

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 16th DAY OF December 2021.

ATTEST:

[Signature]
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 ABOVE NAMED DANIEL SHERMAN

AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 16th DAY OF December 2021.
MY COMMISSION EXPIRES THE 14th DAY OF April 2022.

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jennifer L. Schomaker, Notary Public
Butler County
My commission expires April 14, 2022
Commission number 1177952
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF December 2021.

[Signature]
SECRETARY

[Signature]
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 13th DAY OF December 2021.

[Signature]
SECRETARY

[Signature]
CHAIRMAN, BOARD OF SUPERVISORS
[Signature]
SUPERVISOR

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

12/8/2021
DATE

[Signature]
REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 8th DAY OF Dec. 2021.

[Signature]
SECRETARY

[Signature]
CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE, FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 400 PAGE 1.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF December 2021.

[Signature]
RECORDER

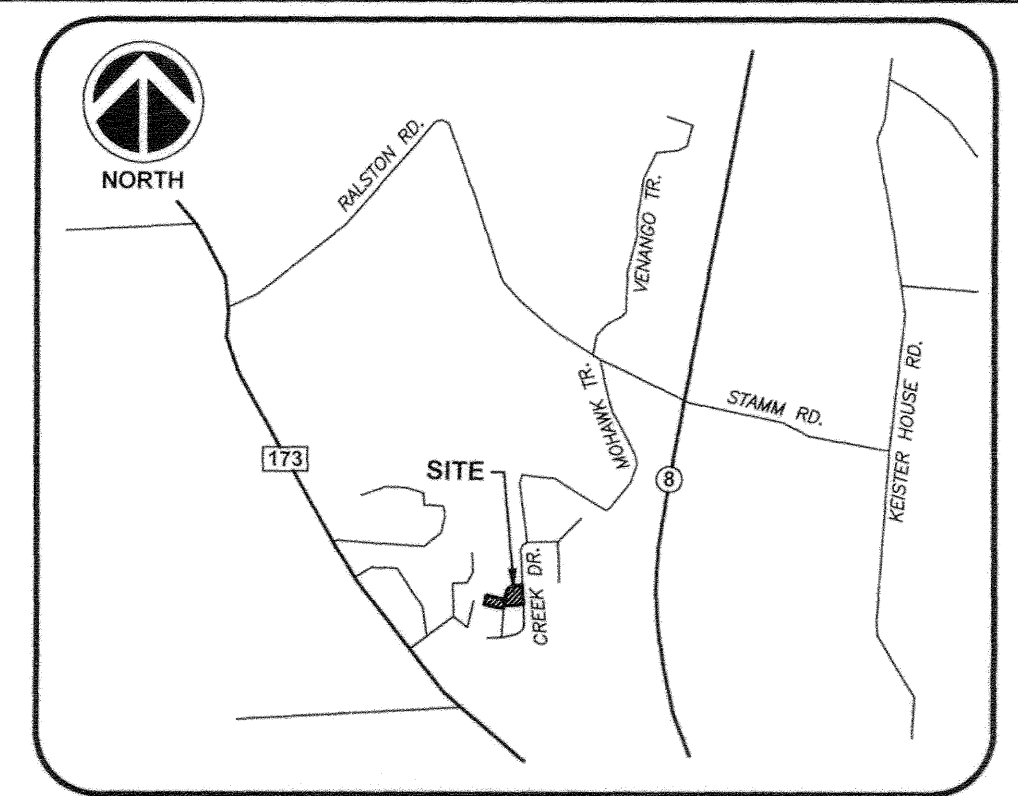
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024

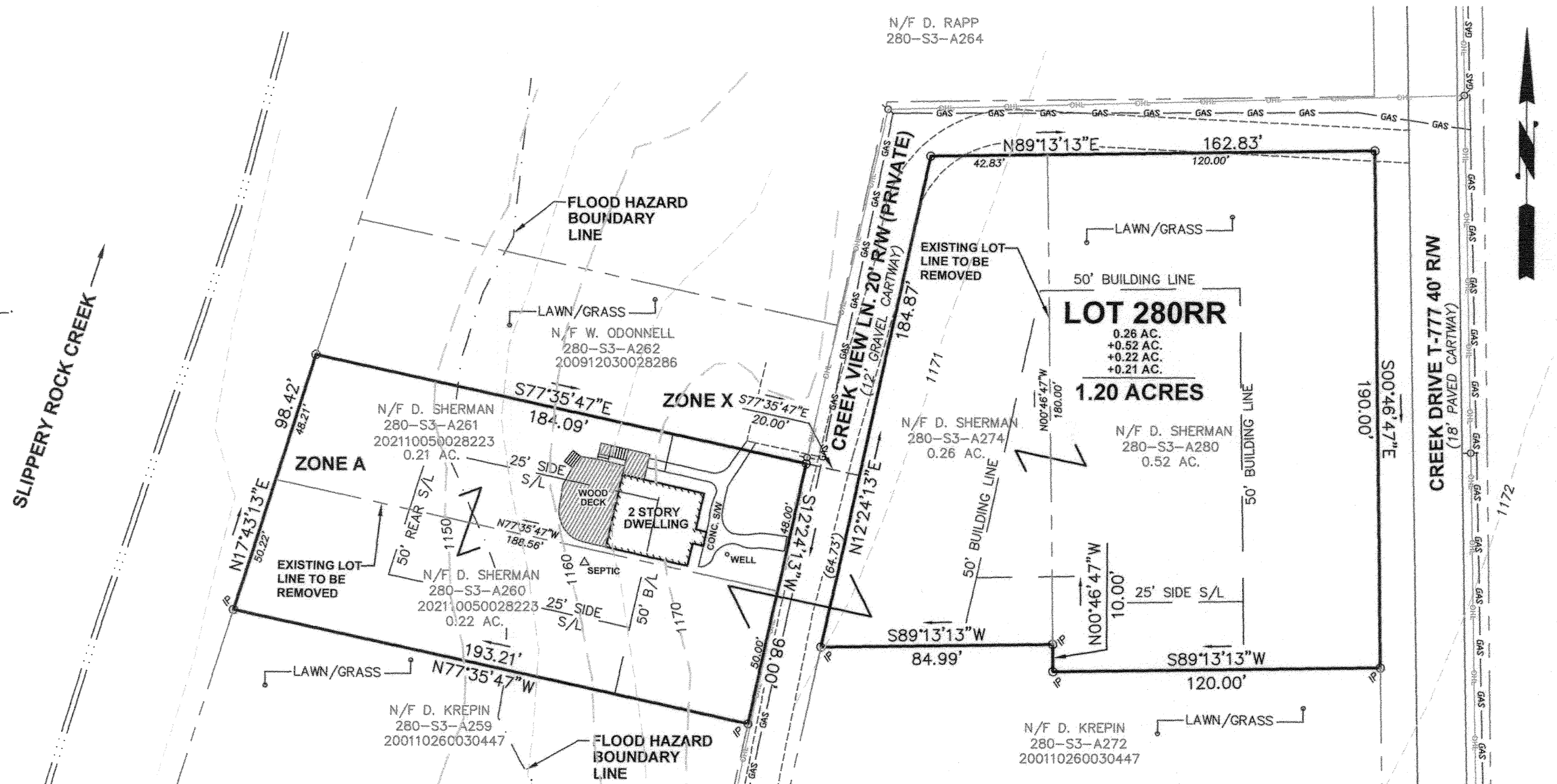
Instr: 202112140034559
Pg: 1 F: 545.00
Michele Mustello
Butler County Recorder PA
12/14/2021 11:42 AM
T20210025194

NOTE:
FLOOD BOUNDARY PLOTTED FROM FLOOD INSURANCE RATE MAP (FIRM)
FOR SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PA COMMUNITY NO. 420222
MAP/PANEL NUMBER 42019C0135D WITH AN EFFECTIVE DATE OF AUG. 2, 2018.

NOTE:
THIS PLAN IS A LOT CONSOLIDATION OF PARCELS: 280-S3-A260, 280-S3-A261, 280-S3-274 AND 280-S3-A280 (D. SHERMAN) TO CREATE LOT 280RR.



VICINITY MAP
NOT TO SCALE



TOTAL PLAN AREA 1.20 ACRES

LOT 280RR 1.20 ACRES

PARCEL ID: 280-S3-A260	DEED REF: 202110050028223	PARCEL ID: 280-S3-A261	DEED REF: 202110050028223
PARCEL ID: 280-S3-A274	DEED REF: 202110050028223	PARCEL ID: 280-S3-A280	DEED REF: 202110050028223
PBV 6 PG 2		PBV 6 PG 2	

OWNER:
DANIEL SHERMAN
120 CREEK VIEW LN.
SLIPPERY ROCK, PA 16057
724-355-6132

ZONING - R-1 LOW DENSITY RESIDENTIAL
MIN. LOT AREA 1 ACRE
MIN. LOT WIDTH 150'
SETBACKS:
FRONT YARD 50'
SIDE YARD 25'
REAR YARD 50'
MAX. BLDG. HT. 35'
MAX. COVERAGE 15%

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NORTHERN
SURVEYORS AND ASSOCIATES

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

Scale 1" = 40'
Date Nov. 30, 2021

Job No.

3453

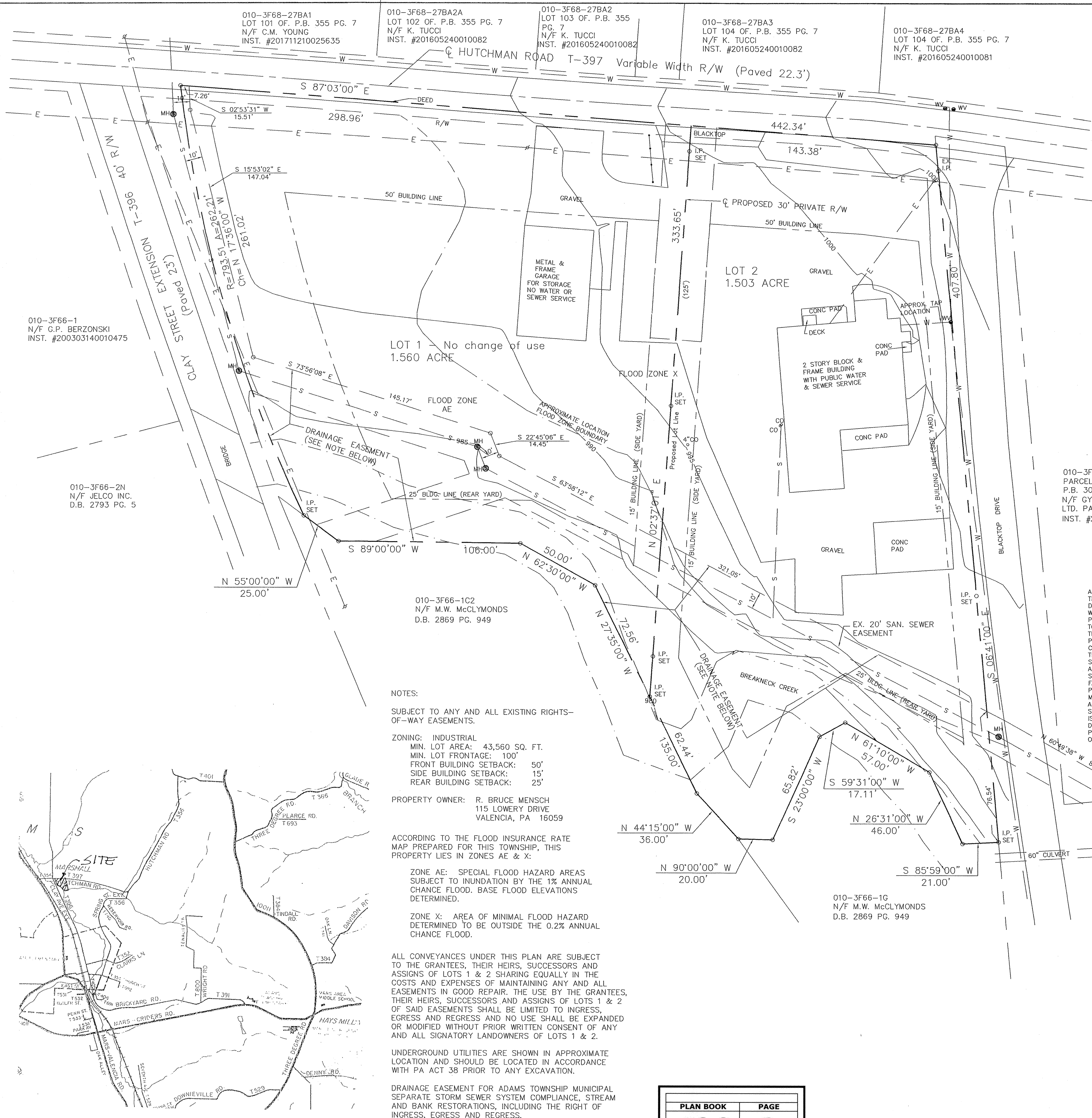
Revised Sherman Lot Consolidation
Slippery Rock Park

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For

Daniel Sherman

Sheet No. 1 of 1



Instr: 202112140034577
Pg 1 of 545.00
Michele Mustello
Butler County Recorder PA
12/14/2021 1:09 PM
T20210028205



010-3F66-1D
PARCEL A REVISED
P.B. 307 PG. 28
N/F GYPSY PALACE FAM.
LTD. PARTNERSHIP
INST. #201901170001015

AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREON IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF STORAGE FACILITY. THIS WAIVER APPLIES TO LOT 1 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY ADAMS TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF ADAMS TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

010-3F66-2P4
LOT 1
P.B. 341 PG. 19
N/F MYOMA FAMILY LTD
PARTNERSHIP
INST. #201505210010924

010-3F66-1G
N/F M.W. McClymonds
D.B. 2869 PG. 949

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

ZONING: INDUSTRIAL
MIN. LOT AREA: 43,560 SQ. FT.
MIN. LOT FRONTAGE: 100'
FRONT BUILDING SETBACK: 50'
SIDE BUILDING SETBACK: 15'
REAR BUILDING SETBACK: 25'

PROPERTY OWNER: R. BRUCE MENSCH
115 LOWERY DRIVE
VALENCIA, PA 16059

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES AE & X:

ZONE AE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED.

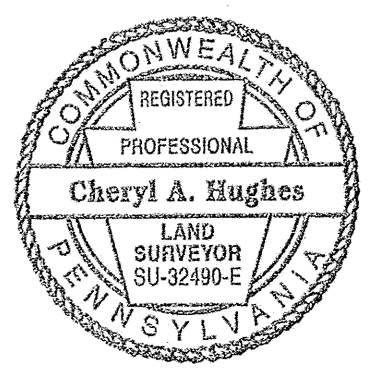
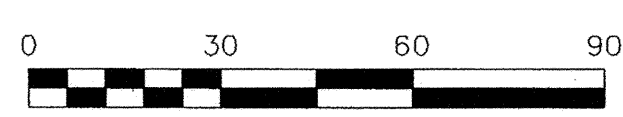
ZONE X: AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOTS 1 & 2 SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF LOTS 1 & 2 OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS AND REGRESS AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL SIGNATORY LANDOWNERS OF LOTS 1 & 2.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.

DRAINAGE EASEMENT FOR ADAMS TOWNSHIP MUNICIPAL SEWER SYSTEM COMPLIANCE, STREAM AND BANK RESTORATIONS, INCLUDING THE RIGHT OF INGRESS, EGRESS AND REGRESS.

PLAN BOOK	PAGE
400	2



KNOW ALL MEN BY THESE PRESENTS, that I, R. Bruce Mensch, of the Township of Adams, 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 Adams Township, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings (and do hereby dedicate forever, for public use, the designated land areas on the plan for recreation and other purposes) 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 Adams, 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 Adams, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon R. Bruce Mensch, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 23 day of November, 2021.

ATTEST:

NOTARY PUBLIC OWNER

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292096
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named R. Bruce Mensch, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 23 day of November, 2021.

My Commission Expires the 20 day of August, 2023.

SEAL
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Andrew R. Kennedy, Notary Public
Butler County
My commission expires August 20, 2023
Commission number 1292096
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
I, R. Bruce Mensch, owner of the land shown in this plan of subdivision in my name, do hereby certify that the title of this property is in the name of R. Bruce Mensch, as recorded in Instrument Number 200410270034495, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

OWNER

I, Cheryl A. Hughes, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify, to the best of my knowledge, information and belief, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.
DATE November 15, 2021 SEAL
REG. NO. 32490-E

I, Ron Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify that this subdivision plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances except such departures authorized by the approving authority.
DATE 12/3/2021 REG. NO. 26400 E SIGNATURE

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

Adams Township agrees not to issue building permit until such time as the "Planning Module for Land Development" has been reviewed and approved in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

Approved by the Supervisors of the Township of Adams this 22 day of November, 2021.

SECRETARY CHAIRMAN

SUPERVISOR SUPERVISOR

SUPERVISOR SUPERVISOR

Approved by the Adams Township Planning Commission this 3 day of November, 2021.

SECRETARY CHAIRMAN

Reviewed by the Butler County Planning Commission this 20th day of Oct, 2021.

SECRETARY CHAIRMAN

REVISED 11/15/2021; WATERSHED EASEMENT
REVISED 10/26/2021; ENGINEER'S REVIEW COMMENTS

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION	
FOR: R. BRUCE MENSCH	
SITUATE: ADAMS TWP., BUTLER CO., PA	
Date 09/24/2021 Scale 1" = 30'	Dwn By BEC Ckd By CAH
Parcel No. 010-3F66-1C	Db-Pg 200410270034495
Address 116 HUTCHMAN ROAD	Service No. 21-105

OWNER'S ADOPTION- MARY ANNE PAULAT
KNOW ALL MEN BY THESE PRESENTS THAT I, MARY ANNE PAULAT, CO-TRUSTEE OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND VAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 25 DAY OF OCTOBER, 2021.

Mary Anne Paulat
MARY ANNE PAULAT

ACKNOWLEDGMENT OF NOTARY PUBLIC- MARY ANNE PAULAT
BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE STATE OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, MARY ANNE PAULAT, CO-TRUSTEE OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, 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 25 DAY OF OCTOBER, 2021. MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Robert J. Guffcoat
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Robert J. Guffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152754
Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION- LOIS FALCONE
KNOW ALL MEN BY THESE PRESENTS THAT I, LOIS FALCONE, CO-TRUSTEE OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND VAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 25 DAY OF October, 2021.

Lois Falcone
LOIS FALCONE

ACKNOWLEDGMENT OF NOTARY PUBLIC- LOIS FALCONE
BEFORE ME, THE SUBSCRIBER A NOTARY PUBLIC IN AND FOR THE STATE OF Pennsylvania AND COUNTY OF Allegheny, PERSONALLY APPEARED THE ABOVE NAMED, LOIS FALCONE, CO-TRUSTEE OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, 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 25 DAY OF October, 2021. MY COMMISSION EXPIRES THE 14 DAY OF October, 2025

Joan O'Neill
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Joan O'Neill, Notary Public
Allegheny County
My commission expires October 14, 2025
Commission number 1408395
Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION- SUZANNE WAECHTER GOODBOY
KNOW ALL MEN BY THESE PRESENTS THAT I, SUZANNE WAECHTER GOODBOY, CO-TRUSTEE OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND VAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF JEFFERSON, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

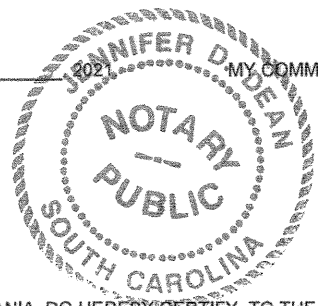
IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 19 DAY OF OCTOBER, 2021.

Suzanne Waechter Goodboy
SUZANNE WAECHTER GOODBOY

ACKNOWLEDGMENT OF NOTARY PUBLIC- SUZANNE WAECHTER GOODBOY
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE STATE OF Pennsylvania AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE NAMED, SUZANNE WAECHTER GOODBOY, CO-TRUSTEE OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, 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 19 DAY OF October, 2021. MY COMMISSION EXPIRES THE 9 DAY OF June, 2030

Suzanne Waechter Goodboy
NOTARY PUBLIC
My Commission Expires
June 9, 2030



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

DATE 13 Oct '21
STANLEY D. GRAFF
REG. NO. SU-030161-E

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF SEPT., 2021.

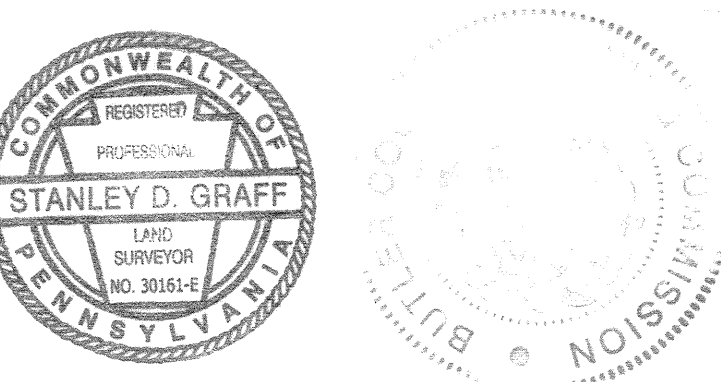
R. H. Gern
SECRETARY
BUTLER COUNTY PLANNING COMMISSION

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

PLAN BOOK VOLUME 400 PAGE(S) 3

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF December, 2021.

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



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 11 DAY OF OCTOBER, 2021.

R. H. Gern
SECRETARY
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 20th DAY OF SEPTEMBER, 2021.

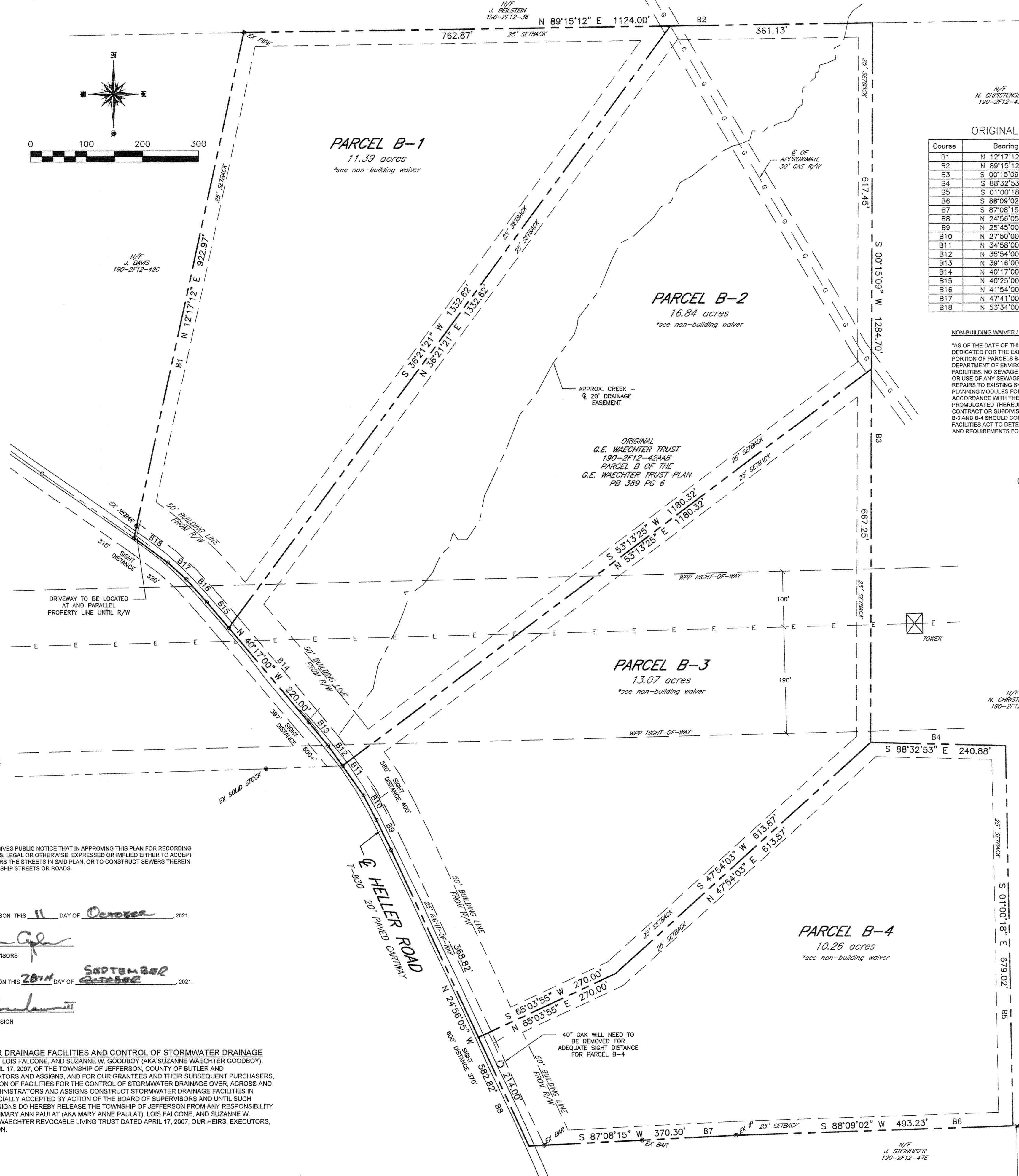
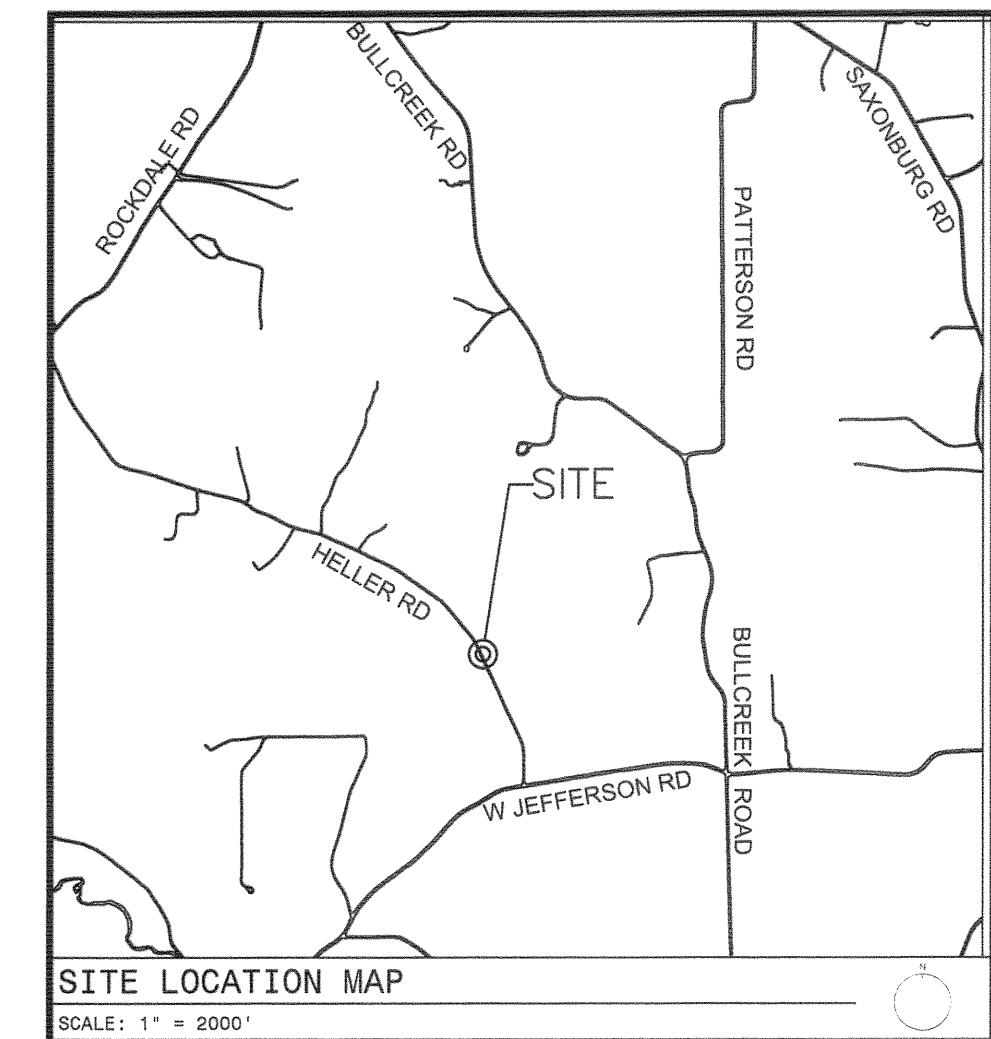
Evelyn M. Hagen
SECRETARY
CHAIRPERSON
PLANNING COMMISSION

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
KNOW ALL MEN BY THESE PRESENTS THAT WE, MARY ANN PAULAT (AKA MARY ANNE PAULAT), LOIS FALCONE, AND SUZANNE W. GOODBOY (AKA SUZANNE WAECHTER GOODBOY), CO-TRUSTEES OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON MARY ANN PAULAT (AKA MARY ANNE PAULAT), LOIS FALCONE, AND SUZANNE W. GOODBOY (AKA SUZANNE WAECHTER GOODBOY), CO-TRUSTEES OF THE GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST DATED APRIL 17, 2007, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

NOTE: SUBJECT TO DRAINAGE EASEMENTS AS MAY BE REQUIRED AND/OR WETLANDS AS MAY EXIST.

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

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



PROPERTY AREAS:

EXISTING TOTALS	190-2F12-42AAB	51.56 AC
REVISED TOTALS		
PARCEL B-1		11.39 AC
PARCEL B-2		16.84 AC
PARCEL B-3		13.07 AC
PARCEL B-4		10.26 AC
REVISED TOTAL		51.56 AC

ORIGINAL PARCEL B

Course	Bearing	Distance
B1	N 12°17'12" E	922.97'
B2	N 89°15'12" E	1124.00'
B3	S 00°15'09" W	1284.70'
B4	S 88°32'53" E	240.88'
B5	S 01°00'18" E	679.02'
B6	S 88°09'02" W	493.23'
B7	S 87°08'15" W	370.30'
B8	N 24°56'05" W	582.82'
B9	N 25°45'00" W	60.00'
B10	N 27°50'00" W	50.00'
B11	N 34°58'00" W	65.00'
B12	N 35°54'00" W	44.14'
B13	N 39°16'00" W	55.00'
B14	N 40°17'00" W	220.00'
B15	N 40°25'00" W	60.00'
B16	N 41°54'00" W	55.00'
B17	N 47°41'00" W	45.00'
B18	N 53°34'00" W	75.00'

NON-BUILDING WAIVER / PARCELS B-1, B-2, B-3, B-4

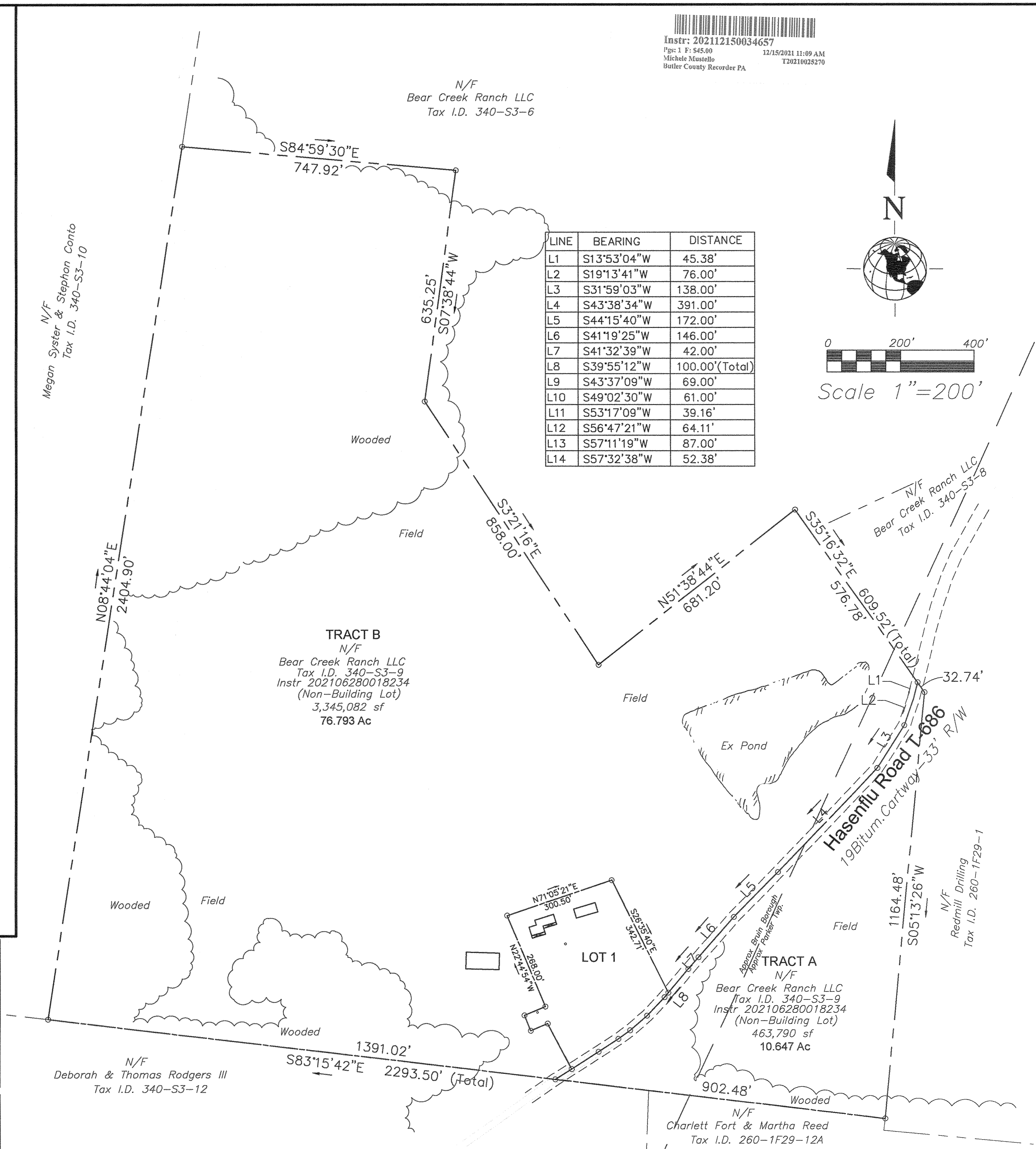
"AS OF THE DATE OF THIS PLOT PLAN RECORDING, PARCELS B-1, B-2, B-3 AND B-4 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF SETTLING THE ESTATE OF GLADYS ELIZABETH WAECHTER. NO PORTION OF PARCELS B-1, B-2, B-3, B-3 AND B-4 HAVE BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR PARCELS B-1, B-2, B-3 AND B-4 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (25 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER PRIOR TO SIGNING, EXECUTING, SUBMITTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN. ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF PARCELS B-1, B-2, B-3 AND B-4 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

GENERAL NOTES:

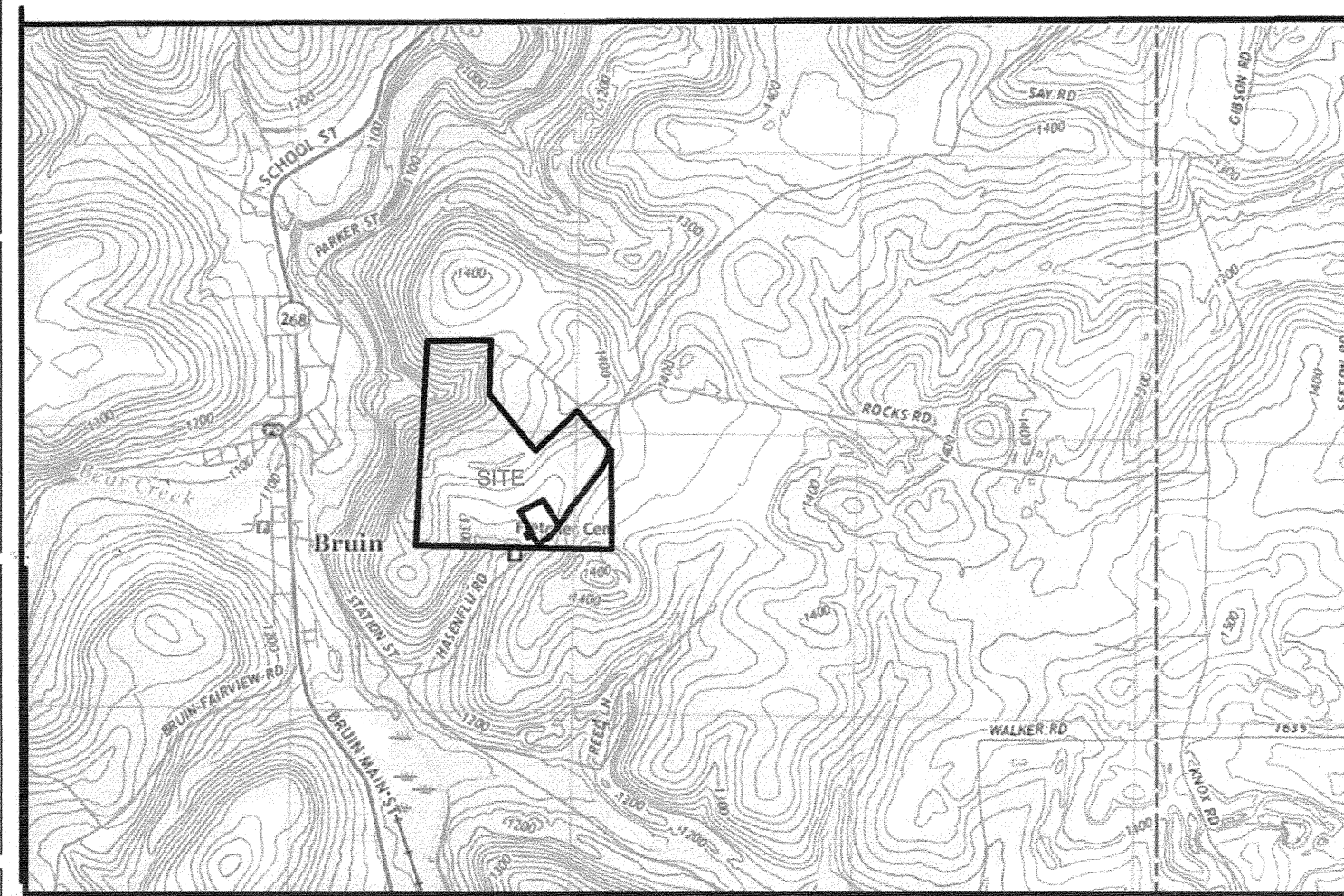
- TAX ID: 190-2F12-42AAB
- OWNER: GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST
- TRUSTEES: MARY ANNE PAULAT
LOIS FALCONE
SUZANNE WAECHTER GOODBOY
- SETBACKS: FRONT LINE - 50' FROM RIGHT-OF-WAY
BACK & SIDE - 25'
- PROPERTY PERIMETER CALLS SHOWN HEREON DETERMINED BY EXISTING DEED CALL DESCRIPTIONS AND MEASURES TO EXISTING MONUMENTATION
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - G. E. WAECHTER ESTATE PLAN PB 389 PG 6
 - WEST PENN POWER RIGHT-OF-WAY AGREEMENT DB 958 PAGE 216
 - BROMAN PLAN FOR WPP RIGHT-OF-WAY LOCATION PB 169 PG 9

RECORDED	20
PLAN BOOK	PAGE
400	3
SHEET	of

B	UTILITY R/W ADDED TO PLAN	SDG	10/07/2021
A	ESTATE CLARIFICATION TO NON-BUILDING WAIVER	SDG	9/20/2021
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 G.E. WAECHTER ESTATE PLAN No. 2 BEING A SUBDIVISION FOR GLADYS ELIZABETH WAECHTER REVOCABLE LIVING TRUST			
SITUATE JEFFERSON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
08/18/21	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
21-154	190-2F12-42AAB	B	



LINE	BEARING	DISTANCE
L1	S13°53'04"W	45.38'
L2	S13°21'41"W	76.00'
L3	S41°59'03"W	138.00'
L4	S43°58'34"W	391.00'
L5	S44°15'40"W	172.00'
L6	S41°19'25"W	146.00'
L7	S41°32'39"W	42.00'
L8	S39°55'12"W	100.00'(Total)
L9	S43°37'09"W	69.00'
L10	S49°02'30"W	61.00'
L11	S53°17'09"W	39.16'
L12	S56°47'21"W	64.11'
L13	S57°11'19"W	87.00'
L14	S57°32'38"W	52.38'

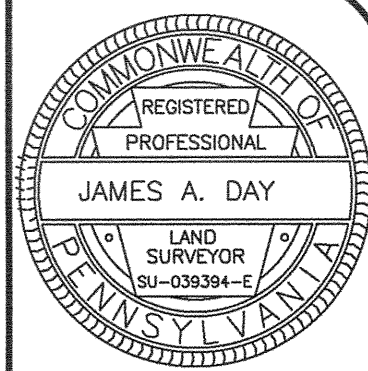


USGS LOCATION MAP
Scale: 1"=2000'
Parker, PA USGS Quads 2019

SUBDIVISION OWNER CONTACT:
BEAR CREEK RANCH, LLC
c/o JOHN KUCINSKI
195 LOWER MILLERS EDDY ROAD
PARKER, PA 16049

RECORDED	
PLAN BOOK	PAGE
400	4

DRAWING DATE: 11-12-2021



Situated at:
156 HASENFLU ROAD
PARKER TOWNSHIP & BRUIN BOROUGH
BUTLER COUNTY, PA

SUBDIVISION PLAN
LANDS OF
BEAR CREEK RANCH, LLC



JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3267
email: jadmday@msn.com

KNOW ALL MEN BY THESE PRESENTS THAT BEAR CREEK RANCH, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTY SITUATED IN BRUIN BOROUGH & PARKER TOWNSHIP AND DO HEREBY DEDICATE FOREVER TO THE PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND DECLARED AS SUCH, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS BY THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PA.

BEAR CREEK RANCH, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PA, THEIR SUCCESSOR 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 *BEAR CREEK RANCH, LLC* ITS SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 9 DAY OF Dec, 2021.

NOTARY PUBLIC  OFFICER 



Commonwealth of Pennsylvania - Notary Seal
 ROBERT JOHN WHITE - Notary Public
 Butler County
 My Commission Expires Sep 12, 2024
 Commission Number 1192974

BEAR CREEK RANCH, LLC
 GENERAL MANAGER

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, JOHN KUCINSKI, OF BEAR CREEK RANCH, LLC, BEING DULY SWORN, DISPOSED AND SAYS HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND ACKNOWLEDGES THE SAID CORPORATION DULY SIGN BY AND AS FOR THE ACT AND DEED OF THE SAID BEAR CREEK RANCH, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION.

JOHN KUCINSKI, OF BEAR CREEK RANCH, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPENDENT'S OWN PROPER AND RESPECTIVE HANDWRITING.


JOHN KUWINSKI

OPERATING MANAGER

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
 Butler County
 My Commission Expires Sep 22, 2024
 Commission Number 1192974

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF Dec, 2021.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF Dec, 2021.

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 2022

NOTARY PUBLIC SIGNATURE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PARKER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSES 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.

REVIEWED AND APPROVED THIS 2 DAY OF December 2021

SECRETARY Wesley G. Walowien PRESIDENT James R. Allen

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

REVIEWED AND APPROVED THIS 1st DAY OF December, 2021

SECRETARY Wally G. Volante PRESIDENT Alvin F. Smith

REVIEWED / APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS 17 DAY OF Nov., 2021

SECRETARY R. H. Sporn CHAIRMAN J. H. Sporn


[illegible]

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 21263

COMMONWEALTH OF PENNSYLVANIA)SS.

