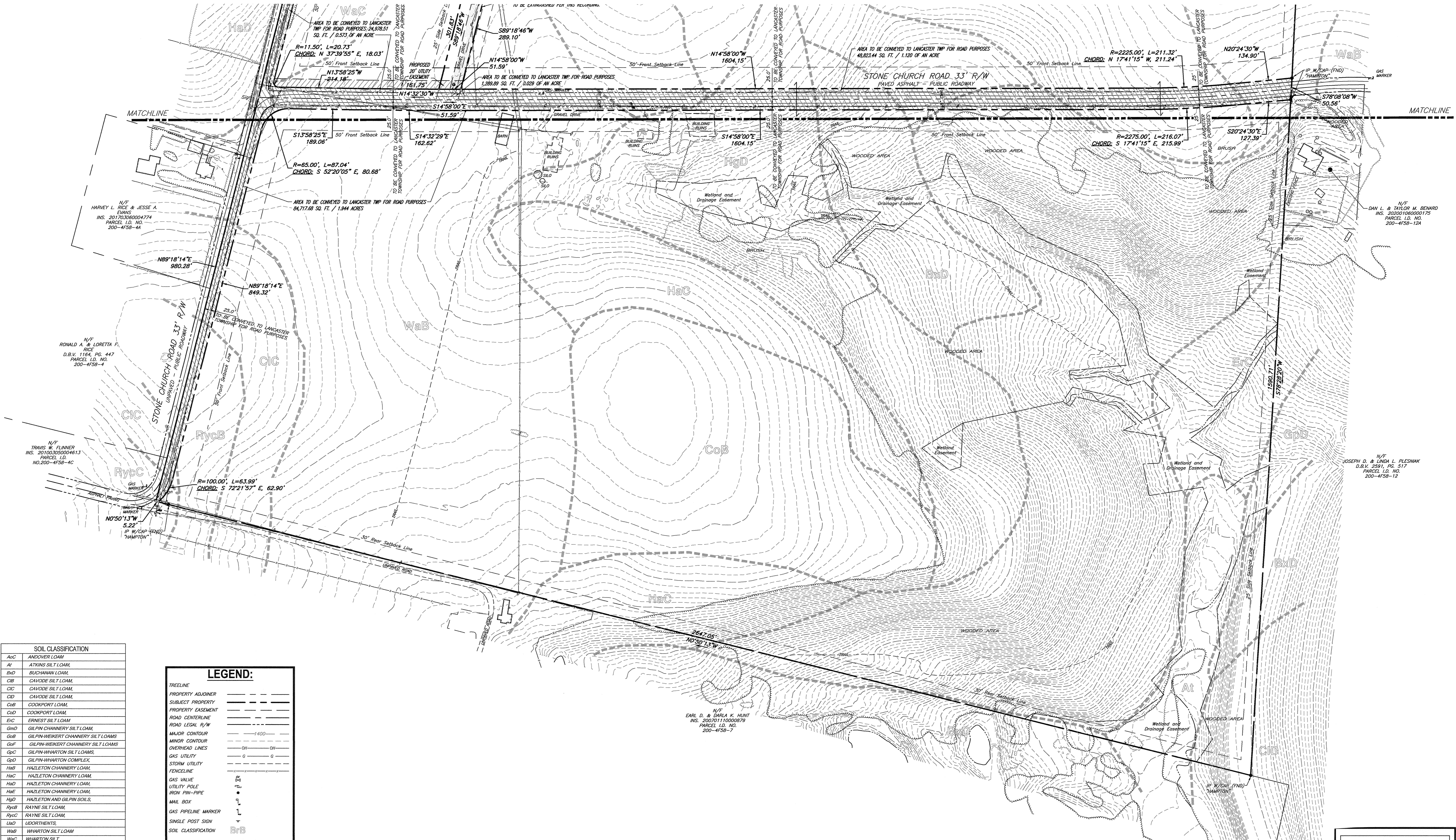
Prepared For:
Lancaster Communities, LP

Situate In:
Lancaster Township, Butler County, Commonwealth of Pennsylvania

| DRAWING SCALE: | DESIGNED BY: | DESIGNED BY: |
|--------------------------------|--------------------------------|---------------|
| As Shown | DBM | DBM |
| DATE ISSUED: | REVIEWED BY: | REVIEWED BY: |
| April 19th 2021 | CEL | CEL |
| PROJECT JOB#: | FIELD BOOK #: | FIELD BOOK #: |
| 3761 | 3761 | 3761 |
| CADD#: | CADD#: | |
| 3761 - CHURCH HILL RD SUBD.DWG | 3761 - CHURCH HILL RD SUBD.DWG | |

Lancaster Communities, LP
Attn: Robert Brennan
800 S. Washington St
Ebens City, PA 16033
P: 724-432-3449 | M: 412-287-6728

Sheet No.
2 of 3



| SOIL CLASSIFICATION | |
|---------------------|------------------------------------|
| AcC | ANDOVER LOAM |
| At | ATKINS SILT LOAM |
| BxD | BUCHANAN LOAM |
| CB | CAVODE SILT LOAM |
| CD | CAVODE SILT LOAM |
| CIC | CAVODE SILT LOAM |
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| GoF | GILPIN-WEIKERT CHANNERY SILT LOAMS |
| GpC | GILPIN-WHARTON SILT LOAMS |
| GpD | GILPIN-WHARTON COMPLEX |
| HxB | HAZLETON CHANNERY LOAM |
| HxC | HAZLETON CHANNERY LOAM |
| HxD | HAZLETON CHANNERY LOAM |
| HxE | HAZLETON CHANNERY LOAM |
| HxD | HAZLETON AND GILPIN SOILS |
| RyCB | RAYNE SILT LOAM |
| RyCC | RAYNE SILT LOAM |
| UxD | UDONTHENTS |
| WxB | WHARTON SILT LOAM |
| WxC | WHARTON SILT |

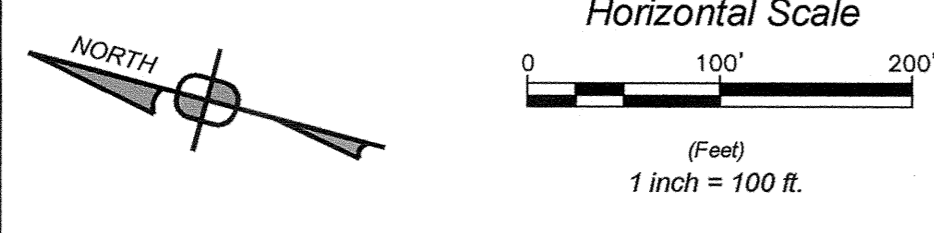
| LEGEND: | |
|---------------------------|-------|
| TREELINE | --- |
| PROPERTY ADJOINER | --- |
| SUBJECT PROPERTY | --- |
| PROPERTY EASEMENT | --- |
| ROAD CENTERLINE | --- |
| ROAD LEGAL R/W | --- |
| MAJOR CONTOUR | --- |
| MINOR CONTOUR | --- |
| OVERHEAD LINES | OH OH |
| GAS UTILITY | G G |
| STORM UTILITY | S S |
| HAZLETON CHANNERY LOAM | --- |
| HAZLETON CHANNERY LOAM | --- |
| HAZLETON CHANNERY LOAM | --- |
| HAZLETON CHANNERY LOAM | --- |
| HAZLETON AND GILPIN SOILS | --- |
| RAVINE SILT LOAM | --- |
| RAVINE SILT LOAM | --- |
| UDONTHENTS | --- |
| WHARTON SILT LOAM | --- |
| WHARTON SILT | --- |

| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 46 |

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

POCS SER. #: DESIGN -
D/C -

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



| Date: | Revision Description: | By: | Professional Seal |
|------------|--|--------|-------------------|
| 04.07.2021 | REVISED PER TWP ENGINEER COMMENTS | D.B.M. | |
| 04.12.2021 | REVISED PER TWP ENGINEER ADDITIONAL COMMENTS | D.B.M. | |

