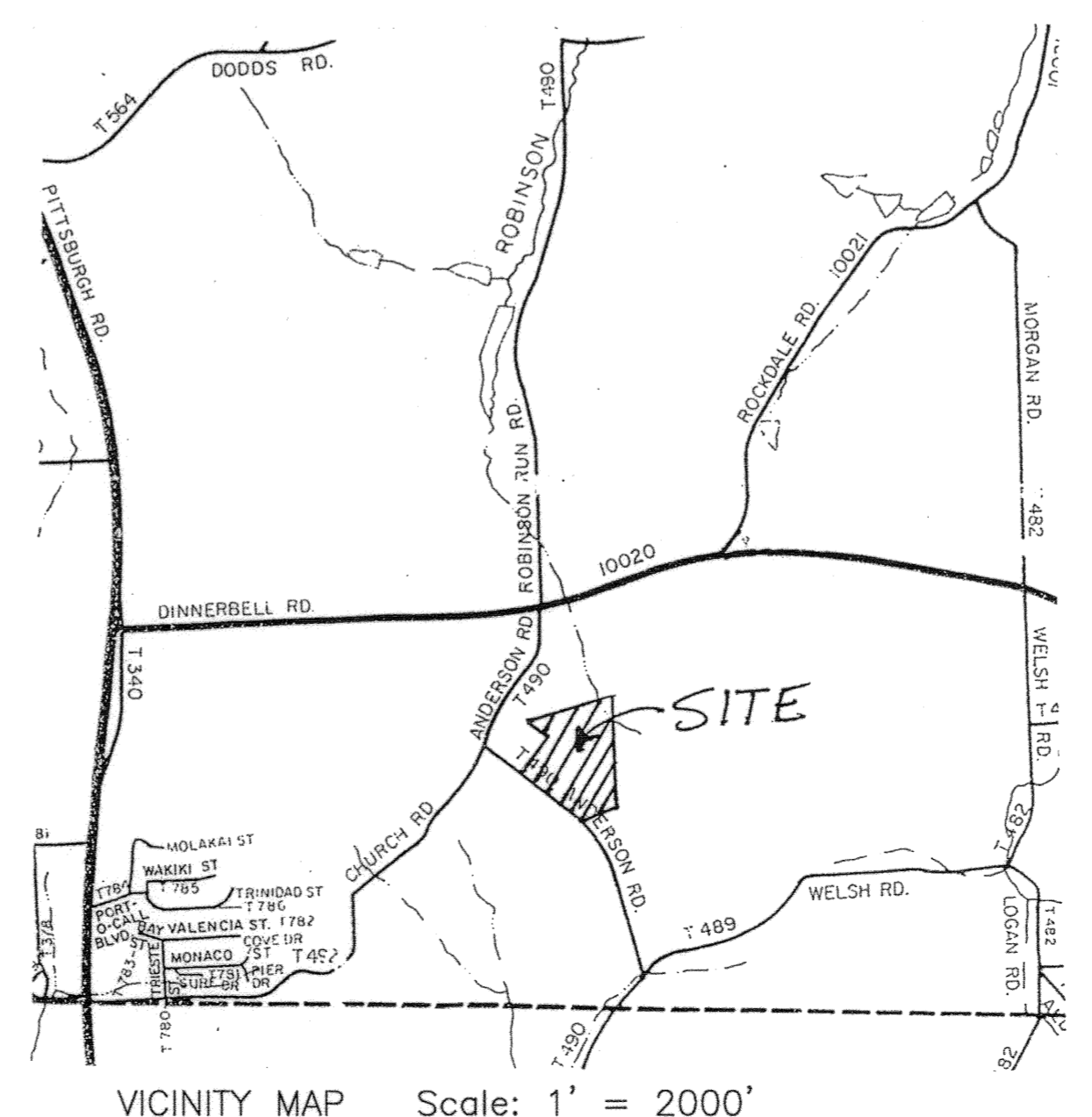


PLAN BOOK	PAGE
395	1



Approved by the Board of Supervisors of the Penn Township by Resolution
 this 8 day of June 2021
 ATTEST:
 Linda M. Zupkas SECRETARY
 Samuel M. Dade CHAIRMAN

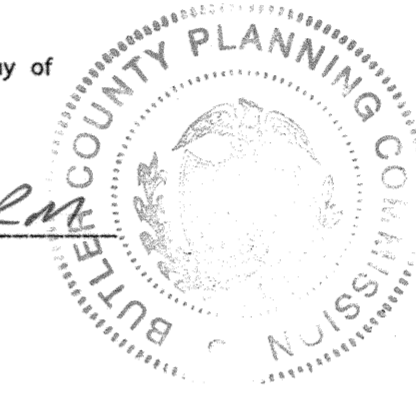
The Board of Supervisors of Penn Township hereby gives public notice that,
 in approving this plan for recording purposes only, the Township assumes no
 obligations, legal or otherwise, expressed or implied, either to accept said
 streets as public streets or roads, or to grade, pave and curb the streets in
 said plan, or to construct sewers therein or to install any other streets or
 roads.
 ATTEST:
 Linda M. Zupkas SECRETARY
 Samuel M. Dade CHAIRMAN

Approved by the Planning Commission of the Township of Penn this 26
 day of January 2021
 ATTEST:
 Peter Decker SECRETARY
 Charles J. Doughty CHAIRMAN

Reviewed by the Butler County Planning Commission this 16th day of
Dec. 2020
 ATTEST:
 K. H. ... SECRETARY
 J. ... CHAIRMAN

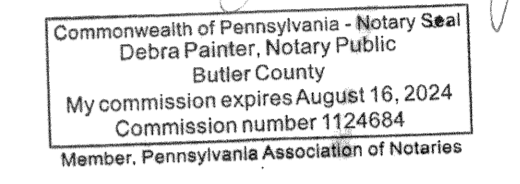
STATE OF PENNSYLVANIA))
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc. in
 said County in Plan Book Volume 395 Page 1
 Given under my hand and seal this 9th day of June
 2021
 SEAL
 MICHELE M. MUSTELLO
 RECORDER

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



KNOW ALL MEN BY THESE PRESENTS, that I, Charles J. Doughty,
 of the Township of Penn, County of Butler and State of Pennsylvania for myself,
 my heirs, executors, administrators and assigns, do hereby adopt this as my
 Plan of Lots of my property, situate in Penn Township, Pennsylvania, and for
 diverse advantages accruing to me, do hereby dedicate forever, for public use
 for highway purposes, all drives, roads, streets, lanes and ways and other
 public highways shown upon the plan, with the same force and effect as if
 the same had been opened through legal proceedings, and I hereby release
 and forever discharge the Township of Penn, their successors and assigns,
 from any liability for damage caused by any grading thereof to any grades
 hereafter at any time established and any slopes required for the support and
 maintenance thereof according to such established grades. This dedication
 and release shall be binding upon Charles J. Doughty, my heirs,
 executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 8 day
 of June 2021
 ATTEST:
 Debra Painter NOTARY PUBLIC
 Charles J. Doughty OWNER



STATE OF PENNSYLVANIA))
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said State and County,
 personally came the above named Charles J. Doughty and acknowledged the
 foregoing release and dedication and plan to be his act and deed and desired
 the same to be recorded as such.
 WITNESS MY HAND AND NOTARIAL SEAL this 1 day of
June 2021

My Commission expires the 16 day of Aug, 2024
 SEAL
 Debra Painter NOTARY PUBLIC
 My Commission expires August 16, 2024
 Commission number 1124684
 Member, Pennsylvania Association of Notaries

MORTGAGE CLAUSES
 I, Charles J. Doughty, owner of the property shown in this plan
 of subdivision, do hereby certify that there is no mortgage, lien or encumbrance
 against this property.
 WITNESS
 Charles J. Doughty OWNER

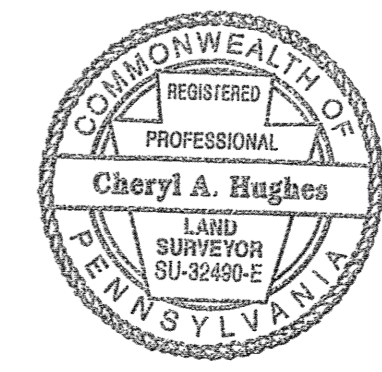
I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth
 of Pennsylvania, do hereby certify that this plan correctly represents the lots,
 lands, streets, alleys and highways as surveyed and plotted by me for the
 owners or agents.

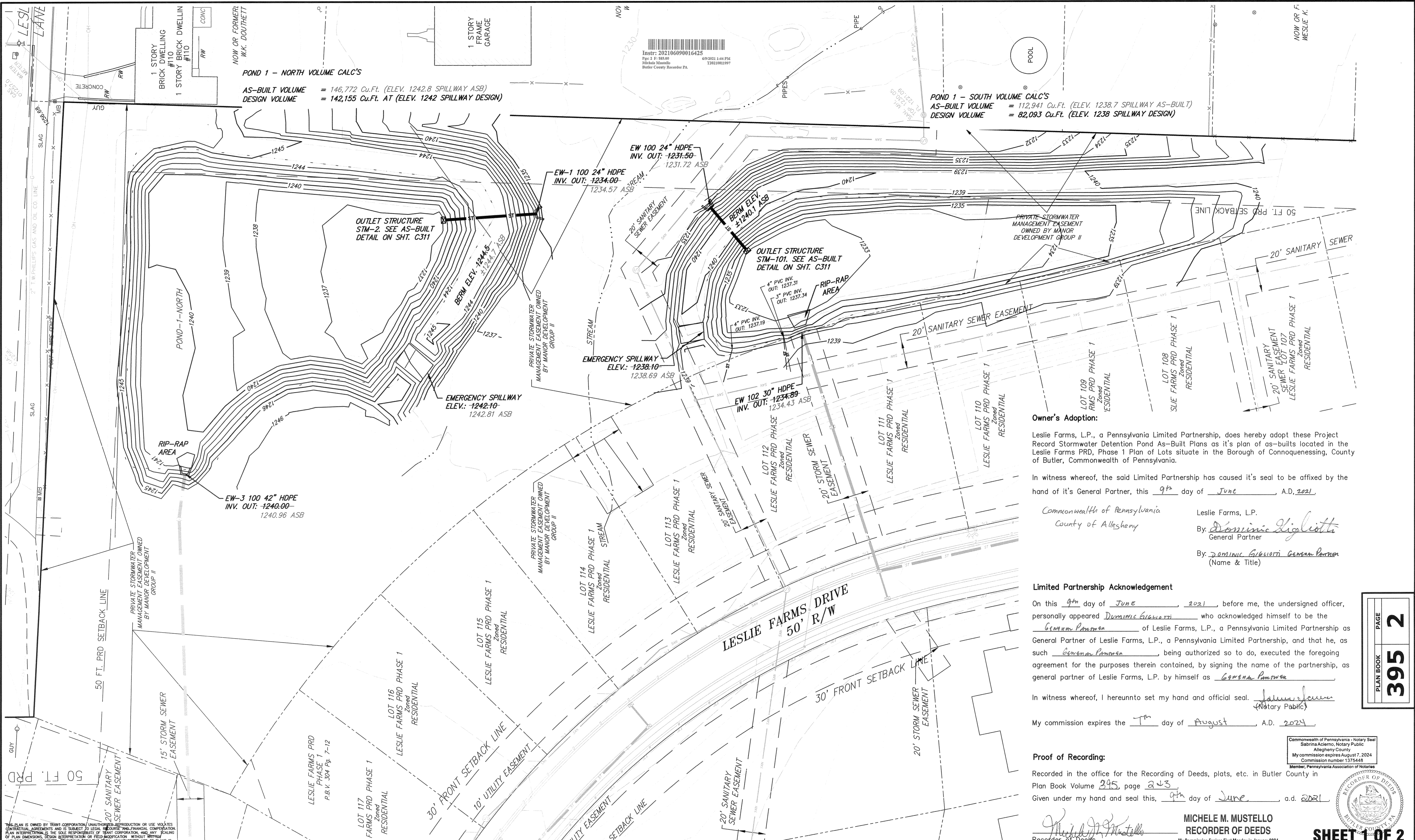
I further certify that there are no requirements of Zoning existent under the
 laws of the Township in which this subdivision is located.
 I further certify that this plan meets with the requirements of all ordinances,
 including Zoning, existent under the laws of the Township in which this
 subdivision is located and which affect this plan.

Cheryl A. Hughes January 19, 2021
 SURVEYOR'S NAME & DATE
 NOTE: EXCEPTIONS TO REQUIREMENTS OF ZONING ARE NOTED ON PLAN.

REVISED 01/19/2021: WETLANDS
 REVISED 01/12/2021

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6885 Cheryl A. Hughes, PLS Owner		
	PLAN OF SUBDIVISION FOR: CHARLES J. DOUGHTY SITUATE: PENN TWP., BUTLER CO., PA		
Date 11/17/2020	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 270-2F73-29B7	Db-Pg 3063-943	Inst. # 200010200024998	Service No. 20-156





Instr: 202106090016425
 Page: 2 of 18
 6/9/2021 1:44 PM
 Michele Mustello
 Butler County Recorder PA

POND 1 - NORTH VOLUME CALC'S
 AS-BUILT VOLUME = 146,772 Cu.Ft. (ELEV. 1242.8 SPILLWAY ASB)
 DESIGN VOLUME = 142,155 Cu.Ft. AT (ELEV. 1242 SPILLWAY DESIGN)

POND 1 - SOUTH VOLUME CALC'S
 AS-BUILT VOLUME = 112,941 Cu.Ft. (ELEV. 1238.7 SPILLWAY AS-BUILT)
 DESIGN VOLUME = 82,093 Cu.Ft. (ELEV. 1238 SPILLWAY DESIGN)

Owner's Adoption:

Leslie Farms, L.P., a Pennsylvania Limited Partnership, does hereby adopt these Project Record Stormwater Detention Pond As-Built Plans as it's plan of as-builts located in the Leslie Farms PRD, Phase 1 Plan of Lots situate in the Borough of Connoquenessing, County of Butler, Commonwealth of Pennsylvania.

In witness whereof, the said Limited Partnership has caused it's seal to be affixed by the hand of it's General Partner, this 9th day of June, A.D. 2021.

Commonwealth of Pennsylvania
 County of Allegheny

Leslie Farms, L.P.
 By: Dominic Gigliotti
 General Partner
 By: Dominic Gigliotti General Partner
 (Name & Title)

Limited Partnership Acknowledgement

On this 9th day of June, 2021, before me, the undersigned officer, personally appeared Dominic Gigliotti who acknowledged himself to be the General Partner of Leslie Farms, L.P., a Pennsylvania Limited Partnership, and that he, as such General Partner, being authorized so to do, executed the foregoing agreement for the purposes therein contained, by signing the name of the partnership, as general partner of Leslie Farms, L.P. by himself as General Partner.

In witness whereof, I hereunto set my hand and official seal. Janeen Scure
 (Notary Public)

My commission expires the 1st day of August, A.D. 2024.

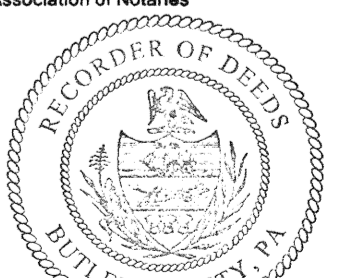
Proof of Recording:

Recorded in the office for the Recording of Deeds, plats, etc. in Butler County in Plan Book Volume 395, page 243.
 Given under my hand and seal this, 9th day of June, a.d. 2021.

Michele M. Mustello
 Recorder of Deeds

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

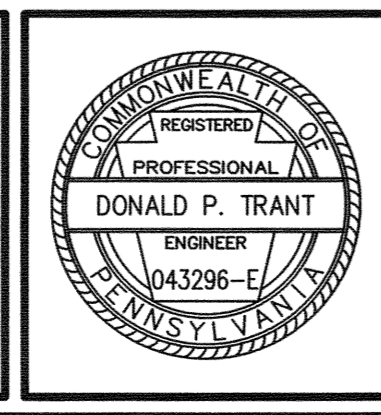
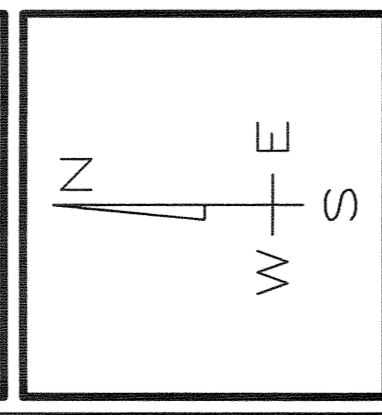
Commonwealth of Pennsylvania - Notary Seal
 Sabrina Aclema, Notary Public
 Allegheny County
 My commission expires August 7, 2024
 Commission number 1375448
 Member, Pennsylvania Association of Notaries



SHEET 1 OF 2

REV. NO.	DATE	DESCRIPTION	BY
1	5-27-21	Recorder's note, plan name	Dub
2	6-08-21	Owner's Adoption & Acknowledgement	Dub

DWG. NAME:	53-11-19-7_PH1-STM-POND-ASB
DRAWN BY:	DUB
CHECKED BY:	APT



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

LESLEIE FARMS-PRD, PHASE 1
 CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

 1 inch = 30 ft.

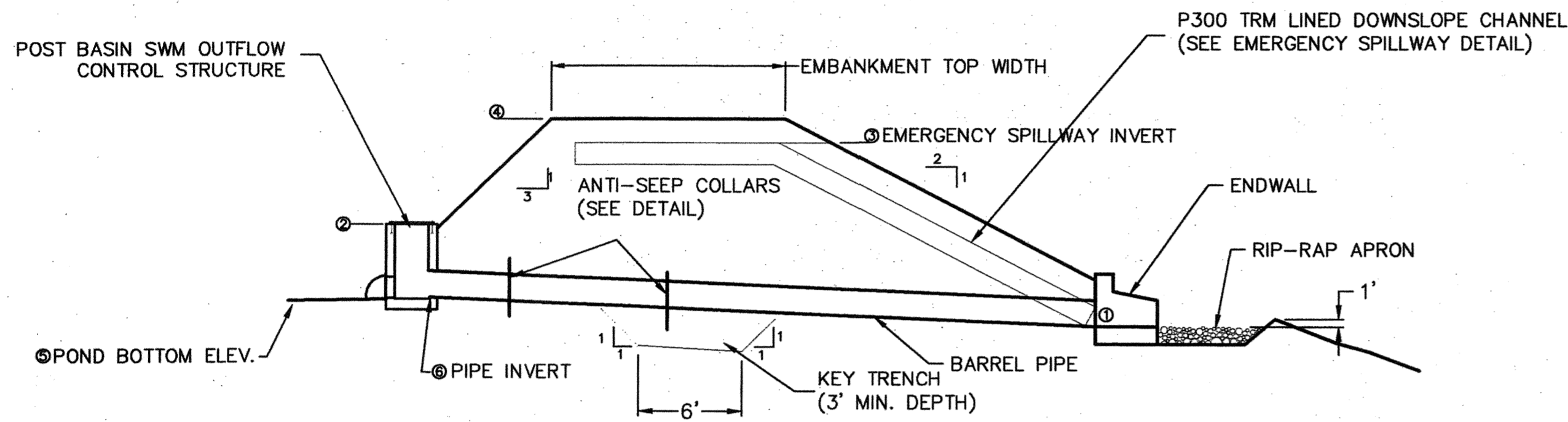
PROJECT RECORD
STORMWATER DETENTION POND AS-BUILT
 PROJECT NO.: 53-11-19-7 DATE: 04-29-2021

SHEET NO.
C310

File Name: C:\3-2-2021\1-42 PM\1-19-21\DRAWINGS\SITES\53-11-19-7_PH1-STM-POND-ASB.DWG Lapsed C310
 Plot Date: 6/9/2021 1:42 PM

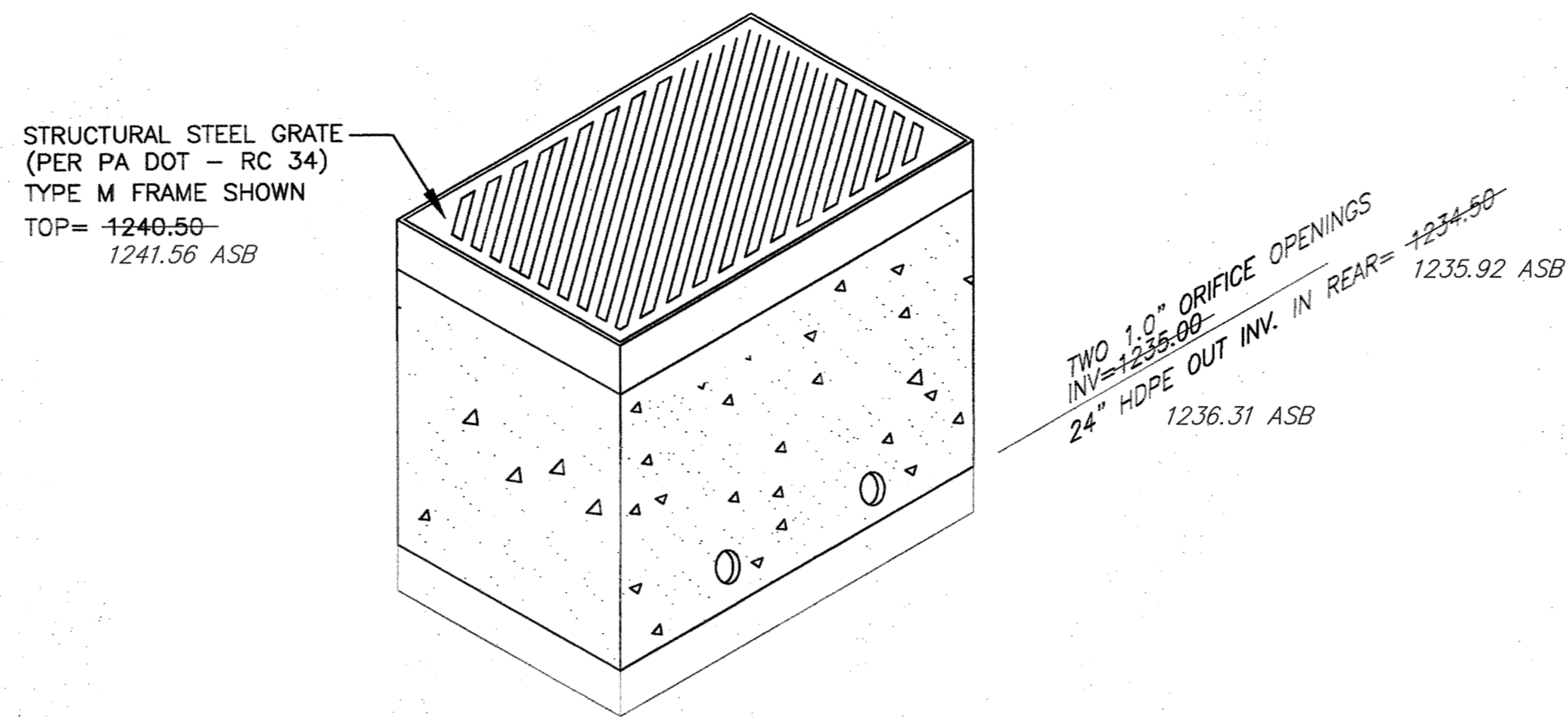
PLAN BOOK
395
 PAGE
2

POND I.D.	DESIGN		AS-BUILT	
	NORTH	SOUTH	NORTH	SOUTH
1. DISCHARGE PIPE ELEVATION	1234.00	1231.50	1234.57	1231.72
2. TOP OF OUTLET STRUCTURE	1240.50	1235.00	1241.56	1235.10
3. EMERGENCY SPILLWAY CREST ELEV.	1242.10	1238.10	1242.81	1238.69
4. TOP OF EMBANKMENT ELEV.	1244.50	1240.10	1244.72	1240.10
5. BOTTOM ELEVATION	1235.00	1232.00	1236.49	1232.63
6. OUTLET CULVERT PIPE INVERT	1234.50	1232.00	1235.92	1232.40
EMBANKMENT TOP WIDTH (FT, 8' MIN.)	10'	10'		
BARREL DIA./TYPE	24" HDPE	24" HDPE		
Lb (BARREL LENGTH (FT))	68'	36'		
EMERGENCY SPILLWAY WIDTH (FT)	15.0	12.5		
EMERGENCY SPILLWAY SIDE SLOPES (H:V)	3:1	3:1		



STORMWATER DETENTION PONDS

SCALE: NTS

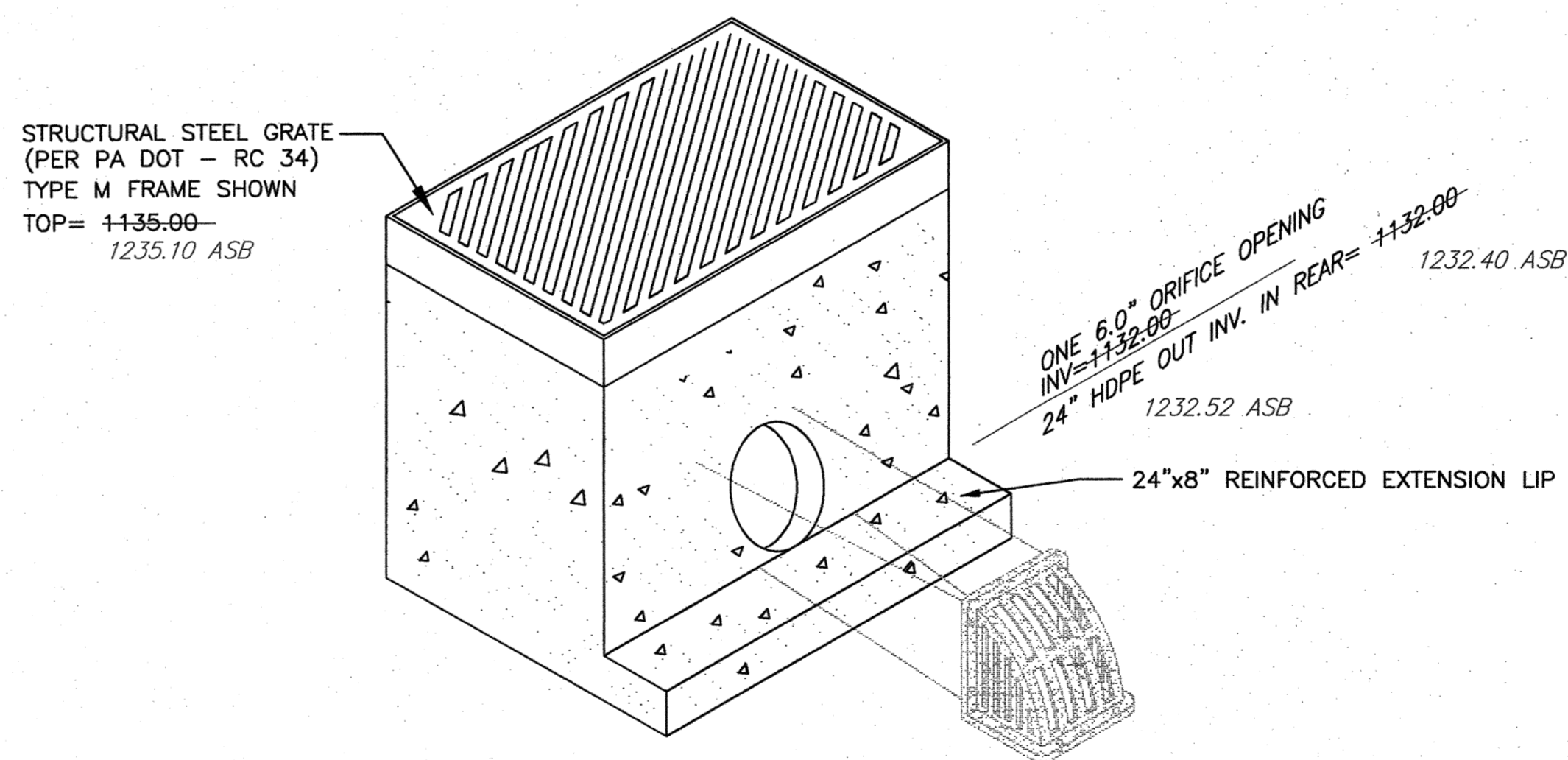


NOTES:

1. STRUCTURE IS TO BE PLACED LEVEL ON 6" COMPACTED AGGREGATE SUBBASE.
2. SEE EROSION CONTROL DETAIL SHEET FOR MODIFICATION REQUIRED OF THIS STRUCTURE.
3. PROVIDE 5' OUT FROM PERIMETER x 1' DEEP UNDERCUT APRON AREA AND SURFACE WITH R-3 RIPRAP AFTER CONVERSION OF SEDIMENT BASIN INTO DETENTION POND.

SWM POND 1-NORTH STRUCTURE STM-2

SCALE: NTS



NOTES:

1. STRUCTURE IS TO BE PLACED LEVEL ON 6" COMPACTED AGGREGATE SUBBASE.
2. SEE EROSION CONTROL DETAIL SHEET FOR MODIFICATION REQUIRED OF THIS STRUCTURE.
3. PROVIDE 5' OUT FROM PERIMETER x 1' DEEP UNDERCUT APRON AREA AND SURFACE WITH R-3 RIPRAP AFTER CONVERSION OF SEDIMENT BASIN INTO DETENTION POND.
4. INSTALL TRASH RACK OVER ORIFICE OPENING AFTER CONVERSION FROM E&S.
5. PROVIDE BITUMINOUS COATING TO ALL INSTALLED STEEL.

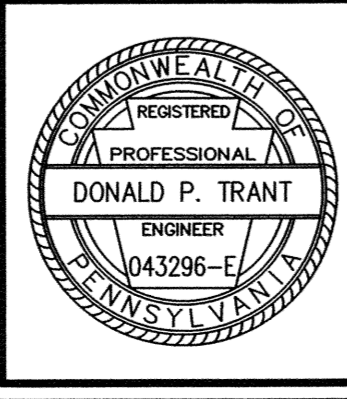
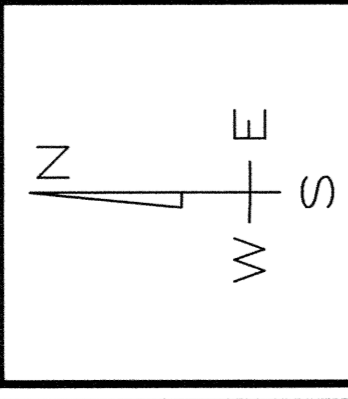
SWM POND 1-SOUTH STRUCTURE STM-101

SCALE: NTS

PLAN BOOK	PAGE
395	3

REV. NO.	DATE	DESCRIPTION	BY
1	5-27-21	Plan Name, ASB Info. in Red	Dub

DWG. NAME: 53-11-19-7_PH1-STM-POND-ASB
 DRAWN BY: DUB
 CHECKED BY: APT



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

LESLIE FARMS-PRD, PHASE 1
CONNOQUENESSING BOROUGH - BUTLER COUNTY - PA

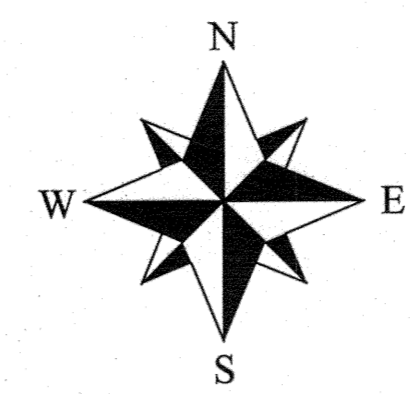
PROJECT RECORD
STORMWATER DETENTION
POND AS-BUILT

PROJECT NO.: 53-11-19-7 DATE: 04-29-2021

SHEET NO.
C311

Plot Date: 5/27/2021 10:50 AM File Name: Z:\53-11-19-7\PRD\ASB\53-11-19-7_PH1-STM-POND-ASB.DWG Layer: C311

Instr: 202106100016545
 6/10/2021 1:12 PM
 Page 1 of 5: 545-00
 Michele Mustello
 Butler County Recorder PA



BY RESOLUTION APPROVED ON THE 17TH DAY OF May 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 10 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.
 Signature: *[Signature]* V.P.
 SIGNATURE AND TITLE OF OFFICER WITNESS

Signature: *[Signature]* -VP
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

DATE: 5/17/21

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

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

(SEAL) Commonwealth of Pennsylvania - Notary Seal
 KYLIE DAWSON - Notary Public
 Allegheny County
 My Commission Expires Oct 24, 2023
 Commission Number 1358195

Signature: *[Signature]*
 NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 10 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202103030006068. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Signature: *[Signature]*
 SIGNATURE OF WITNESS

Signature: *[Signature]* -VP
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

Signature: *[Signature]*
 JAMES A. SPERDUTE, R.S. # 24457-E

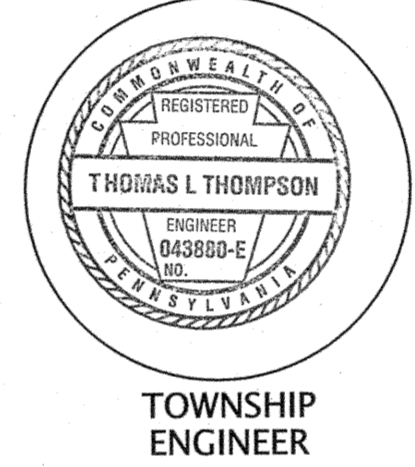
THIS PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER FOR CONFORMANCE WITH THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES AND OTHER APPLICABLE TOWNSHIP ORDINANCES.

Signature: *[Signature]*
 Thomas L. Thompson 043880-E
 PRINTED NAME & REGISTRATION NO.

Signature: *[Signature]*
 TOWNSHIP ENGINEER SIGNATURE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 9th DAY OF JUNE 2021 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

Signature: *[Signature]*
 TOWNSHIP PLANNING DIRECTOR (SEAL)



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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 9th DAY OF JUNE 2021

Signature: *[Signature]*
 SECRETARY

Signature: *[Signature]*
 CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 21st DAY OF April 2021

Signature: *[Signature]*
 SECRETARY

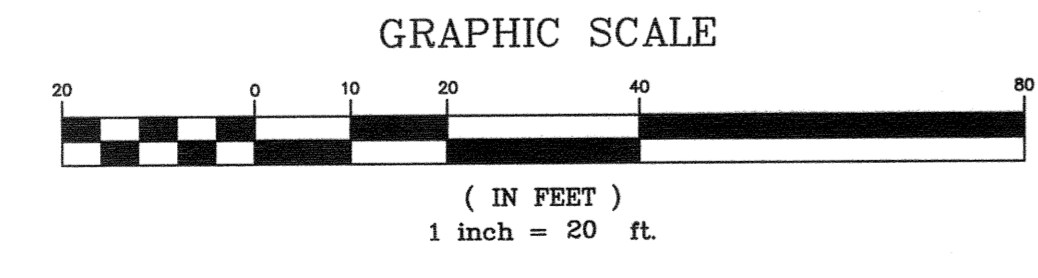
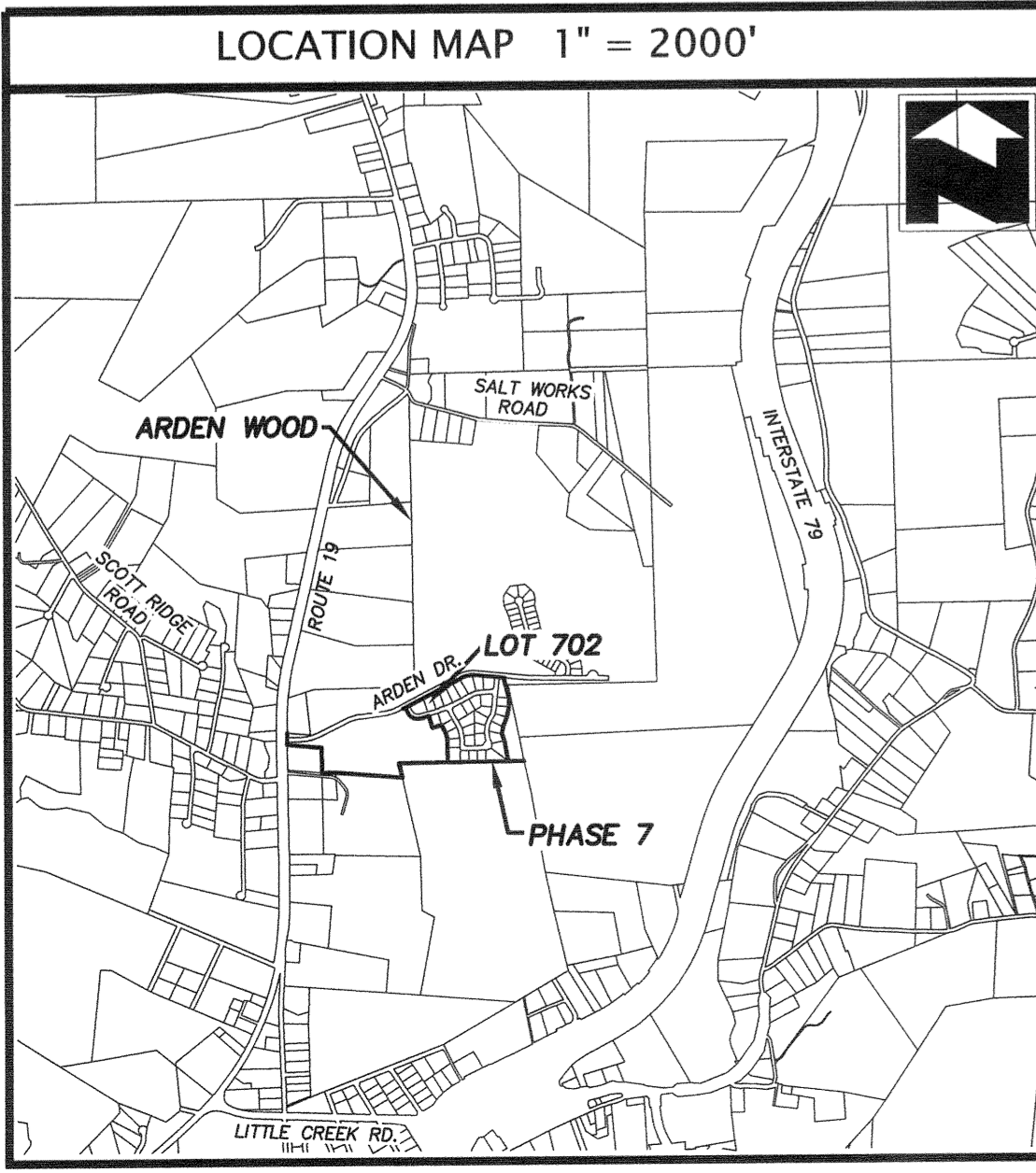
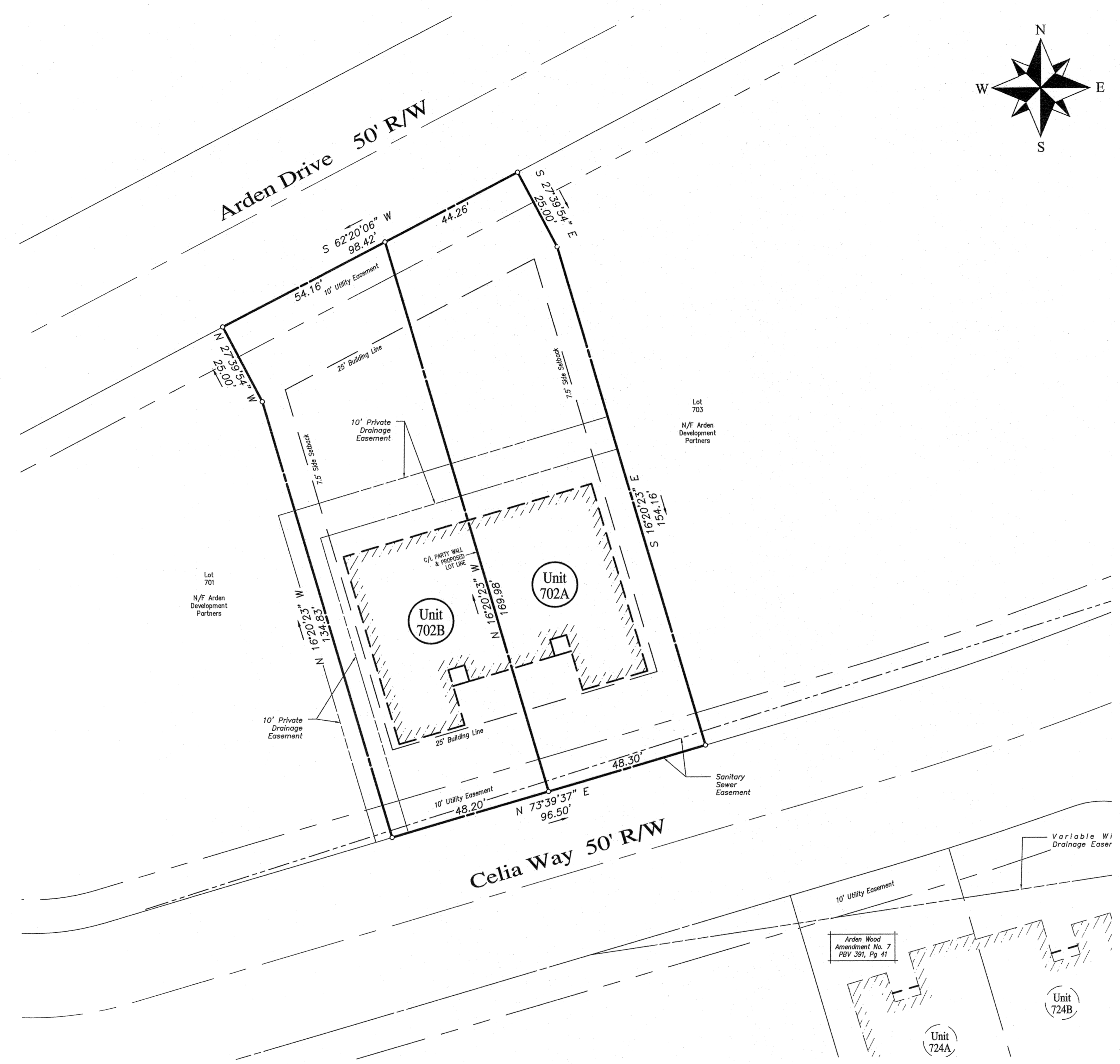
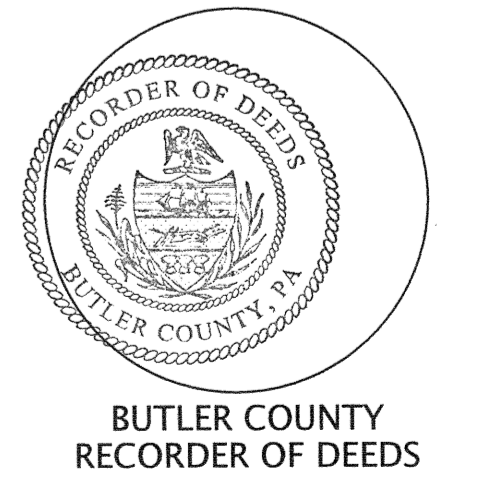
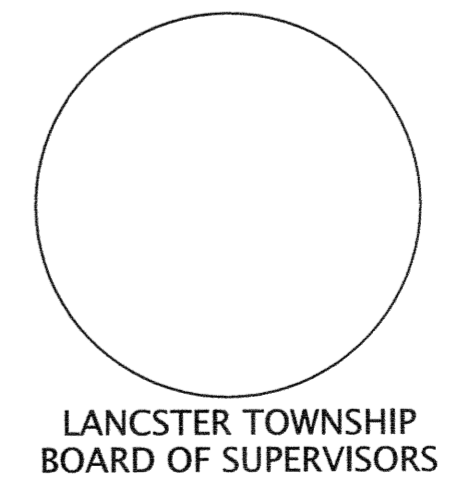
Signature: *[Signature]*
 CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 385 PAGE 4 10th DAY OF June 2021

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF June 2021

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

Signature: *[Signature]*
 RECORDER OF DEEDS



PLAN BOOK	PAGE
395	4

PROPOSED LOT AREAS			
	702A	702B	Total
Sq. Ft.	8,381.717	8,022.182	16,403.899
Acres	0.192	0.184	0.376

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 702 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.

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-S7-8702
 INSTRUMENT NO. 202103030006068

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

DRAWING NUMBER: 1010-2122839
 DRAWING SCALE: 1" = 20'
 DATE: April 12, 2021
 DRAWN BY:
 REVISIONS:
 05/13/2021...per review

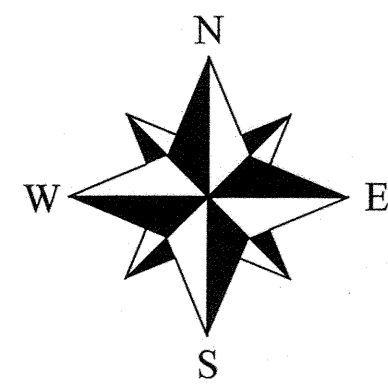
Arden Wood Amendment No. 10

Being a subdivision of Lot 702 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



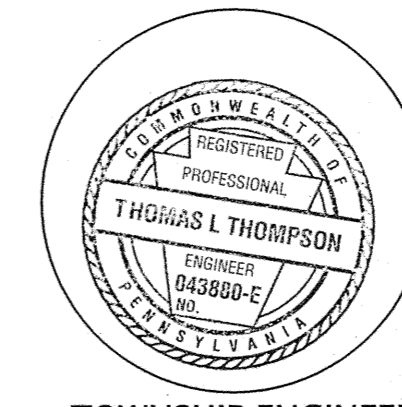
Celia Way 50' R/W

Review By Twp Engineer & Planning Director

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

Thomas L. Thompson 043880-E
PRINTED NAME & REGISTRATION NO.

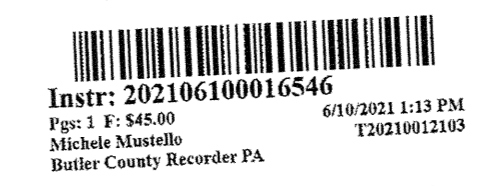
Thomas L. Thompson
TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 9th DAY OF JUNE 2021 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

Shirley A. Ryan
TOWNSHIP PLANNING DIRECTOR (SEAL)



BY RESOLUTION APPROVED ON THE 17th DAY OF May 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 11 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

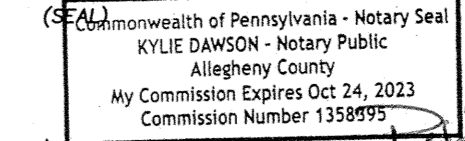
NVR, INC.
Thomas L. Thompson
SIGNATURE AND TITLE OF OFFICER WITNESSING

Thomas L. Thompson
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

5/17/21
DATE

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

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



Kyle Dawson
NOTARY PUBLIC

I, *James A. Spurdute* HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 11 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202103190007848 & 202104050009379. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

James A. Spurdute
SIGNATURE OF WITNESS

Thomas L. Thompson
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

James A. Spurdute
JAMES A. SPURDUTE, R.S. # 2457-E

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

Thomas L. Thompson 043880-E
PRINTED NAME & REGISTRATION NO.

Thomas L. Thompson
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 9th DAY OF JUNE 2021

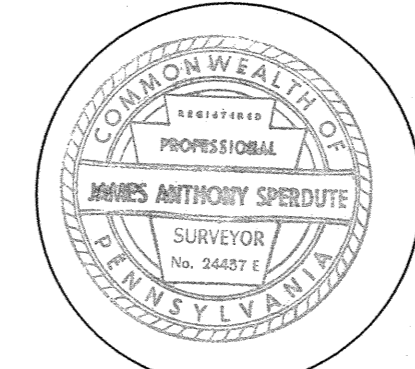
REVIEWED BY *Shirley A. Ryan* MAY BUTLER COUNTY 2021 PLANNING COMMISSION ON THE 19th DAY OF

R. H. Ryan SECRETARY
Shirley A. Ryan CHAIRPERSON

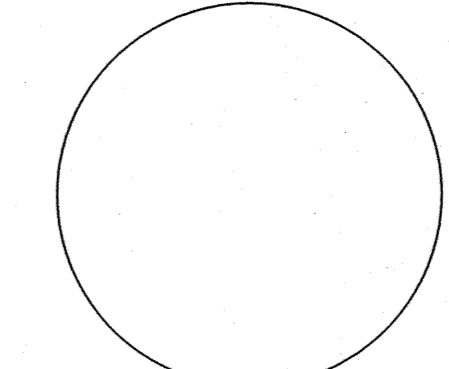
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 395 PAGE 5 GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF June 2021

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

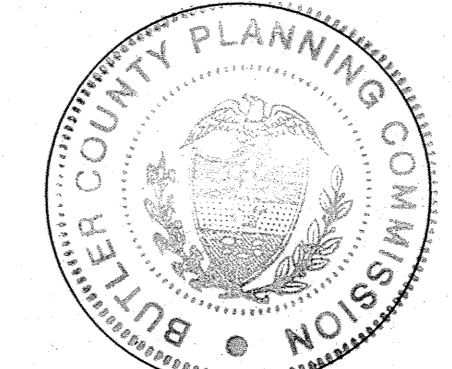
Michele Mustello
RECORDER OF DEEDS



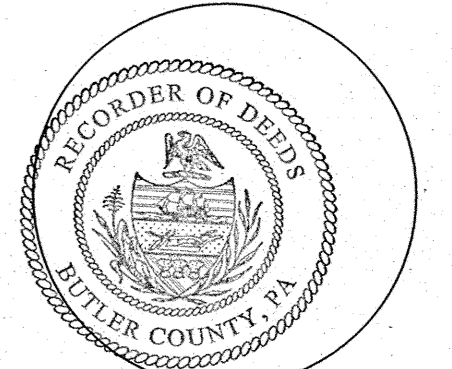
REGISTERED SURVEYOR



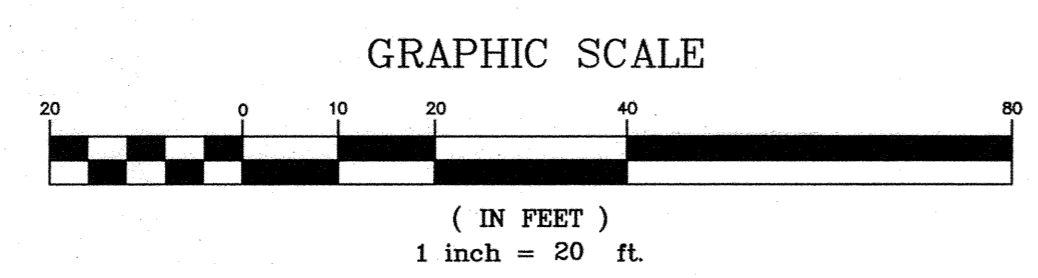
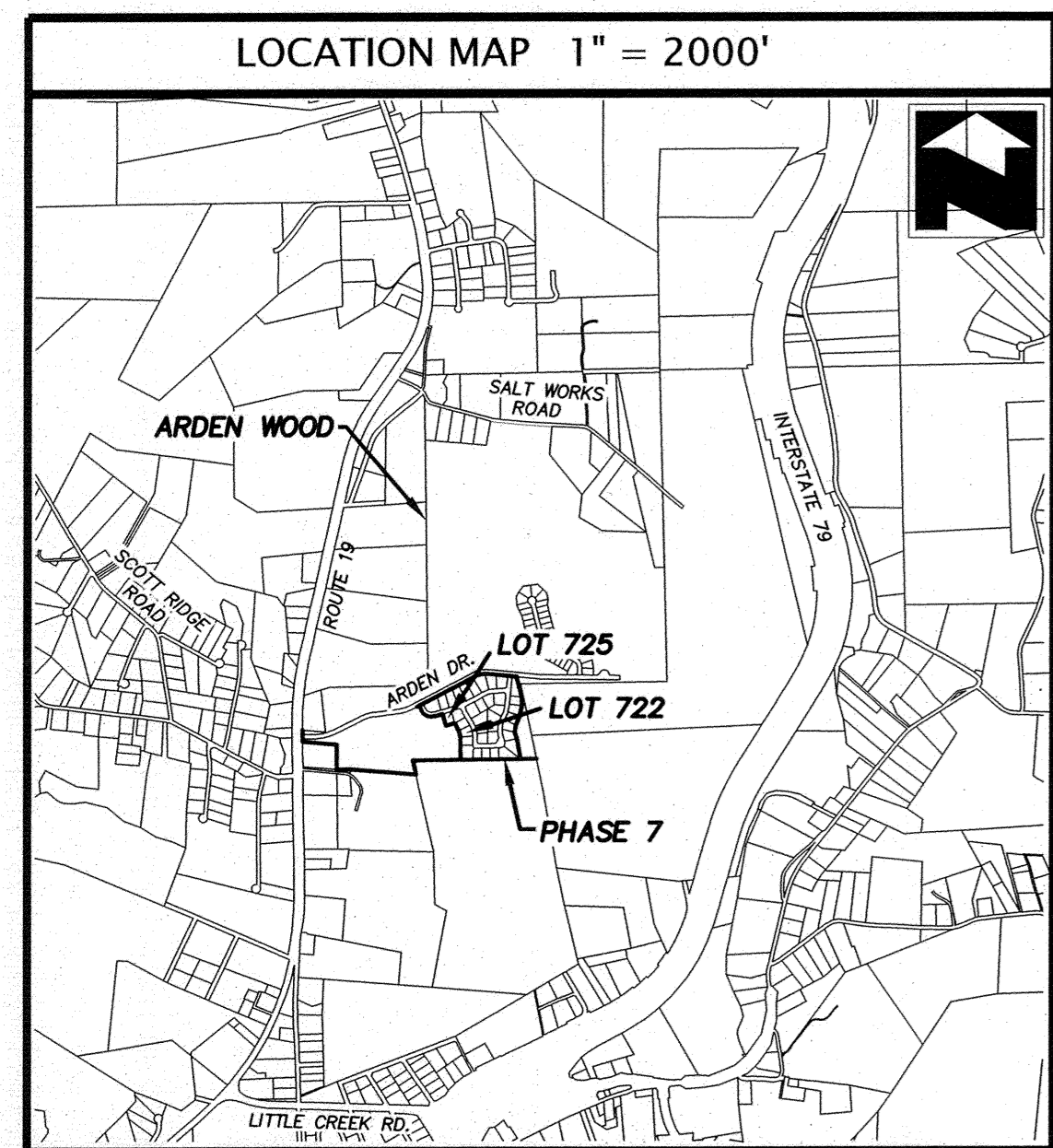
LANCASTER TOWNSHIP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS



PLAN BOOK	PAGE
395	5

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOTS 722 & 725 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

	722A	722B	Total
Sq. Ft.	7,218.065	7,149.930	14,367.995
Acres	0.166	0.164	0.330

	725A	725B	Total
Sq. Ft.	7,956.620	6,953.380	14,910.000
Acres	0.183	0.160	0.343

Total Property Affected by This Plan = 29,277.995 sf or 0.673 ac

PROPERTY REFERENCES

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

LOT REFERENCE:
TAX PARCEL 200-S7-B722
INSTRUMENT NO. 202103190007848
TAX PARCEL 200-S7-B725
INSTRUMENT NO. 202104050009379

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

DRAWING NUMBER: 1010-2122839
DRAWING SCALE: 1"=20'
DATE: April 12, 2021
DRAWN BY:
REVISIONS:

Arden Wood Amendment No. 11

Being a subdivision of Lots 722 & 725 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane Harmony, PA 16037
1712 Mount Nebo Road Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, JOHN L. & SANDRA M. STEEDLE, OF THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF PENN, 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 PENN, WE HEREBY CONVEY AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF PENN, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 4 DAY OF JUNE, 2021.

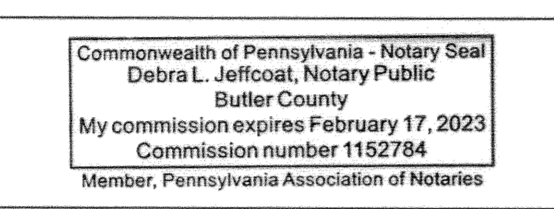
John L. Steedle
 JOHN L. STEEDLE
Sandra M. Steedle
 SANDRA M. STEEDLE

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, JOHN L. & SANDRA M. STEEDLE, 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.

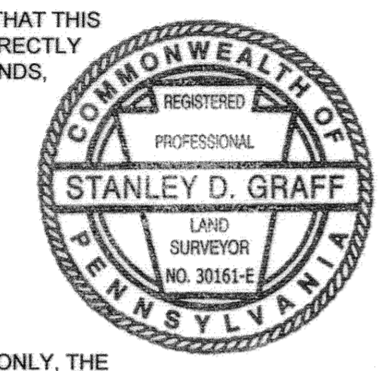
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

Alfred 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.

2 JUNE 2021
 DATE
Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-030161-E



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF PENN ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVEMENT 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 PENN THIS 11 DAY OF May, 2021.

Sandra D. Zepress
 SECRETARY
Samuel M. Ward
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 27 DAY OF April, 2021.

Out Black
 SECRETARY
Michael J. ...
 CHAIRPERSON
 PLANNING COMMISSION

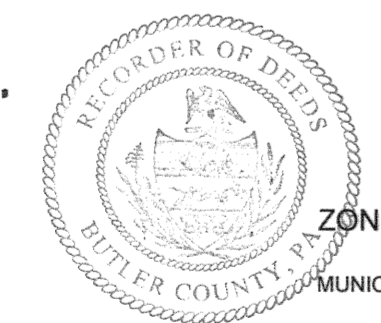
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF APRIL, 2021.

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

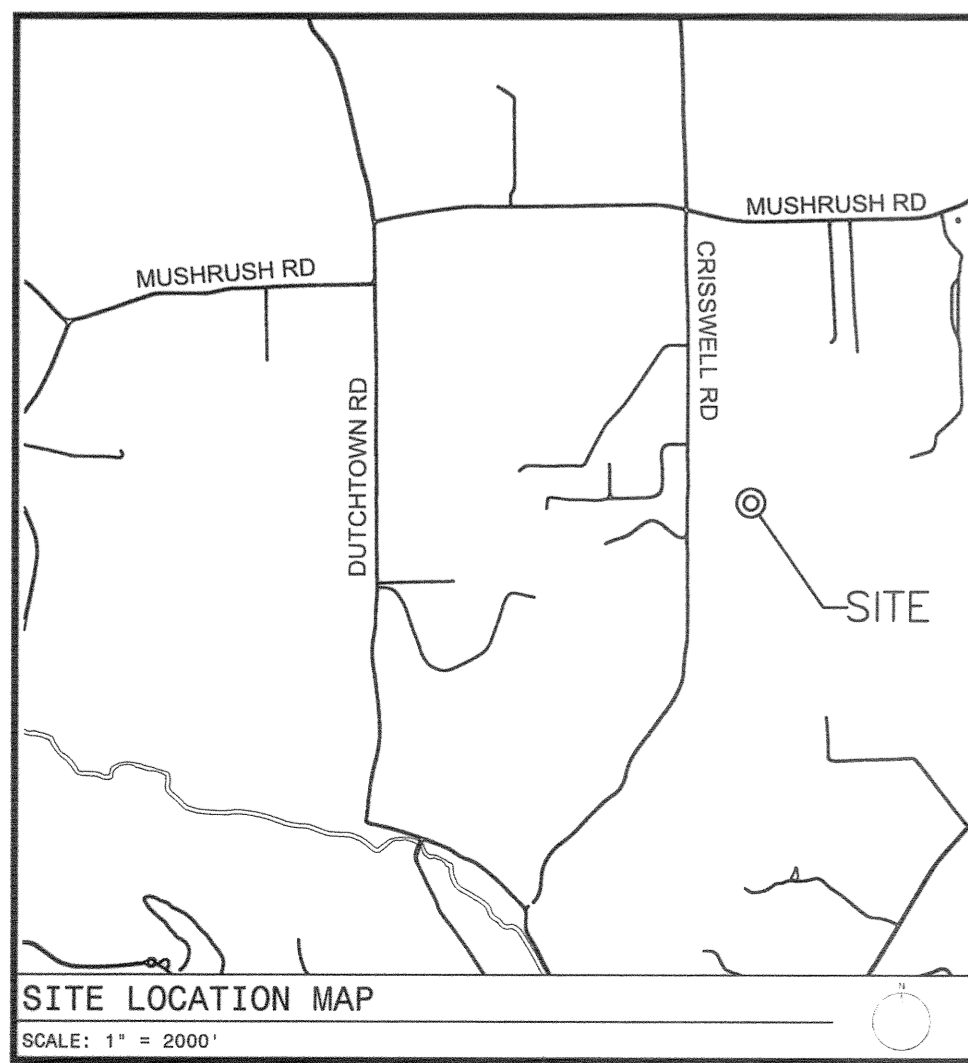
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 395, PAGE(S) 6.

GIVEN UNDER MY HAND AND SEAL THIS 04TH DAY OF JUNE, 2021.