COUNTY OF BUTLER
RECORDED IN THE

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF 2021, December

SEAL RECORDER  **MICHELE M. MUSTELLO**
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024

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

11-25-2021
DATE

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

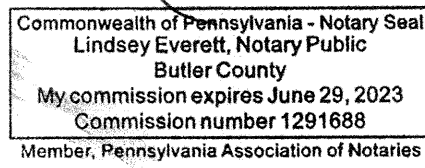
IN WITNESS WHEREOF, (I, we) hereunto set (my, our) hand and seal this
24 day of November, 2021.

ATTEST:

Lindsey Everett
Notary Public

[Signature]
Owner

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER



Before my, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named RYAN T. KERR, 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 24 day of
November, 2021.

WITNESS MY HAND AND NOTARY SEAL this 24 day of
November, 2021.

(SEAL)

Lindsey Everett
Notary Public

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

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

ATTEST:

Lindsey Everett
Notary Public

Carl W. Grady
CARL W. GRADY Trustee OF GRADY REVOCABLE TRUST

Julia R. Grady
JULIA R. GRADY Trustee OF GRADY REVOCABLE TRUST

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

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

Sworn to and subscribed before me this 16 day of
November, 2021.

WITNESS MY HAND AND NOTARY SEAL this 16 day of
November, 2021.

(SEAL)

Lindsey Everett
Notary Public

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

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

ATTEST:

Lindsey Everett
Notary Public

Patrick C. Rutledge
PATRICK C. RUTLEDGE

Sarah L. Rutledge
SARAH L. RUTLEDGE

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Before my, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Patrick C. Rutledge and Sarah L. Rutledge, 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 23 day of
November, 2021.

WITNESS MY HAND AND NOTARY SEAL this 23 day of
November, 2021.

(SEAL)

Lindsey Everett
Notary Public

REFERENCES:
REDWING HEIGHTS PLAN OF LOTS NO.1
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
Rack File 70 Page 48.

REDWING HEIGHTS LOT CONSOLIDATION PLAN
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
PLAN BOOK 393 PAGE 34.

PROPERTY SURVEY FOR ROBERT LEROY EISLER, M.D.
DATED 04/23/1999 BY
OLSEN ENGINEERING & ASSOCIATES
ENGINEERS * PLANNERS * SURVEYORS
ARCHIVE # 9929AC10

REDWING HEIGHTS PLAN OF LOTS NO.1 REVISION 1
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
Plan Book 352 Page 28.

DEED OF RYAN T. KERR
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
Instrument No. 20180709501358

FORWARD TOWNSHIP RESOLUTION
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
DEED Book 1102 Page 904

DEED OF GRADY REVOCABLE TRUST
Carl W. and Julia R. Grady Trustees
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
Instrument No. 201810250021652
Instrument No. 201810250021651

DEED OF PATRICK C. AND SARAH L. RUTLEDGE
Recorded in the office of the Recorder of Deeds of the
County of Butler, Commonwealth of Pennsylvania, in
Instrument No. 202110220029805

EXISTING PLAN AREA

PARCEL	EXISTING TAX PARCEL NO.	AREA
PARCEL A	160-S5-A16-0000	39.046 ACRES
LOT 4R	160-S5-A4-0000	5.026 ACRES
	160-S5-A12-0000	5.338 ACRES
LOT 9R	160-S5-A9-0000	5.699 ACRES
TOTAL EXISTING PLAN AREA		55.109 ACRES

NOTES:
AREAS FOR LOTS 9R, PARCEL A AND 4R ARE TO THE CENTER
OF REDWING ROAD AS RECORDED IN PLAN BOOK RACK FILE 78
PAGE 48.

REVISED LOT LINES AREA

PARCEL	TAX PARCEL NO.	AREA
PARCEL AR-1	160-S5-A16-0000	40.164 ACRES
LOT 4R-1	TO BE ASSIGNED BY BUTLER COUNTY	8.026 ACRES
LOT 9R-1	160-S5-A9-0000	6.919 ACRES
TOTAL CONSOLIDATED PLAN AREA		55.109 ACRES

NOTES:

PROPERTY LINES ARE PLOTTED FROM THE DEED OF RECORD,
RECORDED SUBDIVISIONS OR PREVIOUS SURVEYS.
PROPERTY LINES WERE NOT SURVEYED BY THE PROFESSIONAL
SURVEYOR RESPONSIBLE FOR THIS PLAN.
THIS PLAN IS NOT TO BE SUBSTITUTED FOR A BOUNDARY SURVEY.

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

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

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

Owner: GRADY REVOCABLE TRUST
CARL W. AND JULIA R. GRADY TRUSTEES
155 STUCKEY ROAD
RENFREW, PA 16053

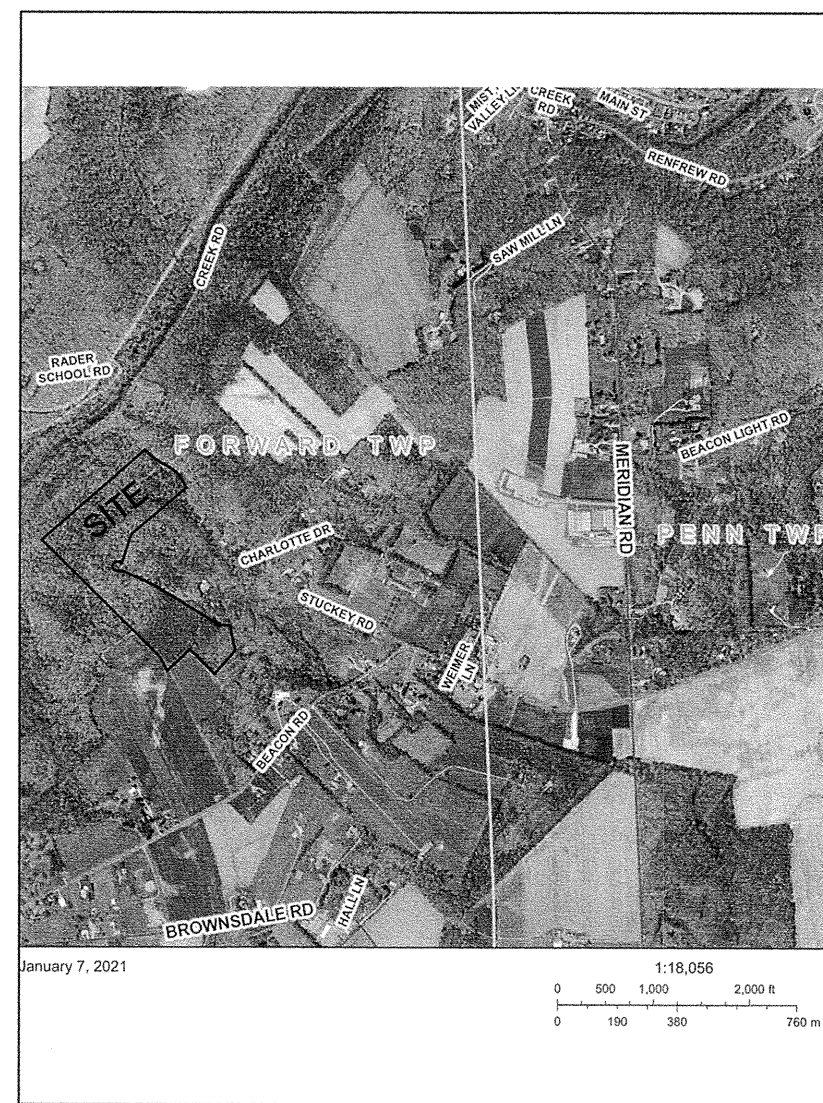
Tax Parcels 160-S5-A4-0000
160-S5-A12-0000

Owner: PATRICK C. AND SARAH L. RUTLEDGE
STUCKEY ROAD
RENFREW, PA 16053

Tax Parcels 160-S5-A16-0000

Owner: RYAN T. KERR
147 STUCKEY ROAD
RENFREW, PA 16053

Tax Parcels 160-S5-A9-0000



SCALE 1" = 1000'
VICINITY PLAN

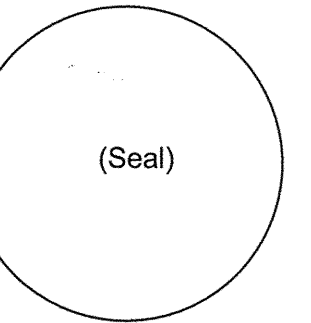
REDWING HEIGHTS LOT LINE REVISION PLAN
PARCEL A, LOT 4R, AND LOT 9R
situate in
TOWNSHIP OF FORWARD, COUNTY OF BUTLER
PENNSYLVANIA
prepared for
GRADY REVOCABLE TRUST, PATRICK C. AND SARAH L. RUTLEDGE, RYAN T. KERR

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

12/14/2021
Date

[Signature]
Township Engineer

043800-C
Registration number



Township Engineer

The Board of Supervisors of the Township of Forward gives notice that, in approving this plan for
recording purposes only, the Township of Forward assumes no obligation, legal or otherwise, expressed
or applied, 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 road.

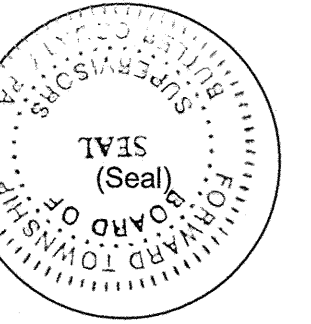
Lindsey Everett [Signature]
Secretary Chairman

The Township of Forward 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.

Lindsey Everett Nov 9, 2021
Secretary Date

Approved by the Board of Supervisors of the Township of Forward
this 9 day of November, 2021.

Lindsey Everett [Signature]
Secretary Chairman



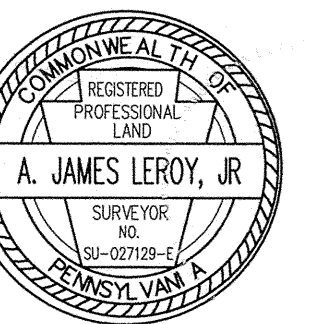
Township of Forward

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

11-12-2021
Date

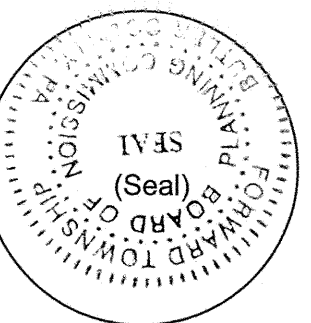
A. James Leroy, Jr.
A. James Leroy, Jr., PLS

SU-027129-E



Reviewed by the Planning Commission of the Township of Forward,
this 26 day of October, 2021.

Bette Spithill [Signature]
Secretary Chairman



Township of Forward
Planning Commission

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

R. H. G. R. M. [Signature]
Secretary Chairman

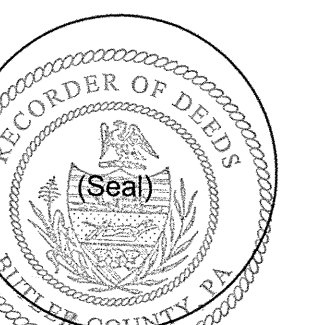


Butler County
Planning Commission

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

Recorded in the office for the Recording of Deeds, Plats and Plans in the said
County of Butler, Pennsylvania, in Plan Book Volume 400, Page(s) 5+6.
Given under my hand and seal this 15th day of December, 2021.

Michele M. Mustello (Seal)
Recorder of Deeds



Recorder

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

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

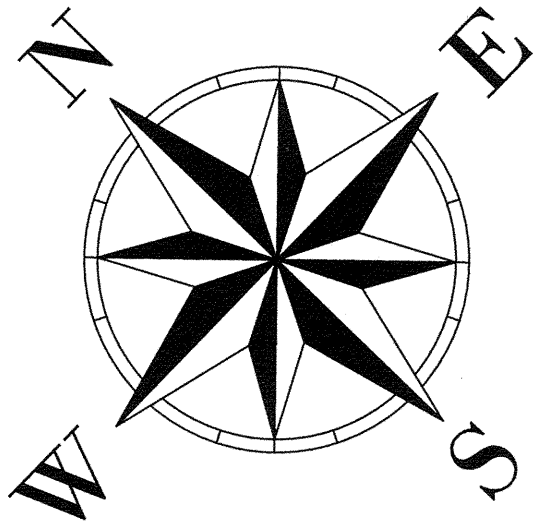
CURVE DATA CHART					
CURVE 1	R=200.00'	A=155.21'	CD=151.34'	BR=N79°28'43"W	Δ= 44°27'51"
CURVE 5	R=572.96'	A=136.66'	CD=136.34'	BR=N54°40'00"W	Δ= 13°40'00"
CURVE 6	R=318.31'	A=186.64'	CD=183.98'	BR=N44°42'00"W	Δ= 33°36'00"
CURVE 8	R=2839.79'	A=376.95'	CD=376.68'	BR=N63°50'48"W	Δ= 7°36'20"
CURVE 9	R=150.00'	A=307.63'	CD=256.48'	BR=N64°00'01"E	Δ= 117°30'23"
CURVE 10	R=458.37'	A=304.00'	CD=298.46'	BR=N24°15'06"E	Δ= 39°59'58"
CURVE 11	R=50.00'	A=69.24'	CD=63.84'	BR=N 3°34'31"E	Δ= 79°20'37"
CURVE 12	R=525.00'	A=102.11'	CD=101.94'	BR=N41°25'03"W	Δ= 11°08'36"
CURVE 13	R=50.00'	A=78.54'	CD=70.71'	BR=N88°15'00"E	Δ= 90°00'00"
CURVE 14	R=408.37'	A=270.84'	CD=265.90'	BR=N24°15'06"E	Δ= 37°59'58"
CURVE 15	R=200.00'	A=254.97'	CD=238.05'	BR=N41°46'06"E	Δ= 73°02'32"
CURVE 16	R=318.31'	A=237.41'	CD=231.95'	BR=N49°15'58"W	Δ= 42°44'02"
CURVE 17	R=2839.79'	A=138.50'	CD=138.49'	BR=N58°38'48"W	Δ= 2°47'40"
CURVE 18	R=175.00'	A=136.40'	CD=132.98'	BR=N79°34'33"W	Δ= 44°39'32"
CURVE 19	R=175.00'	A=222.50'	CD=207.81'	BR=N41°40'15"E	Δ= 72°50'51"
CURVE 20	R=433.37'	A=211.92'	CD=209.91'	BR=N29°14'34"E	Δ= 28°01'03"
CURVE 21	R=433.37'	A=75.50'	CD=75.41'	BR=N10°14'35"E	Δ= 9°58'55"

20' DRAINAGE, UTILITY, AND SANITARY SEWER EASEMENT (ALL LOTS)

BUILDING SETBACK LINES 50' FRONT YARD, 20' REAR YARD, 15' SIDE YARD

PROPERTY LINES AND EASEMENT LINES BEING REMOVED

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



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

11-12-2021
Date

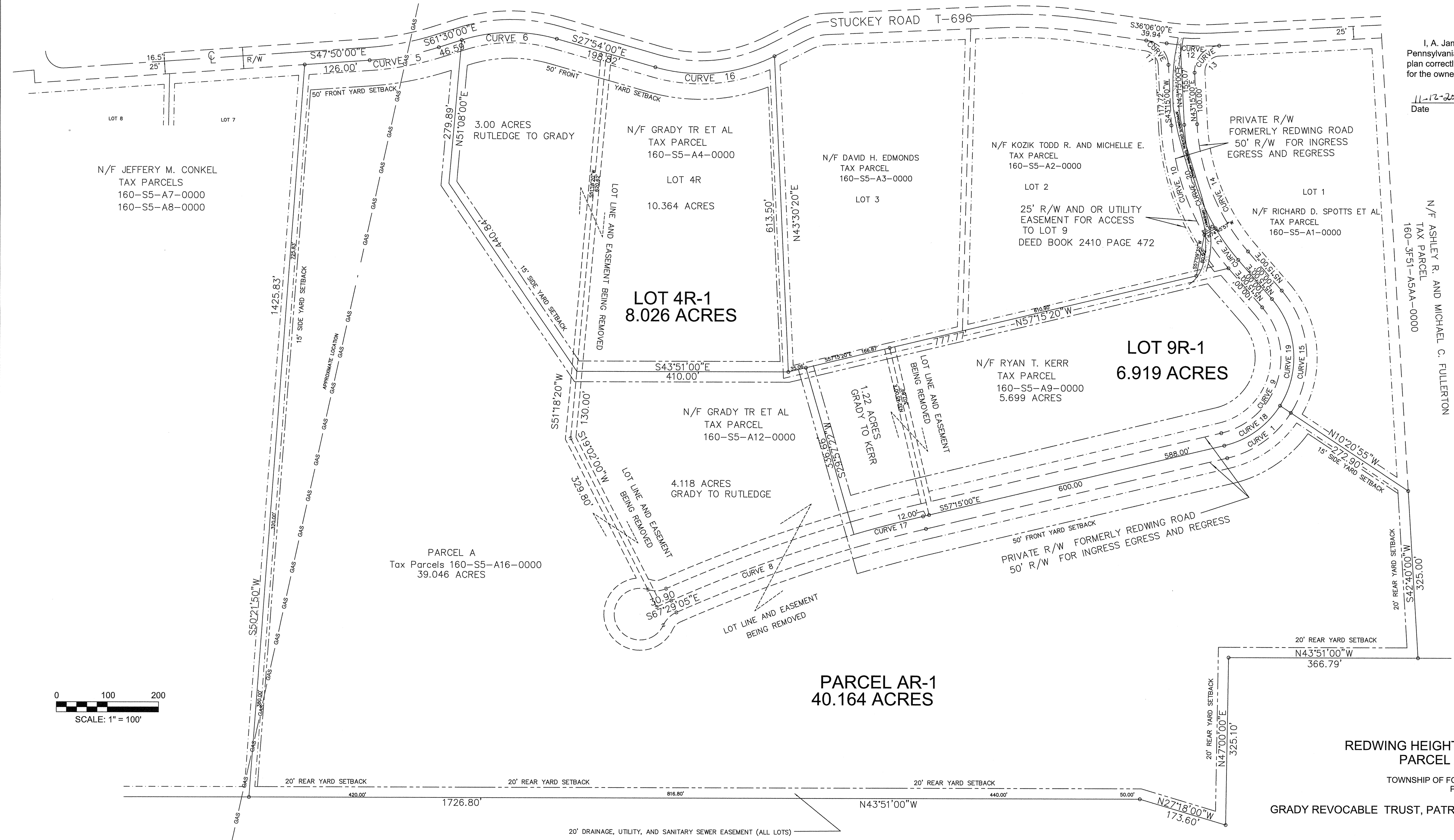
A. James Leroy, Jr., PLS

SU-027129-E



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

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



0 100 200
SCALE: 1" = 100'

REDWING HEIGHTS LOT LINE REVISION PLAN
PARCEL A, LOT 4R, AND LOT 9

situate in
TOWNSHIP OF FORWARD, COUNTY OF BUTLER
PENNSYLVANIA
prepared for

GRADY REVOCABLE TRUST, PATRICK C. AND SARAH L. RUTLEDGE, RYAN T. KERR

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

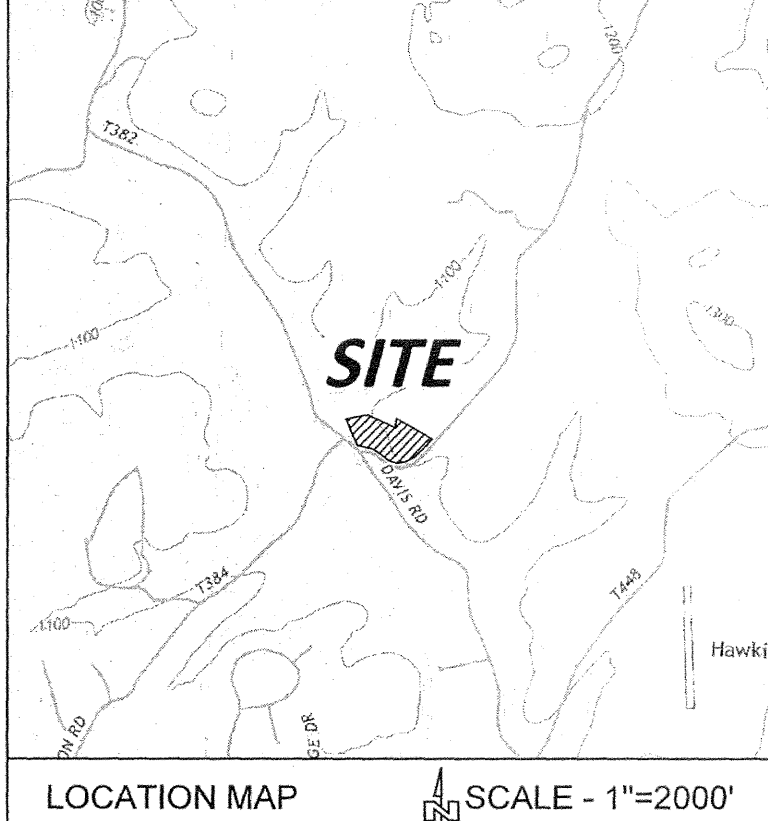
DATE: OCTOBER 18, 2021

PLAN BOOK	PAGE
400	6

AJL Services, LLC
PROFESSIONAL LAND SURVEYOR

PO BOX 724
WEXFORD, PA 15090

724 776-1180



GRAPHIC SCALE





(IN FEET)
1 inch = 50 ft.

OWNERS

KEITH W. GIERER	DESIDUE A. & LISA E. BURELLO	JOSEPH A. & NANCY H. MYRKA
526 SHELTON RD	526 SHELTON RD	526 SHELTON RD
VALENCIA PA 16059	VALENCIA PA 16059	VALENCIA PA 16059
DEED - 20181226002983	DEED - 202008030015570	DEED - 200701020000043

<p>PROJECT TITLE:</p> <p>SEYER, BURELLO, MYCKA PLAN</p> <p>228. 556 SHELTON RD AND SHELTON RD (VACANT LOT)</p> <p>FORMERLY SHELTON ROAD ACRES PLAN 2 P.B.V. 204, PG. 10</p>	<p>CLIENT NAME & ADDRESS:</p> <p>SETH W. GEYER</p> <p>451 DENNY ROAD VALENCIA, PA 19059</p>
<p>PROJECT LOCATION:</p> <p>OWNSHIP OF MIDDLESEX</p> <p>UTTLER COUNTY, PA</p>	

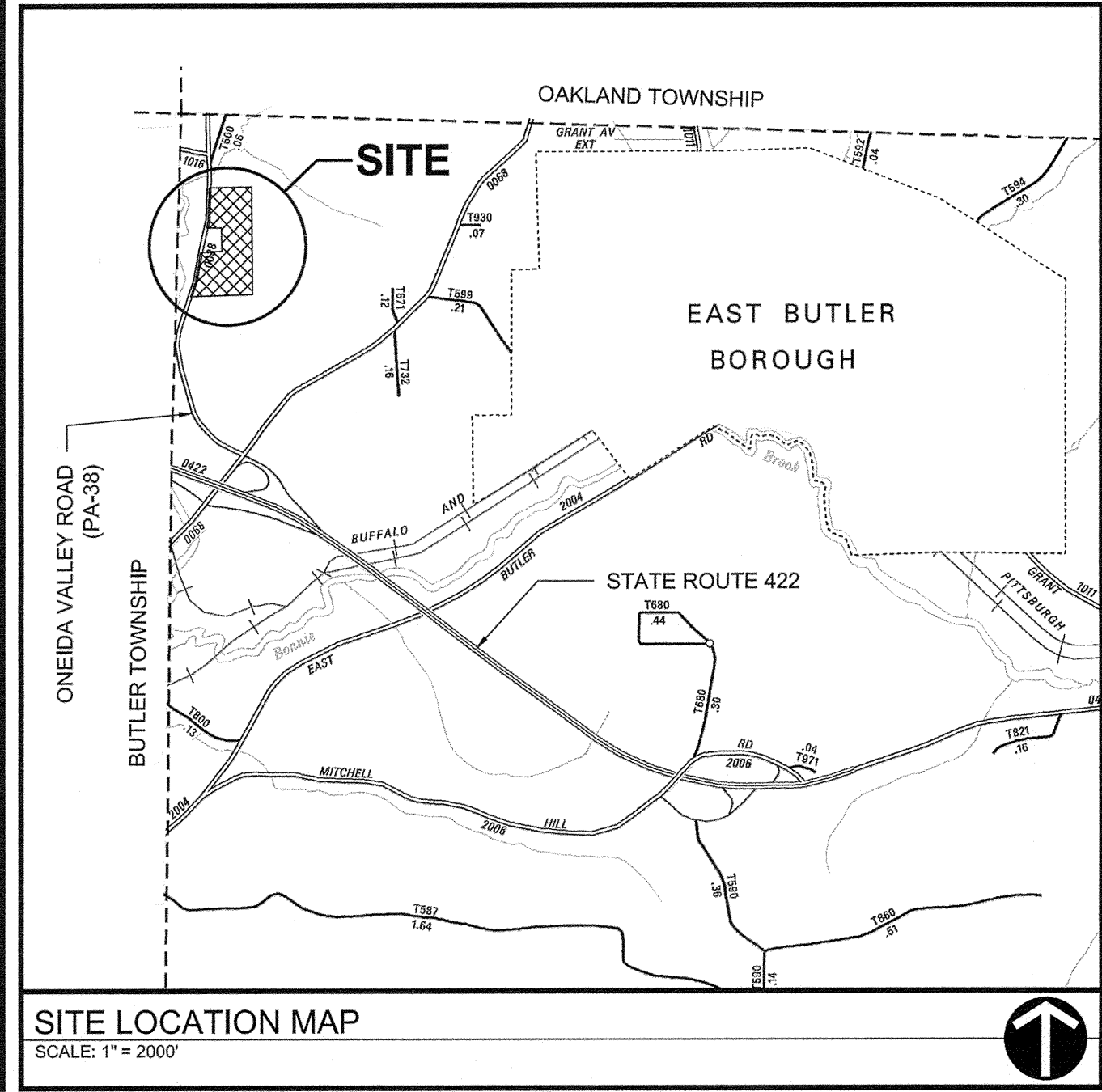
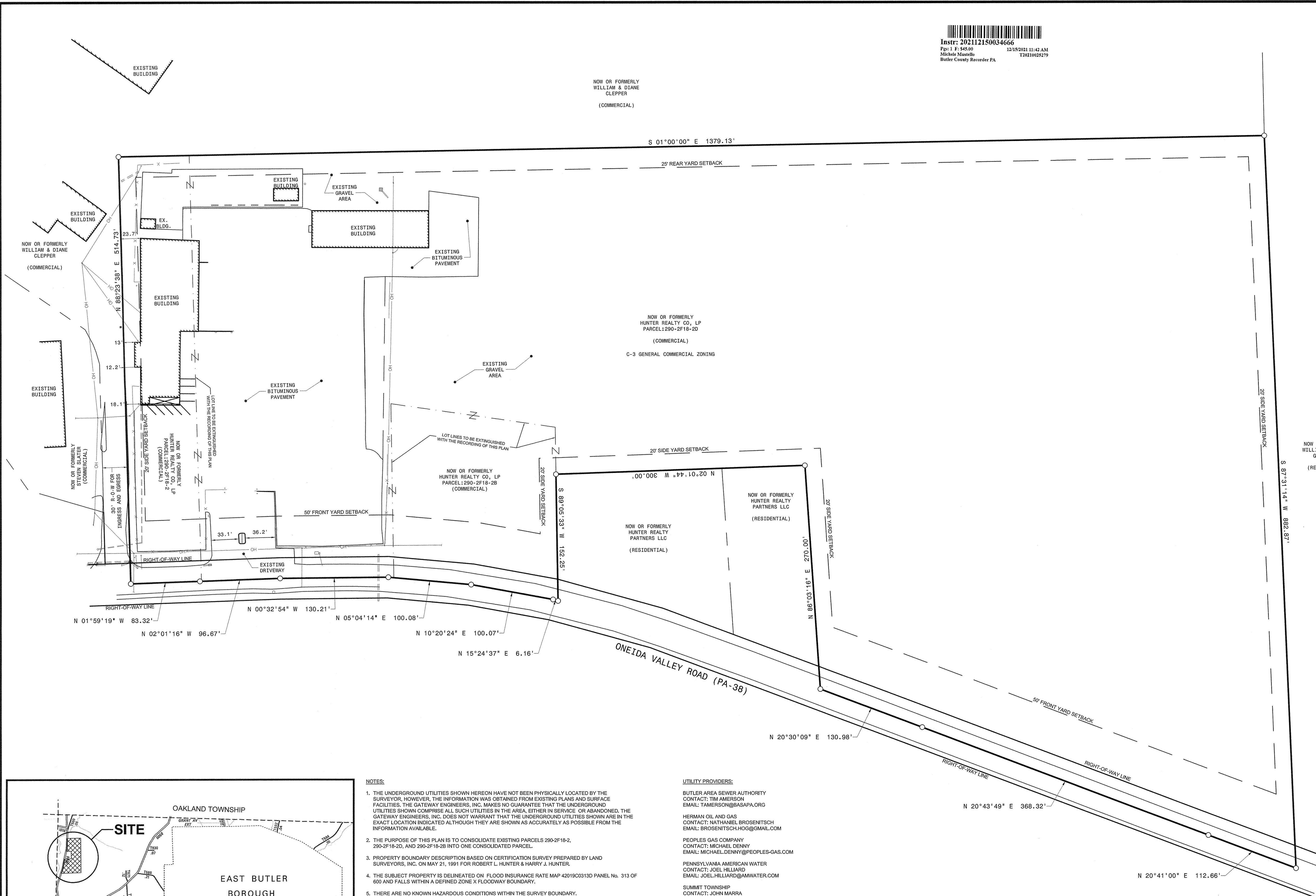
TELE M. MUSTELLO
ORDER OF DEEDS
Commission Expires First Monday in January 2006

			
<p>ENGINEER</p>	<p>TOWNSHIP OF MIDDLESEX PLANNING COMMISSION</p>	<p>TOWNSHIP OF MIDDLESEX BOARD OF SUPERVISORS</p>	<p>BUTLER COUNTY PLANNING</p>
<p>ENGINEER</p>	<p>TOWNSHIP OF MIDDLESEX PLANNING COMMISSION</p>	<p>TOWNSHIP OF MIDDLESEX BOARD OF SUPERVISORS</p>	<p>BUTLER COUNTY PLANNING</p>
<p>ENGINEER</p>	<p>TOWNSHIP OF MIDDLESEX PLANNING COMMISSION</p>	<p>TOWNSHIP OF MIDDLESEX BOARD OF SUPERVISORS</p>	<p>BUTLER COUNTY PLANNING</p>
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DRAWN BY: J.N.	CHECKED BY: C.S.
CAD FILE: 20-13524.dwg	
HORZ. SCALE: 1"=50'	VERT. SCALE: -
SHEET: 1 OF 1	
REC PLAN	
PROJECT #: 20-13524	

Instr: 202112150034666
Pg: 1 P: 545.00
Michele Mustello
Butler County Recorder PA

12/15/2021 11:42 AM
T20210025279



NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE NOT BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE INFORMATION WAS OBTAINED FROM EXISTING PLANS AND SURFACE FACILITIES. THE GATEWAY ENGINEERS, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE GATEWAY ENGINEERS, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.
2. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE EXISTING PARCELS 290-2F18-2, 290-2F18-2D, AND 290-2F18-2B INTO ONE CONSOLIDATED PARCEL.
3. PROPERTY BOUNDARY DESCRIPTION BASED ON CERTIFICATION SURVEY PREPARED BY LAND SURVEYORS, INC. ON MAY 21, 1991 FOR ROBERT L. HUNTER & HARRY J. HUNTER.
4. THE SUBJECT PROPERTY IS DELINEATED ON FLOOD INSURANCE RATE MAP 42019C0313D PANEL No. 313 OF 600 AND FALLS WITHIN A DEFINED ZONE X FLOODWAY BOUNDARY.
5. THERE ARE NO KNOWN HAZARDOUS CONDITIONS WITHIN THE SURVEY BOUNDARY.

LOT AREA SUMMARY:

TAX PARCEL 290-2F18-2	43,790 SF	OR	1.005 ACRES
TAX PARCEL 290-2F18-2B	40,741 SF	OR	0.935 ACRES
TAX PARCEL 290-2F18-2D	734,650 SF	OR	16.866 ACRES
TOTAL CONSOLIDATED AREA	819,181 SF	OR	18.806 ACRES

PROPERTY OWNER / ADDRESS:
HUNTER REALTY COMPANY, LP
519 PITTSBURGH ROAD
BUTLER, PA 16002

UTILITY PROVIDERS:

BUTLER AREA SEWER AUTHORITY
CONTACT: TIM AMERSON
EMAIL: TAMERSON@BASAPA.ORG

HERMAN OIL AND GAS
CONTACT: WATHANIEL BROSENITSCH
EMAIL: BROSENITSCH.HOG@GMAIL.COM

PEOPLES GAS COMPANY
CONTACT: MICHAEL DENNY
EMAIL: MICHAEL.DENNY@PEOPLES-GAS.COM

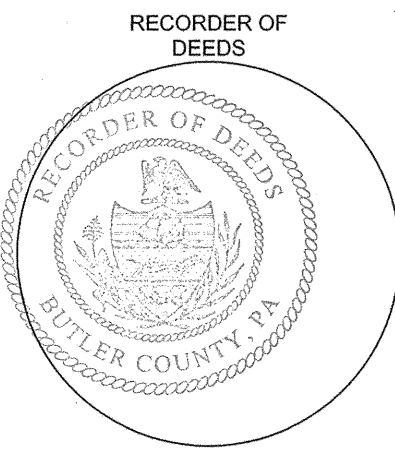
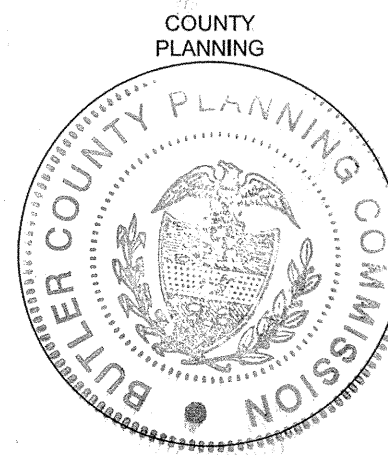
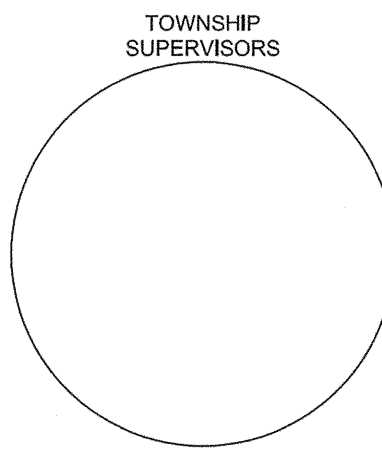
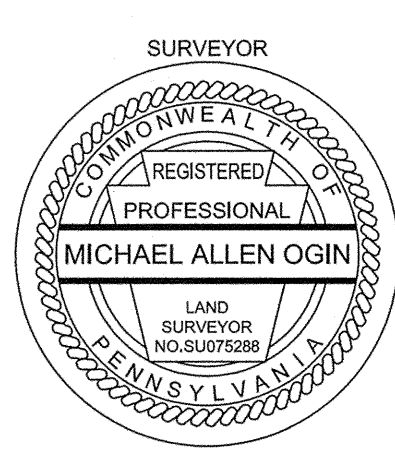
PENNSYLVANIA AMERICAN WATER
CONTACT: JOEL HILLIARD
EMAIL: JOEL.HILLIARD@AMWATER.COM

SUMMIT TOWNSHIP
CONTACT: JOHN MARRA
EMAIL: SUMMITTWP@ZOOMINTERNET.NET

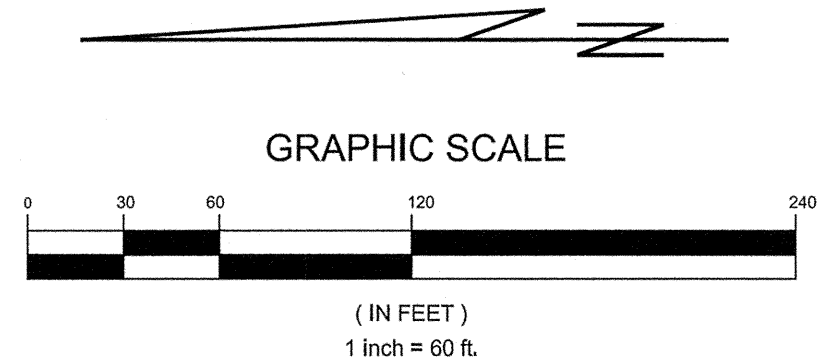
WEST PENN POWER
CONTACT: ROBERT PAINTER
EMAIL: RPAINTER@FIRSTENERGYCORP.COM

KENIC GAS AND OIL COMPANY
CONTACT: CHALACE SCHAFFNER
EMAIL: NCSCHAFFNER@ZOOMINTERNET.NET

ARMSTRONG
CONTACT: ROB WOLTERS
EMAIL: RWOLTERS@AGOC.COM



PLAN BOOK	PAGE
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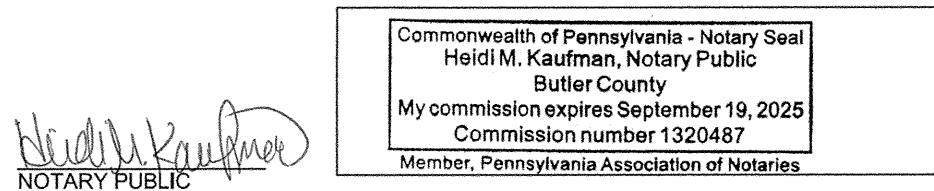
OWNERS ADOPTION
HUNTER REALTY CO, LP, OWNER OF LANDS AS SHOWN ON THE HUNTER REALTY LOT CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF CONSOLIDATION AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON ITS SUCCESSORS AND ASSIGNS.

WITNESS: *[Signature]* PARTNER: *[Signature]* DATE: 11/17/2021

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED *[Signature]* OWNER OF HUNTER REALTY CO, LP AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

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



CERTIFICATION OF TITLE (WITH NO MORTGAGE):

WE, HUNTER REALTY CO, LP, DO HEREBY CERTIFY THAT THE TITLE OF THESE PROPERTIES ARE IN THE NAME OF HUNTER REALTY CO, LP, AS RECORDED IN INSTRUMENT NO. 201209116028016 AT THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: *[Signature]* PARTNER: *[Signature]*

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
DATE: 11-16-21

BUTLER COUNTY PLANNING COMMISSION APPROVAL:

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 11 DAY OF Nov, 2021

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

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 21266

SUMMITT TOWNSHIP PLANNING COMMISSION APPROVAL:

APPROVED BY THE SUMMITT TOWNSHIP PLANNING COMMISSION THIS 9th DAY OF November 2021

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

MUNICIPAL APPROVAL:

REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE SUMMITT TOWNSHIP BOARD OF SUPERVISORS THIS 17th DAY OF November 2021

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

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 400 PAGE(S) 8

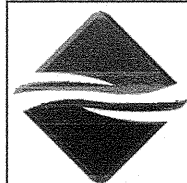
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF December, 2021

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024

TOTAL AREA OF RECORDING = 819,181 SF OR 18.806 ACRES



GATEWAY

The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
gatewayengineers.com 855-634-9284

HUNTER REALTY
LOT CONSOLIDATION PLAN

SITUATE IN
SUMMITT TOWNSHIP
BUTLER COUNTY

MADE FOR
HUNTER REALTY CO, LP

PM: MAO

DB: LPW

CB: MAO

SCALE: 1" = 60'

Date: 2021-10-26
Job Number: C-41453

Dwg No: 1 OF 1

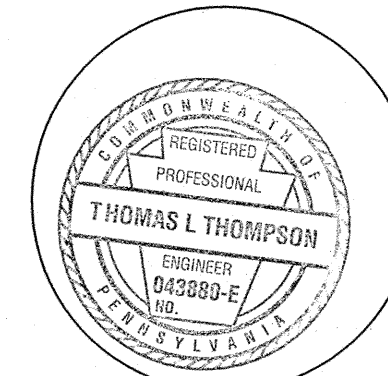
NOTE: ALL SIGNATURES MUST BE MADE WITH A NAVY BLUE INK FELT TIP PEN.