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Church Hill Road Subdivision

Prepared For:
Lancaster Communities, LP

Situate In:
Lancaster Township, Butler County, Commonwealth of Pennsylvania

| Being a Survey of Butler County Block & Lot No. 200-4F58-8 | | Lancaster Communities, LP Attn: Robert Brannan 800 S. Washington St Evans City, PA 16033 P: 724-432-3449 M: 412-287-6728 | |
|---|--------------------|--|------------------|
| DRAWING SCALE: As Shown | DESIGNED BY: DBM | DATE ISSUED: April 19th 2021 | REVIEWED BY: CEL |
| PROJECT JOB#: 3761 | FIELD BOOK #: 3761 | Sheet No. | |
| CADD#: 3761 - CHURCH HILL RD SUBD.DWG | | 3 of 3 | |

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, SETH J. AND JENNIFER M. MCCALL, OF THE TOWNSHIP OF CENTER, 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 CENTER, 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 CENTER, 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 CENTER, 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 13 DAY OF MAY, 2021.

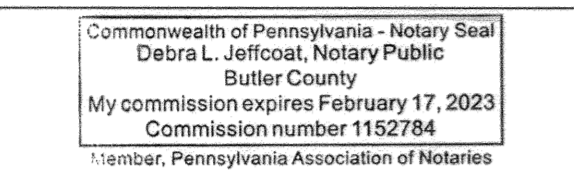
Seth J. McCall
 SETH J. MCCALL
Jennifer M. McCall
 JENNIFER M. MCCALL

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, SETH J. AND JENNIFER M. MCCALL, 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 13 DAY OF MAY, 2021.

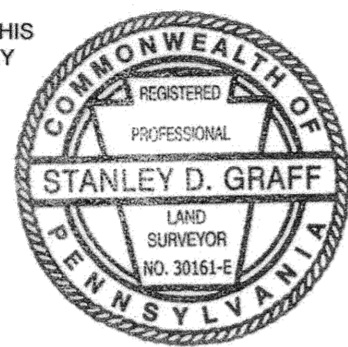
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

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.

13 MAY 2021
 DATE
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-030161-E



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CENTER 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 CENTER THIS 24 DAY OF MAY, 2021.

Ronald E. Platt
 SECRETARY
Ronald E. Platt
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 28 DAY OF APRIL, 2021.

Bill Kule
 SECRETARY
Bill Kule
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 25 DAY OF APRIL, 2021.

R. H. GRM
 SECRETARY
R. H. GRM
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

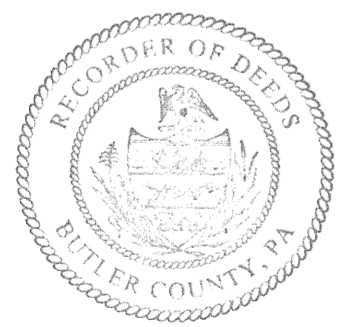
PROOF OF RECORDING

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

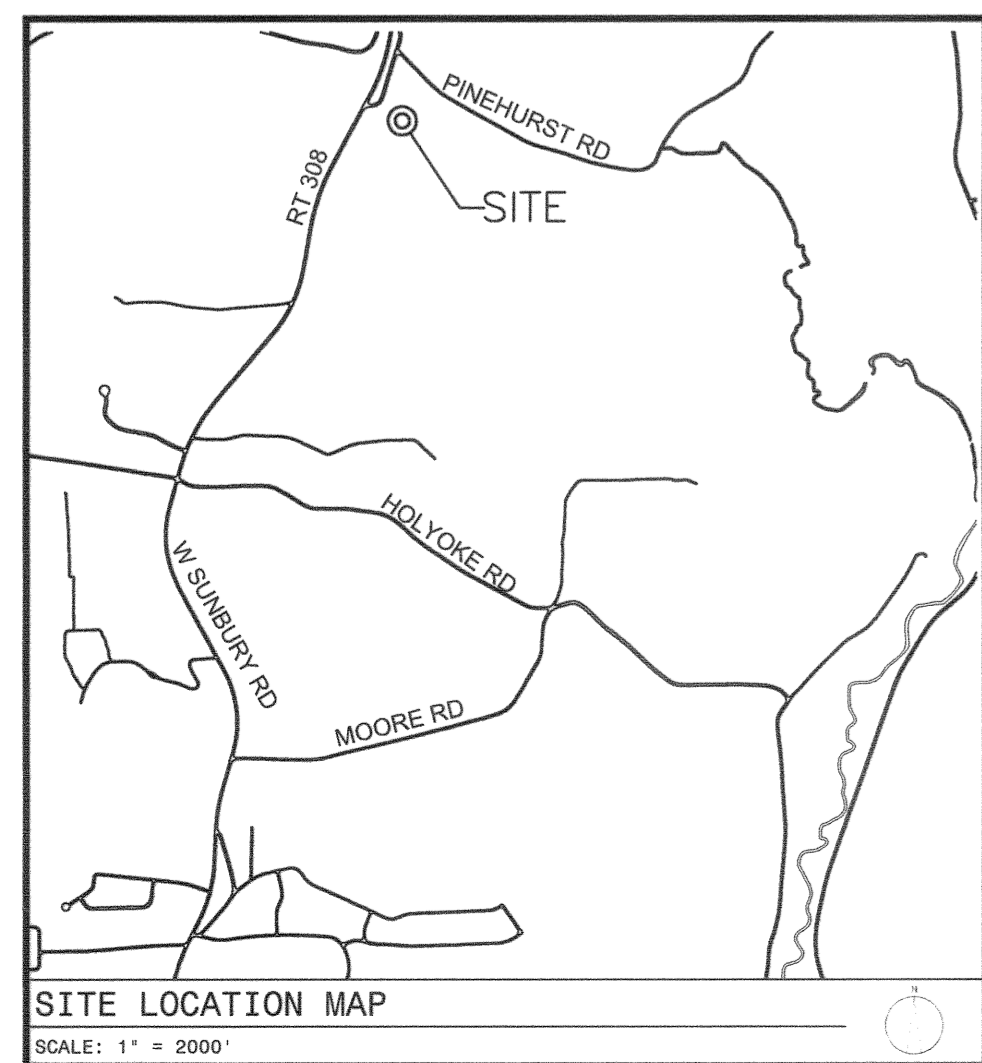
PLAN BOOK VOLUME 394 PAGE(S) 47

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF JUNE, 2021.