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

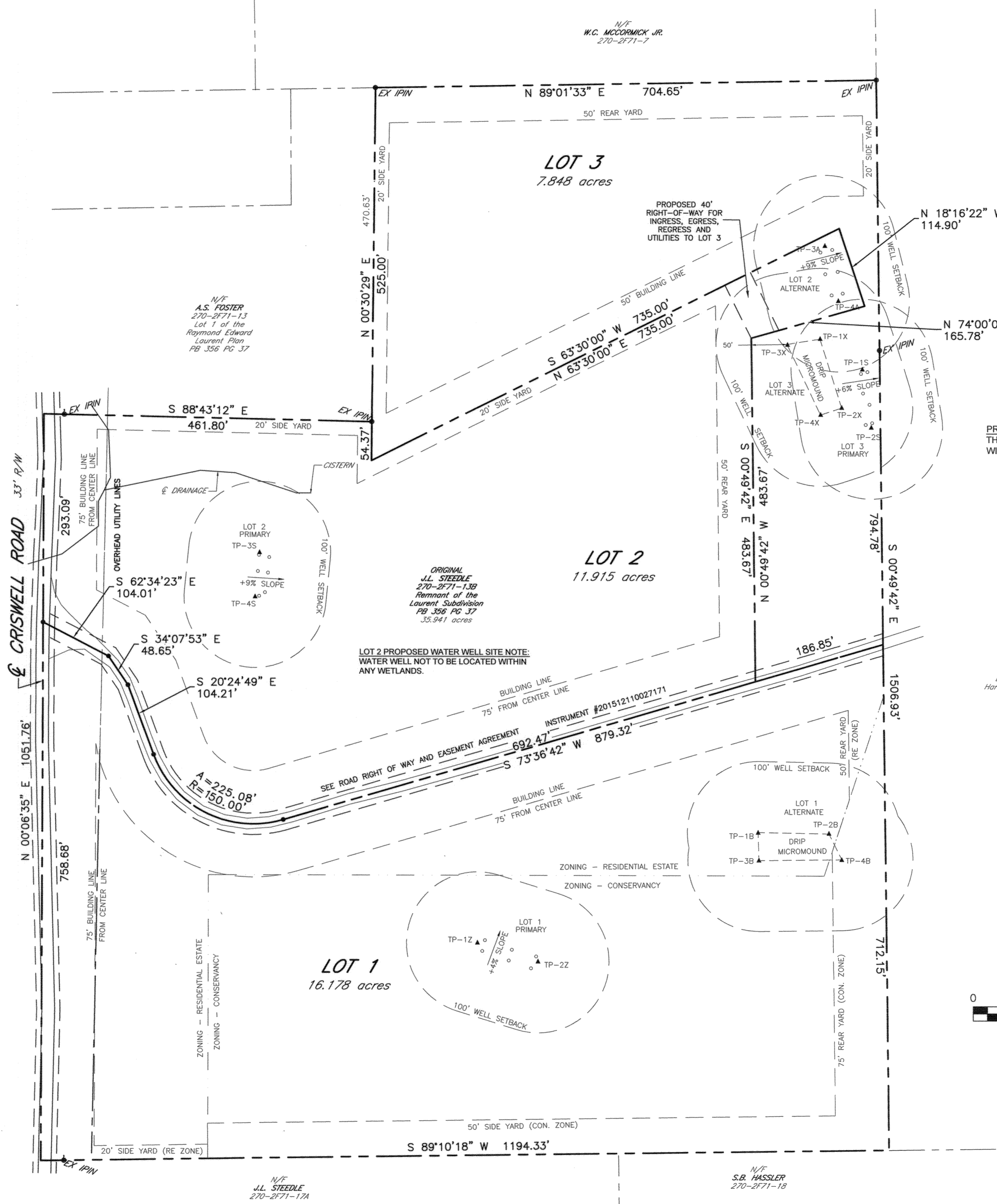


- ZONING REQUIREMENTS:**
 MUNICIPALITY: PENN TOWNSHIP
- ZONING DISTRICT: RE - RESIDENTIAL ESTATE**
- MIN. LOT AREA = 1 ACRE FOR SINGLE FAMILY
 - MIN. LOT WIDTH = 150 FT
 - SET BACK REQUIREMENTS:
 - MIN. FRONT YARD = 75 FT FROM CENTERLINE
 - MIN. SIDE YARD = 20 FT
 - MIN. REAR YARD = 50 FT
- ZONING DISTRICT: S - CONSERVANCY**
- MIN. LOT AREA = 2 ACRE FOR SINGLE FAMILY
 - MIN. LOT WIDTH = 300 FT
 - SET BACK REQUIREMENTS:
 - MIN. FRONT YARD = 100 FT FROM CENTERLINE
 - MIN. SIDE YARD = 50 FT
 - MIN. REAR YARD = 75 FT



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

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



PROPERTY AREAS:

EXISTING TOTALS	
270-2F71-13B	35.941 ACRES
EXISTING TOTAL	35.941 ACRES

REVISED TOTALS	
LOT 1	16.178 ACRES
LOT 2	11.915 ACRES
LOT 3	7.848 ACRES
REVISED TOTAL	35.941 ACRES

- GENERAL NOTES:**
- OWNERS: 270-2F71-13B - JOHN & SANDRA STEEDLE
 - ZONING DISTRICT: RESIDENTIAL ESTATE & CONSERVANCY
 - SETBACKS: SEE CHART
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - LAURENT PLAN OF SUBDIVISION PLAN BOOK 356 PG 37

RECORDED	20
PLAN BOOK	PAGE
395	6
SHEET	of

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP PLANNING COMMISSION MEETING 4/27/2021	SDG	4/28/2021
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 4/27/2021	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. STEEDLE PLAN
 BEING A
 SUBDIVISION
 FOR
JOHN L. & SANDRA M. STEEDLE

SITUATE
 PENN TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

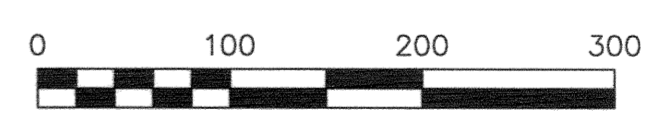
DATE	DRAWN	CHECKED	SCALE
03/17/21	BAG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
21-040	270-2F71-13B	B	

J. STEEDLE PLAN

Being a subdivision of Remnant of Laurent Subdivision, PB 356 PG 37, and being Butler County Tax Parcel 270-2F71-13B

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

REPLACEMENT DISPOSAL SITE NOTE:
 THE REPLACEMENT DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY SYSTEM FAILS. THIS AREA MUST NOT BE DISTURBED.



KNOW ALL MEN BY THESE PRESENTS, THAT WE CHRISTOPHER J. & DEBRA A. GALBREATH OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLE DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, WE CHRISTOPHER J. & DEBRA A. GALBREATH HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CHRISTOPHER J. & DEBRA A. GALBREATH MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 17 DAY OF MAY 2021.

ATTEST:
Darlene A. Beachem
 NOTARY PUBLIC
 My Commission Expires January 12, 2022
 Commission number 1039812
 Member, Pennsylvania Association of Notaries

WE, CHRISTOPHER J. & DEBRA A. GALBREATH FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED CHRISTOPHER J. & DEBRA GALBREATH, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND DEED, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 17 OF May 2021.

Commonwealth of Pennsylvania - Notary Seal
 Darlene A. Beachem, Notary Public
 Butler County
 My Commission Expires January 12, 2022
 Commission number 1039812
 Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: 01/12/2022
 SEAL

CERTIFICATE OF TITLE—NO MORTGAGE

WE, CHRISTOPHER J. & DEBRA A. GALBREATH DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF CHRISTOPHER J. & DEBRA A. GALBREATH AND ARE RECORDED IN INSTRUMENT NO. 200207100023293

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

Witnesses:
Debra Galbreath
 OWNER
Christopher Galbreath
 OWNER

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 17 DAY OF MAY 2021.

ATTEST:
James J. Jones
 SECRETARY
Larry A. Labe
 Vice CHAIRMAN

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 17 DAY OF May 2021.

ATTEST:
Maria Uchida
 SECRETARY, BOARD OF SUPERVISORS
Robert J. Deaton Jr.
 CHAIRMAN, BOARD OF SUPERVISORS

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

SEAL
 DATE 5/17/21
Jeffrey A. Shuty
 JEFFREY A. SHUTY
 REG. NO. SU075509

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF APRIL 2021.

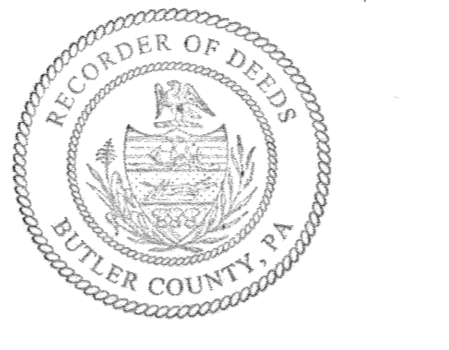
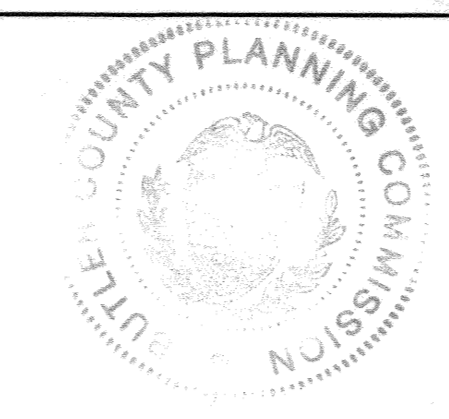
R. H. JRM
 SEC. GRM
J. H. JRM
 DIRECTOR CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

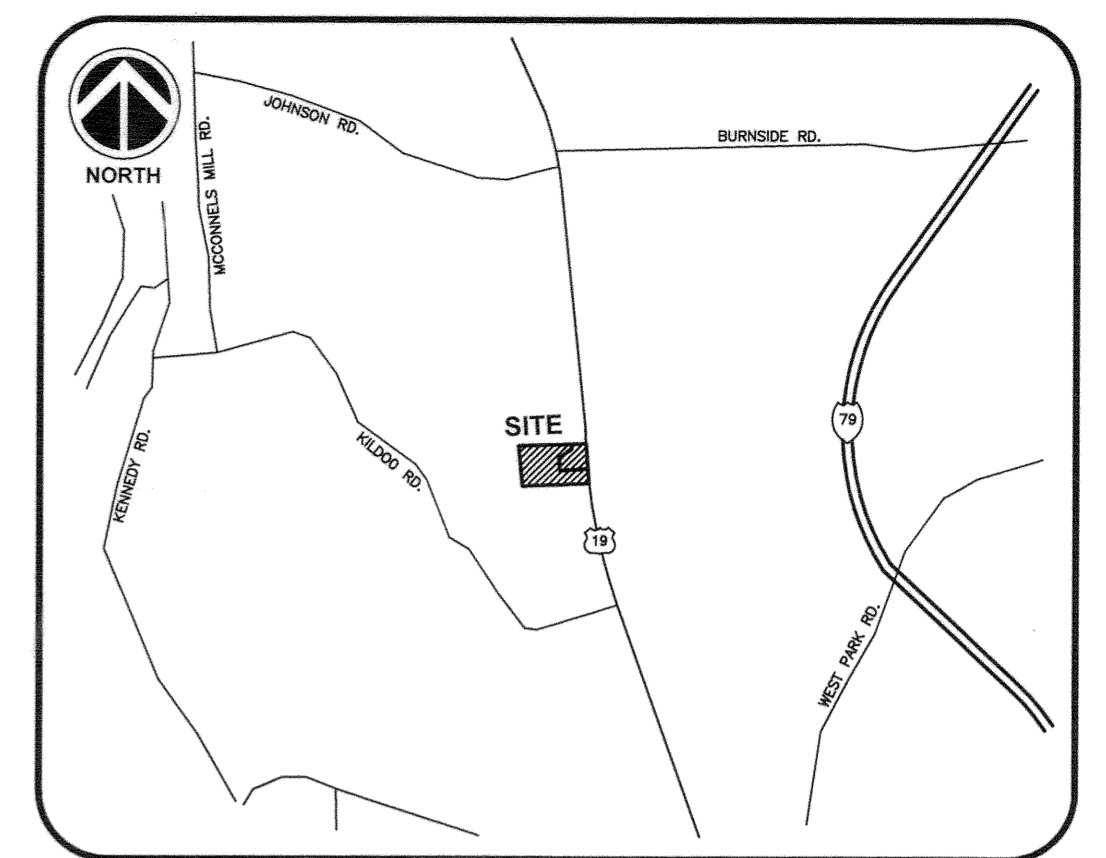
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY, AT INSTRUMENT NUMBER 200207100023293 Page 7

GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF June A.D. 2021.

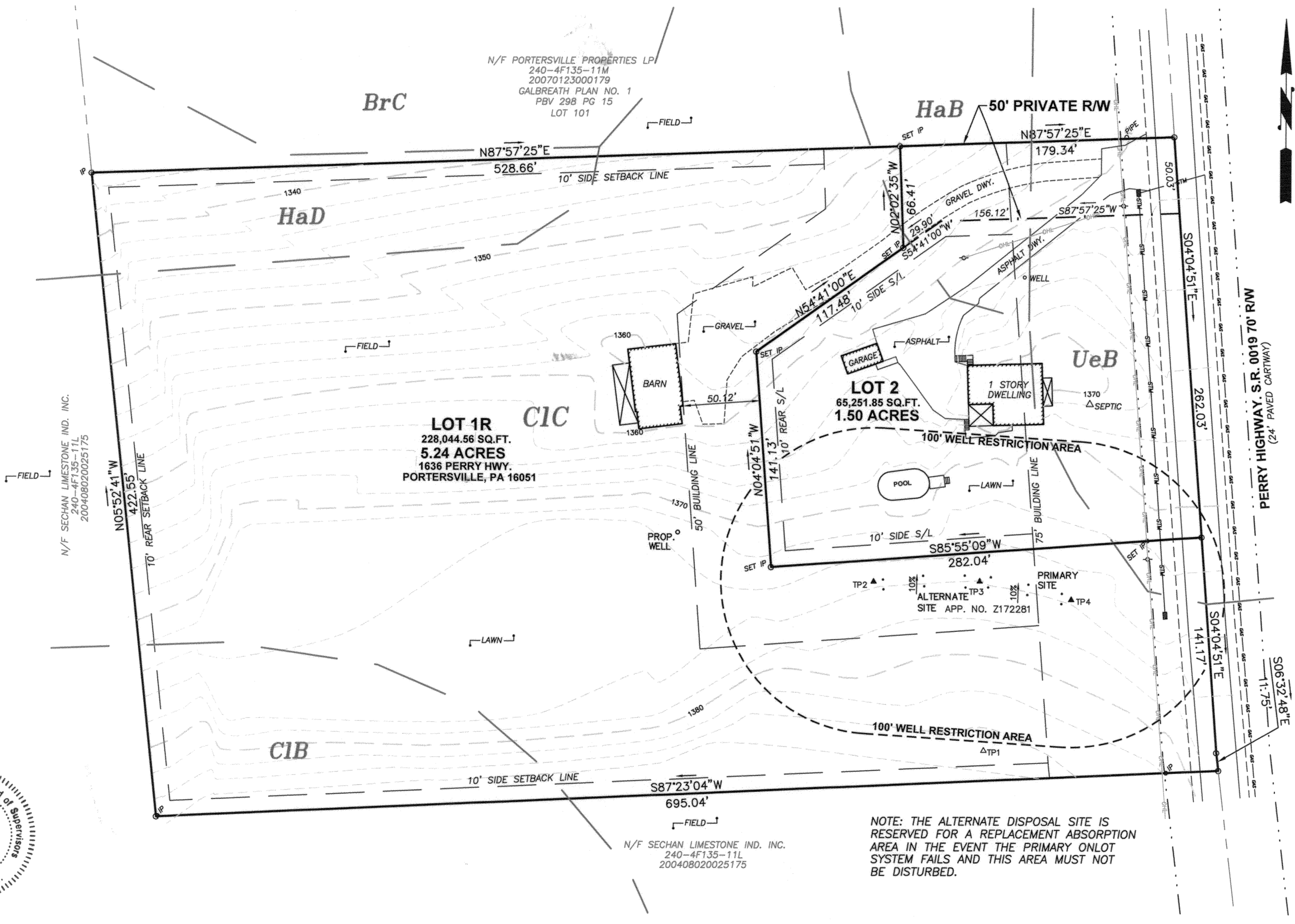
Michele M. Mustello
 RECORDER
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



INSTR: 202106110016634
 Pgs: 1 of 5: 545.00
 Michele Mustello
 Butler County Recorder PA
 6/11/2021 10:18 AM
 T202106110016634



VICINITY MAP
 1" = 2000'



- NOTES:
- ONLY ONE (1) SINGLE FAMILY DETACHED DWELLING AND NORMAL ACCESSORY USE IS PERMITTED ON LOT 1R.
 - EXISTING DWELLING ON LOT 2 WAS CONSTRUCTED BEFORE MAY 15, 1972.
 - LOT 1R ADDRESS TO BE 1636 PERRY HWY., PORTERSVILLE, PA 16051.

PRIVATE ROAD NOTICE
 THE PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN IS NOT INTENDED AS A PUBLIC ROAD/STREET/DRIVE/LANE/AVENUE, HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET/DRIVE/AVENUE BY ANY STATE, COUNTY, BOROUGH OR MUNICIPAL AUTHORITY.

THE PRIVATE RIGHT OF WAY AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR, PEDESTRIAN AND/OR UTILITY INGRESS, EGRESS AND REGRESS TO AND FROM LOT 1R AND LOT 2.

THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR, SNOW REMOVAL AND/OR GRADING OF THE PRIVATE DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOT 1R AND LOT 2.

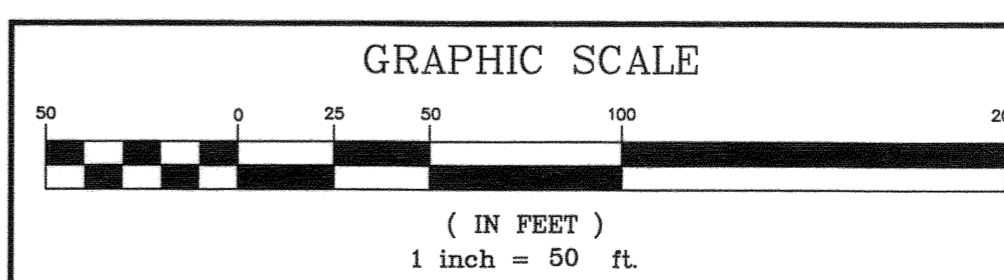
AS CONDITION TO APPROVING THIS PLAN, MUDDY CREEK TOWNSHIP REQUIRES THE DEVELOPER EXECUTE A DECLARATION OF COVENANTS FOR PRIVATE ROAD/STREET, CONSTRUCTION, USE AND PERPETUAL MAINTENANCE AND REPAIR, APPROVED IN ADVANCE BY THE BOARD OF SUPERVISORS. DEVELOPER SHALL RECORD THE DECLARATION IN THE OFFICE OF THE RECORDER OF DEEDS, BUTLER COUNTY, PENNSYLVANIA, AND MAKE THE DECLARATION A PART OF AND ATTACHED IT TO ALL DEEDS OF CONVEYANCE OF TITLE TO LOTS 1R AND 2, INCLUSIVE.

AS A CONDITION TO APPROVING THIS PLAN, NO FURTHER SUBDIVISION OR DEVELOPMENT OF LOTS 1R AND 2, INCLUSIVE, WHICH WILL RESULT IN A NEW BUILDING LOT ACCESSING THE PRIVATE ROAD/STREET, OR EXTENSION OF THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE PERMITTED OR APPROVED UNLESS THE PRIVATE ROAD/STREET IS PAVED FOR ITS FULL LENGTH AND WIDTH, BROUGHT TO COMPLIANCE WITH ALL THE REQUIREMENT OF THE MUDDY CREEK TOWNSHIP SUBDIVISION ORDINANCE, AS AMENDED, AND DEDICATED FOR PUBLIC USE.

FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE MUDDY CREEK TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE LANE HEREBY ESTABLISHED.

TOTAL PLAN AREA 6.74 ACRES	
LOT 1R	5.24 ACRES
LOT 2	1.50 ACRES

NOTE: THE ALTERNATE DISPOSAL SITE IS RESERVED FOR A REPLACEMENT ABSORPTION AREA IN THE EVENT THE PRIMARY ONLOT SYSTEM FAILS AND THIS AREA MUST NOT BE DISTURBED.



OWNER:
 CHRISTOPHER & DEBRA GALBREATH
 1634 PERRY HWY.
 PORTERSVILLE, PA 16051
 724-263-7838
 PARCEL ID: 240-4F135-11
 DEED REF: 200207100023293
 PBV 298 PG 1 5

NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889 northernsurveyor@gmail.com	Scale 1" = 50' Date April 5, 2021 May 5, 2021	Galbreath Subdivision No. 2 Situate in Muddy Creek Township Butler County, Pa.
	Job No. 3383	Prepared For Chris Galbreath

PLAN BOOK	PAGE
395	7



PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS FOR ELLWAND SHOOTING SPORTS ACADEMY ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That ELLWAND PROPERTY MANAGEMENT, LLC (Name of Corporation) 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, ELLWAND PROPERTY MANAGEMENT, LLC (Name of Corporation) 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 ELLWAND PROPERTY MANAGEMENT, LLC (Name of Corporation) its successors and assigns and purchasers of lots in this plan.

In Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 20 day of MAY, A. D., 2021.
ELLWAND PROPERTY MANAGEMENT, LLC SEAL (Name of Corporation)

ATTEST: David P. Gempel SEAL (Secretary) Ronald Olsen SEAL (President) MANAGEMENT PARTNER SEAL

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

ELLWAND PROPERTY MANAGEMENT, LLC SEAL (Name of Corporation)
David P. Gempel SEAL (Secretary) MANAGEMENT PARTNER SEAL

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }
On this 20 day of MAY, A. D., 2021 before me, a Notary Public in and for said County and Commonwealth, personally appeared David P. Gempel (Name and Title of Officer) of ELLWAND PROPERTY MANAGEMENT, 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 ELLWAND PROPERTY MANAGEMENT, LLC (Name of Corporation) and that the same of this document subscribed to the said released and dedication as MANAGEMENT PARTNER of ELLWAND PROPERTY MANAGEMENT, LLC (Name of Corporation) in attestation of the due execution and delivery of said release and dedication of this document's own and proper and respective handwriting.

David P. Gempel SEAL (Name of Officer)
MANAGEMENT PARTNER (Title of Officer)

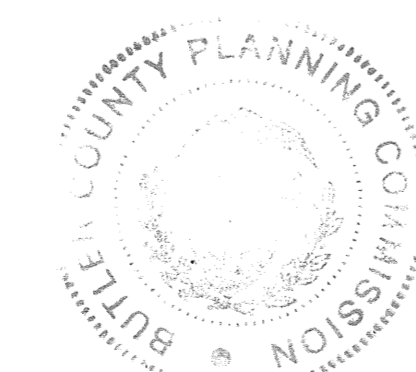
Sworn to and subscribed before me the day and date above written.
WITNESS MY HAND AND NOTARIAL SEAL this 20 day of MAY, A. D., 2021.
Michelle M. Mustello SEAL
My Commission Expires the 29 day of October, A. D., 2021.



PROJECT LOCATION MAP
MARS USGS QUAD
SCALE: AS SHOWN

PROFESSIONAL ENGINEER'S ACKNOWLEDGEMENT

I, Anthony G. Clerici, PE Professional Engineer 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 Platted by Me for the Owners or Agents.
Anthony G. Clerici DATE 05/07/2021
ANTHONY G. CLERICI, P.E.



PROOF OF RECORDING

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 395 Page(s) 8-9.
Given under my hand and seal this 15 day of June, A. D., 2021.
Michelle M. Mustello (Recorder of Deeds)

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



BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

REVIEWED
Approved by the Butler County Planning Commission this 12th day of DEC., 2018.
R. H. G. R. M. Secretary
J. H. G. R. M. Chairman

See comments on file at the Butler County Planning Commission plan number B235

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

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

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 20 day of May, A. D., 2021.
Commonwealth of Pennsylvania }
Notarial Seal: ELLEN M. MADONE - Notary Public, CHRISTIEN TWP., BUTLER COUNTY, My Commission Expires 06/29/2021. Ronald Olsen SEAL (Owner or (owners) MANAGEMENT PARTNER SEAL (Name of Owners)

WITNESS MY HAND AND NOTARIAL SEAL THIS 20 day of May, A. D., 2021.
Ellen M. Madone SEAL (Notary Public)

MY COMMISSION EXPIRES THE 29 DAY OF October, A. D., 2021.

TOWNSHIP ENGINEER'S APPROVAL

I, Ronald Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify, to the best of my knowledge and belief, that this Subdivision Plan or Land Development meets all of the engineering requirements set forth in the Adams Township Zoning Ordinance, Subdivision and Land Development Ordinance, and the Public and Private Improvement Code except as departures have been authorized by the approval authority.
Date May 23, 2021 26400 E SEAL (SEAL) Ronald Olsen Signature

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

This plat of subdivision, has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 6th day of March, A. D., 2019.
ATTEST: Michelle M. Mustello (Secretary) Anthony G. Clerici (Chairman)

APPROVAL BY TOWNSHIP OF ADAMS

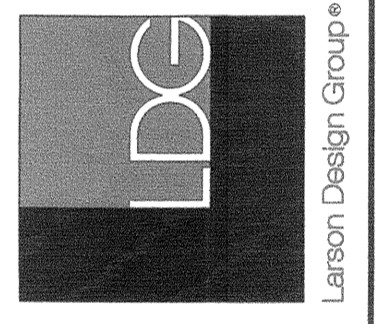
The Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage drainage facilities, easements or rights of way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Township Board of Supervisors.
This plat of subdivision approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 26th day of April, A. D., 2021.
ATTEST: Barbara A. Zell (Secretary of Board of Supervisors) Edward L. Vogel (Chairman of Board of Supervisors)
SEAL: Barbara A. Zell Edward L. Vogel

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

NO.	DATE	COMMENTS	BY	CHKD
03	16 APR 2021	REVISED LAND DEVELOPMENT PLAN	JNH	ACC
02	01 SEP 2020	REVISED ASTER WAY GRADING	JNH	ACC
01	26 JUL 2019	REVISED GRADING FOR CONTRACTOR	SAH	CSW



RECORDING CERTIFICATIONS
ELLWAND SHOOTING SPORTS ACADEMY
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
Larson Design Group • Architects Engineers Surveyors
2391 Westford Bayne Road • Suite 305
Sewickley, PA 15143
PHONE 724.591.8562 TOLL FREE 877.323.6603
FAX 724.779.5044 • www.larsondesigngroup.com

SHEET NO.: **C001**
PROJECT NO.: 12286-001

PARKING COUNT - 328 SPACES

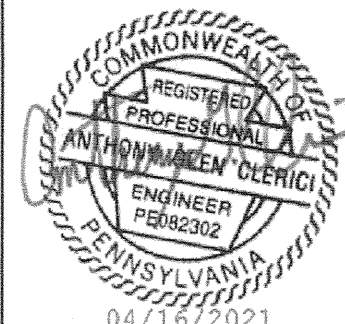
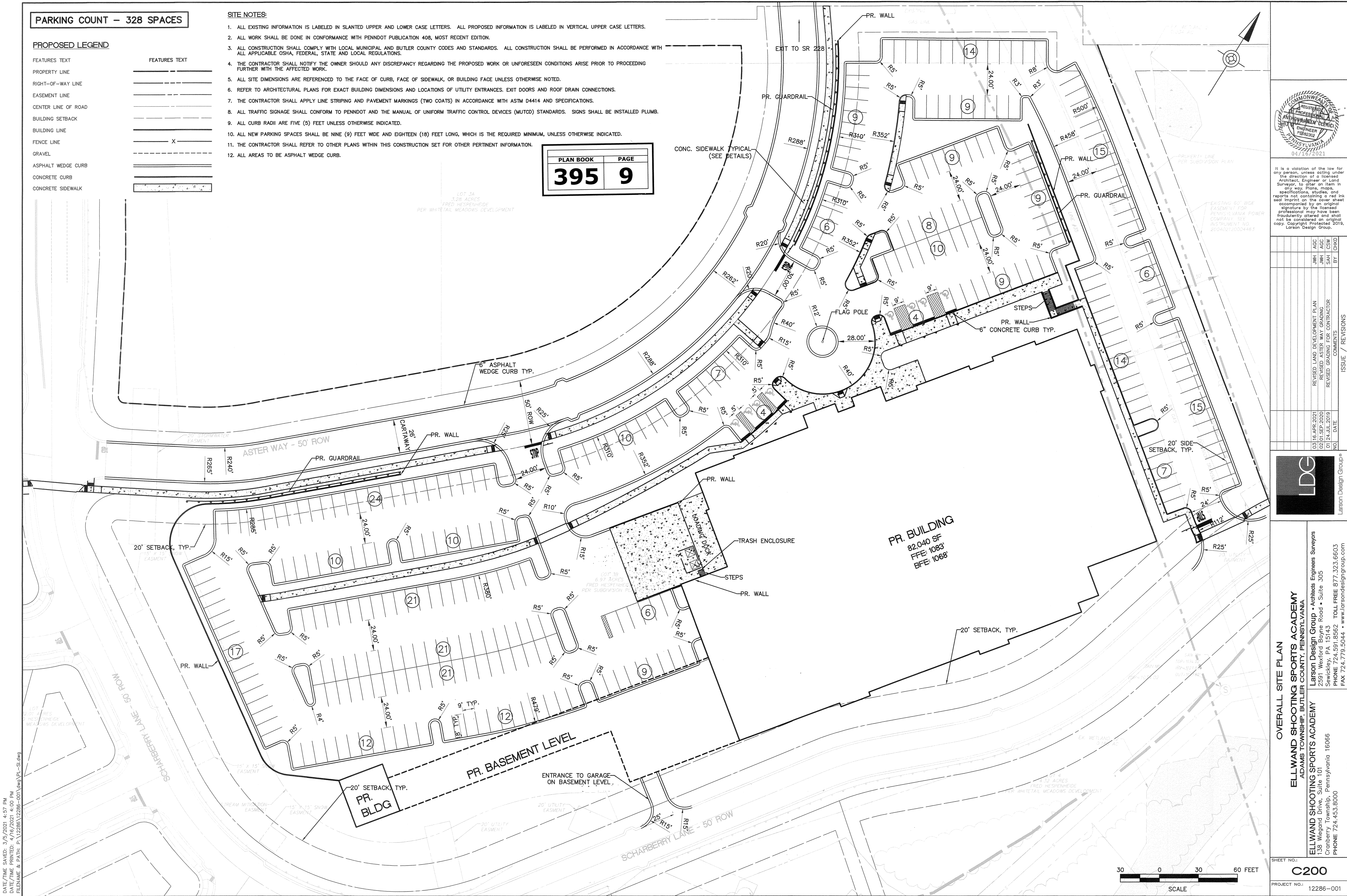
PROPOSED LEGEND

FEATURES TEXT	FEATURES TEXT
PROPERTY LINE	_____
RIGHT-OF-WAY LINE	_____
EASEMENT LINE	_____
CENTER LINE OF ROAD	_____
BUILDING SETBACK	_____
BUILDING LINE	_____
FENCE LINE	_____ X _____
GRAVEL	_____
ASPHALT WEDGE CURB	_____
CONCRETE CURB	_____
CONCRETE SIDEWALK	_____

SITE NOTES:

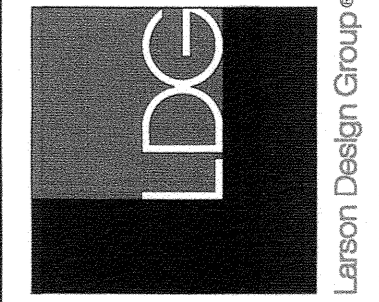
1. ALL EXISTING INFORMATION IS LABELED IN SLANTED UPPER AND LOWER CASE LETTERS. ALL PROPOSED INFORMATION IS LABELED IN VERTICAL UPPER CASE LETTERS.
2. ALL WORK SHALL BE DONE IN CONFORMANCE WITH PENNDOT PUBLICATION 408, MOST RECENT EDITION.
3. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPAL AND BUTLER COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE OWNER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
5. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB, FACE OF SIDEWALK, OR BUILDING FACE UNLESS OTHERWISE NOTED.
6. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY ENTRANCES. EXIT DOORS AND ROOF DRAIN CONNECTIONS.
7. THE CONTRACTOR SHALL APPLY LINE STRIPING AND PAVEMENT MARKINGS (TWO COATS) IN ACCORDANCE WITH ASTM D4414 AND SPECIFICATIONS.
8. ALL TRAFFIC SIGNAGE SHALL CONFORM TO PENNDOT AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. SIGNS SHALL BE INSTALLED PLUMB.
9. ALL CURB RADII ARE FIVE (5) FEET UNLESS OTHERWISE INDICATED.
10. ALL NEW PARKING SPACES SHALL BE NINE (9) FEET WIDE AND EIGHTEEN (18) FEET LONG, WHICH IS THE REQUIRED MINIMUM, UNLESS OTHERWISE INDICATED.
11. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
12. ALL AREAS TO BE ASPHALT WEDGE CURB.

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

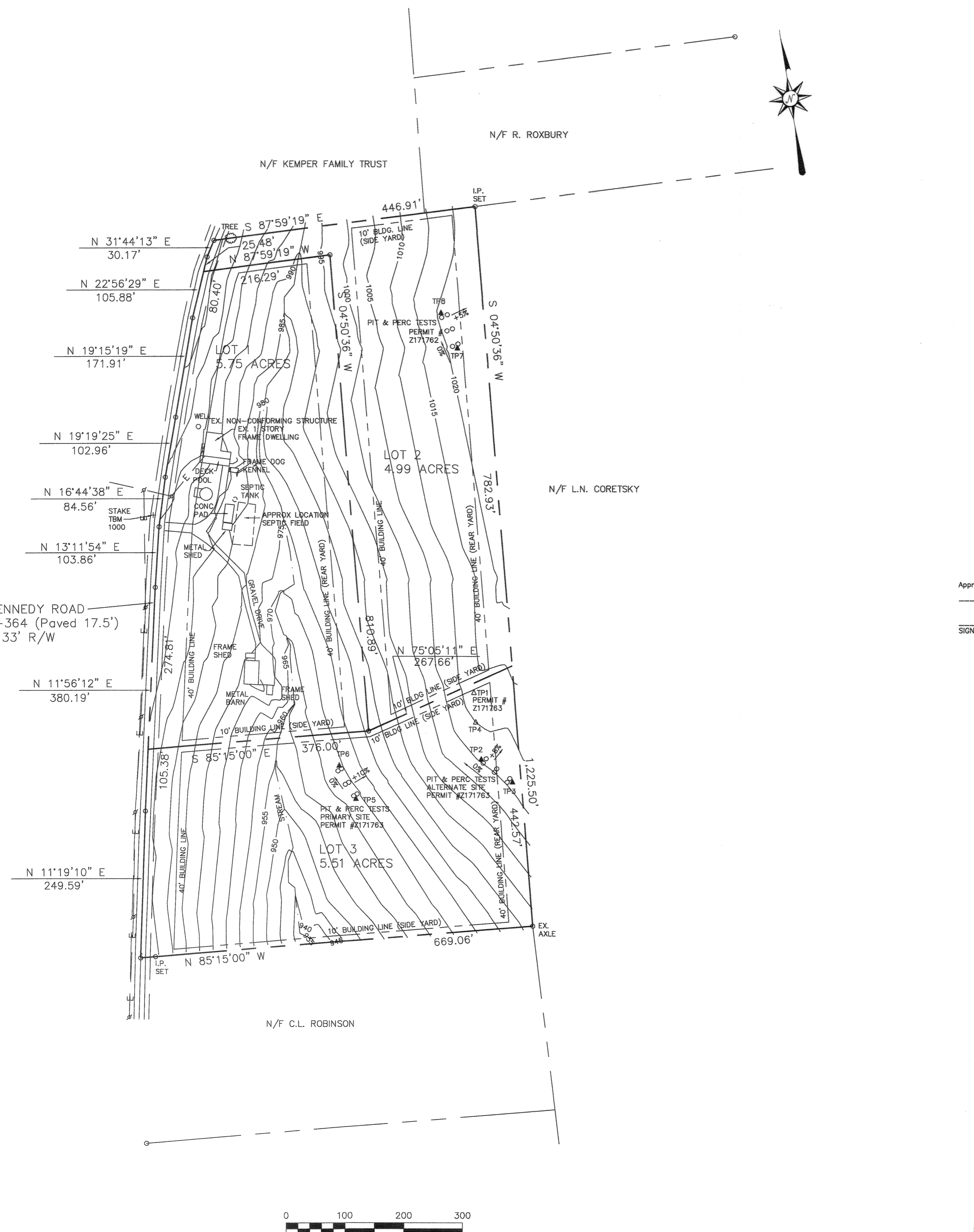
NO.	DATE	COMMENTS	ISSUE / REVISIONS
03	16.APR.2021	REVISED LAND DEVELOPMENT PLAN	JWH AGC
02	01.SEP.2020	REVISED ASTER WAY GRADING	JWH AGC
01	24.JUL.2019	REVISED GRADING FOR CONTRACTOR	SAH CSW
			SAH CSW
			BY CHKD



OVERALL SITE PLAN
ELLWAND SHOOTING SPORTS ACADEMY
 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 Larson Design Group • Architects Engineers Surveyors
 2591 Wexford Bayne Road • Suite 305
 Sewickley, PA 15143
 PHONE 724.591.8562 TOLL FREE 877.323.6603
 FAX 724.779.5044 • www.larsondesigngroup.com

DATE/TIME SAVED: 3/5/2021 4:57 PM
 DATE/TIME PRINTED: 4/16/2021 4:00 PM
 FILENAME & PATH: P:\12286\12286-001\dwg\PA-SI.dwg

SHEET NO.: **C200**
 PROJECT NO.: 12286-001



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

PROPOSED WATER WELLS TO SERVE THESE LOTS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEMS TO BE BUILT.

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

TOTAL PLAN AREA = 16.25 ACRES

THE PURPOSE OF THIS PLAN IS TO CREATE 2 NEW RESIDENTIAL BUILDING LOTS.

PROPERTY OWNER: CHERYL ANN DICK
 255 KENNEDY ROAD
 PROSPECT PA 16052

REF.: SURVEY FOR ROBERT AND CHERYL DICK BY ZARNICK & SEYBERT, INC. SERVICE # 87-117

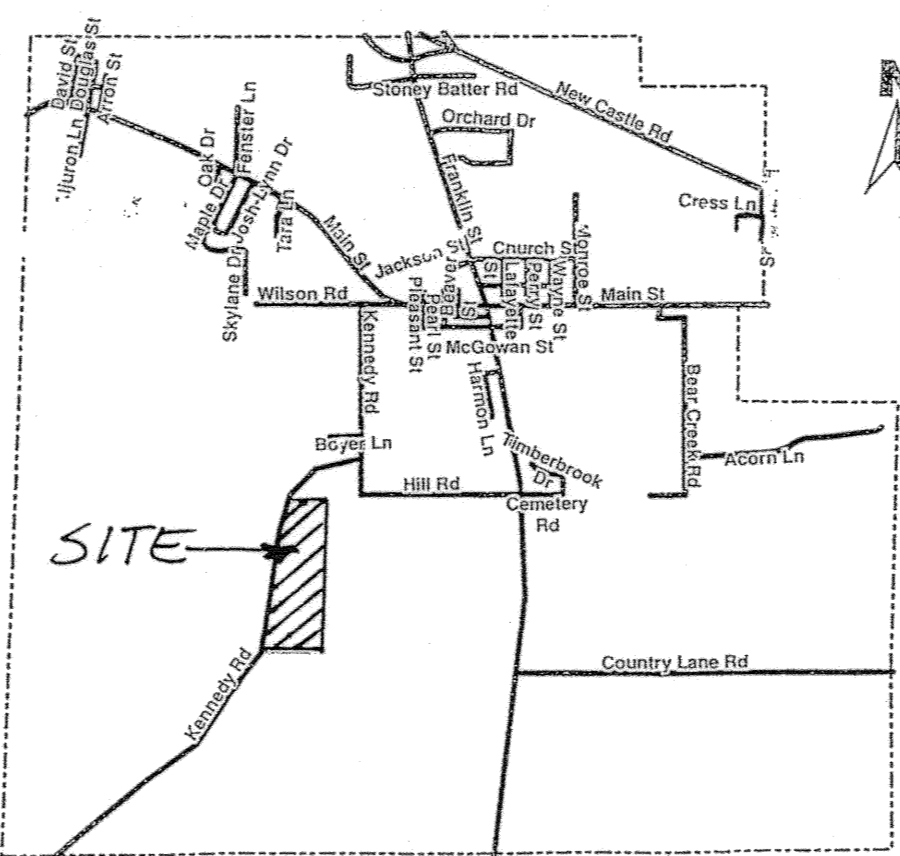
CONTOURS SHOWN ARE BASED ON AN ASSUMED DATUM OF 1000.00 AT STAKE SHOWN ON THE PLAN.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 2 NEW RESIDENTIAL BUILDING LOTS AND A REMNANT PARCEL.

ZONING: A; AGRICULTURAL

BUILDING SETBACKS:
 40' FRONT YARD
 10' SIDE YARD
 40' REAR YARD

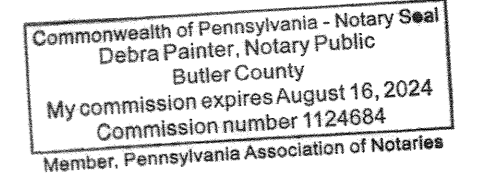
Approved by the Borough Engineer of the Borough of Prospect this 7th day of June, 2021
 Signature: [Signature] REGISTRATION NUMBER: PE085524



VICINITY MAP SCALE: NTS

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28 day of May, 2021
 ATTEST: [Signature] [Signature]
 NOTARY PUBLIC OWNER



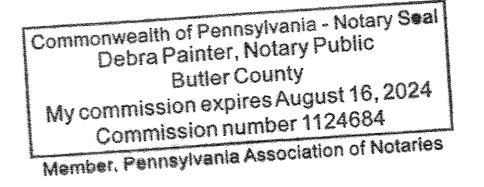
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Cheryl Ann Dick, 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.

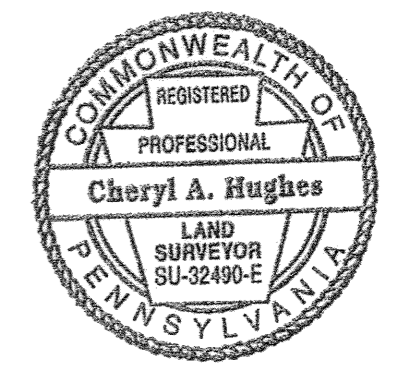
WITNESS MY HAND AND NOTARIAL SEAL this 28 day of May, 2021

My Commission expires the 16 day of Aug, 2021
 SEAL: [Signature]
 NOTARY PUBLIC



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

March 25, 2021 SEAL: [Signature]
 DATE REG. NO. SU-32490-E



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

SECRETARY: [Signature] SEAL: [Signature]
 CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of Prospect this 7th day of June, 2021

SECRETARY: [Signature] SEAL: [Signature]
 CHAIRMAN/PRESIDENT

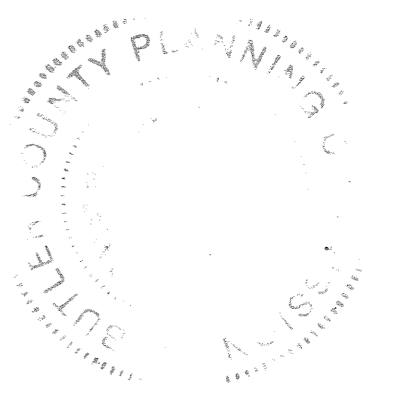


Reviewed by the Prospect Borough Planning Commission this 17th day of May, 2021

SECRETARY: [Signature] SEAL: [Signature]
 CHAIRMAN/PRESIDENT

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

SECRETARY: [Signature] SEAL: [Signature]
 CHAIRMAN/PRESIDENT



COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 395 page 10

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

SEAL: [Signature]
 RECORDER



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

REVISED 03/25/2021; LOT LINE BETWEEN 2 & 3
 REVISED 03/19/2021; BOROUGH ENGINEER SIGNATURE LINE
 REVISED 01/28/2021; BOROUGH PLANNING COMMISSION SIGNATURE LINE

L
S
J

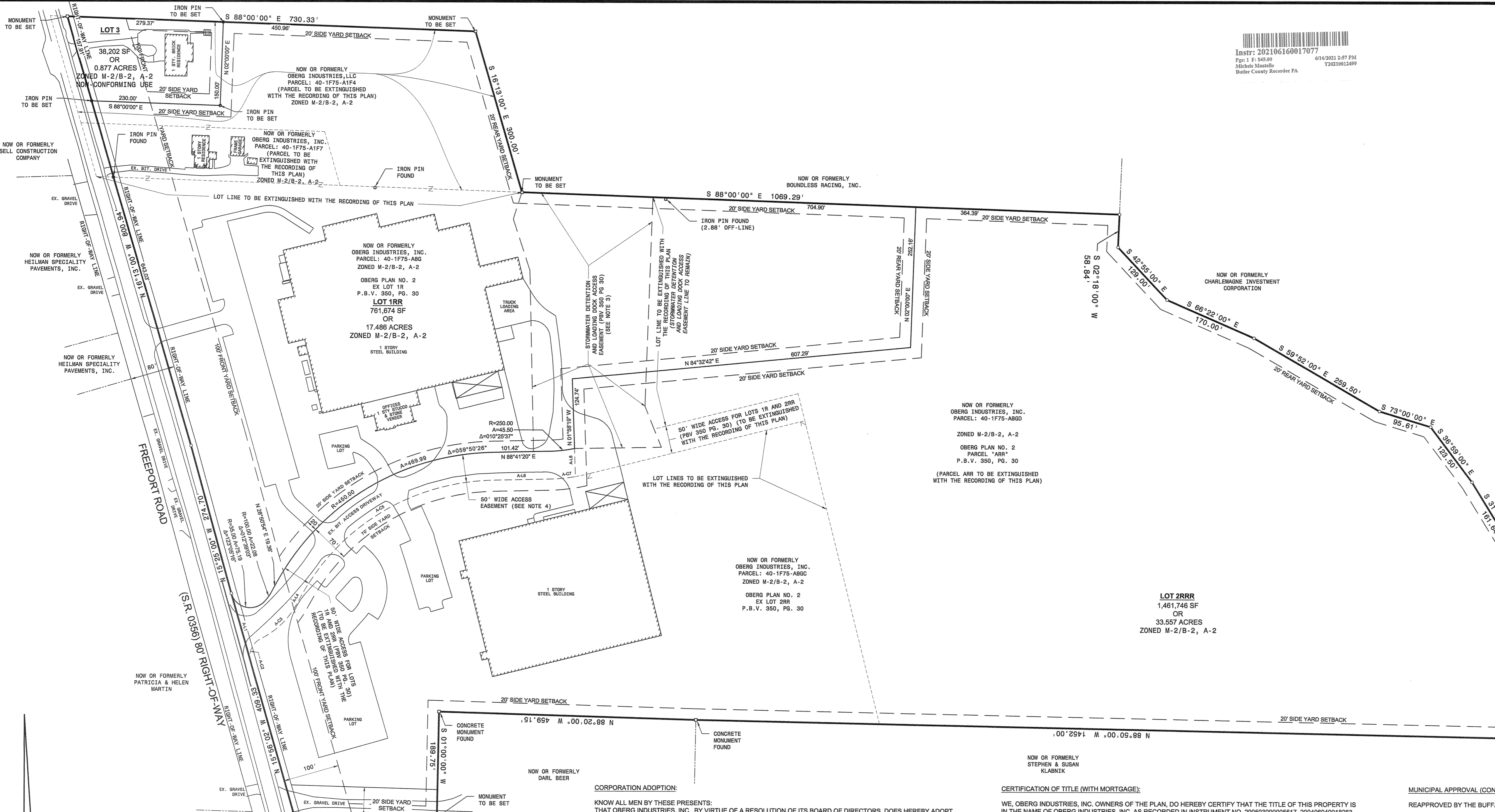
Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-8865
 Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
 FOR: CHERYL ANN DICK

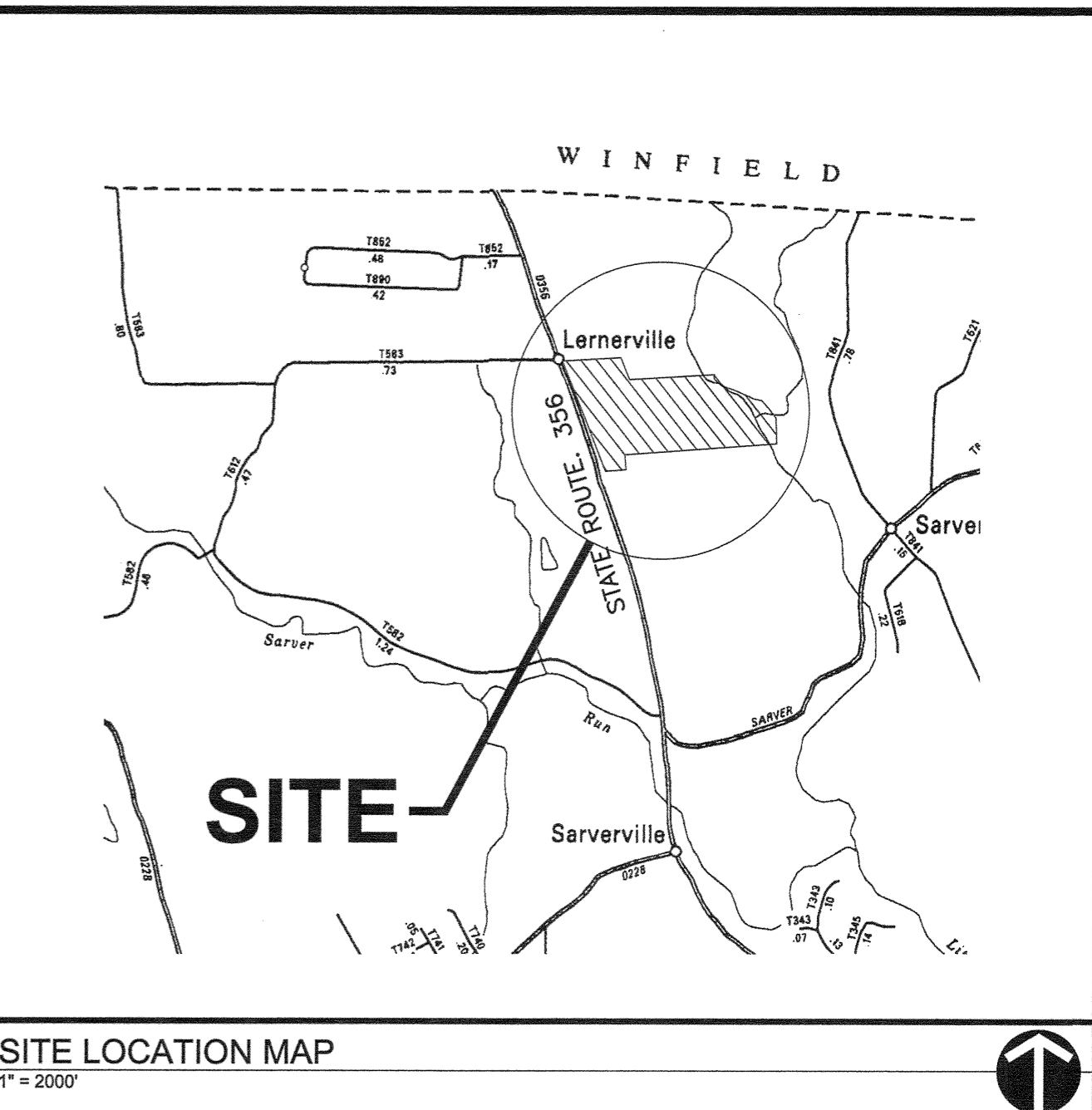
SITUATE: PROSPECT BOROUGH, BUTLER CO., PA.
 Date 12/02/20 Scale 1"=100' Dwn By BEC Ckd By CAH
 Parcel No. 490-S3-5A6 Db-Pg 1058-682 Service No. 19-196
 Address 255 KENNEDY RD.

PLAN BOOK	PAGE
395	10

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

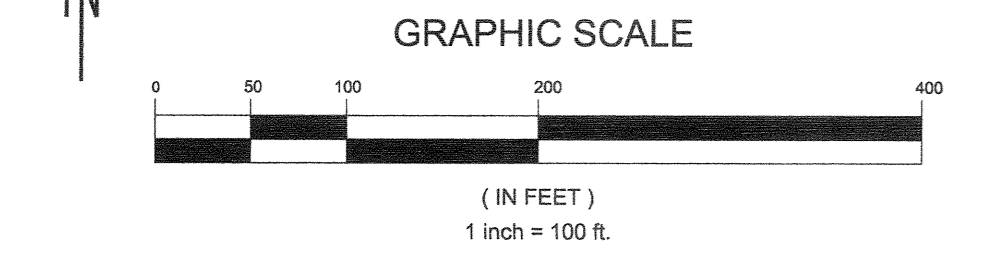


Instr: 202106160017077
 Page 1 of 566-00
 Michele Mustello
 Butler County Recorder PA
 6/14/2021 2:57 PM
 T30210911499



LINE #	DIRECTION	LENGTH	DESCRIPTION
A-L1	S 15° 56' 08" E	127.20	E'SMT EDGE
A-L4	N 28° 50' 54" E	19.36	E'SMT EDGE
A-L6	N 88° 41' 20" E	101.42	E'SMT EDGE
A-L8	N 01° 58' 19" W	50.61	E'SMT EDGE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE	DESCRIPTION
A-C2	35.00	48.32	079°59'46"	N 23° 36' 53" E	44.57	E'SMT EDGE
A-C3	150.00	89.83	034°18'52"	N 48° 00' 20" E	88.50	E'SMT EDGE
A-C6	400.00	417.77	059°50'28"	N 58° 48' 07" E	389.04	E'SMT EDGE
A-C7	300.00	46.01	008°47'13"	N 84° 17' 44" E	45.96	E'SMT EDGE



- NOTES:
- PROPERTY LINE BEARINGS AND DISTANCES ARE SHOWN AS DEPICTED ON THE BUFFALO TOWNSHIP INDUSTRIAL PARK PLAN AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 175, PAGE 45.
 - ALL BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN ARE FOR INFORMATIONAL PURPOSES ONLY AND ONLY REPRESENT THE PRESENT BUILDING SETBACK REQUIREMENTS OF THE BUFFALO TOWNSHIP ZONING ORDINANCE. NO EASEMENT, COVENANT OR OTHER RESTRICTION LIMITING THE USE OR LOCATION OF PRESENT OR FUTURE DEVELOPMENT OF ANY OF THE PROPERTY(IES) INCLUDED IN THIS PLAN IS INTENDED BY THE SHOWING OF THE ABOVE REFERENCED BUILDING SETBACK LINES. HOWEVER, ANY MODIFICATION IN USE OR LOCATION OF THE BUILDING SETBACK LINES SHOWN OR CITED ON THIS PLAN MUST BE WITH PRIOR WRITTEN APPROVAL OF BUFFALO TOWNSHIP.
 - STORMWATER DETENTION POND AND LOADING DOCK ACCESS EASEMENT IS FOR THE USE AND BENEFIT OF LOT 1RR AND LOT 2RR.
 - THE 50' WIDE ACCESS EASEMENT ON LOT 2RR IS PROVIDED FOR THE BENEFIT OF INGRESS AND EGRESS FOR LOT 1RR.
 - THE PURPOSE OF THIS PLAN IS TO REVISE LOT LINES OF 1R, LOT 2RR, AND PARCEL ARR OF THE OBERG PLAN NO. 2 AS RECORDED IN PLAN BOOK VOLUME 350, PAGE 50 AS WELL AS TO CONSOLIDATE MUNICIPAL TAX PARCELS 40-1F75-A1F4 AND 40-1F75-A1F7 INTO THE REVISED LOTS.

CORPORATION ADOPTION:
 KNOW ALL MEN BY THESE PRESENTS: THAT OBERG INDUSTRIES, INC., BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN BUFFALO TOWNSHIP, 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 BUFFALO TOWNSHIP, OF BUTLER COUNTY, OBERG INDUSTRIES, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE BUFFALO TOWNSHIP, BUTLER COUNTY, OF 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 OBERG INDUSTRIES, INC. ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED SECRETARY, THIS 14TH DAY OF May, 2021.

OBERG INDUSTRIES, INC.
 ATTEST:
[Signature] SECRETARY
[Signature] PRESIDENT

CORPORATION ACKNOWLEDGEMENT:
 COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER }
 ON THIS 14 DAY OF May, 2021, BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Michael Allen Ogini, PRESIDENT OF OBERG INDUSTRIES, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND AS FOR THE ACT AND DEED OF THE SAID OBERG INDUSTRIES, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION _____ PRESIDENT OF OBERG INDUSTRIES, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER AND RESPECTIVE HANDWRITING.
 _____ PRESIDENT, OBERG INDUSTRIES, INC.
 SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF May, 2021.
 MY COMMISSION EXPIRES THE 9 DAY OF May, 2025

NOTARY PUBLIC

 Commonwealt of Pennsylvania - Notary Seal
 Tracy L. Baker, Notary Public
 Allegheny County
 My commission expires May 9, 2025
 Commission number: 1005531
 Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (WITH MORTGAGE):
 WE, OBERG INDUSTRIES, INC. OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF OBERG INDUSTRIES, INC. AS RECORDED IN INSTRUMENT NO. 20050309000617, 200406040018263, AND 201910220021195 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

OBERG INDUSTRIES, INC.
 ATTEST:
[Signature] SECRETARY
[Signature] PRESIDENT

WE, CITIZEN'S BANK OF PA, FIRST LIEN HOLDER (MORTGAGEE) OF THE PROPERTY EMBRACED IN THIS PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.
 WITNESS
[Signature] SECRETARY
[Signature] CITIZEN'S BANK OF PA

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

Michael Allen Ogini, PLS
 REG. NO. SU-075288
 04 / 13 / 2021
 DATE

BUTLER COUNTY PLANNING COMMISSION APPROVAL:
 APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF JUNE, 2021.
 _____ SECRETARY
 _____ CHAIRMAN

BUFFALO TOWNSHIP PLANNING COMMISSION APPROVAL:
 APPROVED BY THE BUFFALO TOWNSHIP PLANNING COMMISSION THIS 3rd DAY OF JUNE, 2021.
 _____ SECRETARY
 _____ CHAIRMAN

MUNICIPAL APPROVAL:
 REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE BUFFALO TOWNSHIP BOARD OF SUPERVISORS THIS 10TH DAY OF JUNE, 2021.
 _____ SECRETARY
 _____ CHAIRMAN

MUNICIPAL APPROVAL (CONTINUED):
 REAPPROVED BY THE BUFFALO TOWNSHIP BOARD OF SUPERVISORS THIS 14TH DAY OF April, 2021.

PROOF OF RECORDING:
 COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER }
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 395, PAGE(S) 11.
 GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF June, 2021.
[Signature]
 RECORDER OF DEEDS

PLAN BOOK	PAGE
395	11

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

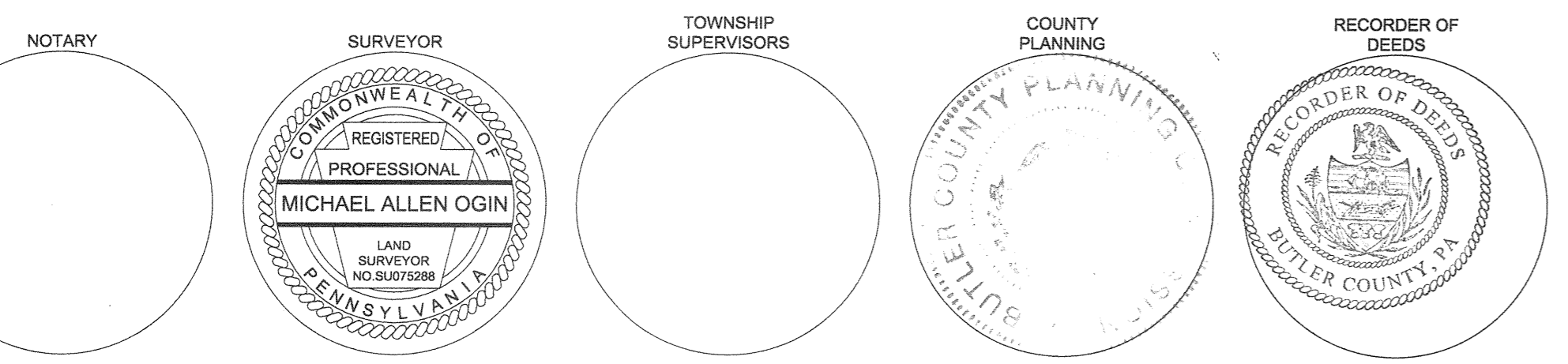
TOTAL AREA OF RECORDING = 2,053,509 SQ. FT. OR 47.142 ACRES

GATEWAY®
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 400 Holiday Drive, Suite 300, Pittsburgh, PA 15220
 gatewayengineers.com 855-634-9284

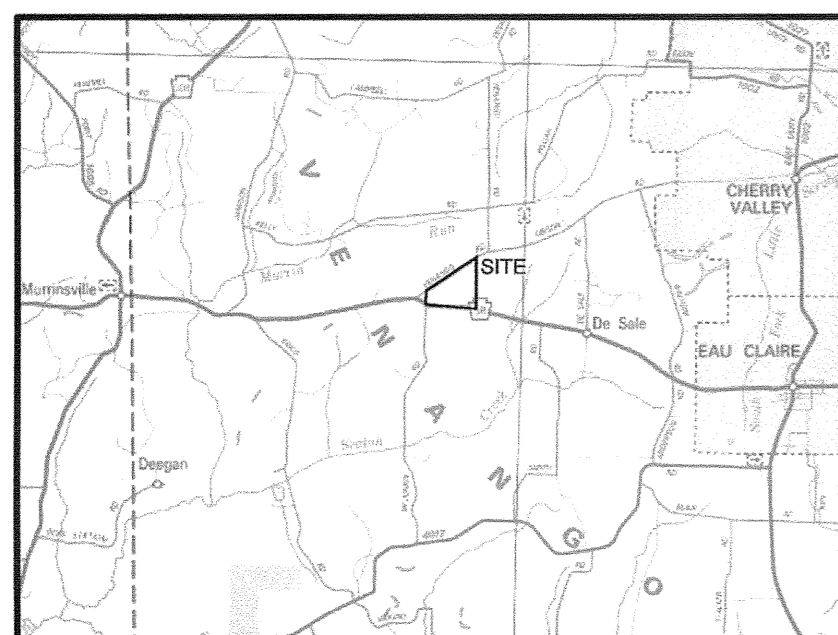
OBERG PLAN NO. 3

SITUA IN
 BUFFALO TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA
 MADE FOR
OBERG INDUSTRIES, INC.

Date: 2020-05-26
 Job Number: C-16702-0009
 DWG No: 1 OF 1



159th & Florence Rd, Pottsville, PA 17860, Phone: 610-833-0000, Fax: 610-833-0000, Email: info@gatewayengineers.com, www.gatewayengineers.com, Plan No. 3-099, Date: 05/13/2021, 2:11 PM, State: PA, Date: 05/13/2021, 2:11 PM

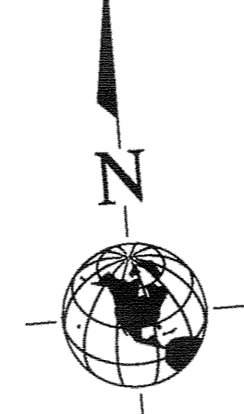
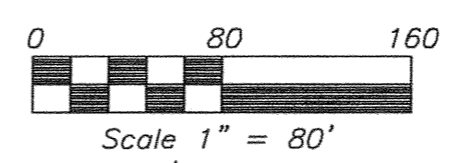


VICINITY MAP

NOTES :

1. THIS PLAN PROPOSES THE DIVISION OF AN EXISTING RESIDENTIAL LOT, TO CREATE A NEW NON-BUILDING LOT.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (PL 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT.
4. AS OF THE DATE OF THIS PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURE USE. NO PORTION OF LOT 2-R IS APPROVED BY VENANGO TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. 48750.1 et seq) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTATION OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF VENANGO TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

Instr: 202106180017403
 Pg: 1 of 4450
 Michelle Mustello
 Butler County Recorder PA
 6/18/2021 11:49 PM
 T26211012697



Lot 6
 PB 203-Pg 20
 Green Vista Subdivision
 N/F
 GRHAM
 Tax I.D. 300-2F36-548E

Lot 5
 PB 203-Pg 20
 Green Vista Subdivision
 N/F
 SNYDER
 Tax I.D. 300-2F36-548D

Lot 4
 PB 203-Pg 20
 Green Vista Subdivision
 N/F
 ALCONR
 Tax I.D. 300-2F36-548C

Lot 3
 PB 203-Pg 20
 Green Vista Subdivision
 N/F
 ZIGOSKI
 Tax I.D. 300-2F36-548B

Lot 2
 PB 203-Pg 20
 Green Vista Subdivision
 N/F
 ALLEN
 Tax I.D. 300-2F36-548A

Lot 1
 PB 203-Pg 20
 Green Vista Subdivision
 N/F
 ANDERSON
 Tax I.D. 300-2F36-548

LOT 2-R
 N/F
 Timothy & Laurie
 THOMPSON
 Instr 201204170010422
 (871,530 sf)
 20.007 Ac
 Non-Building Lot
 See Note 4.