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 0436501E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 24 DAY OF November 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 24 DAY OF November, 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 21 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 AND TITLE OF OFFICER WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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 24 DAY OF November, 2021

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

NOTARY PUBLIC

I, Pete Robertson VP of NVR, INC. HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 21 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 2021030028854. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

JAMES A. SPERDUTE, R.S.T. #24457-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 24 DAY OF November, 2021

SECRETARY

CHAIRPERSON

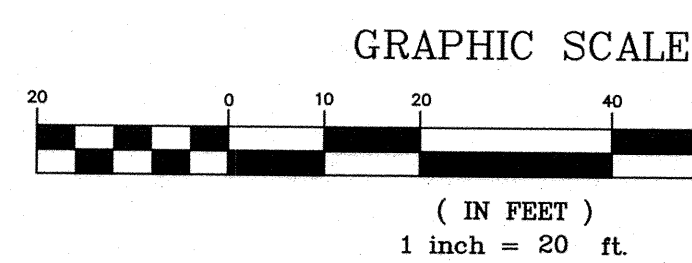
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 17 DAY OF November, 2021

SECRETARY

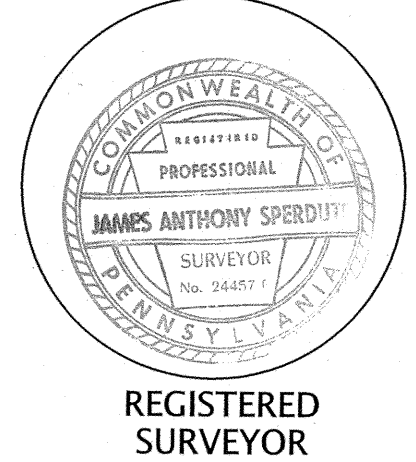
CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 400 PAGE 10
GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF December, 2021

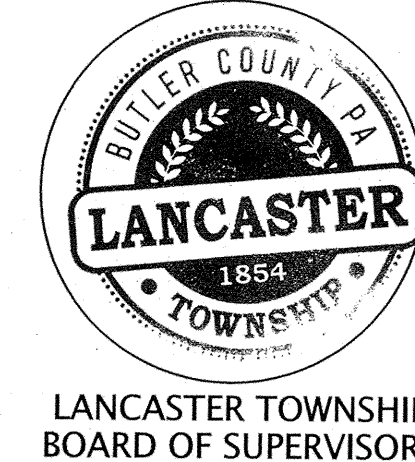
(SEAL) MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



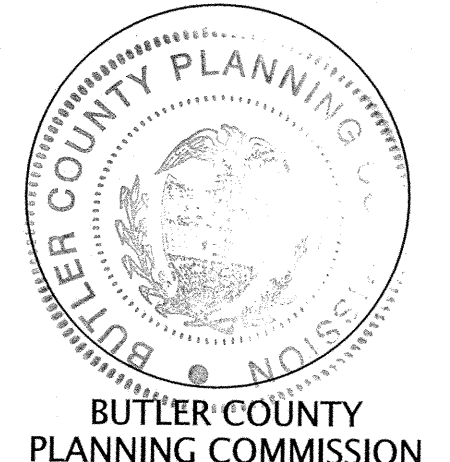
PLAN BOOK	PAGE
400	10



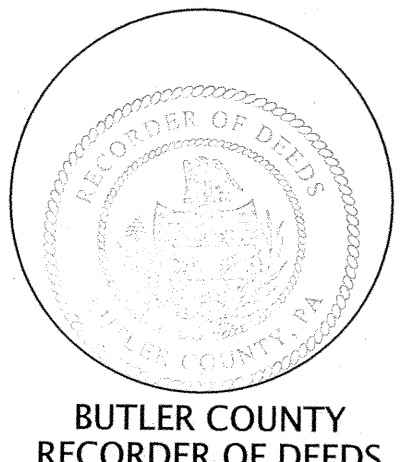
REGISTERED SURVEYOR



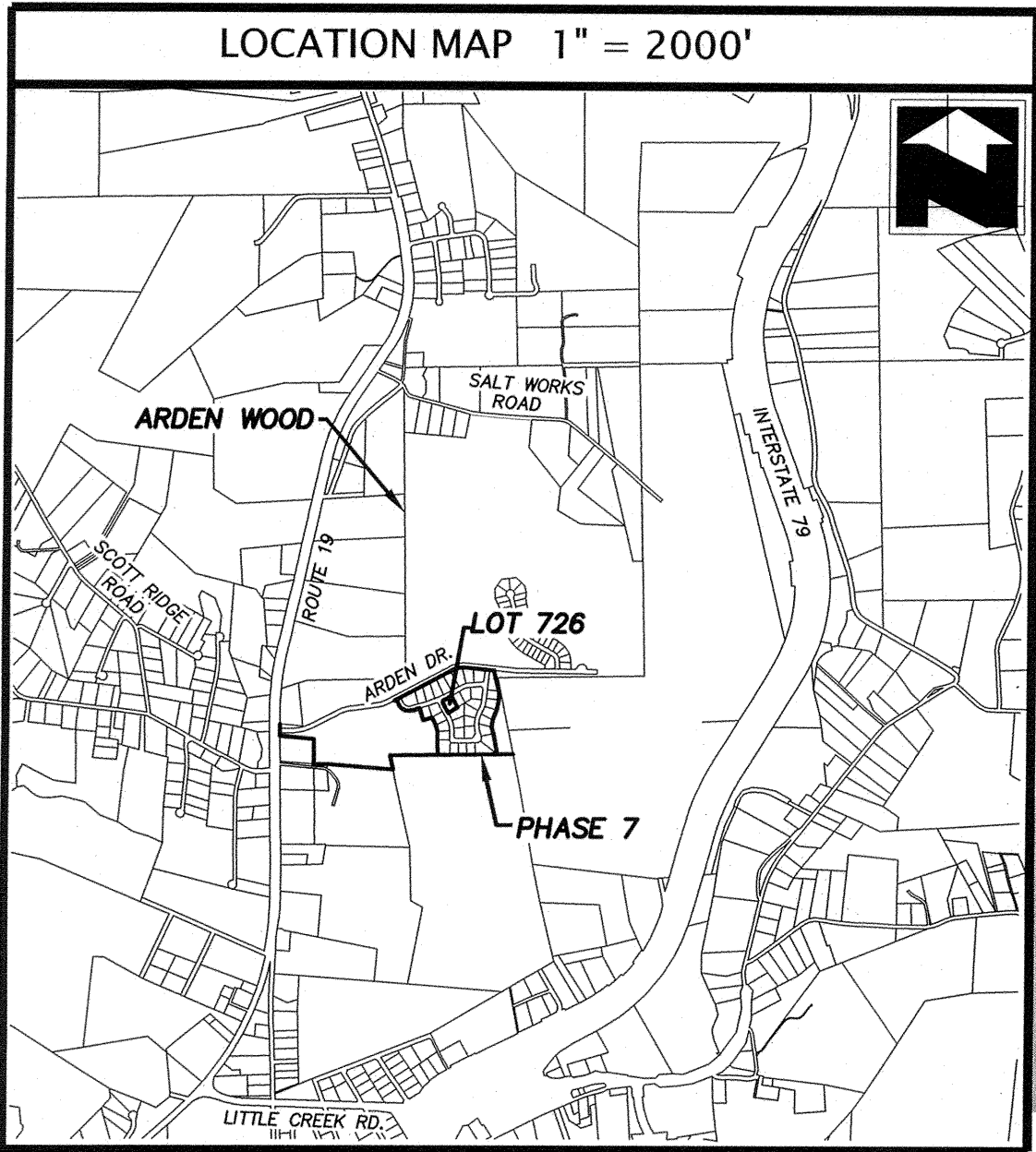
LANCASTER TOWNSHIP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 726 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.

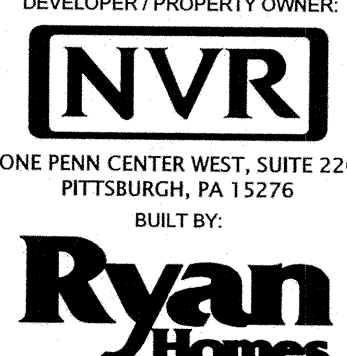
PROPOSED LOT AREAS

	726A	726B	Total
Sq. Ft.	10,225.8224	7,648.1722	17,873.9946
Acres	0.235	0.176	0.411

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC.
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
LOT REFERENCE: - Lot 726
TAX PARCEL 200-57-B726
INSTRUMENT NO. 202110130028854

DEVELOPER / PROPERTY OWNER:



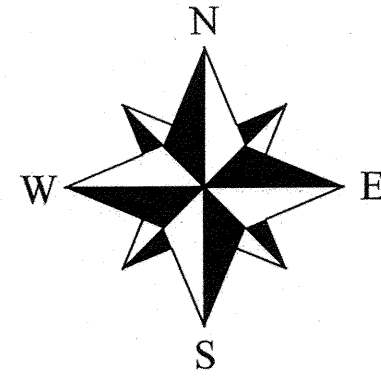
DRAWING NUMBER: 1010-2123492
DRAWING SCALE: 1"=20'
DATE: November 2, 2021
DRAWN BY:
REVISIONS:

Arden Wood Amendment No. 21

Being a subdivision of Lot 726 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



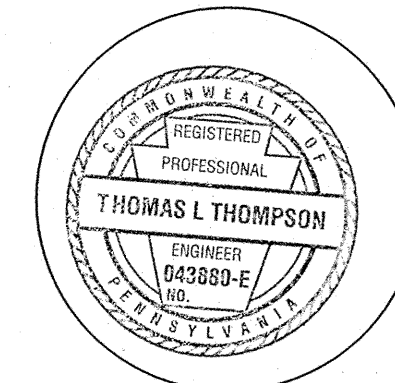
Inst: 202112150034609
Fig: 1 P. 545.00
Michele Mustello
Butler County Recorder PA

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, CA3860-E
PRINTED NAME & REGISTRATION NO.

TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 13th DAY OF December 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 9 DAY OF December 2021, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 22 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 AND TITLE OF OFFICER WITNESSING

SIGNATURE AND TITLE OF AUTHORIZED OFFICER

DATE 12-9-21

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 9 DAY OF December 2021
Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Speduto, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358573
NOTARY PUBLIC

I, Pete Robertson VP of NVR, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 22 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 20211010030580. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

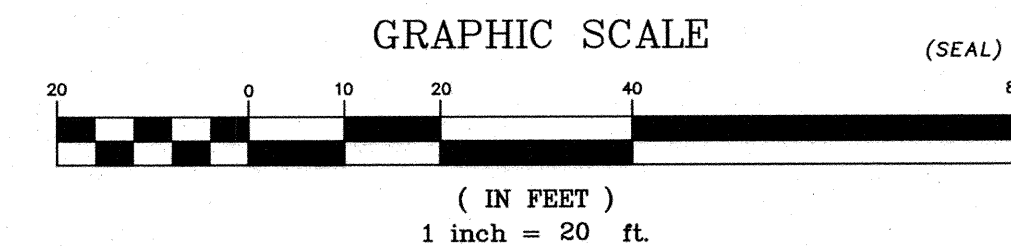
JAMES A. SPERDUTE, R.S. # 2457-E

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.

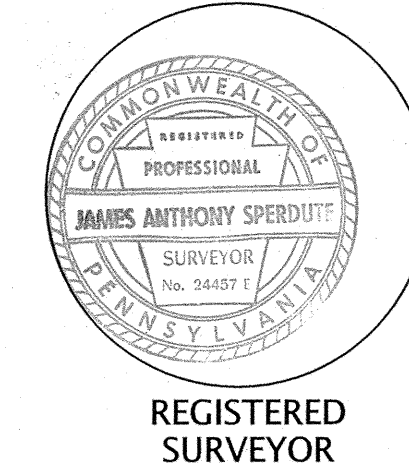
APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 13th DAY OF December 2021.
SECRETARY

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 2ND DAY OF DEC 2021.
SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 400 PAGE 11
GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF December, 2021



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



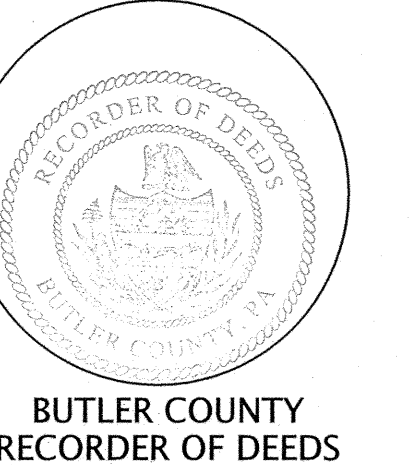
REGISTERED SURVEYOR



LANCASTER TOWNSHIP BOARD OF SUPERVISORS

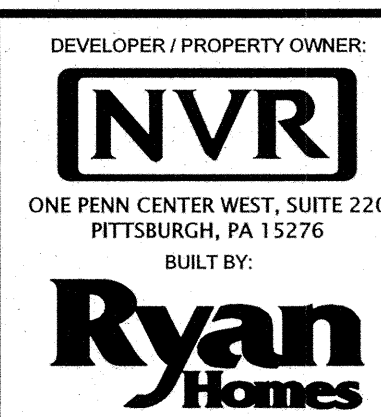


BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS

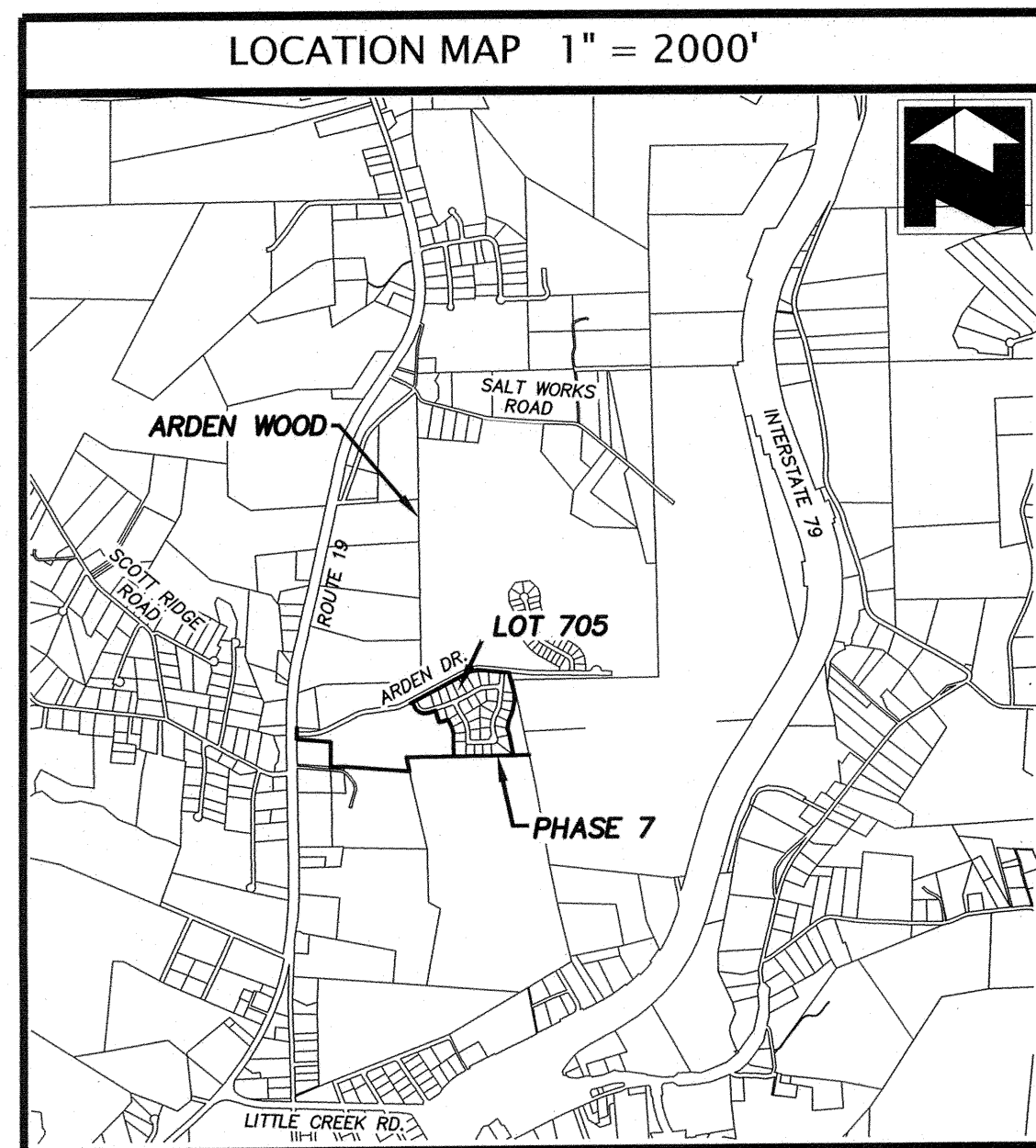
PLAN BOOK	PAGE
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DRAWING NUMBER: 1010-2123568
DRAWING SCALE: 1"=20'
DATE: December 1, 2021
DRAWN BY:
REVISIONS:
12/06/2021...per review

**Arden Wood
Amendment No. 22**
Being a subdivision of Lots 705 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



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 705 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

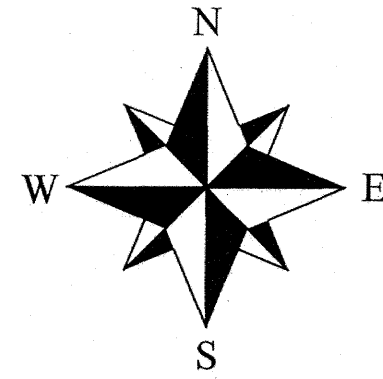
*ABOVE CRITERIA PERTAINS TO THE ORIGINAL LOT PRIOR TO THIS PLAN.

PROPOSED LOT AREAS

	705A	705B	Total
Sq. Ft.	9,643.972	9,582.134	19,226.106
Acres	0.221	0.220	0.441

PROPERTY REFERENCES

PROPERTY OWNER:
NVR, INC
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 15276
LOT REFERENCE:
TAX PARCEL 200-S7-B705
INSTRUMENT NO. 20211010030580



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 OTHERS 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 3 DAY OF November, A.D. 2021

ATTEST:
[Signature]
OFFICER WITNESSING

[Signature]
VICE PRESIDENT, NVR, INC.

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

[Signature]
VICE PRESIDENT, NVR, INC.

ON THIS 3 DAY OF November, A.D. 2021, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Joe Rocco, Jr., 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 Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
Jennifer Lyn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission number 1358873
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 3 DAY OF November, A.D. 2021

[Signature]
NOTARY PUBLIC

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 AGENTS.

[Signature]
JAMES A. SPERDUTE, R.S. # 24457-E
DATE 11/2/21

Township Engineer

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

Ronald Olson 26400 E
PRINTED NAME & REGISTRATION NO. DATE Nov. 9, 2021

Adams Township Board of Supervisors

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

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

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

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF Nov, A.D. 2021

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

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 400
PAGE 12

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF December, A.D. 2021

[Signature]
BUTLER COUNTY RECORDER OF DEEDS

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

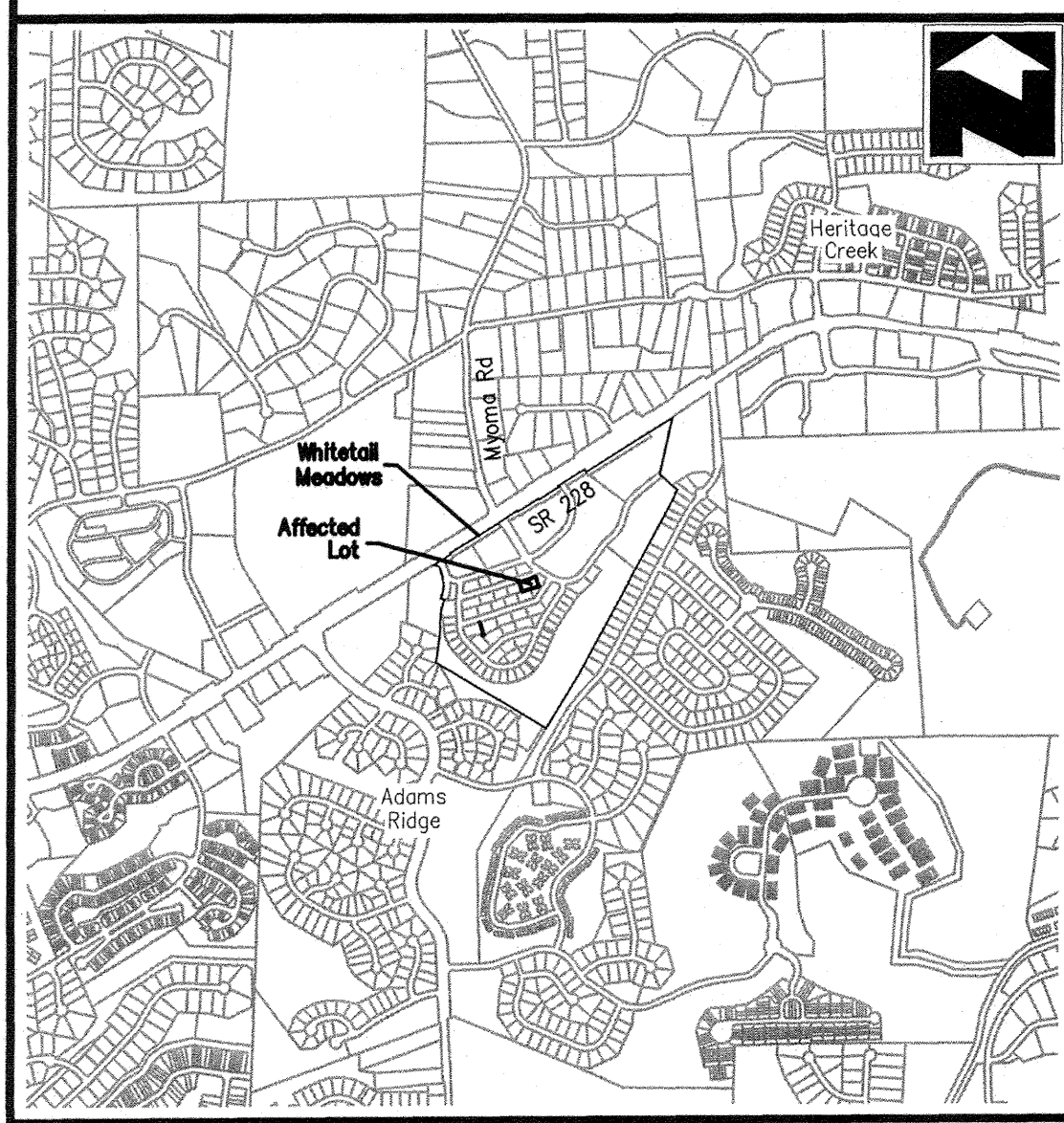
Whitetail Meadows Amendment No 10

Being A Revision to Lot 50 of the
Hespenheide 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

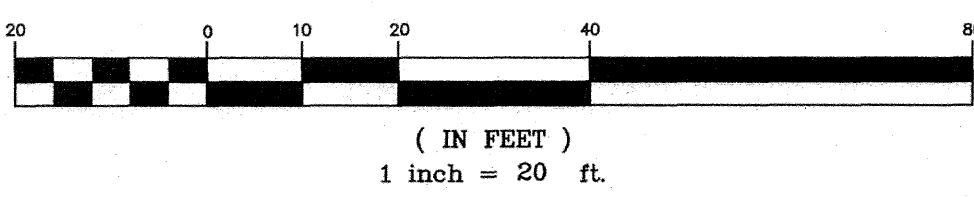
LOCATION MAP 1" = 2000'



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.

GRAPHIC SCALE



Proposed Lot Areas

Unit	Sq.Ft.	Acres
50-A	3,100.297	0.071
50-B	2,016.102	0.046
50-C	2,016.102	0.046
50-D	2,016.178	0.046
50-E	3,177.948	0.073
TOTALS	12,326.627	0.282

General Plan Notes

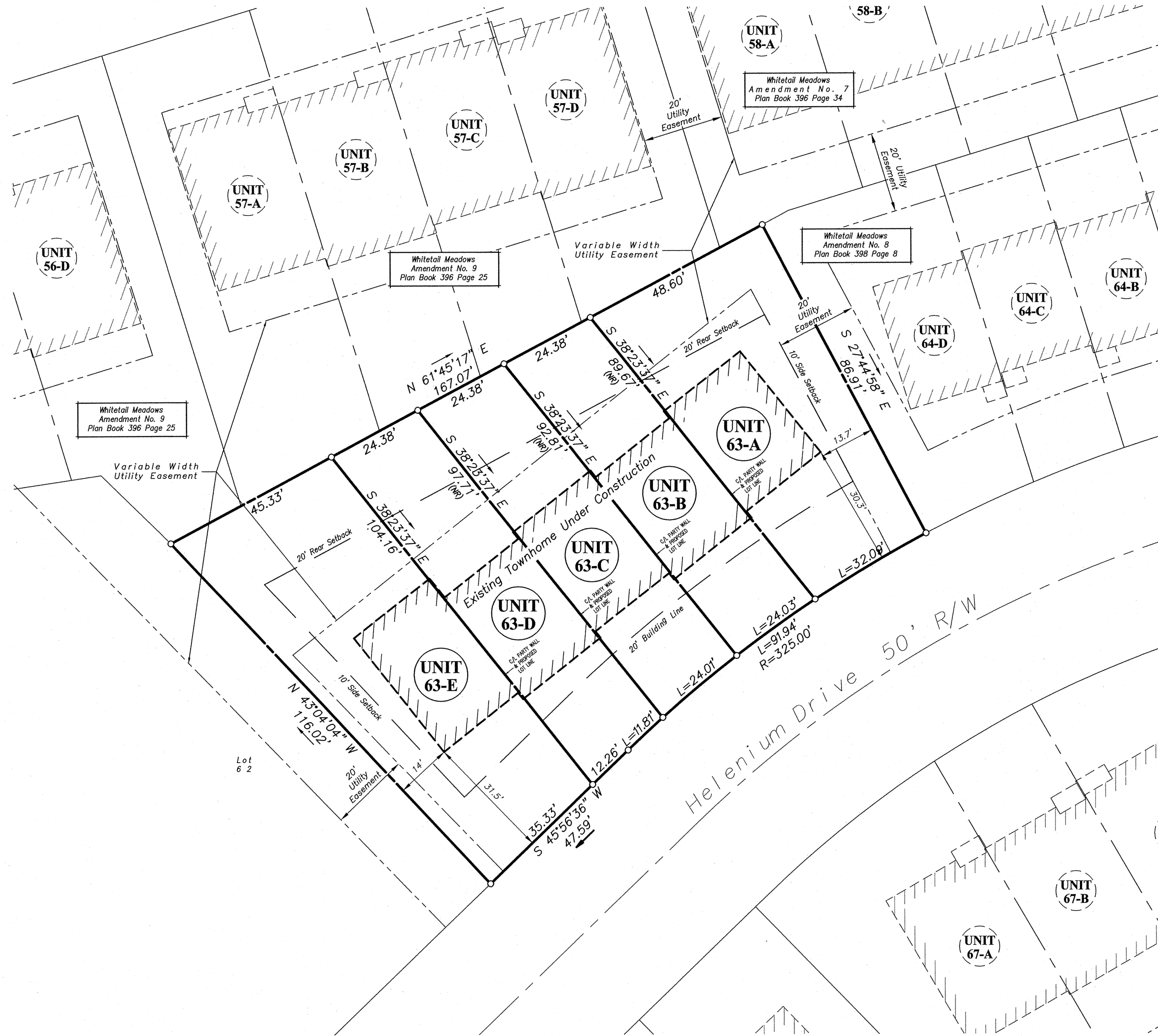
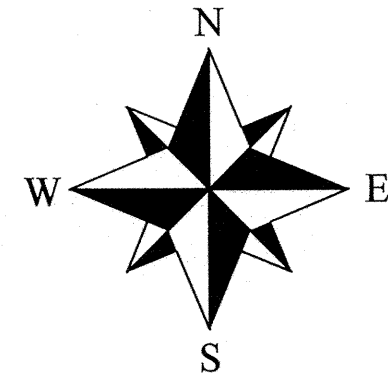
- This plan is a resubdivision of Lot 50 of the Hespenheide Subdivision Plan-Final as recorded in Plan Book 380, Pages 50-53.
- The purpose of this plan is to further subdivide the affected lot to create fee simple units at the centers of the as-built party walls.
- This plan is subject to any and all 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.

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 15276
Lot References:
Lot 50 = Tax Parcel 010-S25-AE50
INST# 202109130025926

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

Drawing Number 1001-2123454
Drawing Scale 1"=20'
Date October 15, 2021
Project Manager
Revision



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 30th DAY OF November, A.D. 20 21

ATTEST:
[Signature]
OFFICER WITNESS

[Signature] VP
VICE PRESIDENT, NVR, INC.

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

[Signature] VP
VICE PRESIDENT, NVR, INC.

ON THIS 30th DAY OF November, A.D. 20 21, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Robertson of NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADDITION, 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 _____ 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
Briana Allender, Notary Public
Allegheny County
My commission expires December 7, 2022
Commission number 1343479

[Signature] VP
VICE PRESIDENT, NVR, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 30th DAY OF November, A.D. 20 21

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December, A.D. 20 22

Registered Surveyor

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

[Signature]
JAMES A. SPERDUTE, R.S. # 24457-E
DATE 11/30/21

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.

Ronald Olson 26400 E
PRINTED NAME & REGISTRATION NO. DATE 12/15/21

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 22 DAY OF November, 20 21

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

[Signature] SECRETARY, ADAMS TOWNSHIP SUPERVISORS
[Signature] ADAMS TOWNSHIP SUPERVISOR
[Signature] ADAMS TOWNSHIP SUPERVISOR
[Signature] CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS
[Signature] ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF Nov., A.D. 20 21

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

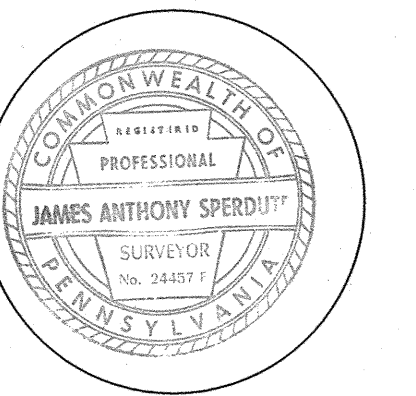
Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

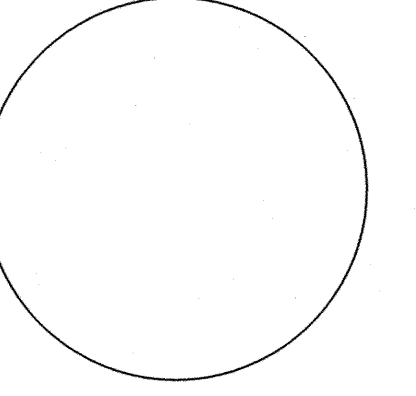
RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 400 PAGE 13

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF December, A.D. 20 21
[Signature]
BUTLER COUNTY RECORDER OF DEEDS

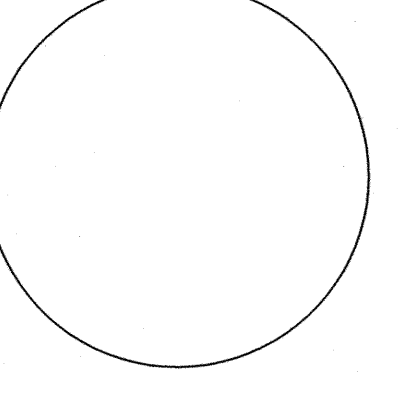
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2028



Registered Surveyor



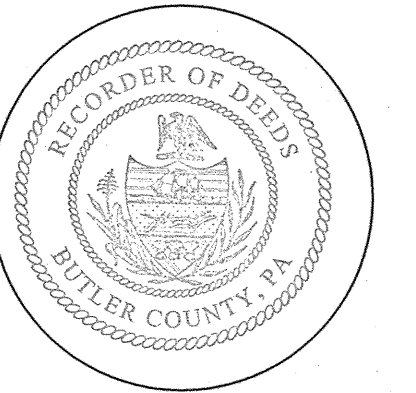
Township Engineer



Adams Township Supervisors

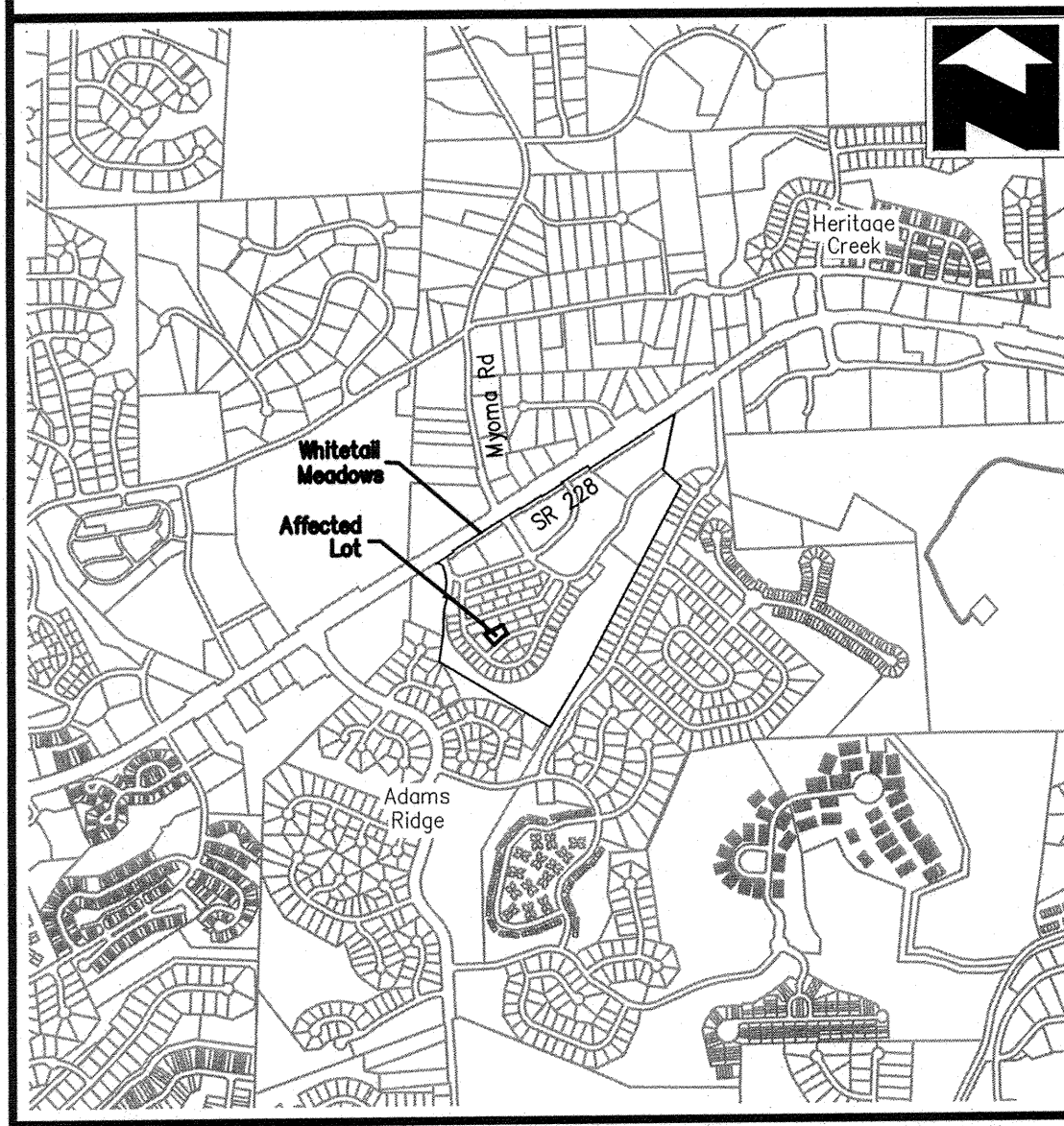


Butler County Planning



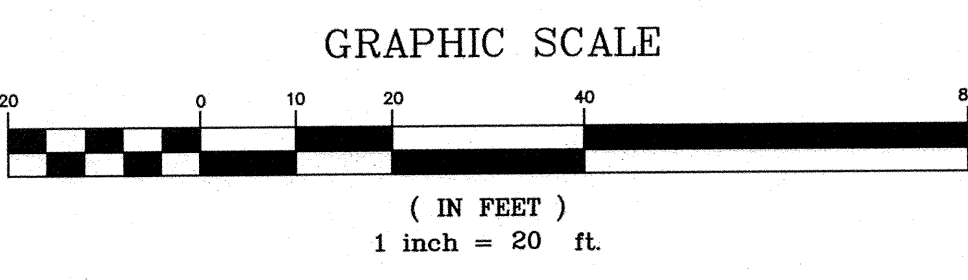
Butler County Recorder of Deeds

LOCATION MAP 1" = 2000'



PLAN BOOK	PAGE
400	13

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.



Proposed Lot Areas		
Unit	Sq.Ft.	Acres
63-A	3,528.2618	0.081
63-B	2,186.1553	0.050
63-C	2,282.6937	0.052
63-D	2,420.8259	0.056
63-E	4,373.7898	0.100
TOTALS	14,791.7265	0.339

General Plan Notes

- This plan is a resubdivision of Lot 63 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.

Property References

Property Owner:
NVR, Inc.
One Penn Center West, Suite 220
Pittsburgh, PA 15276
Lot Reference:
Lot 63 = Tax Parcel 010-S25-AE63
INST# 202110040028025

DEVELOPER / PROPERTY OWNER:

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

Drawing Number	1001-2123490
Drawing Scale	1"=20'
Date	November 2, 2021
Project Manager	
Revision	

Whitetail Meadows Amendment No 11

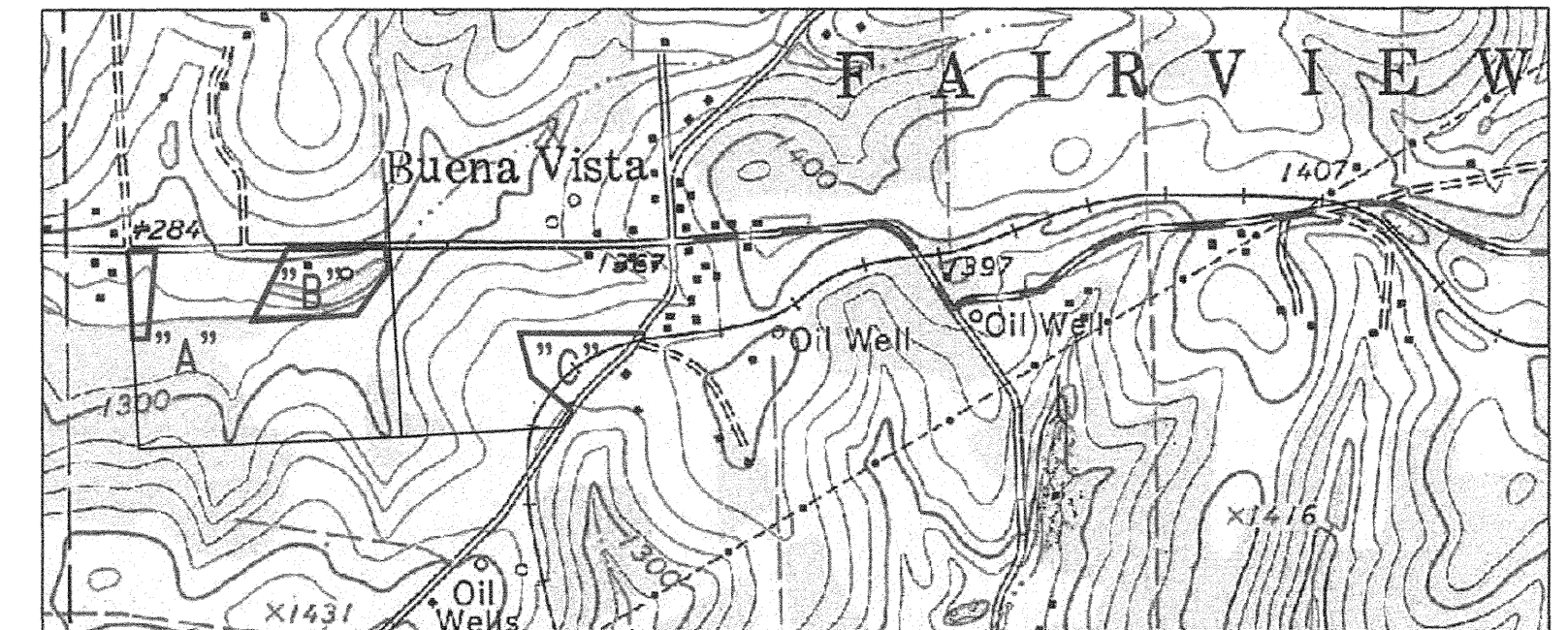
Being A Revision to Lot 63 of the
Hesperheide Subdivision Plan - Final
As Recorded in Plan Book 380, Pages 50-53
Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

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

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

Instr: 202112160034783
Page: 1 of 4480
Michele Mustello
Butler County Recorder PA



TOPOGRAPHIC LOCATION MAP - EAST BUTLER QUADRANGLE
APPROXIMATE SCALE: 1' = 1000'

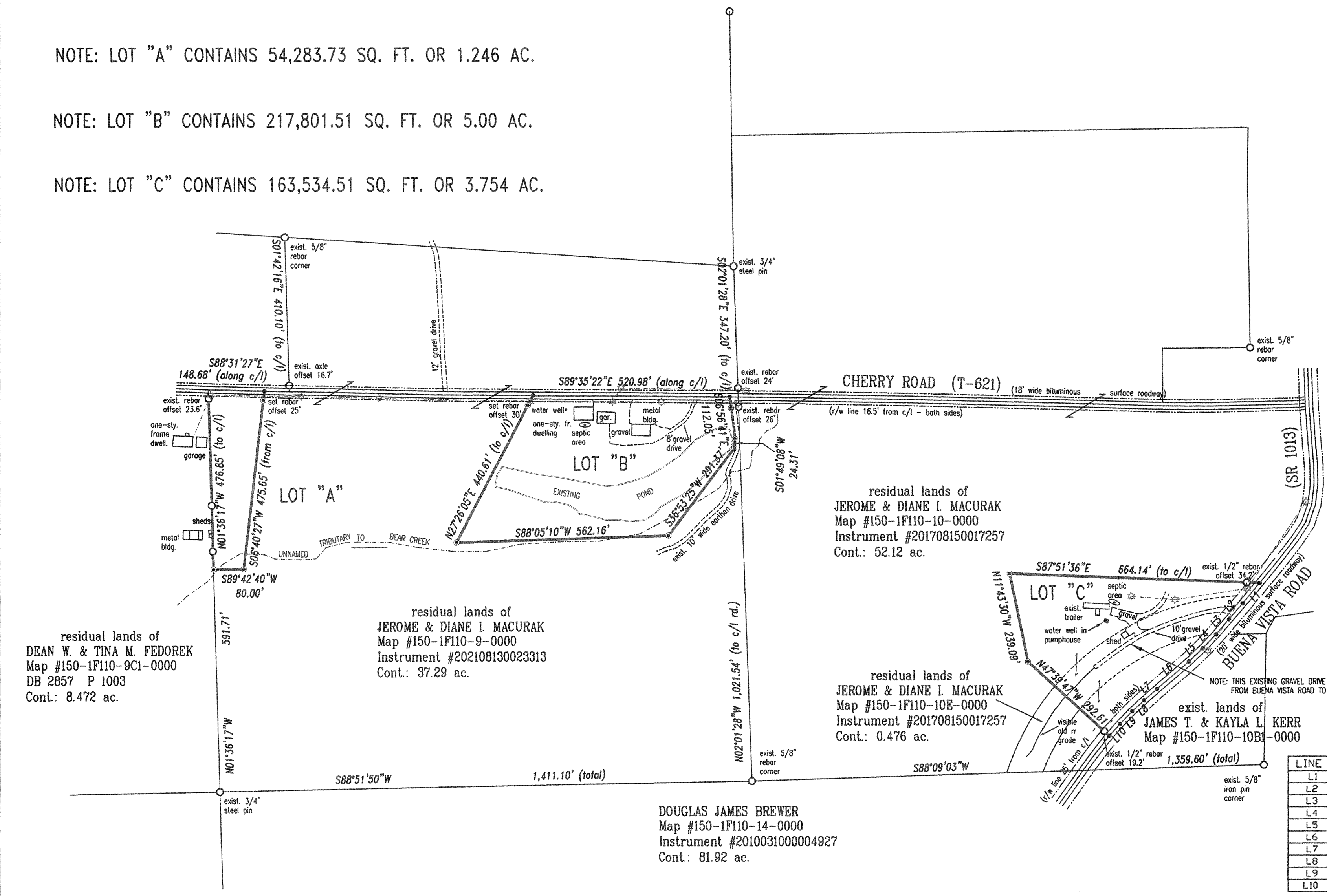
NON-BUILDING WAIVER STATEMENT FOR LOT "A":

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of sivilculture/agricultural use. No portion of this parcel of this property/subdivision are approved by Fairview Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdiviver of any portion of this property should contact appropriate officials of Fairview Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

NOTE: LOT "A" CONTAINS 54,283.73 SQ. FT. OR 1.246 AC.

NOTE: LOT "B" CONTAINS 217,801.51 SQ. FT. OR 5.00 AC.

NOTE: LOT "C" CONTAINS 163,534.51 SQ. FT. OR 3.754 AC.



OWNERS ADOPTION:

Know all men by these presents, that we, JEROME MACURAK & DIANE I. MACURAK
of Fairview Township, Butler County, Pennsylvania, ourselves our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situated in Fairview Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever for public use for highway, drainage, sewage and utility purposes all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon this 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 Fairview Township, Butler County, Pennsylvania, we JEROME MACURAK & DIANE I. MACURAK hereby agree to and by these presents do release and forever discharge Fairview Township, Butler County their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon our heirs, JEROME MACURAK & DIANE I. MACURAK executors, administrators and assigns and purchasers of lots in this Plan.

IN WITNESS WHEREOF, We hereunto set our hands and seal(s) this

06 day of December, A.D., 2021.

ATTEST:

Owner: JEROME MACURAK (Signature) (SEAL)

Owner: DIANE I. MACURAK (Signature) (SEAL)

(Notary Public) David C. Harkins

My Commission expires the 04 day of June, A.D., 2024

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1190259
Member, Pennsylvania Association of Notaries

INDIVIDUAL ACKNOWLEDGEMENT:

STATE OF Pennsylvania

COUNTY OF Butler

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED

JEROME MACURAK (Signature) (OWNER)

DIANE I. MACURAK (Signature) (OWNER)

AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTORIAL SEAL

THIS 06 DAY OF December, 2021.