Michele M. Mustello
 RECORDER OF DEEDS



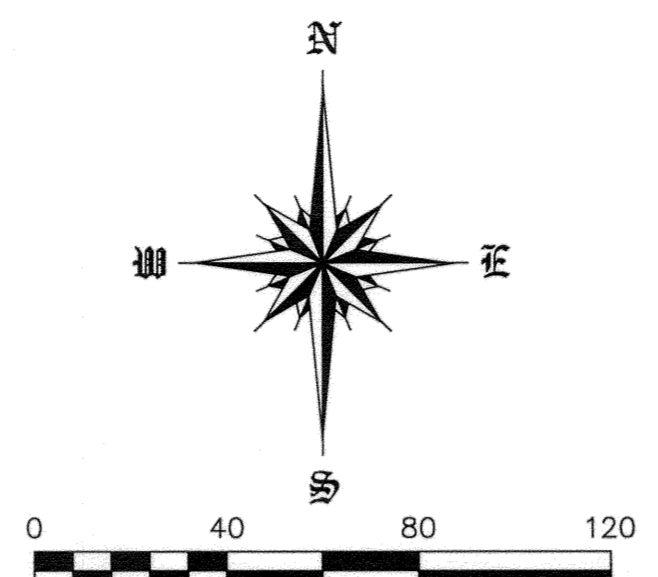
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



- SUBJECT PROPERTY LINES
- ADJOINER PROPERTY LINES
- BUILDING SETBACKS
- E- OVERHEAD ELECTRIC LINE
- G- GAS LINE
- SAN MH SANITARY MANHOLE
- UP UTILITY POLE
- FH FIRE HYDRANT

NOTE: IRON PINS TO BE SET AT PERIMETER PROPERTY CORNERS

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

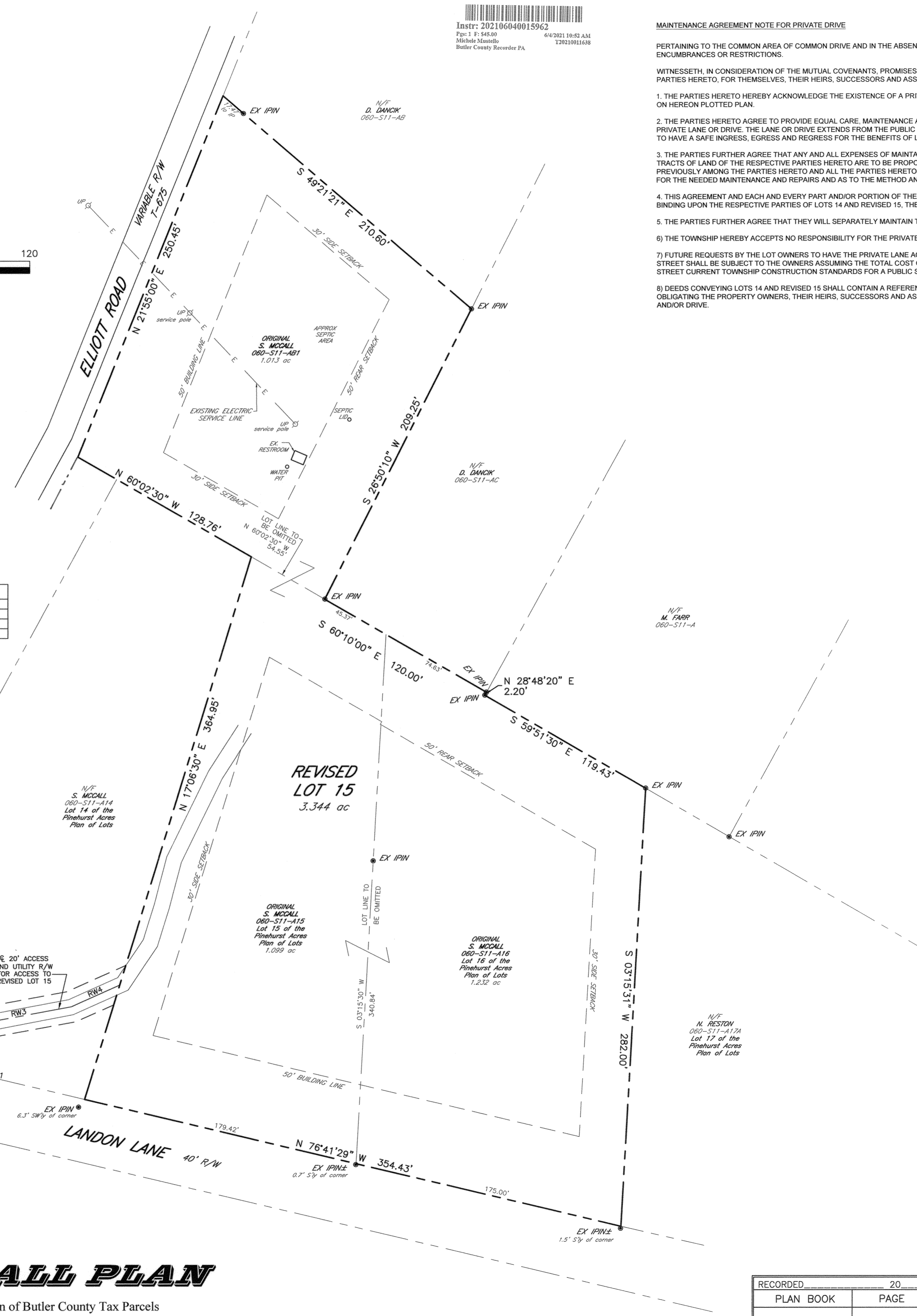


20' ACCESS AND UTILITY R/W COMMENCING FROM THE SOUTHWESTERLY CORNER OF REVISED LOT 15

| Course | Bearing | Distance |
|--------|---------------|----------|
| RW1 | N 76°41'29" W | 119.00' |
| RW2 | N 64°00'00" E | 45.00' |
| RW3 | N 79°30'00" E | 68.00' |
| RW4 | N 66°00'00" E | 34.01' |

S. MCCALL PLAN

Being a consolidation of Butler County Tax Parcels 060-S11-A14, 060-S11-A15 and 060-S11-AB1



PROPERTY AREAS:

| | |
|-----------------|----------|
| EXISTING TOTALS | |
| 060-S11-A15 | 1.099 AC |
| 060-S11-A16 | 1.232 AC |
| 060-S11-AB1 | 1.013 AC |
| EXISTING TOTAL | 3.344 AC |
| REVISED TOTAL | |
| REVISED LOT 15 | 3.344 AC |

GENERAL NOTES:

- TAX IDS: 060-S11-AB1, 060-S11-A14, 060-S11-A15
- OWNERS: SETH AND JENNIFER MCCALL
- ZONING DISTRICT: R-1A LOW DENSITY RESIDENTIAL
- SETBACKS: FRONT LINE - 50', REAR YARD - 50', SIDE YARD - 30'
- FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD, FIRM: 420/900202D, FIRM EFFECTIVE: 8/2/2018
- REFERENCES: 7.1. CURRENT DEEDS OF RECORD, 7.2. PREVIOUSLY RECORDED PLANS, 7.2.1. PINEHURST ACRES PLAN OF LOTS UNRECORDED

| REV | DESCRIPTION | BY | DATE |
|-----|--|-----|-----------|
| C | Plan rev. | SDG | 5/27/21 |
| A | REVISIONS PER TOWNSHIP ENGINEER AND PLANNING COMMISSION REVIEW | SDG | 5/19/2021 |
| B | REVISIONS PER TOWNSHIP ENGINEER REVIEW | SDG | 4/27/2021 |



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
S. MCCALL PLAN
 BEING A
CONSOLIDATION
 FOR
SETH J. AND JENNIFER M. MCCALL

SITUATE
 CENTER TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| RECORDED | 20 |
|------------|-----------|
| PLAN BOOK | PAGE |
| 394 | 47 |
| SHEET | of |

| DATE | DRAWN | CHECKED | SCALE |
|-------------|-----------------------|----------|----------|
| 03/29/2021 | SDG | Sdg | 1" = 40' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 21-036 | 060-S11-A15, A16, AB1 | B | |

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25TH DAY OF February 2021.