REMAINDER LANDS
 PARCEL-C
 N/F
 Timothy & Laurie
 THOMPSON
 Instr 201204170010422
 (318,659 sf)
 7.315 Ac

N/F
 LENSENMYER
 Tax I.D. 300-2F36-5

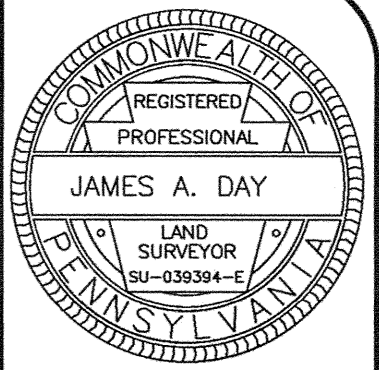
N/F
 GIBSON
 Tax I.D. 300-2F36-6

Former
 Lot 2
 PB 193-Pg 48

Melunkin Road
 T-519

22' Asphalt - Variable Width R/W
 Eau Claire Road SR-58

KNOW ALL MEN BY THESE PRESENTS, THAT TIMOTHY S. & LAURIE M. THOMPSON OF THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN OF SUBDIVISION OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF VENANGO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF VENANGO.



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 VENANGO, 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 THE AFOREMENTIONED OWNERS, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 7th DAY OF June, 2021.

ATTEST:
 [Signature] NOTARY PUBLIC
 TIMOTHY S. THOMPSON
 My commission expires December 7, 2022
 Commission number 1064824
 Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 7th DAY OF December, 2022

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 7th DAY OF June, 2021.

ATTEST:
 [Signature] NOTARY PUBLIC
 LAURIE M. THOMPSON
 My commission expires December 7, 2022
 Commission number 1064824
 Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 7th DAY OF December, 2022

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 TIMOTHY S. THOMPSON AND LAURIE M. THOMPSON, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION 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 9th DAY OF June, 2021.

MY COMMISSION EXPIRES: 7th DAY OF December, 2022

[Signature] NOTARY PUBLIC (SIGNATURE) (SEAL)
 MARY ANN HAAS
 PRINTED NAME OF NOTARY PUBLIC
 My commission expires December 7, 2022
 Commission number 1064824
 Member, Pennsylvania Association of Notaries

I, TIMOTHY S. THOMPSON AND LAURIE M. THOMPSON, OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF TIMOTHY S. THOMPSON AND LAURIE M. THOMPSON, AS RECORDED AS INSTRUMENT 201204170010422 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

[Signatures] WITNESSES
 TIMOTHY S. THOMPSON
 LAURIE M. THOMPSON

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF VENANGO DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTION IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PENNSYLVANIA, ON THIS 17th DAY OF June, 2021.

ATTEST:
 [Signature] SECRETARY
 [Signature] CHAIRMAN
 (SEAL)

REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 12th DAY OF May, 2021.

[Signatures] SECRETARY CHAIRMAN
 (SEAL)

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
 PLAN NUMBER: 81116 (SEAL)

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.
06-01-2021 DATE
 [Signature] REGISTRATION NO. SU-039394-E

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 395, PAGE 12
 GIVEN UNDER OUR HAND AND SEAL THIS 18th DAY OF June, 2021.

(SEAL) RECORDER
 [Signature]
 MICHELLE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

SUBDIVISION OWNERS:
 300-2F36-36-5A
 TIMOTHY S. & LAURIE S. THOMPSON
 288 EAU CLAIRE ROAD
 BOYERS, PA 16020
 PH: 724-290-5933

RECORDED	PAGE
PLAN BOOK	
395	12

Situated at:
 288 EAU CLAIRE ROAD
 TOWNSHIP OF VENANGO
 BUTLER COUNTY, PA

THOMPSON SUBDIVISION

JAMES A. DAY, P.E., P.L.S.
 CONSULTING ENGINEER
 AND SURVEYING SERVICES
 304 Beech Road
 Butler, PA 16001
 ph: 724-290-5933
 email: jday@jdayinc.com

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

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 15 DAY OF JUNE, 2021.

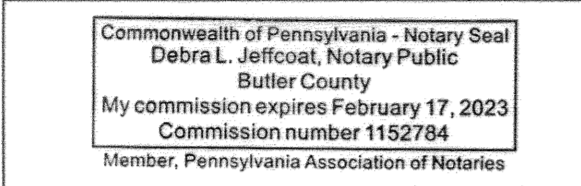
Joseph L. Gray
 JOSEPH L. GRAY

Jacquelyn P. Gray
 JACQUELYN P. GRAY

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, JOSEPH L. AND JACQUELYN P. GRAY, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 15 DAY OF JUNE, 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.



Debra L. Jaffcoat
 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 June '21
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-0000141



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS 16th DAY OF June, 2021.

Sean J. Seiby
 SECRETARY

William Adams
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 8th DAY OF June, 2021.

Sam P. Miller
 SECRETARY

William H. Kramer
 CHAIRPERSON
 PLANNING COMMISSION

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

R. H. Gern
 SECRETARY

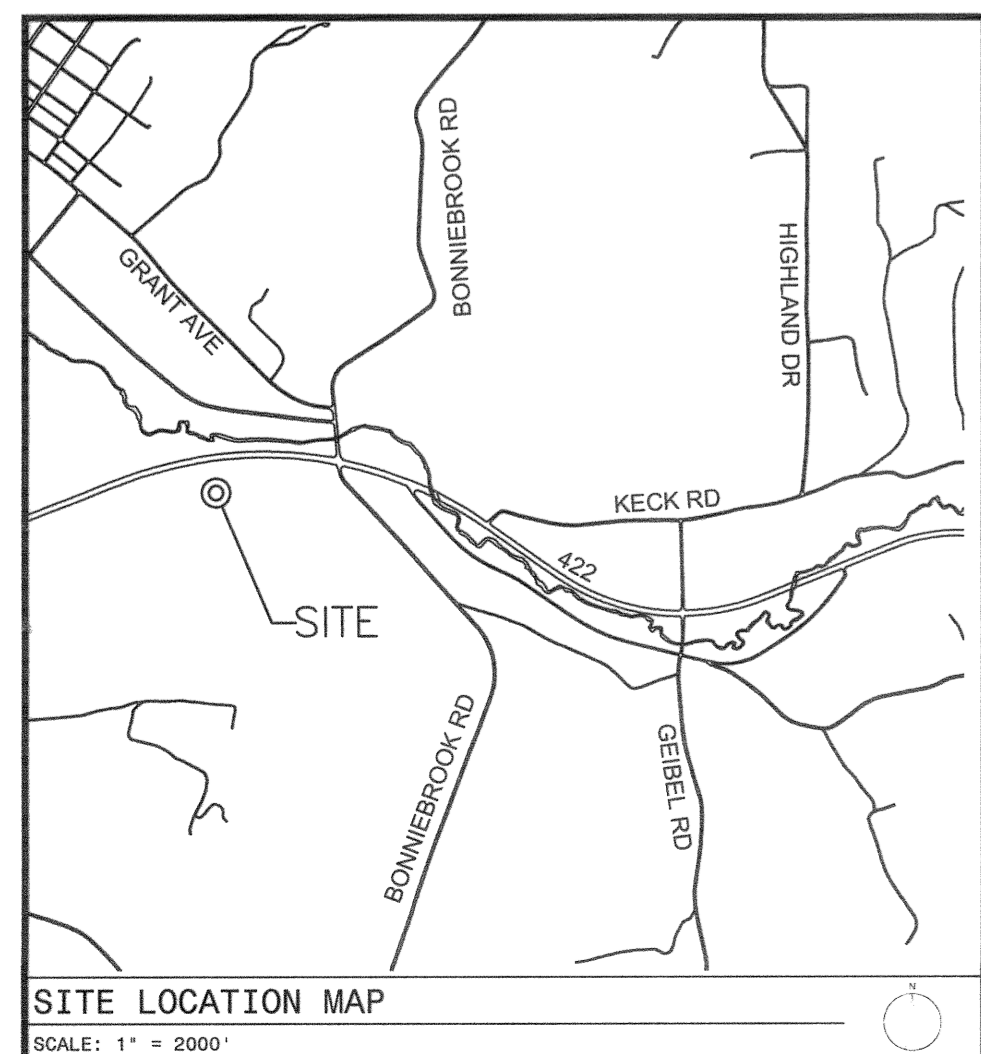
John Gern
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 395 PAGE(S) 13

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF JUNE, 2021.

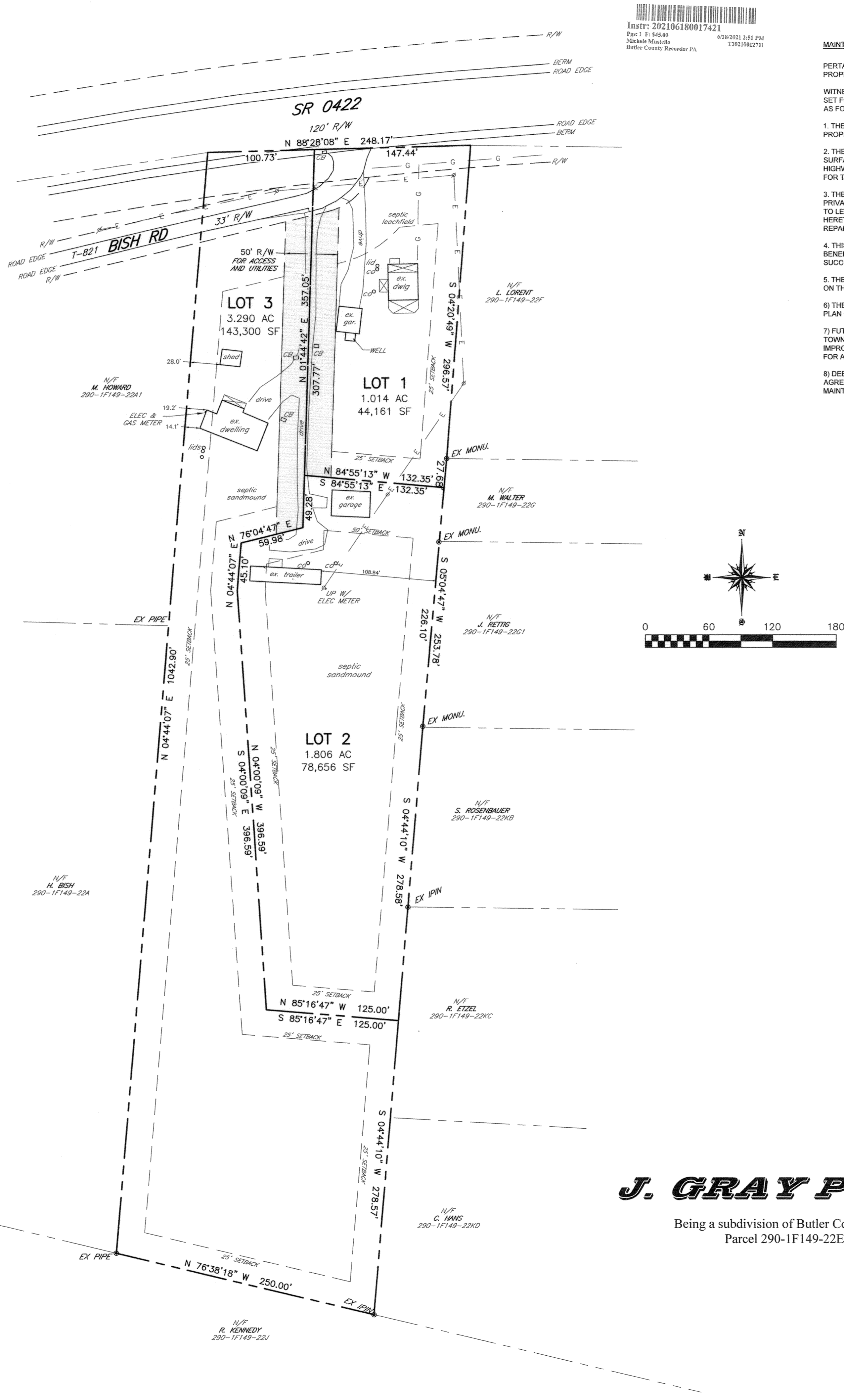
Michele M. Mustello
 RECORDER OF DEEDS

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.



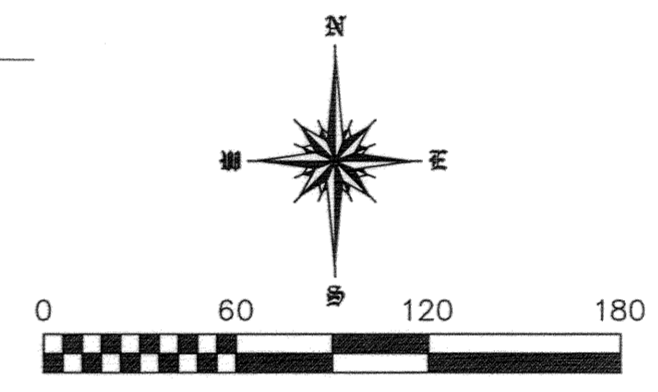
Instr: 202106180017421
 Fig: 1 of 144-69
 Michele Mustello
 Butler County Recorder PA

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 HEREINAFTER 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 CERTAIN PRIVATE LANE OR DRIVE. THE LANE OR DRIVE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS FOR THE BENEFITS OF LOTS 2 AND 3.
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 HERETOSHAALL 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 LOTS 2 AND 3, 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 LOTS 2 AND 3 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.



- GENERAL NOTES:**
1. TAX ID: 290-1F49-22E
 2. OWNERS: JOSEPH AND JACQUELYN GRAY
 3. ADDRESS: 110 BISH RD BUTLER PA 16002
 4. ZONING DISTRICT: R-1
 5. SETBACKS: FRONT LINE - 50' BACK & SIDE - 25'
 6. UTILITIES: ON-LOT WELL CENTRAL ELECTRIC ARMSTRONG UTILITIES
 7. REFERENCES: 7.1 CURRENT DEEDS OF RECORD 7.2 PREVIOUSLY RECORDED PLANS 7.2.1 RUTH ETZEL ESTATE PLAN OF SUBDIVISION PLAN BOOK 288 PG 7

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP PLANNING MEETING ON 6/8/2021	SDG	6/9/2021
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 5/27/2021	SDG	6/8/2021



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. GRAY PLAN
 BEING A
 SUBDIVISION
 FOR
 JOSEPH L. & JACQUELYN P. GRAY

SITUATE
 SUMMIT TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

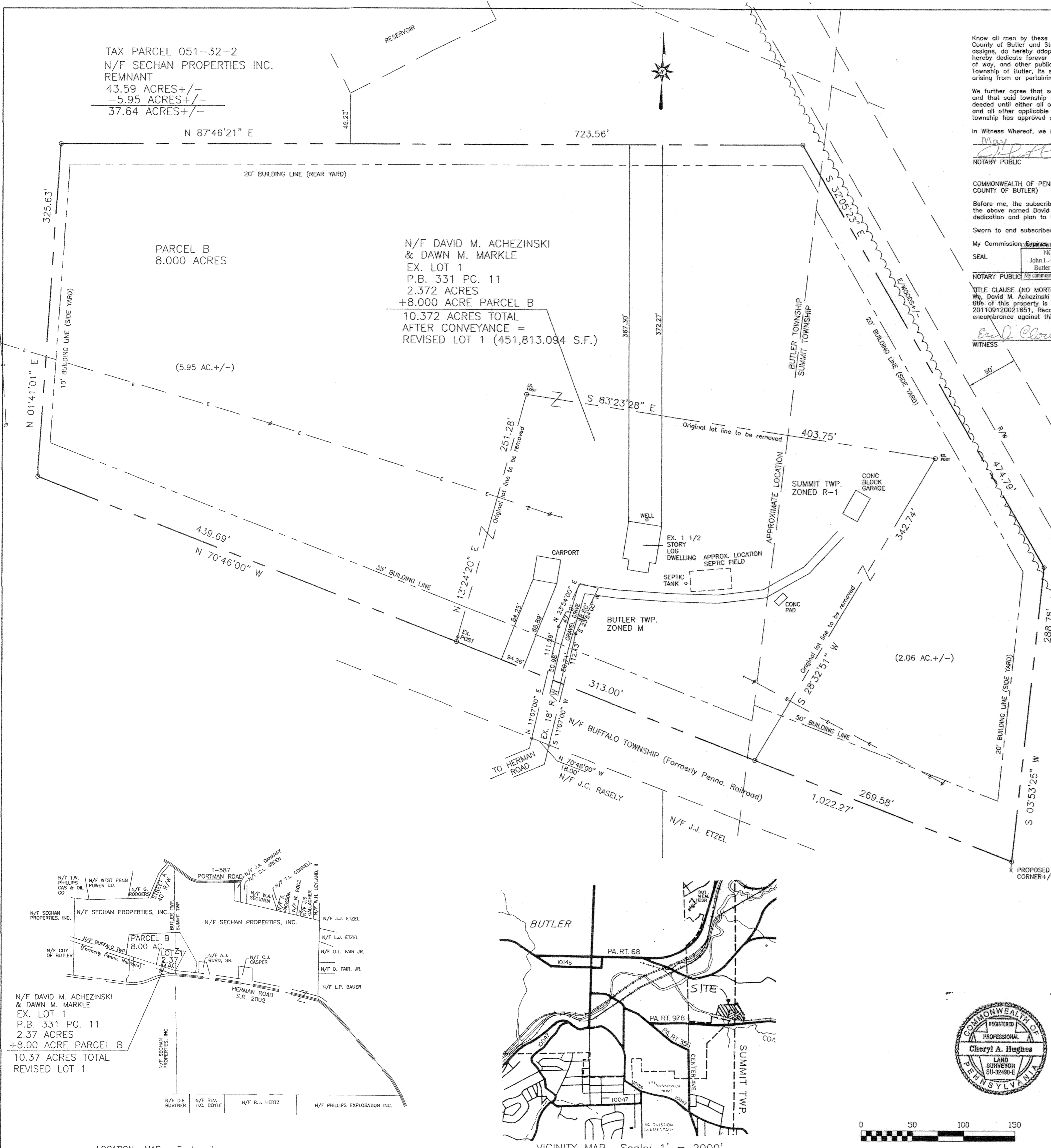
DATE	DRAWN	CHECKED	SCALE
05/04/2021	SDG	Sdg	1" = 60'
PROJECT NO.	TAX PARCEL NO.	REVISION	
20-196	290-1F149-22E	B	

J. GRAY PLAN

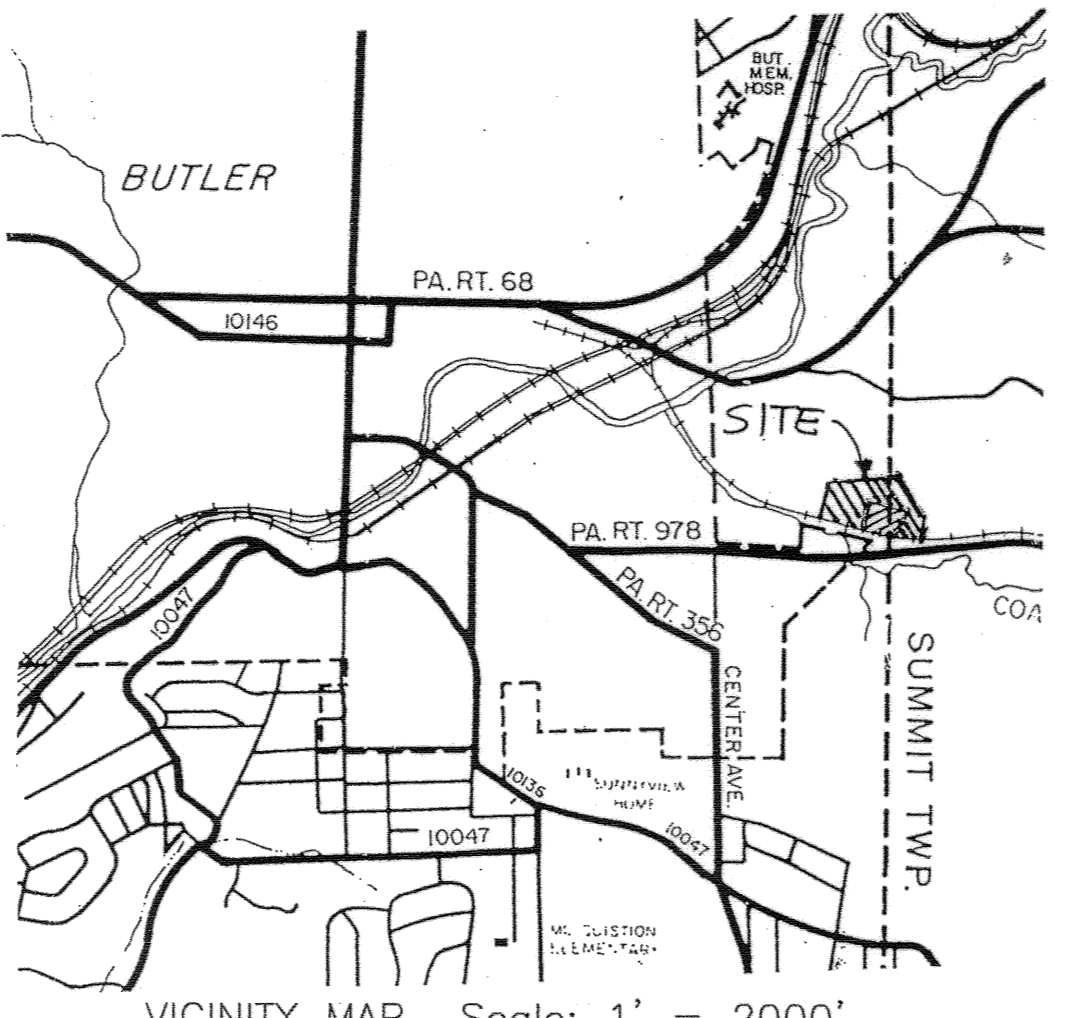
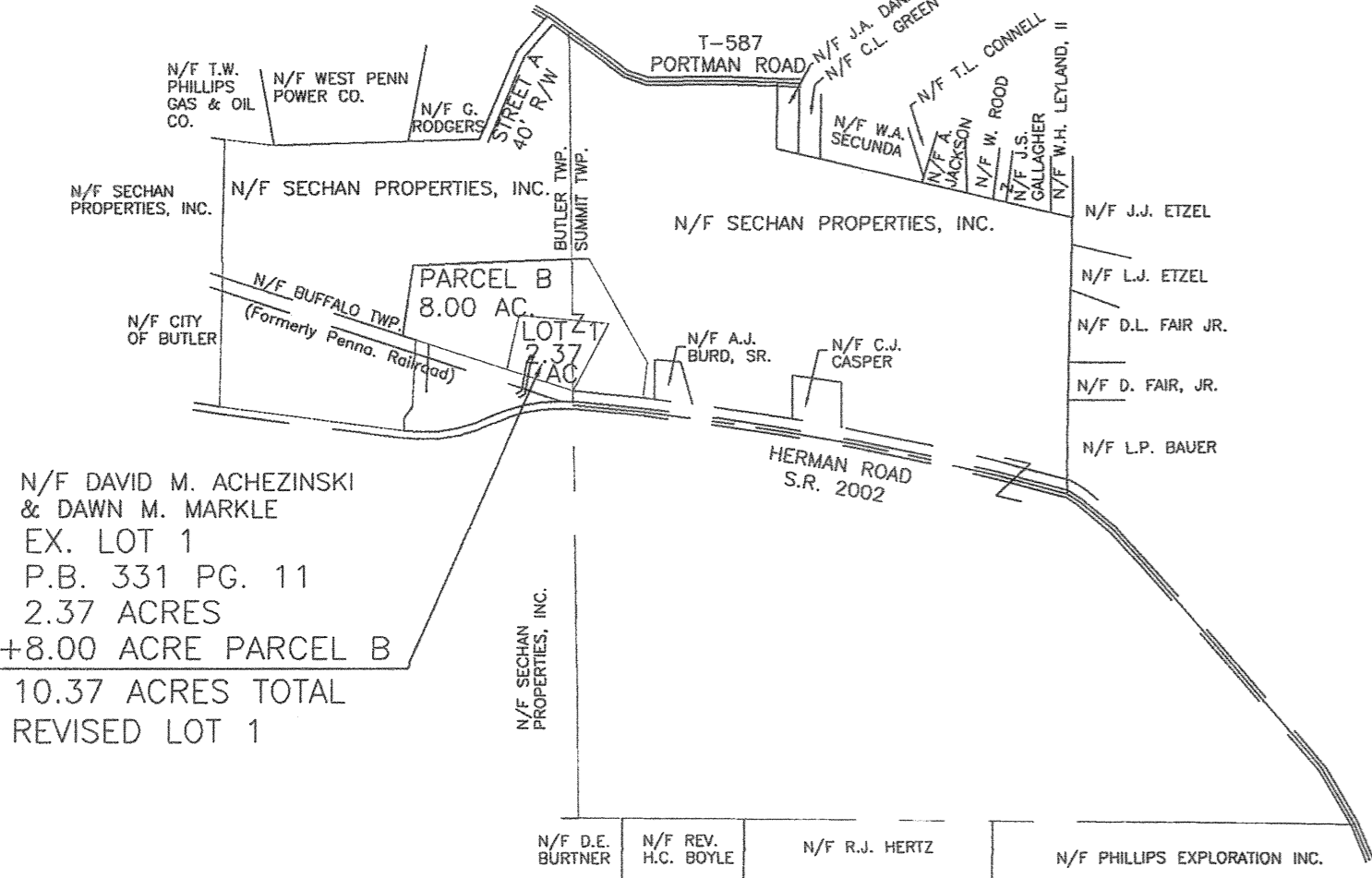
Being a subdivision of Butler County Tax Parcel 290-1F149-22E

RECORDED	20
PLAN BOOK	PAGE
395	13
SHEET	of

TAX PARCEL 051-32-2
 N/F SECHAN PROPERTIES INC.
 REMNANT
 43.59 ACRES +/-
 -5.95 ACRES +/-
 37.64 ACRES +/-



N/F DAVID M. ACHEZINSKI
 & DAWN M. MARKLE
 EX. LOT 1
 P.B. 331 PG. 11
 2.372 ACRES
 +8.000 ACRE PARCEL B
 10.372 ACRES TOTAL
 AFTER CONVEYANCE =
 REVISED LOT 1 (451,813.094 S.F.)



Know all men by these Presents, that we, David M. Achezinski and Dawn M. Markle 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 30th day of May 2021

Notary Public: [Signature] OWNER: David M. Achezinski OWNER: Dawn M. Markle

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named David M. Achezinski and Dawn M. Markle, 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 30th day of May 2021

My Commission Expires on the 14th Day of November 2021

Notary Seal: John L. Clouse, Notary Public, Butler Twp., Butler County, My Commission Expires November 14, 2021

TITLE CLAUSE (NO MORTGAGE)
 We, David M. Achezinski and Dawn M. Markle, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of David M. Achezinski and Dawn M. Markle as recorded in Instrument Number 201109120021551, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

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 16th day of June 2021

Secretary: [Signature] Chairman/President: [Signature]

Approved by the Summit Township Planning Commission this 16th day of June 2021

Secretary: [Signature] Chairman/President: [Signature]

TAX PARCEL 290-2F16-1
 N/F SECHAN PROPERTIES INC.
 REMNANT
 172.31 ACRES +/-
 -2.06 ACRES +/-
 170.25 ACRES +/-

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C - AREAS OF MINIMAL FLOODING DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 IRON PINS TO BE SET AT NEW LOT CORNERS.

PROPERTY OWNERS: DAVID M. ACHEZINSKI & DAWN M. MARKLE
 101 HERMAN ROAD
 BUTLER, PA 16002
 SECHAN PROPERTIES, INC.
 111 SUNSET HILL ROAD
 NEW CANAAN, CT 06840

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL B TO EXISTING LOT 1. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.
 REF: LOT LINE REVISION FOR DAVID M. ACHEZINSKI & DAWN M. MARKLE AND SECHAN PROPERTIES, INC., BY LAND SURVEYORS, INC., #12-040, P.B. 331 PG. 11.
 REF: PROPERTY SURVEY FOR DAVID ACHEZINSKI BY LAND SURVEYORS, INC., #93-483.
 REF: CERTIFICATION SURVEY FOR DAVID ACHEZINSKI BY LAND SURVEYORS, INC., #97-069.
 REF: LOT SURVEY FOR FRANK MOORE BY THE WARNICK CO., 06/29/54.
 BUTLER TOWNSHIP ZONING DISTRICT M:
 40,000 SQ. FT. MIN. LOT AREA
 100' MINIMUM LOT WIDTH
 35' FRONT SETBACK
 10' SIDE SETBACK
 20' REAR SETBACK
 SUMMIT ZONING DISTRICT C-3:
 50' FRONT SETBACK
 20' SIDE SETBACK
 25' REAR SETBACK
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.

Robert Sechan II, president of Sechan Properties, Inc., a Corporation duly registered under the laws of the State of Pennsylvania, 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 for its property situated in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, we hereunto set our hand and seal this 16th day of May 2021

Notary Public: [Signature] OWNER: Robert Sechan II OWNER: [Signature]

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Robert Sechan II, President (name and title of officer) of the Sechan Properties, Inc., who being duly sworn, depose and testify that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Sechan Properties, Inc., for the uses and purposes therein mentioned and that the name of this deponent

subscribed to the said release and dedication as Robert Sechan II (title of officer) of said corporation, in attestation of the due execution and delivery of said release and dedication is, this deponent's own and proper and respective handwriting.

Title of Officer: President

Sworn to and subscribed before me this 11th day of May 2021

My Commission Expires the 30th day of September 2022

Notary Seal: My Commission Expires Sep 30, 2022

TITLE CLAUSE (NO MORTGAGE)
 We, Sechan Properties, Inc., owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Sechan Properties, Inc., as recorded in Deed Book Volume 1458 page 322, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

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: April 28, 2021 SIGNATURE AND REG. NO.: [Signature] 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: [Signature] President: [Signature]

Approved by the Board of Commissioners of the Township of Butler this 19th day of April 2021

Secretary: [Signature] President of Board: [Signature]

Approved by the Butler Township Planning Commission this 16th day of April 2021

Secretary: [Signature] Chairman: [Signature]

Reviewed by the Butler County Planning Commission this 20th day of Jan 2021

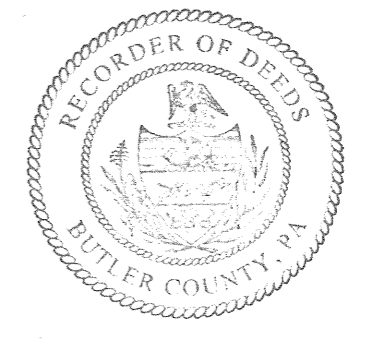
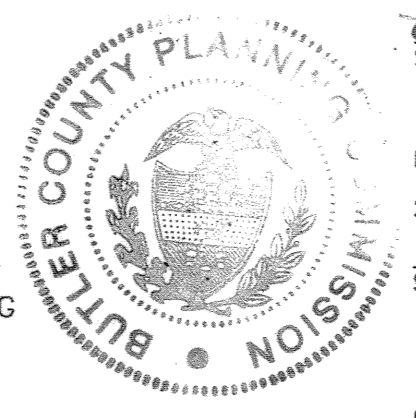
Secretary: [Signature] Chairman: [Signature]

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 395 page 14

Given under my hand and seal this 21st day of June 2021

Recorder: [Signature]



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

PLAN BOOK	PAGE
395	14

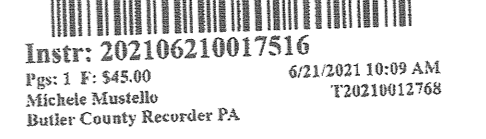
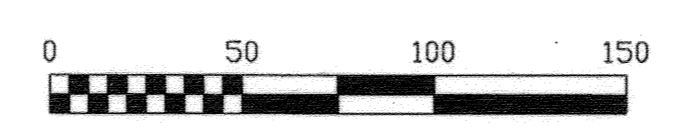
REVISED 04/28/2021; SUMMIT TWP. ZONING

Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-8865
 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION #2
 FOR: DAVID M. ACHEZINSKI & DAWN M. MARKLE
 and
 SECHAN PROPERTIES, INC.

SITUATE: BUTLER & SUMMIT TOWNSHIPS, BUTLER CO., PA

Date 12/29/2020 Scale 1" = 50' Dwn By BEC Ckd By CAH
 Parcel # 051-32-1A, 2 & 290-2F16-1 Instrument # 201210160029789 Service No. 20-171
 Address 101 HERMAN ROAD



KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT & CRYSTAL DAMICO DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE BOROUGH OF PROSPECT, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF PROSPECT, ROBERT & CRYSTAL DAMICO HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF PROSPECT, 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 ROBERT & CRYSTAL DAMICO OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

OWNER CLAUSE:
 WE, ROBERT & CRYSTAL DAMICO OWNERS OF THE PLAN SHOWN HEREON DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ROBERT & CRYSTAL DAMICO AS RECORDED IN INSTR. No. 202102180004817 RECORDER OF DEEDS OFFICE, BUTLER COUNTY, PA.

Instr: 202106220017676
 Page 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 6/23/2021 11:39 AM
 T20210612389

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 2 DAY OF June 2021.

ATTEST:
 WITNESS
 WITNESS
 OWNER
 OWNER

STATE OF PA SS:
 COUNTY OF Butler

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVE NAMED ROBERT & CRYSTAL DAMICO 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 2 DAY OF June 2021.
 MY COMMISSION EXPIRES THE 12 DAY OF Sept 2023.

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

NOTARY PUBLIC

APPROVED BY THE PROSPECT BOROUGH PLANNING COMMISSION THIS 19th DAY OF April 2021.

SECRETARY
 CHAIRMAN

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

SECRETARY
 PRESIDENT

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF PROSPECT, THIS 7th DAY OF June 2021.

SECRETARY
 PRESIDENT OF COUNCIL

REVIEWED THIS 7th DAY OF June 2021, AND FOUND TO MEET THE REQUIREMENTS FOR A FINAL PLAN AS STATED IN THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

BOROUGH OF PROSPECT ENGINEER

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

SEAL
 DATE 5/25/21
 JEFFREY A. SHUTY, PLS REG. NO. SU-075509

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 RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 395 PAGE 15

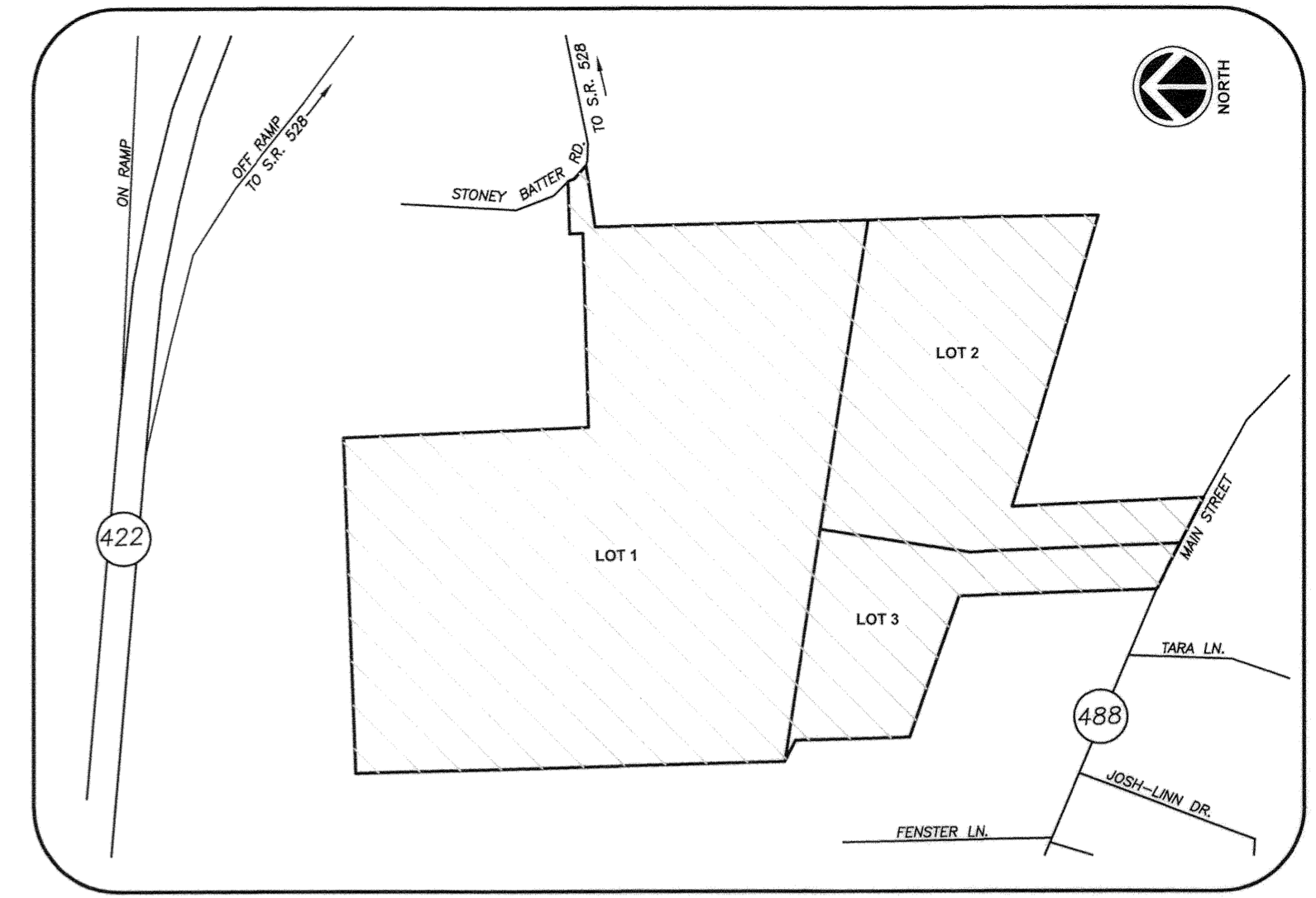
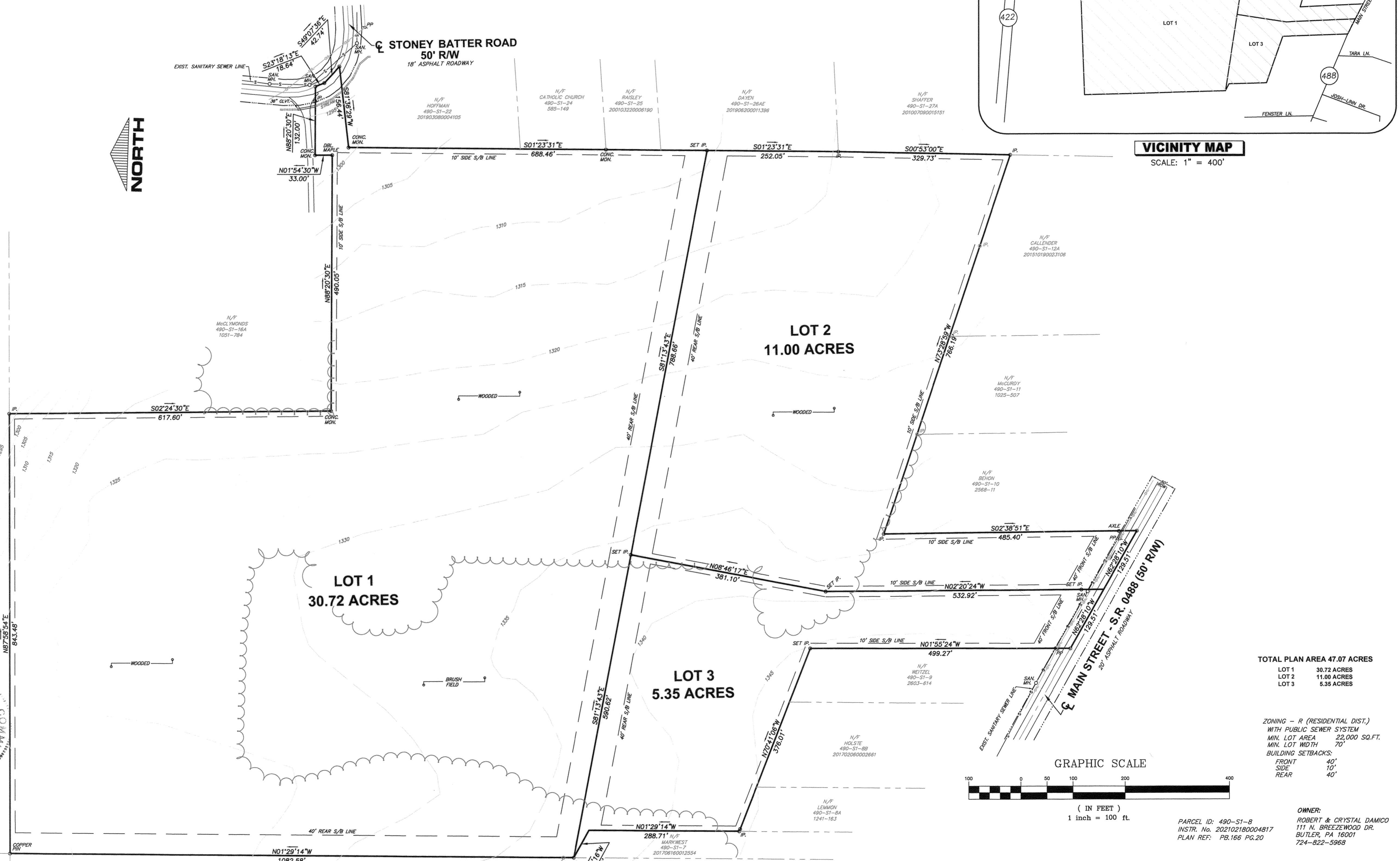
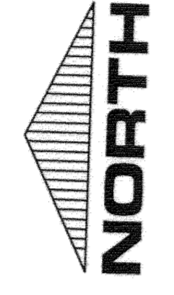
GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF June 2021.

RECORDER

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



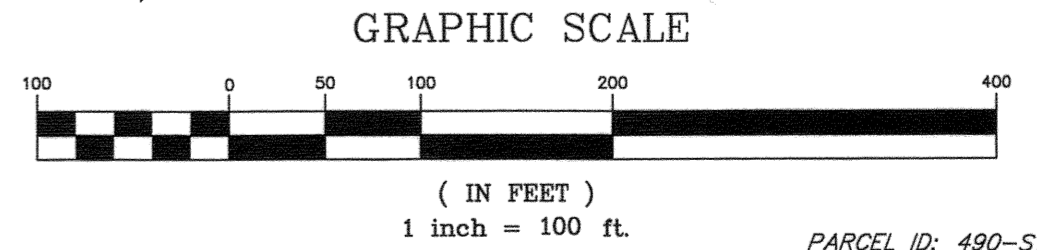
USSLERMAN
 490-51-6
 200412170039644



VICINITY MAP
 SCALE: 1" = 400'

TOTAL PLAN AREA	47.07 ACRES
LOT 1	30.72 ACRES
LOT 2	11.00 ACRES
LOT 3	5.35 ACRES

ZONING - R (RESIDENTIAL DIST.)
 WITH PUBLIC SEWER SYSTEM
 MIN. LOT AREA 22,000 SQ.FT.
 MIN. LOT WIDTH 70'
 BUILDING SETBACKS:
 FRONT 40'
 SIDE 10'
 REAR 40'



OWNER:
 ROBERT & CRYSTAL DAMICO
 111 N. BREEZEWOOD DR.
 BUTLER, PA 16001
 724-822-5968

PARCEL ID: 490-51-8
 INSTR. No. 202102180004817
 PLAN REF: PB.166 PG.20

PLAN BOOK	PAGE
395	15

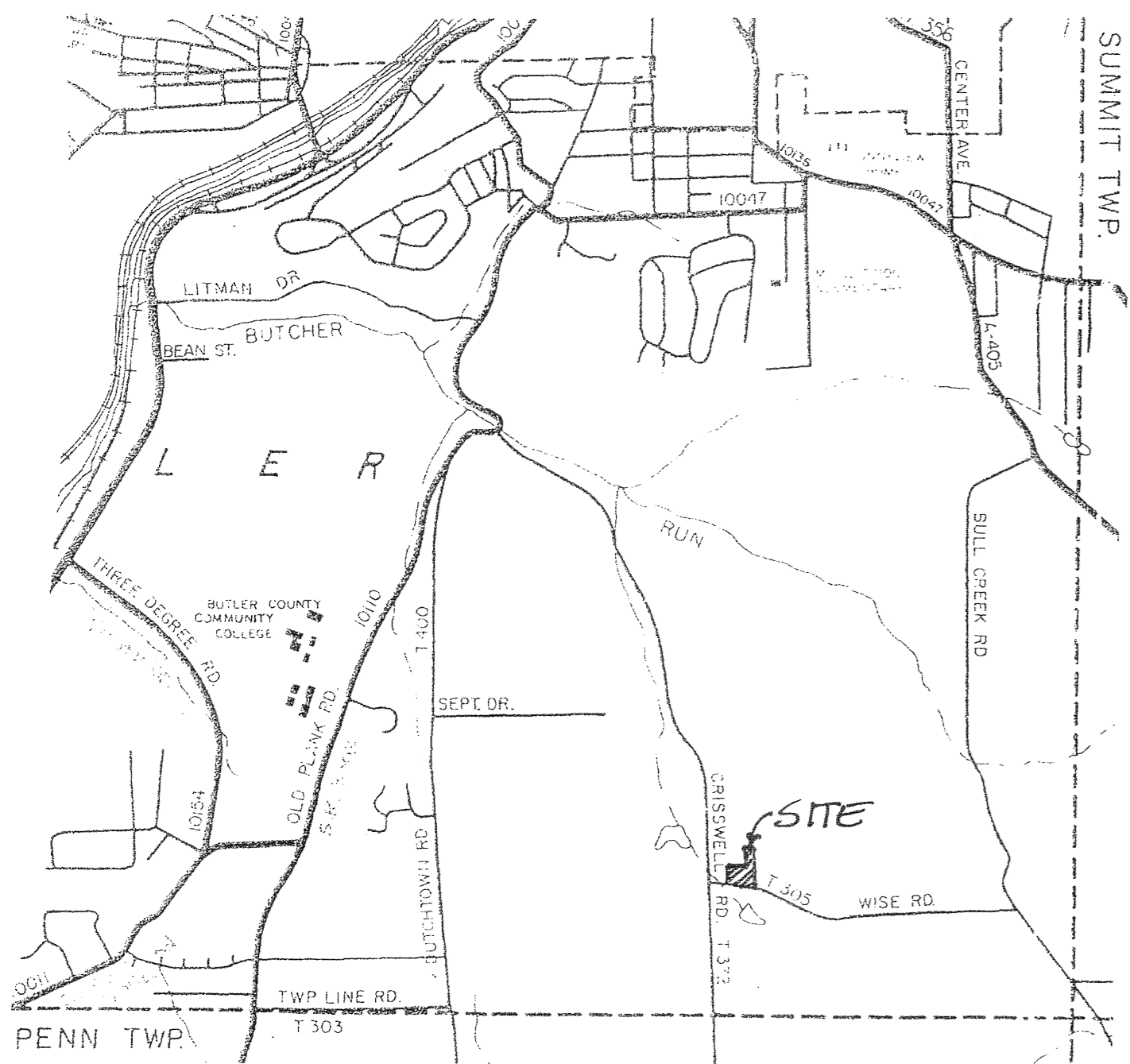
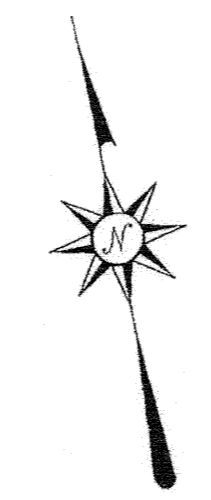
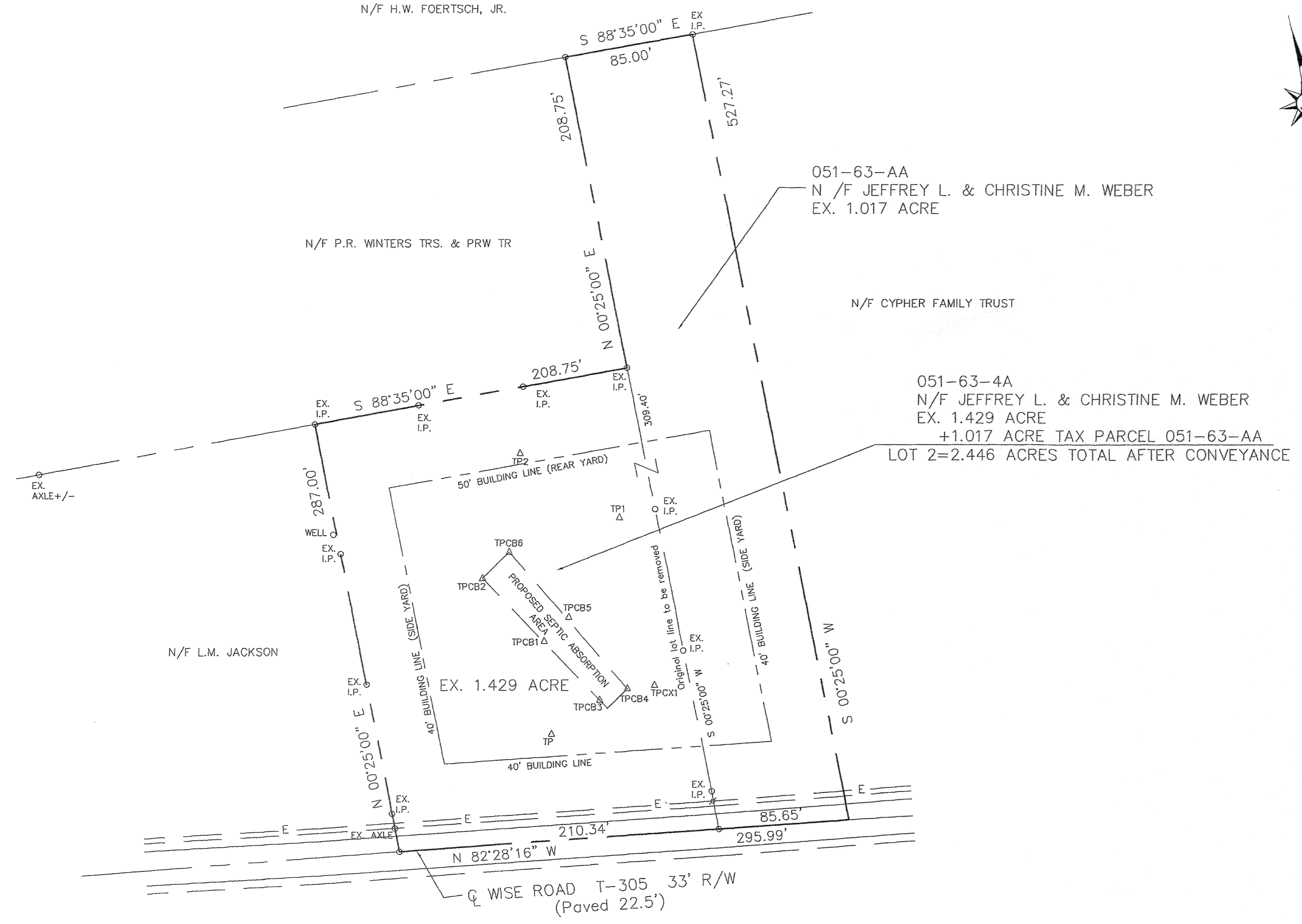


NORTHERN
 SURVEYORS AND ASSOCIATES
 137 LINK LANE
 SLIPPERY ROCK, PA 16057
 (724)530-6889

DAMICO - SUBDIVISION PLAN
 Situate in PROSPECT BOROUGH
 BUTLER COUNTY, PA
 Prepared For
 ROB DAMICO
 Job No. 3387
 Sheet No. 1 of 1

Instr: 202106250018124
 Pgs: 1 of 58.00
 6/25/2021 11:05 AM
 Michele Mustello
 Butler County Recorder PA

N/F H.W. FOERTSCH, JR.



VICINITY MAP Scale: 1" = 2000'

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF: PROPERTY SURVEY FOR NICK DILEO BY LAND SURVEYORS, INC., 09/11/2020, #20-129.
 REF: PROPERTY SURVEY FOR JEFFREY L. & CHRISTINE M. WEBER BY LAND SURVEYORS, INC., 03/05/2021, #21-030.
 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
 BUILDING SETBACK REQUIREMENTS:
 40' FRONT YARD
 40' SIDE YARD
 50' REAR YARD
 PROPERTY OWNERS: JEFFREY & CHRISTINE WEBER
 119 DODDS ROAD
 BUTLER, PA 16002
 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
395 16

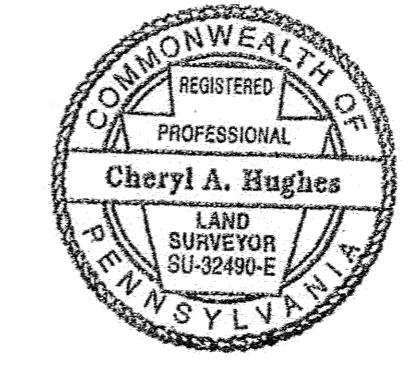
Know all men by these Presents, that we, Jeffrey L. and Christine M. Weber, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do 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 cleared until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.

In Witness Whereof, we hereunto set our hand and seal this 22 day of June, 2021
 NOTARY PUBLIC [Signature] OWNER [Signature] OWNER [Signature]

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Jeffrey L. and Christine M. Weber, 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 22 day of June, 2021
 My Commission Expires the 12 day of Sept, 2022

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

TITLE CLAUSE (NO MORTGAGE)
 We, Jeffrey L. and Christine M. Weber, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Jeffrey L. and Christine M. Weber as recorded in Instrument Number 202102170004467 and Instrument Number [Signature] Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.
 WITNESS [Signature] OWNER [Signature] OWNER [Signature]



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 April 29, 2021 SEAL [Signature] SIGNATURE AND REG. NO. SU-32490-E

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

Approved by the Board of Commissioners of the Township of Butler this 21st day of June, 2021
 Theresa Kuebler [Signature] SECRETARY [Signature] PRESIDENT OF BOARD

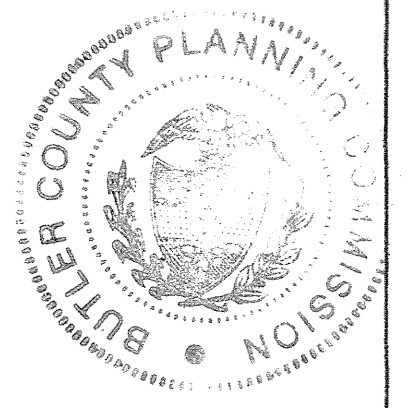
Approved by the Butler Township Planning Commission this 1st day of June, 2021
 Ernest R. Deterling [Signature] SECRETARY [Signature] CHAIRMAN

Reviewed by the Butler County Planning Commission this 19th day of MAY, 2021
 R. H. [Signature] SECRETARY [Signature] CHAIRMAN

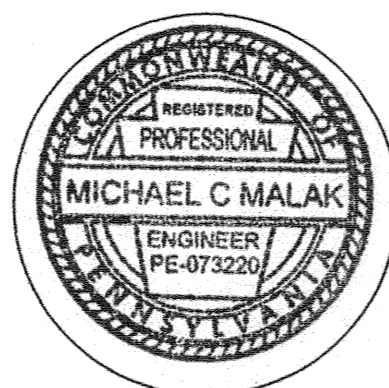
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 395 page 16
 Given under my hand and seal this 25th day of June, 2021
 SEAL [Signature] RECORDER

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

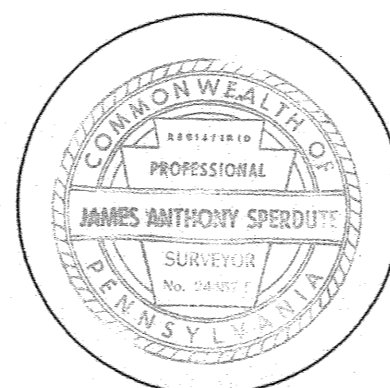
L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
	LOT LINE REVISION FOR: JEFFREY L. & CHRISTINE M. WEBER SITUATE: BUTLER TWP., BUTLER CO., PA
Date 04/29/2021 Scale 1" = 50'	Dwn By BEC Ckd By CAH
Parcel No. 051-63-AA & 4A	Inst. # 202102170004467 Service No. 21-030
Address WISE ROAD	



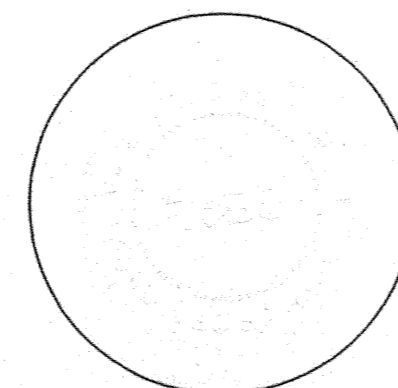
Instr: 202106250018219
 Page: 1 of 14-00
 Michele Mustello
 Butler County Recorder PA
 6/25/2021 3:10 PM
 T2019013241



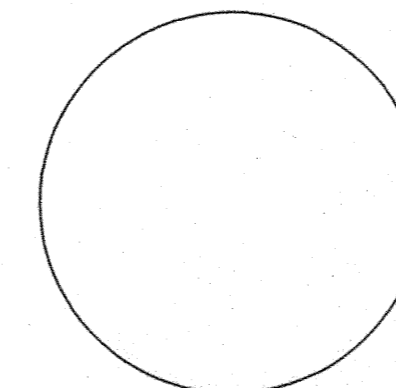
TOWNSHIP ENGINEER



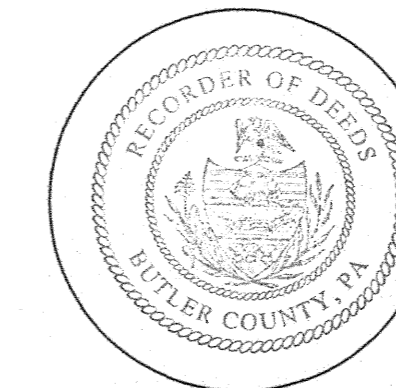
REGISTERED SURVEYOR



CRANBERRY TWP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 18 DAY OF June 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 41 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.

[Signature]
 SIGNATURE AND TITLE OF OFFICER WITNESS

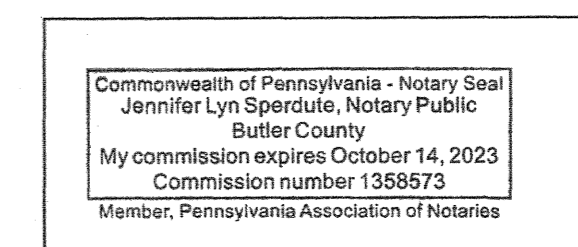
NVR, INC. *[Signature]*
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

6-18-21
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF June 2021

(SEAL)



[Signature]
 NOTARY PUBLIC

I, *Pete Robertson VP of NVR INC* HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 41 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202103310008996. 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.

6/17/21
 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.