(Signature)
NOTARY SEAL

Commonwealth of Pennsylvania - Notary Seal
David C. Harkins, Notary Public
Butler County
My commission expires June 4, 2022
Commission number 1190259
Member, Pennsylvania Association of Notaries

LINE	LENGTH	BEARING
L1	70.58	S39°48'26"W
L2	55.12	S40°33'40"W
L3	53.67	S41°09'07"W
L4	50.65	S42°53'36"W
L5	50.21	S46°25'22"W
L6	112.69	S49°19'48"W
L7	45.39	S48°28'23"W
L8	43.10	S47°00'03"W
L9	46.79	S44°09'52"W
L10	42.28	S41°31'41"W



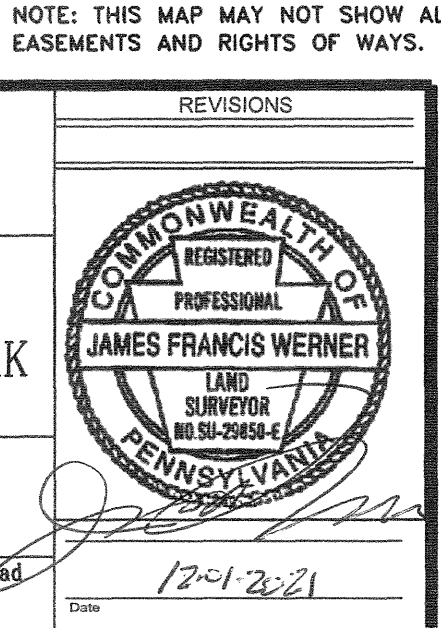
MINOR SUBDIVISION PLAN

Fike Associates, Inc.
Surveying & Consulting
22830 Route 68, Clarion, PA 16214

MINOR SUBDIVISION PLAN PREPARED FOR
JEROME MACURAK & DIANE I. MACURAK

situated in
FAIRVIEW TOWNSHIP BUTLER COUNTY
PENNSYLVANIA

Date: OCTOBER 07, 2021
Scale: 1" = 200'



BUILDING LINE OFFSETS ARE AS FOLLOWS:
FRONT: 50' from c/l road
SIDES & REAR: 40' from property lines

- indicates reference point
- ☆ indicates utility pole
- indicates existing property marker found (as noted)
- ⊙ indicates 5/8" capped rebar set by this survey
- indicates overhead utility lines

PROPERTY OWNER/ADDRESS:
JEROME & DIANE MACURAK
261 BRUIN ROAD
BRUIN, PA. 16022-0312

I, James F. Werner, a Professional Land Surveyor, registered by 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, courses and distances are correctly shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

This 01 day of December, 2021.
James F. Werner, PLS
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024
RECORDED IN THE OFFICE FOR THE RECORDING OF DEED PLANS, ETC. IN SAID COUNTY IN
PLAN BOOK 400 VOLUME - PAGE 14
GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF December, 2021

APPROVED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS
17th DAY OF Nov., 2021

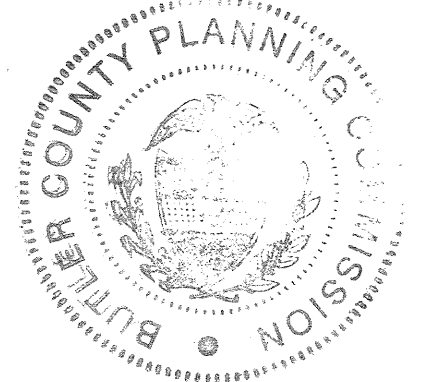
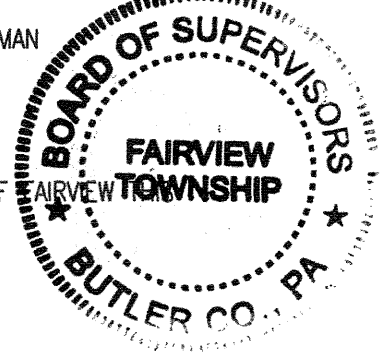
(Signature)
SECRETARY

(Signature)
CHAIRMAN

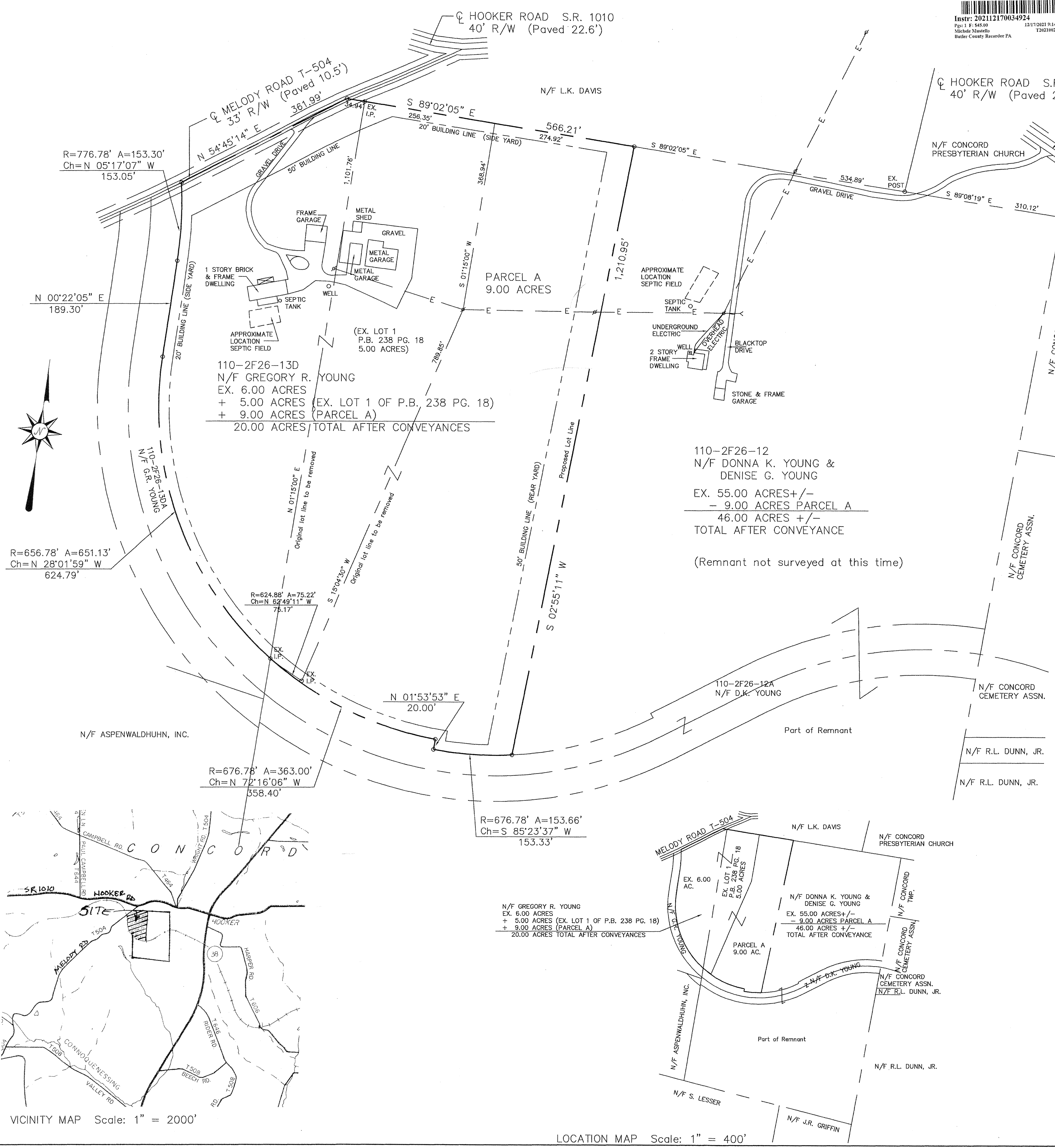
REVIEWED/APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW
13th DAY OF December, 2021

(Signature)
SECRETARY

(Signature)
CHAIRMAN



RECORDED:	PAGE
PLAN BOOK	
400	14



INSTR: 202111170034924
Fig: 1 P: 545-00
Nichele Mustello
Butler County Recorder PA
12/17/2021 9:14 AM
T20210025491

NOTES:

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

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

PROPERTY OWNERS: GREGORY YOUNG
105 MELODY ROAD
WEST SUNBURY, PA 16061
DONNA YOUNG/DENISE YOUNG
680 HOOKER ROAD
WEST SUNBURY, PA 16061

THE PURPOSE OF THIS PLAN IS TO ADD PARCEL A
TO ADJOINING TAX PARCEL 110-2F26-13D.

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 9th
day of December, 2021.

ATTEST: *[Signature]* OWNER
NOTARY PUBLIC

STATE OF SOUTH CAROLINA
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER LAURENS

Before me, the subscriber, a Notary Public in and for said Commonwealth of Pennsylvania,
County, personally appeared the above named Denise G. Young,
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 9th day of December,
2021.

My Commission expires the 4th day of DECEMBER, 2023.

SEAL: *[Signature]*
NOTARY PUBLIC

APPROVED
Reviewed by the Butler County Planning Commission this 17th day of
Nov. 2021.

R. H. JR. SECRETARY
J. H. JR. CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA (SS):
COUNTY OF BUTLER

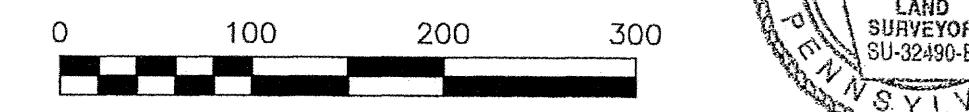
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in
said County in Plan Book Volume 400 page 16.

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

SEAL: *[Signature]*
RECORDED

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

PLAN BOOK	PAGE
400	16



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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30
day of November, 2021.

ATTEST: *[Signature]* OWNER
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA (SS):
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth of Pennsylvania,
County, personally appeared the above named Gregory R. Young,
and acknowledged the foregoing release and dedication and plan to
be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 30 day of November,
2021.

My Commission expires the 04 day of June, 2022.

SEAL: *[Signature]*
NOTARY PUBLIC

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 30
day of November, 2021.

ATTEST: *[Signature]* OWNER
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA (SS):
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth of Pennsylvania,
County, personally appeared the above named Donna K. Young,
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 30 day of November,
2021.

My Commission expires the 04 day of June, 2022.

SEAL: *[Signature]*
NOTARY PUBLIC

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

DATE: October 12, 2021 SEAL: *[Signature]*
REG. NO. SU-36490-E

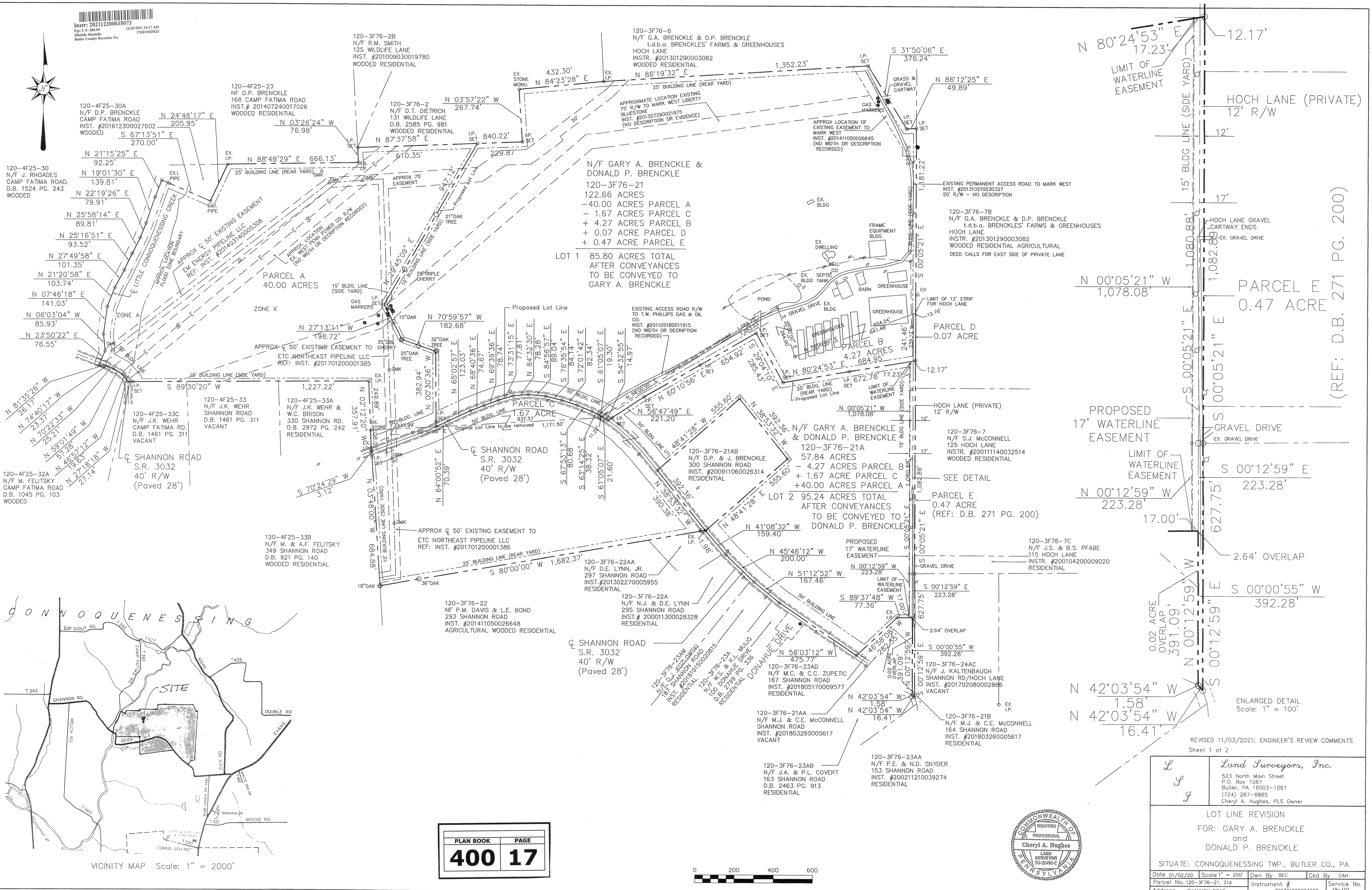
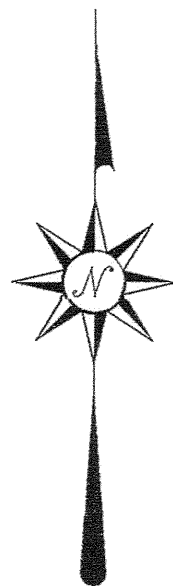
The Board of Supervisors of the Township of Concord hereby gives public
notice that in approving this plan for recording purposes only, the Township
of Concord assumes no obligation, legal or otherwise, expressed or implied,
either to accept said streets as Township streets or roads or grade, pave and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

[Signature] SECRETARY
[Signature] CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Concord this 14th day of
December, 2021.

[Signature] SECRETARY
[Signature] CHAIRMAN/PRESIDENT

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: GREGORY R. YOUNG, DONNA K. YOUNG & DENISE G. YOUNG			
SITUATE: CONCORD TWP., BUTLER CO., PA			
Date 10/12/2021	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 110-2F26-13D & 12	Inst. # 201409040020955	Service No.	
Address 105 MELODY RD/680 HOOKER RD	Db-Pg 2556-848	21-138	



(REF: D.B. 271 PG. 200)

ENLARGED DETAIL
Scale: 1" = 100'

REVISED 11/03/2021; ENGINEER'S REVIEW COMMENTS
Sheet 1 of 2

	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
	LOT LINE REVISION FOR: GARY A. BRECKLE and DONALD P. BRECKLE SITUATE: CONNOQUENESSING TWP., BUTLER CO., PA Date 01/02/20 Scale 1" = 200' Own By BEC Ckd By CAH Parcel No. 120-3F76-21, 21A Instrument # 201301290003082 Service No. 19-110 Address SHANNON ROAD



KNOW ALL MEN BY THESE PRESENTS, that I, Donald P. Brenckle, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do 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 this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, I, Donald P. Brenckle, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Donald P. Brenckle, 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 Dec, 2021.

ATTEST:

Donald P. Brenckle
OWNER

[Signature] (SEAL)
NOTARY PUBLIC

My Commission Expires the 12 day of Sept 2021, A.D.,
2021.

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

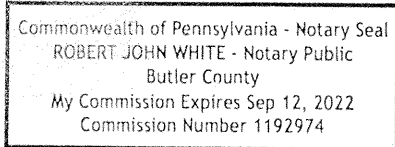
COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Donald P. Brenckle, 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 8 DAY OF

Dec, 2021.

[Signature]
NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS, THAT I, Donald P. Brenckle, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my 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 I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Donald P. Brenckle, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 8 day of Dec, A.D., 2021.

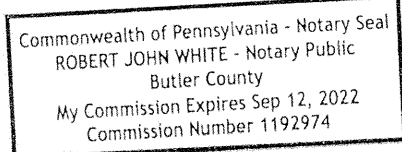
ATTEST:

Donald P. Brenckle
OWNER

WITNESS My hand and notarial seal this 8 day of Dec, A.D.,

2021.

[Signature]
NOTARY PUBLIC



My Commission Expires the 12 day of Sept, A.D.,
2022.

KNOW ALL MEN BY THESE PRESENTS, that I, Gary A. Brenckle, of the Township of Connoquenessing, County of Butler, and State of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Connoquenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do 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 this approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Township of Connoquenessing, I, Gary A. Brenckle, hereby agree to and by these presents do release and forever discharge said County of Butler and said Township of Connoquenessing, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Gary A. Brenckle, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 14th day of December, 2021.

ATTEST:

Gary A. Brenckle
OWNER

Thomas J. May (SEAL)
NOTARY PUBLIC

My Commission Expires the 2nd day of December, A.D.,
2022.

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

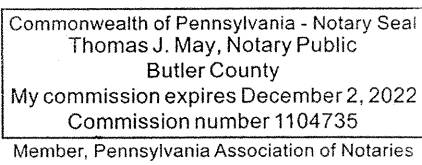
COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Gary A. Brenckle, 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 14th DAY OF

December, 2021.

Thomas J. May
NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS, THAT I, Gary A. Brenckle, of the Township of Connoquenessing, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, and for my 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 I, my heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Township specifications and requirements and the same is officially accepted by action of the Board of Supervisors and until such formal acceptance I for myself, my heirs, executors, administrators and assigns do hereby release the Township of Connoquenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Gary A. Brenckle, my heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set my hand and seal
this 14th day of December, A.D., 2021.

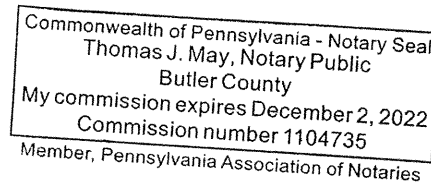
ATTEST:

Gary A. Brenckle
OWNER

WITNESS My hand and notarial seal this 14th day of December, A.D.,

2021.

Thomas J. May
NOTARY PUBLIC



My Commission Expires the 2nd day of December, A.D.,
2022.

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

Cheryl A. Hughes
SURVEYOR
REGISTRATION NUMBER SU-32490-E
DATE November 3, 2021

HIGHWAY OCCUPANCY PERMIT REQUIREMENT (WHERE STATE ROAD INVOLVED)

This plan requires a Highway Occupancy Permit pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law". Approvals of the Connoquenessing Township Planning Commission and Board of Supervisors are conditional, subject to action of the Pennsylvania Department of Transportation pursuant to application for a Highway Occupancy Permit.

Reviewed and approved by the Connoquenessing Township Planning Commission

this 1st day of December, 2021.

Dioni C. Hanevsky SECRETARY
Debra K. Kiesel CHAIRMAN

SEAL:

The Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Connoquenessing does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan, nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Board of Supervisors. This approval shall in no way be deemed an authorization to commence construction or related activities. This plan of subdivision approved by resolution of the Board of Supervisors of the Township of Connoquenessing, Butler County, Pennsylvania, on this 1st day of December, 2021.

ATTEST:

Brenda Davis SECRETARY
Teresa J. Stenhouse CHAIRMAN

SEAL:

Reviewed with comments by the Butler County Planning Commission at a meeting held this 20th day of Oct, 2021. Letter to Connoquenessing Township Board of Supervisors dated 10/21/21
2021.

R. H. Jern SECRETARY
J. H. Jern CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA:
: SS:
COUNTY OF BUTLER :

Recorded in the Office for the Recording of Deeds, Plats, etc., in said County,

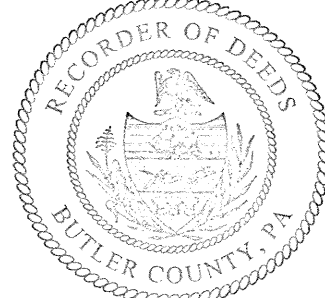
in Plan Book Volume 400, Page 17-18

Given under my hand and seal this 20th day of December, 2021.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024



REVISED 11/03/2021; ENGINEER'S REVIEW COMMENTS

Sheet 2 of 2

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-8865 Cheryl A. Hughes, PLS Owner
LOT LINE REVISION FOR: GARY A. BRENCLE and DONALD P. BRENCLE SITUATE: CONNOQUEENESSING TWP., BUTLER CO., PA	
Date 01/02/20 Parcel No. 120-3F76-21, 21A Address SHANNON ROAD	Scale 1" = 200' Instrument # 201301290003082 Service No. 19-110

PLAN BOOK	PAGE
400	18



SALTER PLAN OF LOTS

PREPARED FOR

JOHN L. & SUSAN B. SALTER, JR.

447 LESLIE ROAD

TOWNSHIP OF MIDDLESEX, COUNTY OF BUTLER

COMMONWEALTH OF PENNSYLVANIA

Instr: 202112200035111
Page: 2 of 2
12/20/2021 1:43 PM
Butler County Recorder PA

LEGAL DESCRIPTION - LOT 1

ALL THAT CERTAIN parcel or tract of land situate in the Township of Middlesex, County of Butler and Commonwealth of Pennsylvania, being all of Lot 1 as shown on the Salter Plan of Lots, recorded in Plan Book 400, Page 19, in the Butler County Recorder of Deeds Office and being more particularly bounded and described as follows:

BEGINNING at an iron pin with cap set on the northerly right-of-way line of Leslie Road (Township Route 483) at the dividing line between said Lot 1 and lands now or formerly of John III & Jacquelyn L. Lojek, recorded in Instrument No. 201605090008739;

THENCE along the northerly right-of-way line of Leslie Road, aforesaid, the following fifteen (15) courses and distances:

- 1) N 66°38'23" W, a distance of 55.33 feet to an iron pin with cap set;
- 2) By the arc of a circle curving to the left having a radius of 1,364.29 feet for an arc length of 55.64 feet, being subtended by a chord bearing of N 71°15'07" W, for a chord distance of 55.63 feet to an iron pin with cap set at a point of compound curvature;
- 3) By the arc of a circle curving to the left having a radius of 973.19 feet for an arc length of 90.83 feet, being subtended by a chord bearing of N 74°19'32" W, for a chord distance of 90.80 feet to an iron pin with cap set at a point of reverse curvature;
- 4) By the arc of a circle curving to the right having a radius of 364.56 feet for an arc length of 134.66 feet, being subtended by a chord bearing of N 64°49'15" W, for a chord distance of 133.89 feet to an iron pin with cap set;
- 5) N 54°14'20" W, a distance of 43.94 feet to an iron pin with cap set;
- 6) By the arc of a circle curving to the right having a radius of 788.42 feet for an arc length of 32.19 feet, being subtended by a chord bearing of N 53°05'02" W, for a chord distance of 32.19 feet to an iron pin with cap set;
- 7) N 52°06'05" W, a distance of 103.10 feet to an iron pin with cap set;
- 8) By the arc of a circle curving to the right having a radius of 368.82 feet for an arc length of 203.67 feet, being subtended by a chord bearing of N 35°55'00" W, a distance of 201.07 feet to an iron pin with cap set;
- 9) N 19°09'15" W, a distance of 251.70 feet to an iron pin with cap set;
- 10) By the arc of a circle curving to the left having a radius of 807.20 feet for an arc length of 238.75 feet, being subtended by a chord bearing of N 27°24'40" W, for a chord distance of 237.88 feet to an iron pin with cap set;
- 11) N 42°40'27" W, a distance of 205.78 feet to an iron pin with cap set;
- 12) N 40°13'44" W, a distance of 248.10 feet to an iron pin with cap set;
- 13) N 55°36'26" W, a distance of 53.52 feet to an iron pin with cap set;
- 14) N 78°17'56" W, a distance of 69.26 feet to an iron pin with cap set;
- 15) N 86°52'38" W, a distance of 68.90 feet to an iron pin with cap set at the dividing line between said Lot 1 and lands now or formerly of Mark W. & Karen Sikora, recorded in Deed Book 2804, page 292;

THENCE along said dividing line, N 1°06'54" E, a distance of 184.18 feet to an iron pin with cap set along the southerly line of lands now or formerly of Christine & Timothy M. Hughes, recorded in Instrument No. 200407120022691;

THENCE along said Hughes lands, S 84°58'56" E, a distance of 47.66 feet to an iron pin found at a common corner to lands now or formerly of Robert L. Jr. & Rose Mary Ruetzel, recorded in Deed Book 964, page 448;

THENCE along said Ruetzel lands the following two (2) courses and distances:

- 1) S 89°13'03" E, a distance of 296.03 feet to an iron pin found;
- 2) S 89°13'38" E, a distance of 277.21 feet to an iron pin found;

THENCE still along said Ruetzel lands and lands now or formerly of John C. & Carol A. Redman, recorded in Deed Book 2403, page 122, S 89°13'30" E, a distance of 370.80 feet to an iron pin with cap set at a common corner to lands now or formerly of T. Lyle & Betty A. Ferderber, recorded in Deed Book 1215, page 132;

THENCE along said Ferderber lands, S 89°13'40" E, a distance of 1,394.73 feet to an iron pin with cap set on the westerly line of lands now or formerly of Paul R. Sr. & Joyce E. Merten, recorded in Deed Book 2146, page 1016;

THENCE along said Merten lands and lands now or formerly of Howard A. & Barbara C. Morse, S 0°46'54" W, a distance of 1,349.74 feet to an iron pin with cap set on the northerly line of other lands now or formerly of Howard A. & Barbara C. Morse, recorded in Deed Book 898, page 955;

THENCE along said Morse and said Lojek lands, S 88°40'14" W, a distance of 1,135.99 feet to the POINT OF BEGINNING.

Containing within said bounds a total of 2,946,094.45 square feet or 67.633 acres.

GENERAL NOTES:

1. The address of the property to be consolidated is:

447 Leslie Road
Valencia, PA 16059

2. The names and address of the owners of the properties to be consolidated are:

John L. & Susan B. Salter, Jr.
447 Leslie Road
Valencia, PA 16059

3. The purpose of this consolidation plan is to combine Tax Parcel Nos. 230-S13-CC-0000 & 230-2F77-32-0000 into one lot.

4. This Plan of Lots and the adjoining properties are located within the AG-B (Agricultural) Zoning District.

Bulk restrictions for this zoning district are as follows:

- Minimum Lot Size: (1) Farms: 20 acres.
(2) Single-family dwelling: one acre (43,560 square feet)
(3) Two-family dwelling: two acres (87,120 square feet)
(4) All other uses: one acre (43,560 square feet)
- Minimum Lot Width: 150 feet
- Maximum Lot Coverage: (1) Farms: 5%
(2) All others: 20%
- Minimum Front Yard Setback: * 50 feet from front lot line or 75 feet from street centerline, whichever is greater.
- Minimum Rear Yard Setback: * (1) Principal structures: 75 feet
** (2) Accessory structures: 10 feet
- Minimum Side Yard Setback: * (1) Dwellings: 25 feet each side
** (2) Accessory structures: 10 feet each side
- Maximum Building Height: (1) All principal structures: 35 feet and 2½ stories
(2) All accessory structures:
(a) Less than two acres: 15 feet
(b) Two or more acres: 25 feet

5. By graphic plotting only this site is located in Zone X of the Flood Insurance Rate Map 42019C0534D, Community No. 421229 Panel 0534, Suffix D, bearing an effective date of 08/02/2016 and is not in a special flood hazard area.

CERTIFICATE OF TITLE AND NO MORTGAGE

I hereby certify that the title to the property contained in the Salter Plan of Lots is in the name of John L. & Susan B. Salter, Jr. and is recorded in Deed Book Volume 1231, page 942 and Deed Book Volume 1283, page 836. I further certify that there is no mortgage or other encumbrance against this property.

[Signature]
Witness

[Signature]
Owner: John L. Salter, Jr. (signature)
[Signature]
Owner: Susan B. Salter (signature)

OWNER'S ADOPTION AND DEDICATION

I, John L. & Susan B. Salter, Jr., owner of the land shown on the Salter Plan of Lots, hereby adopts this plan as my plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Middlesex, 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 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 my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 19th day of March, 2021.

ATTEST:

Notary Public

[Signature]
Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912

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 John L. & Susan B. Salter, Jr. and acknowledged the foregoing adoption and dedication to be her act and desired the same to be recorded as such.

Witness my hand and notarial seal this 19th day of March, 2021.

My commission expires the 10 day of June, 2023.

(Seal)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1083912
Member, Pennsylvania Association of Notaries

MUNICIPAL DECLARATION

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, lands or facilities.

[Signature]
Secretary
[Signature]
Chairperson, Board of Supervisors

MIDDLESEX PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Middlesex on this 13th day of March, 2021.

[Signature]
Secretary

[Signature]
Chairperson

MIDDLESEX SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Middlesex on this 15th day of December, 2021.

[Signature]
Secretary

[Signature]
Chairperson

BUTLER COUNTY PLANNING COMMISSION REVIEW

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

[Signature]
Secretary

[Signature]
Chairperson, Butler County Planning Commission

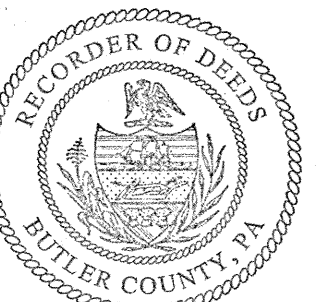
PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 400, Page(s) 19-20.

Given under my hand and seal this 20th day of Dec, 2021.

[Signature]
Recorder of Deeds
Michele M. Mustello

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



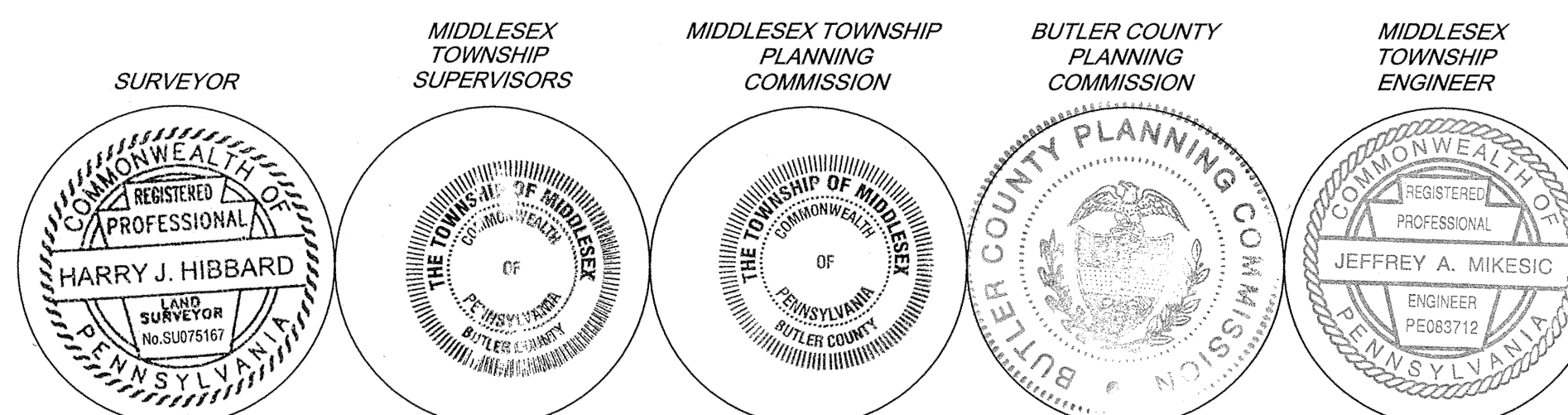
SURVEYOR'S CERTIFICATION

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

[Signature]
Date

[Signature]
Harry J. Hibbard
Pa. 075167
Registration number

PLAN BOOK	PAGE
400	19



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	02/05/2021	ORIGINAL SUBMITTAL	JAL
2	02/21/2021	CLIENT'S COMMENTS	JAL

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmlc.com
www.mdmlc.com

SCALE:	1" = 100'
DATE:	02-23-2021
DRAWN BY:	JAL
CHK'D BY:	HJH

SHEET
1 of 2

SALTER PLAN OF LOTS

A CONSOLIDATION OF TAX PARCEL NOS. 230-S13-CC-0000 AND 230-2F77-32-0000
PROPERTIES OF JOHN L. & SUSAN B. SALTER, JR.

447 LESLIE ROAD
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA

FEBRUARY 23, 2021

MDM PROJECT NO. 8956-Consolidation Plan

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, RODNEY W. & DEBRA A. WISE, 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 COVENANT 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 HERETO SET MY HAND AND SEAL THIS 19 DAY OF OCTOBER, 2021.

Rodney W. Wise
RODNEY W. WISE
Debra A. Wise
DEBRA A. WISE

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, RODNEY W. & DEBRA A. WISE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14 DAY OF OCTOBER, 2021.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Debra L. Jeffcoat
NOTARY PUBLIC

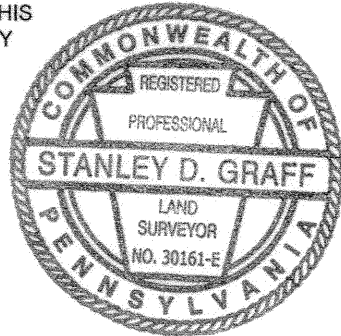
Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784
Member, Pennsylvania Association of Notaries

SURVEYOR'S CERTIFICATION

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

13 Oct 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, 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 PENN THIS 12 DAY OF October, 2021.

James M. Ward
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 28 DAY OF Sept, 2021.

Chris Black
SECRETARY
Phil Manna
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

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

PROOF OF RECORDING

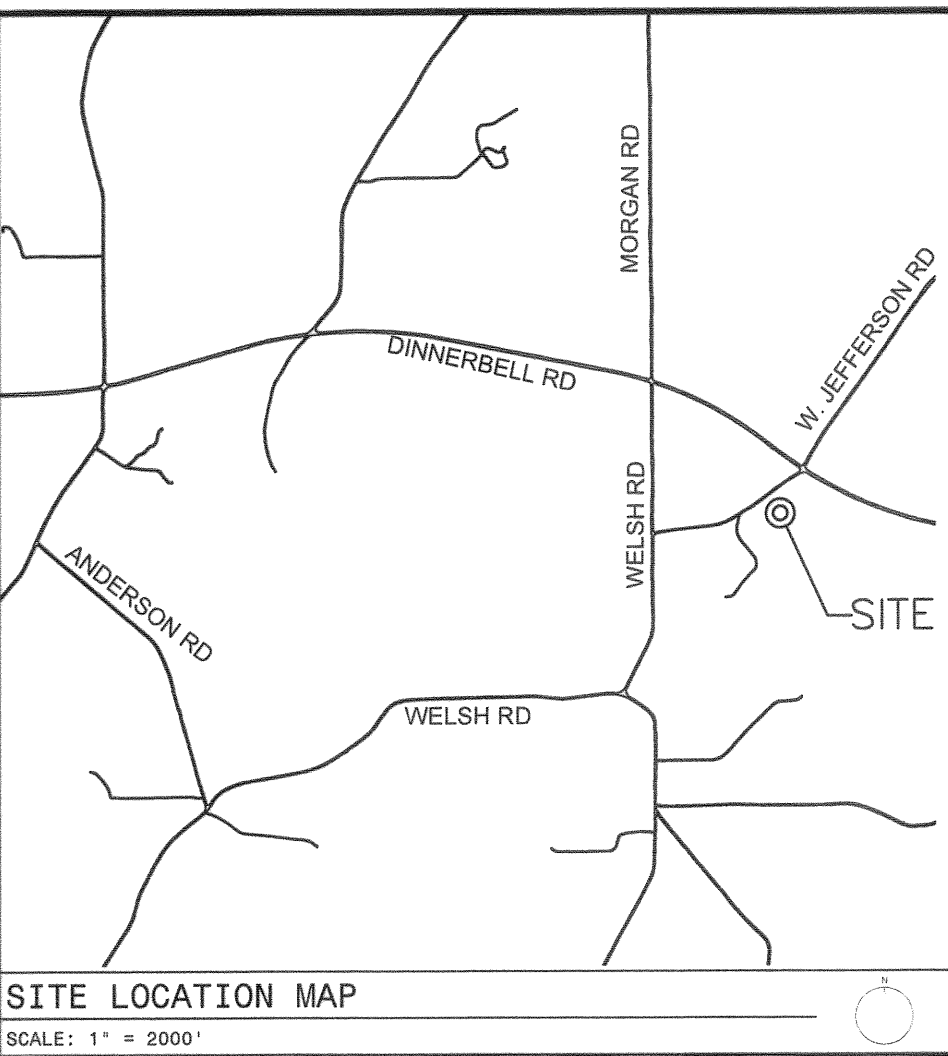
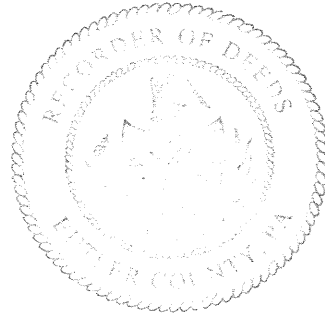
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN

PLAN BOOK VOLUME 400, PAGE(S) 21

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

Michele M. Mustello
RECORDER OF DEEDS

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



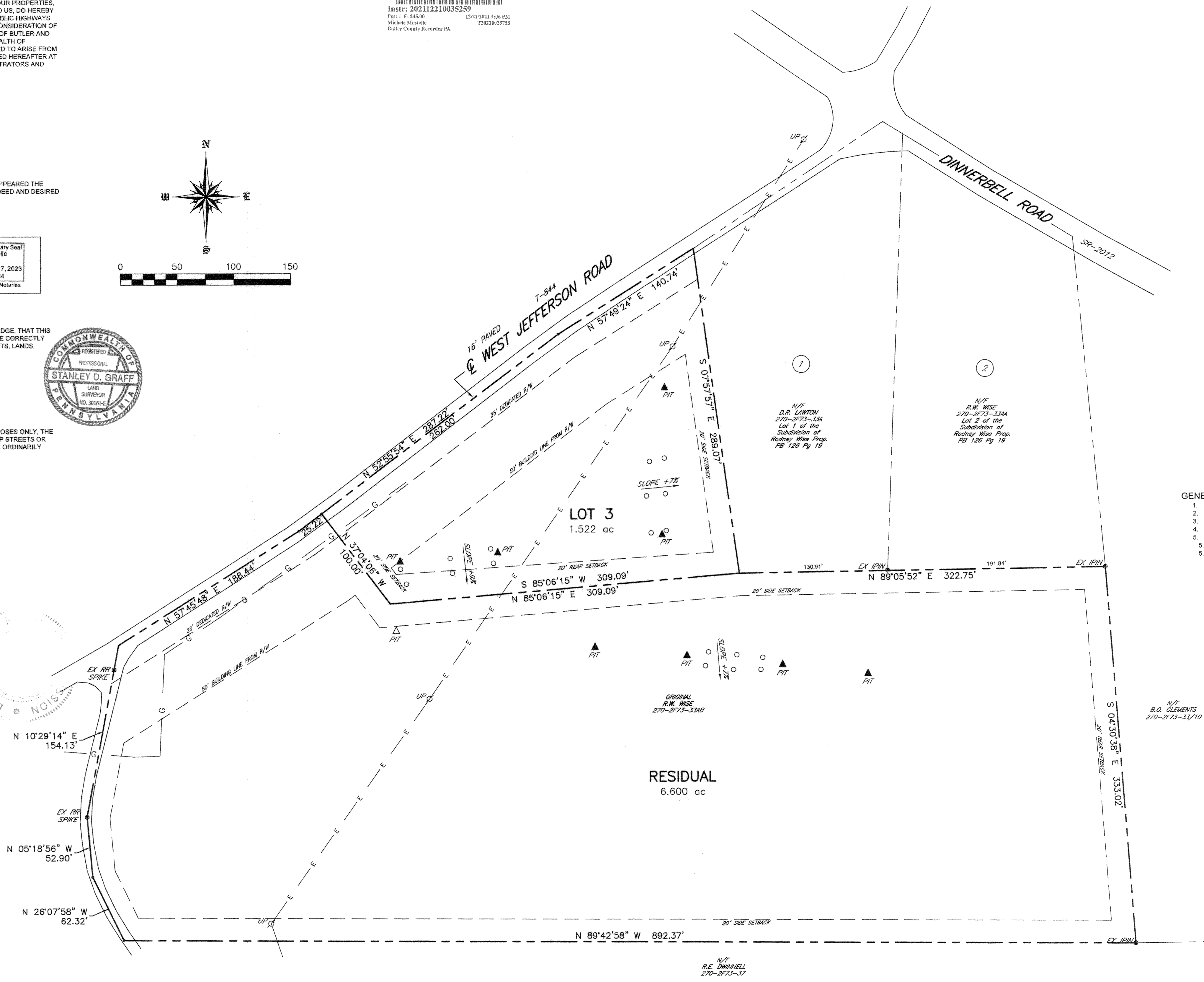
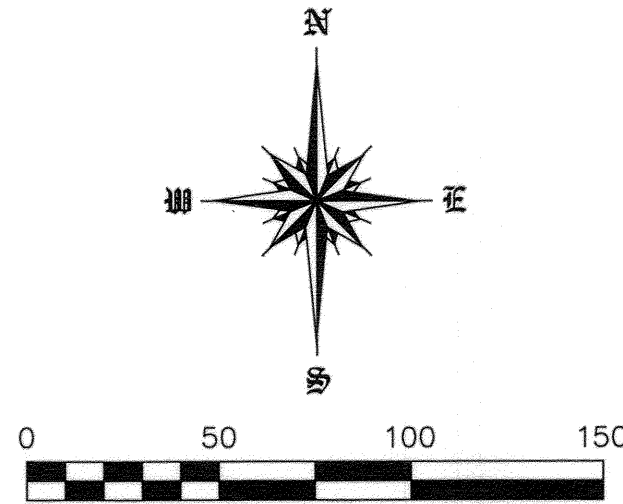
PROPOSED WATER WELL SITE NOTE:
THE LOCATION OF ANY WATER WELL WILL MEET THE REQUIRED SEPTIC ISOLATION DISTANCES.

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.