ATTEST:
Timothy M. Duffy OWNER
Janice M. Duffy OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF Butler)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED TIMOTHY M. & JANICE M. DUFFY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF February 2021.
MY COMMISSION EXPIRES THE 14TH DAY OF April 2021.

Janelle L. Shanon
NOTARY PUBLIC
NOTARIAL SEAL
Janelle L. Shanon, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires April 14, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION, THIS 8th DAY OF March 2021.

Michelle Bued SECRETARY
Jason R. McBride CHAIRMAN, BOARD OF SUPERVISORS
Jason R. McBride SUPERVISOR

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

1/22/21 DATE
[Signature] REG. NO. SU075509

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF Jan. 2021.

R. H. [Signature] SECRETARY
J. [Signature] CHAIRMAN

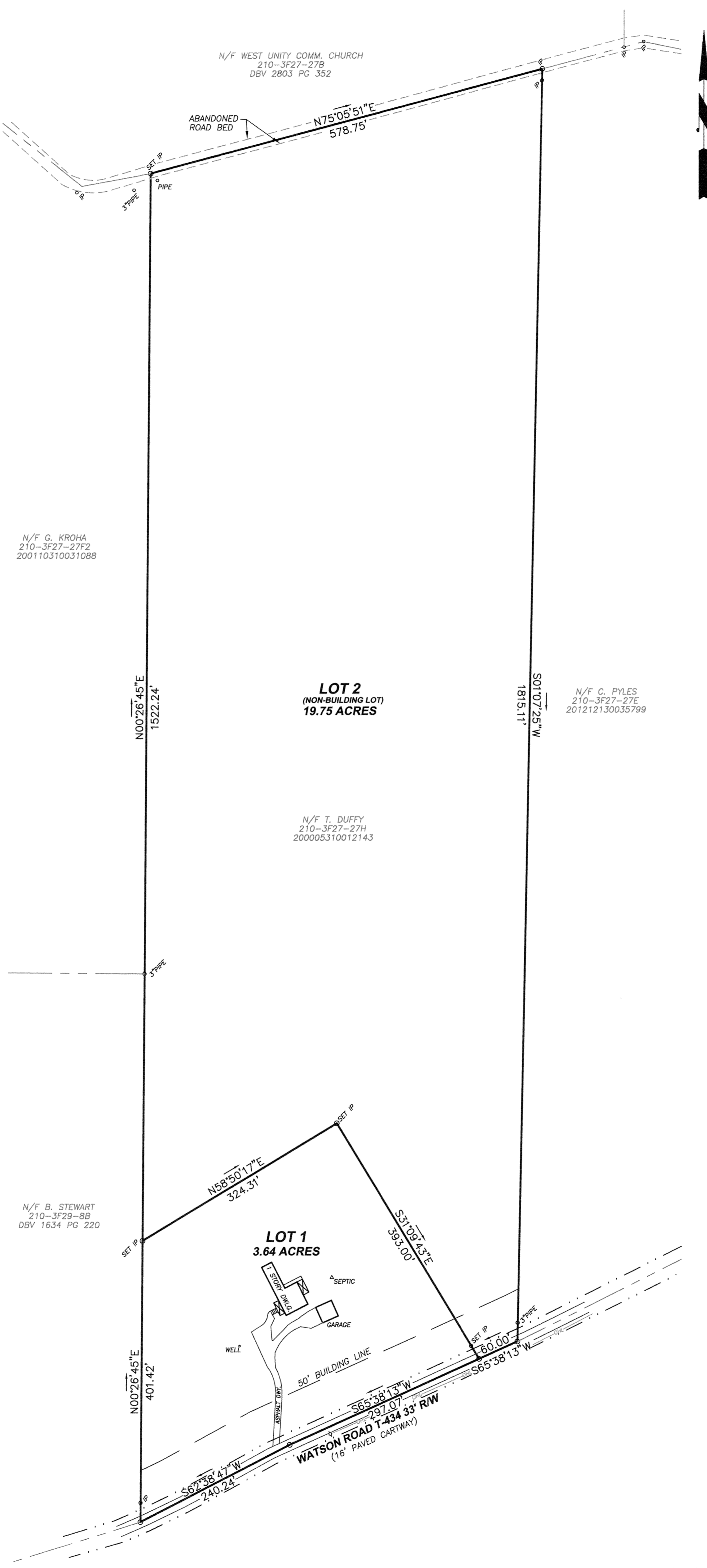
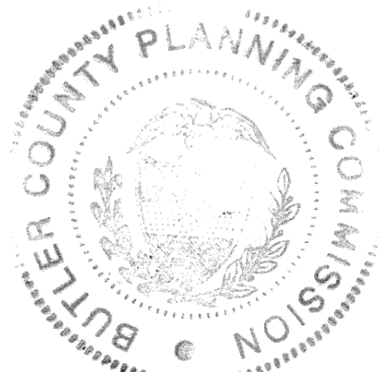
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 394 PAGE 48

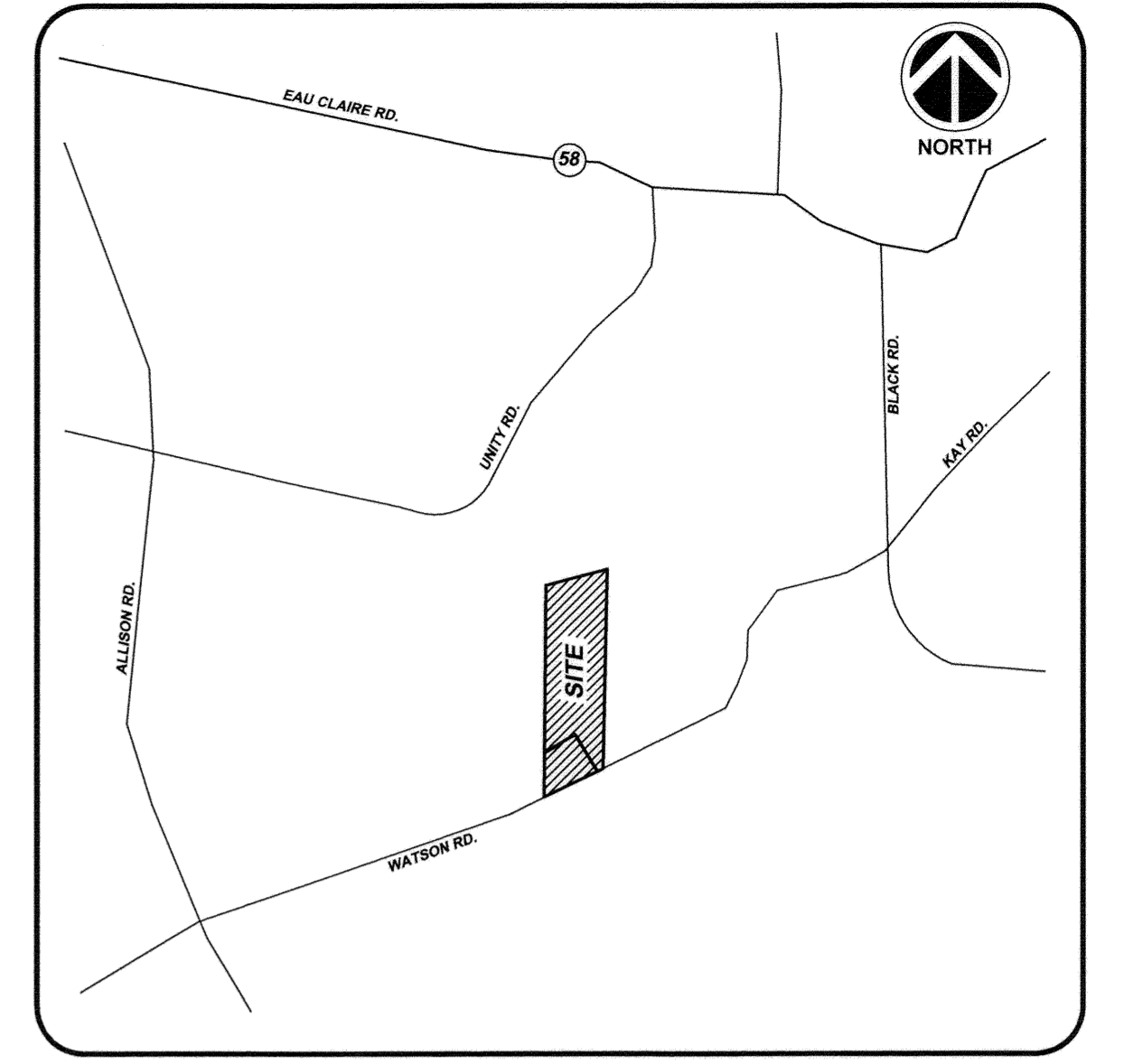
GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF June 2021.