6/22/21
 DATE

[Signature]
 REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2021-23 EFFECTIVE THIS 25th DAY OF June 2021

[Signature]
 SECRETARY

[Signature]
 CHAIRPERSON

I, *David D. Sombro*, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2021-23 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, *[Signature]*

[Signature]
 TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF May 2021

[Signature]
 SECRETARY

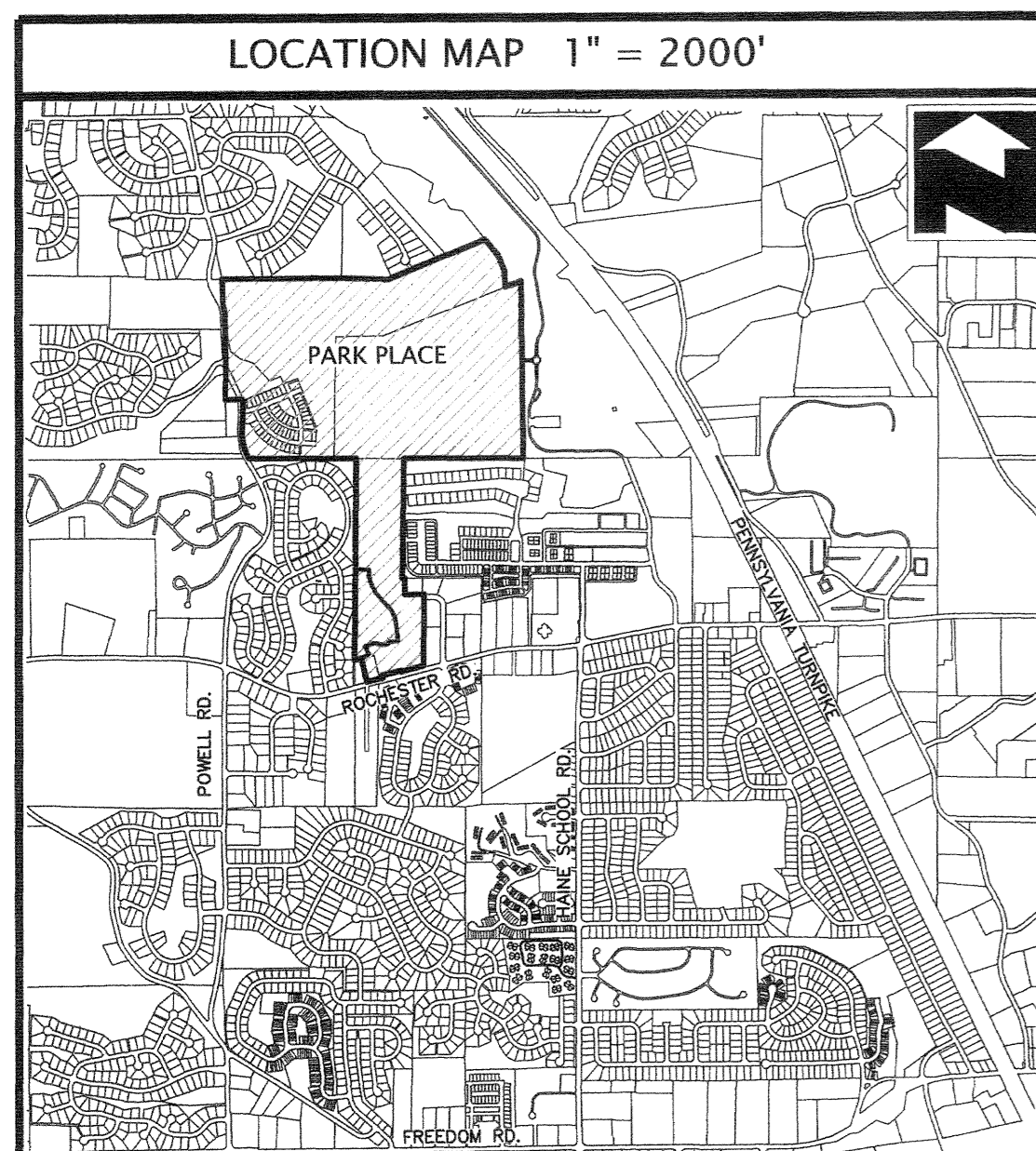
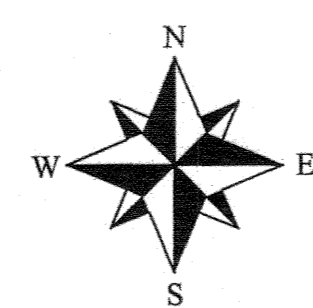
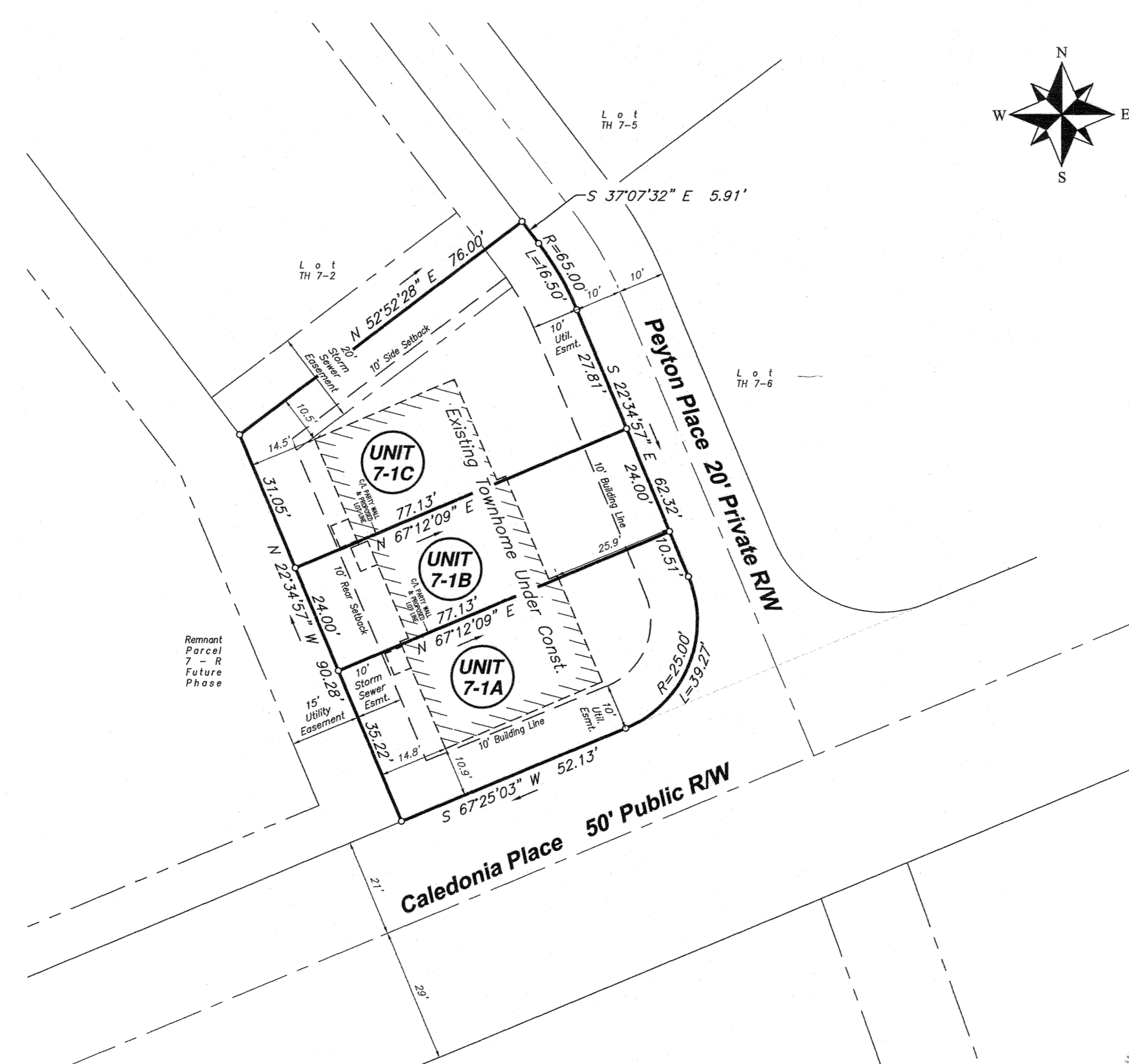
[Signature]
 CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 395 PAGE 17

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

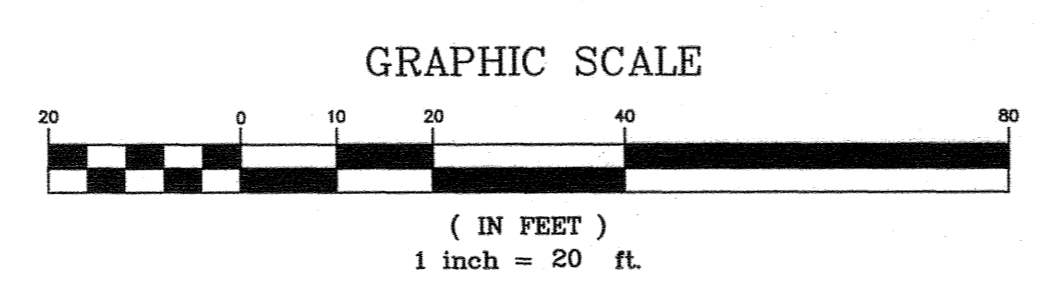
[Signature]
 RECORDER OF DEEDS

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



Lot Area Tabulation

Unit	Sq.Ft.	Acres
7-1A	2,593.961	0.060
7-1B	1,851.150	0.042
7-1C	3,126.657	0.072
TOTALS	7,571.768	0.174



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-1 OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 390, PAGES 9-14
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

**AFFECTED ZONING CLASSIFICATION: CCD-2
 PROPOSED USE : CCD-2**

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

PROPERTY REFERENCES

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

LOT REFERENCE:
 LOT TH 7-1
 TAX PARCEL 130-546-A1
 INSTR# 202103310008996

DEVELOPER / PROPERTY OWNER:

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

DRAWING NUMBER: 1004-2122935
 DRAWING SCALE: 1"=20'
 DATE: May 5, 2021
 DRAWN BY:
 REVISIONS:

PARK PLACE AMENDMENT NO. 41

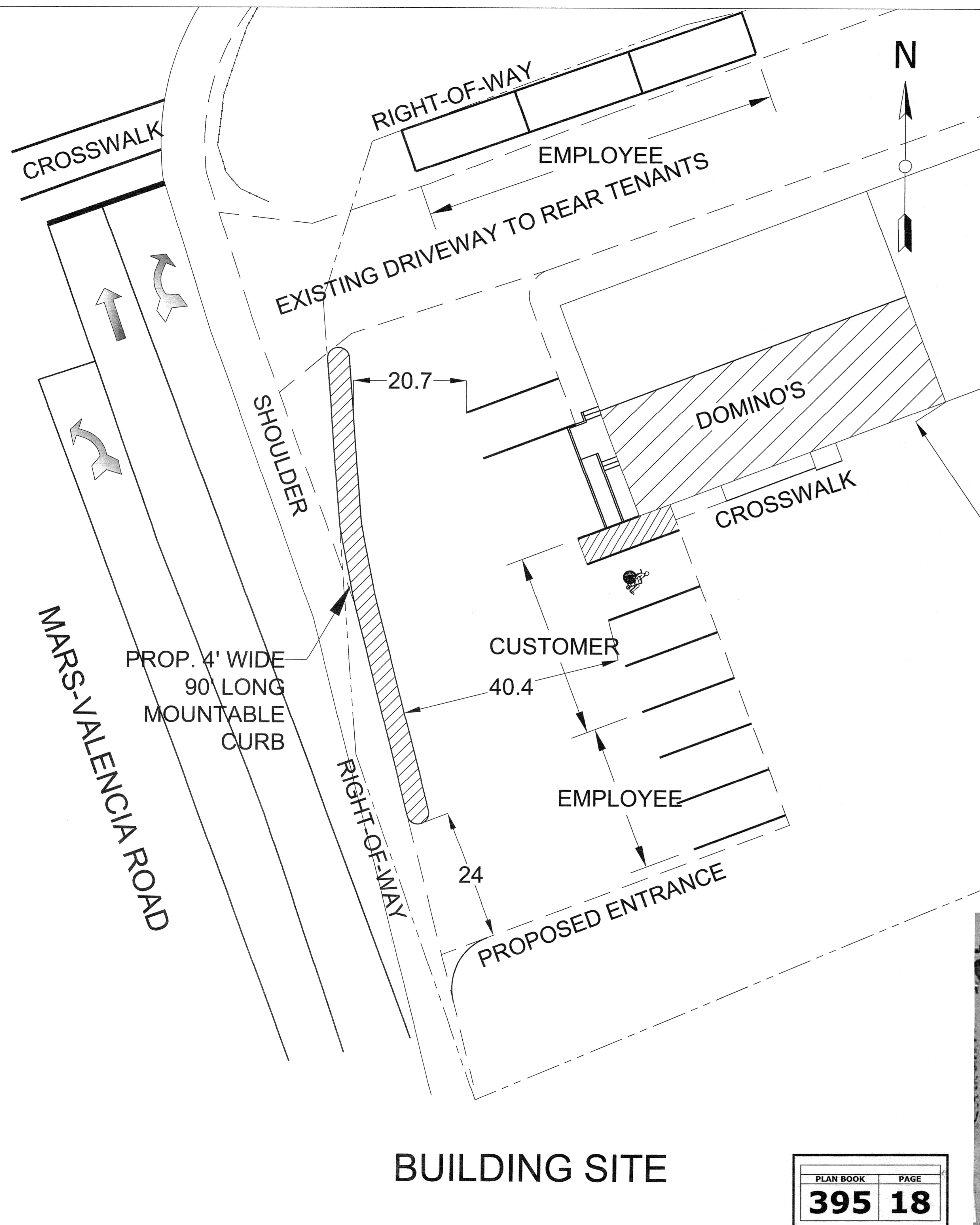
BEING A RE-SUBDIVISION OF PARCEL TH 7-1
 PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
 AS RECORDED IN PLAN BOOK 390, PAGES 9-14
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

PLAN BOOK	PAGE
395	17

Sperdute Land Surveying
 A Division of Sheffer & Company

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

Office Phone: 724-452-4382
 Email: info@SperduteSurveying.com
 James A. Sperdute, RS # 24457-E



KNOW ALL MEN BY THESE PRESENTS THAT KENMAWR INVESTMENTS, INC., LOCATED AT 151 FORSYTHE ROAD, MARS, PENNSYLVANIA 16046, A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, DOES HEREBY ADOPT THIS DOMINOS MARS SITE PLAN AS ITS PLAN FOR THE DEVELOPMENT OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS BY THE HAND OF ITS PRESIDENT AND THE SAME WITNESSED THIS 12 DAY OF MAY, 2021.

Shelly O. Watson PRESIDENT
[Signature] WITNESS

COMMONWEALTH OF PENNSYLVANIA .SS.
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Shelly Watson of the Kenmawr Investments, Inc., who being duly sworn, deposeth and saith that she was personally present at the execution of the adoption and that the above adoption was duly signed and sealed by and for the act and deed of the said Kenmawr Investments, Inc. for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said adoption as President of said corporation, in attestation of the due execution and delivery of said adoption is this deponent's own and proper and respective handwriting.

Shelly O. Watson
Signature, Title of Officer

WITNESS MY HAND AND NOTARIAL SEAL this 30th day of May, 2021.

My commission expires the 10th day of June, 2023.

[Signature]
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1082812
Member, Pennsylvania Association of Notaries
Inst#: 202106300018653
Exp: 1 3:56:00
Michele Mustello
Butler County Recorder PA
6/30/2023 1:16 PM
T20210615088

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 07th DAY OF FEB, 2021.

R. H. [Signature] SECRETARY
[Signature] CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS 20 DAY OF May, 2021.

[Signature] SECRETARY
[Signature] CHAIRMAN

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

6/2/21 DATE
26400 E REG. NO.
[Signature] SIGNATURE

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 25th DAY OF June, 2021.

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

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY OF BUTLER, IN PLAN BOOK VOLUME 395, PAGE 18.

GIVEN UNDER MY HAND AND SEAL THIS 30th DAY OF June, 2021.

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

RICHARD J. COTTER
CONSULTING
SERVICES, LLC

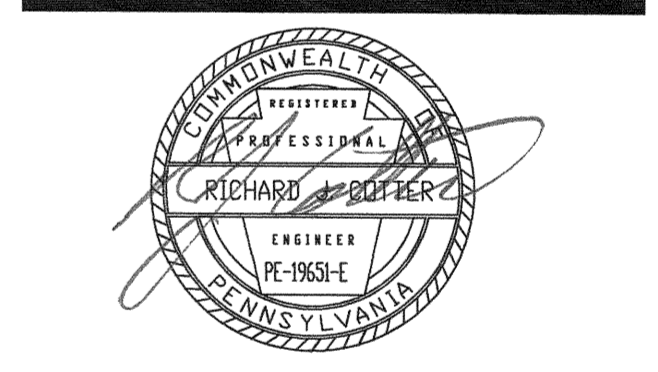
1 PLAINVIEW DRIVE
CORAOPOLIS, PENNSYLVANIA
15108
TEL: 412-841-7784

PROJECT TITLE
**DOMINO'S
MARS**

**SK MARS, INC.
PO BOX 983
WEXFORD, PA 15090**

Submittal
PERMIT APPLICATION

NO.	REVISIONS	DATE	BY	CHKD/APVD



Drawn By RJC
Designed By RJC
Checked By _____
Approved By _____
Date Issued 5/2/2021
Scale 1" = 10'
Drawing Title

SITE PLAN

Project No. 2020-011
Drawing No. S-1

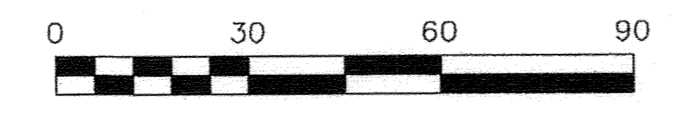
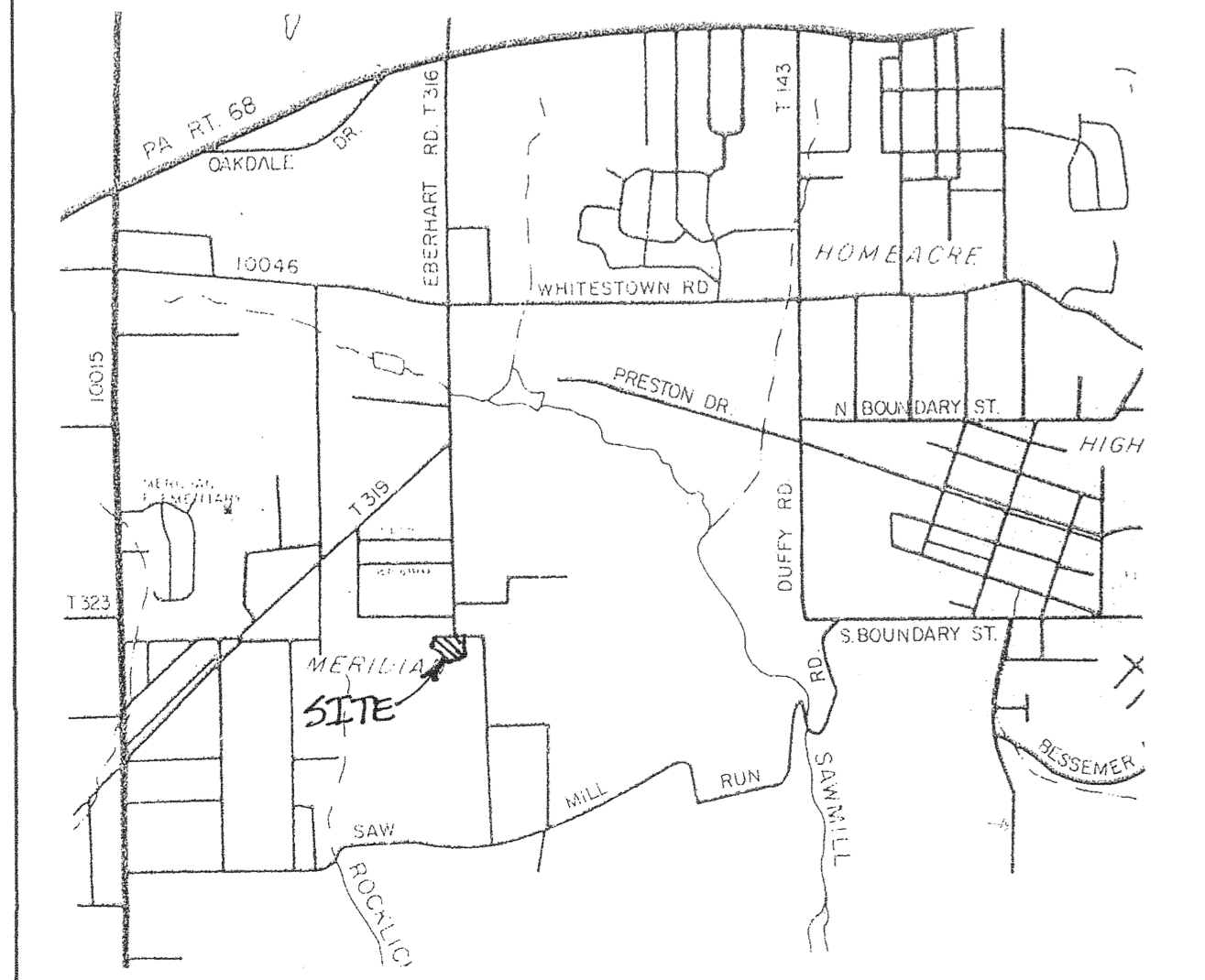
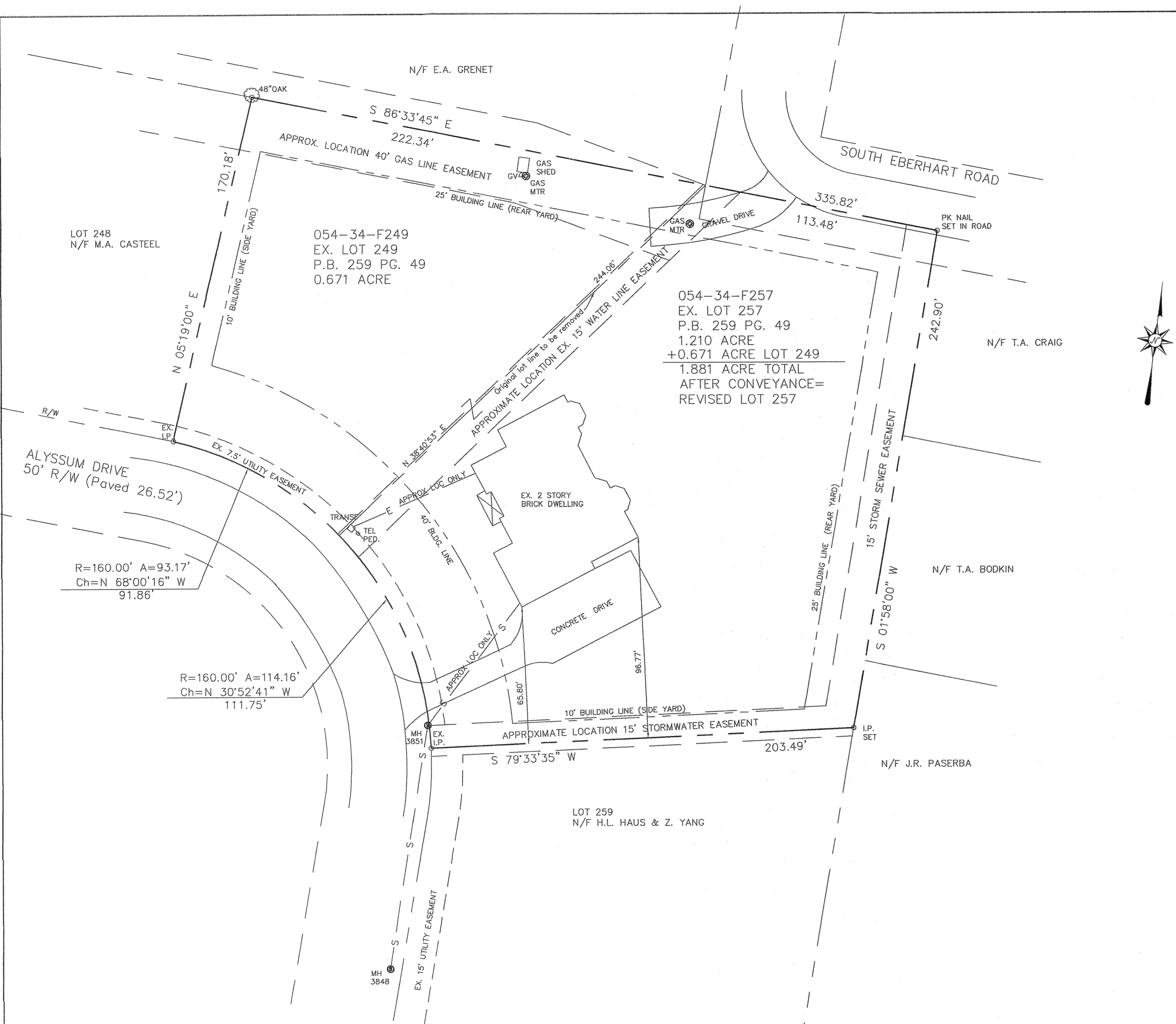


PLAN BOOK	PAGE
395	18

BUILDING SITE

BUILDING SITE AERIAL

Instr: 202107010018763
 Page 1 of 1
 7/13/2021 10:37 AM
 Michele Mustello
 Butler County Recorder PA



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ZONED: R-1
 BUILDING REQUIREMENTS:
 40' FRONT SETBACK
 10' SIDE SETBACK
 25' REAR SETBACK
 MINIMUM LOT AREA: 15,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 100'
 PROPERTY OWNERS: THOMAS & PHYLLIS MEKIS
 108 ALYSSUM DRIVE
 BUTLER, PA 16001
 REF: HEARTLAND ESTATES PHASE IIC, P.B. 259 PG. 49.
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE ADJOINING LOTS 257 AND 249 INTO ONE LOT.

PLAN BOOK	PAGE
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Know all men by these Presents, that we, Thomas B. and Phyllis Sue Mekis, 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 25 day of June, 2021

Notary Public: Thomas B. Mekis (OWNER) and Phyllis Sue Mekis (OWNER)

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Notary Seal: ROBERT JOHN WHITE - Notary Public, Butler County, My Commission Expires Sep 12, 2022, Commission Number 1192974

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas B. and Phyllis Sue Mekis, and acknowledged the foregoing release and dedication and plan to be their act and desired the same to be recorded as such.

Sworn to and subscribed before me this 25 day of June, 2021

My Commission Expires the 12 day of Sept, 2022

SEAL: Thomas B. Mekis (OWNER) and Phyllis Sue Mekis (OWNER)

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

TITLE CLAUSE (NO MORTGAGE)
 We, Thomas B. and Phyllis Sue Mekis, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Thomas B. and Phyllis Sue Mekis as recorded in Instrument Number 201501060002229 and Instrument Number 201606270012673, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.



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: April 27, 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 to grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

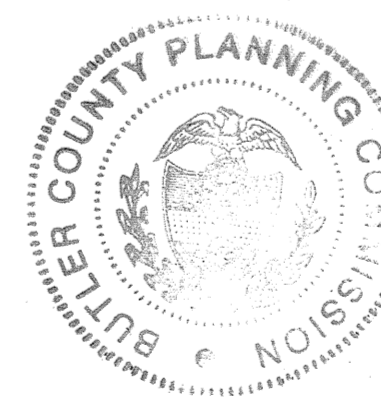
Secretary: Thomas Guide SEAL: Paul Gant (PRESIDENT OF BOARD)

Approved by the Board of Commissioners of the Township of Butler this 1st day of June, 2021.

Secretary: Thomas Guide SEAL: Paul Gant (PRESIDENT OF BOARD)

Approved by the Butler Township Planning Commission this 1st day of June, 2021.

Secretary: Christy R. Stealey SEAL: Tom F. Zyl (CHAIRMAN)

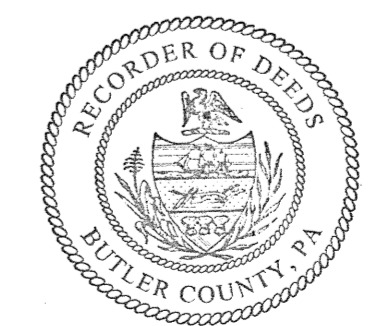


Reviewed by the Butler County Planning Commission this 19th day of MAY, 2021.

Secretary: R. H. Zyl SEAL: Tom F. Zyl (CHAIRMAN)

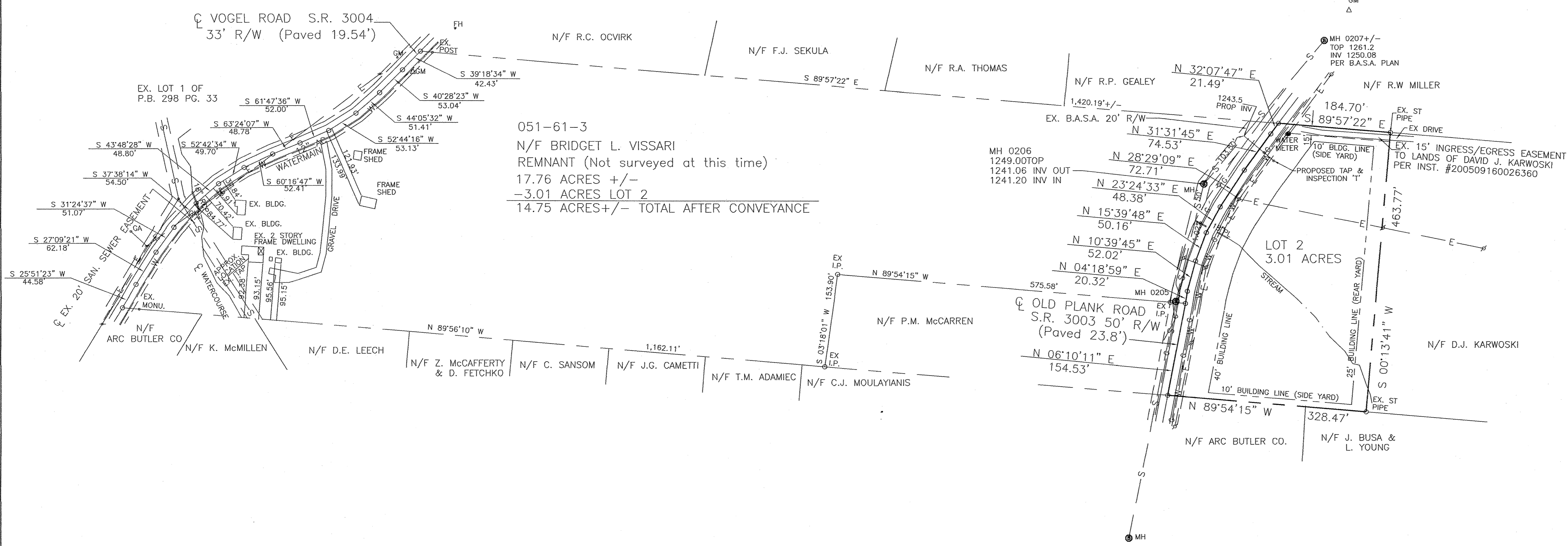
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 395 page 19
 Given under my hand and seal this 1st day of July, 2021

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, PLS Owner
	LOT LINE REVISION FOR: THOMAS B. & PHYLLIS SUE MEKIS SITUATE: BUTLER TWP., BUTLER CO., PA
Date 04/27/2021 Scale 1" = 30'	Dwn By BEC Ckd By CAH
Parcel No. 054-34-F249, F257	Inst. # 20150106000229 Service No. 21-052
Address 108/108 ALYSSUM DRIVE	201606270012673

Instr: 20210701018764
 7/1/2021 10:38 AM
 Michele Mustello
 Butler County Recorder PA



051-61-3
 N/F BRIDGET L. VISSARI
 REMNANT (Not surveyed at this time)
 17.76 ACRES +/-
 -3.01 ACRES LOT 2
 14.75 ACRES +/- TOTAL AFTER CONVEYANCE

Know all men by these Presents, that I, Bridget L. Vissari, of the Township of Butler, County of Butler and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this Plan as my Plan of my property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and 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.

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

In Witness Whereof, I hereunto set my hand and seal this 20th day of June, 2021

 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 Bridget L. Vissari, 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 20th day of June, 2021.

My Commission Expires the 20th day of August, 2023.
 SEAL

 NOTARY PUBLIC

 OWNER

TITLE CLAUSE (NO MORTGAGE)
 I, Bridget L. Vissari, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Bridget L. Vissari, as recorded in Instrument Number 202007130013667, Recorder of Deeds Office, Butler County. We further certify that there is no mortgage, lien or encumbrance against this property.

 WITNESS

 OWNER

I, Cheryl A. Hughes, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the 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 May 18, 2021 SEAL _____
 SIGNATURE/REG. NO. SU-32490-E

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

 SECRETARY

 PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 21st day of June, 2021.

 SECRETARY

 PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 1st day of June, 2021.

 SECRETARY

 CHAIRMAN

Reviewed by the Butler County Planning Commission this 19th day of May, 2021.

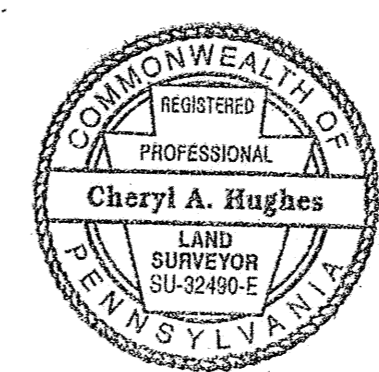
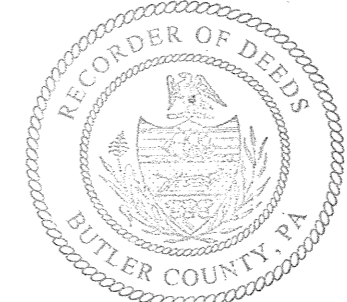
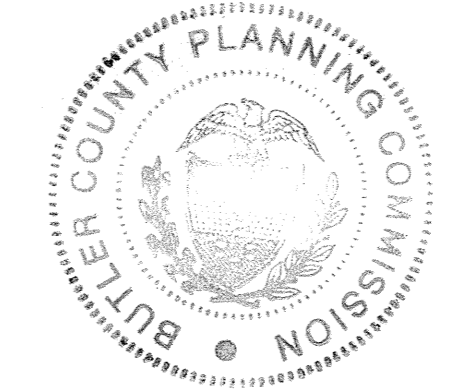
 SECRETARY

 CHAIRMAN

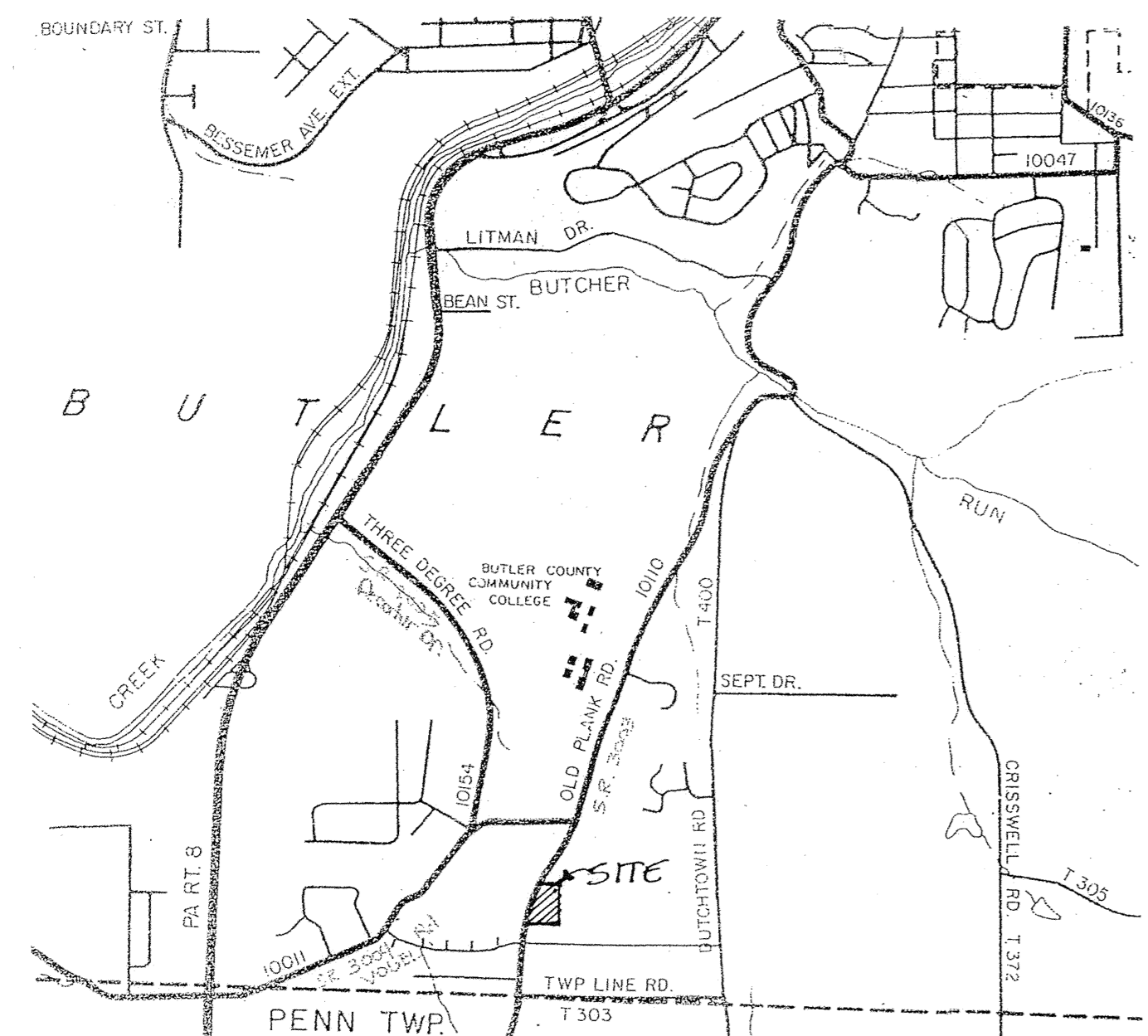
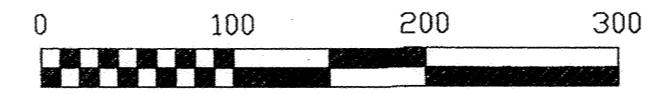
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book
 Volume 395 page 20

Given under my hand and seal this 1st day of July, 2021.
 SEAL _____
 RECORDER

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



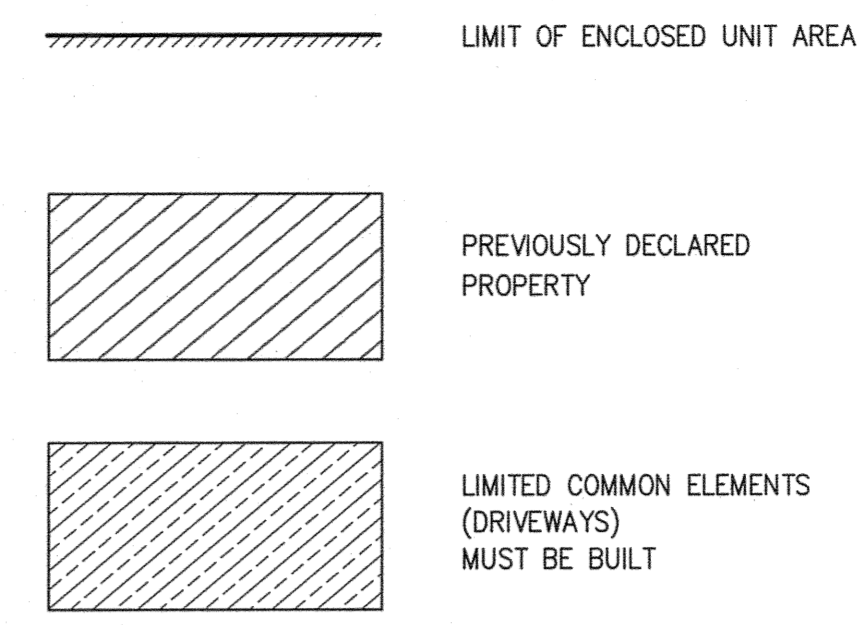
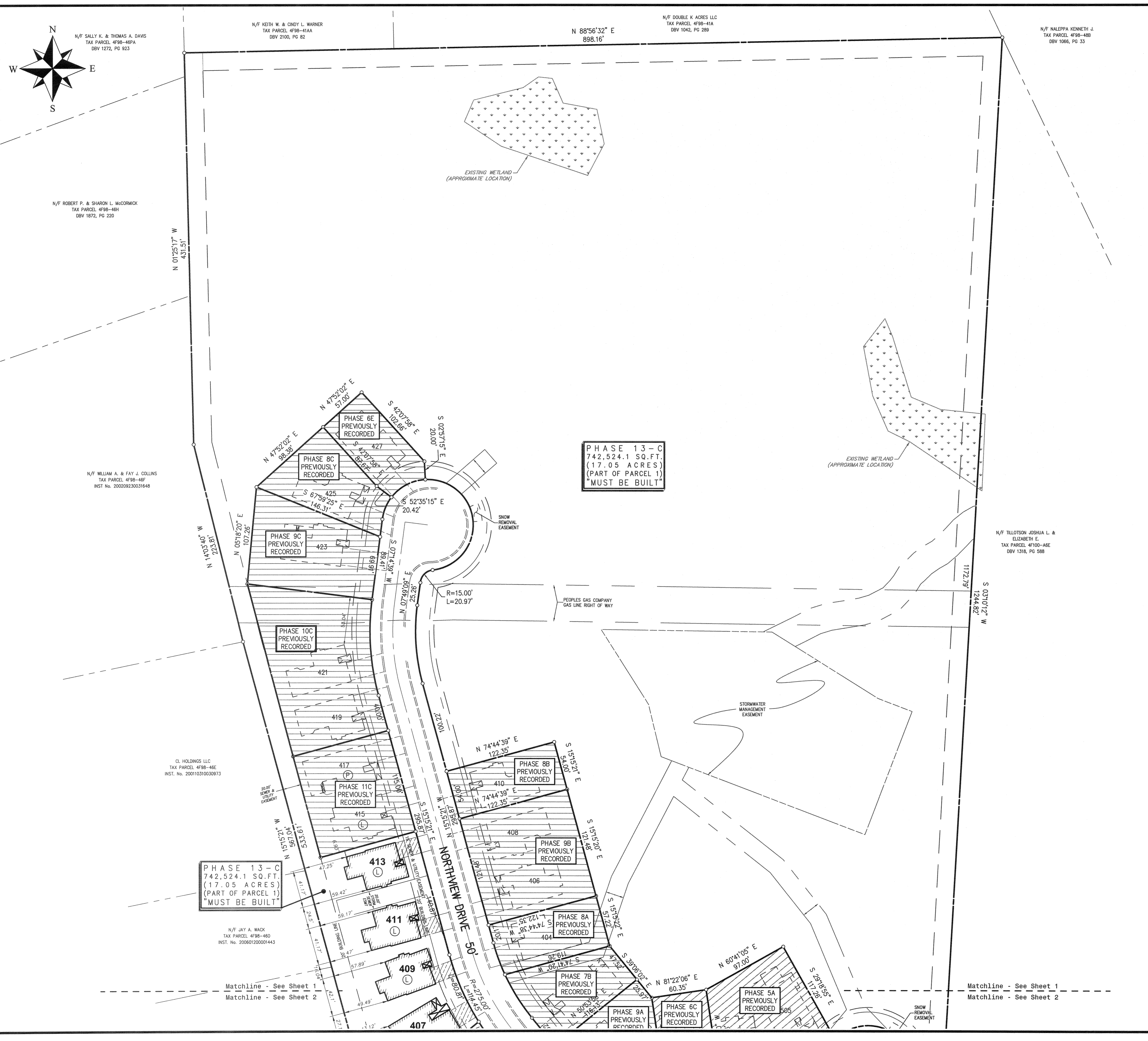
NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C - AREAS OF MINIMAL FLOODING.
 IRON PINS TO BE SET AT LOT CORNERS.
 PROPERTY OWNER: BRIDGET L. VISSARI
 250 VOGEL ROAD
 BUTLER, PA 16002
 ZONED: R-1
 MIN. LOT SIZE: 9000 S.F.
 MIN. LOT WIDTH: 85'
 BUILDING SETBACK REQUIREMENTS:
 40' FRONT YARD
 10' SIDE YARD
 25' REAR YARD
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A NEW BUILDING LOT FROM THE REMNANT PARCEL.
 REF: FINAL PLAN OF SUBDIVISION FOR RALPH H. & SOPHIE MEIER BY LAND SURVEYORS, INC., 01/17/07, #06-018, P.B. 298 PG. 33.
 UNDERGROUND UTILITIES AREA SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
395	20

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION	
FOR: BRIDGET L. VISSARI	
SITUATE: BUTLER TWP., BUTLER CO., PA	
Date 04/26/2021 Scale 1" = 100'	Dwn By BEC Ckd By CAH
Parcel No. 051-61-3	Instrument # 202007130013667
Address OLD PLANK ROAD	Service No. 21-029



- UNIT TYPES**
- (A) ABBEY
 - (C) CANTERBURY
 - (L) CAPRI-II
 - (Z) PALLAZZO
 - (P) PORTICO
 - (R) PROMENADE
 - (S) SALERNO
 - (T) TORINO
 - (V) VERONA

NOTES:

PREPARED FOR: SCENIC RIDGE PARTNERS, LP
 P.O. BOX 449
 MARS, PA 16046

- ALL PORCHES AND PATIOS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
- ALL UNIT SIDEWALKS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
- ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
- UNITS MAY BE BUILT IN REVERSE.
- SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.
- SEE SHEET 2 OF 5 FOR AREA TABULATIONS

PLAN REFERENCE : SCENIC RIDGE PLAN OF LOTS RECORDED IN PLAN BOOK 356, PAGES 12-16

- SCENIC RIDGE CONDOMINIUM PLAN NO. 1 RECORDED IN PLAN BOOK 360, PAGE 34
- SCENIC RIDGE CONDOMINIUM PLAN NO. 2 RECORDED IN PLAN BOOK 362, PAGE 21
- SCENIC RIDGE CONDOMINIUM PLAN NO. 3 RECORDED IN PLAN BOOK 365, PAGE 35
- SCENIC RIDGE CONDOMINIUM PLAN NO. 4 RECORDED IN PLAN BOOK 366, PAGE 37
- SCENIC RIDGE CONDOMINIUM PLAN NO. 5 RECORDED IN PLAN BOOK 370, PAGE 24
- SCENIC RIDGE CONDOMINIUM PLAN NO. 6 RECORDED IN PLAN BOOK 372, PAGE 26
- SCENIC RIDGE CONDOMINIUM PLAN NO. 7 RECORDED IN PLAN BOOK 375, PAGE 31
- SCENIC RIDGE CONDOMINIUM PLAN NO. 8 RECORDED IN PLAN BOOK 377, PAGE 17
- SCENIC RIDGE CONDOMINIUM PLAN NO. 9 RECORDED IN PLAN BOOK 380, PAGE 37
- SCENIC RIDGE CONDOMINIUM PLAN NO. 10 RECORDED IN PLAN BOOK 384 PAGE 17
- SCENIC RIDGE CONDOMINIUM PLAN NO. 11 RECORDED IN PLAN BOOK 387 PAGE 20
- SCENIC RIDGE CONDOMINIUM PLAN NO. 12 RECORDED IN PLAN BOOK 391 PAGE 13

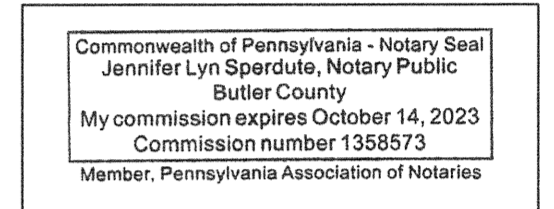
I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF SCENIC RIDGE, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 5 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C)).

6/30/21
 BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24487-E DATE

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

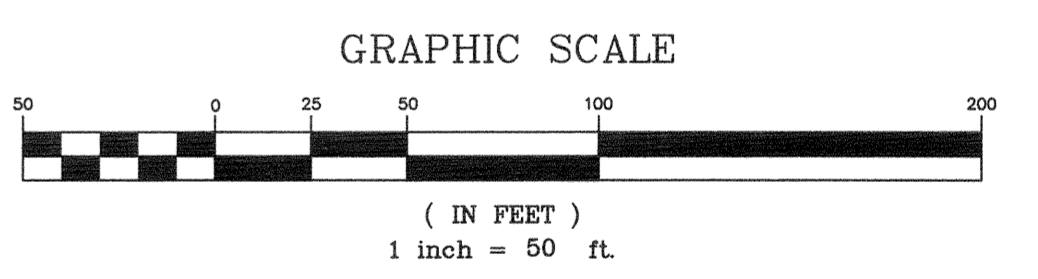
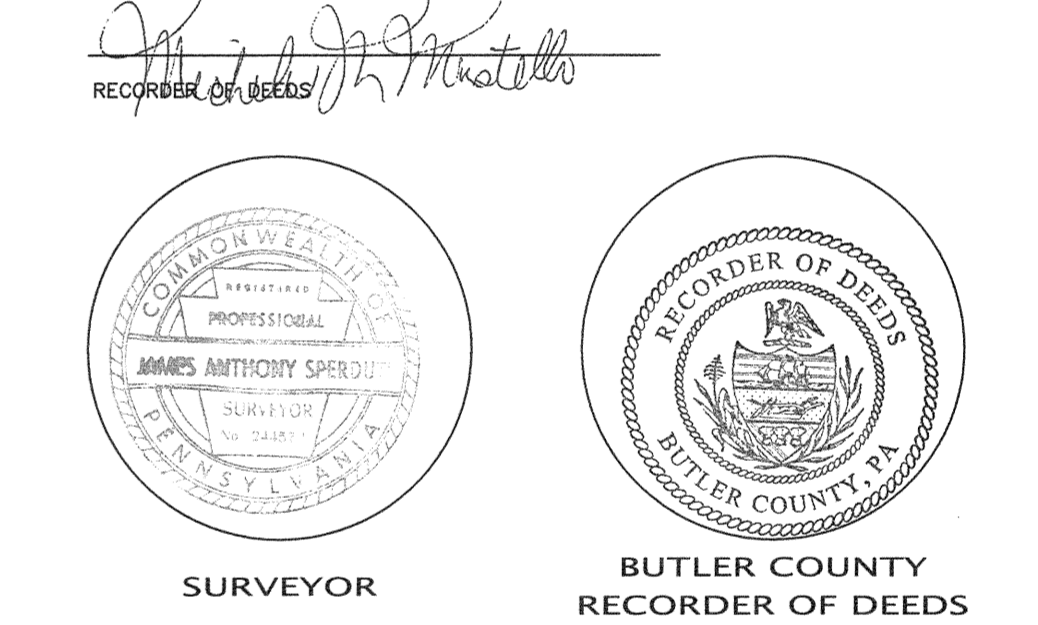
ON THE 30 DAY OF June 2021, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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



COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 395 PAGES 21-25 GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF July 2021



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

PLAN BOOK	PAGE
395	21

SCENIC RIDGE CONDOMINIUM PLAN NO. 13

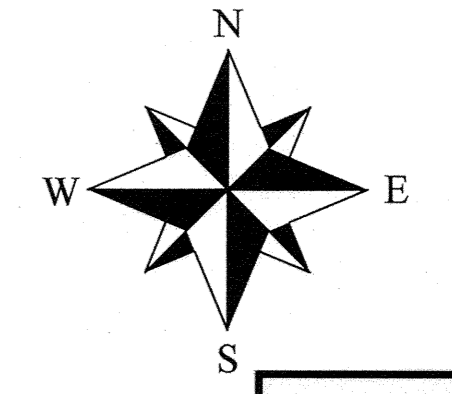
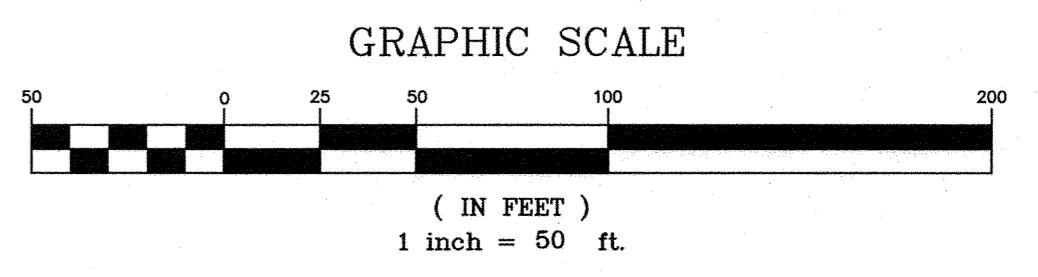
PREPARED FOR SCENIC RIDGE PARTNERS, LP.
 P.O. BOX 449 MARS, PA 16046
 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWING NUMBER: 1010-2123090
 DRAWING SCALE: 1"=50'
 DATE: June 21, 2021
 DRAWN BY: JSS
 REVISIONS:





LOT AREA TABULATION	PARCEL 1		PARCEL 2-A		PARCEL 2-B		LOT 3A		LOT 3B	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	944,836	21.69	338,935	7.78	671,106	15.41	246,372	5.66	391,683	8.99
CONDO PLAN NO. 1	0	0	64,073.38	1.47	119,049	2.73	0	0	0	0
CONDO PLAN NO. 2	0	0	19,805.00	0.45	0	0	0	0	0	0
CONDO PLAN NO. 3	0	0	75,101.43	1.72	84,534.68	1.94	0	0	0	0
CONDO PLAN NO. 4 (PHASE 4-A)	0	0	13,336.00	0.31	0	0	0	0	0	0
CONDO PLAN NO. 4 (PHASE 4-B)	0	0	5,995.00	0.14	0	0	0	0	0	0
CONDO PLAN NO. 4 (PHASE 4-C)	0	0	0	0	50,874.00	1.17	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-A)	15,751	0.36	0	0	0	0	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-B)	7,622	0.17	0	0	0	0	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-C)	0	0	23,598	0.54	0	0	0	0	0	0
CONDO PLAN NO. 5 (PHASE 5-D)	0	0	28,475	0.65	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-A)	0	0	108,551	2.50	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-B)	0	0	0	0	93,477	2.15	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-C)	7,276	0.17	0	0	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-D)	6,082	0.14	0	0	0	0	0	0	0	0
CONDO PLAN NO. 6 (PHASE 6-E)	6,219	0.14	0	0	0	0	0	0	0	0
SPRINGFIELD DR. R/W THROUGH PARCEL 2-B	0	0	0	0	14,052	0.32	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-A)	12,902	0.30	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-B)	8,352	0.19	0	0	0	0	0	0	0	0
CONDO PLAN NO. 7 (PHASE 7-C)	0	0	0	0	0	0	246,372	5.66	0	0
CONDO PLAN NO. 8 (PHASE 8-A)	6,970	0.16	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-B)	6,607	0.15	0	0	0	0	0	0	0	0
CONDO PLAN NO. 8 (PHASE 8-C)	8,324	0.19	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-A)	11,757.6	0.27	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-B)	14,863	0.34	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-C)	12,334.3	0.28	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-D)	25,932	0.59	0	0	0	0	0	0	0	0
CONDO PLAN NO. 9 (PHASE 9-E)	0	0	0	0	0	0	0	0	30,024.9	0.69
CONDO PLAN NO. 10 (PHASE 10-A)	0	0	0	0	0	0	0	0	57,796	1.33
CONDO PLAN NO. 10 (PHASE 10-B)	0	0	0	0	0	0	0	0	50,874	1.17
CONDO PLAN NO. 10 (PHASE 10-C)	19,513	0.45	0	0	0	0	0	0	0	0
CONDO PLAN NO. 11 (PHASE 11-A)	0	0	0	0	0	0	0	0	30,819	0.71
CONDO PLAN NO. 11 (PHASE 11-B)	0	0	0	0	0	0	0	0	24,841	0.57
CONDO PLAN NO. 11 (PHASE 11-C)	12,420	0.29	0	0	0	0	0	0	0	0
CONDO PLAN NO. 12 (PHASE 12-A)	0	0	0	0	0	0	0	0	67,731	1.55
CONDO PLAN NO. 12 (PHASE 12-B)	0	0	0	0	0	0	0	0	41,431	0.95
CONDO PLAN NO. 12 (PHASE 12-C)	19,387	0.45	0	0	0	0	0	0	0	0
CONDO PLAN NO. 13 (PHASE 13-A)	0	0	0	0	309,119	7.10	0	0	88,166.1	2.02
CONDO PLAN NO. 13 (PHASE 13-B)	0	0	0	0	0	0	0	0	0	0
CONDO PLAN NO. 13 (PHASE 13-C)	742,524.1	17.05	0	0	0	0	0	0	0	0
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

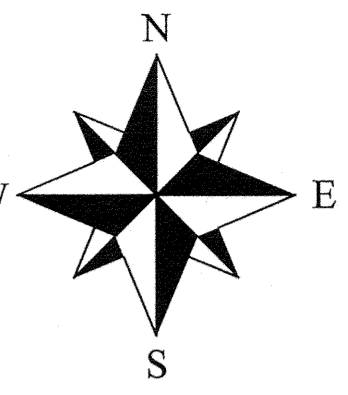


PLAN BOOK PAGE
395 22

DRAWING NUMBER: 1010-2123090
 DRAWING SCALE: 1"=50'
 DATE: June 21, 2021
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**SCENIC RIDGE
 CONDOMINIUM
 PLAN NO. 13**
 PREPARED FOR SCENIC RIDGE PARTNERS, LP.
 P.O. BOX 449 MARS, PA 16046
 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA





Matchline - See Sheet 2
Matchline - See Sheet 3

N/F DOSCH JUSTIN S. & AUTUMN M.
TAX PARCEL 4F100-A6D
INST. No. 20050228004751

Matchline - See Sheet 2
Matchline - See Sheet 3

N/F KEITH & CAROLE KALMBACH
TAX PARCEL 4F100-AB8
DBV 2308, PG 601
LOT 1
HUCH - ECKSTEIN PLAN
PBV 163, PG 20

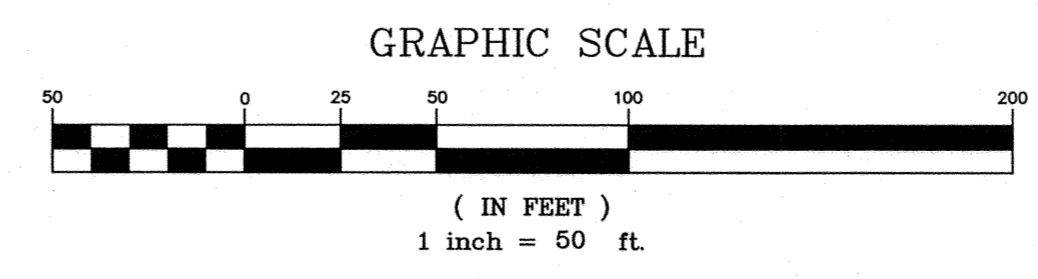
N/F JOHN & LINDA WATNER
TAX PARCEL 4F100-AB
DBV 2699, PG 760
LOT 29
LAURA P. HUCH PLAN
PBV 173, PG 35

PHASE 13-B
309,119 SQ. FT.
(7.10 ACRES)
(PART OF PARCEL 2-B)
"MUST BE BUILT"

PHASE 13-B
309,119 SQ. FT.
(7.10 ACRES)
(PART OF PARCEL 2-B)
"MUST BE BUILT"

RIGHT OF WAY AREA
THROUGH FORMER
PARCEL 2-B =
14,052 SF or 0.323 AC

PLAN BOOK	PAGE
395	23

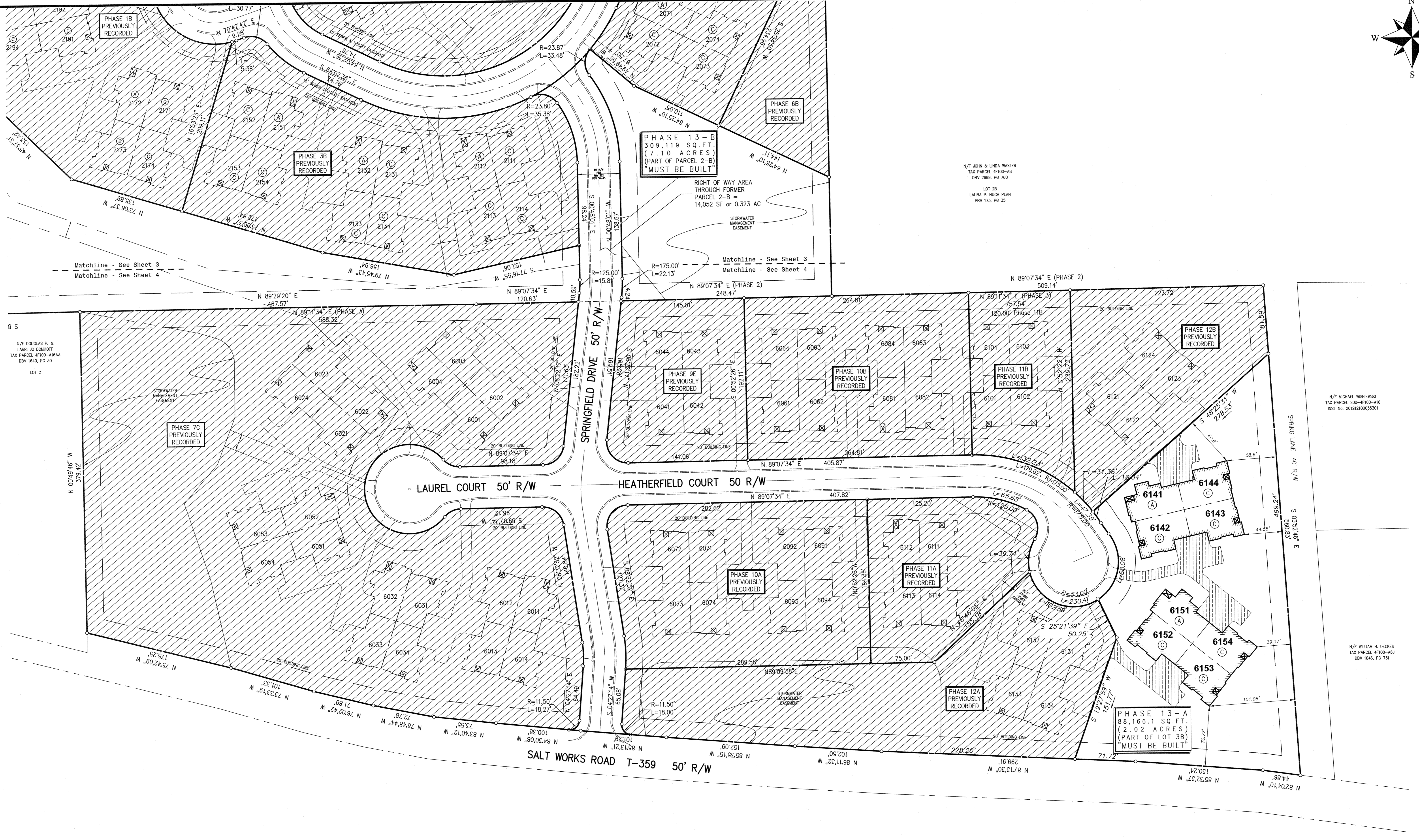
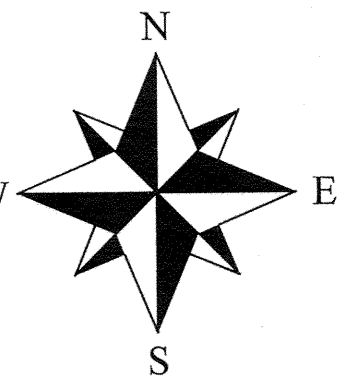


DRAWING NUMBER:	1010-2123090
DRAWING SCALE:	1"=50'
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**SCENIC RIDGE
CONDOMINIUM
PLAN NO. 13**
PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046
LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



SHEET 3 OF 5

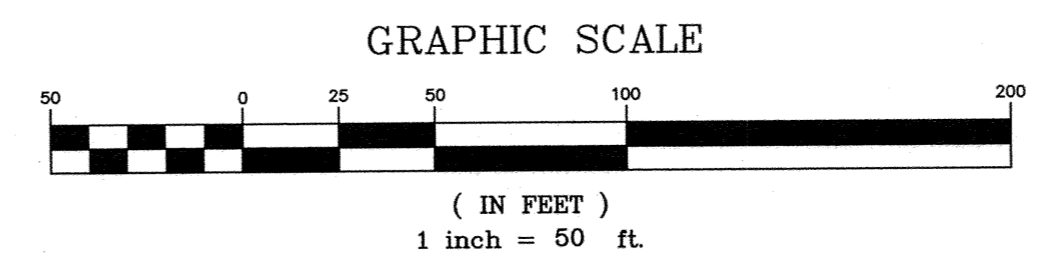


N/F JOHN & LINDA WAXTER
TAX PARCEL 4F100-48
DBV 2699, PG 760
LOT 2B
LAURA P. HUCH PLAN
PBV 173, PG 35

N/F MICHAEL WSNIENSKI
TAX PARCEL 200-4F100-A16
INST No. 201212100053301

N/F WILLIAM B. DECKER
TAX PARCEL 4F100-A6J
DBV 1046, PG 731

PLAN BOOK	PAGE
395	24



DRAWING NUMBER: 1010-2123090
 DRAWING SCALE: 1"=50'
 DATE: June 21, 2021
 DRAWN BY: JSS
 REVISIONS:

SHEET 4 OF 5

**SCENIC RIDGE
 CONDOMINIUM
 PLAN NO. 13**

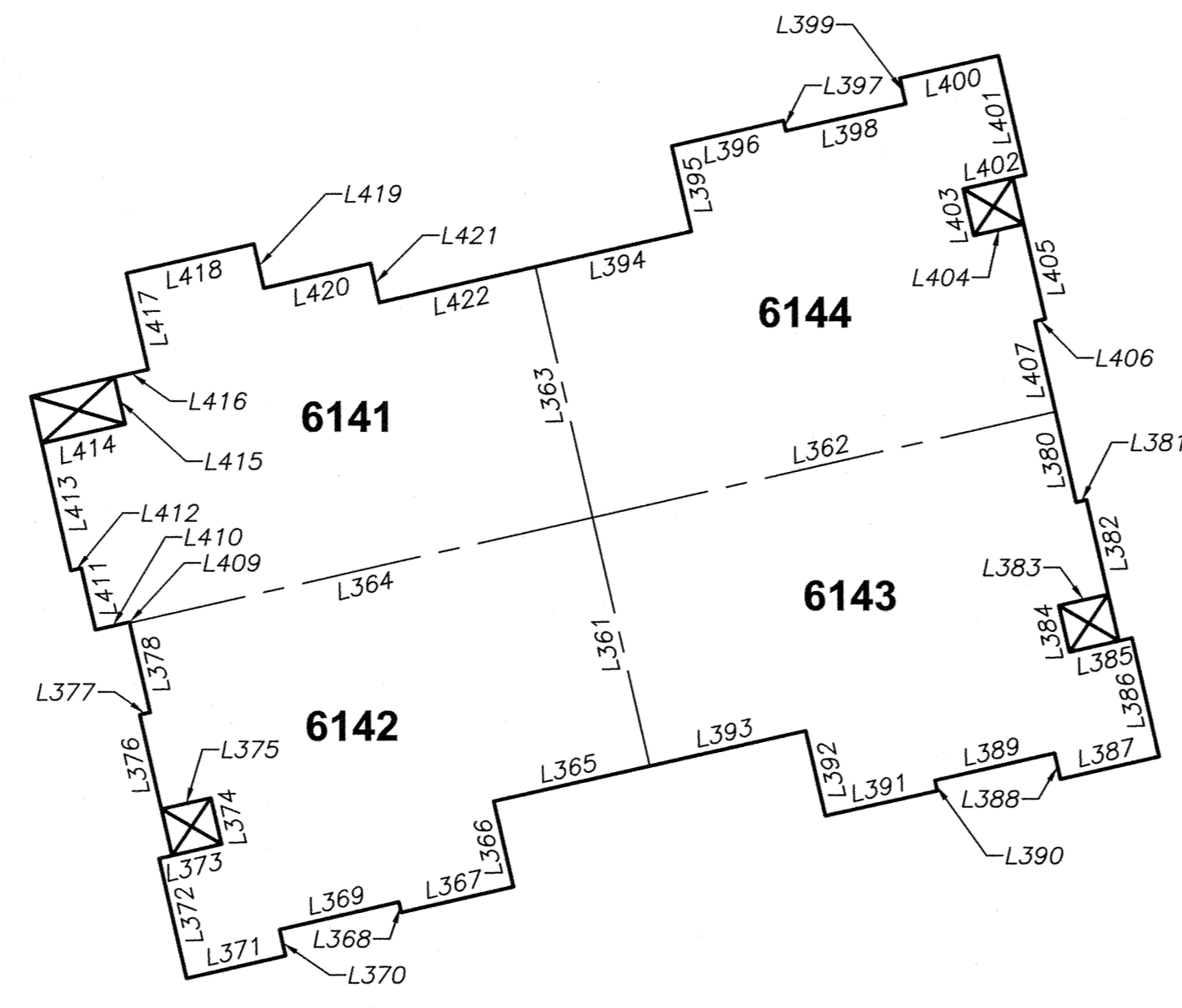
PREPARED FOR SCENIC RIDGE PARTNERS, LP.
 P.O. BOX 449 MARS, PA 16046
 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



Line #	Length	Direction
L363	32.06	N12°50'49"W
L365	20.00	N77°09'11"E
L366	11.00	N12°50'49"W
L367	14.33	N77°09'11"E
L368	1.33	S12°50'49"E
L369	15.33	N77°09'11"E
L370	3.33	N12°50'49"W
L371	12.67	N77°09'11"E
L372	15.33	S12°50'49"E
L373	8.00	S77°09'11"W
L374	6.00	S12°50'49"E
L375	6.33	N77°09'11"E
L376	12.17	S12°50'49"E
L377	1.33	S77°09'11"W
L378	11.56	S12°50'49"E
L380	11.56	N12°50'49"W
L381	1.33	S77°09'11"W
L382	12.17	N12°50'49"W
L383	6.33	N77°09'11"E
L384	6.00	N12°50'49"W

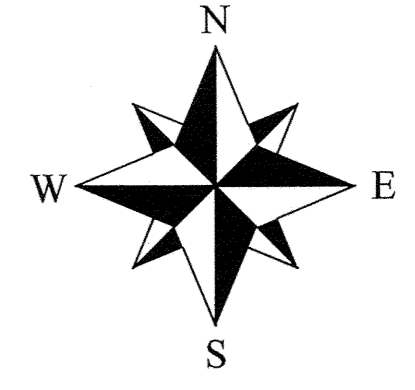
Line #	Length	Direction
L385	8.00	S77°09'11"W
L386	15.33	N12°50'49"W
L387	12.67	N77°09'11"E
L388	3.33	S12°50'49"E
L389	15.33	N77°09'11"E
L390	1.33	N12°50'49"W
L391	14.33	N77°09'11"E
L392	11.00	S12°50'49"E
L393	19.97	N77°09'11"E
L394	20.00	S77°09'11"W
L395	11.00	S12°50'49"E
L396	14.33	S77°09'11"W
L397	1.33	N12°50'49"W
L398	15.33	S77°09'11"W
L399	3.33	S12°50'49"E
L400	12.67	S77°09'11"W
L401	15.33	N12°50'49"W
L402	8.00	N77°09'11"E
L403	6.00	N12°50'49"W
L404	6.33	S77°09'11"W

Line #	Length	Direction
L405	12.17	N12°50'49"W
L406	1.33	N77°09'11"E
L407	11.56	N12°50'49"W
L409	0.10	S12°50'49"E
L410	4.33	N77°09'11"E
L411	7.96	S12°50'49"E
L412	1.33	N77°09'11"E
L413	16.33	S12°50'49"E
L414	10.67	S77°09'11"W
L415	6.00	S12°50'49"E
L416	4.33	S77°09'11"W
L417	12.33	S12°50'49"E
L418	16.33	S77°09'11"W
L419	5.67	N12°50'49"W
L420	13.67	S77°09'11"W
L421	5.00	N12°50'49"W
L422	20.00	S77°09'11"W
L361	32.06	N12°50'49"W
L362	59.33	N77°09'11"E
L364	59.33	S77°09'11"W



Line #	Length	Direction
L423	54.33	N58°56'28"E
L424	27.33	N31°03'32"W
L425	3.00	N58°56'27"E
L426	14.67	N31°03'32"W
L427	69.00	S58°56'28"W
L428	22.83	S31°03'32"E
L429	21.92	N58°56'28"E
L430	7.17	S31°03'31"E
L431	10.25	S58°56'29"W
L432	12.00	S31°03'32"E

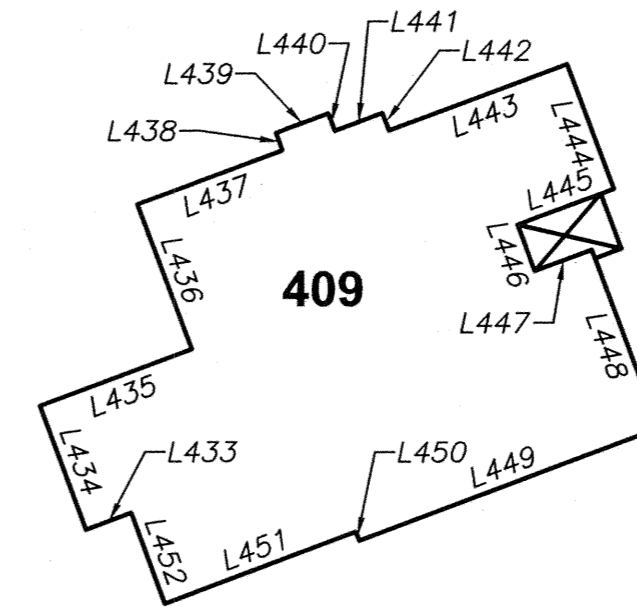
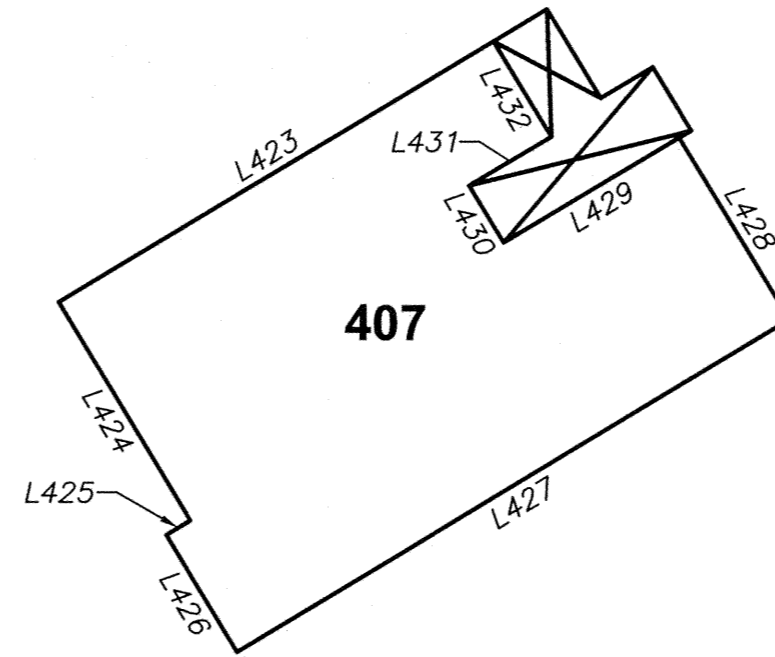
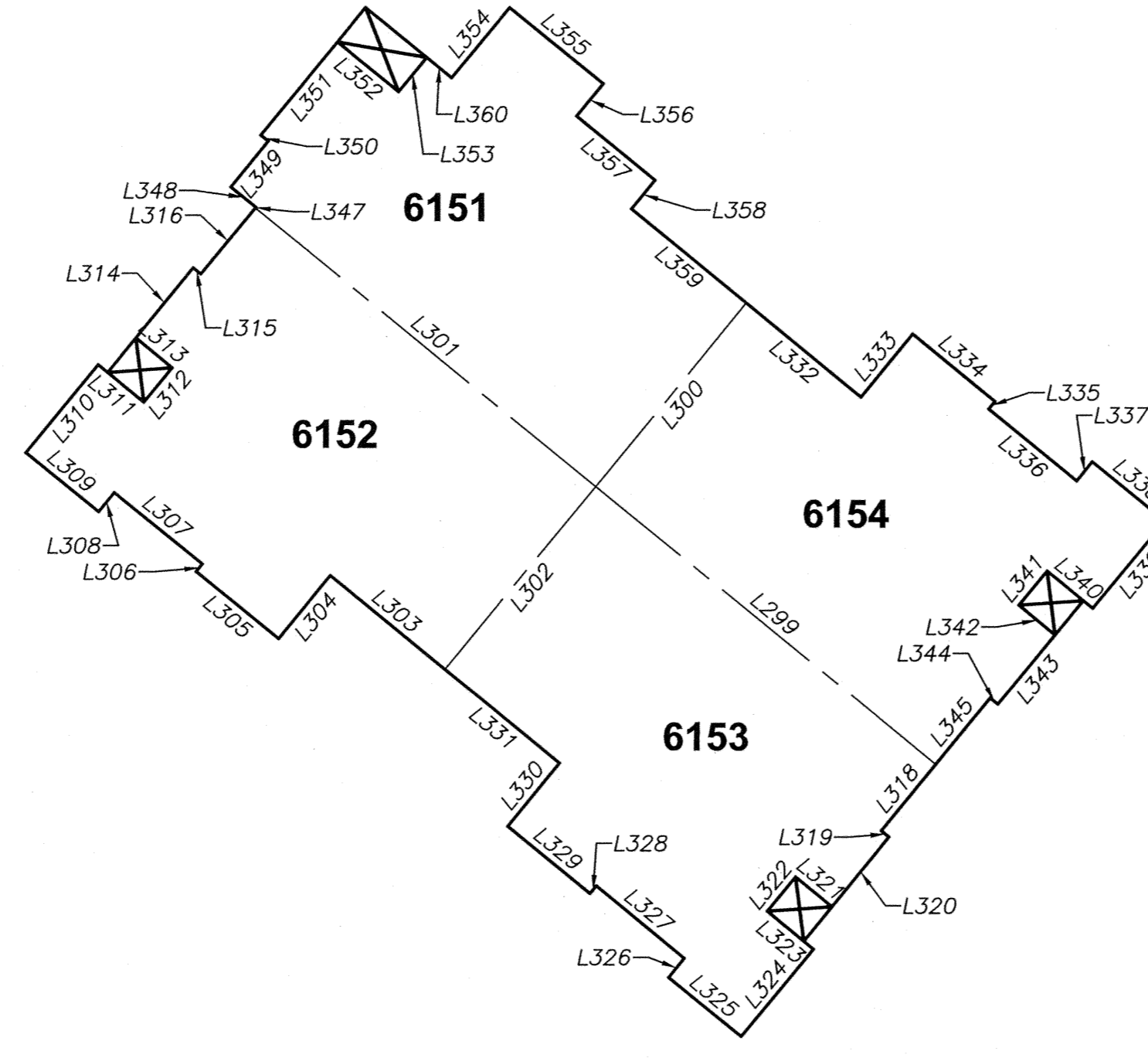
Line #	Length	Direction
L433	5.17	N69°33'57"E
L434	14.15	S20°26'03"E
L435	17.33	S69°29'49"W
L436	16.67	S20°26'03"E
L437	16.58	S69°33'57"W
L438	2.00	S20°26'03"E
L439	6.00	S69°33'57"W
L440	2.00	N20°26'03"W
L441	5.42	S69°33'57"W
L442	2.00	N20°26'03"W
L443	20.33	S69°33'57"W
L444	14.34	N20°26'03"W
L445	11.00	N69°33'57"E
L446	5.33	N20°26'03"W
L447	6.50	S69°33'57"W
L448	20.50	N20°26'03"W
L449	34.17	N69°33'57"E
L450	1.00	S20°26'03"E
L451	21.83	N69°33'57"E
L452	10.33	S20°26'03"E



Line #	Length	Direction
L299	59.33	S50°39'49"E
L302	32.06	S39°20'11"W
L347	0.10	S39°20'11"W
L348	4.33	S50°39'49"E
L349	7.96	S39°20'11"W
L350	1.33	S50°39'49"E
L351	16.33	S39°20'11"W
L352	10.67	N50°39'49"W
L353	6.00	S39°20'11"W
L354	12.33	S39°20'11"W
L355	16.33	N50°39'49"W
L356	5.67	N39°20'11"E
L357	13.67	N50°39'49"W
L358	5.00	N39°20'11"E
L359	20.00	N50°39'49"W
L360	4.33	N50°39'49"W
L318	11.56	N39°20'11"E
L319	1.33	N50°39'49"W
L320	12.17	N39°20'11"E
L321	6.33	S50°39'49"E

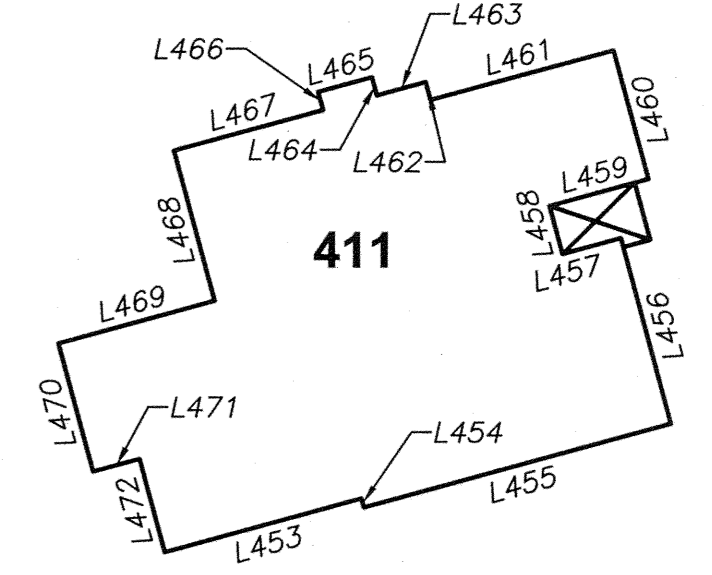
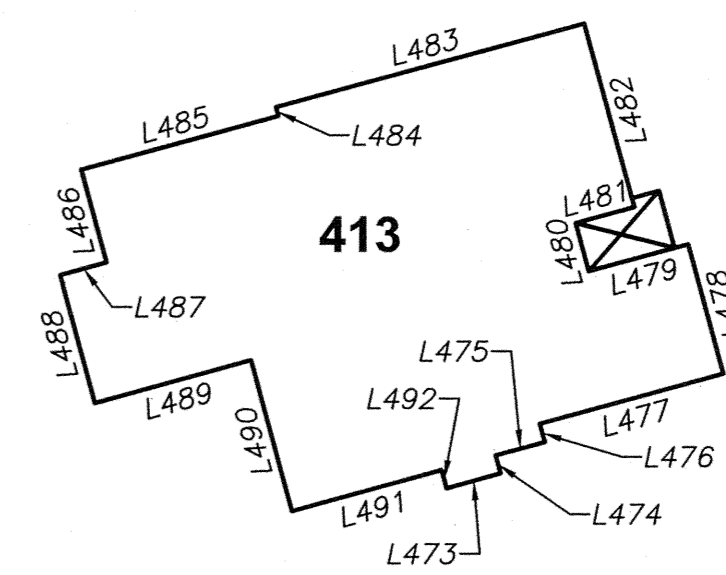
Line #	Length	Direction
L322	6.00	N39°20'11"E
L323	8.00	N50°39'49"W
L324	15.33	N39°20'11"E
L325	12.67	S50°39'49"E
L326	3.33	S39°20'11"W
L327	15.33	S50°39'49"E
L328	1.33	N39°20'11"E
L329	14.33	S50°39'49"E
L330	11.00	S39°20'11"W
L331	20.00	S50°39'49"E
L330	20.00	S50°39'49"E
L304	11.00	N39°20'11"E
L305	14.33	S50°39'49"E
L306	1.33	S39°20'11"W
L307	15.33	S50°39'49"E
L308	3.33	N39°20'11"E
L309	12.67	S50°39'49"E
L310	15.33	S39°20'11"W
L311	8.00	N50°39'49"W
L312	6.00	S39°20'11"W

Line #	Length	Direction
L313	6.33	S50°39'49"E
L314	12.17	S39°20'11"W
L315	1.33	N50°39'49"W
L316	11.56	S39°20'11"W
L316	20.00	N50°39'49"W
L333	11.00	S39°20'11"W
L334	14.33	N50°39'49"W
L335	1.33	N39°20'11"E
L336	15.33	N50°39'49"W
L337	3.33	S39°20'11"W
L338	12.67	N50°39'49"W
L339	15.33	N39°20'11"E
L340	8.00	S50°39'49"E
L341	6.00	N39°20'11"E
L342	6.33	N50°39'49"W
L343	12.17	N39°20'11"E
L344	1.33	S50°39'49"E
L345	11.56	N39°20'11"E
L301	59.33	S50°39'49"E
L300	32.06	S39°20'11"W

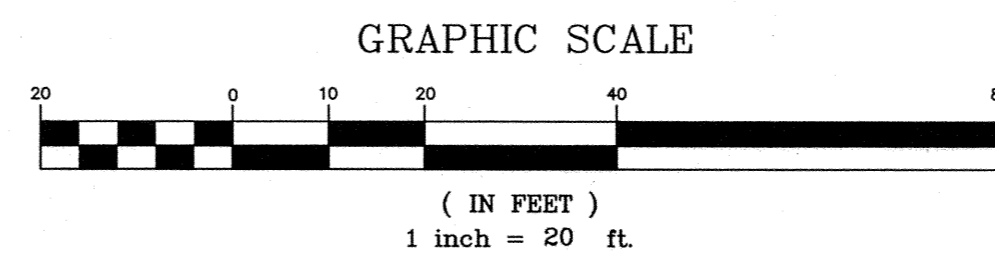


Line #	Length	Direction
L473	6.00	S74°44'39"W
L474	2.00	S15°15'21"E
L475	5.42	S74°44'39"W
L476	2.00	S15°15'21"E
L477	20.33	S74°44'39"W
L478	14.34	S15°15'21"E
L479	11.00	N74°44'39"E
L480	5.33	S15°15'21"E
L481	6.50	S74°44'39"W
L482	20.50	S15°15'21"E
L483	34.17	N74°44'39"E
L484	1.00	N15°15'21"W
L485	21.83	N74°44'39"E
L486	10.33	N15°15'21"W
L487	5.17	N74°44'39"E
L488	14.17	N15°15'21"W
L489	17.33	S74°44'39"W
L490	16.67	N15°15'21"W
L491	16.58	S74°44'39"W
L492	2.00	N15°15'21"W

Line #	Length	Direction
L453	21.83	S74°44'39"W
L454	1.00	N15°15'21"W
L455	34.17	S74°44'39"W
L456	20.50	S15°15'21"E
L457	6.50	N74°44'39"E
L458	5.33	S15°15'21"E
L459	11.00	S74°44'39"W
L460	14.34	S15°15'21"E
L461	20.33	N74°44'39"E
L462	2.00	S15°15'21"E
L463	5.42	N74°44'39"E
L464	2.00	S15°15'21"E
L465	6.00	N74°44'39"E
L466	2.00	N15°15'21"W
L467	16.58	N74°44'39"E
L468	16.67	N15°15'21"W
L469	17.33	N74°44'39"E
L470	14.17	N15°15'21"W
L471	5.17	S74°44'39"W
L472	10.33	N15°15'21"W



PLAN BOOK	PAGE
395	25

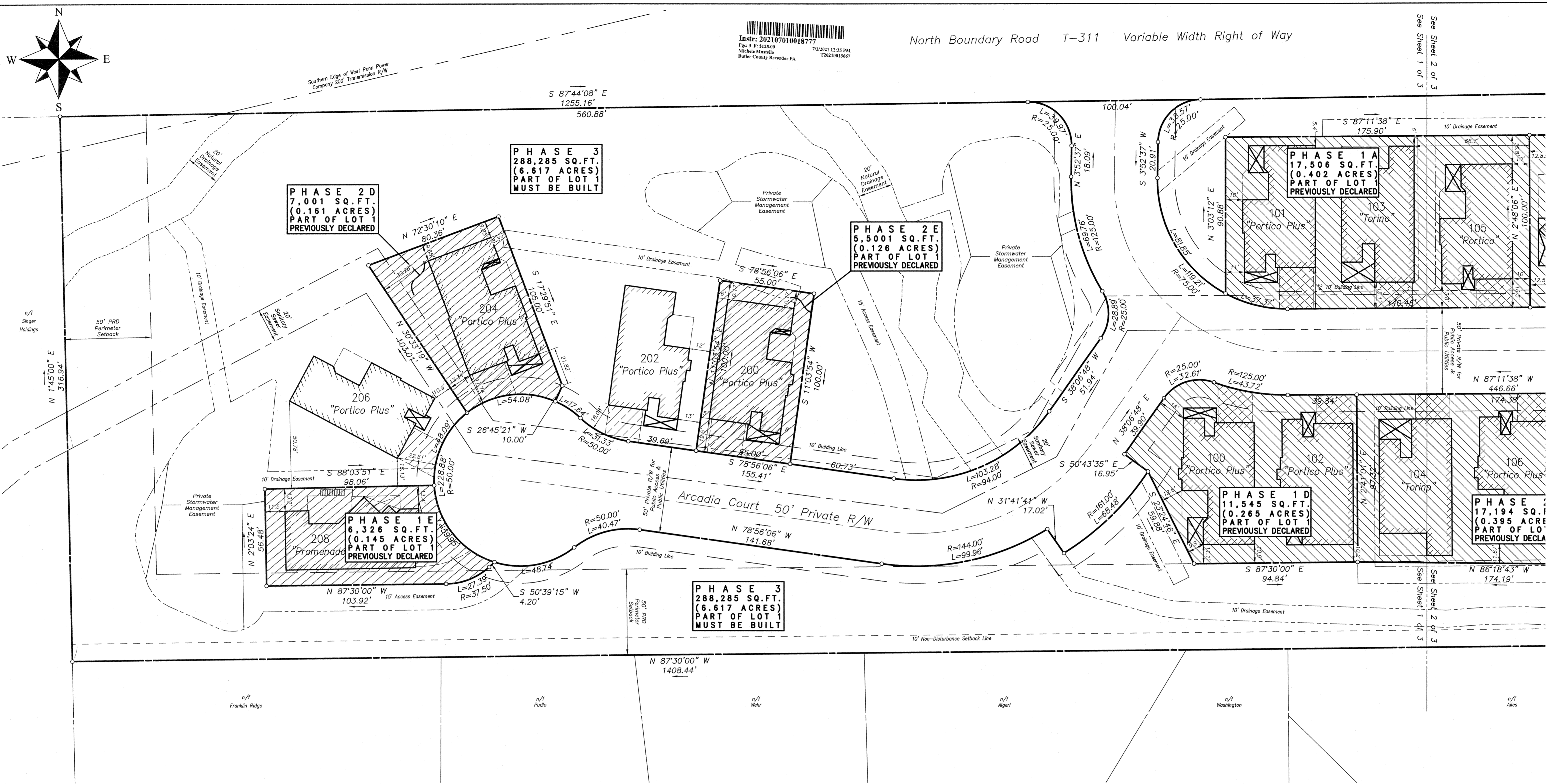


DRAWING NUMBER: 1010-2123090
DRAWING SCALE: 1" = 20'
DATE: June 21, 2021
DRAWN BY: JSS
REVISIONS:

SCENIC RIDGE CONDOMINIUM PLAN NO. 13

PREPARED FOR SCENIC RIDGE PARTNERS, LP.
P.O. BOX 449 MARS, PA 16046





Instr: 202107010018777
 Date: 6/30/21 12:38 PM
 Michele Mustello
 Butler County Recorder PA

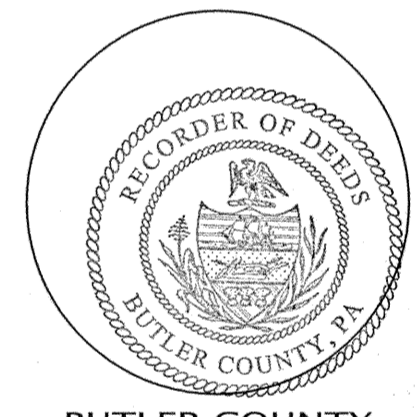
North Boundary Road T-311 Variable Width Right of Way

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE COURTYARDS AT WILLOW GROVE, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 3 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.A.C.S.A. SECTION 3210(B) AND (C)).
 BY JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE 6/30/21

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 ON THE 30 DAY OF June 2021, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.
 IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
 Jennifer Lynn Spardute
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: October 14, 2023

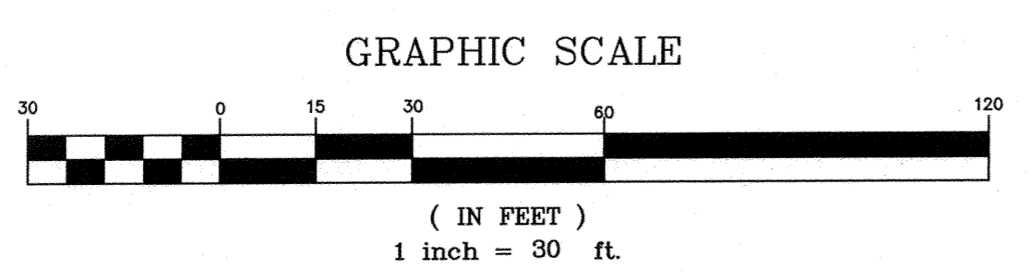
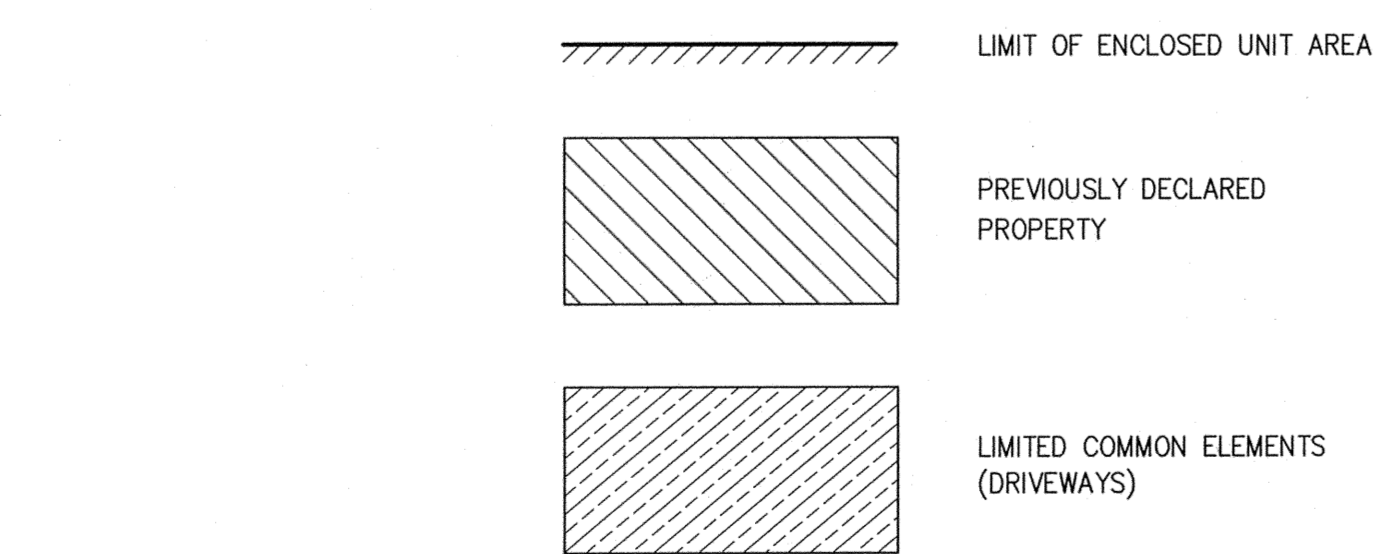
Commonwealth of Pennsylvania - Notary Seal
 Jennifer Lynn Spardute, Notary Public
 Butler County
 My commission expires October 14, 2023
 Commission number 1358573
 Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 395 PAGES 26-28 GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF July 2021
 Michele M. Mustello
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2025



SURVEYOR BUTLER COUNTY RECORDER OF DEEDS

LOT 101 AREA TABULATION	LOT 1	
	SQ.FT.	ACRES
ORIGINAL TRACT:	417,362	9.581
CONDO PLAN NO. 1 PHASE 1A	17,506	0.402
CONDO PLAN NO. 1 PHASE 1B	5,995	0.138
CONDO PLAN NO. 1 PHASE 1C	35,525	0.816
CONDO PLAN NO. 1 PHASE 1D	11,545	0.265
CONDO PLAN NO. 1 PHASE 1E	6,326	0.145
CONDO PLAN NO. 2 PHASE 2A	11,433	0.262
CONDO PLAN NO. 2 PHASE 2B	11,052	0.254
CONDO PLAN NO. 2 PHASE 2C	17,194	0.395
CONDO PLAN NO. 2 PHASE 2D	7,001	0.161
CONDO PLAN NO. 2 PHASE 2E	5,500	0.126
CONDO PLAN NO. 3	288,285	6.617
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.000	0.000



- NOTES:
- Prepared for: Courtyards at Willow Grove, LP, P.O. Box 449, Mars, PA 16046
 - All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
 - All unit driveways are considered limited common elements and must be built.
 - See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
 - Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.
 - Plan Reference: Courtyards at Willow Grove, PRD Plan Book 383, Page 1

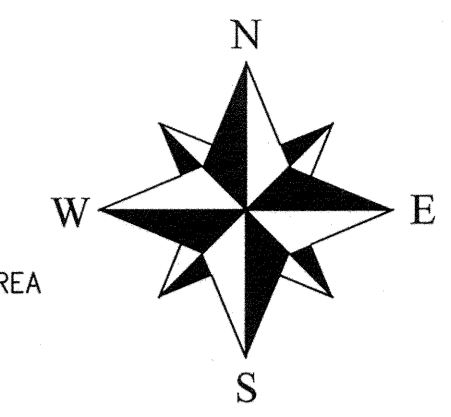
Owner/Developer
 Courtyards at Willow Grove, LP
 P.O. Box 449
 Mars, PA 16046
 Reference:
 Courtyards at Willow Grove PRD
 Plan Book 383, Page 1

DRAWING NUMBER: 1004-2123091
 DRAWING SCALE: 1"=30'
 DATE: June 21, 2021
 DRAWN BY: JSS
 REVISIONS: 06/30/21...per review
 Sheet 1 of 3

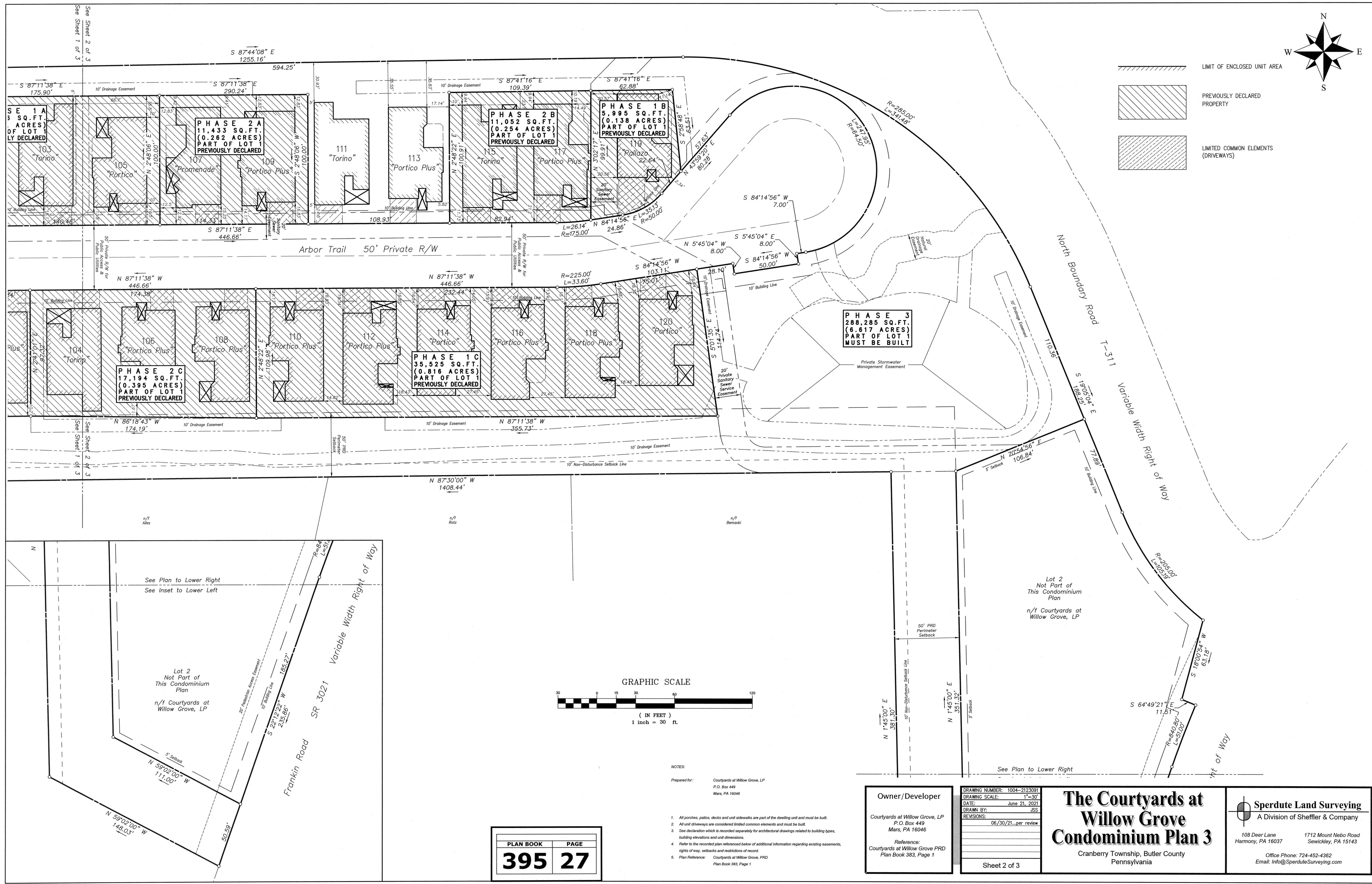
PLAN BOOK 395 PAGE 26

The Courtyards at Willow Grove Condominium Plan 3
 Cranberry Township, Butler County Pennsylvania

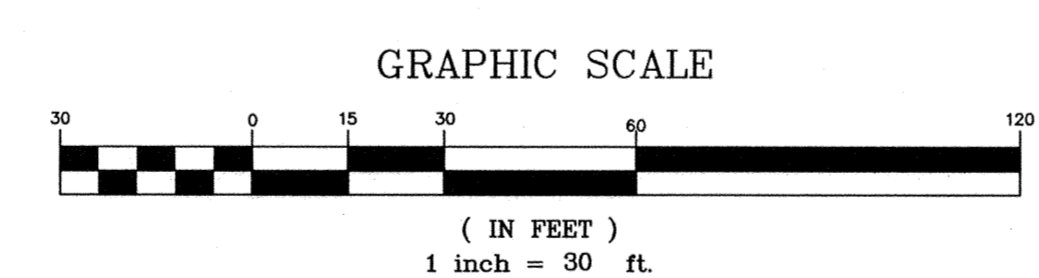
Sperdute Land Surveying
 A Division of Sheffer & Company
 108 Deer Lane Harmony, PA 16037
 1712 Mount Nebo Road Sewickley, PA 15143
 Office Phone: 724-452-4362
 Email: Info@SperduteSurveying.com



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



See Sheet 2 of 3
See Sheet 1 of 3
See Sheet 2 of 3
See Sheet 1 of 3



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

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

PLAN BOOK	PAGE
395	27

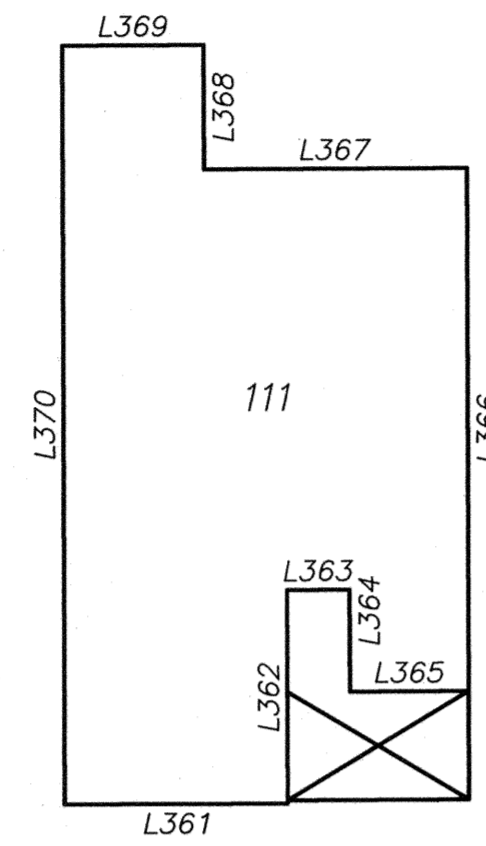
Owner/Developer
Courtyards at Willow Grove, LP
P.O. Box 449
Mars, PA 16046

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

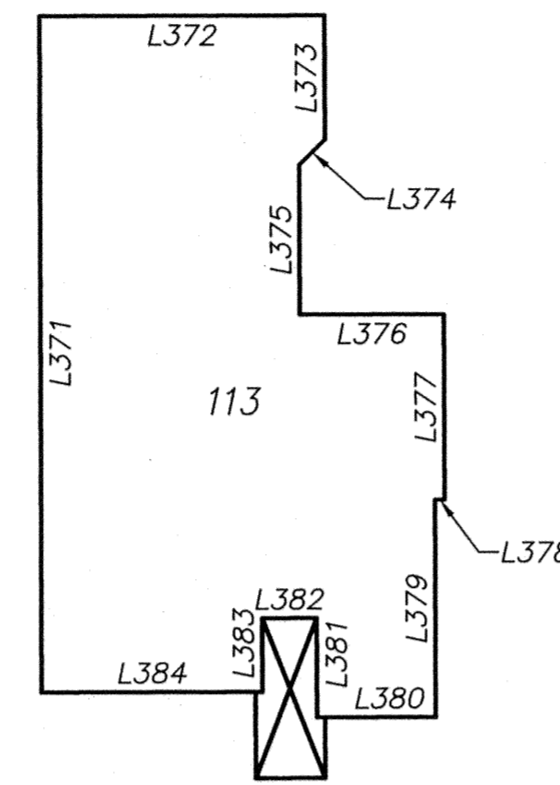
DRAWING NUMBER: 1004-2123091
DRAWING SCALE: 1"=30'
DATE: June 21, 2021
DRAWN BY: JSS
REVISIONS: 06/30/21...per review

The Courtyards at Willow Grove Condominium Plan 3
Cranberry Township, Butler County
Pennsylvania

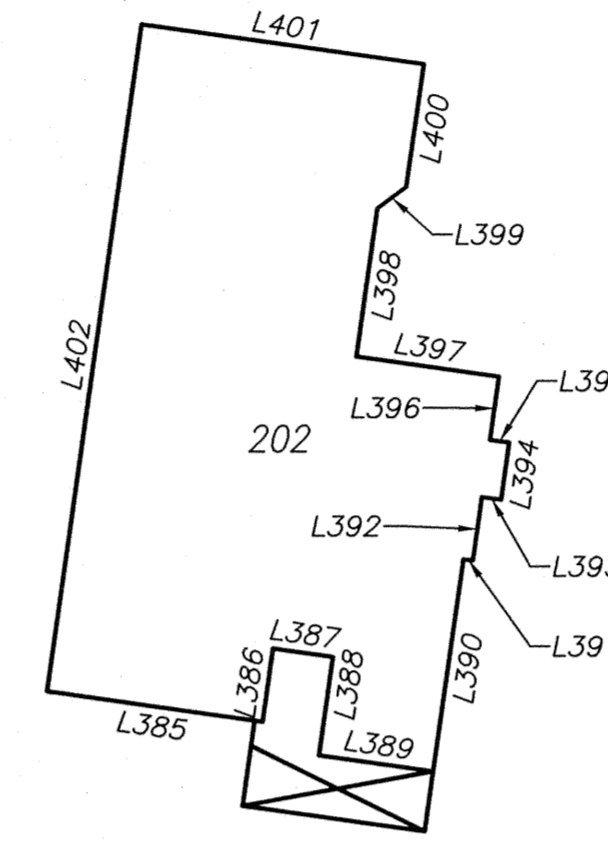
Sperdute Land Surveying
A Division of Sheffler & Company
108 Deer Lane Harmony, PA 16037
1712 Mount Nebo Road Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



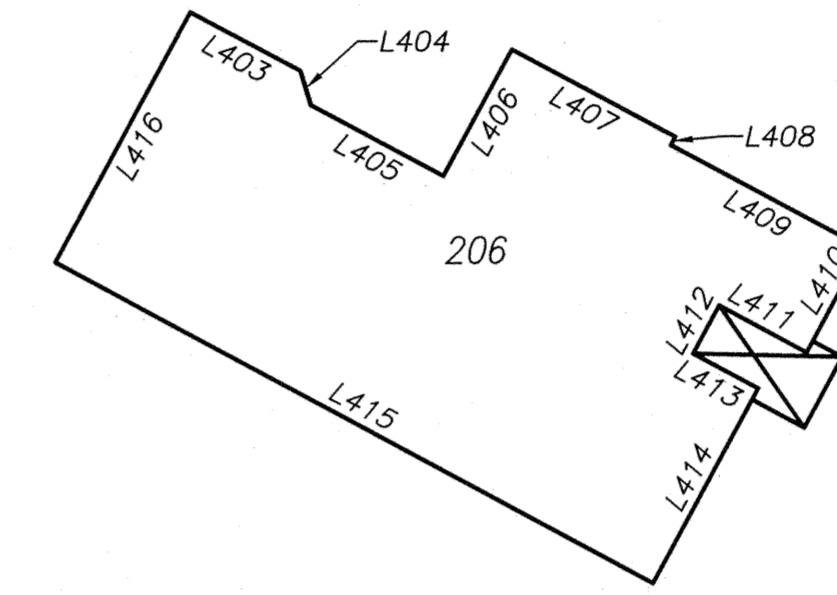
Line Table		
Line #	Length	Direction
L360	23.17'	S89° 45' 26"W
L361	22.29'	S00° 14' 50"E
L362	6.50'	S89° 45' 10"W
L363	10.63'	N00° 14' 50"W
L364	12.33'	S89° 45' 10"W
L365	54.67'	S00° 14' 50"E
L366	27.33'	N89° 45' 09"E
L367	13.00'	S00° 14' 50"E
L368	14.67'	N89° 45' 10"E
L369	78.84'	N00° 19' 25"W
L370	0.50'	N11° 54' 28"E



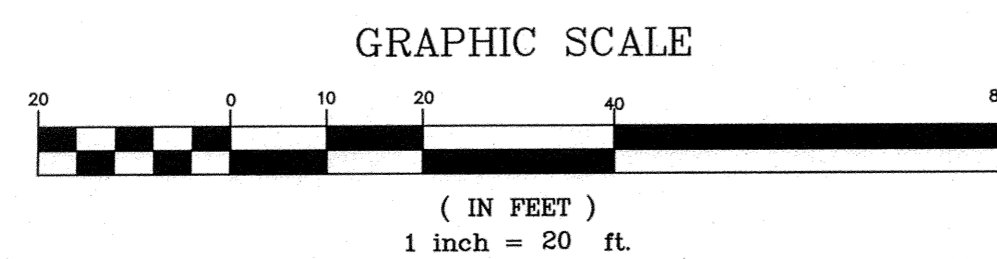
Line Table		
Line #	Length	Direction
L371	70.67'	S00° 14' 34"E
L372	29.67'	S89° 45' 26"W
L373	13.00'	N00° 14' 34"W
L374	3.77'	N44° 45' 26"E
L375	15.67'	N00° 14' 41"W
L376	15.00'	S89° 45' 25"W
L377	19.33'	N00° 14' 34"W
L378	1.00'	N89° 45' 26"E
L379	22.67'	N00° 14' 34"W
L380	12.33'	N89° 45' 26"E
L381	10.33'	S00° 14' 34"E
L382	5.67'	N89° 45' 26"E
L383	7.67'	N00° 14' 34"W
L384	23.00'	N89° 45' 26"E



Line Table		
Line #	Length	Direction
L385	22.67'	N81° 59' 35"W
L386	7.67'	S08° 00' 25"W
L387	6.33'	N81° 59' 35"W
L388	10.33'	N08° 00' 26"E
L389	12.00'	N81° 59' 35"W
L390	22.33'	S08° 00' 25"W
L391	1.00'	N81° 59' 35"W
L392	6.67'	S08° 00' 25"W
L393	2.00'	N81° 59' 36"W
L394	6.00'	S08° 00' 24"W
L395	2.00'	S81° 59' 35"E
L396	6.67'	S08° 00' 25"W
L397	15.00'	S81° 59' 36"E
L398	15.67'	S08° 00' 18"W
L399	3.77'	S53° 00' 25"W
L400	13.00'	S08° 00' 25"W
L401	29.67'	S81° 59' 35"E
L402	70.33'	N08° 00' 25"E



Line Table		
Line #	Length	Direction
L403	13.00'	N61° 45' 30"W
L404	3.77'	N16° 45' 26"W
L405	15.67'	N61° 46' 05"W
L406	15.00'	S28° 14' 30"W
L407	19.33'	N61° 45' 29"W
L408	1.00'	N28° 14' 31"E
L409	22.67'	N61° 45' 29"W
L410	12.33'	N28° 14' 31"E
L411	10.33'	S61° 45' 28"E
L412	5.67'	N28° 14' 31"E
L413	7.67'	N61° 45' 29"W
L414	23.00'	N28° 14' 31"E
L415	70.67'	S61° 45' 29"E
L416	29.67'	S28° 14' 31"W



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

DRAWING NUMBER: 1004-2123091
 DRAWING SCALE: As Noted
 DATE: June 21, 2021
 DRAWN BY: JSS
 REVISIONS: 06/30/21...per review
 Sheet 3 of 3

The Courtyards at Willow Grove Condominium Plan 3
 Cranberry Township, Butler County Pennsylvania

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

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, BEVERLY A. & FREDERICK C. MURRAY AND KIMBERLY ANN & MICHAEL A. BOTTLES, OF THE TOWNSHIP OF WINFIELD, 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 WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR OUR OWNERS ADVANTAGES BELONGING 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 WINFIELD, 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 WINFIELD, 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 11 DAY OF JUNE, 2021.

Beverly A. Murray
 BEVERLY A. MURRAY
Frederick C. Murray
 FREDERICK C. MURRAY
Kimberly Ann Bottles
 KIMBERLY ANN BOTTLES
Michael A. Bottles
 MICHAEL A. BOTTLES

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, BEVERLY A. & FREDERICK C. MURRAY AND KIMBERLY ANN & MICHAEL A. BOTTLES, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 11 DAY OF JUNE, 2021.

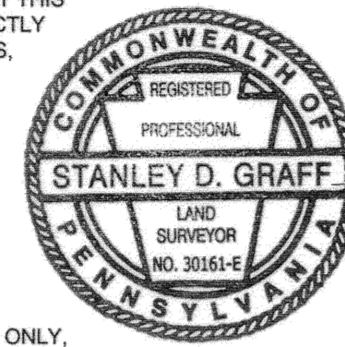
Commonwealth of Pennsylvania - Notary Seal
 Debra L. Jeffcoat, Notary Public
 Butler County
 My commission expires February 17, 2023
 Commission number 1152784
 Member, Pennsylvania Association of Notaries

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.

1 JUNE 2021
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. 97030181E



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WINFIELD 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 WINFIELD THIS 27th DAY OF May, 2021.

Ronald Altam
 SECRETARY
Chairperson
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 27th DAY OF May, 2021.

Manly Klambuk
 SECRETARY
Chairperson
 PLANNING COMMISSION

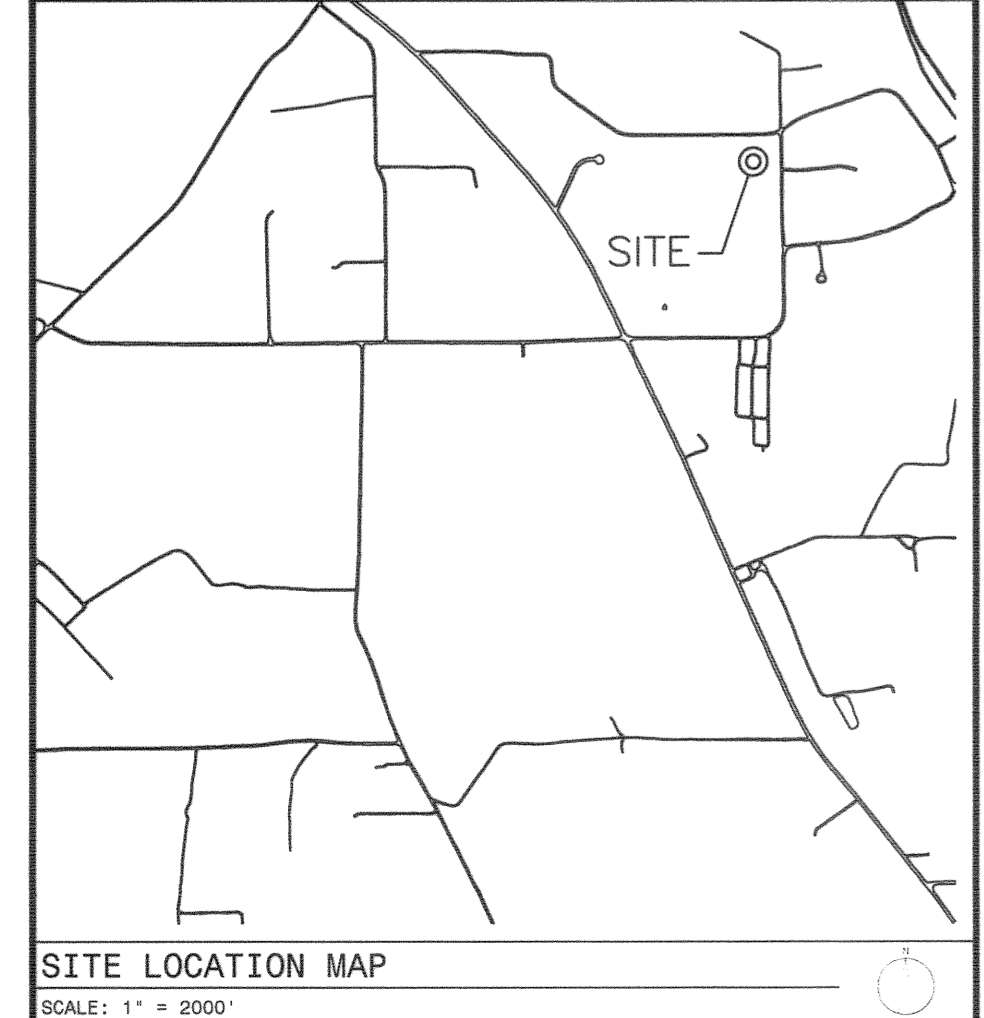
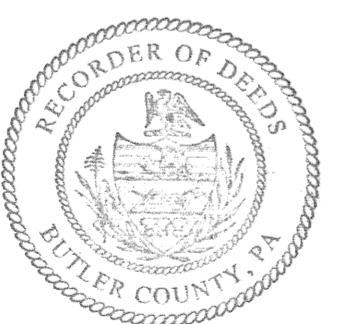
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF MAY, 2021.

R. Hengeman
 SECRETARY
Chairperson
 BUTLER COUNTY PLANNING COMMISSION

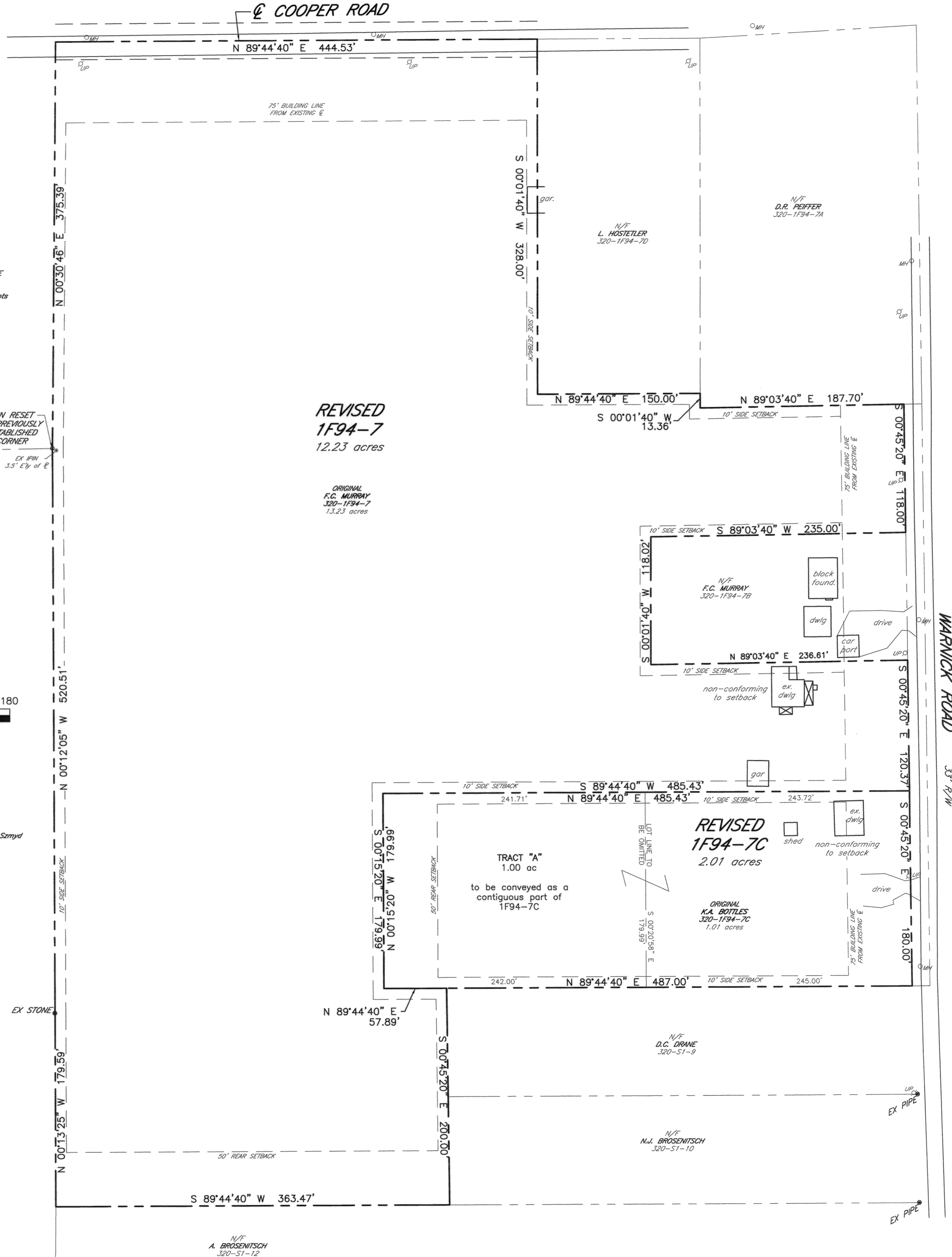
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 395, PAGE(S) 29

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF JULY, 2021.

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



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



Instr: 202107060019170
 File: 1 F 34400
 Michele Mustello
 Butler County Recorder PA
 7/6/2021 11:17 PM
 120210013937

PROPERTY AREAS:	
EXISTING TOTALS	
320-1F94-7	13.23 AC
+320-1F94-7C	1.01 AC
EXISTING TOTAL	14.24 AC
REVISED 320-1F94-7	
ORIGINAL 1F94-7	13.23 AC
-TRACT A	1.00 AC
REVISED 1F94-7 TOTAL	12.23 AC
REVISED 320-1F94-7C	
ORIGINAL 1F94-7C	1.01 AC
-TRACT A	1.00 AC
REVISED 1F94-7C TOTAL	2.01 AC
REVISED TOTALS	
REVISED 090-1F94-7	12.23 AC
+REVISED 090-1F94-7C	2.01 AC
REVISED TOTAL	14.24 AC

- GENERAL NOTES:
- PROPERTY OWNER: 320-1F94-7 FREDERICK & BEVERLY MURRAY
 320-1F94-7C KIMBERLY & MICHAEL BOTTLES
 - ZONING DISTRICT: RA-RESIDENTIAL AGRICULTURAL
 - LOT REQUIREMENTS: FRONT-75' FROM CENTER LINE
 SIDE YARD-10'
 REAR YARD-50' PRINCIPAL BUILDING
 10' ACCESSORY BUILDING
 - FEMA FLOOD ZONE: ZONE X-AREA OF MINIMAL FLOOD HAZARD
 FIRM: 4201900445D
 FIRM EFFECTIVE: 8/22/018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - SZMYD PLAN OF LOTS
 PLAN BOOK 65 PG 44
 - GERARD & HELEN SZMYD
 PLAN BOOK 152 PG 15

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION
MURRAY/BOTTLES PLAN
 BEING A
LOT LINE REVISION
 FOR
KIMBERLY & MICHAEL BOTTLES
FREDERICK & BEVERLY MURRAY

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04/16/2021	BAG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-043	320-1F94-7 & 7C	-

MURRAY/BOTTLES PLAN

Being a lot line revision of Butler County Tax Parcels
 320-1F94-7 and 320-1F94-7C

RECORDED	PLAN BOOK	PAGE
20	395	29
SHEET		of

OWNER'S ADOPTION
WE, MICHELLE L. HAY F.K.A. MICHELLE L. BLACK AND THOMAS J. YEAGER, OWNERS OF THE LAND SHOWN ON THE BLACK, YEAGER & WEIGLE LOT LINE REVISIONS HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC.

OWNER'S ADOPTION
WE, DANNY S. & PEGGY D. WEIGLE, OWNERS OF THE LAND SHOWN ON THE BLACK, YEAGER & WEIGLE LOT LINE REVISIONS HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC.

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.

TOWNSHIP SUPERVISORS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION NO. 10 of 2021, EFFECTIVE THIS 21st DAY OF April, 2021.

TOWNSHIP PLANNING COMMISSION
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 23rd DAY OF March, 2021.

MUNICIPAL ENGINEER
Jeffrey A. Mikescio, REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF MIDDLESEX, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.



IN WITNESS WHEREOF, WE HERUNTO SET OUR HAND AND SEAL THIS 12 DAY OF May, 2021.
Michelle L. Hay (Black)
MICHELLE L. HAY F.K.A. MICHELLE L. BLACK
Thomas J. Yeager
Jarrah Roxberry, Notary Public
WITNESS, NAME AND TITLE

IN WITNESS WHEREOF, WE HERUNTO SET OUR HAND AND SEAL THIS 13 DAY OF May, 2021.
Daniel S. Weigle
Peggy D. Weigle
Jarrah Roxberry, Notary Public
WITNESS, NAME AND TITLE

PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 395, PAGE(S) 30
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF July, 2021.