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: 202112210035259
Pg: 1 of 146.00
Michele Mustello
Butler County Recorder PA
12/21/2021 3:06 PM
T20210028758



PENN TOWNSHIP RE - RESIDENTIAL ESTATE DISTRICT	
Dimension	Single Family Dwelling
Min. Lot Area	1 acre
Min. Lot Width	150 feet
Min. Front Yard Depth	50' from R/W or 75' from CL
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	50 feet

PROPERTY AREAS:

EXISTING TOTALS 270-2F73-33AB	8.122 AC
REVISED TOTALS LOT 1 +RESIDUAL REVISED TOTAL	1.522 AC 6.600 AC 8.122 AC

GENERAL NOTES:

- TAX ID: 270-2F73-33AB
- PROPERTY OWNER: RODNEY AND DEBRA WISE
- ZONING DISTRICT: RE - RESIDENTIAL ESTATE DISTRICT
- LOT REQUIREMENTS: SEE TABLE
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - RODNEY WISE SUBDIVISION PLAN BOOK 126 PG 19

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 R. WISE PLAN No. 2 BEING A SUBDIVISION FOR RODNEY W. & DEBRA A. WISE			
SITUATE PENN TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 05/13/2021	DRAWN SDG	CHECKED Sdg	SCALE 1" = 50'
PROJECT NO. 21-096	TAX PARCEL NO. 270-2F73-33AB	REVISION -	

R. WISE PLAN No. 2

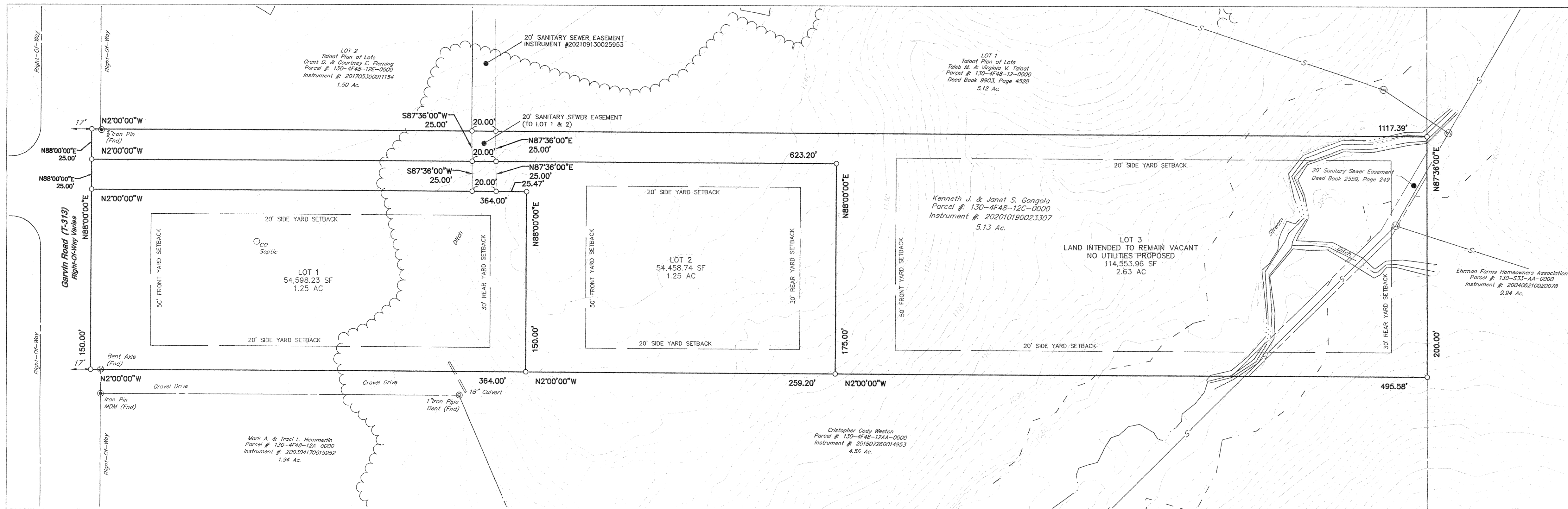
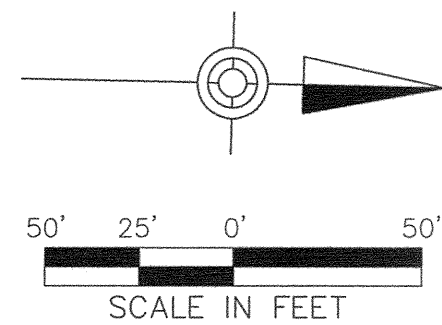
Being a subdivision of Butler County
Tax Parcel 270-2F73-33AB

RECORDED	20
PLAN BOOK	PAGE
400	21
SHEET	of

GONGOLA PLAN OF LOTS

CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

INSTRUMENT: 202112220035293
Page 1 of 1
Michele Mustello
Butler County Recorder PA
12/22/2021 10:10 AM
1201023783



APPLICANT

MR. KEN GONGOLA
102 AVERY'S WAY
CRANBERRY TOWNSHIP, PA 16066
PHONE: (724) 900-0973
EMAIL: KJGONGOLA@GMAIL.COM

PROJECT SITE:
1700 GARVIN ROAD
CRANBERRY TOWNSHIP, PA 16066

SITE ENGINEER

HERBERT, ROWLAND & GRUBIC, INC.
200 WEST KENSINGER DRIVE, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: VIRGINIA R. LOANEY, RLA
PHONE: (724) 779-4777
FAX: (724) 779-4711
EMAIL: VLOANEY@HRG-INC.COM

OWNER

KENNETH J. & JANET S. GONGOLA
1700 GARVIN ROAD
CRANBERRY TOWNSHIP, PA 16066

SITE PLAN

SCALE: 1" = 50'

SURVEY NOTES

- SUBJECT PROPERTY LINES ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH FIELD RUN BOUNDARY SURVEY BY HERBERT, ROWLAND AND GRUBIC, INC. IN NOVEMBER 2020, UTILIZING DEEDS AND PLANS OF RECORD AS SHOWN HEREON.
- THIS SURVEY HORIZONTALLY REFERENCES NAD83 PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND DERIVED FROM GPS OBSERVATION.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS, EITHER RECORDED OR UNRECORDED. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER THAN WHAT IS SHOWN ON THIS PLAN.
- TOPOGRAPHIC EXISTING CONDITIONS AND CONTOURS SHOWN ARE DERIVED FROM AVAILABLE PASDA IMAGERY AND LIDAR DATA.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- ONLY CORNER MARKERS FOUND ARE SHOWN HEREON.

COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF JULY, 2021

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

SECRETARY

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 400, PAGE(S) 22.

GIVEN UNDER MY HAND AND SEAL THIS 22 DAY OF DECEMBER, 2021

RECORDER OF DEEDS

PLAN BOOK	PAGE
400	22

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

SITE DATA

ZONE	R-1			
	RURAL RESIDENTIAL DISTRICT			
USE	REQUIRED	PROVIDED		
		LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	1.25 AC.	1.25 AC.	1.25 AC.	2.63 AC.
MINIMUM LOT WIDTH @ BLDG LINE	100 FT.	150 FT.	175 FT.	200 FT.
MINIMUM FRONT YARD SETBACK INCL. FLAG LOT	50 FT.	50 FT.	50 FT.	50 FT.
MINIMUM SIDE YARD SETBACK	20 FT.	20 FT.	20 FT.	20 FT.
MINIMUM REAR YARD SETBACK	30 FT.	30 FT.	30 FT.	30 FT.

OWNER'S ADOPTION CERTIFICATION

WE, KENNETH J. GONGOLA & JANET S. GONGOLA OR BENEFICIAL OWNER OF THE LAND SHOWN ON THE GONGOLA PLAN OF LOTS HEREBY ADOPTS THIS PLAN AS MY 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 MY HEIRS, EXECUTORS, AND ASSIGNS.

Lisa A. Kepner
SIGNATURE OF WITNESS

Kenneth J. Gongola
SIGNATURE OF OWNER
Janet S. Gongola
SIGNATURE OF OWNER

DATE

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 KENNETH J. GONGOLA & JANET S. GONGOLA, AND ACKNOWLEDGE THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

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

MY COMMISSION EXPIRES THE 21 OF August, 2023

(SEAL)

Natalie Smith
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
NATALIE SMITH - Notary Public
Mercer County
My Commission Expires Aug 21, 2023
Commission Number: 118298

CERTIFICATION OF TITLE

WE HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THE GONGOLA PLAN OF LOTS IS IN THE NAME OF KENNETH J. GONGOLA & JANET S. GONGOLA AND IS RECORDED IN INSTRUMENT NUMBERED 202010190023307. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Lisa A. Kepner
WITNESS

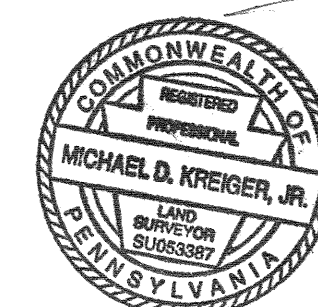
Lisa A. Kepner

Kenneth J. Gongola
OWNER

Janet S. Gongola
OWNER

SURVEY CERTIFICATION

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



(SURVEYOR'S NAME)

SU053387

(REGISTRATION NUMBER)

11/8/2021

(DATE)

TOWNSHIP BOARD OF SUPERVISORS CERTIFICATION

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2021-20 ON THE 17TH DAY OF NOVEMBER, 2021

D. J. O'Neil
SECRETARY

Richard M. Halley
CHAIRMAN, BOARD OF SUPERVISORS

(SEAL)

TOWNSHIP MANAGER CERTIFICATION

I, Daniel A. Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2021-20 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

D. Santoro
TOWNSHIP MANAGER

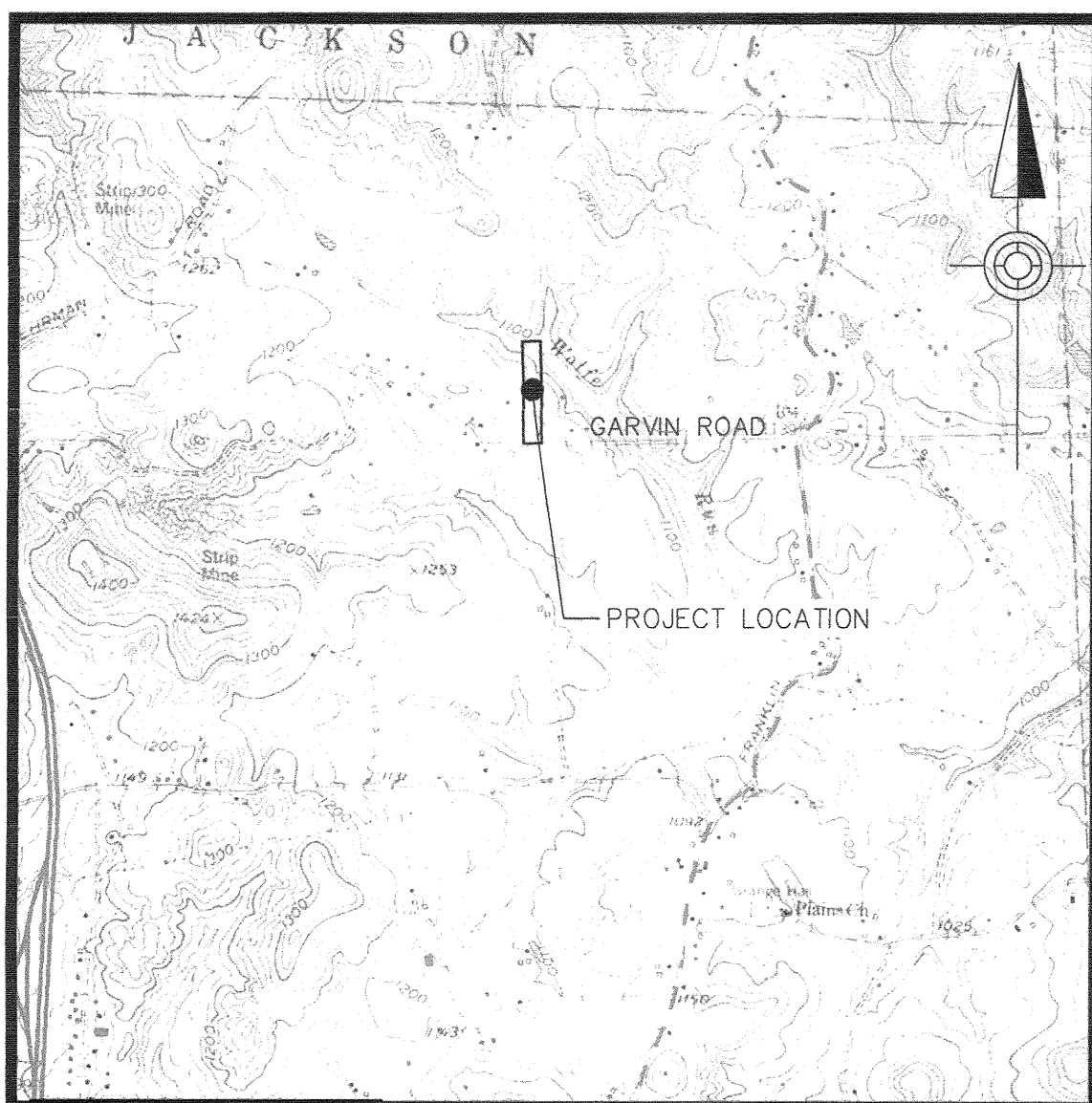
MUNICIPAL ENGINEER'S CERTIFICATE

I, Michael C. Malak A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER FOR CRANBERRY TOWNSHIP, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP ORDINANCES EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS.

Michael C. Malak
SIGNATURE

12/1/21
DATE

PE-073220
REGISTRATION NUMBER



LOCATION MAP

SCALE: 1"=2000'

NO.	REVISION	DATE	BY

HRG
Herbert, Rowland & Grubic, Inc.
Engineering & Related Services
AN EMPLOYEE-OWNED COMPANY

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

KENNETH & JANET GONGOLA
102 AVERY'S WAY
CRANBERRY TOWNSHIP, PA 16066

GONGOLA PLAN OF LOTS
OWNER: KENNETH J. & JANET S. GONGOLA
PARCEL ID: 130-4F48-12C-0000

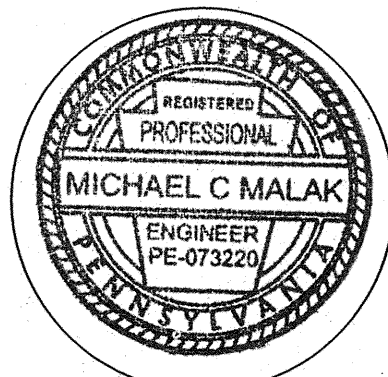
CRANBERRY TOWNSHIP BUTLER COUNTY PENNSYLVANIA

PROJ. MGR. - VRL
DESIGN- SCS\VR\JLT
CADD- DMH
CHECKED-REQ
SCALE- AS SHOWN
DATE- OCT 2021

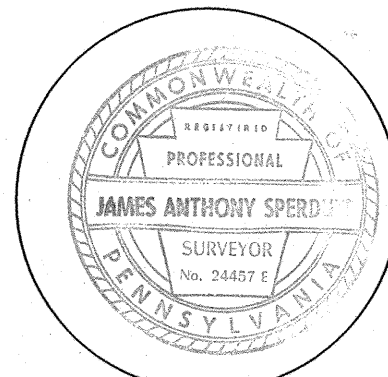
DRAWING NO.
SD-1
SHEET NO.
1 OF 1
PROJECT R008448.0426

Inst: 20211220035297
Fig: 1 F: \$45.00
Michele Mustello
Butler County Recorder PA

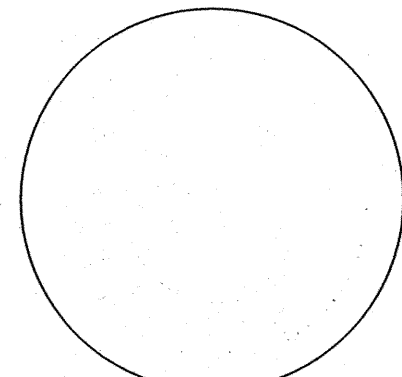
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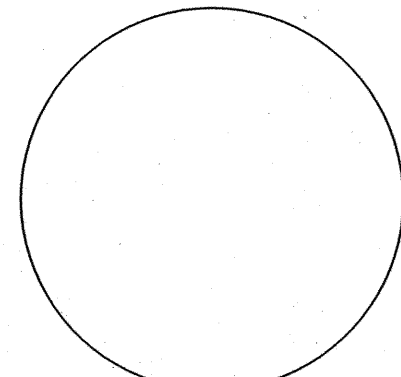
TOWNSHIP
ENGINEER



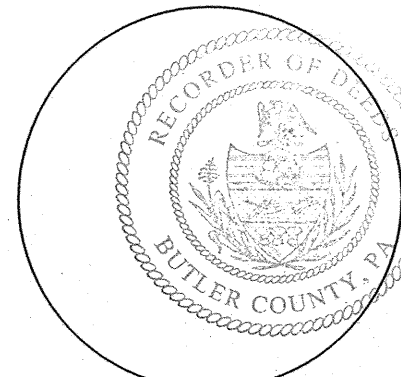
REGISTERED
SURVEYOR



CRANBERRY TWP
BOARD OF SUPERVISORS



BUTLER COUNTY
PLANNING COMMISSION



BUTLER COUNTY
RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 9 DAY OF December 2021 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 46 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.

R. H. Pen, V.P.
SIGNATURE AND TITLE OF OFFICER WITNESS

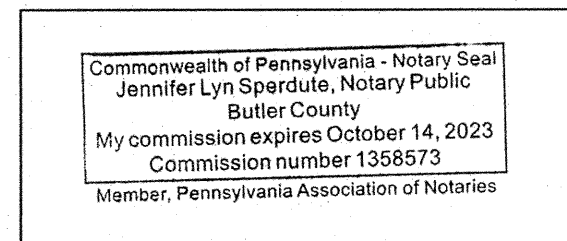
12-9-21
DATE

NVR, INC.
Pete Robertson, V.P.
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF December 2021

(SEAL)



Jennifer Lyn Sperdute
NOTARY PUBLIC

Pete Robertson V.P. of NVR HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 46 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202109290027612 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

R. H. Pen, V.P.
SIGNATURE OF WITNESS

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

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

12/9/21
DATE

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

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

12/21/21
DATE

Michael C. Malak
SIGNATURE
REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2021-49 EFFECTIVE THIS 17th DAY OF December, 2021.

Daniel A. Santoro
SECRETARY

Richard M. Hedberg
CHAIRPERSON

I, Daniel A. Santoro, TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2021-49 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES, OF CRANBERRY.

Daniel A. Santoro
TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF Nov, 2021

R. H. Pen
SECRETARY

J. H. Pen
CHAIRPERSON

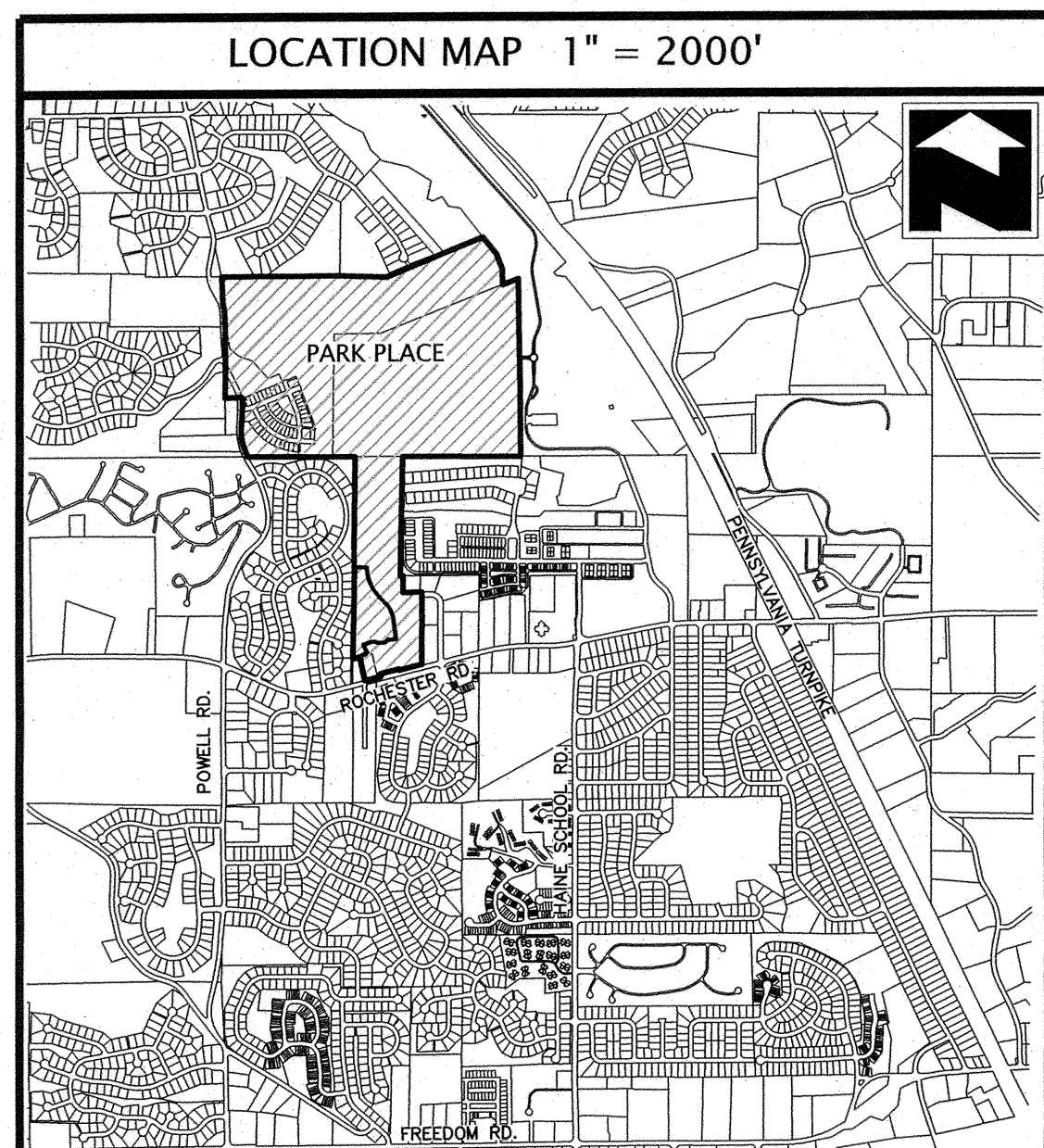
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 400 PAGE 23

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

Michele M. Mustello
RECORDER OF DEEDS

PLAN BOOK	PAGE
400	23

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



Lot Area Tabulation

Unit	Sq.Ft.	Acres
7-6A	2,672.993	0.061
7-6B	1,812.000	0.042
7-6C	1,812.000	0.042
7-6D	2,380.057	0.055
TOTALS	8,677.05	0.200

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-6 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 7-6
TAX PARCEL 130-S46-A6
INST# 202109290027612

DEVELOPER / PROPERTY OWNER:

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

Ryan Homes

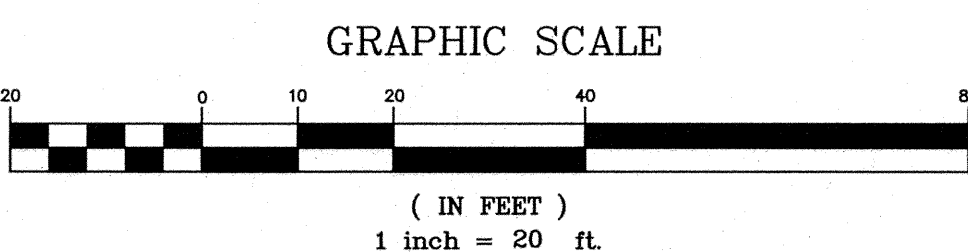
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DATE: October 15, 2021
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REVISIONS:

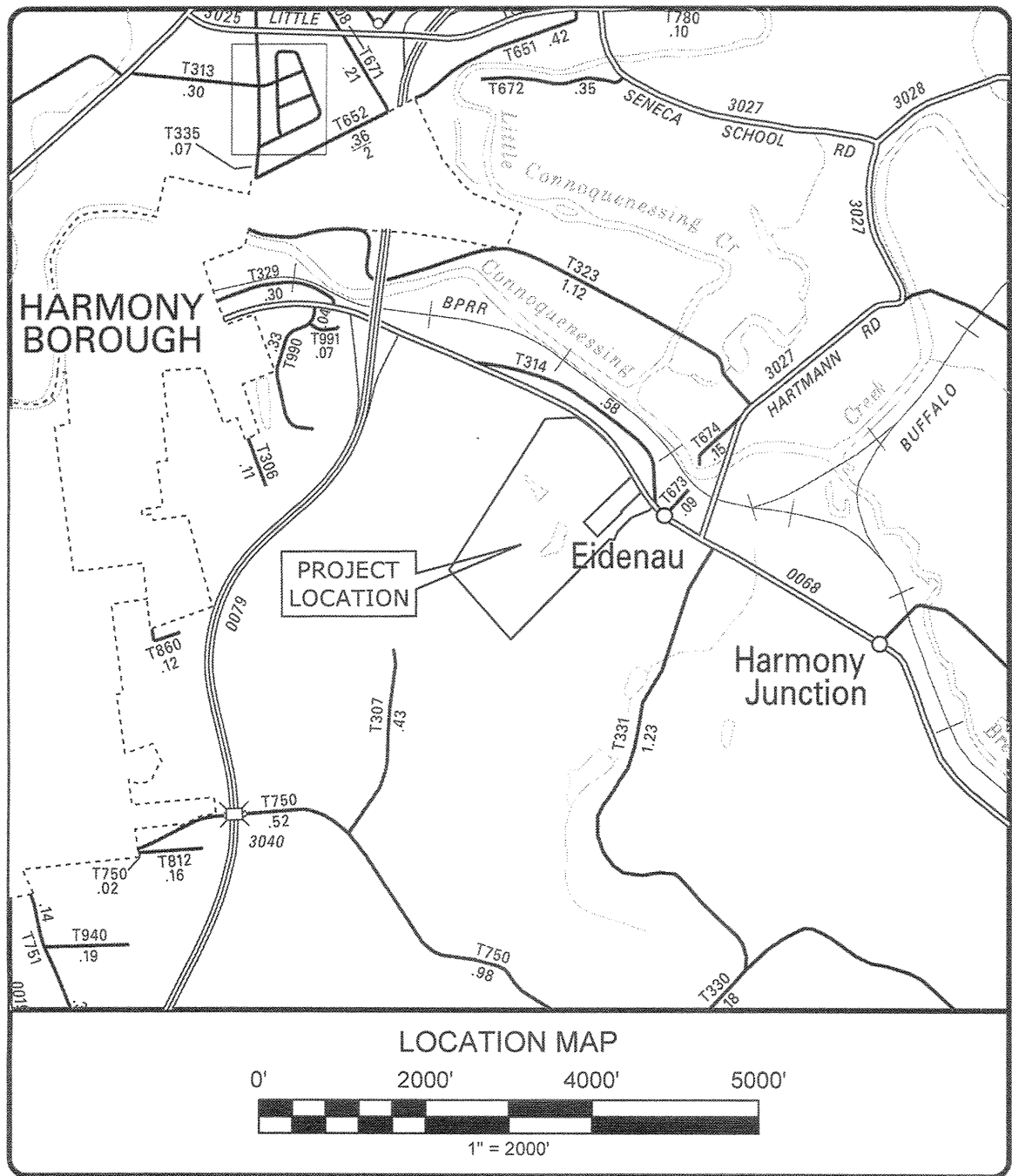
PARK PLACE
AMENDMENT NO. 46

BEING A RE-SUBDIVISION OF PARCEL TH 7-6
PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
AS RECORDED IN PLAN BOOK 390, PAGES 9-14
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com
James A. Sperdute, RS # 24457-E





DEVELOPMENT AREA:

TAX PARCEL 180-4F102-8	2,908,115.93 SQ. FT.	66.761 ACRES
PART OF TAX PARCEL 180-S7-CB3	37,537.19 SQ. FT.	0.862 ACRES
TAX PARCEL 180-S7-C2	18,691.50 SQ. FT.	0.428 ACRES
TAX PARCEL 180-S7-CB1	19,564.37 SQ. FT.	0.449 ACRES
TOTAL TRACT FOR DEVELOPMENT:	3,119,983.06 SQ. FT.	71.625 ACRES

LOT/PARCEL TOTALS:

PARCEL "A" (ADDED TO P. 180-S7-CB1)	7,548.51 SQ. FT.	0.173 ACRES
PARCEL "B" (ADDED TO P. 180-S7-CB3)	39,468.51 SQ. FT.	0.906 ACRES
PARCEL "C" (ADDED TO P. 180-4F102-8A, TIMOTHY & RHONDA EPPINGER)	75,536.81 SQ. FT.	1.734 ACRES
PARCEL "D" (FUTURE PHASES)	2,006,175.69 SQ. FT.	46.055 ACRES
PARCEL "E" (ADDED TO P. 180-S7-CB1)	18,779.26 SQ. FT.	0.431 ACRES
OPEN SPACE 1	20,421.92 SQ. FT.	0.469 ACRES
OPEN SPACE 2	19,378.71 SQ. FT.	0.445 ACRES
OPEN SPACE 3	409,128.98 SQ. FT.	9.392 ACRES
PROPOSED DEDICATED R/W AREA WITHIN LOTS	104,196.74 SQ. FT.	2.392 ACRES
	366,354.56 SQ. FT.	8.410 ACRES

REVISED PARCEL AREAS:

PARCEL 180-S7-CB1		
EXISTING AREA	19,564.37 SQ. FT.	0.449 ACRES
PARCEL "A" ADDITION	7,548.51 SQ. FT.	0.173 ACRES
PARCEL "E" ADDITION	18,779.26 SQ. FT.	0.431 ACRES
NEW TOTAL AREA	45,892.14 SQ. FT.	1.053 ACRES
PARCEL 180-4F102-8A		
EXISTING AREA	96,327.07 SQ. FT.	2.211 ACRES
PARCEL "C" ADDITION	75,536.81 SQ. FT.	1.734 ACRES
NEW TOTAL AREA	171,863.88 SQ. FT.	3.945 ACRES
PARCEL 180-S7-CB3		
EXISTING AREA	86,335.89 SQ. FT.	1.982 ACRES
SUBTRACTIONS (PARCEL "A" AND PLAN COMPONENTS)	37,537.19 SQ. FT.	0.862 ACRES
PARCEL "B" ADDITION	39,468.51 SQ. FT.	0.906 ACRES
NEW TOTAL AREA	88,267.21 SQ. FT.	2.026 ACRES

NOTES:

- THERE IS A TOTAL OF 39 LOTS BEING DEVELOPED WITH THE PROPOSED PLAN.
- THIS PLAN REPRESENTS A CONSOLIDATION AND RE-SUBDIVISION OF TAX PARCELS 180-4F102-8, 180-S7-C2-0000, 180-S7-CB1-0000 & 180-4F102-8C ALL OF WHICH ARE OWNED BY TRAILS AT HARMONY JUNCTION, LLC AND TAX PARCEL 180-S7-CB3-0000 WHICH IS OWNED BY MARONDA HOMES INC.
- THE PROPERTY IS ZONED R-RESIDENTIAL LOCATED IN THE TRANSITIONAL OVERLAY AND IS BEING DEVELOPED AS A PRD - PLANNED RESIDENTIAL DEVELOPMENT.
- THE PERIMETER BOUNDARY SURVEY WAS CONDUCTED AND PREPARED BY SPERDUTE SURVEYING. THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED THE THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - PENNSYLVANIA ZONE SOUTH (3702) AS DERIVED FROM GPS OBSERVATIONS MADE AT THE TIME OF THE SURVEY.
- THIS PLAN IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS, RIGHTS OF WAY, LEASES AND COVENANTS RECORDED AND UN-RECORDED.
- CONCRETE MONUMENTS SHOWN SHALL BE SET UPON COMPLETION OF GRADING AND UTILITY INSTALLATION. MONUMENTS TO BE SET AT THE RIGHT OF WAY LINE.
- ALL STREETS SHOWN ON THIS PLAN SHALL BE PUBLIC STREETS AND OFFERED FOR DEDICATION TO JACKSON TOWNSHIP.
- ALL OPEN SPACE PARCELS SHALL BE CONVEYED TO AND MAINTAINED BY THE TRAILS AT HARMONY JUNCTION HOME OWNERS ASSOCIATION. THE OPEN SPACE PARCELS SHALL ALSO HAVE A BLANKET EASEMENT FOR THE BENEFIT OF JACKSON TOWNSHIP SPECIFICALLY FOR A TRAIL CONNECTION TO ADJACENT PROPERTIES.
- RIGHTS OF ACCESS SHALL BE GRANTED ACROSS ALL OPEN SPACE PARCELS AND DRAINAGE EASEMENTS SHOWN HEREON FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.
- LOTS 138 & 139 SHALL BE PART OF THE VILLAGE AT HARMONY JUNCTION HOMEOWNERS ASSOCIATION
- ALL EASEMENTS LABELED AS PRIVATE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE DEVELOPER, BUILDER AND OR HOMEOWNERS ASSOCIATION SHALL RETAIN THE RIGHT TO INSTALL AND MAINTAIN AN ENTRY MONUMENT AND OR LIGHTING AT THE ENTRANCE OF THE DEVELOPMENT PROVIDED THAT THESE IMPROVEMENTS ARE WITHIN THE OPEN SPACE PARCELS.
- FOR ANY LOCATIONS WHERE THE SANITARY SEWER IS INSTALLED OUTSIDE OF PUBLIC RIGHT-OF-WAY, A TWENTY-FIVE (25) FEET WIDE SANITARY EASEMENT SHALL EXIST CENTERED OVER THE EXACT INSTALLED LOCATION OF THE SANITARY FACILITIES. FOR ANY LOCATIONS WHERE THE SANITARY FACILITIES ARE INSTALLED IN PUBLIC RIGHT OF WAY, AND A MINIMUM OF TWELVE AND ONE-HALF (12.5) FEET IS NOT PROVIDED FROM THE CENTER OF THE SANITARY FACILITIES TO THE EDGE OF THE PUBLIC RIGHT OF WAY, AN EASEMENT SHALL EXIST WHICH ABUTS TO THE EDGE OF THE PUBLIC RIGHT OF WAY, AND PROVIDES A MINIMUM OF TWELVE AND ONE-HALF (12.5) FEET FROM THE CENTER OF THE INSTALLED LOCATION OF THE SANITARY FACILITIES.

TRAILS AT HARMONY JUNCTION

PHASE 1 FINAL

PLANNED RESIDENTIAL DEVELOPMENT

JACKSON TOWNSHIP

BUTLER COUNTY, PENNSYLVANIA

SURVEYORS CERTIFICATION

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

WILLIAM T SPRAGUE, II SU000761A 11-23-21
NAME LICENSE No. SIGNATURE DATE

ENGINEER'S CERTIFICATION

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

CHRIS KERNS 074272 11-23-21
NAME LICENSE No. SIGNATURE DATE

STORMWATER MANAGEMENT CERTIFICATION

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

CHRIS KERNS 074272 11-23-21
NAME LICENSE No. SIGNATURE DATE

OWNERS ADOPTION, ACKNOWLEDGEMENT AND DEDICATION

MARONDA HOMES, LLC FORMERLY KNOWN AS MARONDA HOMES INC, OWNER OF PART OF THE LAND SHOWN ON THE TRAILS AT HARMONY JUNCTION PRD 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. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF JACKSON, 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 JACKSON, 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.

BY:MARONDA HOMES LLC
Noted V.P., Executive V.P.
NAME / TITLE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Robert Mihok OF MARONDA HOMES LLC AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE CORPORATION AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 31st DAY OF December, 2021

MY COMMISSION EXPIRES THE 15th DAY OF August, 2025

Paula K. Rouda
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

OWNERS CERTIFICATION OF TITLE

I Robert Mihok OF MARONDA HOMES LLC, HEREBY CERTIFY THAT THE TITLE TO PARCEL 180-S7-CB3-0000 CONTAINED IN THE TRAILS AT HARMONY JUNCTION PRD PLAN IS IN THE NAME OF MARONDA HOMES LLC AS RECORDED AT INSTRUMENT NO. 200708070014376.

Noted V.P., exec. V.P.
OWNER

WITNESS

JACKSON TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF THE JACKSON TOWNSHIP ON THE 20th DAY OF August, 2020, SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED September 3, 2020. THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 22nd DAY OF December, 2021

SECRETARY CHAIRPERSON

THIS PLAN WAS DELIVERED TO TRAILS AT HARMONY JUNCTION, LLC BY JACKSON TOWNSHIP ON THE 22nd DAY OF December, 2021

TOWNSHIP MANAGER/SECRETARY

JACKSON TOWNSHIP PLANNING COMMISSION APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP ON THE 5th DAY OF August 2020, PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, AS AMENDED, AND SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED September 3, 2020. THE PLANNING DIRECTOR OF JACKSON TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, JACKSON TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 22nd DAY OF December, 2021

TOWNSHIP SECRETARY PLANNING DIRECTOR

WESTERN BUTLER COUNTY AUTHORITY

THE UNDERSIGNED OWNERS, INTENDING TO LEGALLY BIND THEMSELVES, ITSELF, AND ITS OR THEIR SUCCESSORS AND ASSIGNS, HEREBY GRANT AND DEDICATE TO THE WESTERN BUTLER COUNTY AUTHORITY, BUTLER COUNTY, PENNSYLVANIA, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS FOREVER, THE RIGHT TO INSTALL, CONSTRUCT, OPERATE, REPAIR, MAINTAIN, RELOCATE, AND REPLACE ALL NECESSARY FACILITIES FOR SANITARY SEWER COLLECTION AND CONVEYANCE TO, OVER, THROUGH, AND ACROSS EASEMENTS FOR UTILITIES AND/OR EASEMENTS FOR SANITARY SEWERS, INCLUDING THE RIGHT TO ASSIGN THE SAME, ALL WITH THE SAME FORCE AND EFFECT AS THROUGH SAID EASEMENTS HAD BEEN DULY ACQUIRED FOR SUCH PURPOSES BY CONDEMNATION, AND THE UNDERSIGNED HEREBY WAIVES FOR ITSELF, THEMSELVES, AND ITS OR THEIR ASSIGNS AND SUCCESSORS ANY AND ALL CLAIMS FOR DAMAGES FOR THE LAWFUL USE OF SUCH EASEMENTS FOR THE AFORESAID PURPOSES.

WITNESS OWNER

EASEMENTS APPROVED BY THE WESTERN BUTLER COUNTY AUTHORITY ON THIS 12th DAY OF December, 2021

Authority Representative

PROPERTY OWNER:

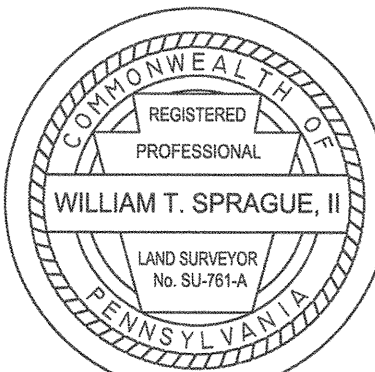
TRAILS AT HARMONY JUNCTION, LLC
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16033

TAX PARCELS:

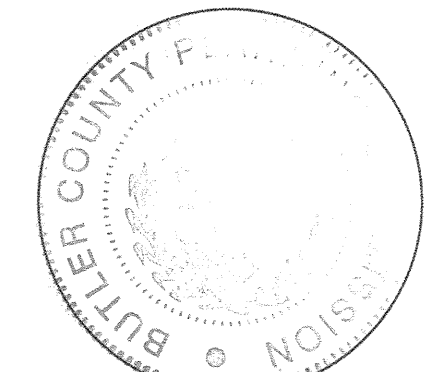
180-4F102-8 - INSTRUMENT NO. _____
180-4F102-8C - INSTRUMENT NO. _____

PREPARED FOR:

TRAILS AT HARMONY JUNCTION, LLC
1272 MARS EVANS CITY ROAD
EVANS CITY, PA 16033
(724) 432-3101



SURVEYOR



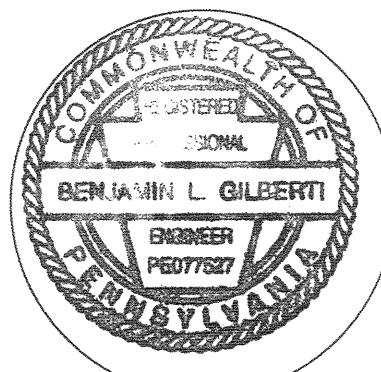
BUTLER COUNTY PLANNING COMMISSION



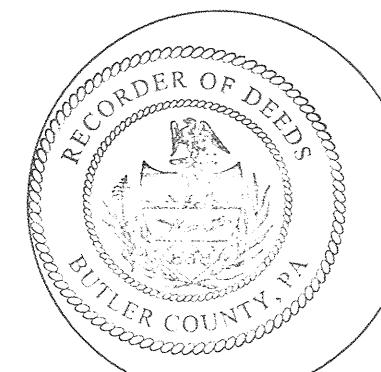
JACKSON TOWNSHIP PLANNING COMMISSION



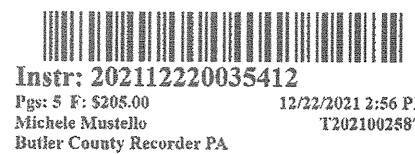
JACKSON TOWNSHIP BOARD OF SUPERVISORS



JACKSON TOWNSHIP ENGINEER



BUTLER COUNTY RECORDER OF DEEDS



Page 5 of 5
Michele Mustello
Butler County Recorder PA
12/22/2021 2:56 PM
T30210228976

OWNERS ADOPTION, ACKNOWLEDGEMENT AND DEDICATION

TRAILS AT HARMONY JUNCTION, LLC, OWNER OF THE LAND SHOWN ON THE TRAILS AT HARMONY JUNCTION PRD 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. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF JACKSON, 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 JACKSON, 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.

BY:TRAILS AT HARMONY JUNCTION, LLC
CHRISTOPHER J. KACLIK, MEMBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER J. KACLIK, MEMBER OF TRAILS AT HARMONY JUNCTION, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF November, 2021

MY COMMISSION EXPIRES THE 15th DAY OF August, 2025

Paula K. Rouda
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Paula K. Rouda, Notary Public
Butler County
My commission expires August 15, 2025
Commission number 1141586
Member, Pennsylvania Association of Notaries

OWNERS CERTIFICATION OF TITLE MORTGAGEE CONSENT

I CHRISTOPHER J. KACLIK, MEMBER OF TRAILS AT HARMONY JUNCTION, LLC, HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE TRAILS AT HARMONY JUNCTION PRD PLAN IS IN THE NAME OF TRAILS AT HARMONY JUNCTION, LLC AS RECORDED AT INSTRUMENT NO. 202108010015584.