Michelle M. Mustello
RECORDER

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



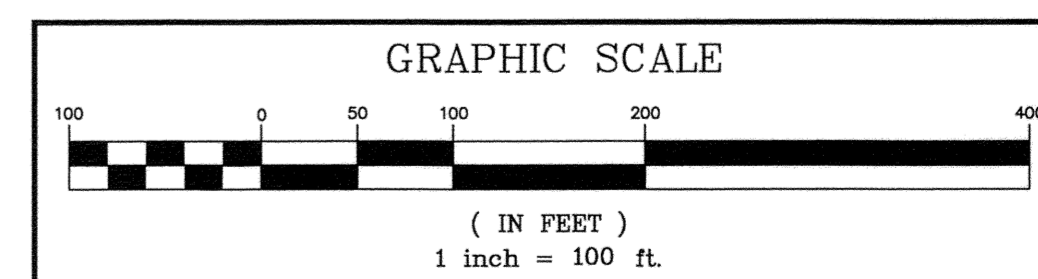
Instr: 202106040015966
Fig: 1 P: 548.00
3/16/2021 11:26 AM
Butler County Recorder PA



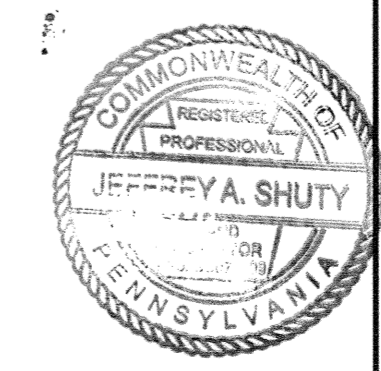
VICINITY MAP
NOT TO SCALE

NON-BUILDING WAIVER
LOT 2

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of RESIDUAL/AGRICULTURE use. No portion of LOT 2 property/subdivision has been approved by MARION TOWNSHIP (municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of MARION TOWNSHIP (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



| | |
|--|---|
| OWNER: TIMOTHY M. & JANICE M. DUFFY 181 WATSON ROAD HARRISVILLE, PA 16038 724-841-3162 | TOTAL PLAN AREA <u>23.39</u> ACRES LOT 1 3.64 ACRES LOT 2 19.75 ACRES |
| PARCEL ID: 210-3F27-27H DEED REF: 200005310012143 | |



| | | |
|--|-------------------|--|
| NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889 northernsurveyor@gmail.com | Scale 1" = 100' | Duffy Subdivision Situates in Marion Township Butler County, Pa. Prepared For Timothy Duffy |
| | Date Jan. 5, 2021 | |
| Job No. | 3356 | Sheet No. 1 of 1 |

| | |
|------------|-----------|
| PLAN BOOK | PAGE |
| 394 | 48 |

Inst#: 202106040015991
 Fgs: 1: \$45.00
 Michele Mustello
 Butler County Recorder PA

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

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 14th day of May, 2021
 ATTEST:
 [Signatures]
 NOTARY PUBLIC OWNER OWNER

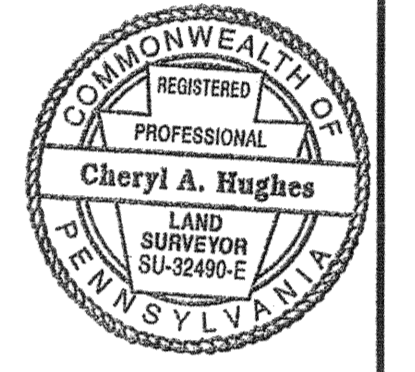
IN WITNESS WHEREOF, we hereunto set our hands and seals this 4th day of May, 2021
 ATTEST:
 [Signatures]
 NOTARY PUBLIC TRUSTEE TRUSTEE

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Patrick A. and Amy J. Pettinato, 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 14th day of May, 2021
 My Commission expires the 30th day of June, 2024
 SEAL
 [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 Roger R. and Juanita M. Collins, Trustees of Collins Revocable Trust, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.
 Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 4th day of May, 2021
 My Commission expires the 30th day of June, 2024
 SEAL
 [Signature]
 NOTARY PUBLIC

Witness my hand & seal this
3rd day of June, 2021
 [Signature]
 Commonweal of Pennsylvania - Notary Seal
 Dajah L. Frederick, Notary Public
 Butler County
 My commission expires June 30, 2024
 Commission number 1307932
 Member, Pennsylvania Association of Notaries

Witness my hand & seal this
March 9, 2021
 [Signature]
 Commonweal of Pennsylvania - Notary Seal
 Cheryll A. Hughes, Notary Public
 Butler County
 My commission expires June 30, 2024
 Commission number 1307932
 Member, Pennsylvania Association of Notaries



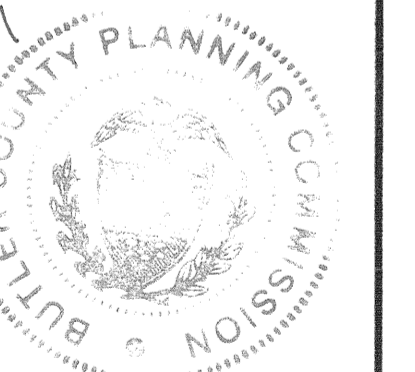
I, Cheryll A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
 DATE March 9, 2021 SEAL [Signature]
 REG. NO. SU-2499-E