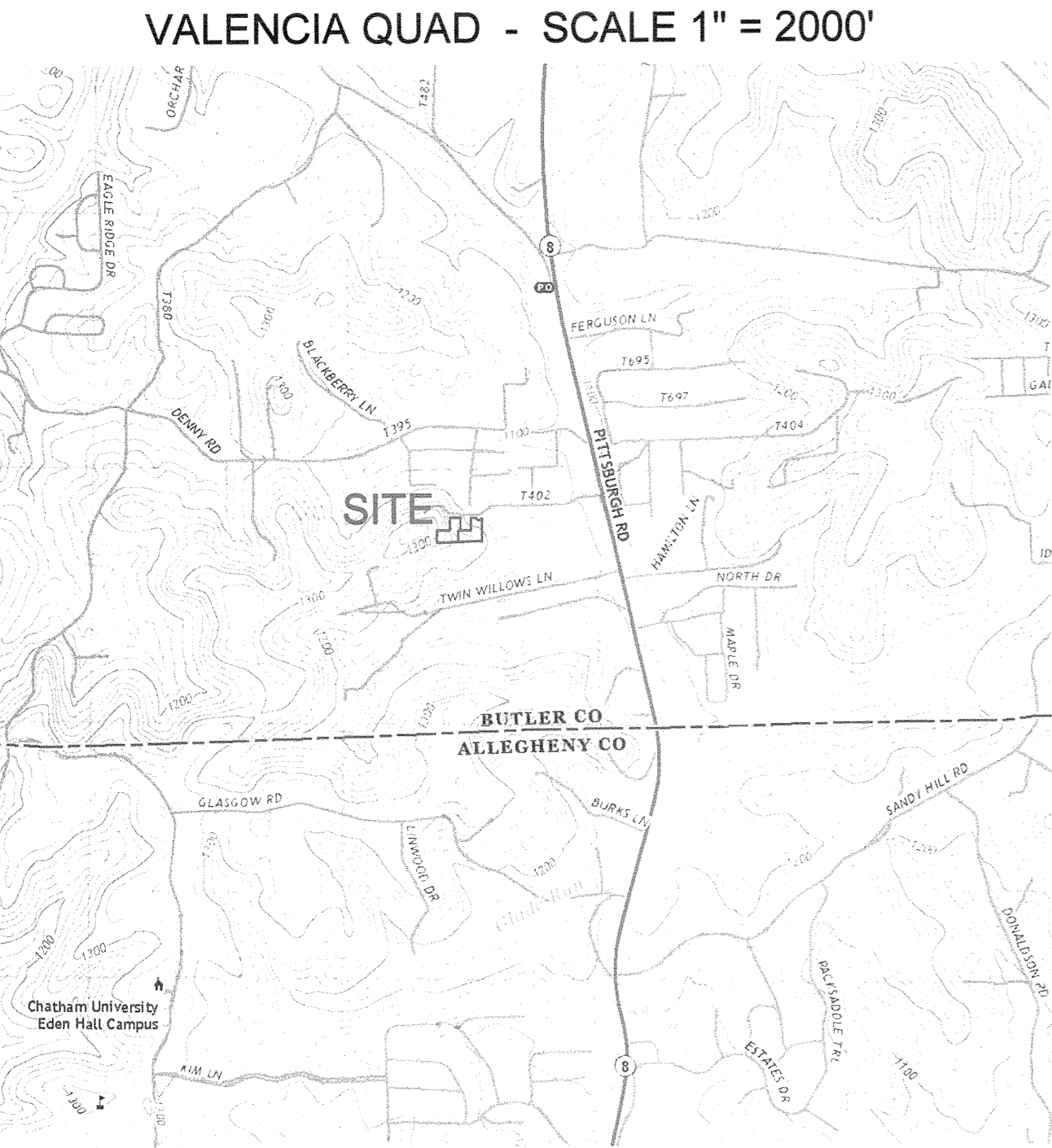
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

ACKNOWLEDGEMENT OF NOTARY PUBLIC
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED MICHELLE L. HAY F.K.A. MICHELLE L. BLACK AND THOMAS J. YEAGER, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

ACKNOWLEDGEMENT OF NOTARY PUBLIC
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED DANNY S. & PEGGY D. WEIGLE, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

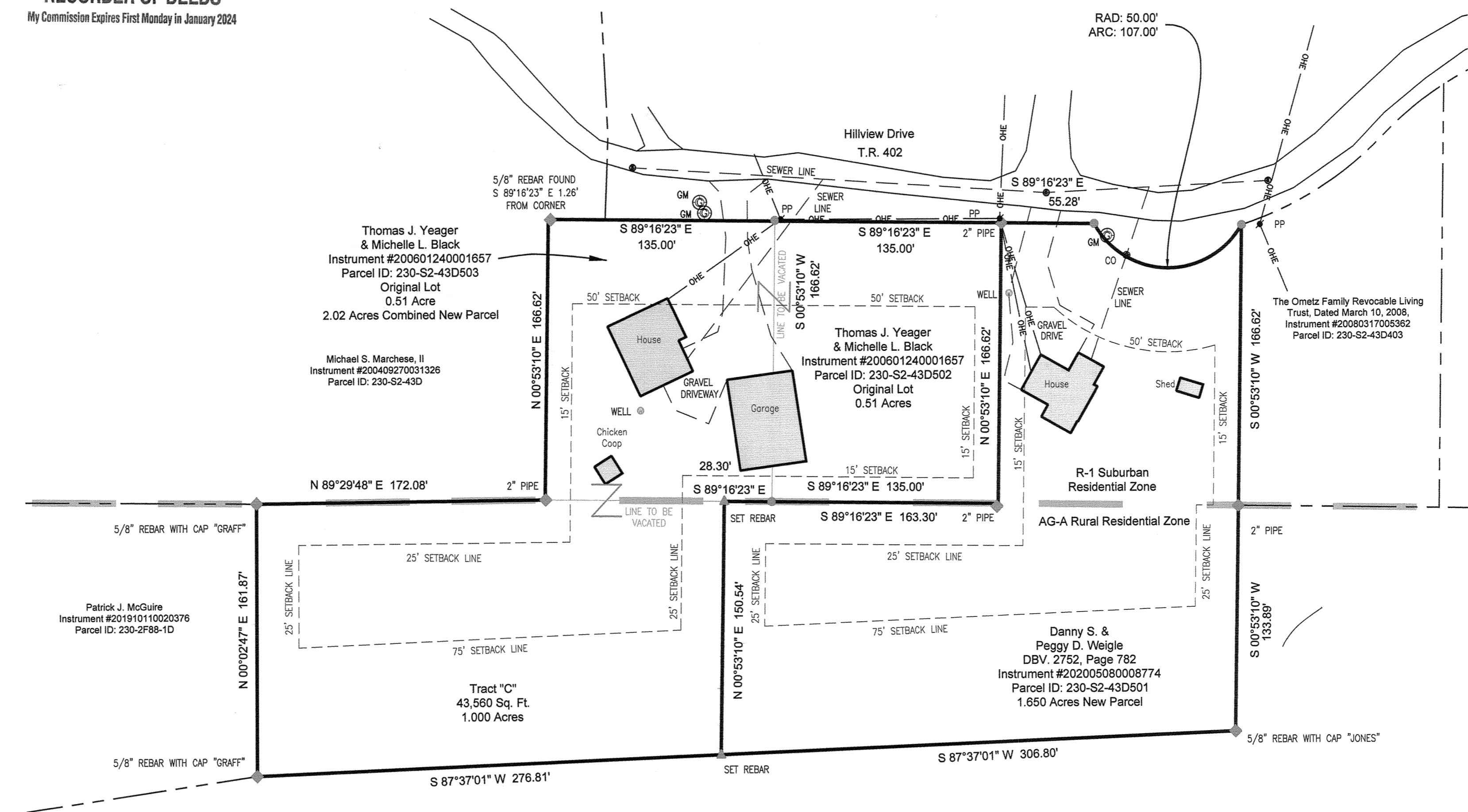
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES 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.

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.



ZONING INFORMATION
AG-A RURAL RESIDENTIAL (SINGLE FAMILY)
MINIMUM LOT AREA (ON LOT SEPTIC) 1.0 ACRES
MINIMUM LOT WIDTH 125 FEET
FRONT SETBACK 50 FEET
SIDE SETBACK 25 FEET
REAR SETBACK (PRIMARY STRUCTURE) 75 FEET
REAR SETBACK (ACCESSORY STRUCTURE) 10 FEET
MAXIMUM BUILDING HEIGHT 35 FEET
MAXIMUM IMPERVIOUS COVERAGE 20%

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 PLASTIC CAP
PROPERTY CORNER



OWNER INFORMATION
OWNER MICHELLE L. HAY F.K.A MICHELLE L. BLACK
THOMAS YEAGER
ADDRESS 136 HILLVIEW DRIVE
VALENCIA, PA 16059
TELEPHONE 724-321-1015
SOURCE OF TITLE INSTRUMENT #200601240001657
PARCEL ID 230-S2-43D503

OWNER INFORMATION
OWNER DANIEL S. & PEGGY D. WEIGLE
ADDRESS 132 HILLVIEW DRIVE
VALENCIA, PA 16059
TELEPHONE (724) 898-0283
SOURCE OF TITLE DBV, 2752, PAGE 782
INSTRUMENT #202005080008774
PARCEL ID 230-S2-43D501

PARCEL DATA
PARCEL 230-S2-43D503 0.51 ACRES
PARCEL 230-S2-43D502 + 0.51 ACRES
TRACT C + 1.000 ACRES
REVISED PARCEL 43D503 ACREAGE 2.020 ACRES

PARCEL 230-S2-43D501 2.650 ACRES
TRACT C - 1.000 ACRES
REVISED PARCEL 43D501 ACREAGE 1.650 ACRES

PURPOSE OF PLAN
THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES OF PARCEL ID 230-S2-43D501 OWNED BY DANIEL S. & PEGGY D. WEIGLE AND PARCEL ID 230-S2-43D503 OWNED BY MICHELLE L. HAY F.K.A. MICHELLE L. BLACK AND THOMAS J. YEAGER. TRACT "C" WILL BE ADDED TO PROPERTY OWNED BY MICHELLE L. HAY F.K.A. MICHELLE L. BLACK AND THOMAS J. YEAGER. PARCEL ID 230-S2-43D502 ALSO OWNED BY MICHELLE L. HAY F.K.A. MICHELLE L. BLACK AND THOMAS J. YEAGER WILL BE ADDED AND COMBINED WITH PARCEL 230-S2-43D503. NO NEW BUILDABLE LOTS ARE CREATED.

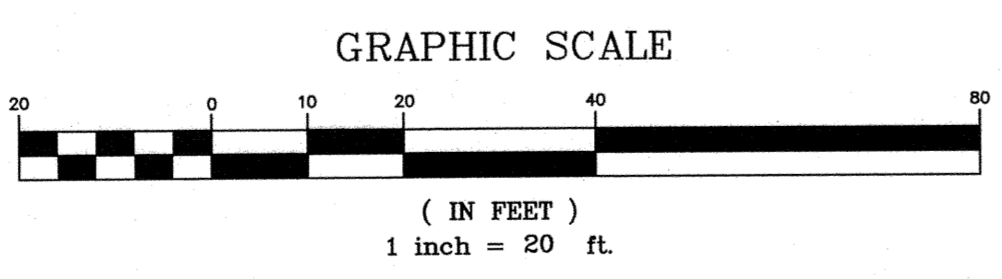
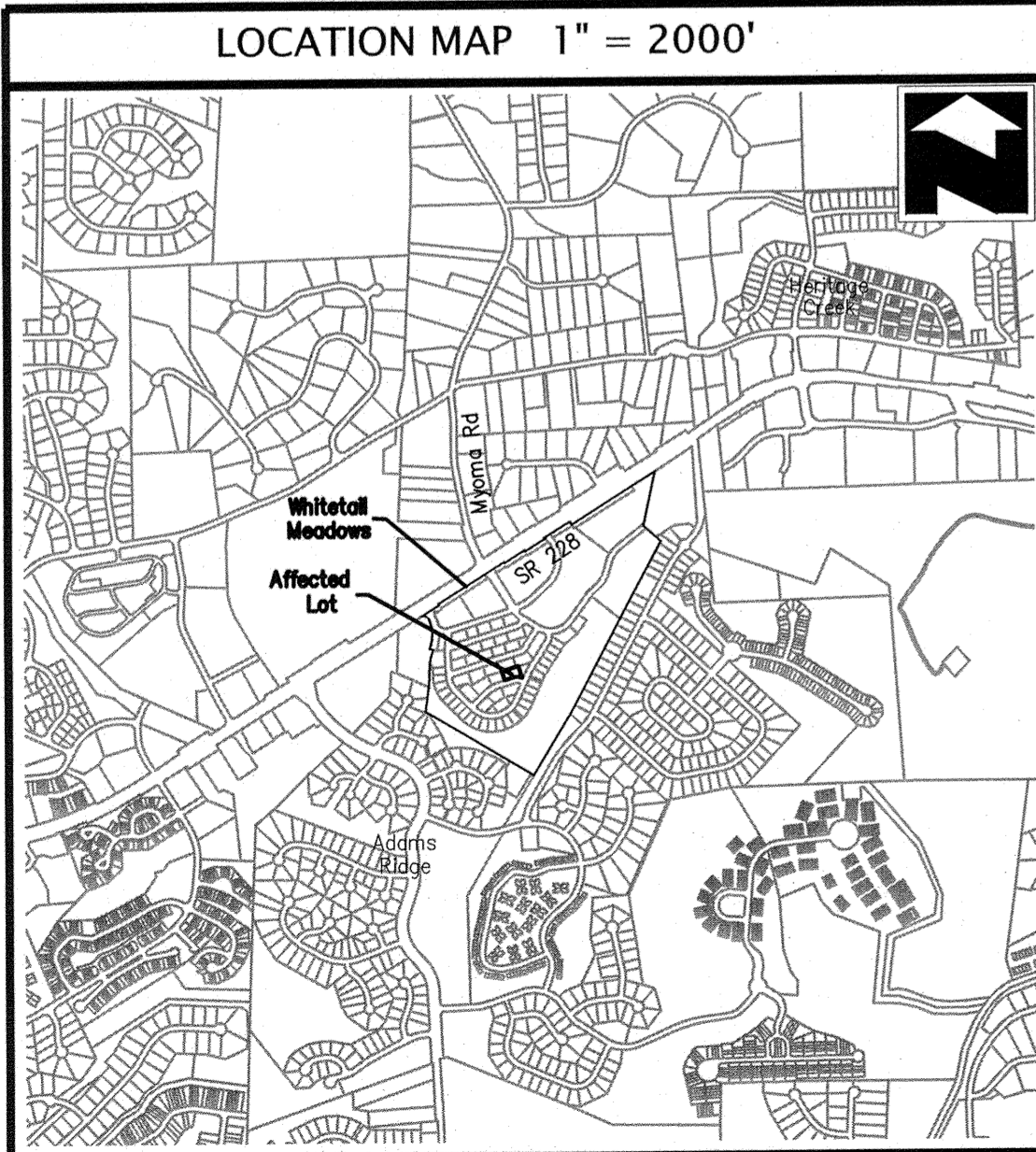
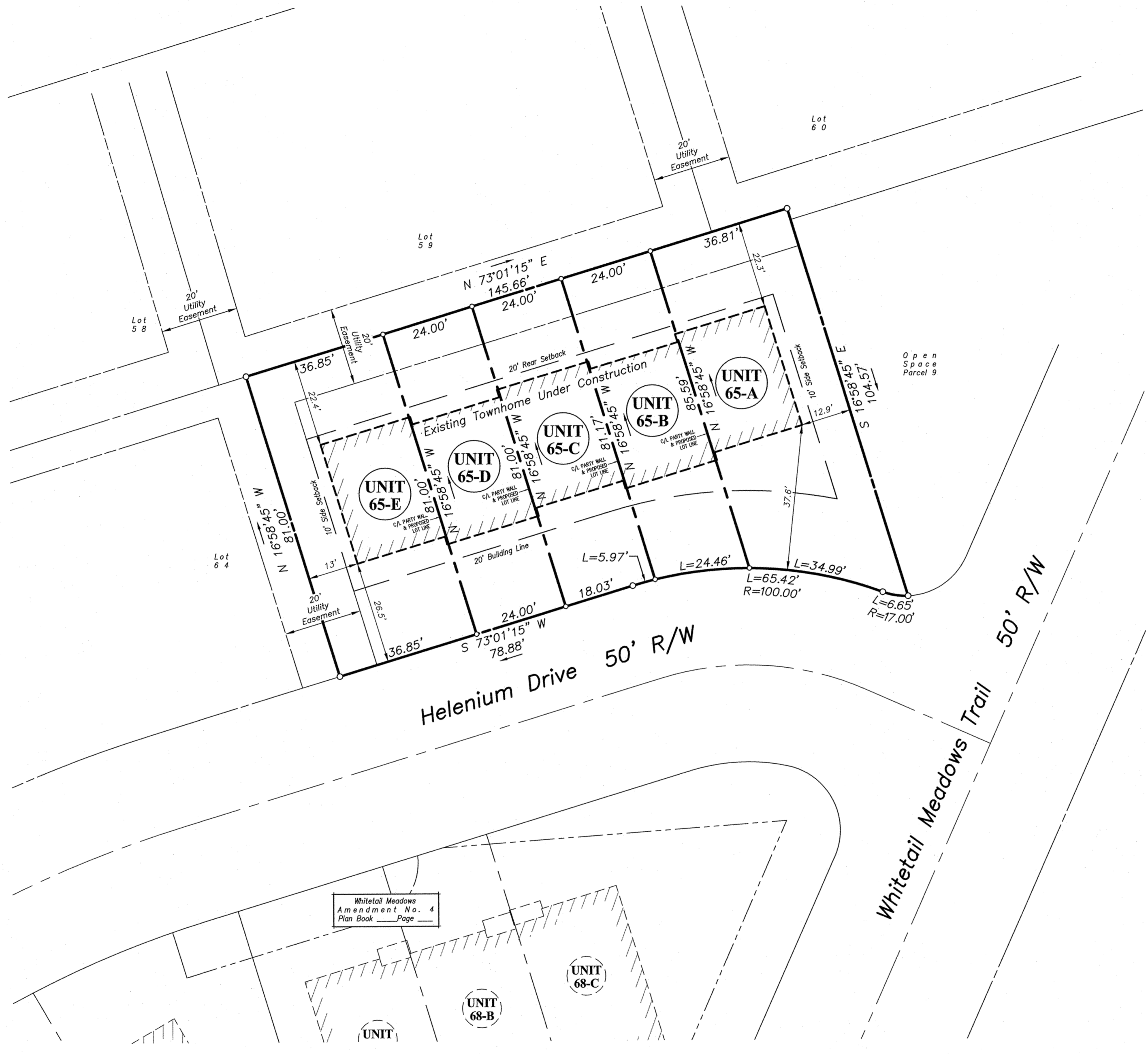
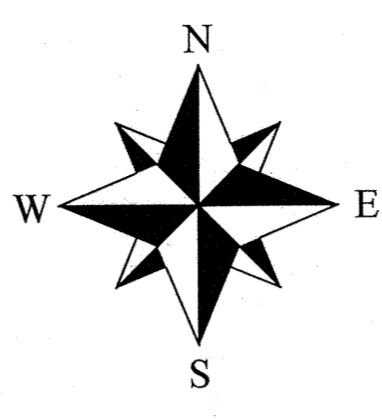
SURVEY NOTES
PROPERTY IS SUBJECT TO EASEMENTS, SERVICES, RIGHT-OF-WAYS, LEASES, RESERVATIONS, EXCEPTIONS, RESTRICTIONS, ETC., IF ANY MAY APPEAR, EITHER RECORDED OR UNRECORDED.

SURVEYOR'S CERTIFICATION
I, RYAN JONES, CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.
Ryan Jones 4.29.21
RYAN JONES
REGISTRATION NO. SU075334 DATE

Official stamps and seals for BUTLER COUNTY RECORDER OF DEEDS, NOTARY, MIDDLESEX TOWNSHIP PLANNING COMMISSION, MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS, BUTLER COUNTY PLANNING DEPARTMENT, and PROFESSIONAL LAND SURVEYOR RYAN JONES.

Recorded PLAN BOOK 395 PAGE 30. Black, Yeager & Weigle Lot Line Revisions 132 Hillview Drive Valencia, PA 16059. MIDDLESEX TOWNSHIP BUTLER COUNTY, PENNSYLVANIA. Drawn By: RJ Date: 4/29/2021 Sheet: 1 of 1 File No.: JC2021-40 Scale: 1" = 50'

Instr: 202107080019421
 Pg: 1 of 54500
 7/8/2021 12:50 PM
 20210014084
 Butler County Recorder PA



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 65 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
65-A	3,468.257	0.080
65-B	1,989.038	0.046
65-C	1,944.257	0.045
65-D	1,943.902	0.045
65-E	2,984.722	0.069
TOTALS	12,330.176	0.283

Property References

Property Owner:
 NVR, Inc.
 One Penn Center West, Suite 220
 Pittsburgh, PA 15276

Lot Reference:
 Tax Parcel 010-S25-AE65
 INST# 202104050009380

DEVELOPER / PROPERTY OWNER:

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

Drawing Number	1001-2122934
Drawing Scale	1"=20'
Date	May 5, 2021
Project Manager	
Revision	

Whitetail Meadows Amendment No 5
 Being A Revision to Lot No. 65 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 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 ACCORDING 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 1 DAY OF June, 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 }
 } SS
 COUNTY OF BUTLER }

ON THIS 1 DAY OF June, 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 OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF 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 [Signature] 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
 Jennifer Lyn Sperdute, Notary Public
 Butler County
 My commission expires October 14, 2023
 Commission number 1358573
 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 1 DAY OF June, A.D. 2021

MY COMMISSION EXPIRES THE 14 DAY OF October, A.D. 2023

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 HEIRS.

[Signature]
 JAMES A. SPERDUTE, R.S. # 24457-E
 DATE 5/25/21

Township Engineer
 I, RONALD OLSON, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES.

[Signature]
 RONALD OLSON 26400 E
 DATE 06/02/21
 PRINTED NAME & REGISTRATION NO. DATE

Adams Township Board of Supervisors
 APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 1 DAY OF June, 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.

[Signatures]
 SECRETARY, ADAMS TOWNSHIP SUPERVISORS
 CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS

Butler County Planning Commission
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19 DAY OF May, A.D. 2021

[Signatures]
 SECRETARY, BUTLER COUNTY PLANNING COMMISSION
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

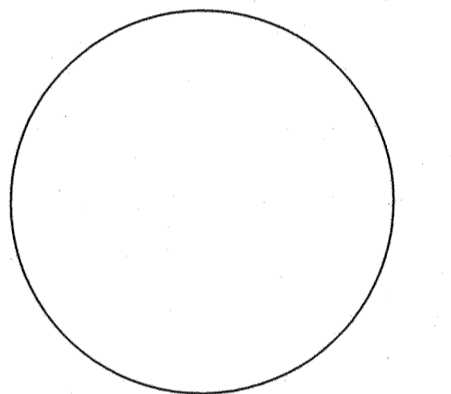
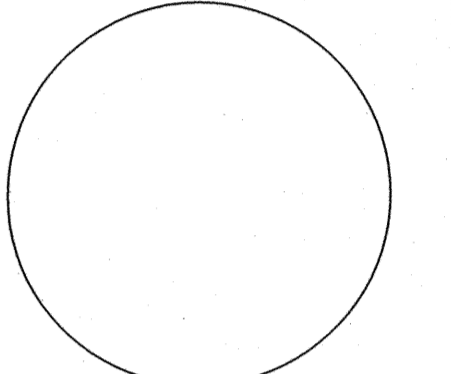
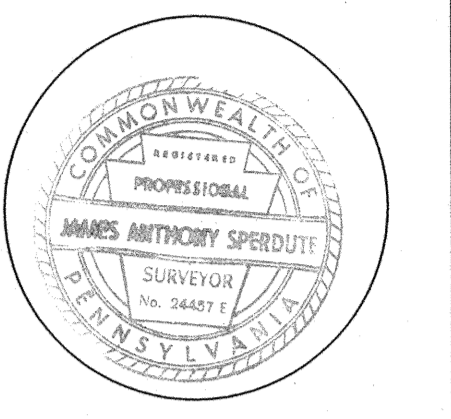
COMMONWEALTH OF PENNSYLVANIA }
 } SS
 COUNTY OF BUTLER }

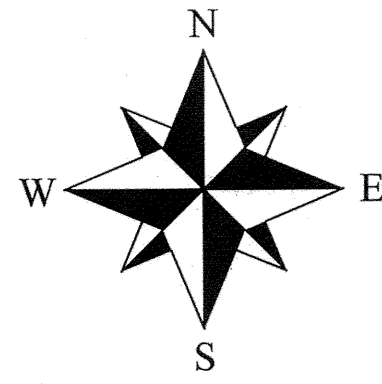
RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 395
 PAGE 31

GIVEN UNDER MY HAND AND SEAL THIS 8 DAY OF July, A.D. 2021

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

PLAN BOOK	PAGE
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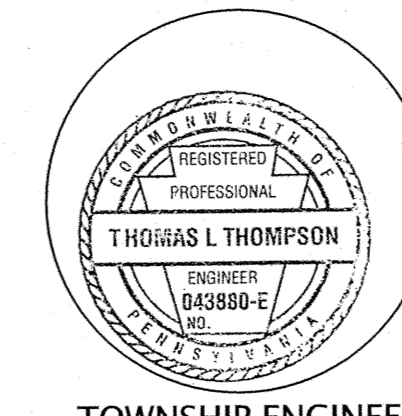
INSTR: 202107080019422
 Page: 1 of 54/60
 Michele Mustello
 Butler County Recorder PA
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 120210914088

Review By Twp Engineer & Planning Director

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

THOMAS L. THOMPSON 043640 E
 PRINTED NAME & REGISTRATION NO.

Thomas L. Thompson
 TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

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

TOWNSHIP PLANNING DIRECTOR
 (SEAL)

BY RESOLUTION APPROVED ON THE 15 DAY OF June 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 12 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

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

[Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4-15-21
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF June 2021
 (SEAL) *Jennifer Lyn Spurdute*
 My commission expires October 14, 2023
 Commission number 1358573
 NOTARY PUBLIC

Pete Robertson VP of NVR HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 12 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202104220011437. 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 AS SURVEYED BY ME AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

James A. Spurdute
 JAMES A. SPERDUTE, R.S. # 2487-E

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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 30th DAY OF June 2021
[Signature] SECRETARY
[Signature] CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 16th DAY OF June 2021
[Signature] SECRETARY
[Signature] CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 395 PAGE 32
 GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF July 2021

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



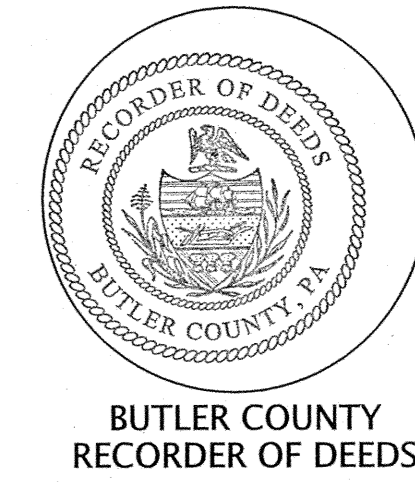
REGISTERED SURVEYOR



LANCASTER TOWNSHIP BOARD OF SUPERVISORS

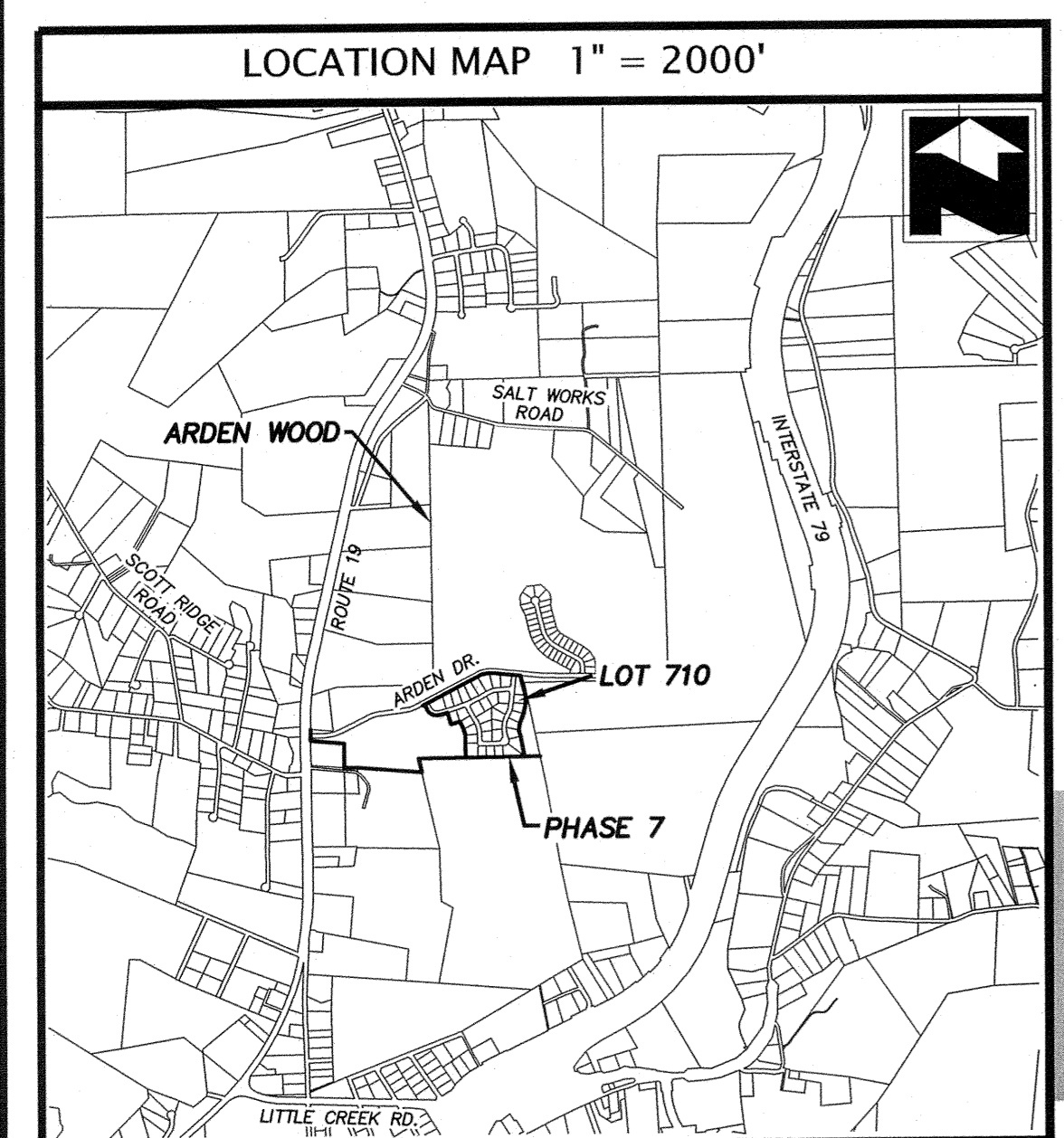
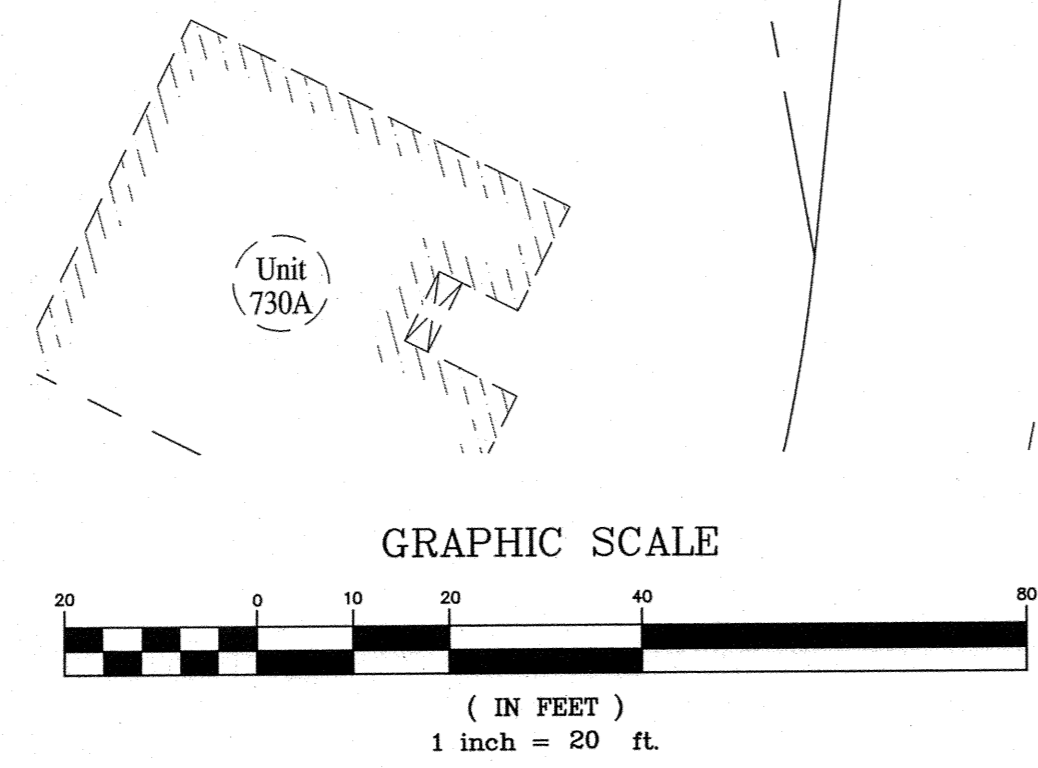


BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
395	32



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 710 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

	710A	710B	Total
Sq. Ft.	6,637.62	6,424.29	13,061.91
Acres	0.152	0.147	0.299

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-57-B710
 INSTRUMENT NO. 202104220011437

DEVELOPER / PROPERTY OWNER:

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

DRAWING NUMBER: 1010-2123012
DRAWING SCALE: 1"=20'
DATE: May 27, 2021
DRAWN BY:
REVISIONS:

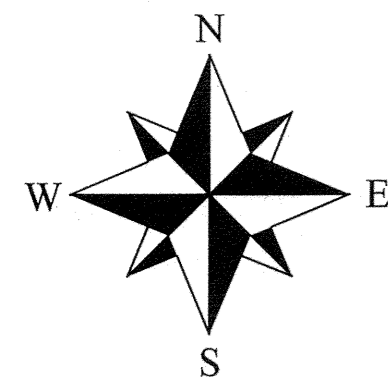
Arden Wood Amendment No. 12

Being a subdivision of Lots 710 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 A Division of Sheffler & Company

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

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



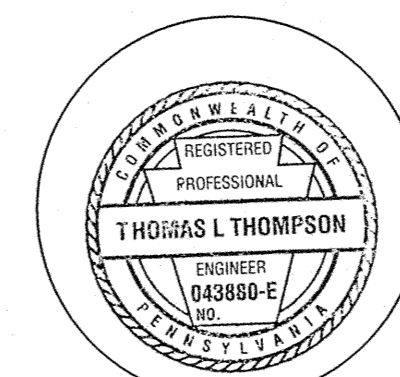
Instr: 20210708019423
 Pg 1 of 545.80
 Michele Mustello
 Butler County Recorder PA
 7/8/2021 1:01 PM
 T2021014086

Review By Twp Engineer & Planning Director

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

THOMAS L. THOMPSON 043880-E
 PRINTED NAME & REGISTRATION NO.

Thomas L. Thompson
 TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 15 DAY OF June 2021 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR
 (SEAL)

BY RESOLUTION APPROVED ON THE 15 DAY OF June 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 13 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.
Pete Roberson V.P.
 SIGNATURE AND TITLE OF OFFICER WITNESS

Thomas L. Thompson V.P.
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

6-15-21
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF June 2021

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

Jennifer Lyn Spurdute
 NOTARY PUBLIC

Pete Roberson V.P. of NVR HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 13 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202105030012514. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Pete Roberson
 SIGNATURE OF WITNESS
Thomas L. Thompson V.P.
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

James A. Spurdute
 JAMES A. SPERDUTE, R.S. 72457-E

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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 30 DAY OF June 2021

David D. Chasick
 SECRETARY
David D. Chasick
 CHAIRPERSON

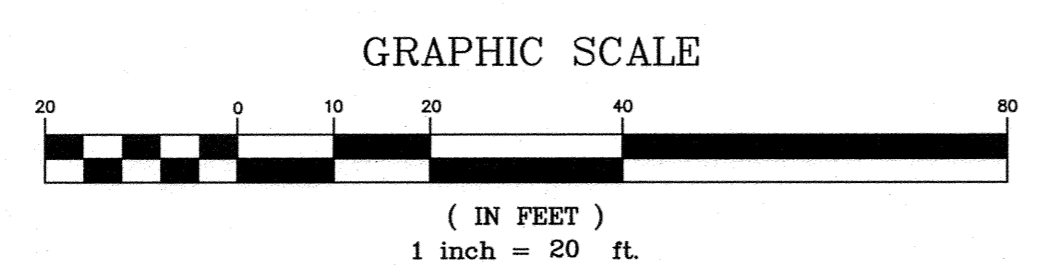
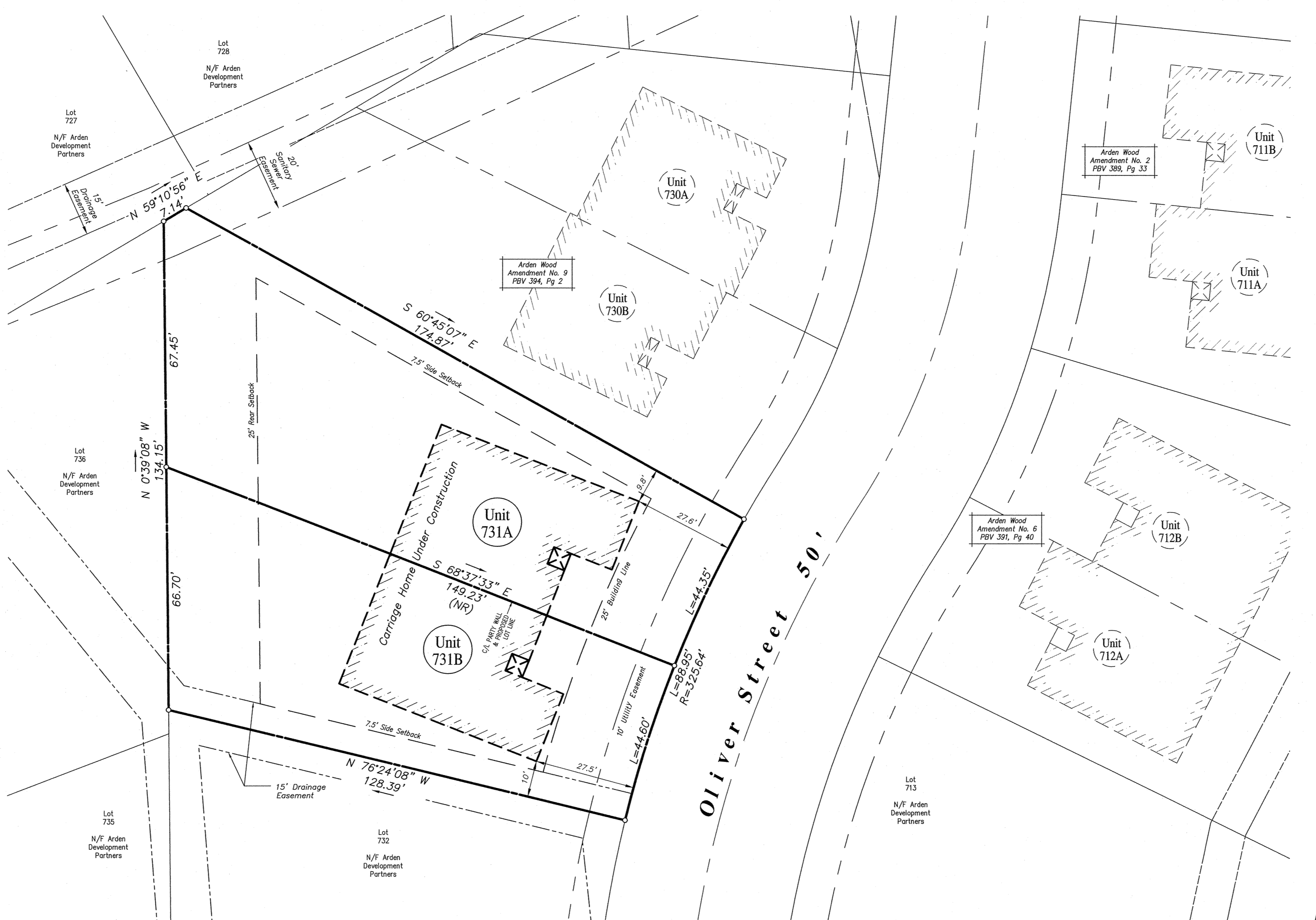
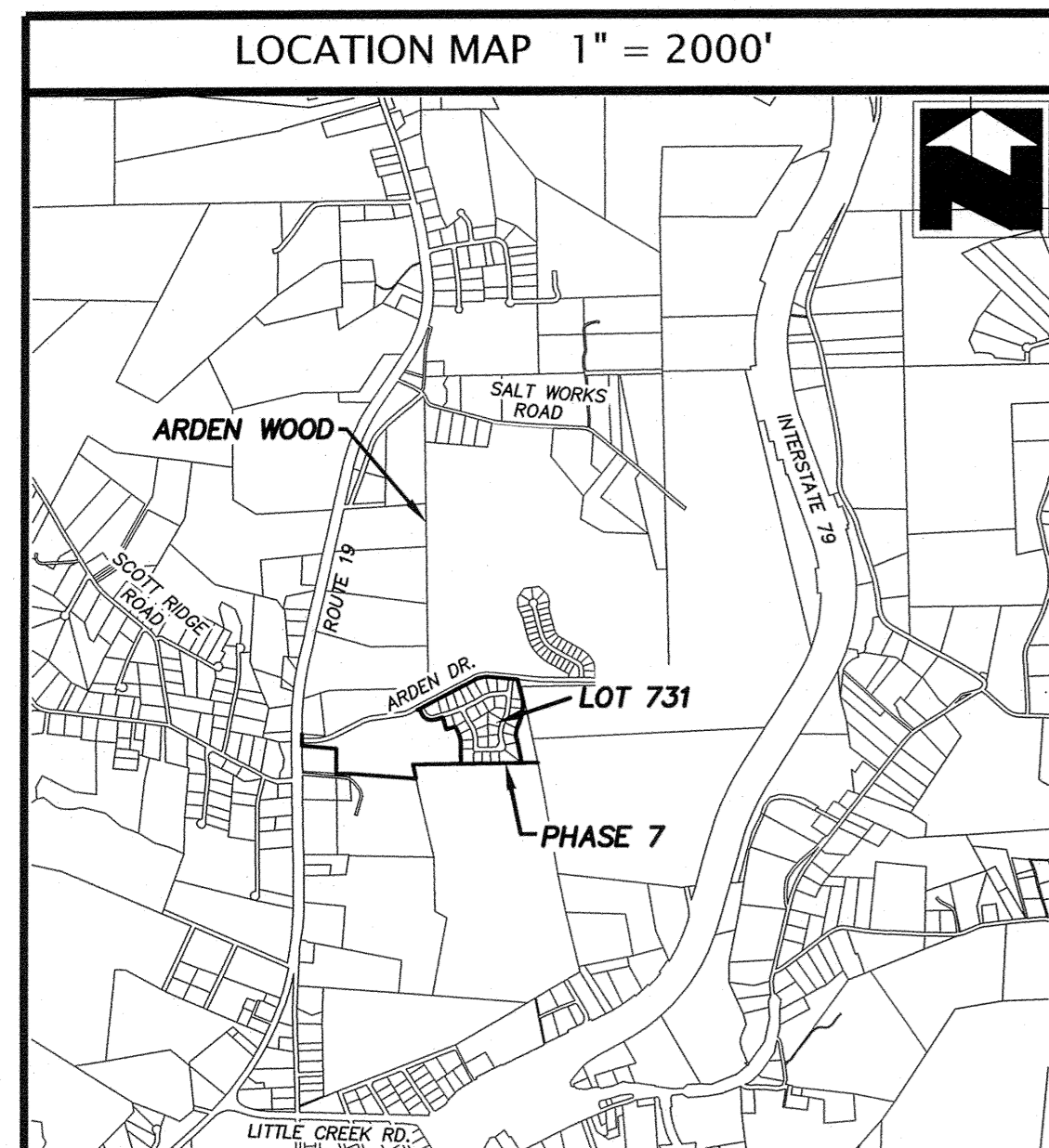
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 16 DAY OF June 2021

R. Howe SO
 SECRETARY
R. Howe SO
 CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 395 PAGE 33
 GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF July 2021

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

Michele M. Mustello
 RECORDER OF DEEDS



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 731 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

	731A	731B	Total
Sq. Ft.	9,138.085	7,445.177	16,583.262
Acres	0.210	0.171	0.381

PROPERTY REFERENCES

PROPERTY OWNER:
 NVR, INC
 ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 LOT REFERENCE:
 TAX PARCEL 200-S7-8731
 INSTRUMENT NO. 202105030012514

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

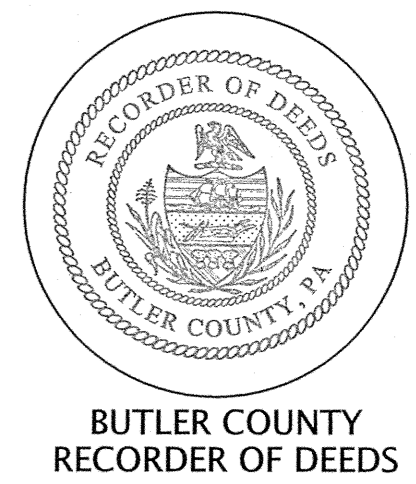
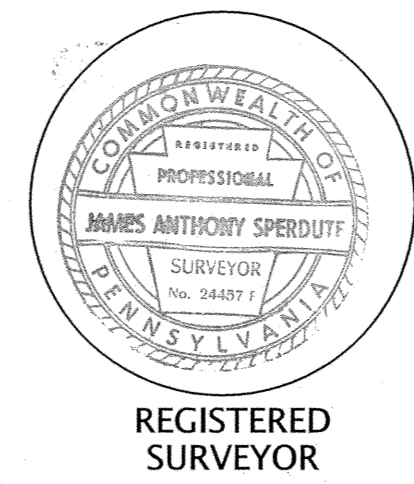
DRAWING NUMBER: 1010-2123014
 DRAWING SCALE: 1"=20'
 DATE: May 27, 2021
 REVISIONS:

Arden Wood Amendment No. 13

Being a subdivision of Lots 731 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 A Division of Sheffler & Company

108 Deer Lane Harmony, PA 16037
 1712 Mount Nebo Road Sewickley, PA 15143
 Office Phone: 724-452-4362
 Email: Info@SperduteSurveying.com



INSTR: 202107090019532
 Page 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 7/9/2021 10:29 AM
 T20210014176

Know all men by these Presents, that we, Richard J. and Donna L. Heusey, 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 utilities 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 22 day of April, 2021
 [Signatures]
 NOTARY PUBLIC OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Debra Painter, Notary Public
 Butler County
 My commission expires August 16, 2024
 Commission number 1124854

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Richard J. and Donna L. Heusey, 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 22 day of April, 2021
 My Commission Expires the 16 day of Aug, 2024

SEAL [Signature]
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Debra Painter, Notary Public
 Butler County
 My commission expires August 16, 2024
 Commission number 1124854

TITLE CLAUSE (NO MORTGAGE)
 We, Richard J. and Donna L. Heusey, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Richard J. and Donna L. Heusey as recorded in Instrument #20200831018153, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.
 [Signatures]
 WITNESS OWNER OWNER

TITLE CLAUSE (MORTGAGE CLAUSE)
 We, Richard J. and Donna L. Heusey, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Richard J. and Donna L. Heusey, as recorded in Deed Book Volume 2569 page 642, Recorder of Deeds Office.
 [Signatures]
 WITNESS OWNER OWNER

My mortgage is a second mortgage of the property embraced in this plan or subdivision in the names of Richard J. and Donna L. Heusey, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.
 [Signatures]
 WITNESS MORTGAGEE

I, Cheryl A. Hughes, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.
March 4, 2021
 DATE SEAL SIGNATURE AND REG. NO. SU-32490-E

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

Approved by the Board of Commissioners of the Township of Butler this 22nd day of April, 2021
 [Signatures]
 SECRETARY PRESIDENT OF BOARD

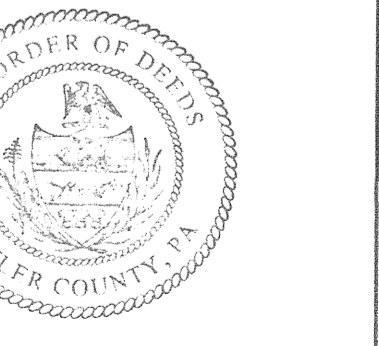
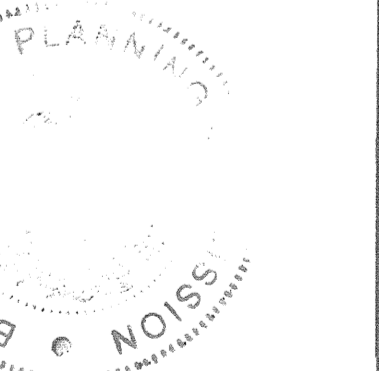
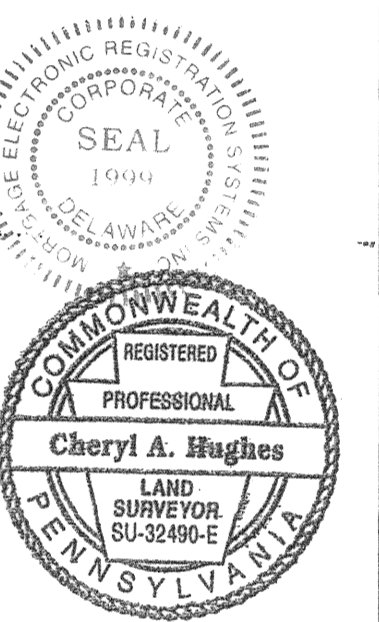
Approved by the Butler Township Planning Commission this 6th day of April, 2021
 [Signatures]
 SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 17th day of March, 2021
 [Signatures]
 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 395 page 34
 Given under my hand and seal this 9th day of July, 2021
 SEAL [Signature]
 RECORDER

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

PLAN BOOK PAGE
395 34



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: RICHARD J. & DONNA L. HEUSEY

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

Date 03/04/2021 Scale 1" = 20'
 Parcel No. 055-28-A154 & A158BA
 Address 317 YOUNG AVENUE

Dwn By BEC
 Db-Pg 2569-642
 Inst. # 202008310018153

Ckd By CAH
 Service No. 21-019



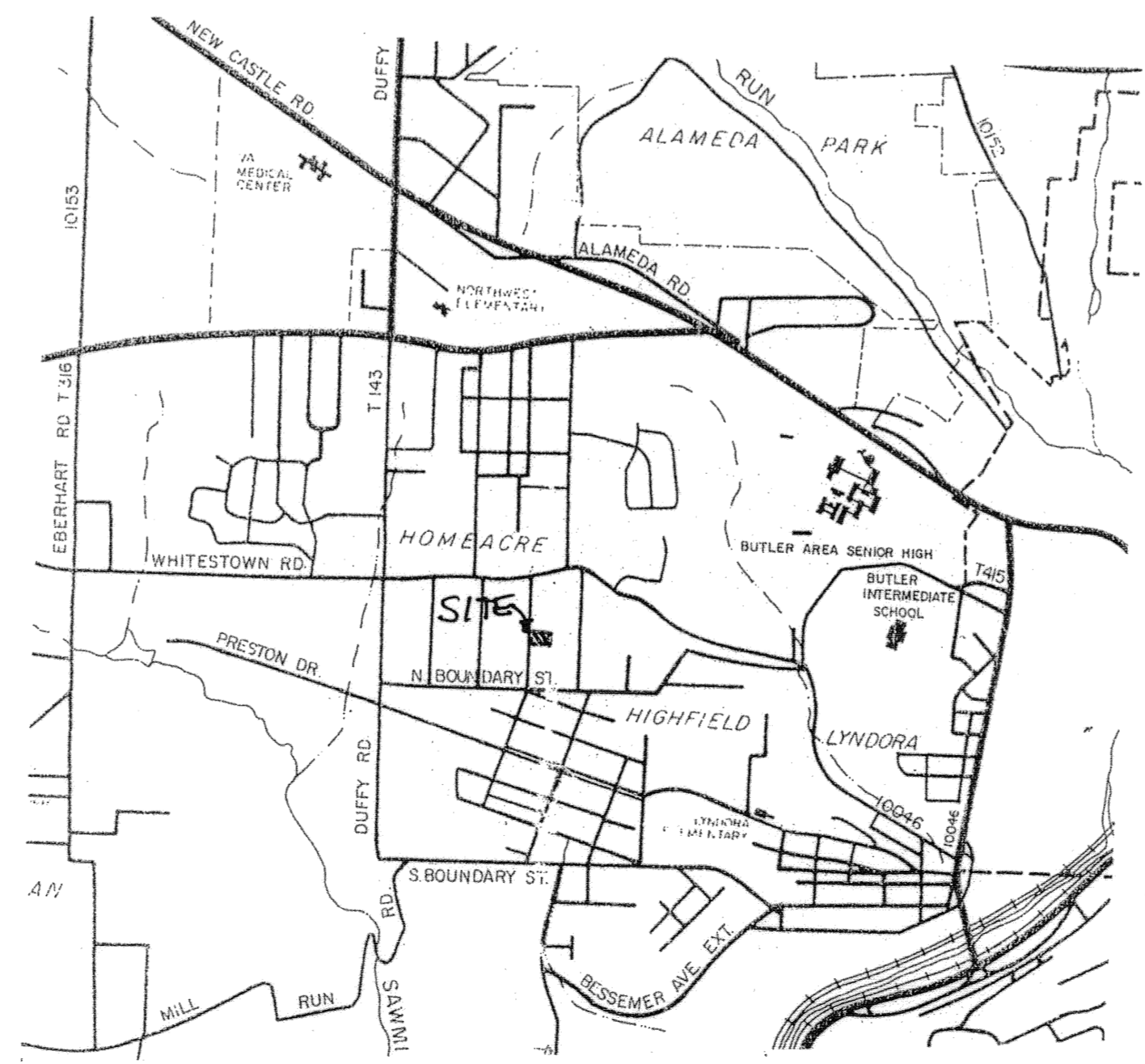
NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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 FLOOD-PLAIN.

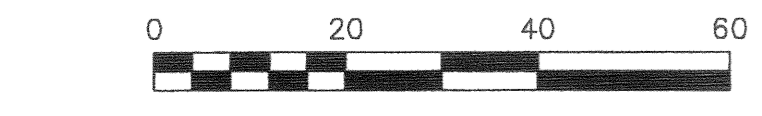
ZONED R-2
 MINIMUM LOT AREA: 12,000 SQ. FT.
 MINIMUM LOT WIDTH: 90'
 40' FRONT BUILDING LINE
 10' SIDE BUILDING LINE
 25' REAR BUILDING LINE

PROPERTY OWNERS: RICHARD & DONNA HEUSEY
 317 YOUNG AVENUE
 BUTLER, PA 16001

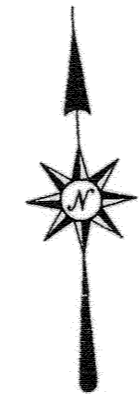
REF: LOTS 154 AND 155 YOUNG PLAN OF LOTS,
 R.F. 8 PG. 20.
 THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TWO ADJOINING LOTS INTO ONE.



VICINITY MAP Scale: 1" = 2000'



Instr: 202107090019589
 Page 1 of 4436
 Michele Mustello
 Butler County Recorder PA
 7/9/2021 1:48 PM
 12021014236



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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7 day of June 2021
 ATTEST: [Signature] [Signature] [Signature]
 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 David M. and Kathleen A. McRandal, 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 7 day of June 2021.
 My Commission expires the 22 day of December, 2024.

SEAL [Signature]
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Vance Wagner, Notary Public
 Butler County
 My Commission expires December 22, 2024
 Commission number 1211810
 Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 7 day of June 2021
 ATTEST: [Signature] [Signature] [Signature]
 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 Kenneth and Cindy McCrea, 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 7 day of June 2021.
 My Commission expires the 22 day of December, 2024.

SEAL [Signature]
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Vance Wagner, Notary Public
 Butler County
 My Commission expires December 22, 2024
 Commission number 1211810
 Member, Pennsylvania Association of Notaries

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 27, 2021 SEAL [Signature]
 REG. NO. SU-32490-E

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

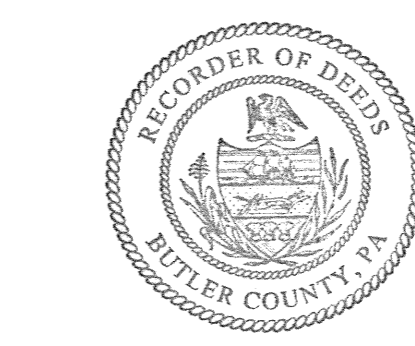
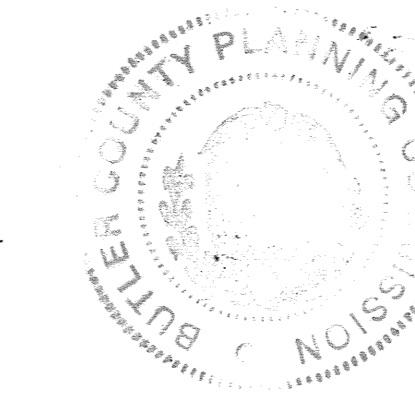
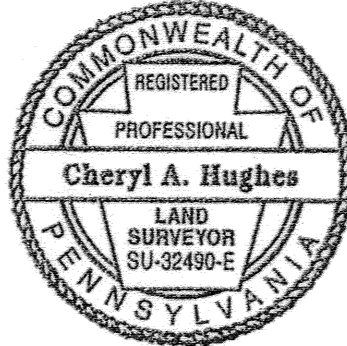
Approved by the Supervisors of the Township of Jefferson this 14th day of JUNE 2021
 SECRETARY [Signature] CHAIRMAN [Signature]

Approved by the Jefferson Township Planning Commission this 17th day of MAY 2021
 SECRETARY [Signature] CHAIRMAN [Signature]

Reviewed by the Butler County Planning Commission this 21st day of APRIL 2021
 SECRETARY [Signature] CHAIRMAN [Signature]

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 395 Page 36
 Given under my hand and seal this 9th day of July 2021
 SEAL [Signature]
 RECORDER

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



OWNERS ACCEPTANCE OF RESPONSIBILITY FOR DRAINAGE:
 Know all men by these presents, that, Kenneth and Cindy McCrea, of the Township of Jefferson, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for our grantees and their subsequent purchasers, do hereby accept full and complete responsibility, liability, expense and provision of facilities for the control of storm-water drainage over, across and through this subdivision of land until such time as we, our heirs, executors, administrators and assigns construct stormwater drainage facilities in accordance with Township specifications and requirements and the Board of Supervisors and until such formal acceptance, we for ourselves, our heirs, executors, administrators and assigns do hereby release the Township of Jefferson from any responsibility in connection herewith. This acceptance of responsibility shall be binding upon Kenneth and Cindy McCrea, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

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

REF: PROPERTY SUBDIVISION FOR ROBERT J., JR. & CYNTHIA G. VANETTA BY R.B. SHANNON & ASSOCIATES, INC., P.B. 274 PG. 3.

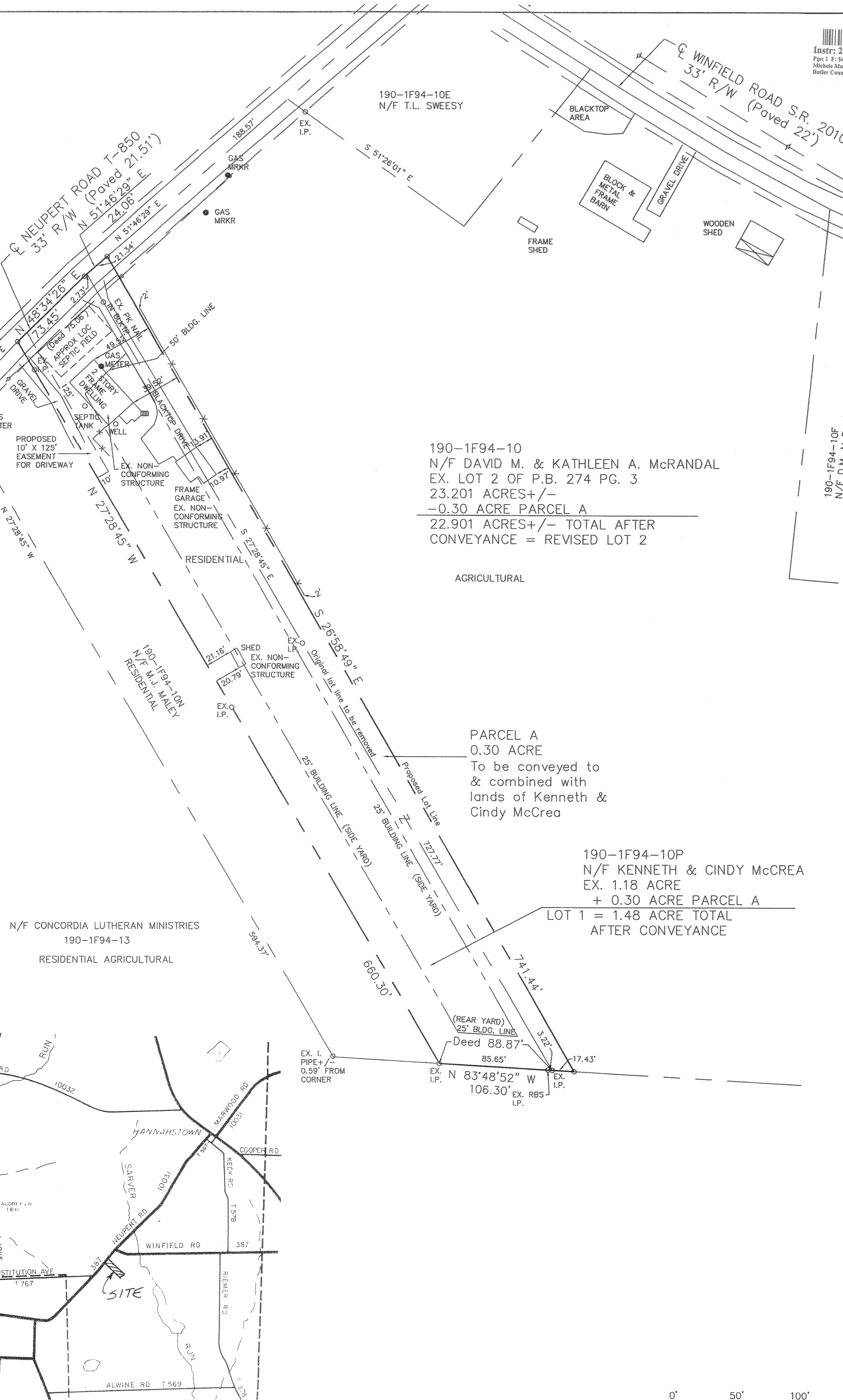
REF: PROPERTY SURVEY FOR KENNETH & CINDY McCREA BY LAND SURVEYORS, INC., 04/16/19, #18-170.