OWNER WITNESS

Washington Financial Bank MORTGAGEE OF THE PROPERTY CONTAINED IN THE TRAILS AT HARMONY JUNCTION PRD PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

J. Bantahan OWNER WITNESS
Vice President

JACKSON TOWNSHIP SEWAGE FACILITIES DECLARATION

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

December 22, 2021
DATE TOWNSHIP MANAGER/SECRETARY

TOWNSHIP ENGINEERS CERTIFICATION

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

12/20/21 Benjamin L. Gilberti, PE PE 077527
DATE NAME REG #

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF JAN., 2020

R. Hu SECRETARY J. Hu CHAIRPERSON

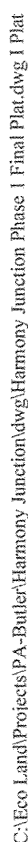
PROOF OF RECORDING

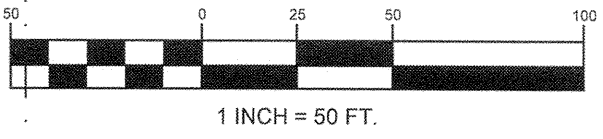
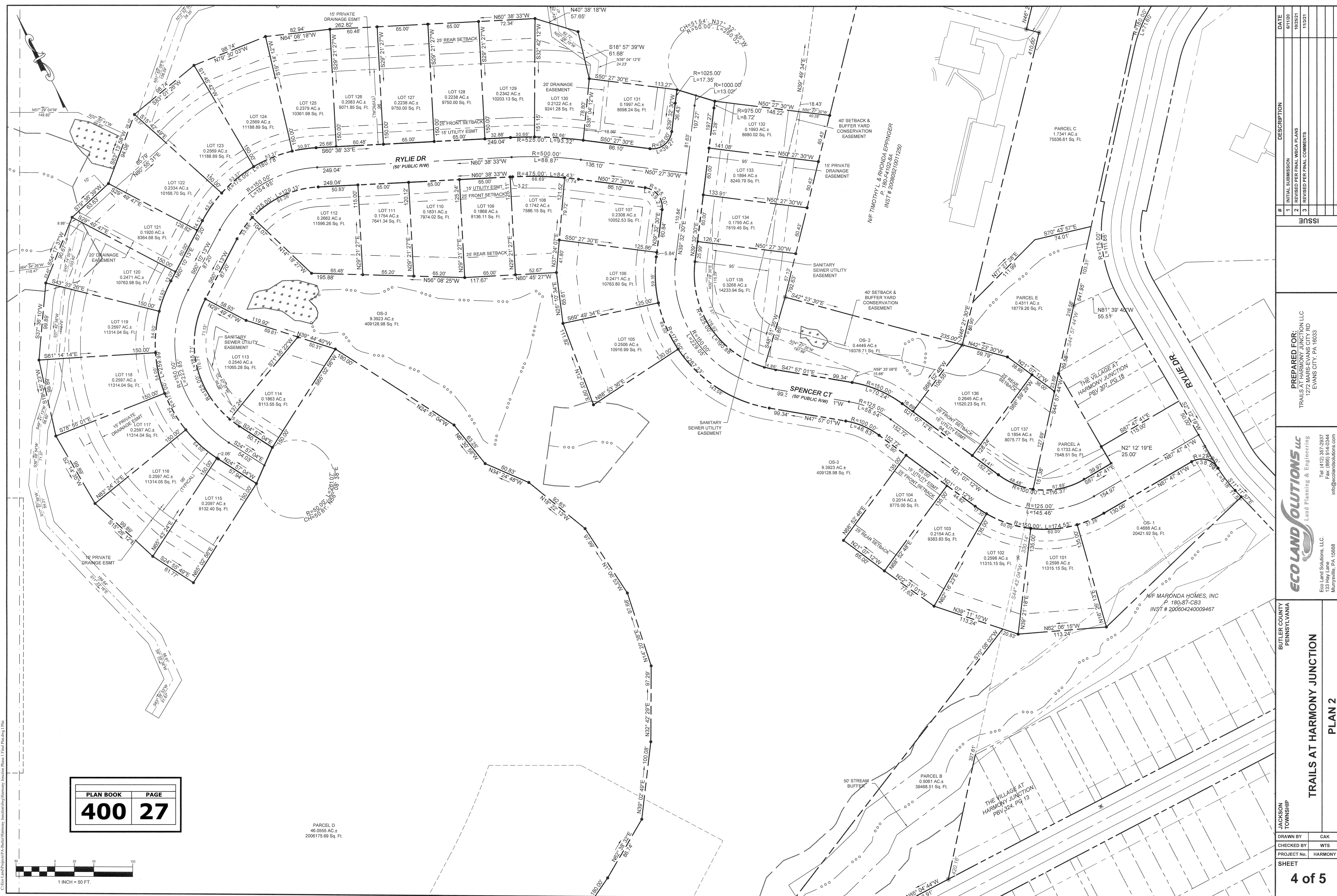
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 100, PAGE(S) 24-28

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

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

DATE	DESCRIPTION	#	INITIAL SUBMISSION	1	REVISED PER FINAL WECA PLANS	2	REVISED PER FINAL COMMENTS	3
8/11/20		1						
10/25/21		2						
11/3/21		3						
JANSSI								
PREPARED FOR: TRAILS AT HARMONY JUNCTION LLC 1272 MARS-EVANS CITY RD EVANS CITY, PA 16033								
ECO LAND SOLUTIONS LLC Land Planning & Engineering Tel: (412) 567-2937 Fax: (866) 914-0344 info@ecolandolutions.com								
BUTLER COUNTY PENNSYLVANIA JACKSON TOWNSHIP TRAILS AT HARMONY JUNCTION PLAN OF LOTS DRAWN BY: CAK CHECKED BY: WTS PROJECT NO.: HARMONY SHEET 1 of 5								





Client and Project: PA Public-Harmony Junction-Pg 27 of 27
Drawing Title: Final Planning Plan

JACKSON TOWNSHIP		BUTLER COUNTY PENNSYLVANIA	
DRAWN BY		CAK	
CHECKED BY		WTS	
PROJECT No.		HARMONY	
SHEET		4 of 5	

DATE		DESCRIPTION	
1	8/1/20	INITIAL SUBMISSION	
2	10/29/21	REVISED PER FINAL WCA PLANS	
3	11/02/21	REVISED PER FINAL COMMENTS	

ISSUE	
#	

PREPARED FOR:	
TRAILS AT HARMONY JUNCTION LLC 1272 MARS-EVANS CITY RD EVANS CITY, PA 16033	

ECO LAND SOLUTIONS LLC	
Land Planning & Engineering	
133 Evans City Road Murrysville, PA 15668	
Tel: (412) 857-2987 Fax: (412) 857-2987 Email: info@ecoland.com	

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PLAN BOOK	PAGE
400	28

#	DATE	DESCRIPTION
1	6/1/20	INITIAL SUBMISSION
2	10/25/21	REVISED PER FINAL VBCA PLANS
3	11/21/21	REVISED PER FINAL COMMENTS

ISSUE

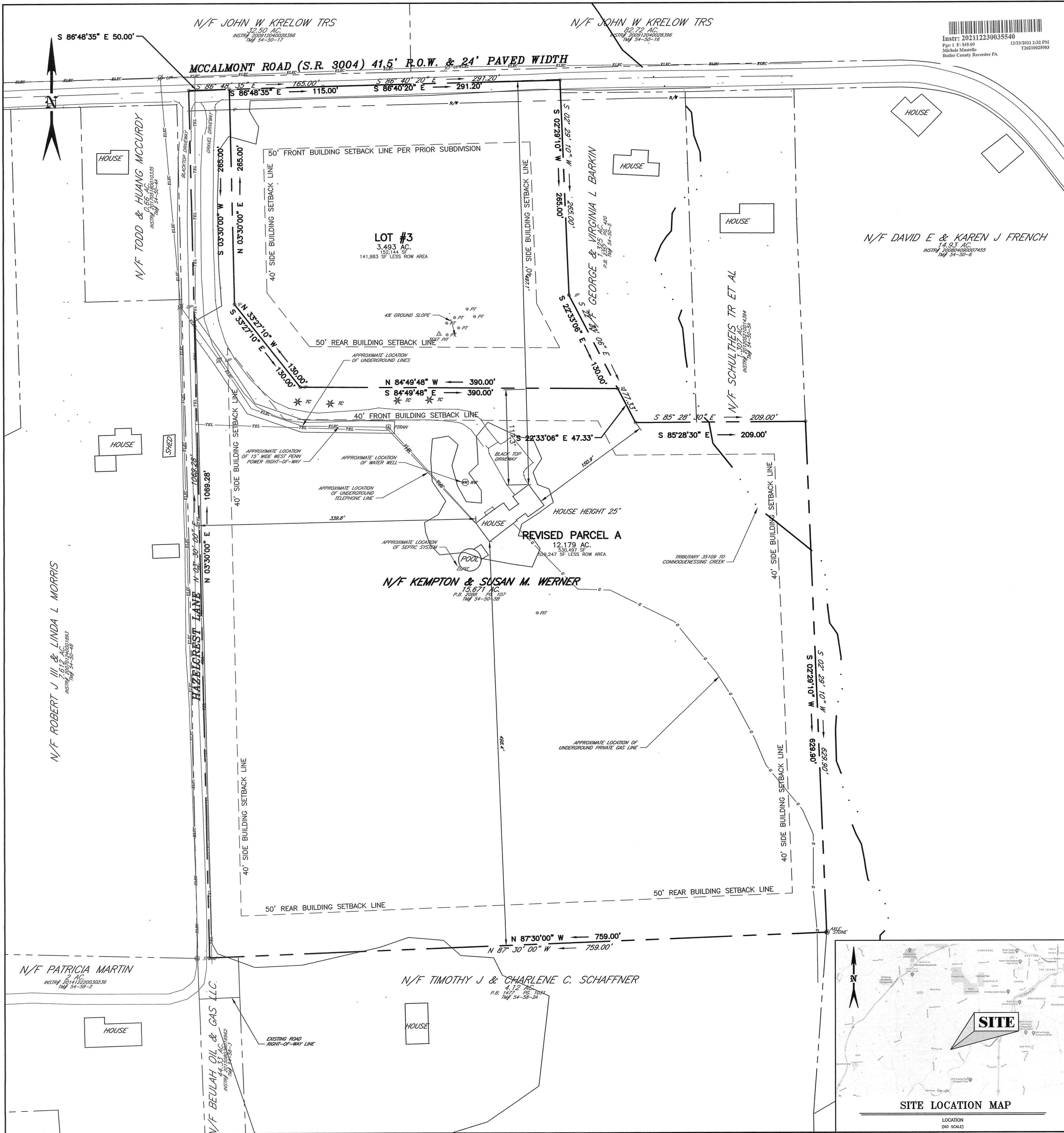
PREPARED FOR:
TRAILS AT HARMONY JUNCTION LLC
1272 MARS-EVANS CITY RD
EVANS CITY, PA 16033

ECO LAND SOLUTIONS LLC
Land Planning & Engineering
Eco Land Solutions, LLC.
1100 N. 10th St.
Murrysville, PA 15668
Tel: (412) 357-2937
info@ecoland.com

JACKSON TOWNSHIP
BUTLER COUNTY
PENNSYLVANIA

PROJECT No. HARMONY	
SHEET	
5 of 5	

DRAWN BY	CAK
CHECKED BY	WTS



GENERAL NOTES:

1. LANDOWNERS: KEMPTON & SUSAN M. WERNER WHO LIVE AT 186 McCALMONT ROAD, RENFREW PA 16053
2. THERE ARE NO WETLANDS INDICATED ON THE SUBJECT PROPERTY
3. LOCATED IN FEMA FLOODPLAIN ZONE X PER MAP NUMBER 42019C0404D
4. PROPERTY ZONED A-1 AGRICULTURAL
 - A. MINIMUM LOT SIZE PRIVATE SEWER 2 ACRES. (3.49 AC. PROVIDED)
 - B. MINIMUM LOT WIDTH 200 FEET (406 FT. PROVIDED)
 - C. FRONT SETBACK 40 FEET
 - D. SIDE SETBACK 40 FEET
 - E. REAR SETBACK 50 FEET
 - F. MINIMUM LOT COVERAGE 10%
 - G. MAXIMUM BUILDING HEIGHT 50 FEET
5. THE PROPOSED WELL SHALL NOT BE LOCATED WITHIN 100' OF THE SANITARY SYSTEM ABSORPTION AREA.

HIGHWAY CERTIFICATION:
A HIGHWAY OCCUPANCY PERMIT (HOP) 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.

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS, THAT WE **KEMPTON AND SUSAN M. WERNER**, 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 SUCCESSOR 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-WAY.

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 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 HERETO SET OUR HAND AND SEAL THIS 20 DAY OF Dec, 2021.

NOTARY PUBLIC

OWNER

OWNER

INDIVIDUAL ACKNOWLEDGMENT
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 SUSAN M. & KEMPTON WERNER AND ACKNOWLEDGE 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 20 DAY OF Dec, 2021

MY COMMISSION EXPIRES THE 12 DAY OF Sept, 2022

NOTARY PUBLIC

NOTARY PUBLIC

TITLE CLAUSE
WE KEMPTON AND SUSAN M. WERNER OWNERS OF THE WERNER SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SUSAN M. AND KEMPTON WERNER AS RECORDED IN DEED BOOK 2088 PAGE 107, RECORDERS OF DEEDS OFFICE.

WITNESS OWNER WITNESS OWNER

I, S. T. Bane, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION, WERNER SUBDIVISION PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

Michele M. Mustello VP COMMUNITY BANKING MANAGER
WITNESS OWNER

LOCAL AUTHORITY STIPULATION
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, EXPRESSES OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE, AND CURB THE STREETS IN SAID PLAN, OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SECRETARY PRESIDENT

MUNICIPAL APPROVAL
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 29 DAY OF OCTOBER, 2021.

SECRETARY PRESIDENT

TOWNSHIP PLANNING COMMISSION APPROVAL
APPROVED BY THE BUTLER TOWNSHIP THIS 29 DAY OF OCTOBER, 2021

SECRETARY JEFF CHAIRMAN

COUNTY PLANNING COMMISSION
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF SEPT, 2021

CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION. sec.

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 INSTRUMENT

NUMBER 202112230035540 GIVEN UNDER MY HAND AND SEAL THIS 23 DAY OF December, 2021

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

SURVEYOR CERTIFICATION
I, RONALD OLSEN, 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.

RONALD OLSEN PLS # SU-963-A

RONALD OLSEN, P.L.S.
SU-963-A
Nov 29, 2021
DATE

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

KEMPTON & SUSAN M. WERNER
SUBDIVISION PLAN
WERNER SUBDIVISION PLAN
BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 07/21/2021
SHEET NO. REV.
C050 B
PROJECT NO. 202125A

SCALE 0 60 120

CHKD. BY: RO DRAWN BY: RWC

REVISION DESCRIPTION

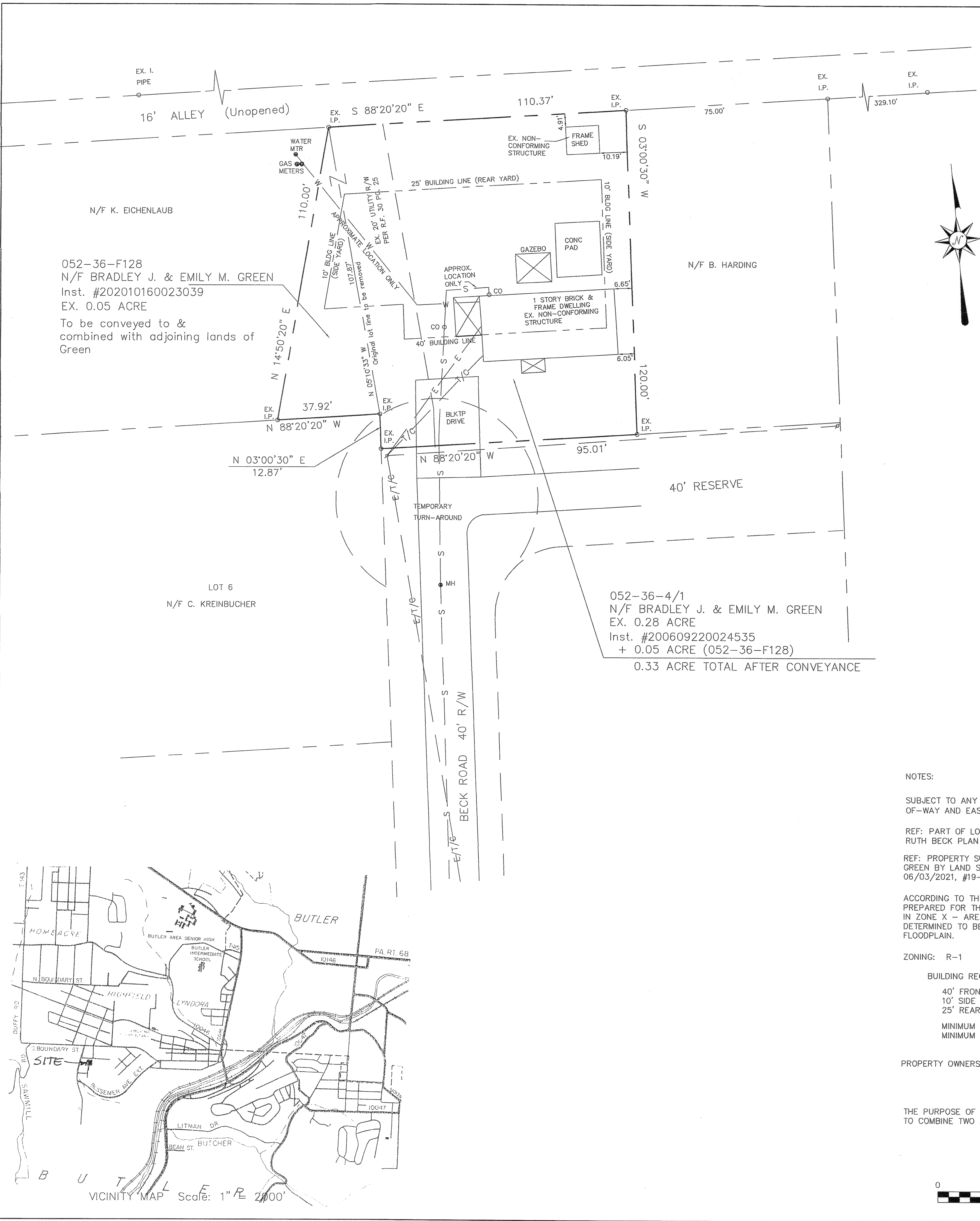
REV BY CHK BY DATE

B REVISED PER TOWNSHIP EGR COMMENTS RWC RO 09/22/2021

A SUBMISSION TO BUTLER TOWNSHIP RWC RO 07/30/2021

LOCATION (NO SCALE)

SITE LOCATION MAP



Insert: 202112290035848
Page 1 of 1
Michele Mustello
Butler County Recorder PA
12/29/2021 12:34 PM
T20210226184

Know all men by these Presents, that we, Bradley J. and Emily M. Green, 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 15 day of Dec, 2021.

NOTARY PUBLIC
OWNER
OWNER

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

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Bradley J. and Emily M. Green, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

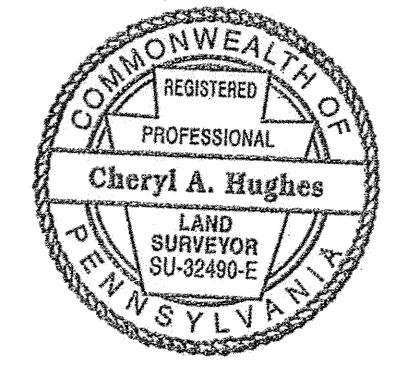
Sworn to and subscribed before me this 15 day of Dec, 2021.
My Commission Expires the 12 day of Sept, 2022.

SEAL
NOTARY PUBLIC

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, Bradley J. and Emily M. Green, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Bradley J. and Emily M. Green, as recorded in Instrument Number 200609220024535, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS
OWNER
OWNER



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

DATE December 17, 2021 SEAL Cheryl A. Hughes
SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY Theresa Gisler SEAL Robert A. Sand
PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 15th day of November, 2021.

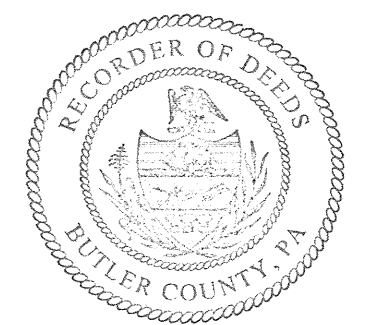
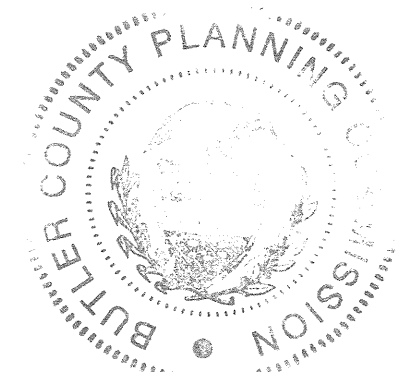
SECRETARY Theresa Gisler SEAL Robert A. Sand
PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 2nd day of November, 2021.

SECRETARY Carol Crosby J.H. SEAL Chairman

Reviewed by the Butler County Planning Commission this 20th day of OCT., 2021.

SECRETARY R. H. JRM SEAL 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 400 page 30.

Given under my hand and seal this 29th day of December, 2021.

SEAL
RECORDER

REVISED 12/14/2021; NO MORTGAGE CLAUSE

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: BRADLEY J. & EMILY M. GREEN	
SITUATE: BUTLER TWP., BUTLER CO., PA	
Date 09/24/2021 Scale 1" = 20'	Own By BEC Ckd By CAH
Parcel No. 052-36-4/1 & F128	Inst. # 200609220024535
Address 115 BECK ROAD	202010180023039

NOTES:

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

REF: PART OF LOT 1 OF MARY ALBERTA ROSE & RUTH BECK PLAN OF LOTS, R.F. 30 PG. 25.

REF: PROPERTY SURVEY FOR BRADLEY J. & EMILY M. GREEN BY LAND SURVEYORS, INC., 05/05/19, REVISED 06/03/2021, #19-045

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.

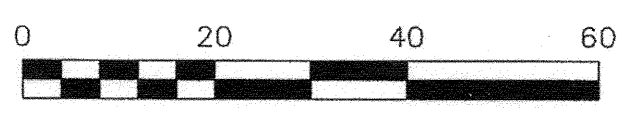
ZONING: R-1

BUILDING REQUIREMENTS:

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

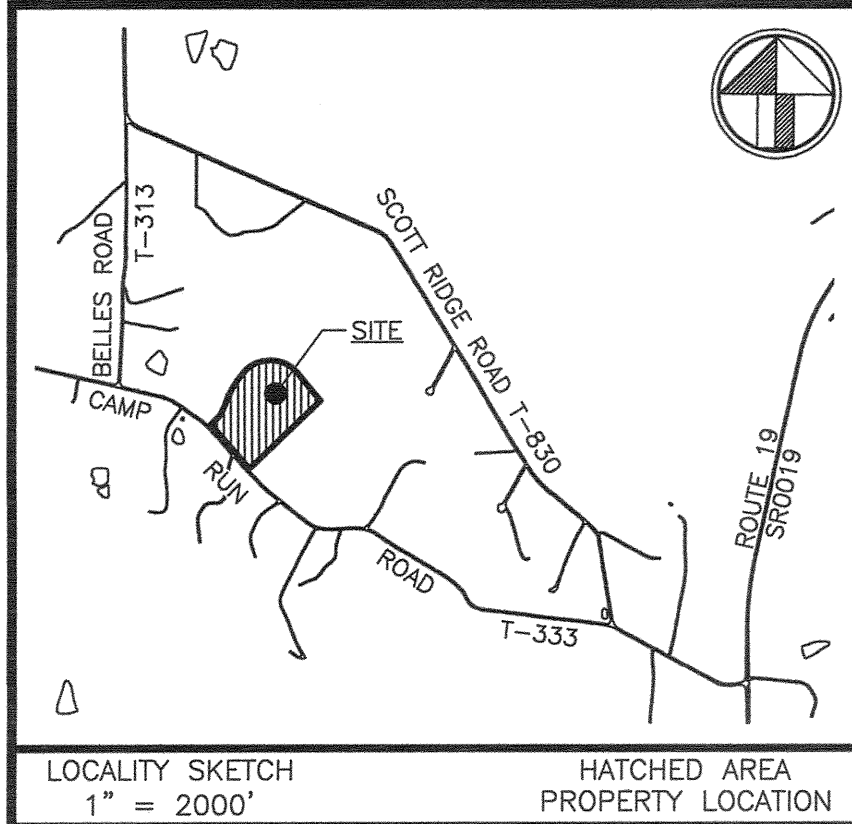
PROPERTY OWNERS: BRADLEY & EMILY GREEN
115 BECK ROAD
BUTLER, PA 16001

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE TWO ADJOINING PARCELS.



PLAN BOOK	PAGE
400	30

SIGN WITH BLACK FELT TIP PEN ONLY.



**LANCASTER TOWNSHIP
LOT REQUIREMENTS**

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

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

R-1 RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA
WITHOUT PUBLIC SEWERS
AND WATER 2 ACRES

MINIMUM LOT AREA
WITH PUBLIC SEWERS
AND WATER 1 ACRE

MAXIMUM LOT WIDTH:
150 FEET

MAXIMUM LOT COVERAGE:
10% (INCLUDES
ACCESSORY
STRUCTURES)

BUILDING SETBACKS:
FRONT BUILDING SETBACK LINE: 50 FEET
SIDE BUILDING SETBACK LINE: 25 FEET
REAR BUILDING SETBACK LINE: 30 FEET

N/F
MICHAEL K. & ANNETTE M. SCHIEVER
DEED BOOK VOLUME 1382, PAGE 692
TAX PARCEL 200-4F127-A9BA
ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT

PLAN REFERENCE:
LOT 13
EQUESTRIAN TRAIL ESTATES PHASE 1
PLAN BOOK VOLUME 102, PAGE 14

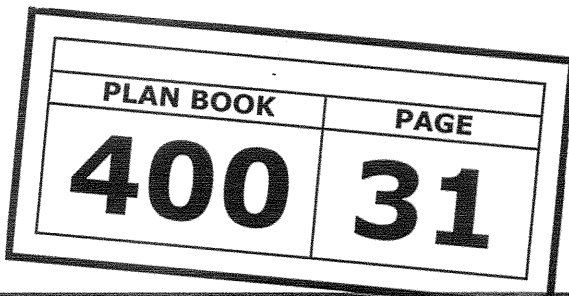
REFERENCE PLANS:

EQUESTRIAN TRAIL ESTATES PHASE 1
BY: JACK A. RINGEISEN, PLS
DATED: JUNE 29, 1984 (REVISED AUGUST 8, 1984)
RECORDED: PBV 102, PG 14

EQUESTRIAN TRAIL ESTATES PLAN NO. 2
BY: JACK A. RINGEISEN, PLS
DATED: JULY 9, 1985
RECORDED: PBV 107, PG 4

GUILIANO PLAN OF LOTS
BY: SPERDUTE SURVEYING
DATED MARCH 31, 1997
RECORDED: PBV 202, PG 36

EQUESTRIAN TRAIL ESTATES REVISED #2
BY: SPERDUTE SURVEYING
DATED: SEPTEMBER 4, 1998
RECORDED: PBV 219, PG 20



N/F
MICHAEL K. & ANNETTE M. SCHIEVER
DEED BOOK VOLUME 1382, PAGE 692
TAX PARCEL 200-4F127-A9BA
ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT

HORSESHOE DRIVE 50' R/W (UNOPENED)

LOT 2
INST. NO. 201912030024455
TAX PARCEL #200-4F127-A9BA1A

PLAN REFERENCE:
GUILIANO PLAN OF LOTS
PLAN BOOK VOLUME 202, PAGE 36

LOT 1-R
16.942 ACRES
738,006 SF

LOT 1
INST. NO. 201912030024455
TAX PARCEL #200-4F127-A9BA1

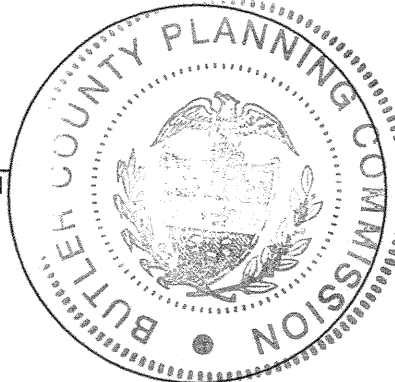
PLAN REFERENCE:
GUILIANO PLAN OF LOTS
PLAN BOOK VOLUME 202, PAGE 36

WILLIAM B. & SANDRA RUTH DAVIS
DEED BOOK VOLUME 1275, PAGE 248
PARCEL ID: 200-4F127-A9A14
ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT

PLAN REFERENCE:
LOT 15 REVISED
EQUESTRIAN TRAIL ESTATE REVISED #2
PLAN BOOK VOLUME 219, PAGE 20

PLAN REFERENCE:
LOT 15 REVISED
EQUESTRIAN TRAIL ESTATE REVISED #2
PLAN BOOK VOLUME 219, PAGE 20

BUTLER COUNTY
PLANNING COMMISSION
SEAL:



LANCASTER TOWNSHIP
SEAL:



REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF December 2021

SECRETARY
Butler Co Plan # 21274

CHAIRMAN, BUTLER COUNTY
PLANNING COMMISSION

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

PRINTED NAME & REGISTRATION NUMBER

SIGNATURE & DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 20th DAY OF December 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 ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR

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

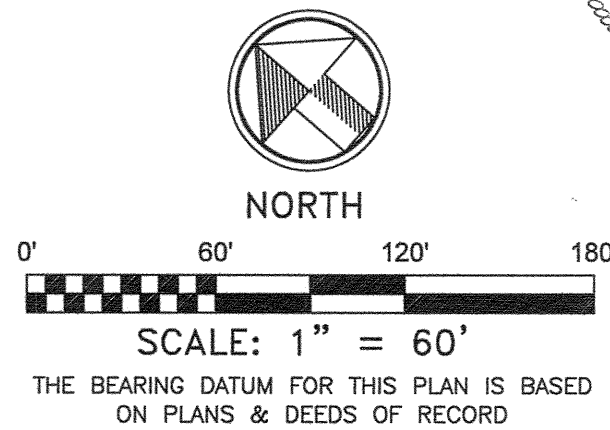
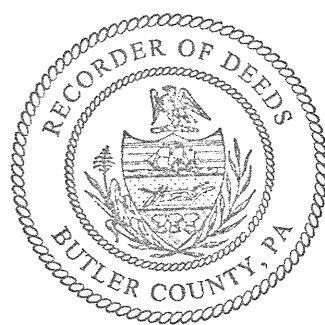
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 18th DAY OF December 2021

SECRETARY

PRESIDENT

N/F
PATRICK P. & LESLIE C. LOPE
DEED BOOK VOLUME 2791, PAGE 7
TAX PARCEL 200-4F127-A9BA1B
ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT

PLAN REFERENCE:
LOT 3
GUILIANO PLAN OF LOTS
PLAN BOOK VOLUME 202, PAGE 36



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

IN WITNESS WHEREOF, WE HEREBY SET OUR HAND AND SEAL, THIS 18th DAY OF December 2021

ATTEST
Notary Public
RICHARD PATRICK BARTON
JULIANNE DIPERNA BARTON

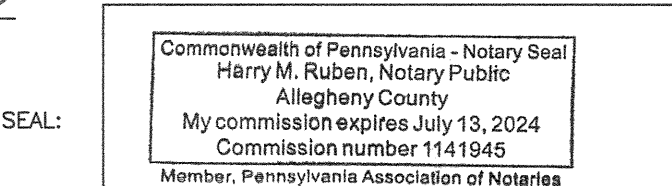
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED RICHARD PATRICK BARTON & JULIANNE DIPERNA BARTON, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF December 2021

MY COMMISSION EXPIRES THE 18th DAY OF July 2024

Notary Public



WE, RICHARD PATRICK BARTON & JULIANNE DIPERNA BARTON, OWNERS OF THE R & J BARTON CONSOLIDATION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RICHARD PATRICK BARTON & JULIANNE DIPERNA BARTON, AS RECORDED IN INSTRUMENT NUMBER 201912030024455, RECORDER OF DEEDS OFFICE.

Notary Public
RICHARD PATRICK BARTON
JULIANNE DIPERNA BARTON

I/WE, RICHARD PATRICK BARTON & JULIANNE DIPERNA BARTON, MORTGAGEE OF THE PROPERTY CONTAINED IN THE R & J BARTON CONSOLIDATION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Not Applicable
WITNESS (PRINT NAME AND TITLE WITH SIGNATURE)

COMMONWEALTH 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 400, PAGE 31.
THIS 20th DAY OF December 2021
GIVEN UNDER MY HAND AND SEAL

RECORDER

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

NOTES:

- (1) THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE TAX PARCEL NO. 200-4F127-A9BA1 (LOT 1) AND TAX PARCEL 200-4F127-A9BA1A (LOT2) INTO ONE LOT KNOWN AS LOT 1-R, UPON THE RECORDING OF THIS PLAN.
- (2) LOCATIONS OF ALL UTILITIES MAY OR MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776.
- (3) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.

**LOT 1-R
R & J BARTON CONSOLIDATION PLAN**

[CONSOLIDATION OF LOT 1 & LOT 2 OF THE GUILIANO PLAN OF LOTS (PB VOL 202, PG. 36)]

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: NOVEMBER 17, 2021 SCALE: 1" = 60'

16.942 ACRES = TOTAL ACREAGE

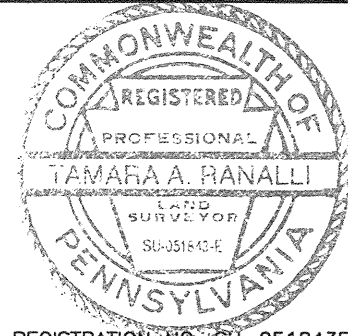
R-1 RURAL RESIDENTIAL DISTRICT
PROPERTY ADDRESS: 235 CAMP RUN ROAD HARMONY, PA 16037
OWNERS: RICHARD PATRICK BARTON & JULIANNE DIPERNA BARTON 235 CAMP RUN ROAD HARMONY, PA 16037
DEED REFERENCE: INST. NO. 201912030024455
TAX PARCEL NO.: 200-4F127-A9BA1 & 200-4F127-A9BA1A

SURVEY TECH & ASSOCIATES, LLC

ENGINEERING LAND SURVEYS
308 SENECA LANE EVANS CITY, PA. 16033
PHONE (724) 432-3007

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

REVISIONS: DRAWN BY: SM/TR CHECKED BY: T.R. DWG. NO: 5620-2021-SUB SHEET 1 OF 1



Commonwealth of Pennsylvania - Notary Seal
Jenelle L. Shanor, Notary Public
Butler County
My commission expires April 14, 2025
Commission number 1311112
Member, Pennsylvania Association of Notaries

CORPORATION ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT, **HINDMAN FAMILY HOLDINGS, LLC**, BY VIRTUE OF A RESOLUTION OF ITS **BOARD OF DIRECTORS, Managers** DOES HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTY SITUATED IN VENANGO TOWNSHIP AND DO HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES, WAY, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN AND DECLARED AS SUCH, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS BY THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PA.

HINDMAN FAMILY HOLDINGS, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID TOWNSHIP OF VENANGO, COUNTY OF BUTLER AND COMMONWEALTH OF PA, THEIR SUCCESSOR 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 **HINDMAN FAMILY HOLDINGS, LLC**, ITS SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 23rd DAY OF December, 2021.

NOTARY PUBLIC Jenelle L. Shanor OFFICER Ernest E. Hindman
HINDMAN FAMILY HOLDINGS, LLC

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED **CYNTHIA L. ELDER & ERNEST E. HINDMAN, OF HINDMAN FAMILY HOLDINGS, LLC**, BEING DULY SWORN, DISPOSED AND SAYS SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND ACKNOWLEDGES THE SAID CORPORATION DULY SIGN BY AND AS FOR THE ACT AND DEED OF THE SAID **HINDMAN FAMILY HOLDINGS, LLC** FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION.

CINDY ELDER & ERNEST E. HINDMAN, OF HINDMAN FAMILY HOLDINGS, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.

Cynthia L. Elder
CYNTHIA L. ELDER **OPERATING MANAGER**
SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF December, 2021.
MY COMMISSION EXPIRES THE 23rd DAY OF December, 2025.
NOTARY PUBLIC SIGNATURE Jenelle L. Shanor

Commonwealth of Pennsylvania - Notary Seal
Jenelle L. Shanor, Notary Public
Butler County
My commission expires April 14, 2025
Commission number 1311112
Member, Pennsylvania Association of Notaries

Ernest E. Hindman
ERNEST E. HINDMAN **OPERATING MANAGER**
SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF December, 2021.
MY COMMISSION EXPIRES THE 14th DAY OF April, 2025.
NOTARY PUBLIC SIGNATURE Jenelle L. Shanor

Commonwealth of Pennsylvania - Notary Seal
Jenelle L. Shanor, Notary Public
Butler County
My commission expires April 14, 2025
Commission number 1311112
Member, Pennsylvania Association of Notaries

MUNICIPAL APPROVAL

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSES 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.

REVIEWED AND APPROVED THIS 7th DAY OF December, 2021.
SECRETARY Susan D. Kangelor PRESIDENT [Signature]

COUNTY PLANNING COMMISSION APPROVAL

REVIEWED / APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF November, 2021.

SECRETARY R. Han CHAIRMAN J. Han
SEAL

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 81854

COUNTY 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 400
PAGES 32 + 33.

GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF January, 2021.
SEAL RECORDER Michele M. Mustello **MICHELE M. MUSTELLO**
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

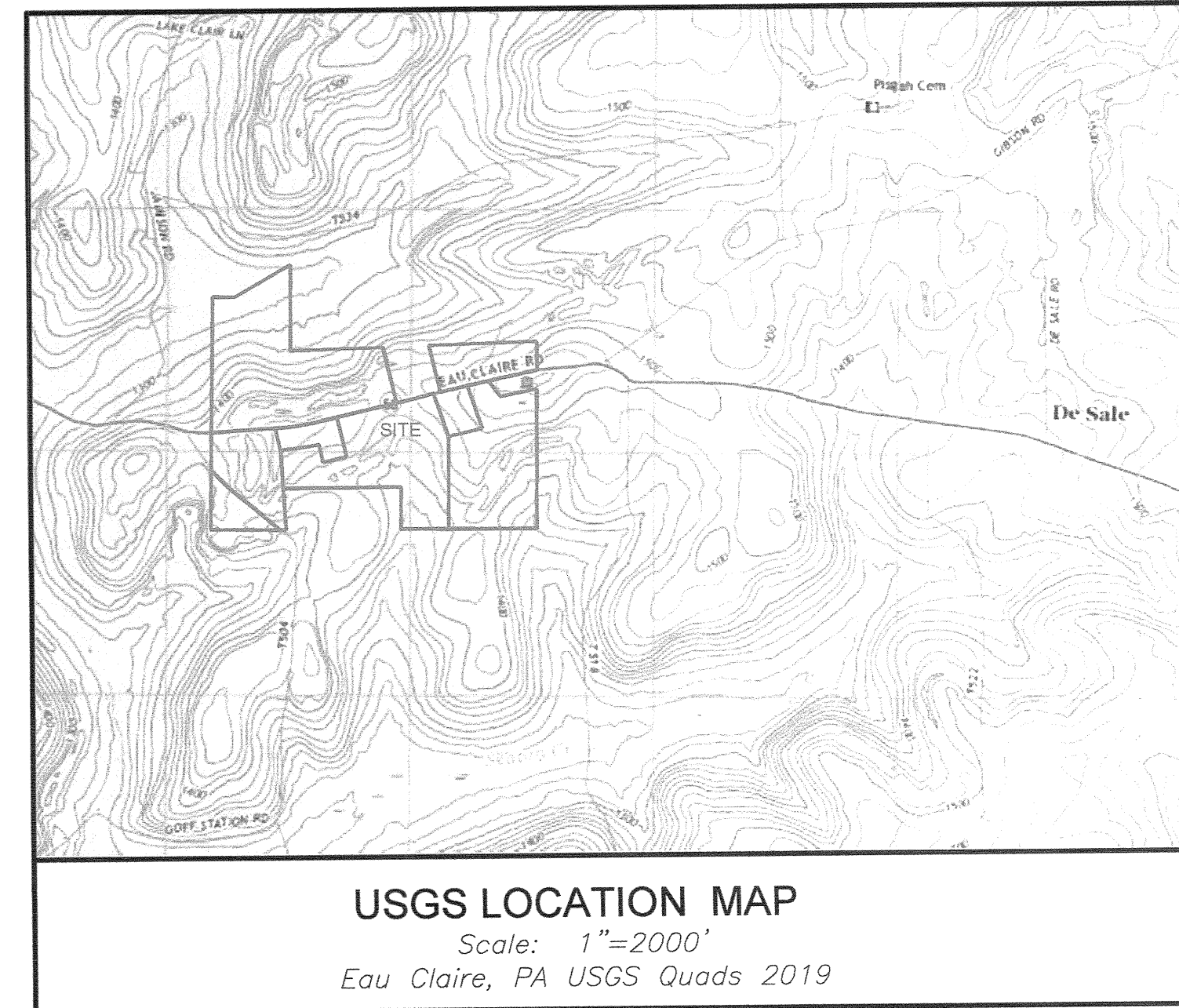
SURVEYORS CERTIFICATION

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

11-20-2021
DATE James A. Day
REGISTRATION NUMBER # PA-SU039394E

PLAN NOTES:

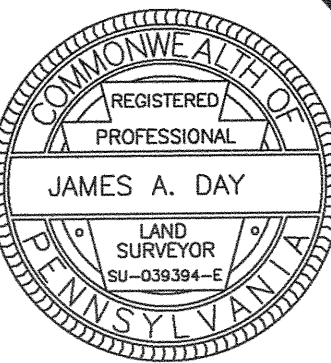
1. THIS PLAN PROPOSES A SUBDIVISION FOR ESTATE DISTRIBUTION PURPOSES. AN EXISTING RESIDENTIAL TRACT AND 5 NEW NON-BUILDING TRACTS ARE PROPOSED.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. EXISTING CORNER MARKERS ALONG MICHAEL TICHE LANDS ARE HELD AS PROPERTY CORNERS, WITH THE CONNECTING LINES AS PROPERTY LINES, PER MUTUAL AGREEMENT WITH MICHAEL TICHE.
4. ALL FRONT BUILDING SETBACK LINES ARE 75' FROM ROAD CENTERLINE.
5. AS OF THE DATE OF THIS PLAN RECORDING, PORTIONS OF THE SUBDIVISION DESCRIBED HEREIN SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF SILVERCULTURE/AGRICULTURE USE. NO PORTION OF TRACTS B, C, D, E & F ARE 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. §§7501 et seq) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTATION OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF 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 IF BUILDING IS PROPOSED.
6. 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 ANY HIGHWAY OCCUPANCY PERMIT.
7. AS A CONDITION OF PLAN APPROVAL, TRACT B AND TRACT C WILL REQUIRE A SURVEY OF THE RESPECTIVE TRACT PRIOR TO ITS CONVEYANCE, FOR PURPOSE OF COMPLETE BEARINGS AND DISTANCES NEEDED FOR THE TRACT DEED DESCRIPTION.