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

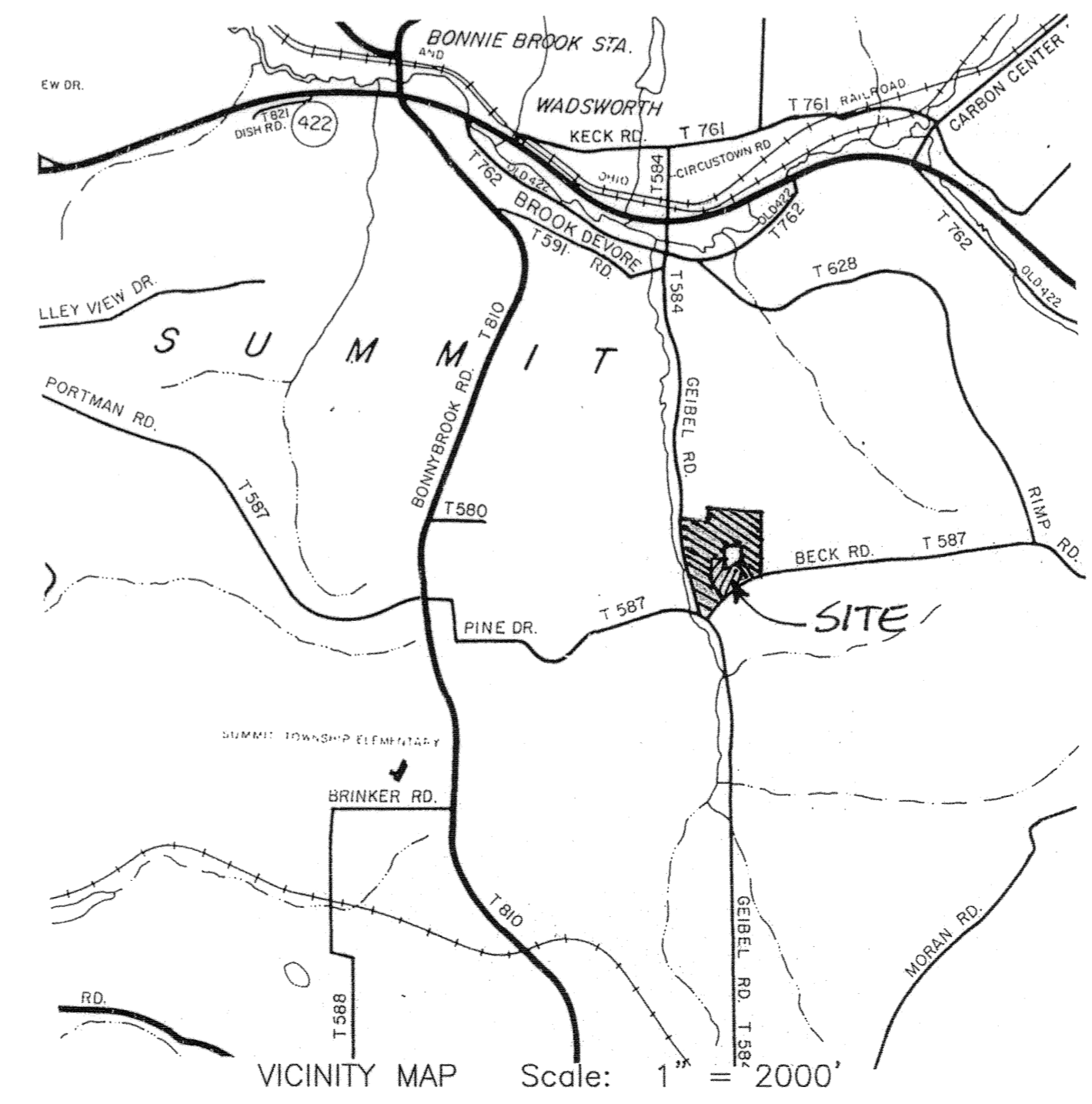
Approved by the Supervisors of the Township of Summit this 19th day of May, 2021
 [Signatures]
 SECRETARY CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 11th day of May, 2021
 [Signatures]
 SECRETARY CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 17th day of MARCH, 2021, # 21057
 [Signatures]
 SECRETARY CHAIRMAN/PRESIDENT



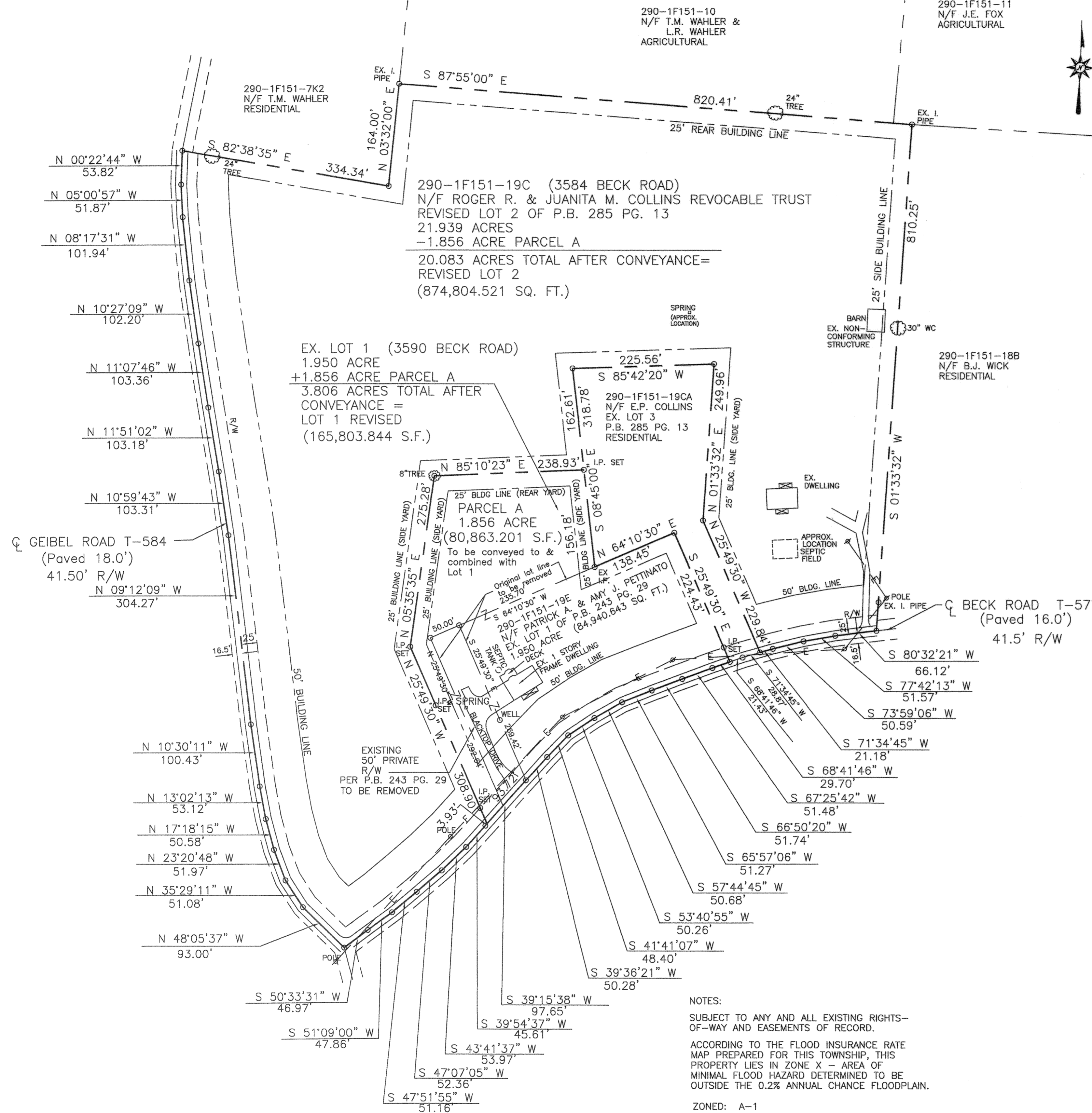
UTILITY PROVIDERS
 ELECTRIC - CENTRAL ELECTRIC
 716 PA 368
 PARKER, PA 16049
 CABLE - ARMSTRONG
 437 NORTH MAIN STREET
 BUTLER, PA 16001