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: KENNETH & CINDY McCREA
 208 NEUPERT ROAD
 CABOT, PA 16023
 DAVID & KATHLEEN McRANDAL
 110 WINFIELD ROAD
 SARVER, PA 16055

THE PURPOSE OF THIS PLAN IS TO ADD PARCEL A TO ADJOINING LANDS OF McCREA, NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

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

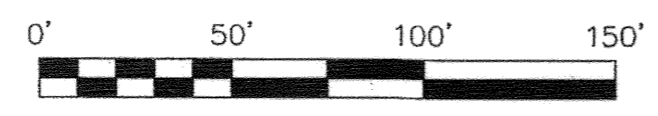


190-1F94-10E
 N/F T.L. SWEESY
 23.201 ACRES+/-
 -0.30 ACRE PARCEL A
 22.901 ACRES+/- TOTAL AFTER CONVEYANCE = REVISED LOT 2

PARCEL A
 0.30 ACRE
 To be conveyed to & combined with lands of Kenneth & Cindy McCrea

190-1F94-10P
 N/F KENNETH & CINDY McCREA
 EX. 1.18 ACRE
 + 0.30 ACRE PARCEL A
 LOT 1 = 1.48 ACRE TOTAL AFTER CONVEYANCE

VICINITY MAP Scale: 1" = 2000'



PLAN BOOK 395 PAGE 36

LOCATION MAP Scale: 1" = 400'

REVISED 04/27/2021; TWP REVIEW COMMENTS

L J J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 19003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
LOT LINE REVISION FOR: KENNETH & CINDY McCREA and DAVID M. & KATHLEEN A. McRANDAL SITUATE: JEFFERSON TWP., BUTLER CO., PA			
Date 04/08/2021	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 190-1F94-10, 10P	Inst. # 200410260034402	Service No. 21-022	
Address 208 NEUPERT ROAD	Db-Pg 2287-201		

LIMITED PARTNERSHIP ADOPTION

The Rolling Frito-Lay Sales, L.P., Owner of the land shown on the Frito-Lay Expansion Subdivision/Consolidation Plan hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

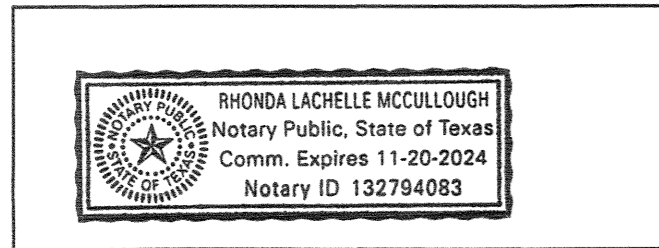
Signature of Witness: 6/9/2021, Date: 6/9-2021, Signature of Owner(s): Betsy K Power, Print name: Betsy K Power

STATE OF TEXAS)
COUNTY OF Collin } SS:

Before me, the undersigned Notary Public in and for the State of Texas and County of Collin personally appeared Betsy K Power, the above named Owner of Rolling Frito-Lay Sales, L.P., who acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 9 day of June 2021. My commission expires the 20 day of November 2021.

Notary Public: Rhonda McCullough, Printed Name: Rhonda McCullough



CERTIFICATION OF TITLE (NO MORTGAGE).

We hereby certify that the title to the property contained in the Frito-Lay Expansion Subdivision/Consolidation Plan is in the name of Rolling Frito-Lay Sales, L.P. and is recorded in instrument no. 200605310013123.

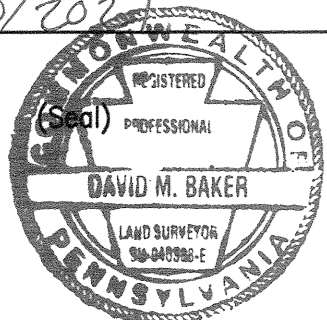
We further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness: Lina Belle Joyner, Signature of Owner: Betsy K Power, Print name: Betsy K Power, Title: Owner

PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

Date: 6/10/2021, Signature of Surveyor: David M Baker, Registration Number: SU-0040388



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.

Secretary: Richard M Halley, Chairman, Board of Supervisors

The Township of Cranberry agrees not to issue building permits until the Planning Module for Land development has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Date: 7/8/21, Secretary: [Signature]

MUNICIPAL APPROVAL

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/ Resolution No. 2021-15, on the 8th day of July, 2021.

Secretary: [Signature], Chairman, Board of Supervisors: Richard M Halley

(Seal)

TOWNSHIP MANAGER

I, Daniel A Santos, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/ Resolution No. 2021-15 have been met in accordance with Sections 22- 305 and 22- 307 of the Township of Cranberry Code of Ordinances.

Township Manager: [Signature]

TOWNSHIP ENGINEER

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

Signature: PE-073220, Date: 7/9/21

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 17th day of FEB, 2021.

Secretary: [Signature], Chairman, Butler County Planning Commission: [Signature]

PROOF OF RECORDING

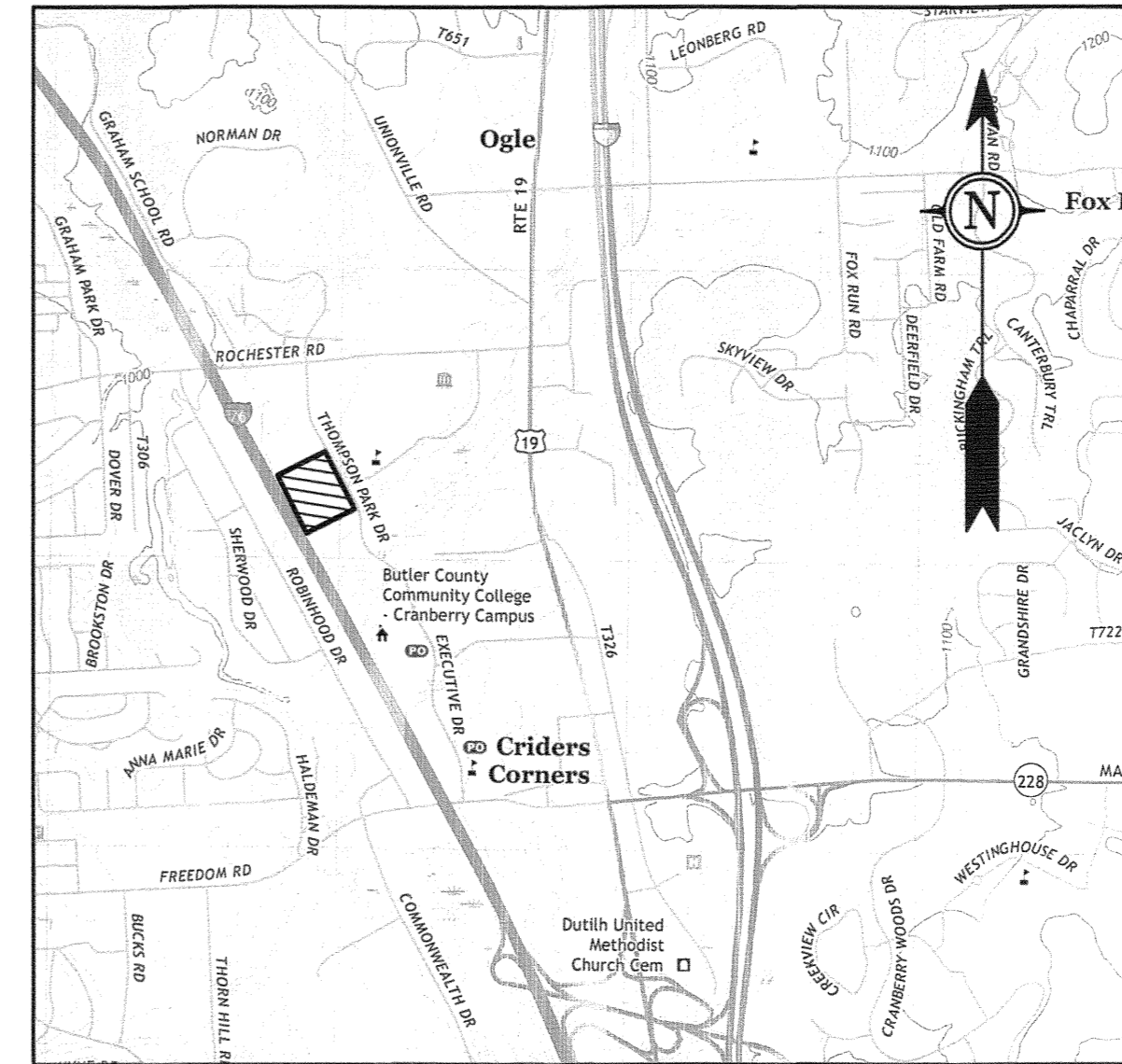
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Recorded in the office for the Recording of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 395, Page(s) 37-38. Given under my hand and seal this 9th day of July, 2021.

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

Recorder of Deeds: [Signature]

Instr: 202107090019618, Page 2 of 585.00, Michele Mustello, Butler County Recorder PA, 7/9/2021 2:00 PM, 20210914241



LOCATION MAP

SCALE: 1" = 2000', MAP REF: USGS TOPOGRAPHIC MAP - MARS, PA 7.5 MINUTE QUAD - 2019

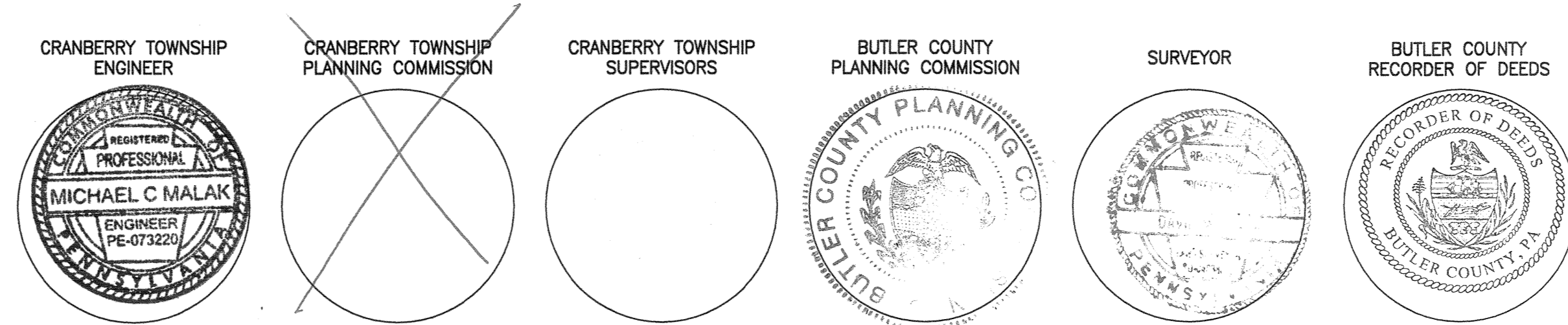
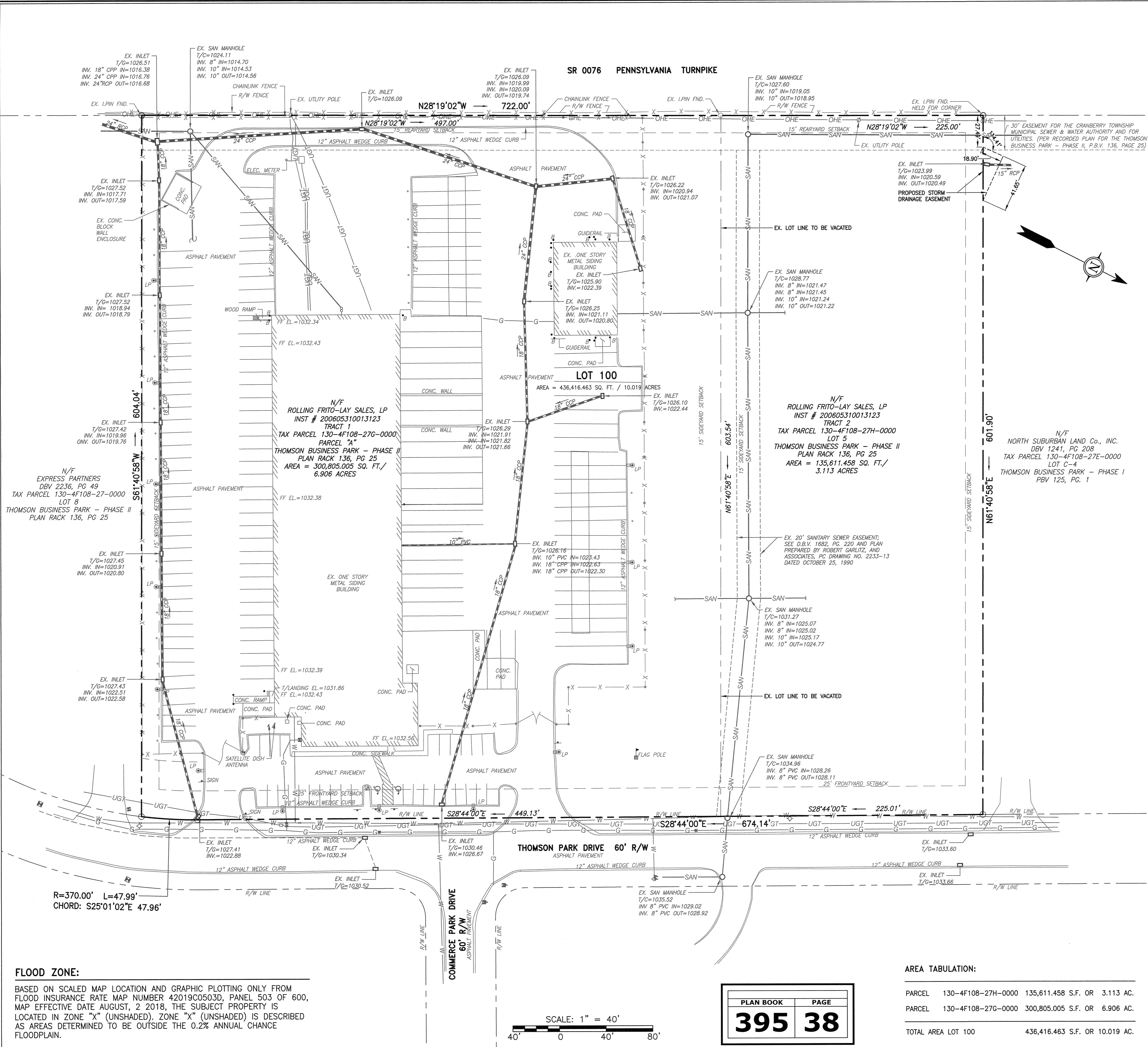


Table with 2 columns: PLAN BOOK, PAGE. Values: 395, 37.

Vertical sidebar containing project information: PROJECT (FRITO LAY EXPANSION), ARCHITECT (GWA), DESIGN BUILDER (ARCU MURRAY), CONSULTING ENGINEERS (ELECTRICAL, PLUMBING, FIRE PROTECTION), JOB NO (SJ2321), PA (GWA), DATE (02.02.2021), REVISIONS (02.19.2021 - REV 1 - REVISED), SHEET NUMBER (C11.0).



LEGEND:

EX. GUIDE RAIL	—○—○—○—
EX. FENCE	—X—X—X—
EX. OVERHEAD ELECTRIC	—OHE—
EX. COMBINATION SEWER	—COMB.—
EX. POST	•
EX. ROAD SIGN	⊕
EX. LIGHT POLE	⊙
EX. UTILITY POLE	⊙
EX. UTILITY POLE WITH LIGHT	⊙
EX. STORM SEWER INLET	⊙
EX. CURB INLET	⊙
EX. GUY ANCHOR/WIRE	—
EX. GUY POLE/WIRE	—
EX. GAS VALVE	⊙
EX. TREES	⊙
EX. LIGHT POLE	⊙
EX. ELEC., TEL., CABLE, & LIGHTING	—ETC—
EX. WATER LINE	—W—
EX. GAS LINE	—G—
EX. PROPERTY LINE	—
EX. RIGHT OF WAY LINE	—
EX. CONTOURS	—900—
EX. STORM SEWER & MH	⊙
EX. SANITARY SEWER & MH	⊙
EX. FIRE HYDRANT	⊙
EX. TREE LINE	—

- GENERAL NOTES:**
- NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PREMISES DURING THE FIELD SURVEY.
 - NO EVIDENCE OF RECENT BUILDING CONSTRUCTION WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE SURVEY.
 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS DURING THE PROCESS OF CONDUCTING THE SURVEY.
 - UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED BY GAI CONSULTANTS, INC. FROM A COMBINATION OF FIELD SURVEY AND AVAILABLE AS-BUILT PLANS AND RECORDS. THEREFORE, THEIR LOCATIONS AND SIZES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UNDERGROUND FACILITIES WHOSE EXISTENCE IS PRESENTLY UNKNOWN.
 - PROPERTY ZONED 'SU-1 SPECIAL USE DISTRICT'.
 - BEARINGS ARE BASED FROM THE DEED BEARINGS.
 - BASED ON OBSERVATION AND SURVEY THERE ARE NO APPARENT ENCROACHMENTS ONTO THE SUBJECT PROPERTY OR ENCROACHMENTS UPON ADJOINING PROPERTIES OR UPON EASEMENTS BURDENING THE SUBJECT PROPERTY.
 - VERTICAL DATUM IS NAVD 88.
 - CONTOURS SHOWN ON PLAN ARE FROM SURVEY CONDUCTED BY GAI CONSULTANTS, INC. FIELD SURVEY DATED, 01/05/2021.

OWNERS ADDRESS:
 ROLLING FRITO-LAY SALES, L.P.
 1412 MAIN STREET, SUITE 1500
 DALLAS, TX 75202

PROPERTY ADDRESS:
 900 & 1100 THOMSON PARK DRIVE
 CRANBERRY, PA 16066

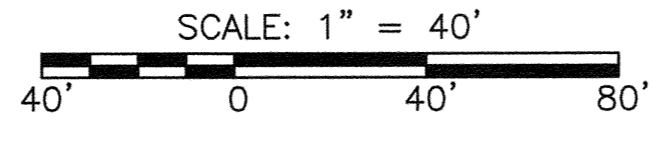
ZONING REQUIREMENTS

ZONING DISTRICT:	SU-1 SPECIAL USE DISTRICT
MIN. LOT SIZE:	1.0 ACRE
MAXIMUM BUILDING HEIGHT:	50 FEET
MIN. LOT WIDTH:	80 FEET
FRONT YARD SETBACK:	25 FEET
SIDE YARD:	15 FEET
REAR YARD DEPTH:	15 FEET

AREA TABULATION:

PARCEL 130-4F108-27H-0000	135,611.458 S.F. OR 3.113 AC.
PARCEL 130-4F108-27G-0000	300,805.005 S.F. OR 6.906 AC.
TOTAL AREA LOT 100	436,416.463 S.F. OR 10.019 AC.

FLOOD ZONE:
 BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY FROM FLOOD INSURANCE RATE MAP NUMBER 42019C0503D, PANEL 503 OF 600, MAP EFFECTIVE DATE AUGUST, 2 2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



CONSULTING ENGINEERS
 GAI CONSULTANTS, INC.
 100 LIMITED ELECTRICAL
 PRESTO, PA 15142
 CONTACT: (412) 221-6511
 HOMESTEAD, PA 15120
 CONTACT: JIM GREENE
 190 BALMAR DR. STE. 100
 PITTSBURGH, PA 15205
 100 MONROE DR. STE. 100
 MONROE, PA 15066
 CONTACT: (412) 822-8700

ARCHITECT
 GMA ARCHITECTS, INC.
 3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 (P) 331-251-2726 (F) 331-251-2727
 WWW.GMA-ARCHITECTS.COM

DESIGN BUILDER
 ARCO MURRAY
 3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 (P) 331-251-2726 (F) 331-251-2727
 WWW.ARCOMURRAY.COM

PROJECT
FRITO LAY EXPANSION
 CRANBERRY TOWNSHIP, PENNSYLVANIA

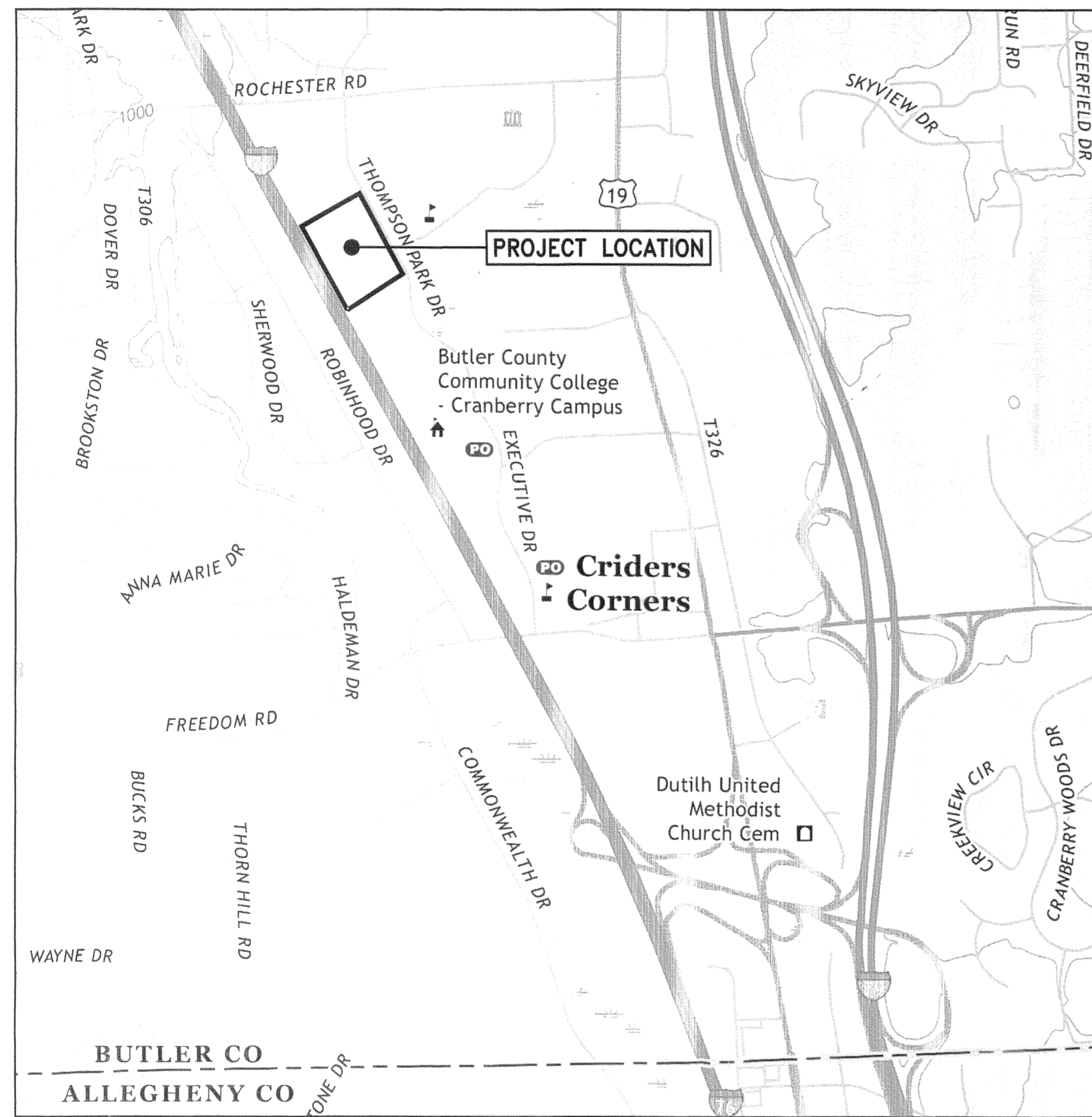
JOB NO : SJ2321
 PA : GWA
 DATE : 02.02.2021

REVISIONS
 02.19.2021 - REV 1 - REVISED
 PER TOWNSHIP COMMENTS

SHEET NUMBER
C11.1
 SUBDIVISION /
 CONSOLIDATION PLAN

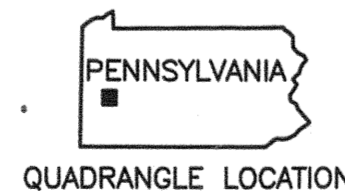
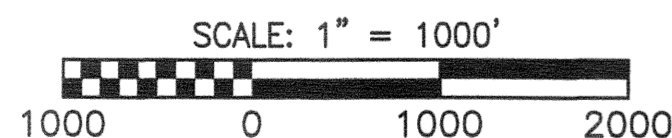
LAND DEVELOPMENT PLANS FOR FRITO-LAY SITE LOCATED IN CRANBERRY TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

Instr: 202107090019631
Page 3 of 412500
Michele Mustello
Butler County Recorder PA
7/9/2021 4:14 PM
T30210014281



MAP REFERENCE:
MARS QUADRANGLE
BUTLER COUNTY, PA
U.S.G.S. 7.5 MINUTE SERIES
(TOPOGRAPHIC)

LOCATION MAP



INDEX OF DRAWINGS:

SHEET	DRAWING DESCRIPTION
C1.0	TITLE SHEET AND DRAWING INDEX
C2.0	GENERAL NOTES
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	SITE PLAN - PHASE 1
C4.1	SITE PLAN - PHASE 2
C4.2	PAVING PLAN - PHASE 1
C4.3	PAVING PLAN - PHASE 2
C5.0	GRADING PLAN - PHASE 1
C5.1	GRADING PLAN - PHASE 2
C6.0	UTILITY PLAN
C7.0	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN - PHASE 1
C7.1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN - PHASE 2
C7.2-7.3	STORM SEWER PROFILES
C8.0-8.6	CONSTRUCTION DETAILS
C9.0	EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C9.1	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C9.2-9.5	EROSION AND SEDIMENT POLLUTION CONTROL DETAILS
C10.0	PLANTING PLAN
C10.1	PLANTING DETAILS
C10.2	STREETSCAPE DETAILS
C10.3-10.5	AUTOTURN TURNING PLANS

PROPERTY OWNER:

ROLLING FRITO-LAY SALES LP
1100 THOMSON PARK DRIVE
CRANBERRY, PA 16066
CONTACT: CHRISTOPHER MORELAND
PHONE: (724) 309-5166
EMAIL: CHRISTOPHER.MORELAND@PEPSICO.COM

SITE ENGINEER:

GAI CONSULTANTS, INC.
600 CRANBERRY WOODS DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: JIM GREENE
PHONE: (412) 399-5389
EMAIL: J.GREENE@GAiconsultants.com

PUBLIC UTILITIES:

THE FOLLOWING PUBLIC UTILITIES MAY HAVE LINES IN THE VICINITY OF THIS PROJECT:

COLUMBIA GAS OF PA, INC.
1600 DUBLIN ROAD
COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: LDUGAN@NISOURCE.COM
PHONE: (800) 344-4077

PENNSYLVANIA POWER COMPANY
730 SOUTH AVENUE
YOUNGSTOWN, OH 44502
CONTACT: ERIC POWELL
EMAIL: EPOWELL@FIRSTENERGYCORP.COM
PHONE: (800) 686-0021

CRANBERRY TOWNSHIP (WATER & SEWAGE)
2525 ROCHESTER ROAD, SUITE 400
PENNSYLVANIA, PA 16066
CONTACT: JOSH ANDREE
EMAIL: JOSH.ANDREE@CRANBERRYTOWNSHIP.ORG
PHONE: (724) 776-4806

COMCAST
183 SPRING RUN ROAD EXT, BLDG 1A
CORAPOLIS, PA 15108
CONTACT: RAYMOND JONES
EMAIL: RAYMOND.JONES@CABLE.COMCAST.COM

CONSOLIDATED COMMUNICATIONS
4008 GIBSONIA ROAD
GIBSONIA ROAD, PA 15044
CONTACT: GABE WHITE
PHONE: (724) 443-9600



REQUIRED CERTIFICATIONS: TOWNSHIP OF CRANBERRY

1. OWNER'S ADOPTION
THE ROLLING FRITO-LAY SALES, L.P., OWNER OF THE LAND SHOWN ON THE PLANS HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

Signature of Witness: *John P. Conley*
Signature of Owner(s): *Betsy K. Power*
Date: 6-9-2021
Printed Name of Owner (General Partner): Betsy K. Power

2. ACKNOWLEDGMENT OF NOTARY PUBLIC
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS AND COUNTY OF DALLAS, PERSONALLY APPEARED THE ABOVE NAMED Betsy K. Power, OF THE FIRM OF ROLLING FRITO-LAY SALES, L.P., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF June, 2021

(SEAL) Notary Public: *Rhonda Lachelle McCullough*
Notary ID: 132794083

3. CERTIFICATION OF TITLE
WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY FRITO-LAY EXPANSION IS IN THE NAME OF ROLLING FRITO-LAY SALES, L.P., AND IS RECORDED AS INSTRUMENTS 200605310013123 BUTLER COUNTY RECORDER OF DEEDS OFFICE.

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

Date: 6/10/2021
Surveyor: *David M. Baker*
Registration Number: SU040388E

5. 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.

Secretary: *Richard M. Halley*
Board of Supervisors: *Richard M. Halley*

THE TOWNSHIP OF CRANBERRY AGREES NOT TO ISSUE BUILDING PERMITS UNTIL THE "PLANNING MODULE FOR LAND DEVELOPMENT" HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

Date: 7/8/21
Secretary: *Richard M. Halley*

6. MODIFICATIONS/WAIVERS

6.1. PER SECTION 27-408.4 OF CRANBERRY TOWNSHIP ZONING ORDINANCE, MAXIMUM ALLOWABLE IMPERVIOUS AREA FOR SITE IN SU-1 SPECIAL USE DISTRICT IS 60%. WE ARE REQUESTING THAT MAXIMUM PROPOSED IMPERVIOUS AREA IS 67% FOR PHASE 1 DEVELOPMENT AND 70% FOR PHASE 2 (FULL BUILD OUT DEVELOPMENT). THE SITE LAYOUT IS BEING EXPANDED TO INCREASE THE SITE'S WAREHOUSE STORAGE CAPACITY, PROVIDE ADEQUATE PARKING FOR FLEET VEHICLES, AND ALLOW FOR SAFE TRAFFIC CIRCULATION AROUND THE SITE; AND AS A RESULT, ADDITIONAL IMPERVIOUS AREA IS NECESSARY FOR THE EXPANDED BUILDING FOOTPRINT, PARKING, AND TRAFFIC CIRCULATION. WE HAVE LIMITED THE AMOUNT OF ADDITIONAL IMPERVIOUS AREA AS A RESULT OF THE SITE EXPANSION, AND WE ALSO ARE MEETING ALL OF THE TOWNSHIP AND STATE STORMWATER REQUIREMENTS FOR MEETING FLOW REDUCTION, VOLUME REDUCTION, AND WATER QUALITY REQUIREMENTS. IN ADDITION TO MEETING THE TOWNSHIP'S LANDSCAPING REQUIREMENTS, WE ARE GOING ABOVE AND BEYOND BY PROPOSING ONE ADDITIONAL TREE PER 100 LINEAR FEET AROUND THE PERIMETER OF THE BIORETENTION AREA.

6.2. PER SECTION 22-617.3 OF THE CRANBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, STORM SEWERS SHALL HAVE A MINIMUM GRADIENT OF 1%. WE ARE REQUESTING THAT THE MINIMUM GRADIENT BE 0.5% DUE TO THE NATURE OF THE EXISTING GRADES ON-SITE AND INVERTS OF EXISTING STORM SEWERS AT PROPOSED TIE-IN LOCATIONS. AS YOU CAN SEE ON THE PLANS, WE ARE PROPOSING TO TIE-IN OUR STORM SEWERS AT EXISTING INLET LOCATIONS THAT PRESENT THE MOST PIPE COVER ON-SITE. UNFORTUNATELY, THESE STORM SEWER INVERTS FOR TYING IN ARE VERY SHALLOW AND FORCE SOME STORM SEWER INVERTS TO BE LESS THAN 1% SLOPE BECAUSE OF LACK OF COVER. WE HAVE ALSO PROPOSED PIPES TO BE RCP MATERIAL DUE TO THIS LACK OF COVER. OUR POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE SHOWS ADEQUATE PIPE CAPACITY FOR ALL PROPOSED PIPES.

6.3. PER SECTION 17-350.2.6 OF THE CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE ORDINANCE, ALL INLETS SHALL PROVIDE A MINIMUM TWO-INCH DROP BETWEEN THE LOWEST INLET PIPE INVERT ELEVATION AND THE OUTLET PIPE INVERT ELEVATION. WE ARE REQUESTING THAT THERE BE A MINIMUM OF ZERO INCHES (MATCHING PIPE INVERT IN TO PIPE INVERT OUT) DUE TO THE NATURE OF EXISTING GRADES ON-SITE AND MAINTAINING AS MUCH PIPE COVER AS POSSIBLE. AS YOU CAN SEE ON THE PLANS, WE ARE PROPOSING TO TIE-IN OUR STORM SEWERS AT EXISTING INLET LOCATIONS THAT PRESENT THE MOST PIPE COVER ON-SITE. UNFORTUNATELY, THESE STORM SEWER INVERTS FOR TYING IN AND OUT. WE HAVE ALSO PROPOSED PIPES TO BE RCP MATERIAL DUE TO THIS LACK OF COVER. OUR POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NARRATIVE SHOWS ADEQUATE PIPE CAPACITY FOR ALL PROPOSED PIPES.

6.4. PER SECTION 27-317.2 OF CRANBERRY TOWNSHIP ZONING ORDINANCE, THERE IS A 25 FOOT NO PAVE SETBACK IN THE FRONT YARD. WE ARE REQUESTING THAT CAR PARKING BE PROPOSED WITHIN THIS SETBACK AS IT IS AN EXTENSION OF AND IN LINE WITH THE EXISTING CAR PARKING. DUE TO THE BUILDING AND SITE EXPANSIONS, ADDITIONAL CAR PARKING ON-SITE IS NEEDED, AND WE'VE ANALYZED THAT THIS IS THE BEST AREA TO PROPOSE ADDITIONAL CAR PARKING AS IT IS AN EXPANSION OF THE EXISTING CAR PARKING LOT AND IN THE SAFEST LOCATION (AWAY FROM TRUCK TRAFFIC).

6.5. PER SECTION 22-612.3.D OF THE CRANBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ABOVE-GRADE FOOTER/CONCRETE FOUNDATIONS FOR LIGHT POLES LOCATED IN PARKING LOT LANDSCAPING AREAS SHALL BE SCREENED WITH EVERGREEN SHRUBS. AFTER CONVERSATIONS WITH THE TOWNSHIP, WE ARE PROPOSING THAT THE CONCRETE FOUNDATIONS FOR THE LIGHT POLES WILL BE COLORIZED AS A RESULT, THE TOWNSHIP AGREED THAT EVERGREEN SHRUBS WOULD NOT NEED TO BE PLANTED AROUND THE LIGHT POLE BASES.

6.6. PER SECTION 22-612.4 OF THE CRANBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, FIFTY PERCENT OF THE LENGTH OF NONRESIDENTIAL BUILDING FACADES THAT FACE A STREET SHALL INCLUDE A FOUNDATION PLANTING AREA IMMEDIATELY ADJACENT TO THE BUILDING. BEING THAT THE WAREHOUSE EXPANSION WILL BE A FOOD HANDLING FACILITY, IT IS REQUIRED THAT WE REMOVE ALL OPPORTUNITIES TO ELIMINATE AREAS OF POTENTIAL PEST HABORAGE NEAR THE BUILDING PER PA DEPT. OF AGRICULTURE TITLE 21 VOL. 2 SECTION 17.20. IN THIS EFFORT, FRITO LAY INTENDS TO INSTALL THREE-FOOT WIDE GRAVEL STRIP ALONG ANY PORTION OF THE BUILDING THAT IS ADJACENT TO GREEN SPACE, INCLUDING THE EAST WALL FACING THOMSON PARK DRIVE.

6.7. PER SECTION 17-350.7.A.11 OF THE CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE ORDINANCE, STORMWATER RUNOFF SHALL NOT BE TRANSFERRED FROM ONE WATERSHED TO ANOTHER UNLESS THE WATERSHEDS ARE SUBAREAS OF A LARGER WATERSHED THAT ARE TRIBUTARY TO A COMMON POINT OF INTEREST WITHIN OR NEAR THE PERIMETER OF THE PROPERTY. TRANSFER OR RUNOFF FROM ONE WATERSHED TO ANOTHER UNDER ANY OTHER CIRCUMSTANCES SHALL ONLY BE APPROVED AT THE DISCRETION OF THE TOWNSHIP. DOCUMENTATION SHALL BE PROVIDED THAT PEAK FLOW RATES ARE NOT INCREASED FOLLOWING DEVELOPMENT AND THERE WILL BE NO DETRIMENTAL IMPACT IN DOWNSTREAM AREAS. AS A RESULT OF THE EXISTING ON-SITE DRAINAGE PATTERN, THERE ARE TWO DRAINAGE AREAS ON-SITE (ONE GOES TO THE NORTHWEST AND THE OTHER TO THE SOUTHWEST). BECAUSE OF THE PROPOSED SITE DEVELOPMENT AND REGRADING, THERE IS A NATURAL CHANGE IN THE DRAINAGE AREA SIZES. WE ARE PROPOSING ON-SITE STORMWATER BEST MANAGEMENT PRACTICES, AND WE ARE REDUCING FLOWS DURING BOTH PHASES IN BOTH DRAINAGE AREAS AS SHOWN IN OUR POST CONSTRUCTION STORMWATER MANAGEMENT REPORT. THEREFORE, THERE WILL BE NO DETRIMENTAL IMPACT IN DOWNSTREAM AREAS.

6.8. PER SECTION 22-403.6.D OF THE CRANBERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, FOR LAND DEVELOPMENT OF 5,000 SQUARE FEET OF GROSS BUILDING AREA OR MORE, THREE COPIES OF AN ENVIRONMENTAL IMPACT ASSESSMENT ARE NEEDED. BECAUSE OF THE SMALL NUMBER OF PROPOSED TOTAL TRIPS TO THE SITE AS A RESULT OF THE PROJECT, WE HAVE SUBMITTED A TRIP GENERATION LETTER. THE TRIP GENERATION LETTER WAS ACCEPTED BY THE TOWNSHIP; AND THEREFORE, THE TOWNSHIP HAS AGREED TO WAIVE THE NEED FOR AN ENVIRONMENTAL IMPACT ASSESSMENT.

7. REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS.
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCES/RESOLUTION NO. 2021-14 ON THE DAY 8th OF July 2021.
Secretary: *Richard M. Halley*
Chairman, Board of Supervisors: *Richard M. Halley*

(SEAL) Township Manager: *David D. Santoro*
Township Manager for the Township of Cranberry, certify that the conditions for final approval outline in ordinance/resolution no. 2021-14 have been met in accordance with sections 22-305 and 22-307 of the township of Cranberry code of ordinances.

8. REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT.
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7th DAY OF July 2021.
Secretary: *Richard M. Halley*
Butler County Planning Commission: *Richard M. Halley*

9. PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 395, PAGE(S) 39-41.
Given under my hand and seal the 9th day of July 2021.
Recorder of Deeds: *Michele M. Mustello*

10. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT A REGISTERED PROFESSIONAL HAS PREPARED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH TOWNSHIP DESIGN STANDARDS.
I, *James E. Green*, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER ORDINANCE.

11. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE STORMWATER MANAGEMENT PLAN.
I, *James E. Green*, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER ORDINANCE.

12. THE FOLLOWING SIGNATURE BLOCK CERTIFIES THAT THE TOWNSHIP ENGINEER HAS REVIEWED THE DEVELOPMENT PLAN.
I, *James E. Green*, REGISTERED PROFESSIONAL ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

Township Engineer: *James E. Green*
Township Engineer: *James E. Green*

THE FOLLOWING SIGNATURE BLOCK FOR THE QUALIFIED PROFESSIONAL PREPARING THE STORMWATER MANAGEMENT PLAN: *James E. Green*
HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE."

Owner: *Betsy K. Power*
Date: 6-15-2021

CONSULTING ENGINEERS: ELECTRICAL, PLUMBING, FIRE PROTECTION, MECHANICAL, CIVIL, STRUCTURAL

DESIGN BUILDER: MURRAY

ARCHITECT: GWA

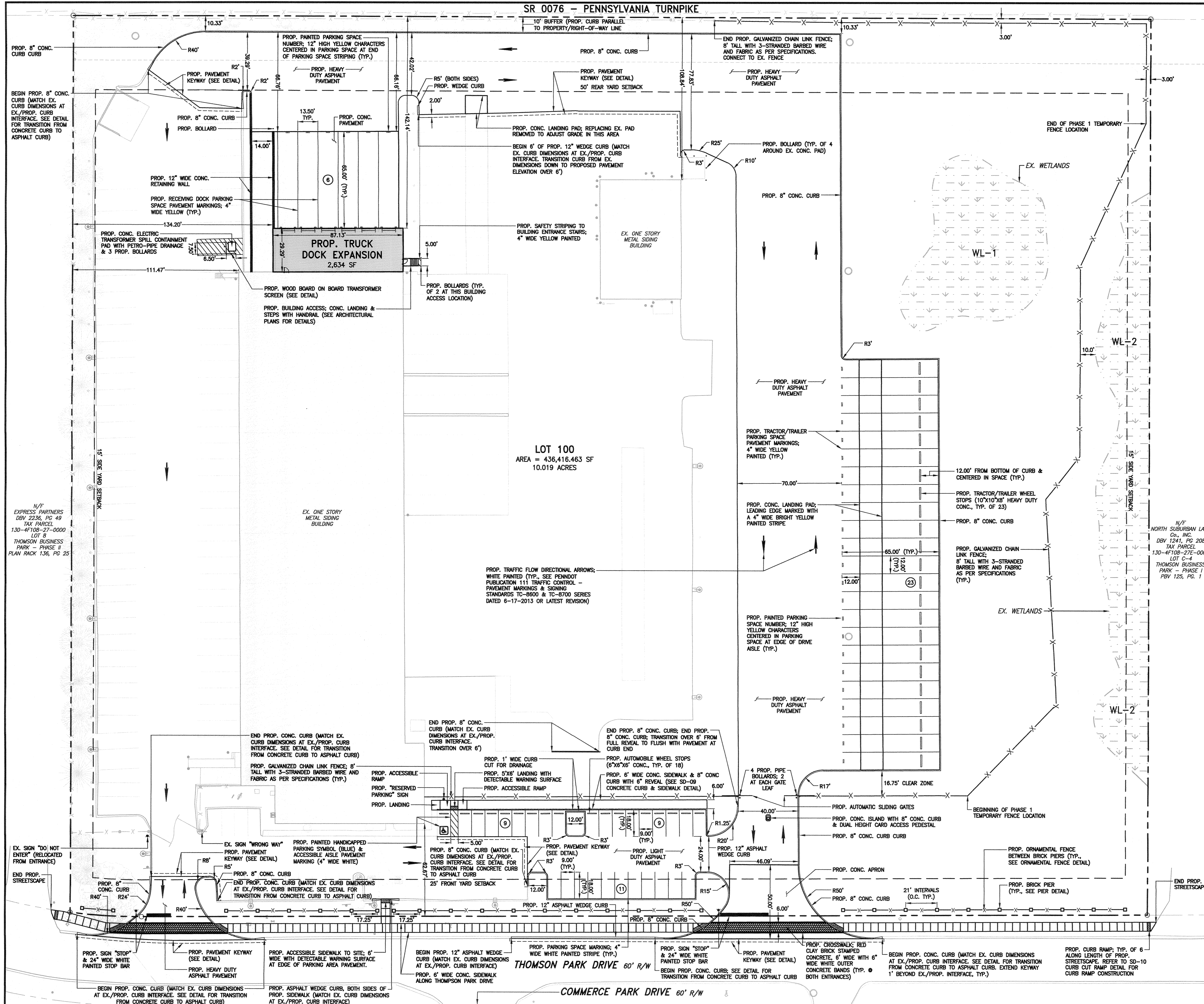
PROJECT: FRITO LAY EXPANSION, CRANBERRY TOWNSHIP, PENNSYLVANIA

JOB NO.: SJ2321
PA: GWA
DATE: 02.02.2021

REVISIONS: 02.19.2021 - REV 1 - REVISED
04.30.2021 - REV 2 - REVISED
05.12.2021 - REV 3 - REVISED

SHEET NUMBER: C1.0
TITLE SHEET AND DRAWING INDEX

SR 0076 - PENNSYLVANIA TURNPIKE



- NOTES:**
- THE PLANS HAVE BEEN PREPARED BASED ON AVAILABLE KNOWLEDGE OF EXISTING CONDITIONS. IF DURING DEMOLITION, EXCAVATION, OR CONSTRUCTION, ACTUAL CONDITIONS ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON THE DOCUMENTS, THE ENGINEER AND OWNER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
 - THE PLANS ARE INTENDED TO COMPLY WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS). IT IS THE CONTRACTORS RESPONSIBILITY TO MEET ALL ADA AND UFAS REQUIREMENTS AS STATED IN THE ADA AND ABA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES PUBLISHED IN THE FEDERAL REGISTER SEPTEMBER 15, 2010 OR AS LAST REVISED.
 - ALL PROPOSED CONCRETE CURB IS 8" WIDE WITH 8" REVEAL UNLESS OTHERWISE NOTED. PROPOSED CONCRETE CURB ALONG PROPOSED SIDEWALK IN AUTOMOBILE PARKING AREA IS 8" WIDE WITH 6" REVEAL. REFER TO THE GRADING PLAN FOR ELEVATION INFORMATION.
 - ALL PAVING EDGES TO BE SAW-CUT SHALL BE DONE WITH NEAT STRAIGHT LINES.
 - REFER TO PLANTING PLAN FOR TYPES AND QUANTITIES OF PROPOSED VEGETATIVE COVER.
 - REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND DETAILS.
 - REFER TO UTILITY PLANS FOR PROPOSED UTILITY LOCATIONS AND DETAILS.
 - PROPOSED SITE LIGHTING IS TO BE DESIGNED BY OTHERS.
 - PROPOSED LIGHT POLE ABOVE-GROUND FOOTERS WILL BE COLORED CONCRETE.

- PROPOSED SITE FEATURE LEGEND:**
- PROP. BOLLARD
 - PROP. FENCE
 - PROP. CONC. PAVEMENT
 - PROP. WHEEL STOPS
 - PROP. CONCRETE OR ASPHALT WEDGE CURB
 - PROP. CONC. SIDEWALK
 - PROP. PARKING/LOADING SPACE COUNT (B)
 - PROP. PARKING/LOADING PAVEMENT MARKING
 - PROP. ACCESSIBLE PARKING SPACE SYMBOL
 - PROP. SAFETY STRIPING OR ACCESSIBLE AISLE PAVEMENT MARKING
 - PROP. DETECTABLE WARNING SURFACE
 - PROP. TRAFFIC SIGN
 - PROP. TRAFFIC FLOW DIRECTIONAL ARROWS

PHASE 1 SITE DATA

ZONING DISTRICT	SU-1 SPECIAL USE DISTRICT	DESCRIPTION	REQUIRED	PROVIDED
GENERAL SITE REQUIREMENTS				
MIN. LOT SIZE	1 ACRE		10.019 ACRES	
MAX. BUILDING HEIGHT	50 FEET		35 FEET	
MIN. LOT WIDTH	80 FEET		722.13 FEET	
MAX. IMPERVIOUS AREA	60% OF SITE		67%	
MIN. PERVIOUS AREA	10% OF CAR PARKING		30.5%	
SLOPES GREATER THAN 40%	<15% OF SITE		3.5%	
SETBACK REQUIREMENTS				
FRONT YARD SETBACK	25 FEET		62.67 FEET	
SIDE YARD SETBACK	15 FEET		111.47 FEET	
REAR YARD SETBACK	50 FEET		108.84 FEET	
LANDSCAPE SETBACK	10 FEET		10 FEET	
PCSM BASIN SETBACK	20 FEET		60 FEET	
OFF-STREET PARKING REQUIREMENTS				
MIN. PARKING SPACE WIDTH	9 FEET		9 FEET	
MIN. PARKING SPACE LENGTH	18 FEET		18 FEET	
MIN. DRIVE AISLE WIDTH	22 FEET		24 FEET	
MIN. CURB HEIGHT	6 INCH		8 INCH	
TOTAL SPACES	78 (CAR)		91 (CAR) 95 (TRUCK/TRAILER) 26 (LOADING DOCK)	
ADA ACCESSIBLE SPACES	3		3 **	

* WAIVER REQUEST TO SECTION § 27-408. SU-1 SPECIAL USE DISTRICT OF THE CRANBERRY TOWNSHIP CODE OF ORDINANCES.

** COUNT IS BASED ON TOTAL NUMBER OF CAR SPACES ONLY.

PLAN BOOK	PAGE
395	40

SCALE: 1" = 30'

CONSULTING ENGINEERS:

DESIGN BUILDER: ARCO MURRAY

ARCHITECT: GWA ARCHITECTS

PROJECT: FRITO LAY EXPANSION, PENNSYLVANIA, CRANBERRY TOWNSHIP, PENNSYLVANIA

PROFESSIONAL ENGINEER: JAMES E. GREENE, No. 042485E

JOB NO.: SJ2321

PA: GWA

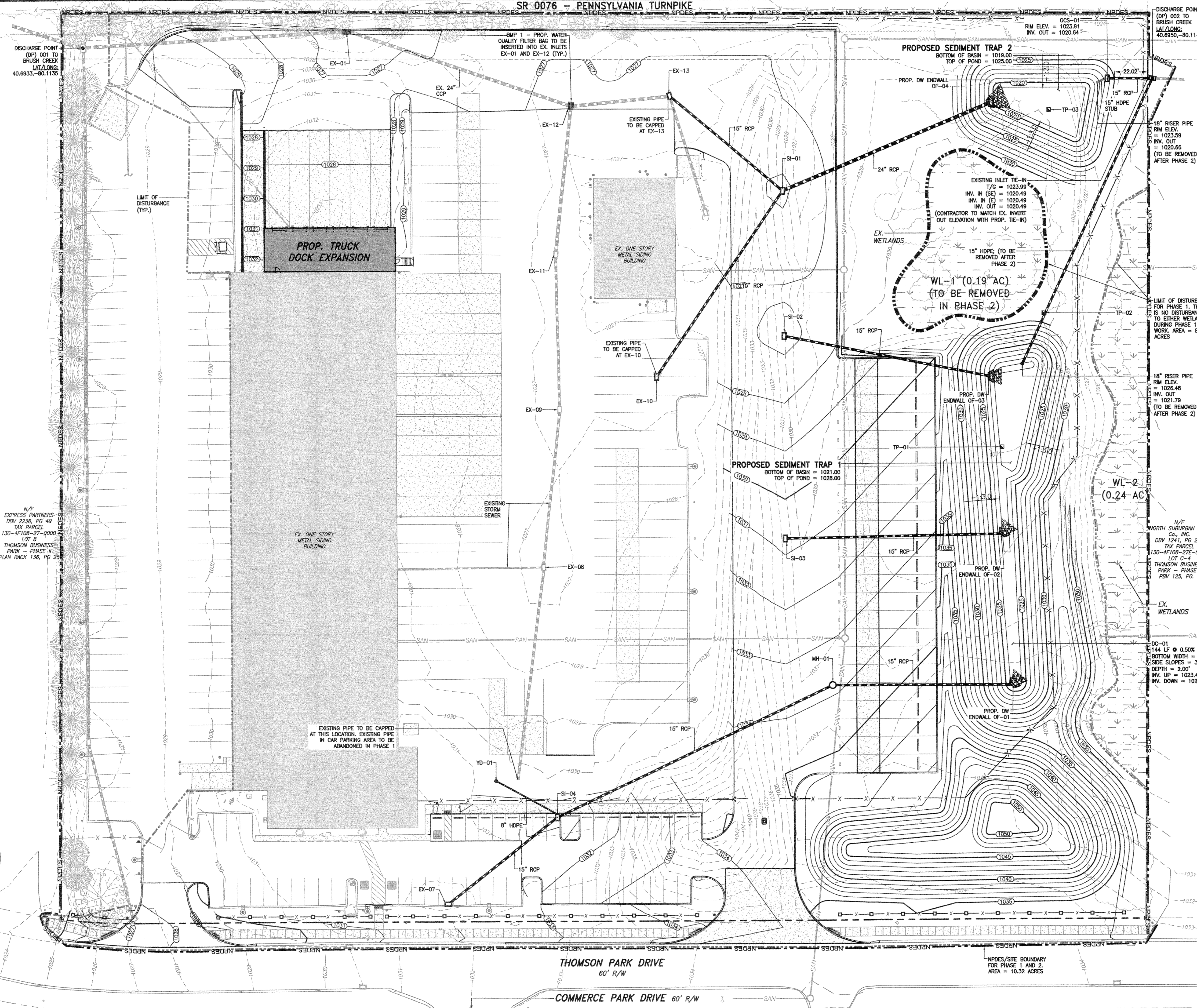
DATE: 02.02.2021

REVISIONS:

- 02.19.2021 - REV 1 - REVISED
- PER TOWNSHIP COMMENTS
- 04.30.2021 - REV 2 - REVISED
- PER TOWNSHIP, BCCD, AND CLIENT COMMENTS
- 05.12.2021 - REV 3 - REVISED
- PER BCCD COMMENTS

SHEET NUMBER: C4.0

SITE PLAN - PHASE 1



LEGEND:

- EX. WETLANDS
- EX. STORM PIPE
- PROP. PHS 1 STORM PIPE
- PROP. TYPE "M" INLET
- PROP. ENDWALL
- LIMIT OF DISTURBANCE
- PROP. NPDES BOUNDARY
- PROP. PERM. INLET FILTER BAG
- TEST PIT LOCATION

NOTES:

1. THE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMPs. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (O&M) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY. A NOTE SHALL BE PLACED ON THE RECORDED PLAN: "AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORESAID RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES."
2. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
3. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
4. 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.
5. THE FOLLOWING SIGNATURE BLOCK FOR THE QUALIFIED PROFESSIONAL PREPARING THE STORMWATER MANAGEMENT PLAN, I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
6. THE FOLLOWING SIGNATURE BLOCK FOR THE TOWNSHIP ENGINEER OR APPROVED TOWNSHIP REPRESENTATIVE REVIEWING THE STORMWATER MANAGEMENT PLAN, I HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE CRANBERRY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
7. A STATEMENT SIGNED BY THE LANDOWNER ACKNOWLEDGING THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.
8. PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

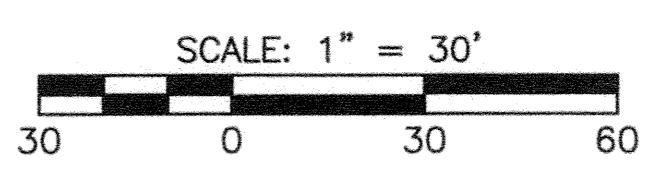
CHAPTER 93 DESIGNATION :

1. BRUSH CREEK: WARM WATER FISHES (WWF)

RECEIVING WATERS IMPAIRMENT :

1. BRUSH CREEK: SILTATION

PLAN BOOK	PAGE
395	41



CONSULTING ENGINEERS:

GMA ARCHITECTS
 3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 (708) 331-2515 / (708) 331-2727
 WWW.GMA-ARCHITECTS.COM

DESIGN BUILDER:

ARCO MURRAY
 DESIGN BUILD
 3110 WOODCREEK DRIVE
 DOWNERS GROVE, IL 60515
 (708) 331-2515 / (708) 331-2727
 WWW.ARCOMURRAY.COM

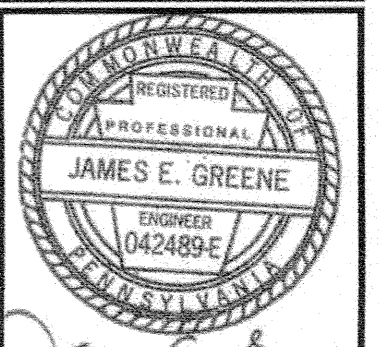
ELECTRICAL: L.W. LIMITED ELECTRICAL
 PO BOX 185
 PRESTO, PA 15142

PLUMBING: MONKSON & SON PLUMBING CONTR.
 158 BALMAR DR. STE. 100
 MONKSON & SON FIRE PROTECTION
 158 BALMAR DR. STE. 100
 PITTSBURGH, PA 15205
 CONTACT: (412) 922-8700

FIRE PROTECTION: MONKSON & SON FIRE PROTECTION
 158 BALMAR DR. STE. 100
 PITTSBURGH, PA 15205
 CONTACT: (412) 922-8700

PROJECT:

FRITO LAY EXPANSION
 CRANBERRY TOWNSHIP, PENNSYLVANIA



JOB NO: SJ2321
 PA: GWA
 DATE: 02.02.2021

REVISIONS

DATE	REVISION
02.19.2021	REV 1 - REVISED PER TOWNSHIP COMMENTS
04.30.2021	REV 2 - REVISED PER TOWNSHIP, BCCD, AND CLIENT COMMENTS
05.12.2021	REV 3 - REVISED PER BCCD COMMENTS

SHEET NUMBER

C7.0

PCSM PLAN - PHASE 1
 (S-1)

OWNERS ADOPTION:

I, BENJAMIN NEUDORFER owner of the land shown on the (NEUDORFER-MISERA SUBDIVISION plan), hereby adopt this plan as (my) (plan of lots or land development) and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon (my/our) heirs, executors, and assigns.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF June 2021.

ATTEST: Shamy WITNESS Benjamin Neudorfer OWNER

ACKNOWLEDGEMENT OF 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 ABOVE NAMED Benjamin Neudorfer 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 21st DAY OF June 2021. MY COMMISSION EXPIRES THE 22nd DAY OF November 2024.

Shaunaholtz Leary NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Shaunaholtz Leary, Notary Public
Butler County
My commission expires November 22, 2024
Commission number 1302124
Member, Pennsylvania Association of Notaries

OWNERS ADOPTION:

I, STEPHEN MISERA owner of the land shown on the (NEUDORFER-MISERA SUBDIVISION plan), hereby adopt this plan as (my) (plan of lots or land development) and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Franklin, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Franklin, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon (my/our) heirs, executors, and assigns.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 21st DAY OF June 2021.

ATTEST: Shamy WITNESS Stephen Misera OWNER

ACKNOWLEDGEMENT OF 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 ABOVE NAMED Stephen Misera 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 21st DAY OF June 2021. MY COMMISSION EXPIRES THE 22nd DAY OF November 2024.

Shaunaholtz Leary NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Shaunaholtz Leary, Notary Public
Butler County
My commission expires November 22, 2024
Commission number 1302124
Member, Pennsylvania Association of Notaries

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

DATE 6/9/2021 JEFFREY A. SHUTY REG. No. SU-075509

MUNICIPAL DECLARATIONS

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

MUNICIPAL DEDICATIONS:

Approved by the Board of Supervisors of the Township of Franklin by Resolution No. _____, effective this 21st day of July, 2021.

Shamy SECRETARY Hanna W. Bauer Chairperson, Board of Supervisors

Reviewed by the Planning Commission of the Township of Franklin this day of June, 2021.

Rebecca L. Kevin SECRETARY Mont J. Hansen Chairperson, Planning Comm.

BUTLER COUNTY PLANNING REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19th DAY OF MAY 2021.

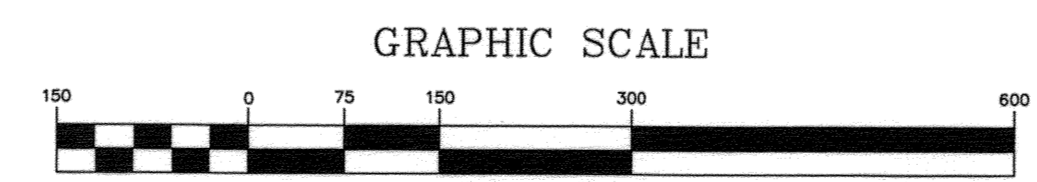
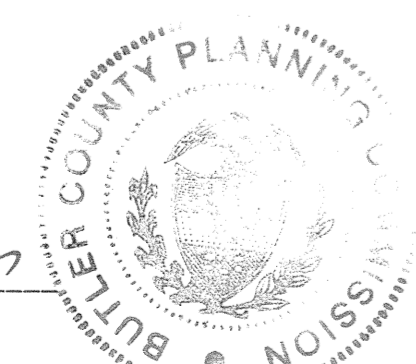
R. M. JRM SECRETARY JRM CHAIRMAN

PROOF OF RECORDING:

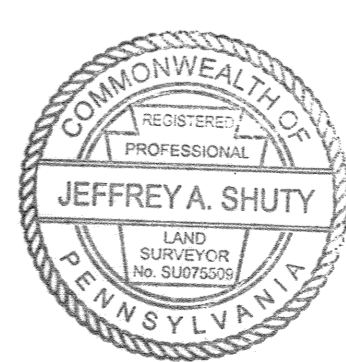
COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 395 PAGE 42.
GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF July 2021.