USGS LOCATION MAP
Scale: 1"=2000'
Eau Claire, PA USGS Quads 2019

SUBDIVISION OWNER CONTACT:
HINDMAN FAMILY HOLDINGS, LLC
c/o CINDY ELDER
1419 SILVER ROAD
POLK, PA 16342

RECORDED	
PLAN BOOK	PAGE
400	32

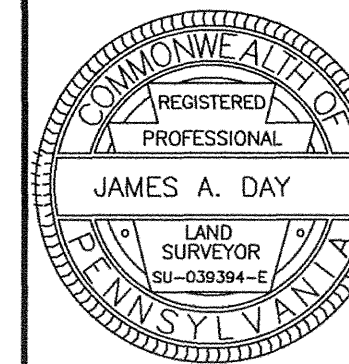
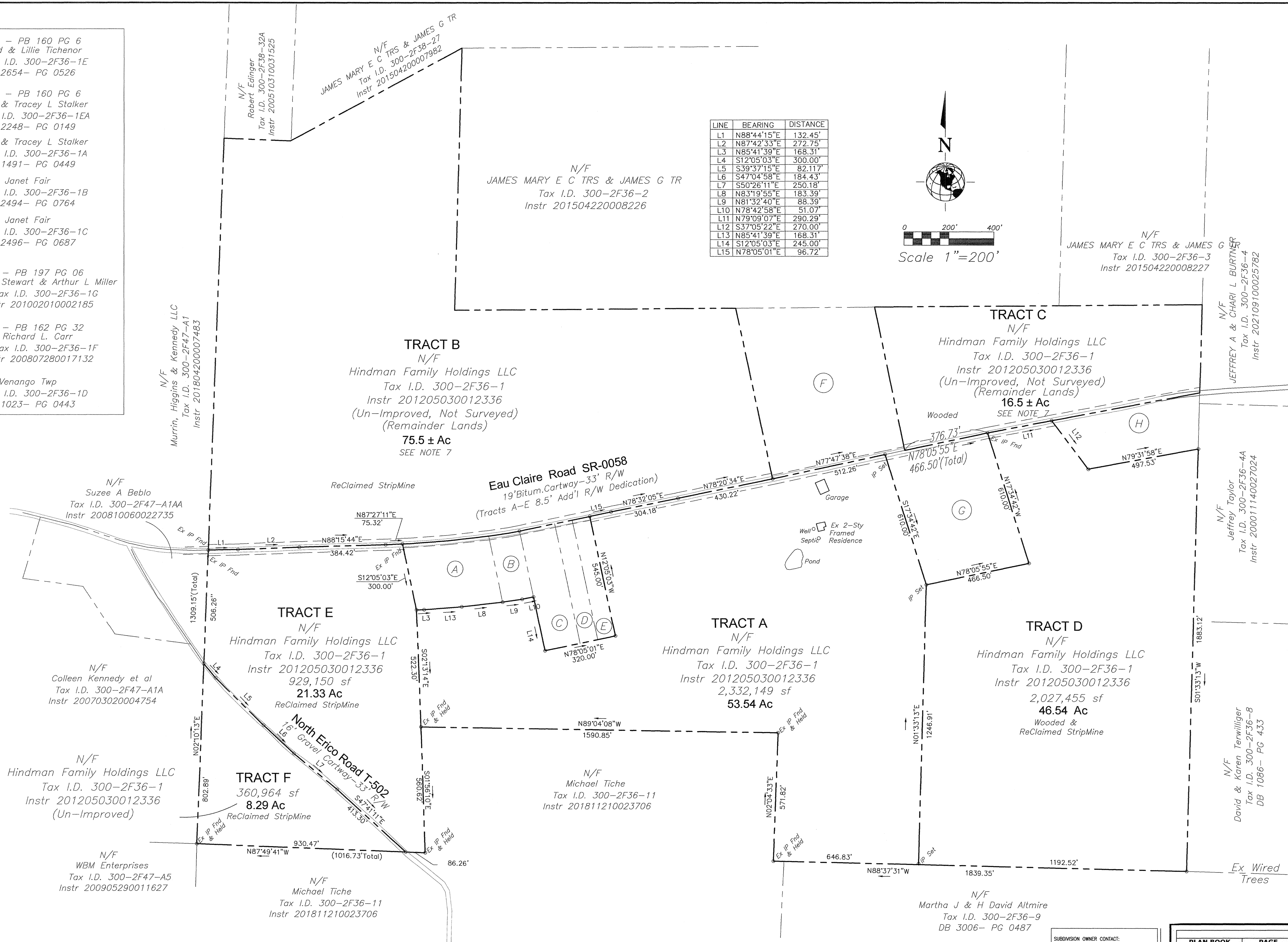


Situated at:
360 EAU CLAIRE ROAD
VENANGO TOWNSHIP, BUTLER COUNTY, PA

SUBDIVISION PLAN
LANDS OF
HINDMAN FAMILY HOLDINGS, LLC

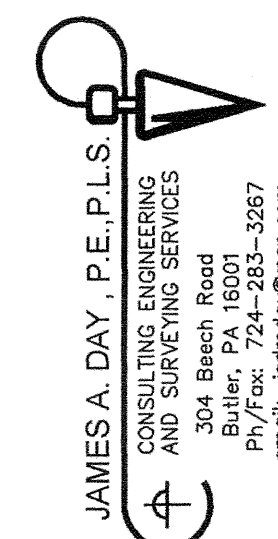
JAMES A. DAY, P.E., P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Butler, PA 15901
Phone: 724-263-3267
email: jaymday@man.com

- (A) Lot 1 - PB 160 PG 6
Donald & Lillie Tichenor
Tax I.D. 300-2F36-1E
DB 2654- PG 0526
- (B) Lot 2 - PB 160 PG 6
Kirby D & Tracey L Stalker
Tax I.D. 300-2F36-1EA
DB 2248- PG 0149
- (C) Kirby D & Tracey L Stalker
Tax I.D. 300-2F36-1A
DB 1491- PG 0449
- (D) Janet Fair
Tax I.D. 300-2F36-1B
DB 2494- PG 0764
- (E) Janet Fair
Tax I.D. 300-2F36-1C
DB 2496- PG 0687
- (F) Lot 2 - PB 197 PG 06
Shannon Stewart & Arthur L Miller
Tax I.D. 300-2F36-1G
Instr 201002010002185
- (G) Lot 1 - PB 162 PG 32
Richard L. Carr
Tax I.D. 300-2F36-1F
Instr 200807280017132
- (H) Venango Twp
Tax I.D. 300-2F36-1D
DB 1023- PG 0443



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

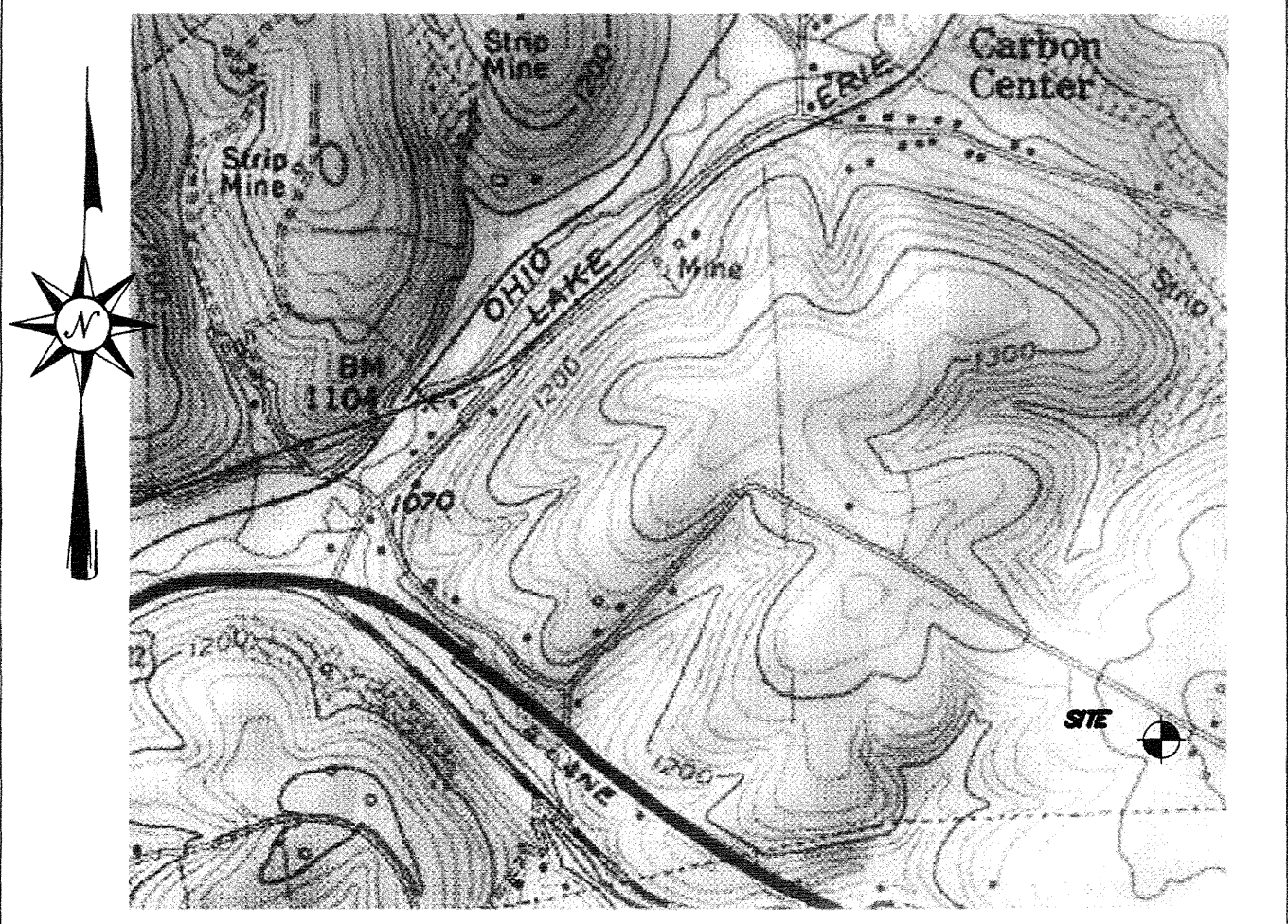
SUBDIVISION PLAN
LANDS OF
HINDMAN FAMILY HOLDINGS, LLC



SHEET 2 OF 2
DRAWING DATE: 11-08-2021
SCALE: 1" = 200'

SUBDIVISION OWNER CONTACT:
HINDMAN FAMILY HOLDINGS, LLC
c/o CINDY ELDER
1415 SULLIVAN ROAD
BUTLER, PA 15801
Ph/Fax: 724-283-3267
email: jday@hindman.com

PLAN BOOK	PAGE
400	33



SAXONBURG QUAD LOCATION MAP

Certification by Professional Land Surveyor

I, Richard D. Sedwick, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that the plan as shown correctly represents the lots, land, streets, and highways as surveyed by me for the owner(s).



MAR. 2021 REV. 12/01/2021
Date

Reviewed by the Butler County Planning Commission

this 21ST day of APRIL, 2021

R. H. SKM Seal *J. H. JRM*
Secretary Chairman

Reviewed and approved by the Summit Twp. Planning Commission

this 1ST day of April, 2021

R. H. SKM Seal *J. H. JRM*
Secretary Chairman

Reviewed and approved by the Summit Twp. Supervisors

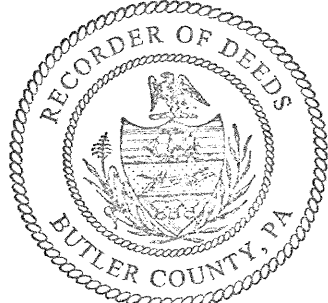
dated this 3RD day of January, 2022

Edward Stucky Seal *Willie Allen*
Secretary Chairman

RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plans, etc.,
in said county, in Plan Book Volume 400 Page 34
Given under my hand and seal this 4TH day of Jan., 2022

Michele M. Mustello
Recorder of Deeds



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

PLAN BOOK	PAGE
400	34

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

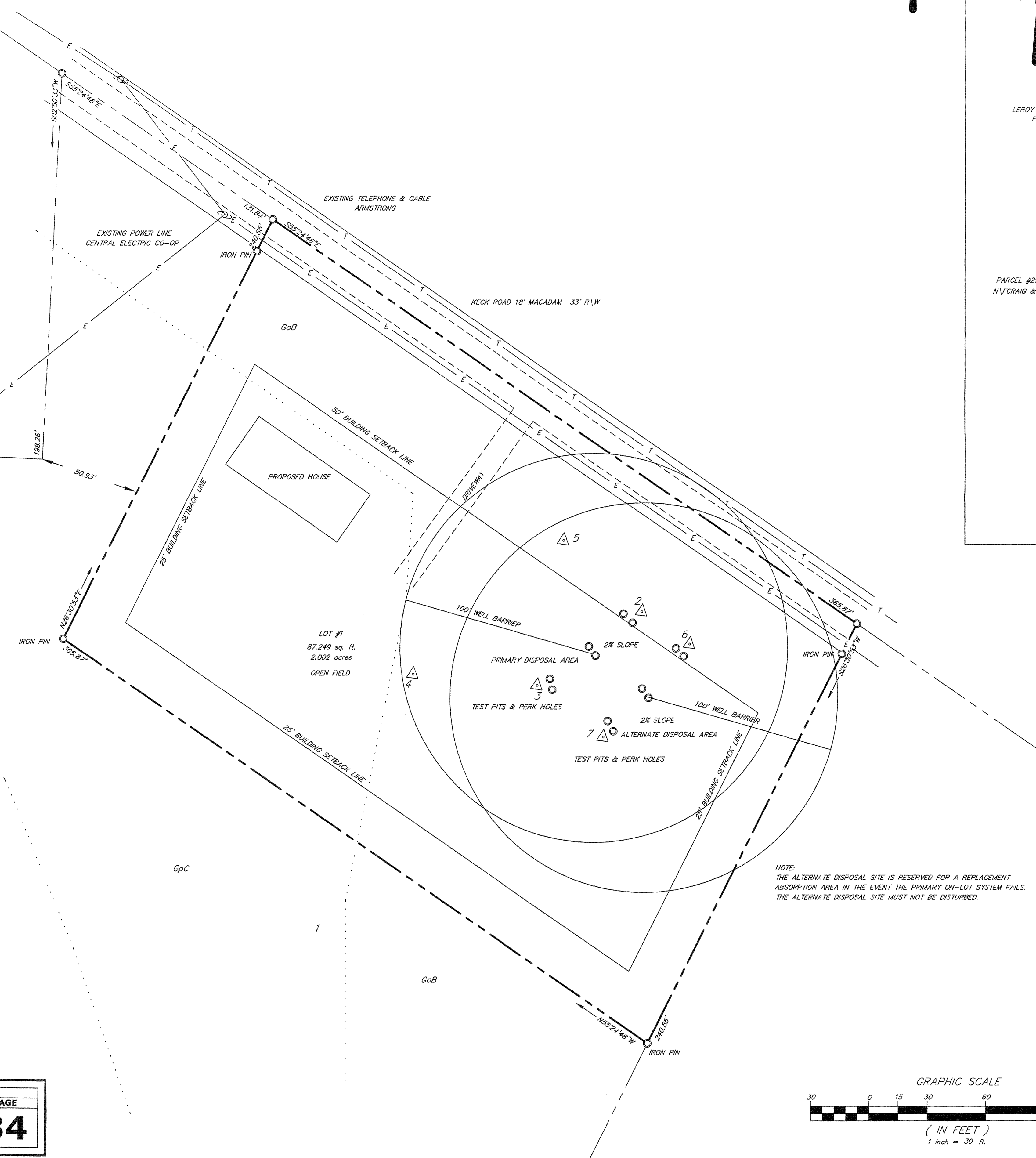
BUILDING SETBACK LINES:
FRONT 50' FROM R/W
SIDE 25'
REAR 25'
ZONED A-1 AGRICULTURAL

CLOSURE
1:1,213,440,000.00

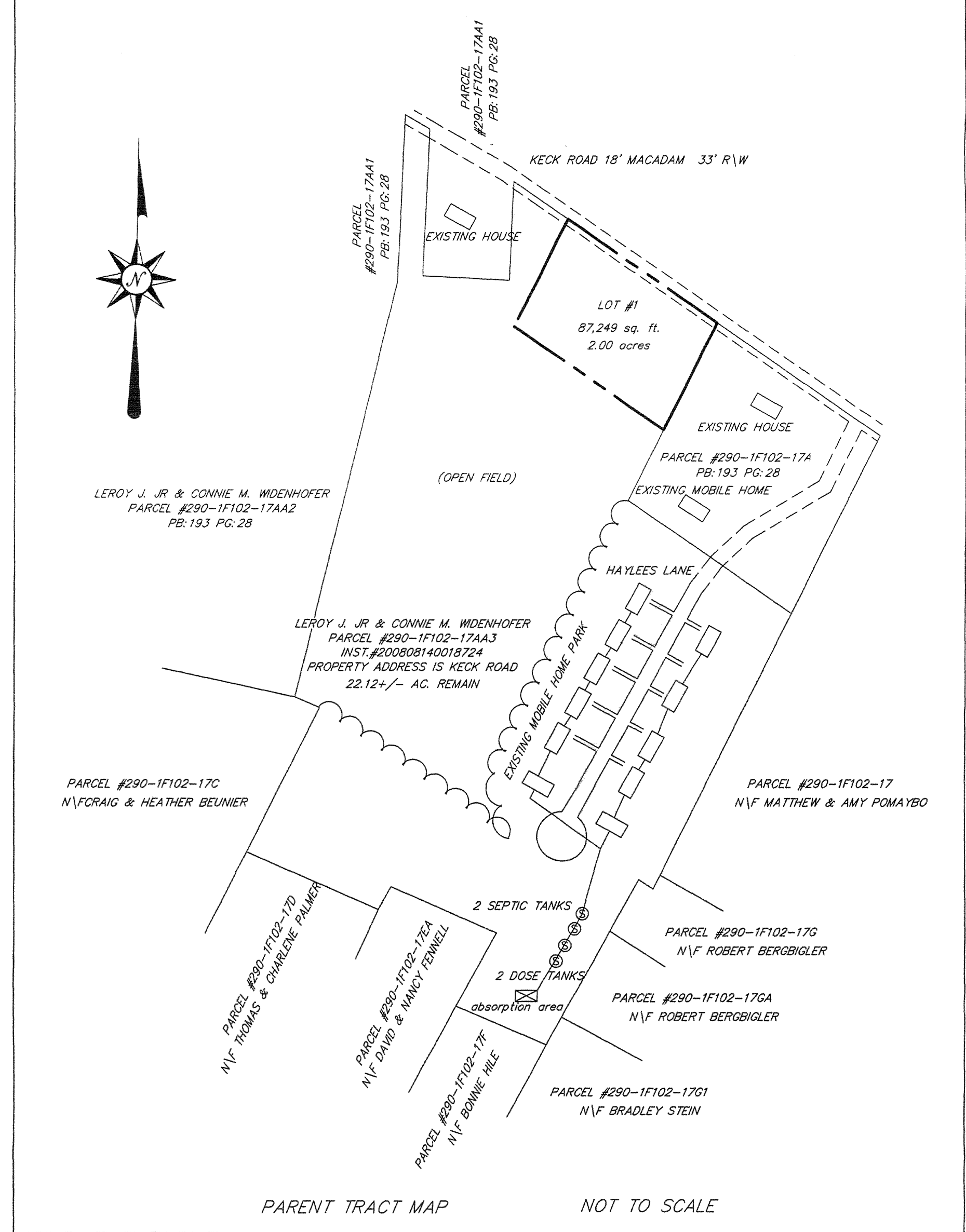
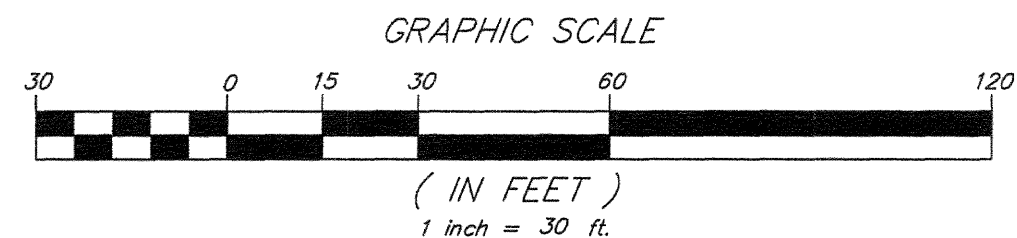
NOTE: NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR
RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR
THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD
AFFECT THIS SURVEYED PARCEL.

NARRATIVE:
THIS IS A LOT FOR A NEW RESIDENCE

Inst#: 202201040000276
Pg: 3 of 545.00
Michele Mustello
Butler County Recorder PA
1/4/2022 3:28 PM
126220000235



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



We, the undersigned LEROY J. JR & CONNIE M. WIDENHOFER (owner) of the Real Estate shown and described, here in do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

Leroy J. Widenhofer Jr
Owner
Connie M. Widenhofer
Owner

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

on this 3RD day of January, 2022 Before me a Notary Public

in and for said state and county personally came Leroy J. Widenhofer, Jr & Connie M. Widenhofer known to be the person whose name is subscribed to the within instrument.

In witness whereof I have here unto set my name and official seal.

Edward Stucky
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Roxann L. Slickney, Notary Public
Butler County
My commission expires April 8, 2023
Commission number 1289787
Member, Pennsylvania Association of Notaries

DATE:
REV. 12/01/2021

DRAWN BY:
R.D.S.

CHECKED BY:
D.R.D.

SCALE:
1"=30'

DATE:
MARCH 2021

DRAWING NO:
290-1F102-17A43

SUBDIVISION PLAN

MADE FOR

LEROY J. JR & CONNIE M. WIDENHOFER

530 KECK ROAD BUTLER PA. 16001

SUMMIT TWP.

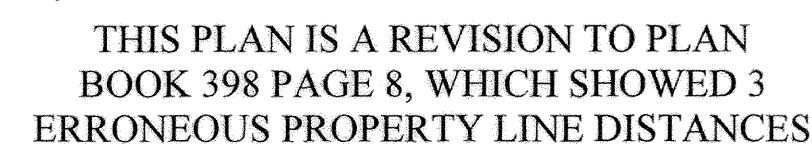
BUTLER CO.

PENNSYLVANIA

R.D. SEDWICK P.L.S.

PO BOX 119 CLARINGTON, PA.

724-355-9302



IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 14 DAY OF DECEMBER, 2021

ACKNOWLEDGMENT OF NOTARY PUBLIC
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, THOMAS L. & KATHLEEN E. GOLDSCHNEITZER, CO-TRUSTEES OF THE GOLDSCHNEITZER FAMILY TRUST, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

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

26 NOV 2021

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 18th DAY OF November, 2021

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 3rd DAY OF November 2021

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 27TH DAY OF Oct. 2021

PROOF OF RECORDING

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

PLAN BOOK VOLUME 400, PAGE(S) 35.
GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF January, 2021.

X Notary
RECORDED OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2001

GENERAL NOTES:

1. OWNERS: 320-IF11-23AA - GOLDSCHHEITER FAMILY TRUST
320-IF11-23AC - THOMAS AND KATHLEEN GOLDSCHHEITER
2. ZONING: RESIDENTIAL AGRICULTURAL
3. SETBACKS: BUILDING LINE - 75' FROM CENTERLINE OF STREET
SIDE YARD - 10'
REAR YARD - 50' FOR PRINCIPAL BUILDING
10' FOR ACCESSORY BUILDING
4. REFERENCES
4.1. CURRENT DEEDS OF RECORD
4.2. PREVIOUSLY RECORDED PLANS
4.2.1. MIKOLAS PLAN OF LOTS No. 2
P. 3, 369, 60



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

GOLDSCHTEITTER PLAN

BEING A

SUBDIVISION

FOR

THOMAS AND KATHLEEN

GOLDSCHTEITTER

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/14/2021	SDG	Sdg	1" = 5'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-148	320-1E11-23AA & 23AC	

RECORDED		20
PLAN	BOOK	PAGE
400		35
SHEET		of

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, BEVERLY A. & FREDERICK C. MURRAY AND LOYAL & JOAN HOSTETLER, 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 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 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 HEREFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 16 DAY OF DECEMBER, 2021.

Beverly A. Murray
BEVERLY A. MURRAY
Frederick C. Murray
FREDERICK C. MURRAY

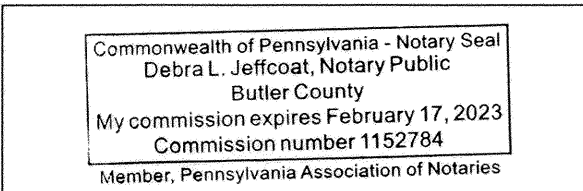
Loyal Hostetler
LOYAL HOSTETLER
Joan Hostetler
JOAN HOSTETLER

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 LOYAL & JOAN HOSTETLER, 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 16 DAY OF DECEMBER, 2021.

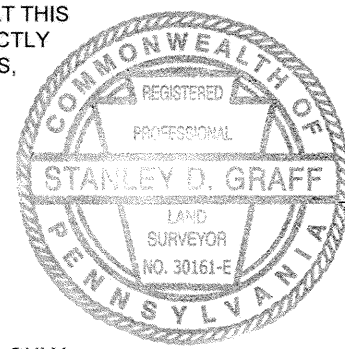
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

Debra L. Jeffcoat
NOTARY PUBLIC



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

26 NOV 2021
DATE
Stanley D. Graff
REG. NO. SU-030164-E



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 18th DAY OF November, 2021.

Dale Altman
SECRETARY
Ronald Sten
CHAIRPERSON
Helen Elyse
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 3rd DAY OF November, 2021.

Marla Klabnik
SECRETARY
Ronald Sten
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 25th DAY OF Oct., 2021.

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

PROOF OF RECORDING

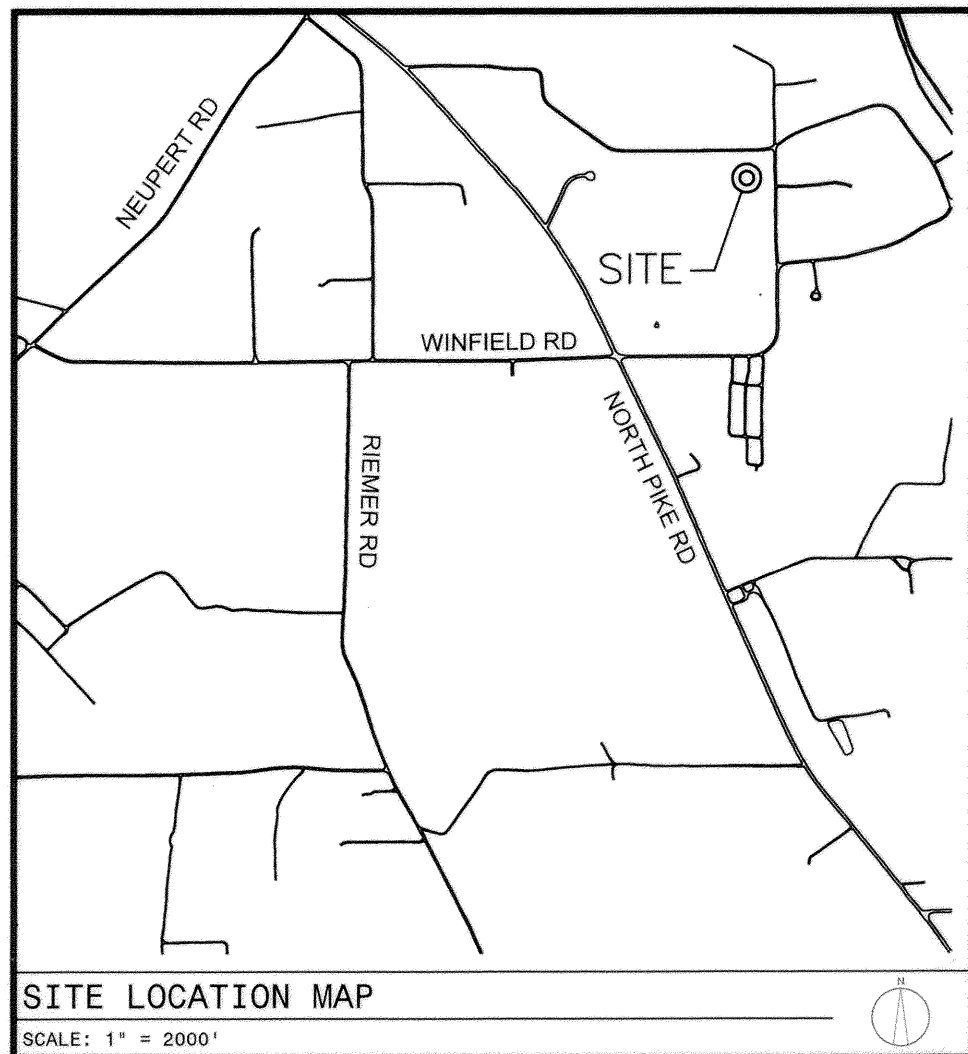
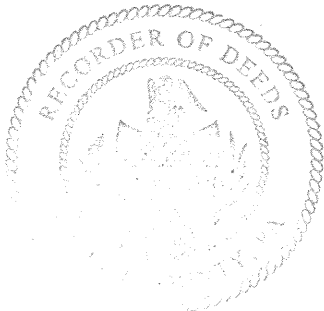
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN

PLAN BOOK VOLUME 400, PAGE(S) 36

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF January, 2021.

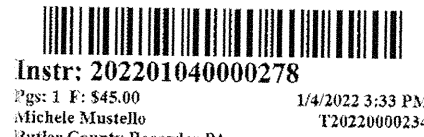
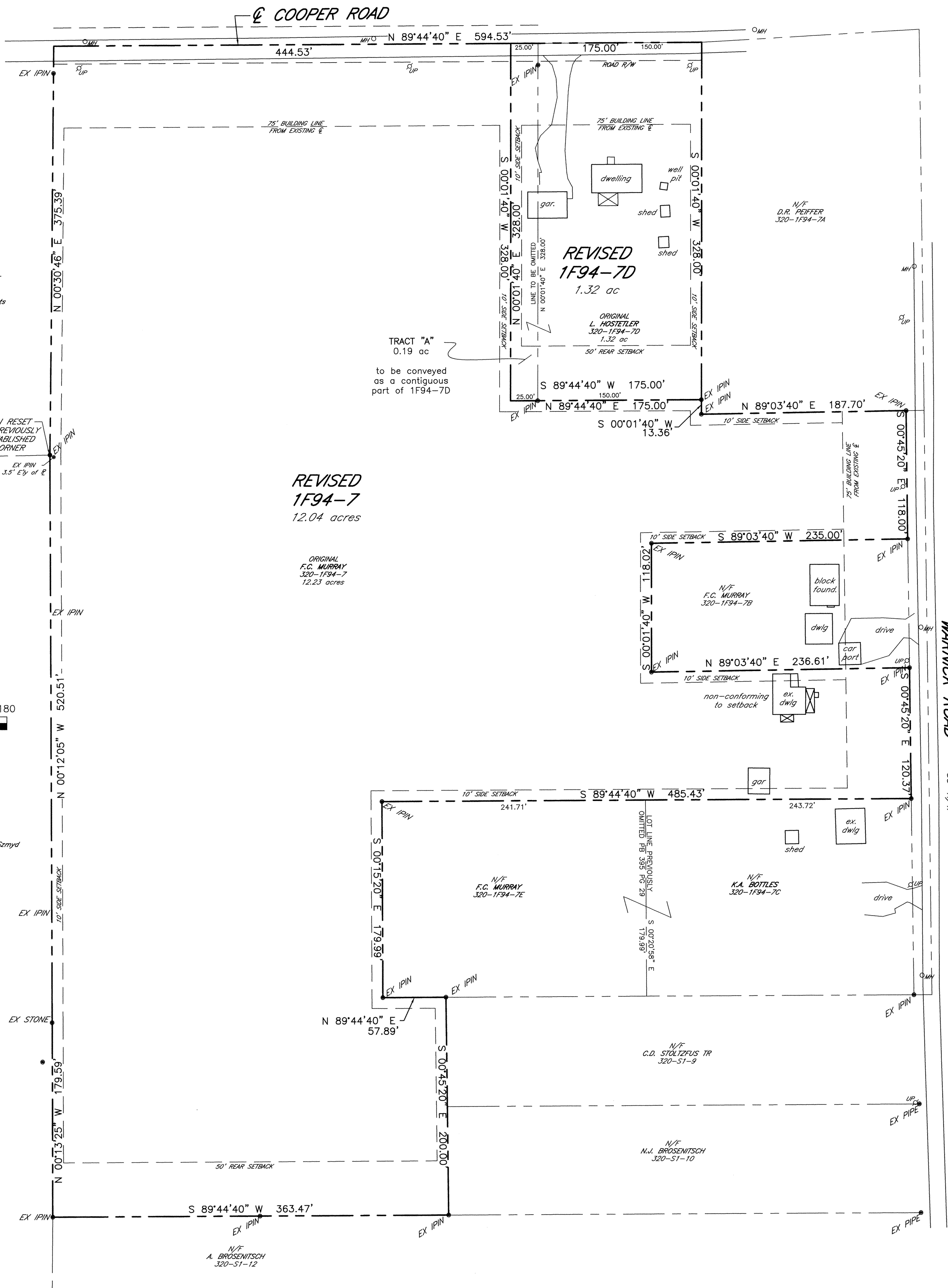
RECORDER OF DEEDS

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



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

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



Inst: 202201040000278
Page 1 of 1 \$45.00
Michele Mustello
Butler County Recorder PA
1/4/2022 3:33 PM
T20220000234

PROPERTY AREAS:	
EXISTING TOTALS	
320-1F94-7	12.23 AC
+320-1F94-7D	0.19 AC
EXISTING TOTAL	13.36 AC
REVISED 320-1F94-7	
ORIGINAL 1F94-7	12.23 AC
-TRACT A	0.19 AC
REVISED 1F94-7 TOTAL	12.04 AC
REVISED 320-1F94-7D	
ORIGINAL 1F94-7D	1.13 AC
+TRACT A	0.19 AC
REVISED 1F94-7D TOTAL	1.32 AC
REVISED TOTALS	
REVISED 090-1F94-7	12.04 AC
+REVISED 090-1F94-7D	1.32 AC
REVISED TOTAL	13.36 AC

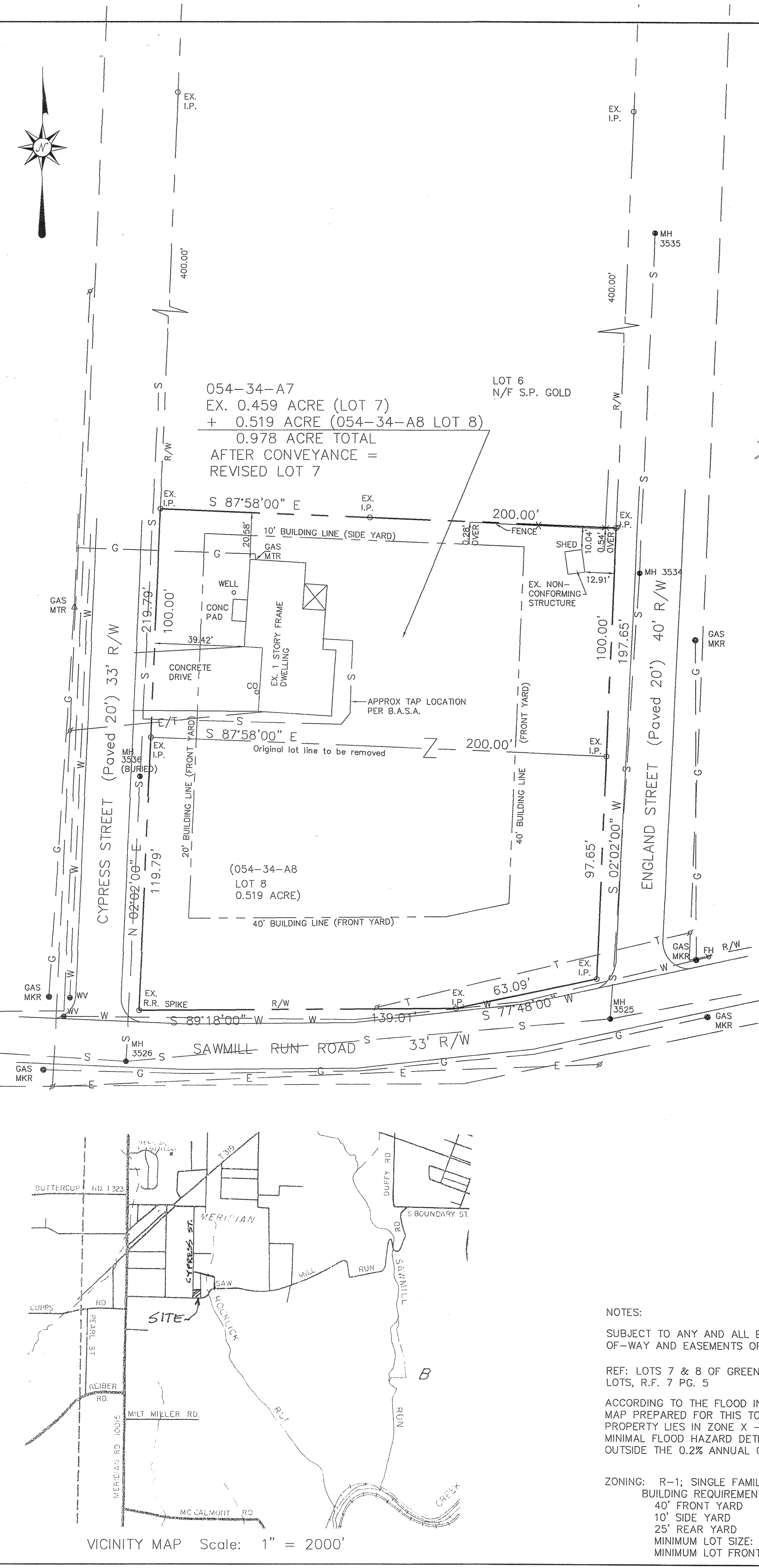
- GENERAL NOTES:
- PROPERTY OWNER: 320-1F94-7 FREDERICK & BEVERLY MURRAY
320-1F94-7D LOYAL & JOAN HOSTETLER
 - ZONING DISTRICT: RA-RESIDENTIAL AGRICULTURAL
 - LOT REQUIREMENTS: FRONT-75' FROM CENTER LINE
SIDE YARD-10'
REAR YARD-50' PRINCIPAL BUILDING
10' ACCESSORY BUILDING
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM: 42019C0445D
FIRM EFFECTIVE: 8/2/2018
 - REFERENCES
5.1. CURRENT DEEDS OF RECORD
5.2. PREVIOUSLY RECORDED PLANS
5.2.1. SZMYD PLAN OF LOTS
PLAN BOOK 65 PG 44
5.2.2. GERARD & HELEN SZMYD
PLAN BOOK 152 PG 15
5.2.3. MURRAY/BOTTLES PLAN
PLAN BOOK 395 PG 29

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/HOSTETLER PLAN BEING A LOT LINE REVISION FOR LOYAL & JOAN HOSTETLER FREDERICK & BEVERLY MURRAY			
SITUATE WINFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE 04/16/2021	DRAWN BAG	CHECKED Sdg	SCALE 1" = 60'
PROJECT NO. 21-237	TAX PARCEL NO. 320-1F94-7 & 7D	REVISION -	

RECORDED	
PLAN BOOK	PAGE
400	36
SHEET _____ of _____	

MURRAY/HOSTETLER PLAN

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



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

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

In Witness Whereof, I hereunto set my hand and seal this 17 day of December, 2021.
Notary Public: [Signature]
Owner: Susan Cummings

STATE OF GEORGIA)SS:
COUNTY OF EVANS)

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named Susan Gaiser Cummings, 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 17 day of December, 2021.
My Commission Expires the 9 day of April, 2024.

Notary Public: [Signature]
Owner: Susan Cummings

TITLE CLAUSE (NO MORTGAGE)
I, Susan Gaiser Cummings, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Susan Gaiser Cummings, as recorded in Instrument Number 20191170024094, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Susan Cummings

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

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

In Witness Whereof, I hereunto set my hand and seal this 2 day of December, 2021.
Notary Public: [Signature]
Owner: Drusilla Sisson

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 Drusilla Gaiser Sisson, 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 2 day of December, 2021.
My Commission Expires the 12 day of September, 2022.

Notary Public: [Signature]
Owner: Drusilla Sisson

TITLE CLAUSE (NO MORTGAGE)
I, Drusilla Gaiser Sisson, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Drusilla Gaiser Sisson, as recorded in Instrument Number 20191170024094, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Drusilla Sisson

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

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

In Witness Whereof, I hereunto set my hand and seal this 13 day of December, 2021.
Notary Public: [Signature]
Owner: Donald P. Gaiser

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 Donald P. Gaiser, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 13 day of December, 2021.
My Commission Expires the 12 day of September, 2022.

Notary Public: [Signature]
Owner: Donald P. Gaiser

TITLE CLAUSE (NO MORTGAGE)
I, Donald P. Gaiser, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Donald P. Gaiser, as recorded in Instrument Number 20191170024094, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Donald P. Gaiser

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

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

In Witness Whereof, I hereunto set my hand and seal this 6 day of December, 2021.
Notary Public: [Signature]
Owner: Kenneth R. Gaiser

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 Gaiser, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 6 day of December, 2021.
My Commission Expires the 12 day of September, 2022.

Notary Public: [Signature]
Owner: Kenneth R. Gaiser

TITLE CLAUSE (NO MORTGAGE)
I, Kenneth Gaiser, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Kenneth Gaiser, as recorded in Instrument Number 20191170024094, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Kenneth R. Gaiser

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

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

In Witness Whereof, I hereunto set my hand and seal this 2 day of December, 2021.
Notary Public: [Signature]
Owner: Alma Jane Atkison

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 Alma Jane Atkison, 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 2 day of December, 2021.
My Commission Expires the 12 day of September, 2022.

Notary Public: [Signature]
Owner: Alma Jane Atkison

TITLE CLAUSE (NO MORTGAGE)
I, Alma Jane Atkison, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Alma Jane Atkison, as recorded in Instrument Number 20191170024094, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

Witness: [Signature]
Owner: Alma Jane Atkison

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 15th day of November, 2021.
Secretary: [Signature]
President of Board: [Signature]

Approved by the Butler Township Planning Commission this 2nd day of November, 2021.
Secretary: [Signature]
Chairman: [Signature]

Reviewed by the Butler County Planning Commission this 20th day of October, 2021.
Secretary: [Signature]
Chairman: [Signature]

Butler Co Plan # 91220

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 400 page 37.

Given under my hand and seal this 6th day of January, 2022.
Recorder: [Signature]
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Butler County Planning Commission

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: ALMA JANE ATKISON,
DONALD P. GAISER, KENNETH GAISER,
SUSAN GAISER CUMMINGS
& DRUSILLA GAISER SISSON

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 09/27/2021 Scale 1" = 30'
Parcel No. 054-34-A7 & A8
Address 4108 CYPRESS STREET

Dwn By BEC
Instrument # 20191170024094
Ckd By CAH
Service No. 21-159

NOTES:

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

REF: LOTS 7 & 8 OF GREEN ACRES PLAN OF LOTS, R.F. 7 PG. 5

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.

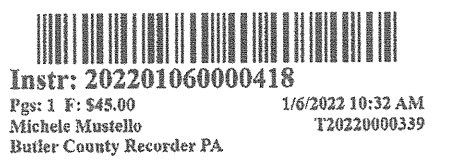
ZONING: R-1; SINGLE FAMILY RESIDENTIAL
BUILDING REQUIREMENTS:
40' FRONT YARD
10' SIDE YARD
25' REAR YARD
MINIMUM LOT SIZE: 15,000 S.F.
MINIMUM LOT FRONTAGE: 100'

PROPERTY OWNERS:
ALMA JANE ATKISON,
DONALD P. GAISER,
KENNETH GAISER,
SUSAN GAISER CUMMINGS,
DRUSILLA GAISER SISSON
c/o ALMA JANE ATKISON
4108 CYPRESS STREET
BUTLER, PA 16001

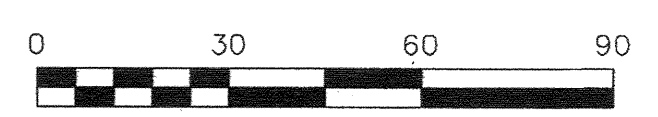
REF: PROPERTY SURVEY FOR DONALD F. GAISER,
ALMA JANE ATKISON, DONALD P. GAISER, KENNETH GAISER, SUSAN GAISER CUMMINGS & DRUSILLA GAISER SISSON BY LAND SURVEYORS, INC., 05/20/2020, #20-040.