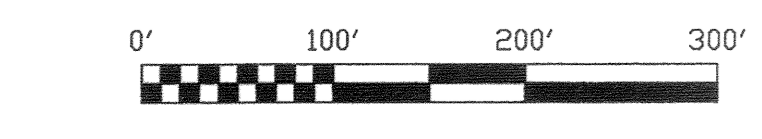
| PLAN BOOK | PAGE |
|-----------|------|
| 394 | 49 |

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

LOT LINE REVISION
 FOR: ROGER R. & JUANITA M. COLLINS,
 Trustees of the Collins Revocable Trust
 and
 PATRICK A. & AMY J. PETTINATO
 SITUATE: SUMMIT TWP., BUTLER CO., PA
 Date 03/09/2021 Scale 1" = 100' Dwn By BEC Ckd By CAH
 Parcel No. 290-1F151-19C & 19E Inst. # 200206280022121 Service No. 21-012
 Address 3590 BECK ROAD Inst. # 200509080025270



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.
 ZONED: A-1
 REF: PLAN OF SUBDIVISION FOR ROGER R. & JUANITA M. COLLINS BY LAND SURVEYORS, INC., 05/04/01, #01-065, P.B. 243 PG. 29.
 REF: FINAL PLAN OF SUBDIVISION FOR ROGER R. & JUANITA M. COLLINS, TRUSTEES OF THE COLLINS REVOCABLE TRUST BY LAND SURVEYORS, INC., #05-085, P.B. 285 PG. 13.
 PROPERTY OWNERS: ROGER & JUANITA COLLINS
 3584 BECK ROAD
 BUTLER, PA 16002
 PATRICK & AMY PETTINATO
 3590 BECK ROAD
 BUTLER, PA 16002



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

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 4 DAY OF JUNE, 2021.

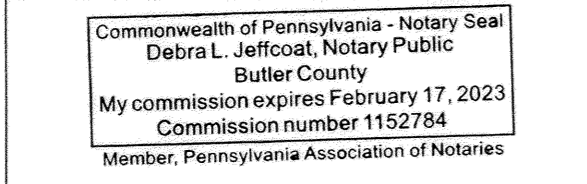
James K. Miller
 JAMES K. MILLER

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, JAMES K. MILLER 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 4 DAY OF JUNE, 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

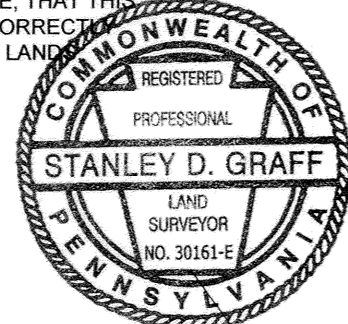
Debra L. Jeffcoat
 NOTARY PUBLIC



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, LAND, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

12 MAY 2021
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. 54-00061-E



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 12TH DAY OF MAY, 2021.

Jessica J. Zedler SECRETARY
Shawn B. Zedler CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 5TH DAY OF MAY, 2021.

Susan Gregory SECRETARY
Shawn B. Zedler CHAIRPERSON
 PLANNING COMMISSION

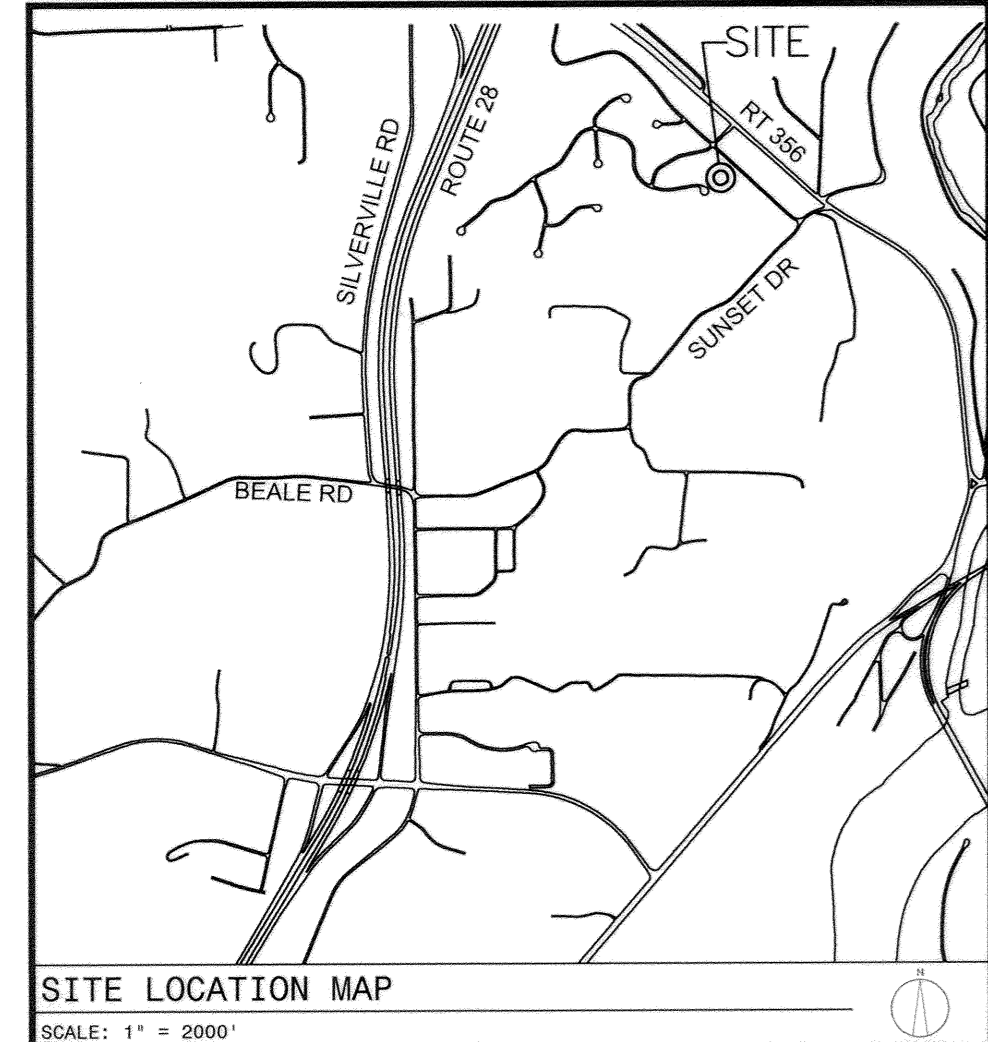
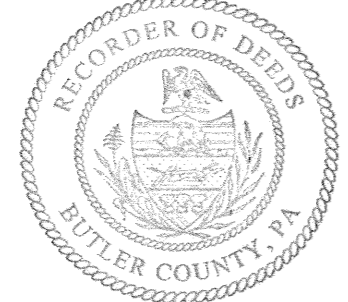
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF APRIL, 2021.