Michele M. Mustello RECORDER OF DEEDS

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



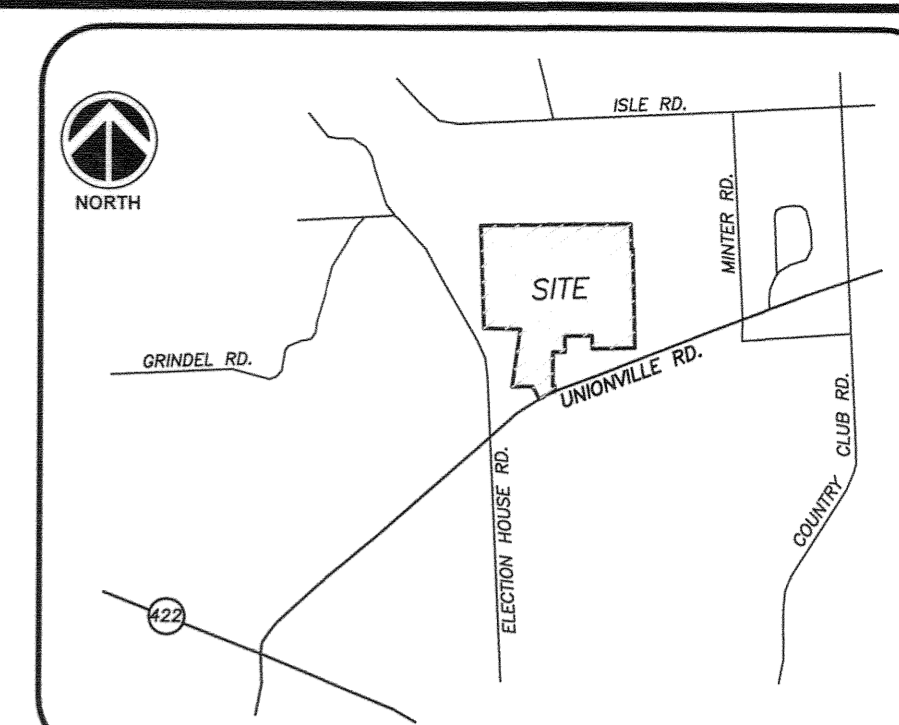
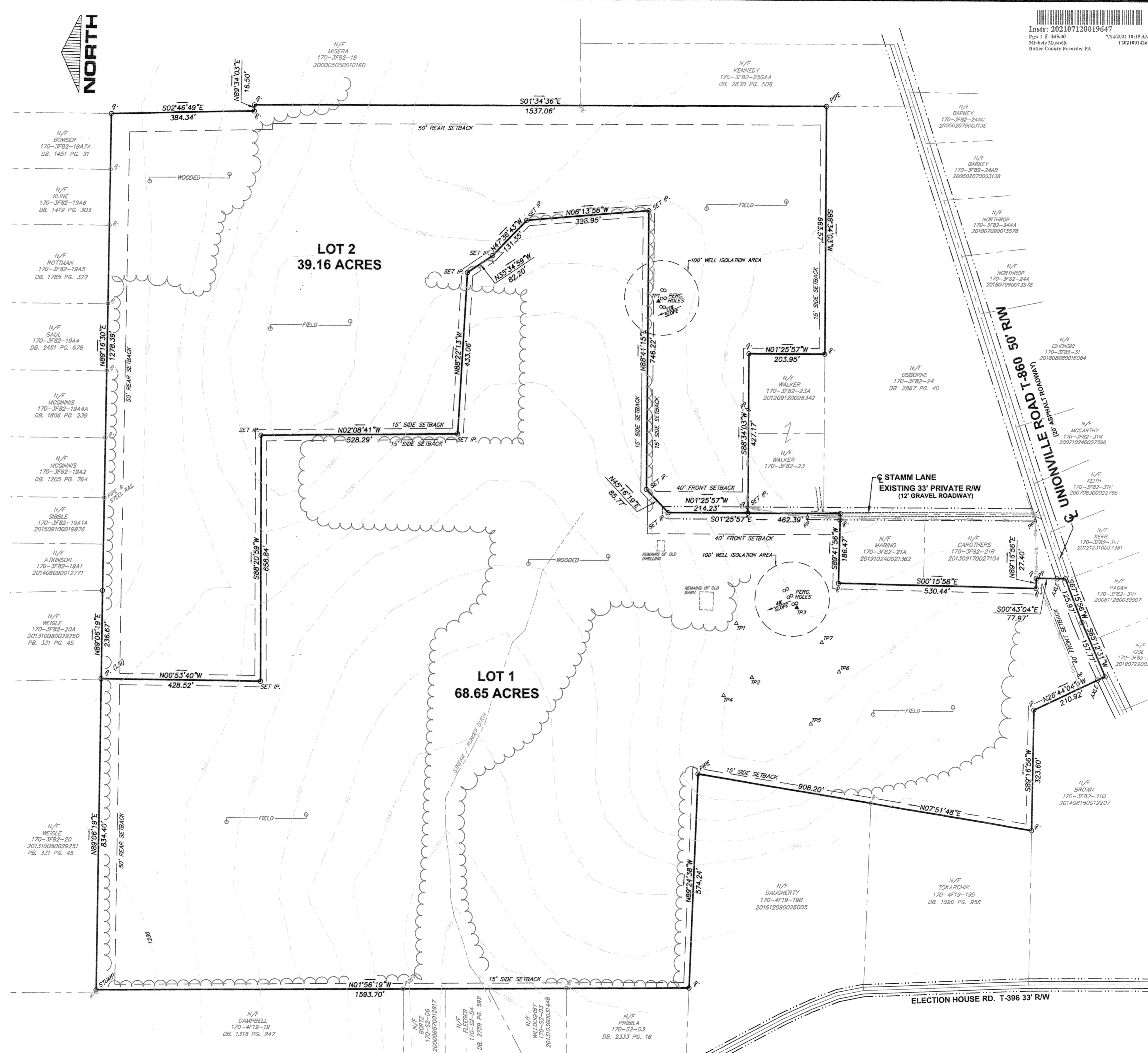
PLAN BOOK **395** PAGE **42**



NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 150'
Date APRIL 13, 2021
Job No. 3388

NEUDORFER - MISERA SUBDIVISION
Situate in Franklin Township
Butler County, Pa.
Prepared For Ben Neudorfer
Sheet No. 1 of 1



VICINITY MAP

SCALE: 1" = 3000'

SURVEY LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJOINING PROPERTY LINE
- TREELINE/EDGE WOODS
- POWER POLE
- OVERHEAD LINES

PLAN DATUM NOTE:
ALL BEARINGS ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S)/NAD 1983.
CONTOURS WERE GENERATED FROM USGS TOPOGRAPHIC MAPS.

- NOTES:
- SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.
 - PROPOSED WATER WELLS TO BE LOCATED OUTSIDE THE 100' SEPTIC ISOLATION CIRCLES.
 - NO READILY APPARENT GAS WELLS OR LINES WERE EVIDENT ON OR THROUGH PROPERTY.
 - NO EXISTING WETLANDS ARE LOCATED ON THE PROPERTY PER NATIONAL WETLANDS INVENTORY MAPPER.
 - FEMA FLOOD ZONE- ZONE X (AREA OF MINIMAL FLOOD HAZARD) FIRM: 42019C02700 EFFECTIVE DATE: 8/2/2018

ZONING DATA - FRANKLIN TOWNSHIP

ZONED: A-R AGRICULTURAL - RESIDENTIAL
SETBACKS:
FRONT - 40'
SIDE - 15'
REAR - 50'
MIN. LOT AREA - 43,560 SQ.FT.
MIN. LOT WIDTH - 100'

PARCEL ID: 170-3F82-21
INSTR. No. 200009180021799
PLAN REF: PB.138 PG.13
TOTAL PLAN AREA 107.81 ACRES
LOT 1 68.65 ACRES
LOT 2 39.16 ACRES

OWNERS:
BENJAMIN NEUDORFER
7258 COUNTRY CLUB RD.
BUTLER, PA 16001
724-417-8563
STEPHEN MISERA
135 WINTER RD.
BUTLER, PA 16001

ALL SIGNATURES MUST BE IN BLUE PERMANENT MARKER

OWNER'S ADOPTION:

GIGLIOTTI HOLDINGS, L.P., OWNER OF THE LAND SHOWN ON THE SIENNA VILLAGE PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS IT'S PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MIDDLESEX, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

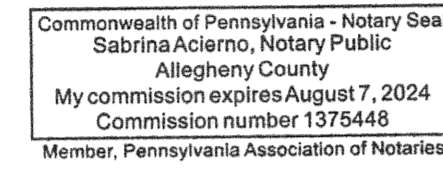
Dominica Gigliotti
(GENERAL PARTNER) of *Gigliotti Holdings L.P.*

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 *Dominica Gigliotti* AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HIS ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND SEAL THIS 18th DAY OF June, 2021
MY COMMISSION EXPIRES THE 7th DAY OF August, 2024

John J. Scrima
(NOTARY PUBLIC)



CERTIFICATION OF TITLE AND NO MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SIENNA VILLAGE PLAN OF LOTS IS IN THE NAME OF GIGLIOTTI HOLDINGS, L.P. AND IS RECORDED IN INSTR. NUMBER 200810010022292. I/WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Engrin M. Sain
SIGNATURE OF WITNESS

Dominica Gigliotti
SIGNATURE OF OWNER

SURVEYOR'S CERTIFICATION:

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

06/18/2021
(DATE)
Michael Mustello
(NAME OF SURVEYOR)
REGISTRATION NUMBER SU-075022

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.

[Signature]
(SECRETARY) *[Signature]*
(CHAIRMAN, BOARD OF SUPERVISORS)

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. 8 ON 2021, EFFECTIVE THIS 18 DAY OF June, 2021

[Signature]
(SECRETARY) *[Signature]*
(CHAIRMAN, BOARD OF SUPERVISORS)

SIGNED AND NOTED AS APPROVED THIS 21st DAY OF July, 2021

[Signature]
(SECRETARY) *[Signature]*
(CHAIRMAN, BOARD OF SUPERVISORS)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 18 DAY OF June, 2021

[Signature]
(SECRETARY) *[Signature]*
(CHAIRMAN, PLANNING COMMISSION)

MUNICIPAL ENGINEER:

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

6/18/2021
(DATE) PE083712
(REGISTRATION No.) *[Signature]*
(SIGNATURE)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

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

[Signature]
(SECRETARY) *[Signature]*
(CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION)

PROOF OF RECORDING:

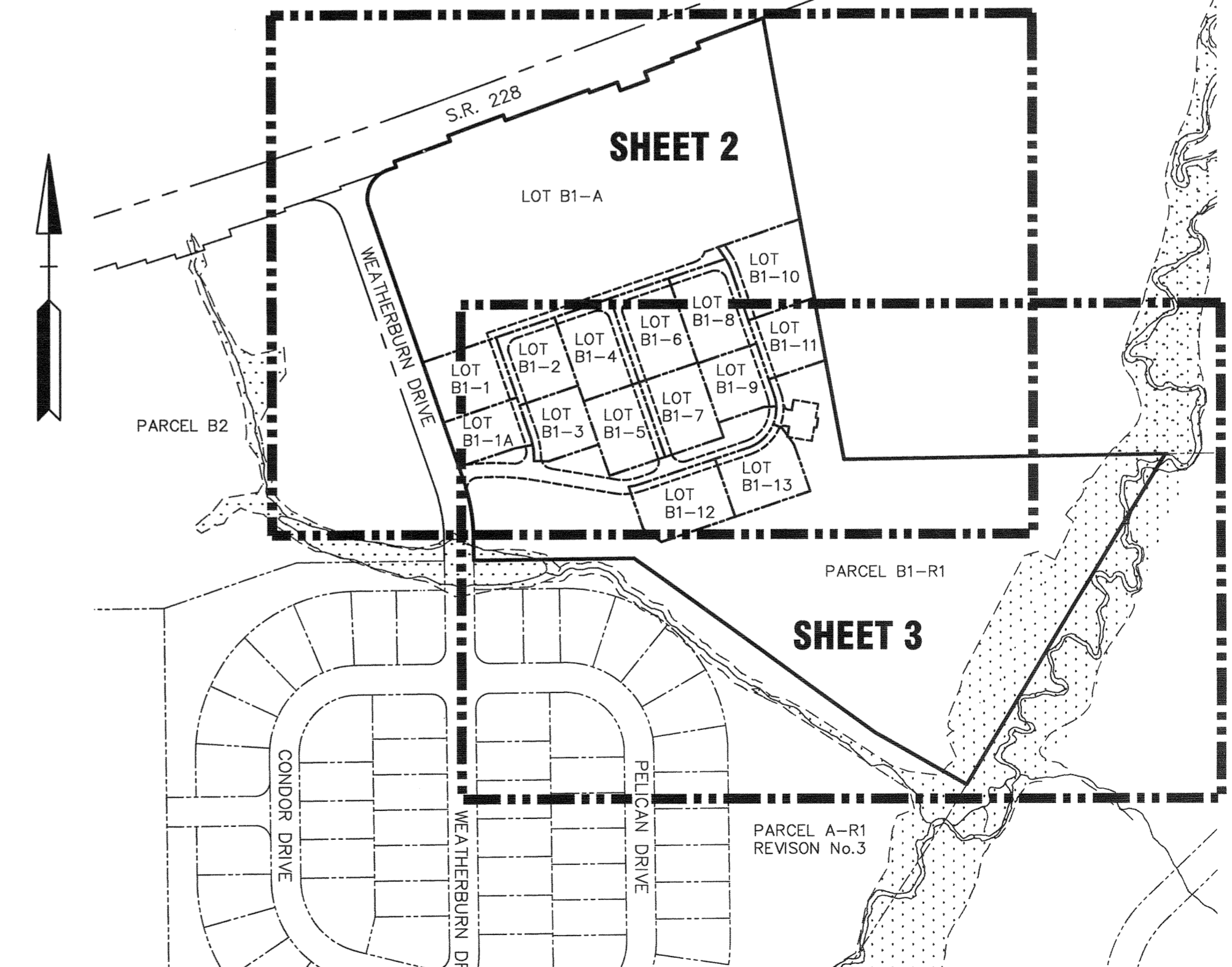
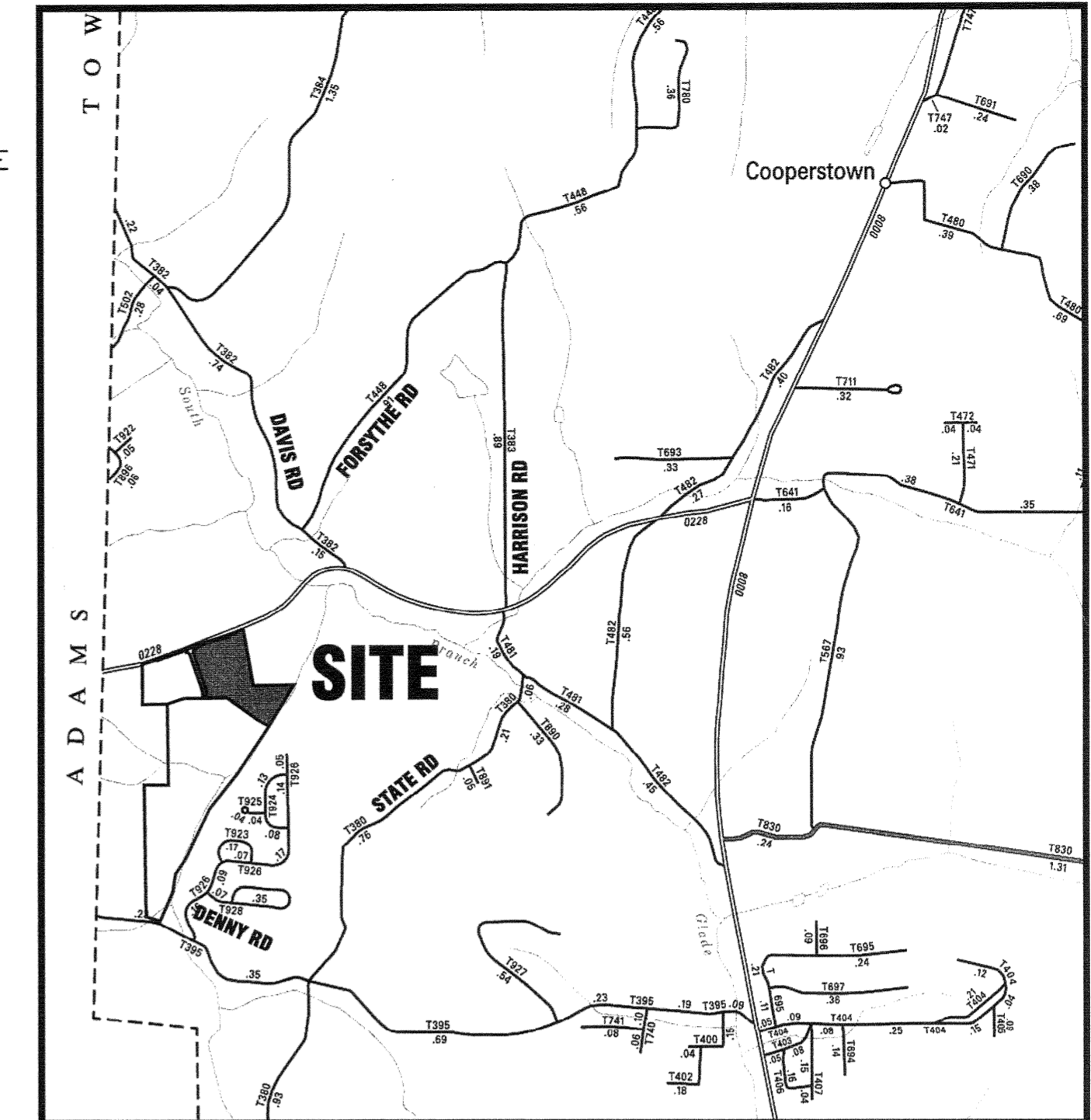
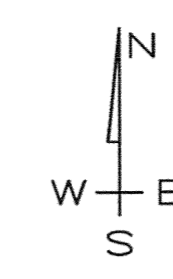
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 395, PAGES 43-50

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF July, 2021

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

TOTAL PLAN AREA

LOT No.	SQUARE FEET	ACRES
B1-A	240,367.16	5.518
B1-R1	344,366.89	7.906
B1-1	14,291.42	0.328
B1-1A	10,712.46	0.246
B1-2	12,853.50	0.295
B1-3	11,212.02	0.257
B1-4	15,074.25	0.346
B1-5	13,432.50	0.308
B1-6	15,831.75	0.363
B1-7	14,107.50	0.324
B1-8	15,969.21	0.367
B1-9	11,233.31	0.258
B1-10	17382.18	0.399
B1-11	11702.29	0.269
B1-12	15,723.63	0.361
B1-13	14,775.50	0.339
TOTAL:	779035.57	17.884



MODIFICATION
§175-157.B: IN ALL ZONING DISTRICTS, EVERY USE WHICH REQUIRES THE RECEIPT OR DISTRIBUTION, BY VEHICLE, OF MATERIAL OR MERCHANDISE, SHALL PROVIDE OFF-STREET LOADING BERTHS....
REQUEST: LOADING BERTHS, PARTICULARLY BERTHS 65 FT. LONG X 12 FT. WIDE ARE NOT NECESSARY FOR THE TYPE OF SMALL RETAIL STORES PROPOSED.
JUSTIFICATION: SMALL RETAIL STORES OF THE NATURE PROPOSED HAVE DELIVERIES VIA SMALL PANEL/BOX TRUCKS. DELIVERIES ARE MADE UTILIZING PARKING STALLS. LARGE LOADING AREAS AREN'T NECESSARY.

MODIFICATION GRANTED BY TOWNSHIP BOARD OF SUPERVISORS ON March 17, 2021

HIGHWAY OCCUPANCY PERMIT REQUIREMENT
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P. L. 1242, NO. 428, KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. APPROVAL BY THE MIDDLESEX TOWNSHIP SUPERVISORS IS CONDITIONAL, SUBJECT TO ACTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT TO APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT.

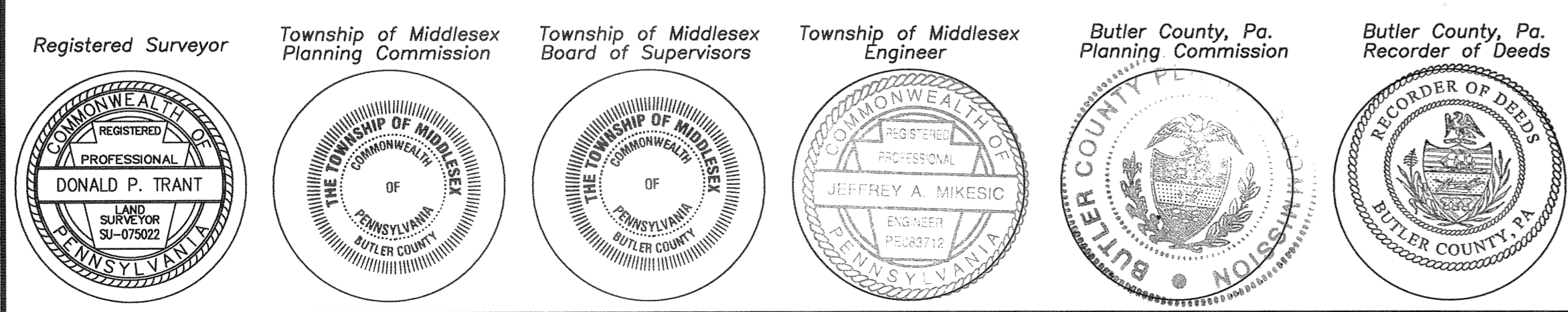
THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

PLAN BOOK PAGE

395	43
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OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY, SUITE 509
WEXFORD, PA 15220-3434
PHONE: 724-934-2720

Plot Date: 6/15/2021 3:33 PM File Name: Z:\33-COLORADO\HOLDINGS\05-06-19-03-SUB-PARCEL-01.DWG Layout: 1



BY: APT DUB

REV. NO.	DATE	DESCRIPTION
1	03/12/21	TRP CMNT 02/19/21
2	06-14-21	ISSUED FOR RECORDING

DWG: 55-06-19-03-SUB-PARCEL-01
DRAWN BY: APT
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA
SCALE: AS NOTED

TRANT CORPORATION
A Division of NIRA Consulting Engineers, Inc.
Environmental, Surveying, Site Civil, Traffic
NIRA Consulting Engineers, Inc.
PHONE: (724) 835-7900
EMAIL: permit@trantcorp.com
EMAIL: mail@niraengineers.com

SIENNA VILLAGE PLAN OF LOTS
960 FIFTH AVENUE
CORAOPOLIS, PA 15108
DATE: 02-02-2021
PROJECT NO.: 53-06-19-03
SHEET 1 OF 8



THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

NOTE:
THE AREAS LABELED CONNECTION "A" AND CONNECTION "B" ARE POINTS OF POSSIBLE FUTURE CONNECTION TO THE PARCEL CURRENTLY OWNED BY PENN ACRES ("PENN ACRES LAND"). BECAUSE THE ROAD SYSTEM AND PARKING AREAS ARE PRIVATE, ANY CONNECTION IS EXPRESSLY SUBJECT TO THE OWNER OF THE PENN ACRES LAND AND THE SIENNA VILLAGE LAND (B-1 AND B-2 PARCELS) ENTERING INTO AN AGREEMENT REGARDING CONTRIBUTION, ACCESS, OPERATION AND MAINTENANCE, RATHER THAN BEING REQUIRED BY SECTION 175-261.C. OF THE TOWNSHIP CODE.

N/F
PENN ACRES, LLC
INSTR. #: 202008110016350
TAX ID: 230-3F57-12A3
BEING THE REMAINING LANDS RECORDED IN THE DE LA TORRE & FOLZ PLAN OF LOT LINE REVISION P.B.V. 321, PG. 38

N/F
GIGLIOTTI HOLDINGS, L.P.
PARCEL B-1
INSTR. #: 200810010022292
TAX ID: 230-3F57-14
779,035.57 SQ. FT.
17.884 AC.
RECORDED IN THE WEATHERBURN HEIGHTS PRD, PHASE 2 PLAN OF LOTS, P.B.V. 345, PG. 1
ZONED: R-AG

LOT B1-A
240,367.16 SQ. FT.
5.518 AC.

LOT B1-10
17,382.18 SQ. FT.
0.399 AC.

LOT B1-8
15,969.21 SQ. FT.
0.367 AC.

LOT B1-6
15,831.75 SQ. FT.
0.363 AC.

LOT B1-9
14,075.50 SQ. FT.
0.324 AC.

LOT B1-11
11,702.29 SQ. FT.
0.269 AC.

LOT B1-1A
10,712.46 SQ. FT.
0.246 AC.

LOT B1-3
11,212.02 SQ. FT.
0.257 AC.

LOT B1-5
14,325.50 SQ. FT.
0.328 AC.

LOT B1-7
14,075.50 SQ. FT.
0.324 AC.

LOT B1-13
14,775.50 SQ. FT.
0.339 AC.

LOT B1-12
15,723.63 SQ. FT.
0.361 AC.

MATCH LINE SHEET 2
MATCH LINE SHEET 3

NOTE:
THE AREAS LABELED CONNECTION "A" AND CONNECTION "B" ARE POINTS OF POSSIBLE FUTURE CONNECTION TO THE PARCEL CURRENTLY OWNED BY PENN ACRES ("PENN ACRES LAND"). BECAUSE THE ROAD SYSTEM AND PARKING AREAS ARE PRIVATE, ANY CONNECTION IS EXPRESSLY SUBJECT TO THE OWNER OF THE PENN ACRES LAND AND THE SIENNA VILLAGE LAND (B-1 AND B-2 PARCELS) ENTERING INTO AN AGREEMENT REGARDING CONTRIBUTION, ACCESS, OPERATION AND MAINTENANCE, RATHER THAN BEING REQUIRED BY SECTION 175-261.C. OF THE TOWNSHIP CODE.

PLAN BOOK	PAGE
395	44

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	71.00'	111.53'	N 26°12'34" E	100.41'
C2	100.00'	26.18'	S 26°17'26" E	26.11'
C3	125.00'	44.88'	S 08°30'19" E	44.64'
C4	89.00'	20.08'	N 77°40'22" E	20.04'

N/F
PENN ACRES, LLC
INSTR. #: 202008110016350
TAX ID: 230-3F57-12A3
BEING THE REMAINING LANDS RECORDED IN THE DE LA TORRE & FOLZ PLAN OF LOT LINE REVISION P.B.V. 321, PG. 38

REV. NO.	DATE	DESCRIPTION	BY
1	03/12/21	TRM CHMT 02/19/21	APT
2	06-14-21	ISSUED FOR RECORDING	DUB

DWG: 53-06-19-03-SUB-PARCEL-B1
DRAWN BY: APT
CHECKED BY: DUB

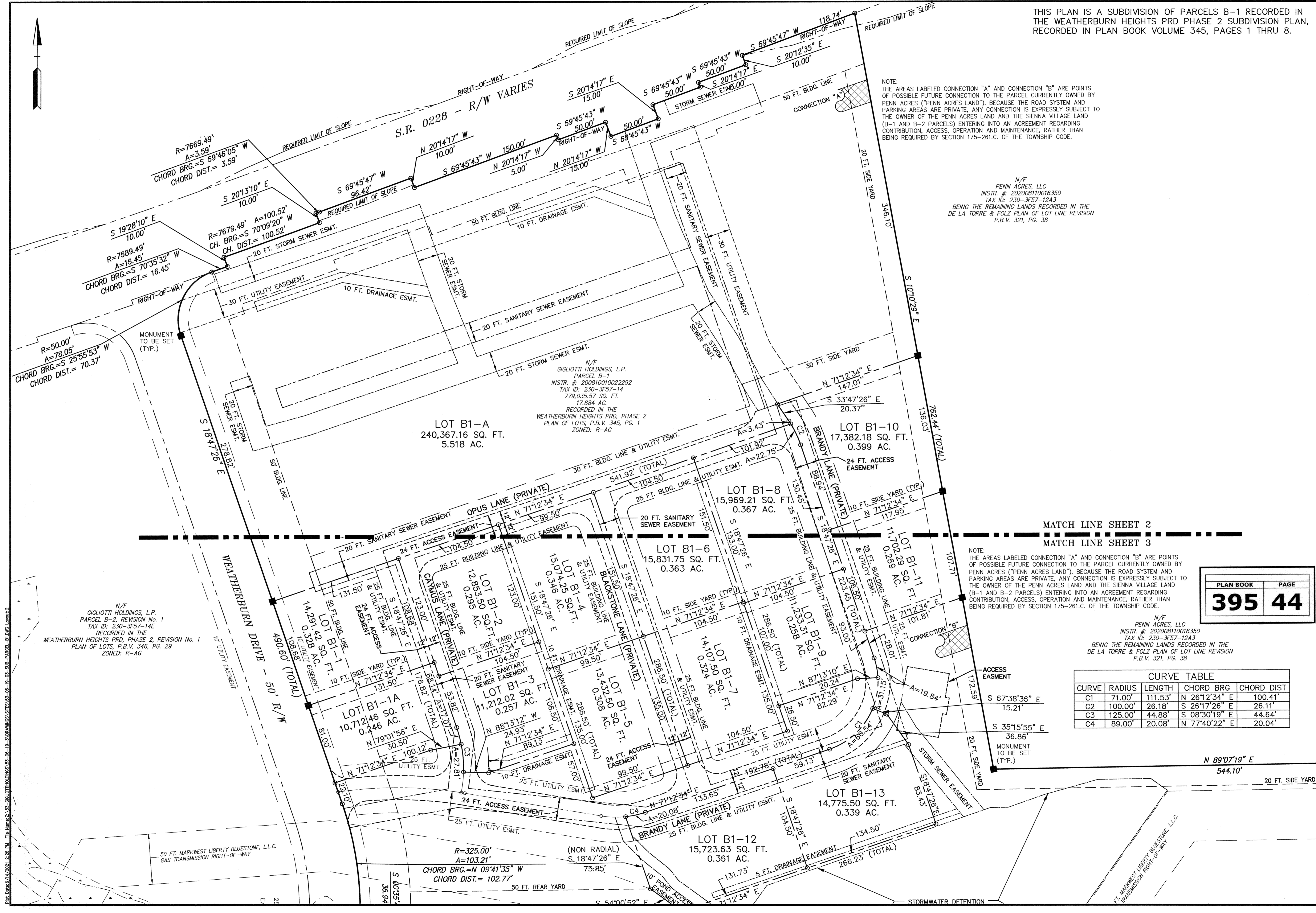
GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

NIRA
Consulting Engineers, Inc.
PHONE: (724) 835-7900
EMAIL: permits@niraengr.com
E-MAIL: mail@niraengr.com

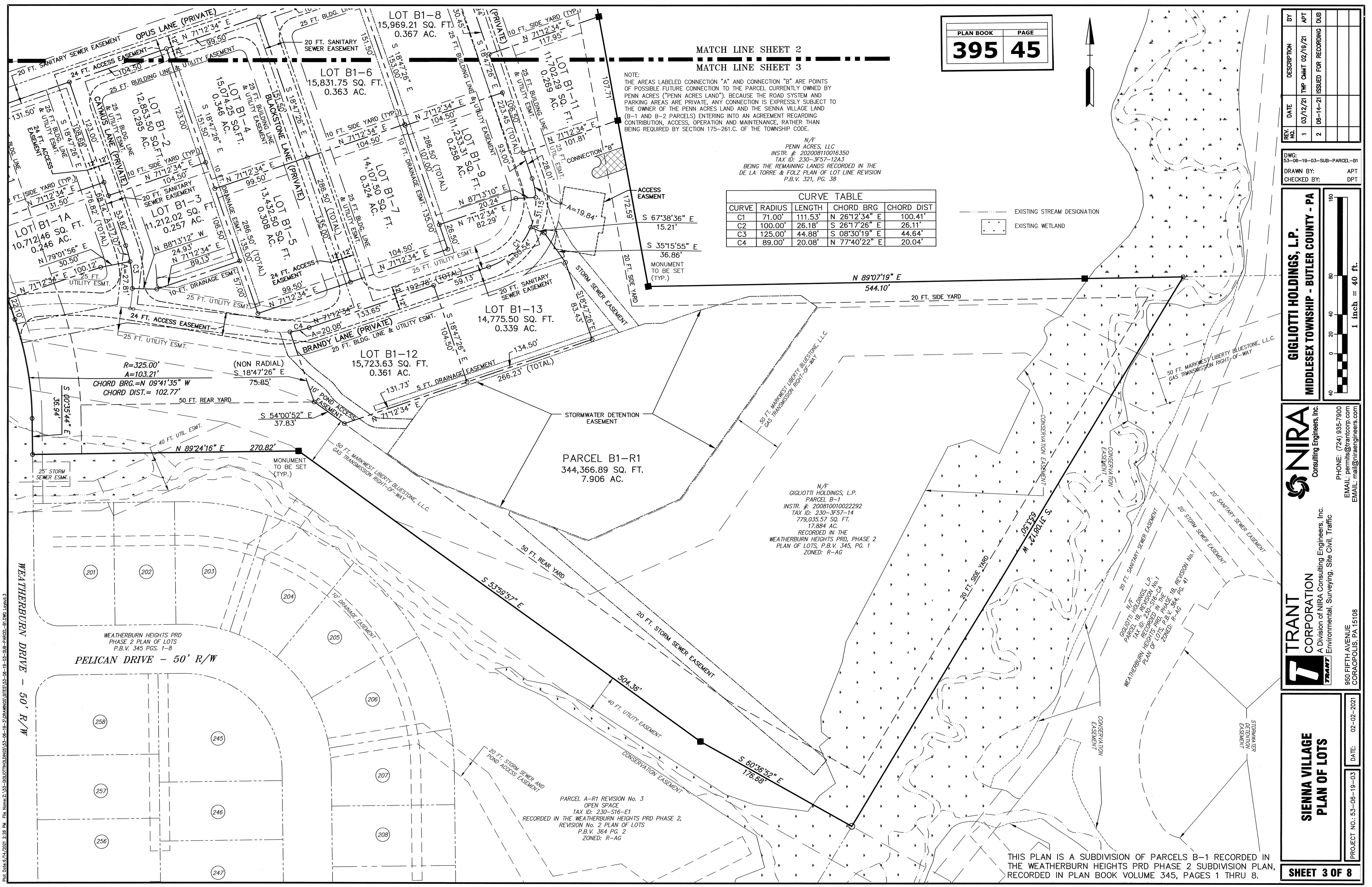
TRANT CORPORATION
A Division of NIRA Consulting Engineers, Inc.
Environmental, Surveying, Site Civil, Traffic

SIENNA VILLAGE PLAN OF LOTS

PROJECT NO.: 53-06-19-03
DATE: 02-02-2021



File Name: Z:\33-GIGLIOTTI HOLDINGS\53-06-19-03-SUB-PARCEL-B1.DWG
 Plot Date: 6/14/2021 2:28 PM



REV. NO.	DATE	DESCRIPTION	BY
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2	06-14-21	ISSUED FOR RECORDING	DUB

DWG: 53-06-19-03-SUB-PARCEL-B1
DRAWN BY: APT
CHECKED BY: DPT

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

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850 FIFTH AVENUE
CORAOPOLIS, PA 15108

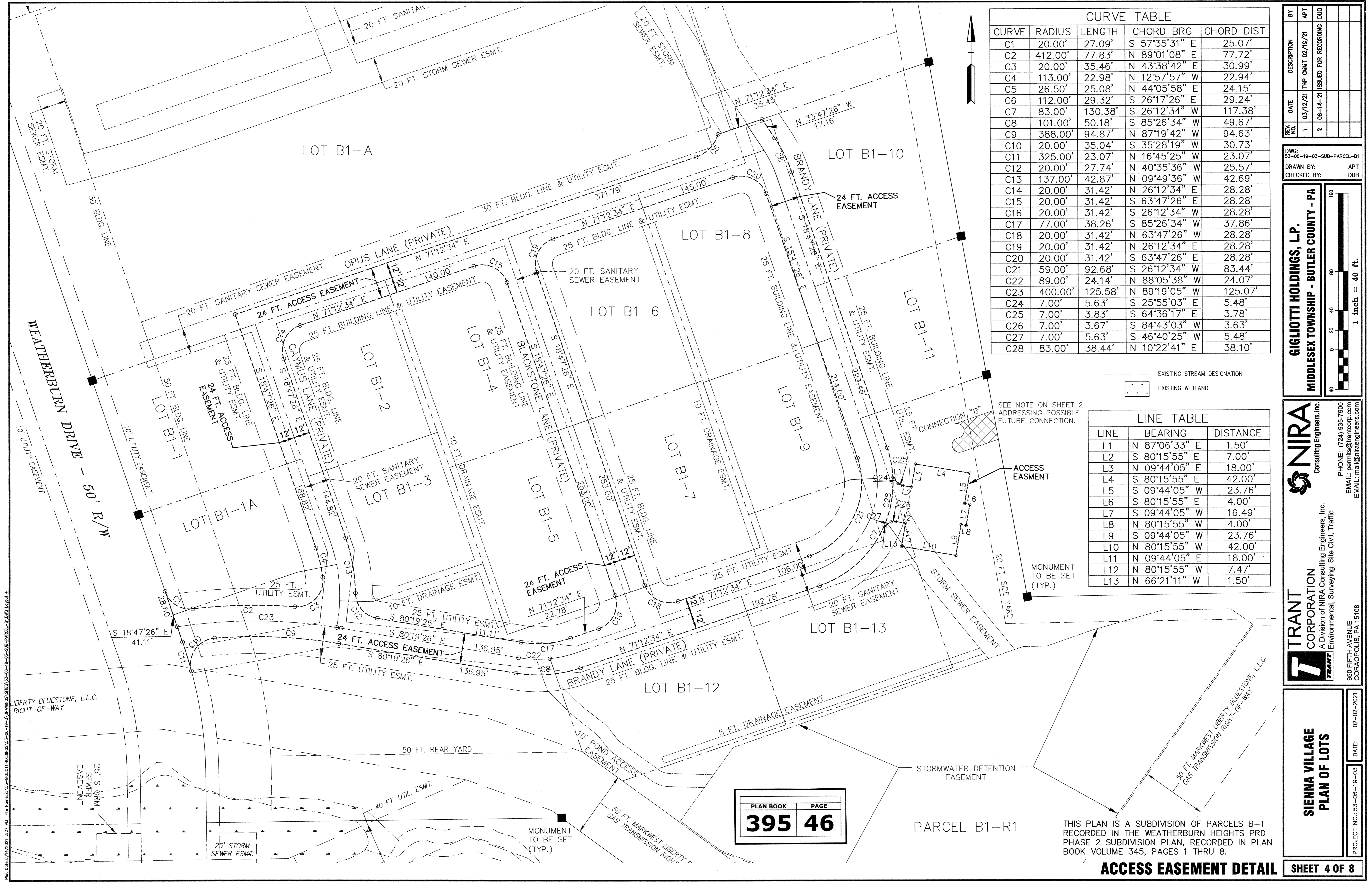
SIENNA VILLAGE
PLAN OF LOTS

PROJECT NO: 53-06-19-03
DATE: 02-02-2021

SHEET 3 OF 8

File Name: Z:\33-GIGLIOTTI HOLDINGS\53-06-19-03-SUB-PARCEL-B1.DWG
 Plot Date: 2/1/2021 2:28 PM
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THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BRG	CHORD DIST
C1	20.00'	27.09'	S 57°35'31" E	25.07'
C2	412.00'	77.83'	N 89°01'08" E	77.72'
C3	20.00'	35.46'	N 43°38'42" E	30.99'
C4	113.00'	22.98'	N 12°57'57" W	22.94'
C5	26.50'	25.08'	N 44°05'58" E	24.15'
C6	112.00'	29.32'	S 26°17'26" E	29.24'
C7	83.00'	130.38'	S 26°12'34" W	117.38'
C8	101.00'	50.18'	S 85°26'34" W	49.67'
C9	388.00'	94.87'	N 87°19'42" W	94.63'
C10	20.00'	35.04'	S 35°28'19" W	30.73'
C11	325.00'	23.07'	N 16°45'25" W	23.07'
C12	20.00'	27.74'	N 40°35'36" W	25.57'
C13	137.00'	42.87'	N 09°49'36" W	42.69'
C14	20.00'	31.42'	N 26°12'34" E	28.28'
C15	20.00'	31.42'	S 63°47'26" E	28.28'
C16	20.00'	31.42'	S 26°12'34" W	28.28'
C17	77.00'	38.26'	S 85°26'34" W	37.86'
C18	20.00'	31.42'	N 26°12'34" E	28.28'
C19	20.00'	31.42'	N 26°12'34" E	28.28'
C20	20.00'	31.42'	S 63°47'26" E	28.28'
C21	59.00'	92.68'	S 26°12'34" W	83.44'
C22	89.00'	24.14'	N 88°05'38" W	24.07'
C23	400.00'	125.58'	N 89°19'05" W	125.07'
C24	7.00'	5.63'	S 25°55'03" E	5.48'
C25	7.00'	3.83'	S 64°36'17" E	3.78'
C26	7.00'	3.67'	S 84°43'03" W	3.63'
C27	7.00'	5.63'	S 46°40'25" W	5.48'
C28	83.00'	38.44'	N 10°22'41" E	38.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°06'33" E	1.50'
L2	S 80°15'55" E	7.00'
L3	N 09°44'05" E	18.00'
L4	S 80°15'55" E	42.00'
L5	S 09°44'05" W	23.76'
L6	S 80°15'55" E	4.00'
L7	S 09°44'05" W	16.49'
L8	N 80°15'55" W	4.00'
L9	S 09°44'05" W	23.76'
L10	N 80°15'55" W	42.00'
L11	N 09°44'05" E	18.00'
L12	N 80°15'55" W	7.47'
L13	N 66°21'11" W	1.50'

PLAN BOOK	PAGE
395	46

THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

ACCESS EASEMENT DETAIL

REV. NO.	DATE	DESCRIPTION	BY	APPROVED
1	03/12/21	TRM CHMT 02/19/21		
2	06-14-21	ISSUED FOR RECORDING		

DWG: 53-06-19-03-SUB-PARCEL-B1
 DRAWN BY: APT
 CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 40 ft.

NIRA
 Consulting Engineers, Inc.
 PHONE: (724) 835-7800
 EMAIL: permits@niraconpc.com
 EMAIL: info@niraengineers.com

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 Environmental, Surveying, Site Civil, Traffic
 950 FIFTH AVENUE
 CORAOPOLIS, PA 15108

SIENNA VILLAGE PLAN OF LOTS

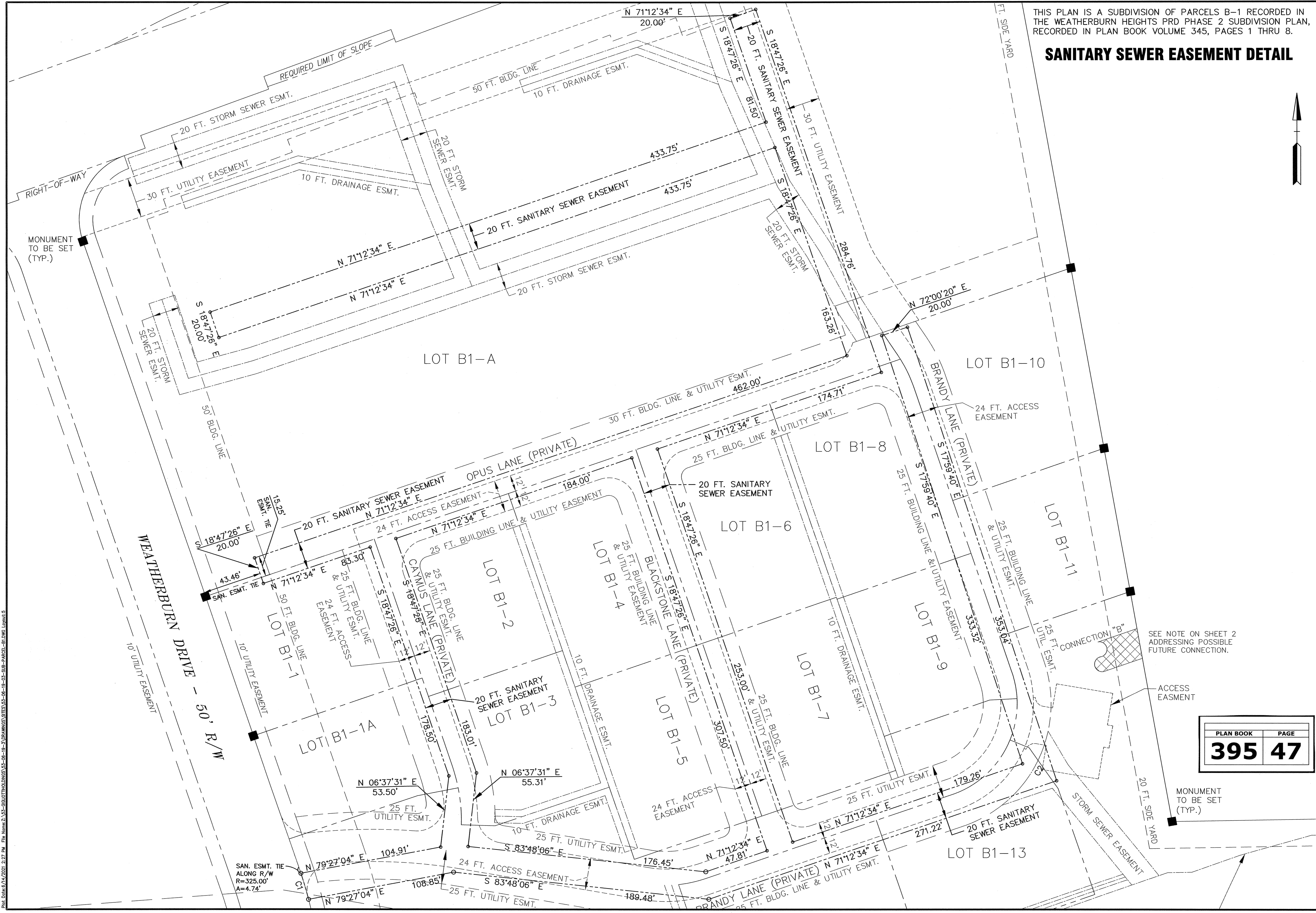
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 DATE: 02-02-2021

SHEET 4 OF 8

Plot Date: 6/14/2021 2:27 PM File Name: Z:\33-GIGLIOTTI HOLDINGS_05-06-19-03-SUB-PARCEL-B1-DWG Layout.dwg

THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

SANITARY SEWER EASEMENT DETAIL



REV. NO.	DATE	DESCRIPTION	BY
1	03/12/21	TWP CHMT 02/19/21	APT
2	05-14-21	ISSUED FOR RECORDING	DUB

DWG: 53-06-19-03-SUB-PARCEL-B1
 DRAWN BY: APT
 CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 40 ft.

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 Environmental, Surveying, Site Civil, Traffic

NIRA
 Consulting Engineers, Inc.

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 EMAIL: permits@trantcorp.com
 EMAIL: mail@niraengineers.com

PLAN BOOK	PAGE
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SIENNA VILLAGE
PLAN OF LOTS

PROJECT NO: 53-06-19-03 DATE: 02-02-2021

SHEET 5 OF 8

Plot Date: 9/14/2021 2:27 PM File Name: Z:\53-06-19-03-SUB-PARCEL-B1-DWG Layout1.dwg

THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

STORMWATER EASEMENT DETAIL

REV. NO.	DATE	DESCRIPTION	BY
1	03/12/21	TRM CHMT 02/19/21	APT
2	06-14-21	ISSUED FOR RECORDING	DUB

DWG: 53-06-19-03-SUB-PARCEL-B1
 DRAWN BY: APT
 CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

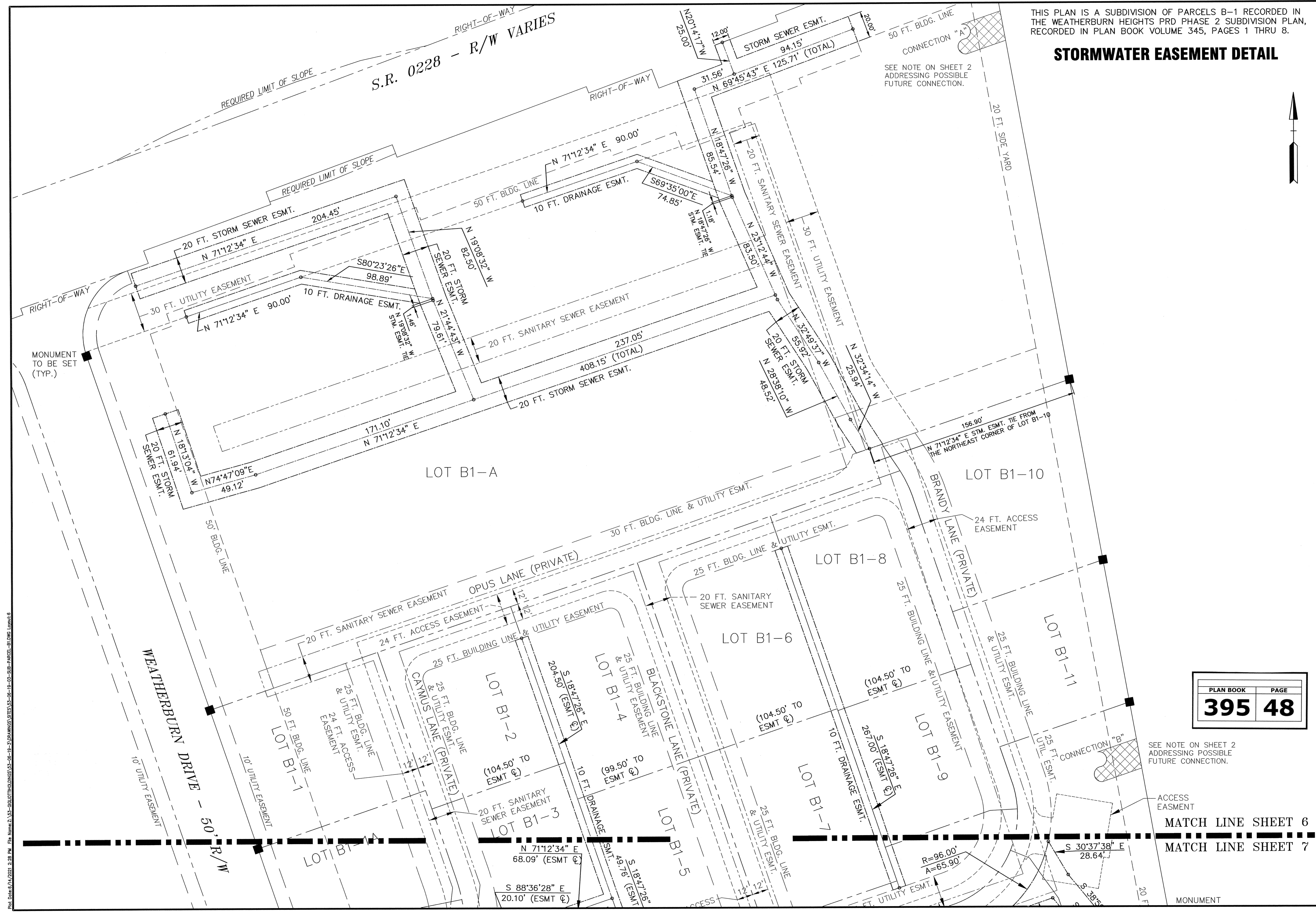
NIRA
 Consulting Engineers, Inc.
 PHONE: (724) 935-7900
 EMAIL: permits@niracorp.com
 EMAIL: mail@niraengineers.com

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 Environmental, Surveying, Site Civil, Traffic
 950 FIFTH AVENUE
 CORAOPOLIS, PA 15108

SIENNA VILLAGE PLAN OF LOTS

PROJECT NO.: 53-06-19-03 DATE: 02-02-2021

SHEET 6 OF 8



PLAN BOOK	PAGE
395	48

SEE NOTE ON SHEET 2 ADDRESSING POSSIBLE FUTURE CONNECTION.

MATCH LINE SHEET 6
 MATCH LINE SHEET 7

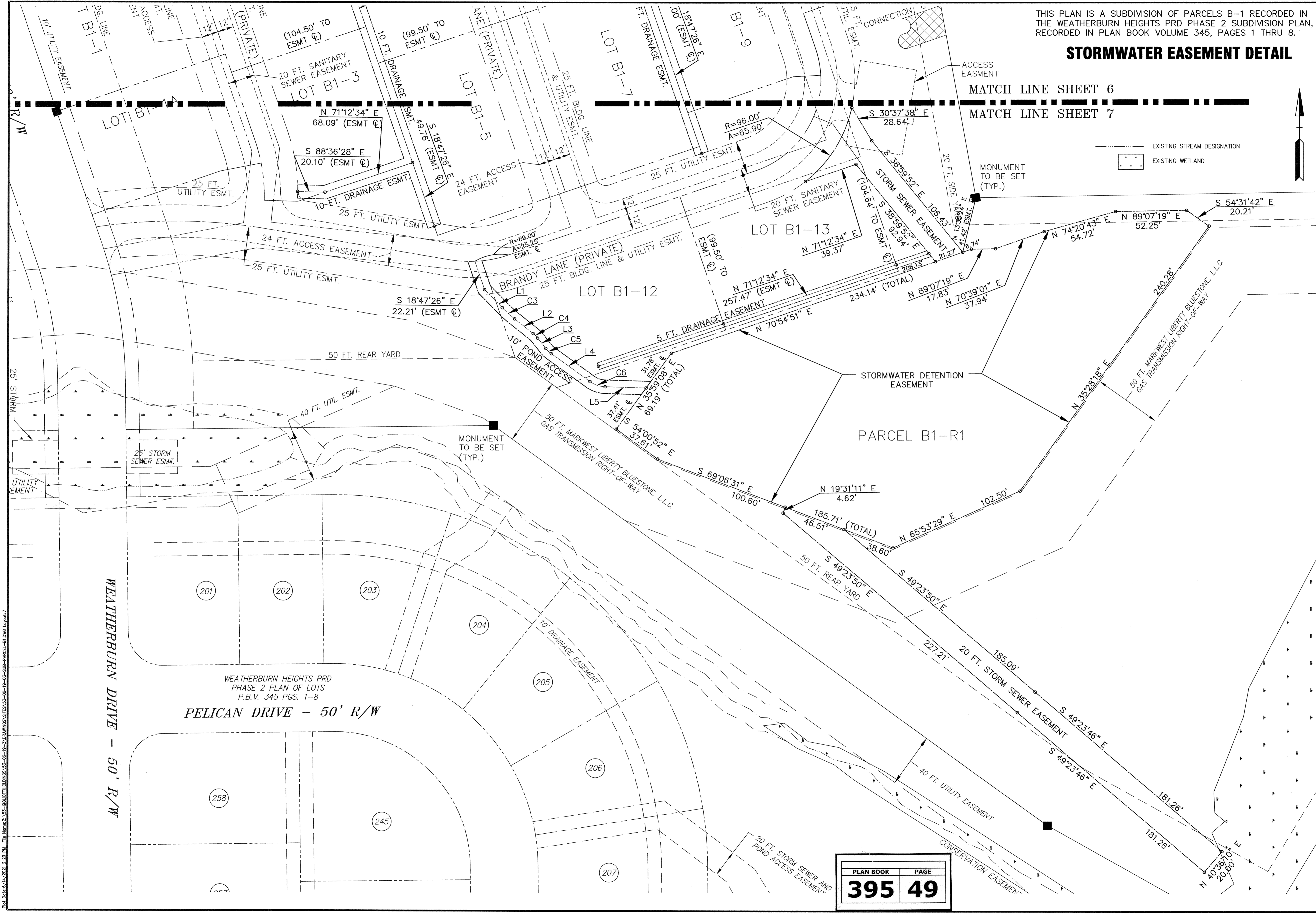
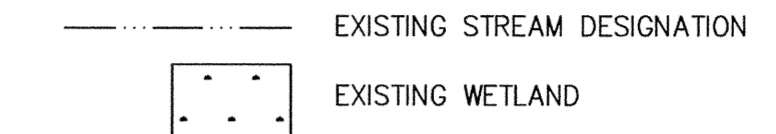
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THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

STORMWATER EASEMENT DETAIL

MATCH LINE SHEET 6

MATCH LINE SHEET 7



REV. NO.	DATE	DESCRIPTION	BY
1	03/12/21	TYP CHMT 02/19/21	APT
2	08-14-21	ISSUED FOR RECORDING	DUB

DWG: 53-06-19-03-SUB-PARCEL-B1
DRAWN BY: APT
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

1 inch = 40 ft.

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Consulting Engineers, Inc.

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EMAIL: permits@nira.com
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Environmental, Surveying, Site Civil, Traffic

850 FIFTH AVENUE
CORAOPOLIS, PA 15108

SIENNA VILLAGE
PLAN OF LOTS

PROJECT NO.: 53-06-19-03
DATE: 02-02-2021

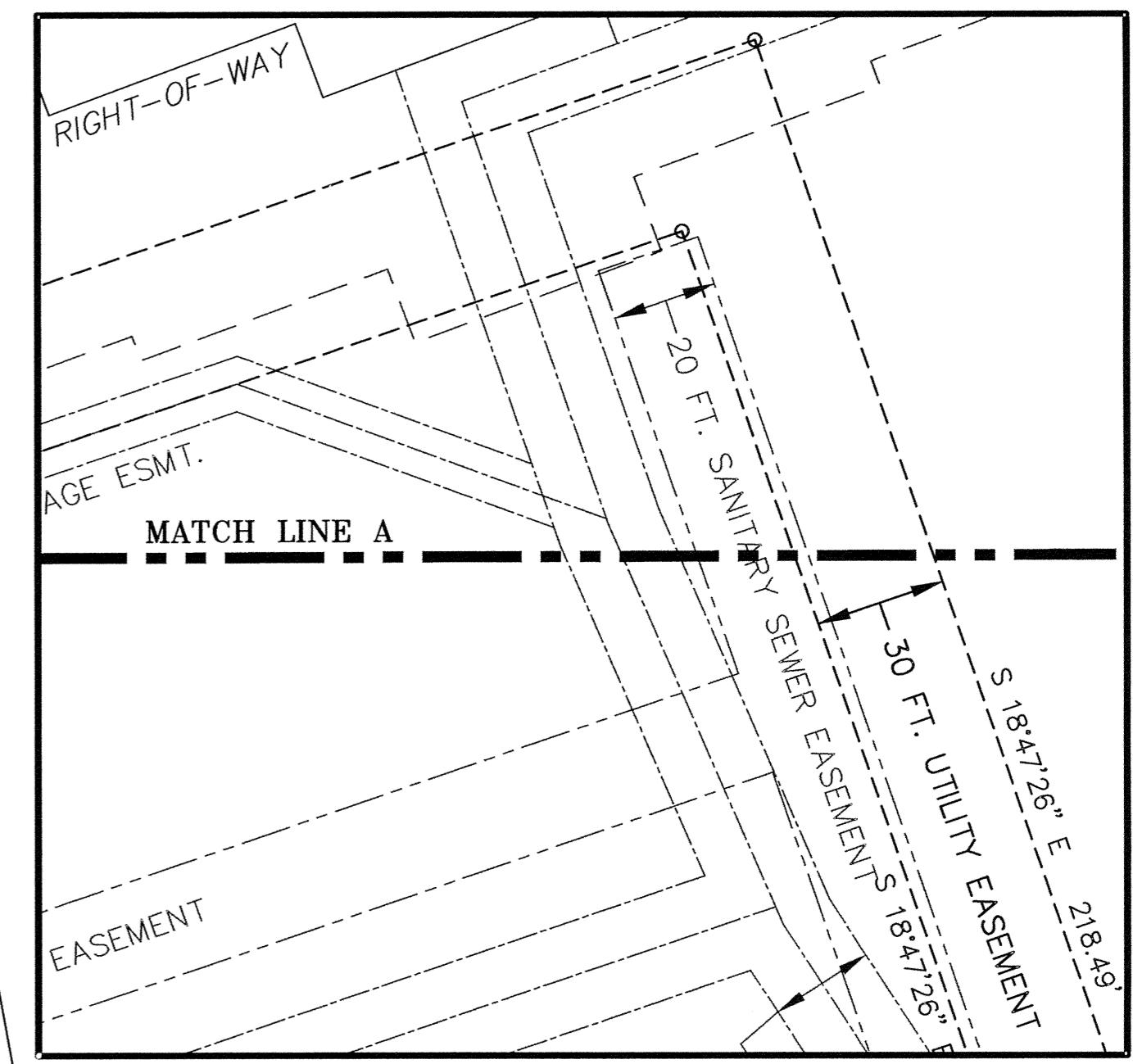
PLAN BOOK	PAGE
395	49

SHEET 7 OF 8

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Plotted Date: 2/17/2021 2:29 PM

THIS PLAN IS A SUBDIVISION OF PARCELS B-1 RECORDED IN THE WEATHERBURN HEIGHTS PRD PHASE 2 SUBDIVISION PLAN, RECORDED IN PLAN BOOK VOLUME 345, PAGES 1 THRU 8.

UTILITY EASEMENT DETAIL



REV. NO.	DATE	DESCRIPTION	BY
1	03/12/21	TWP CHMT 02/19/21	APT
2	05-14-21	ISSUED FOR RECORDING	DUB

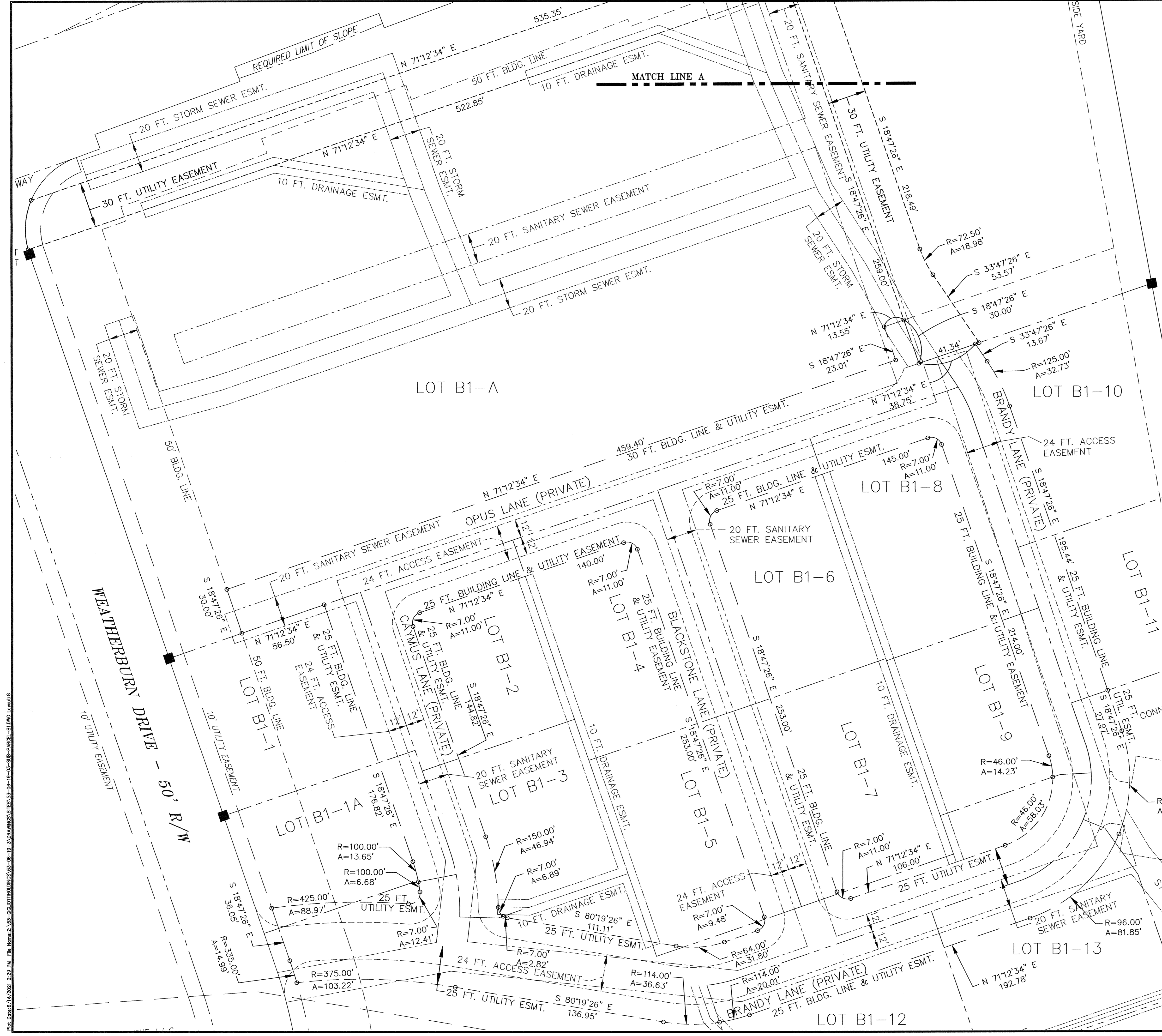
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 DRAWN BY: APT
 CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

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

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

SIENNA VILLAGE PLAN OF LOTS



PLAN BOOK	PAGE
395	50

Plotted Date: 02/14/2021 2:29 PM File Name: Z:\53-06-19-03-SUB-PARCEL-B1-DWG Layout 8