R. H. JRM SECRETARY
J. H. JRM 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 394 PAGE(S) 50

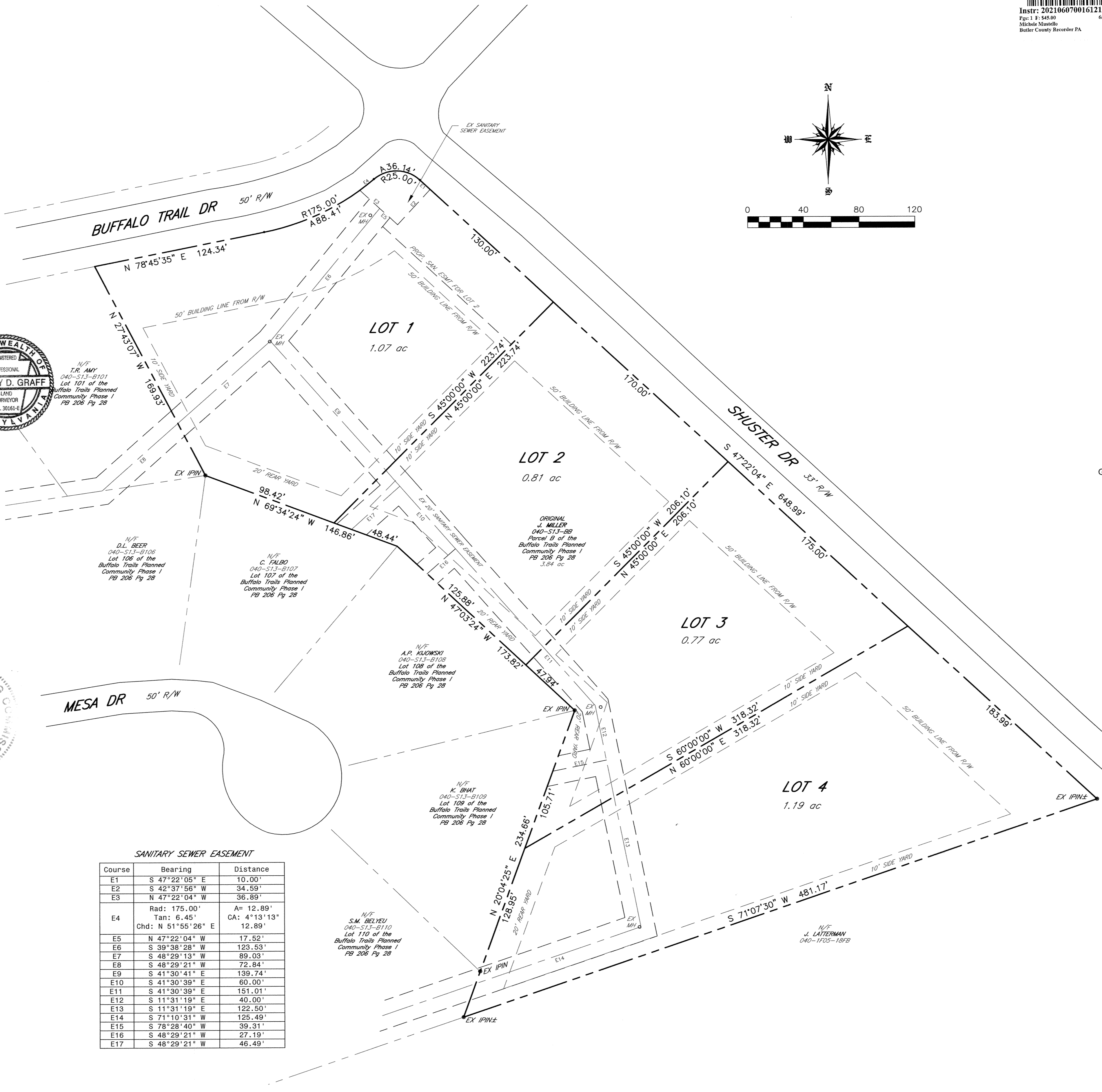
GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF June, 2021.

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



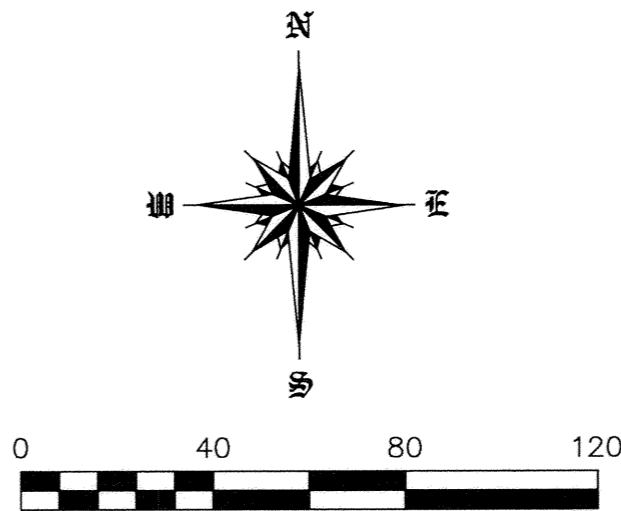
PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983

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



SANITARY SEWER EASEMENT

| Course | Bearing | Distance |
|--------|--|-------------------------------------|
| E1 | S 47°22'05" E | 10.00' |
| E2 | S 42°37'56" W | 34.59' |
| E3 | N 47°22'04" W | 36.89' |
| E4 | Rad: 175.00' Tan: 6.45' Chd: N 51°55'26" E | A= 12.89' CA: 4°13'13" 12.89' |
| E5 | N 47°22'04" W | 17.52' |
| E6 | S 39°38'28" W | 123.53' |
| E7 | S 48°29'13" W | 89.03' |
| E8 | S 48°29'21" W | 72.84' |
| E9 | S 41°30'41" E | 139.74' |
| E10 | S 41°30'39" E | 60.00' |
| E11 | S 41°30'39" E | 151.01' |
| E12 | S 11°31'19" E | 40.00' |
| E13 | S 11°31'19" E | 122.50' |
| E14 | S 71°10'31" W | 125.49' |
| E15 | S 78°28'40" W | 39.31' |
| E16 | S 48°29'21" W | 27.19' |
| E17 | S 48°29'21" W | 46.49' |



PROPERTY AREA SUMMARY:

| EXISTING TOTALS | |
|-----------------|---------|
| 040-S13-BB | 3.84 AC |
| EXISTING TOTAL | 3.84 AC |
| REVISED TOTALS | |
| LOT 1 | 1.07 AC |
| LOT 2 | 0.81 AC |
| LOT 3 | 0.77 AC |
| + LOT 4 | 1.19 AC |
| REVISED TOTAL | 3.84 AC |

- GENERAL NOTES:**
- PROPERTY OWNER: 040-S13-BB JAMES K. MILLER
 - ZONING DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT
 - LOT REQUIREMENTS: 50' BUILDING LINE, 10' SIDE YARD, 20' REAR YARD
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD, FIRM: 42018C0587D, FIRM EFFECTIVE: 8/2/2018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - BUFFALO TRAILS PLANNED COMMUNITY PHASE I PLAN BOOK 206 PG 28

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
J. K. MILLER PLAN
 BEING A
SUBDIVISION
 FOR
JAMES K. MILLER

SITUATE
 BUFFALO TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

| | | | |
|-------------|----------------|----------|----------|
| DATE | DRAWN | CHECKED | SCALE |
| 03/24/2021 | SDG | Sdg | 1" = 40' |
| PROJECT NO. | TAX PARCEL NO. | REVISION | |
| 21-025 | 040-S13-BB | - | |

J. K. MILLER PLAN
 Being a subdivision of Parcel B of the Buffalo Trails Planned Community Phase I, Pb 206 Pg 28, and being Butler County Tax Parcel 040-S13-BB

| | |
|------------|-----------|
| RECORDED | 20 |
| PLAN BOOK | PAGE |
| 394 | 50 |
| SHEET | of |