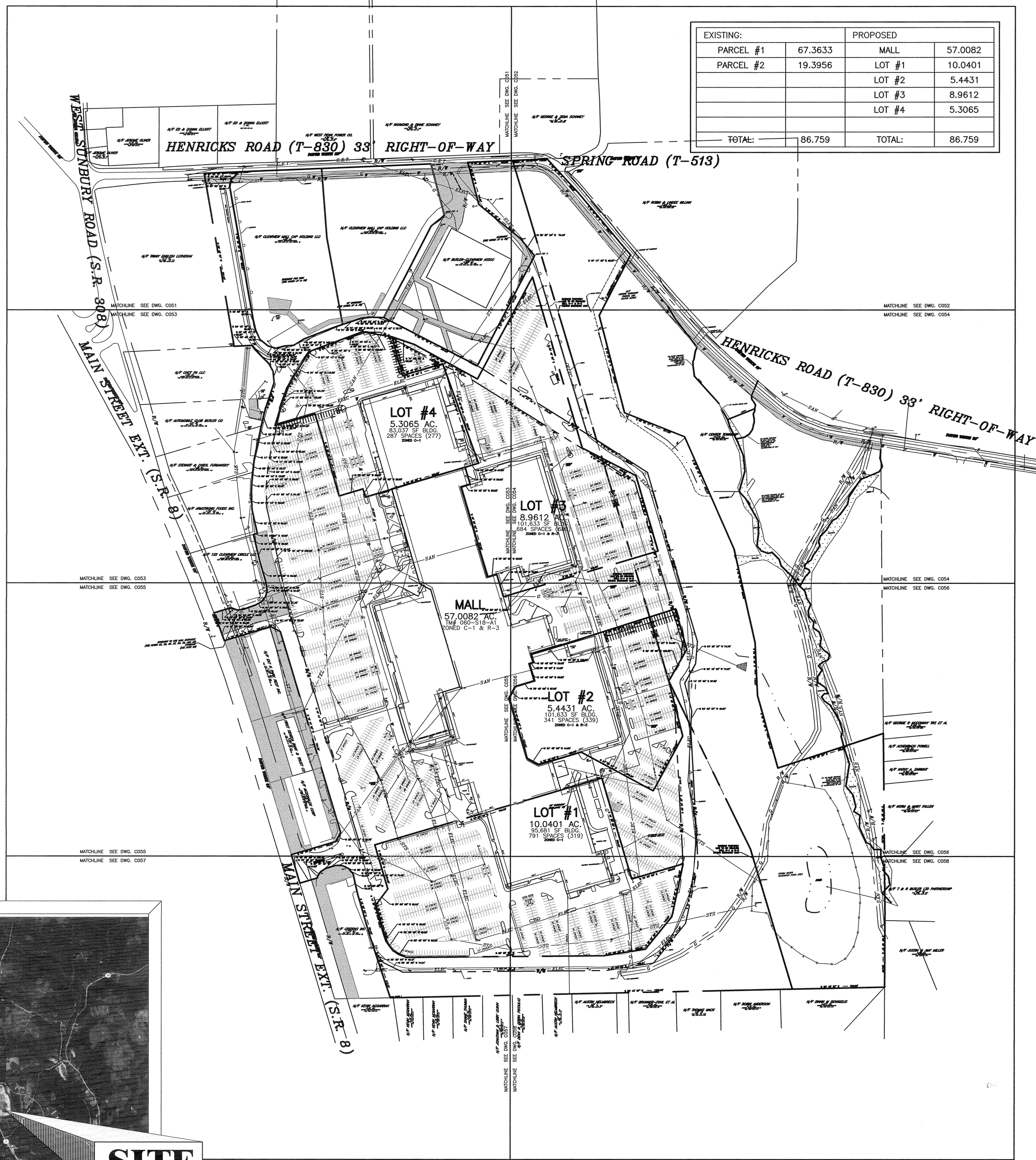
THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING LOTS INTO ONE LOT.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY AND SHOULD BE FIELD VERIFIED BY PA ONE CALL PRIOR TO ANY EXCAVATION.



PLAN BOOK	PAGE
400	37





EXISTING:		PROPOSED	
PARCEL #1	67.3633	MALL	57.0082
PARCEL #2	19.3956	LOT #1	10.0401
		LOT #2	5.4431
		LOT #3	8.9612
		LOT #4	5.3065
TOTAL:		86.759	86.759

LLC ADOPTION

KNOW ALL MEN BY THESE PRESENTS THAT CLEARVIEW MALL CAPITAL HOLDING, LLC, A LIMITED LIABILITY COMPANY, DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY, SITUATED IN THE TOWNSHIP OF CENTER, 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, LANES, 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 CENTER, OF THE COUNTY OF BUTLER, CLEARVIEW MALL CAPITAL HOLDING, LLC HEREBY AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF CENTER, OF THE COUNTY OF BUTLER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON CLEARVIEW MALL CAPITAL HOLDING, LLC, ITS SUCCESSORS AND ASSIGNS, AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 20 DAY OF December, 2021.

ATTEST: [Signature]
NOTARY PUBLIC

[Signature]
FELIX REZNICK
MEMBER

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

[Signature]
NOTARY PUBLIC

[Signature]
FELIX MEMBER

LLC ACKNOWLEDGEMENT

STATE OF FLORIDA

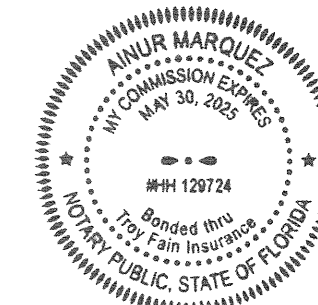
COUNTY OF Broward SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID Broward county, PERSONALLY APPEARED THE ABOVE NAMED FELIX REZNICK, MEMBER OF CLEARVIEW MALL CAPITAL HOLDING, LLC, A LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

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

[Signature]
NOTARY PUBLIC

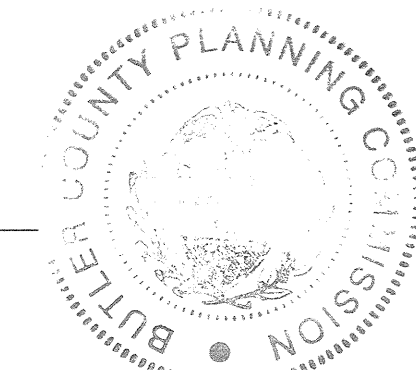
MY COMMISSION EXPIRES THE 30 DAY OF May, 2025.



BUTLER COUNTY PLANNING COMMISSION

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

ATTEST: [Signature] SECRETARY [Signature] CHAIRMAN
Butler Co. Plan # 21236



TOWNSHIP PLANNING COMMISSION

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER, BUTLER COUNTY,

PENNSYLVANIA ON THIS 17th DAY OF November, 2021.

ATTEST: [Signature] SECRETARY [Signature] CHAIRMAN

BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAN BY THE TOWNSHIP OF CENTER 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 BOARD OF SUPERVISORS.

THIS PLAT OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER, BUTLER COUNTY,

PENNSYLVANIA ON THIS 8th DAY OF December, 2021.

ATTEST: [Signature] SECRETARY [Signature] CHAIRMAN

SURVEYOR CERTIFICATION

I, RONALD OLSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, ALLEYS, RIGHTS-OF-WAY, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS, DEVELOPERS, OR AGENTS.

Dec. 10, 2021
DATE

[Signature]
RONALD OLSEN PLS # SU-963-A

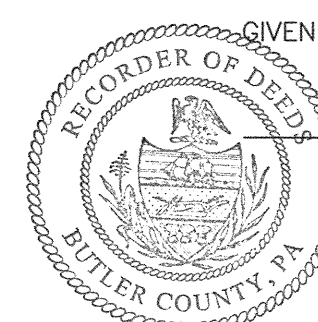
PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC.,

IN SAID COUNTY IN PLAN BOOK 400, PAGE 38-47

GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF January, 2022



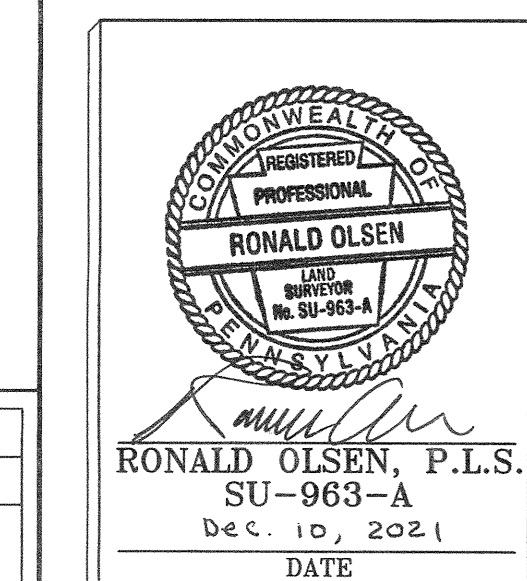
[Signature]
MICHELE M. MUSTELLO
RECORDER

SEAL

RECORDED:	
PLAN BOOK	PAGE

SHEET 1 OF 10

PLAN BOOK	PAGE
400	38



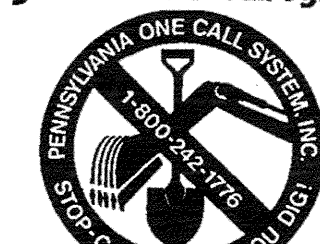
GENERAL NOTES:

- PROPERTY SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS AGREEMENT AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT # 20210026193 PERTAINING TO PARKING EASEMENTS, ACCESS EASEMENTS, AND UTILITY EASEMENTS INCLUDING STORMWATER ETC.
- ZONING C-1. FOR SHOPPING CENTERS - 0' SETBACKS PER 20-905.A.2. - MINIMUM FRONTAGE 100', MINIMUM LOT AREA NONE.
- PARKING SPACES PROVIDED INDICATED FOR EACH LOT WITH THE REQUIRED NUMBER IN PARENTHESES.
- BEARINGS HAVE BEEN ADJUSTED TO STATE PLANE COORDINATES.

PROPERTY OWNER INFORMATION

TAX PARCELS 60-S18-A1 & A2
CLEARVIEW MALL CAPITAL HOLDING LLC
1010 NORTHERN BLVD.
GREAT NECK, NY, 11021

Pennsylvania One Call System, Inc.



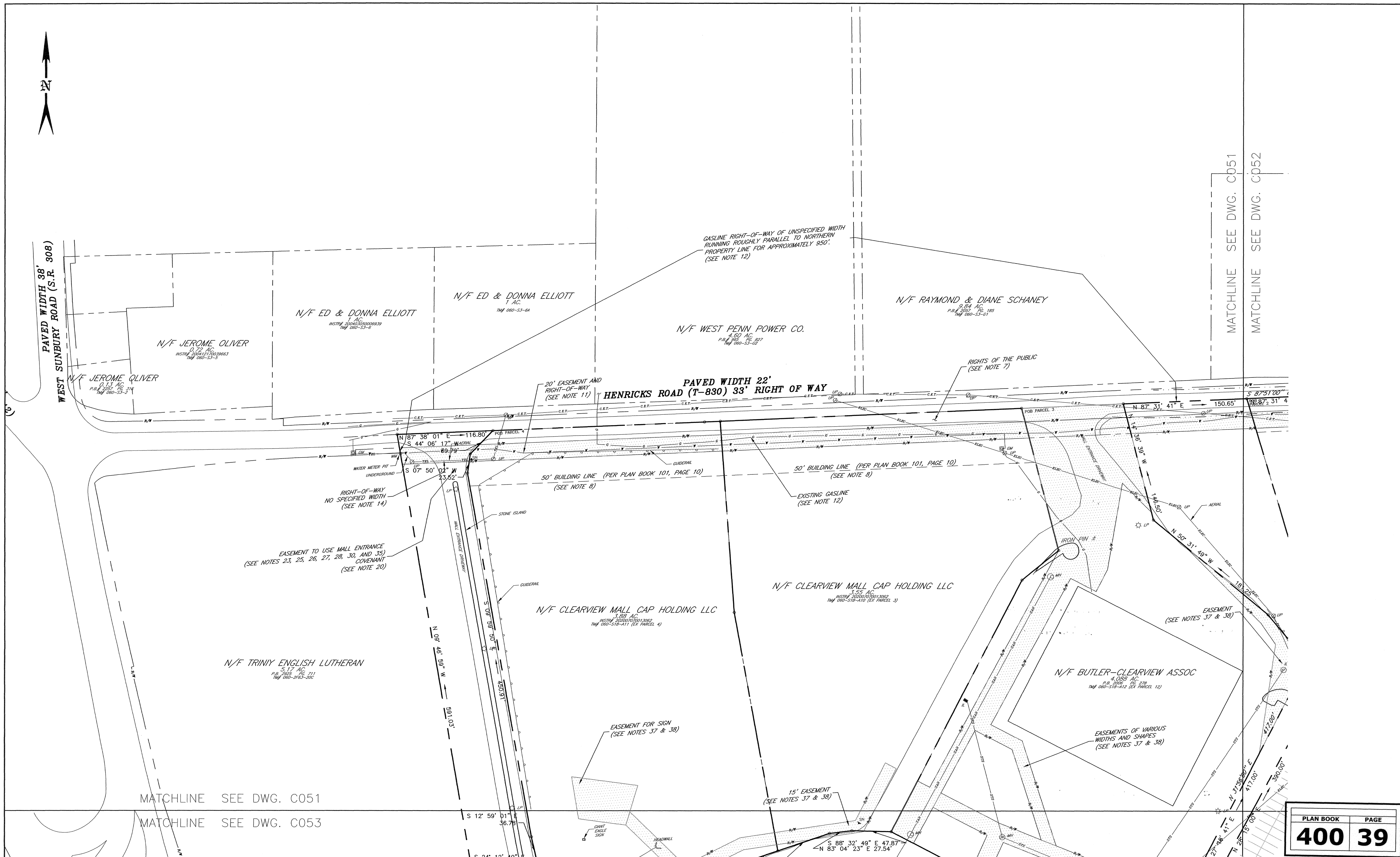
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

REVISIONS			
REV.	REVISION DESCRIPTION	REV BY	CHK BY
D	REVISED PER TOWNSHIP COMMENTS	RWC	RWC
C	REVISED PER TOWNSHIP COMMENTS	RWC	RO
B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RWC
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC
REV.	REVISION DESCRIPTION	REV BY	CHK BY

OLSEN CRAFT ASSOCIATES, LLC		DATE: 10/08/2021	
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS		SHEET NO.	REV.
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us		C050	D
CLEARVIEW MALL CAPITAL HOLDING LLC		PROJECT NO. 202025A	
CLEARVIEW MALL		SCALE 0 200' 400'	
PLAN OF SUBDIVISION		CHKD. BY: RO DRAWN BY: RWC	
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA		PROJECT NO. 202025A	

SITE LOCATION MAP
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SITE



GENERAL NOTES:

1. PROPERTY SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS AGREEMENT AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT # _____ PERTAINING TO PARKING EASEMENTS, ACCESS EASEMENTS, AND UTILITY EASEMENTS INCLUDING STORMWATER ETC.
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3. PARKING SPACES PROVIDED INDICATED FOR EACH LOT WITH THE REQUIRED NUMBER IN PARENTHESES.
4. BEARINGS HAVE BEEN ADJUSTED TO STATE PLANE COORDINATES.

Pennsylvania One Call System, Inc.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
D	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	12/07/2021
C	REVISED PER TOWNSHIP COMMENTS	RWC	RO	11/20/2021
B	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	11/03/2021
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021



OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

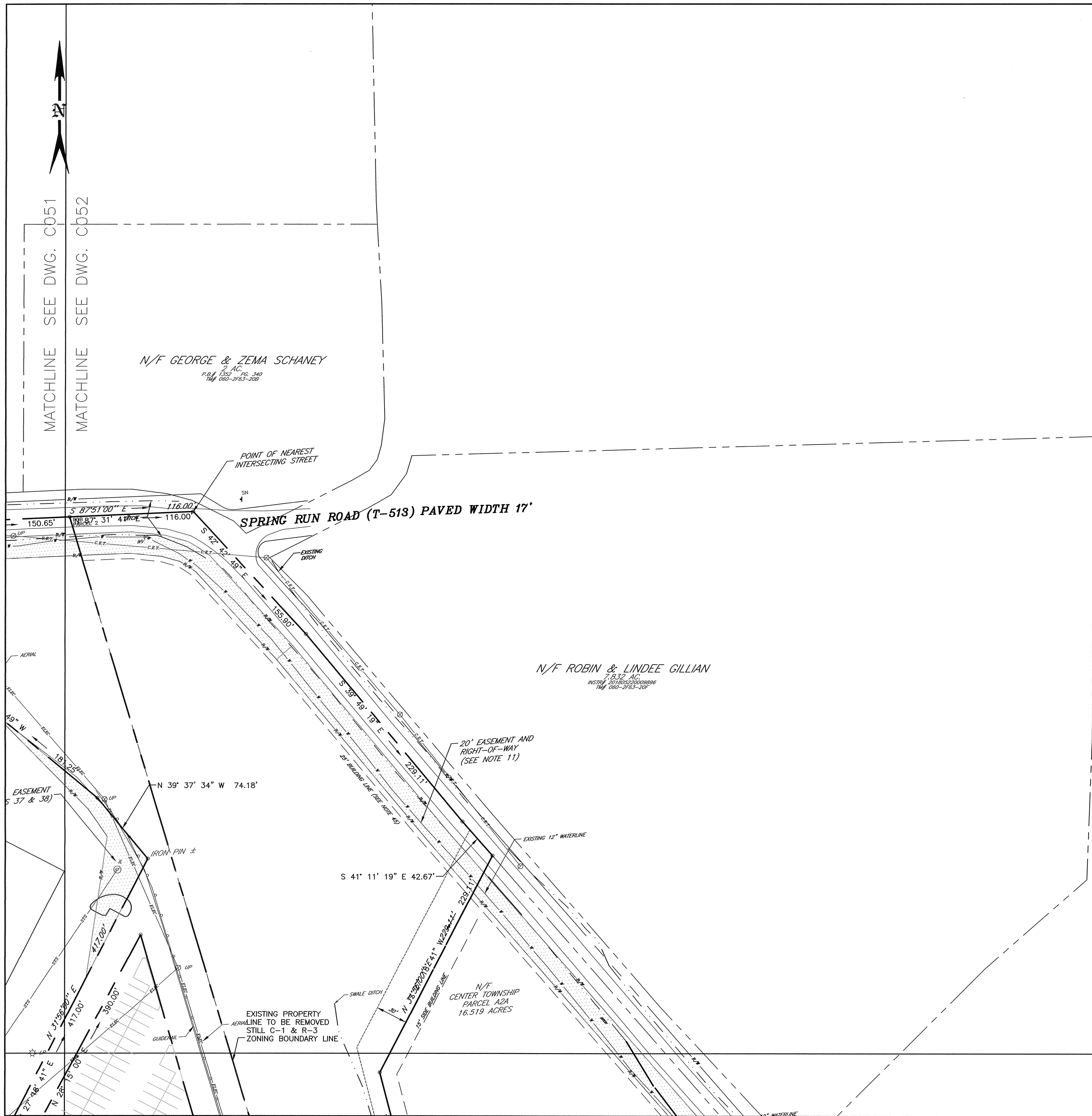
CLEARVIEW MALL CAPITAL HOLDING LLC
CLEARVIEW MALL
PLAN OF SUBDIVISION
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 10/08/2021

SHEET NO. REV.

C051 D

SCALE 0 50' 100' CHKD. BY: RO DRAWN BY: RWC PROJECT NO. 202025A




MATCHLINE SEE DWG. C052
MATCHLINE SEE DWG. C054

- GENERAL NOTES:**
1. PROPERTY SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS AGREEMENT AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT # PERTAINING TO PARKING EASEMENTS, ACCESS EASEMENTS, AND UTILITY EASEMENTS INCLUDING STORMWATER ETC.
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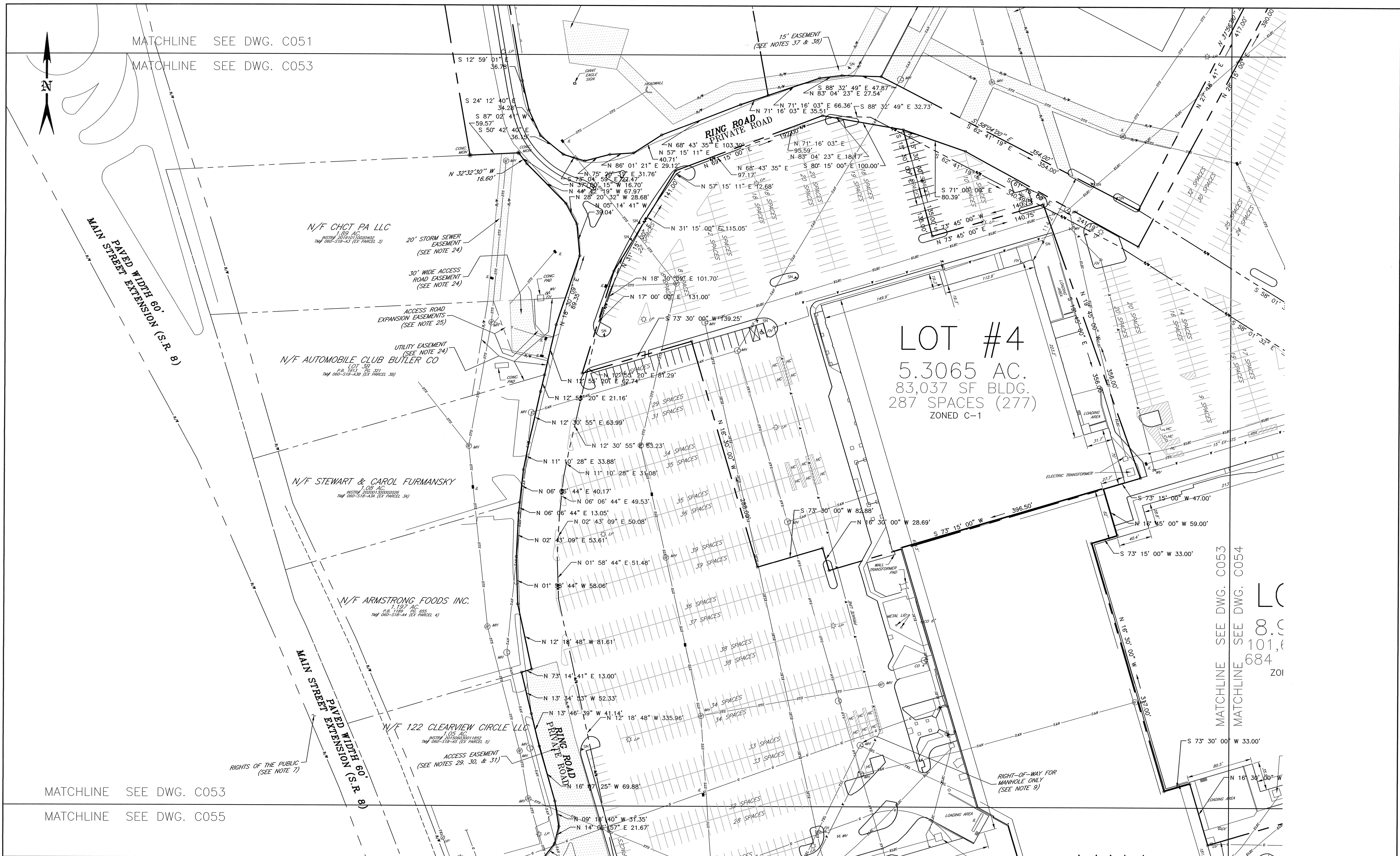


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D	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	12/07/2021
C	REVISED PER TOWNSHIP COMMENTS	RWC	RO	11/20/2021
B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RWC	11/03/2021
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021
REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE



OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

CLEARVIEW MALL CAPITAL HOLDING LLC		DATE: 10/08/2021
CLEARVIEW MALL		SHEET NO.
PLAN OF SUBDIVISION		REV.
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA		C052 D
SCALE 0 50' 100'	CHKD. BY: RO	DRAWN BY: RWC
PROJECT NO. 202025A		



MATCHLINE SEE DWG. C053
MATCHLINE SEE DWG. C055

MATCHLINE SEE DWG. C053
MATCHLINE SEE DWG. C054

GENERAL NOTES:

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PLAN BOOK	PAGE
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SHEET 4 OF 10

Pennsylvania One Call System, Inc.



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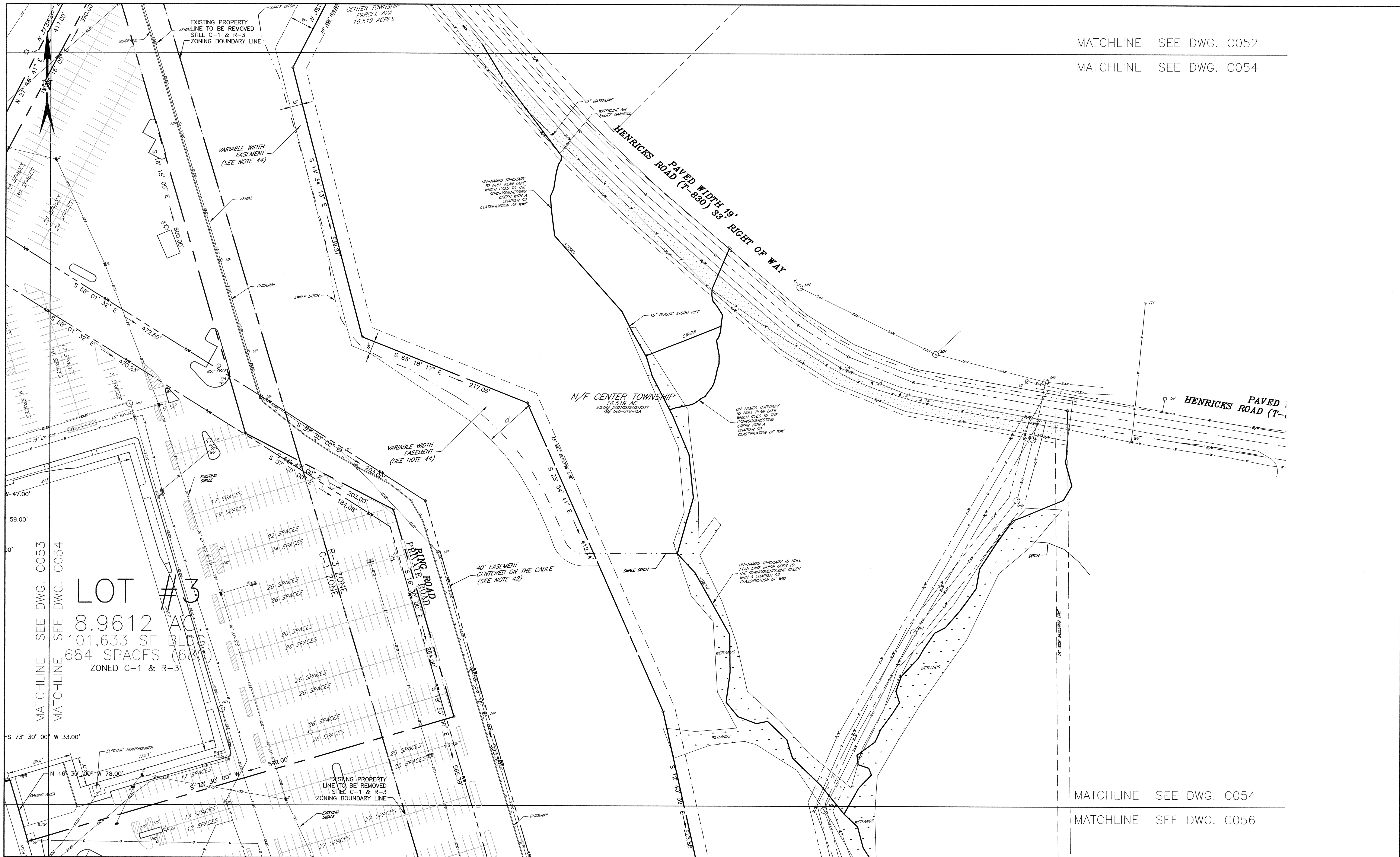
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C	REVISED PER TOWNSHIP COMMENTS	RWC	RO	11/20/2021
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A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021



OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET - BUTLER PENNSYLVANIA 16001 (724) 282-6786 FAX (724) 282-7619 www.OlsenCraftAssociates.us

CLEARVIEW MALL CAPITAL HOLDING LLC CLEARVIEW MALL PLAN OF SUBDIVISION CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA		DATE: 10/08/2021
SCALE 0 50' 100'		CHKD. BY: RO DRAWN BY: RWC PROJECT NO. 202025A

SHEET NO. REV.
C053 D



MATCHLINE SEE DWG. C052

MATCHLINE SEE DWG. C054

MATCHLINE SEE DWG. C054

MATCHLINE SEE DWG. C056

PLAN BOOK	PAGE
400	42

GENERAL NOTES:

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SHEET 5 OF 10

Pennsylvania One Call System, Inc.



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B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RWC	11/03/2021
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenCraftAssociates.us

CLEARVIEW MALL CAPITAL HOLDING LLC
CLEARVIEW MALL
PLAN OF SUBDIVISION
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 10/08/2021
SHEET NO. REV.
C054 D
PROJECT NO. 202025A

SCALE 0 50' 100'
CHKD. BY: RO
DRAWN BY: RWC

MATCHLINE SEE DWG. C053

MATCHLINE SEE DWG. C055



RIGHTS OF THE PUBLIC
(SEE NOTE 7)

EASEMENT TO USE MALL ENTRANCE
(SEE NOTES 23, 25, 26, 27, 28, 30, AND 35)
COVENANT
(SEE NOTE 20)

RIGHT-OF-WAY
NO SPECIFIED WIDTH
(SEE NOTE 10)

EASEMENT
(SEE NOTE 13)

THIS COULD POSSIBLY BE A RIGHT-OF-WAY
OF UNSPECIFIED WIDTH RELATED TO NOTE 21
UNABLE TO DETERMINE ABSOLUTELY

EASEMENTS
(SEE NOTE 32)

EASEMENT
(SEE NOTE 33)

EASEMENTS
(SEE NOTE 34)

EASEMENT TO USE MALL ENTRANCE
(SEE NOTES 23, 25, 26, 27, 28, 30, AND 35)
COVENANT
(SEE NOTE 20)

MATCHLINE SEE DWG. C055

MATCHLINE SEE DWG. C057

PLAN BOOK	PAGE
400	43

GENERAL NOTES:

- PROPERTY SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS AGREEMENT AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT # PERTAINING TO PARKING EASEMENTS, ACCESS EASEMENTS, AND UTILITY EASEMENTS INCLUDING STORMWATER ETC.
- ZONING C-1. FOR SHOPPING CENTERS - 0' SETBACKS PER 20-905.A.2. - MINIMUM FRONTAGE 100', MINIMUM LOT AREA NONE.
- PARKING SPACES PROVIDED INDICATED FOR EACH LOT WITH THE REQUIRED NUMBER IN PARENTHESES.
- BEARINGS HAVE BEEN ADJUSTED TO STATE PLANE COORDINATES.

SHEET 6 OF 10

Pennsylvania One Call System, Inc.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
D	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	12/07/2021
C	REVISED PER TOWNSHIP COMMENTS	RWC	RO	11/20/2021
B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RWC	11/03/2021
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4788 FAX (724) 282-7619 www.OlsenAndAssociates.us

CLEARVIEW MALL CAPITAL HOLDING LLC
CLEARVIEW MALL
PLAN OF SUBDIVISION
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 10/08/2021
SHEET NO. C055
REV. D

SCALE 0 50' 100'
CHKD. BY: RO
DRAWN BY: RWC
PROJECT NO. 202025A



MATCHLINE SEE DWG. C054

MATCHLINE SEE DWG. C056

N/F GEORGE R MCCONAHY TRS ET AL
0.406 AC.
INST. 201712290027912
TM# 060-517-826

N/F ACHENBACH POWELL
0.48 AC.
INST. 200808040012331
TM# 060-517-818

N/F KATHY A. ENRIGHT
0.483 AC.
INST. 200811200028792
TM# 060-517-818

N/F NORM & MARY FALLEN
LOT 17
INST. 20041028001452
TM# 060-517-817

MATCHLINE SEE DWG. C056

MATCHLINE SEE DWG. C058

PLAN BOOK	PAGE
400	44

GENERAL NOTES:

- PROPERTY SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS AGREEMENT AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT # _____ PERTAINING TO PARKING EASEMENTS, ACCESS EASEMENTS, AND UTILITY EASEMENTS INCLUDING STORMWATER ETC.
- ZONING C-1. FOR SHOPPING CENTERS - 0' SETBACKS PER 20-905.A.2. - MINIMUM FRONTAGE 100', MINIMUM LOT AREA NONE.
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Pennsylvania One Call System, Inc.



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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
D	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	12/07/2021
C	REVISED PER TOWNSHIP COMMENTS	RWC	RO	11/20/2021
B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RWC	11/03/2021
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
128 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenCraftAssociates.us

CLEARVIEW MALL CAPITAL HOLDING LLC

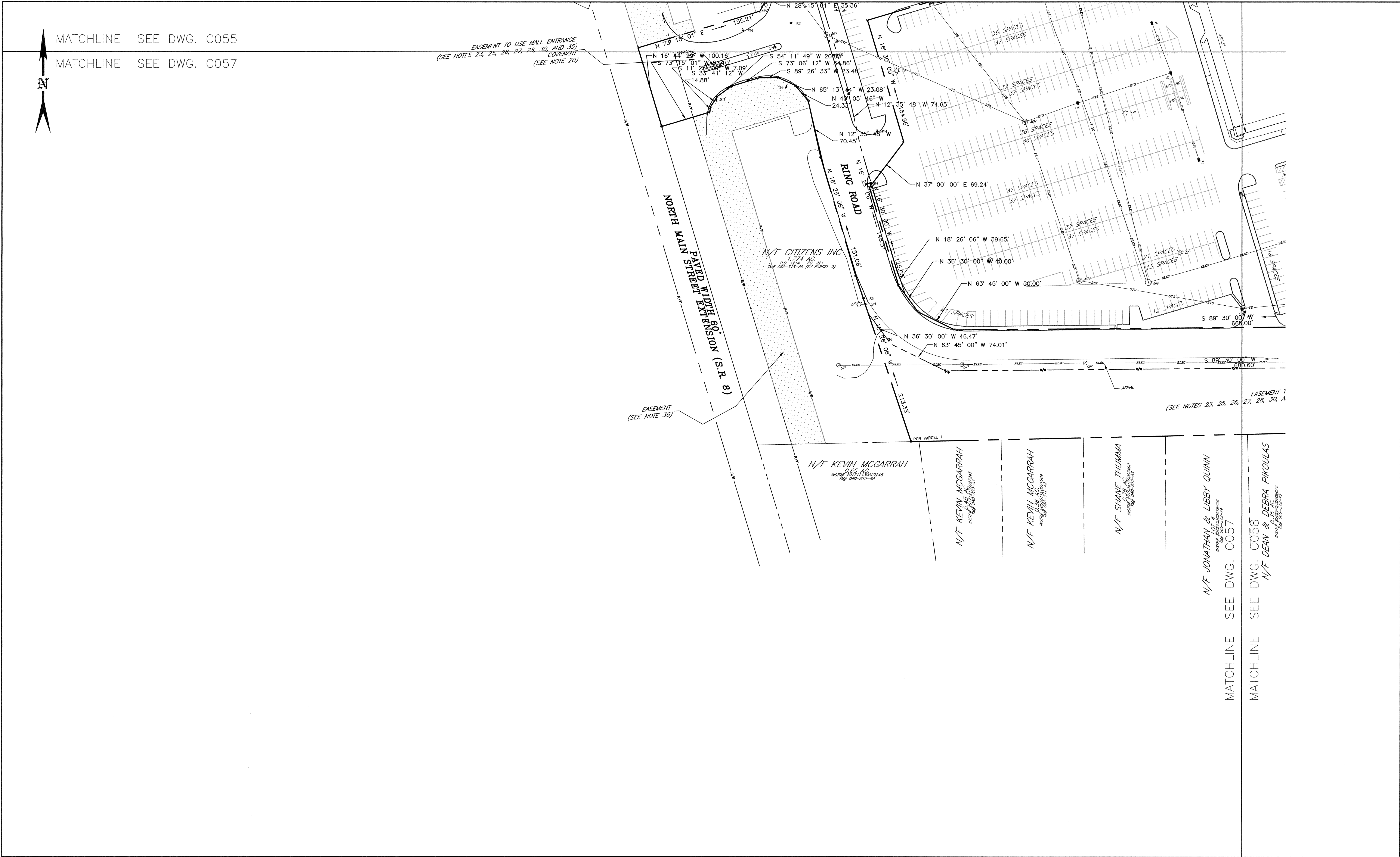
DATE: 10/08/2021

CLEARVIEW MALL
PLAN OF SUBDIVISION
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SHEET NO. REV.

C056 D

SCALE 0 50' 100' CHKD. BY: RO DRAWN BY: RWC PROJECT NO. 202025A



PLAN BOOK	PAGE
400	45

- GENERAL NOTES:
- PROPERTY SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS AGREEMENT AS RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS INSTRUMENT # _____ PERTAINING TO PARKING EASEMENTS, ACCESS EASEMENTS, AND UTILITY EASEMENTS INCLUDING STORMWATER ETC.
 - ZONING C-1. FOR SHOPPING CENTERS - 0' SETBACKS PER 20-905.A.2. - MINIMUM FRONTAGE 100', MINIMUM LOT AREA NONE.
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 - BEARINGS HAVE BEEN ADJUSTED TO STATE PLANE COORDINATES.

SHEET 8 OF 10

Pennsylvania One Call System, Inc.

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D	REVISED PER TOWNSHIP COMMENTS	RWC	RWC	12/07/2021
C	REVISED PER TOWNSHIP COMMENTS	RWC	RO	11/20/2021
B	REVISED PER TOWNSHIP EGR COMMENTS	RWC	RWC	11/03/2021
A	SUBMISSION TO CENTER TOWNSHIP	RWC	RWC	10/13/2021
REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

CLEARVIEW MALL CAPITAL HOLDING LLC
CLEARVIEW MALL
PLAN OF SUBDIVISION
CENTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 10/08/2021
SHEET NO. C057
REV. D

SCALE 0 50' 100'
CHKD. BY: RO
DRAWN BY: RWC
PROJECT NO. 202025A

EXISTING SURVEY	
SYMBOL	DESCRIPTION
	DIRECTION ARROW
	OWNERSHIP TIE
	ANGLE POINT
	BENCH MARK
	MONUMENT
	IRON PIN
	HUB/STAKE
	POINT OF BEGINNING
	PROPERTY CORNER
	CORE BORE
	OIL WELL/OIL AREA
	CENTERLINE
	BEARING AND DISTANCE
	PARCEL LABELS
	ADJACENT LINE
	BOUNDARY LINE
	LOT LINE
	BORO/TWP LINE

EXISTING STORM SEWER	
SYMBOL	DESCRIPTION
	M TYPE INLET
	C TYPE INLET
	CATCH BASIN INLET
	YARD DRAIN INLET
	STORM SEWER MANHOLE
	HEADWALL/ENDWALL
	ON-LOT SUMP
	STREAM/WATERCOURSE
	SWALE/DITCH
	STORM SEWER LINE (SIZE AS NOTED)
	STORM CULVERT (SIZE AS NOTED)

EXISTING SANITARY SEWER	
SYMBOL	DESCRIPTION
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER FORCE MAIN (SIZE AS NOTED)
	SANITARY SEWER LINE (SIZE AS NOTED)
	SANITARY SEWER SERVICE LINE (SIZE AS NOTED)

EXISTING GAS/ELECTRIC	
SYMBOL	DESCRIPTION
	GAS METER
	GAS VALVE
	GUY WIRE
	UTILITY POLE
	LIGHT POLE
	TELEPHONE
	TELE RISER
	POWER TRANSFORMER
	POWER VAULT
	CABLE/ELECTRIC/TELEPHONE LINE
	ELECTRIC LINE
	CABLE LINE
	TELEPHONE LINE
	GAS LINE
	GAS LINE (HIGH PRESSURE)

EXISTING WATER	
SYMBOL	DESCRIPTION
	TEE
	11.25° BEND
	22.5° BEND
	45° BEND
	90° BEND
	CAP/PLUG
	THRUST BLOCK
	REDUCER
	BLOW-OFF VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	CURB STOP
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	AIR RELIEF VALVE
	WATER LINE (SIZE AS NOTED)

EXISTING TRAFFIC	
SYMBOL	DESCRIPTION
	SIGN
	STREET SIGN
	OVERHEAD SIGN
	LIGHT STANDARD
	TRAFFIC LIGHT
	HANDICAPPED
	HANDICAPPED RAMP
	MAIL BOX
	DRIVE
	GLIDERAIL
	PARKING
	PARKING DIMENSION
	ROAD CENTERLINE
	ROAD CURB
	ROAD DIMENSION
	ROAD RIGHT-OF-WAY
	ROAD TEXT
	SIDEWALK - CONCRETE

EXISTING LANDSCAPE	
SYMBOL	DESCRIPTION
	SHRUB
	TREE (CONIFER)
	TREE (DECIDUOUS)
	TREE LINE
	LANDSCAPE AREA
	LANDSCAPE POND
	WETLANDS FIELD DELINEATED
	FENCE

EXISTING MISCELLANEOUS	
SYMBOL	DESCRIPTION
	BUILDING WALL
	BUILDING DIMENSIONS
	BUILDING SETBACK LINE
	MAJOR CONTOUR
	SLOPE RATIO
	RAILROAD
	UTILITY RIGHT-OF-WAY
	100 YEAR FLOOD PLAIN

In the event that one or more of the Exceptions listed below references covenants, conditions and/or restrictions, please note that the Exception(s) specifically exclude any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

The Policy or Policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company.

5. Coal and coal bed methane gas and mining rights and all rights incident to the extraction or development of coal or coal bed methane gas heretofore conveyed, excepted and reserved by instruments of record; the right of surface, lateral or subjacent support; or any surface subsidence. NOTICE: THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND." (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

6. Oil and gas and minerals and all rights incident to the extraction or development of oil and gas or minerals heretofore conveyed, leased, excepted or reserved by instruments of record.

7. Rights of the public and others entitled thereto in and to the use of that portion of the premises within the bounds of Pennsylvania Traffic Route 8 and Henricks Road.

8. Fifty foot building line along T-830, Henricks Road as shown on the Plan of Subdivision Revision No. 1 for Clearview Mall Company recorded in Plan Book Volume 101, page 10. (Affects Parcels 3 and 4)

9. Right of Way Agreement for Buried Facilities from Clearview Mall Company to United Telephone Company of PA, dated May 6, 1981 and recorded in Record Book Volume 1131, page 850. (Affects Parcel 1)

10. Right of way from Clearview Mall Company to United Telephone Company of Pennsylvania, dated June 5, 1981 and recorded in Deed Book Volume 1134, page 806. (Affects Parcel 1)

11. Deed of Easement and Right of Way from Clearview Mall Company to Western Pennsylvania Water Company, dated August 28, 1981 and recorded in Deed Book Volume 1139, page 285. (Affects Parcels 1 through 4)

12. Right of Way for Gas Line from Clearview Mall Company to T. W. Phillips Gas and Oil Co., dated October 1, 1981 and recorded in Deed Book Volume 1139, page 606. (Affects Parcels 1, 3, and 4)

13. Deed of Easement from Clearview Mall Company to Department of Transportation, Commonwealth of Pennsylvania, dated July 17, 1984 and recorded in Record Book Volume 1205, page 248. (Affects Parcel 1)

14. Right of way from Clearview Mall Company to United Telephone Company of Pennsylvania, dated September 22, 1981 and recorded in Deed Book Volume 1140, page 355. (Affects Parcels 1 and 4)

15. Right-of-Way Grant from Metropolitan Life Insurance Company to T. W. Phillips Gas and Oil Co., dated September 19, 1988 and recorded in Record Book Volume 1425, page 275. (Affects Parcel 1)

16. Gas Line Easement from Metropolitan Life Insurance Company to T. W. Phillips Gas and Oil Co., dated August 24, 1995 and recorded in Record Book Volume 2554, page 952. (Affects Parcels 1 and 2)

17. Regulator Site Easement from Metropolitan Life Insurance Company to T. W. Phillips Gas and Oil Co., dated August 24, 1995 and recorded in Record Book Volume 2554, page 947. (Affects Parcel 1)

18. Agreement from Metropolitan Life Insurance Company to Clearview Manor Development Company, dated February 23, 1994 and recorded in Record Book Volume 2459, page 68. (Affects Parcel 2)

19. Agreement between Clearview Mall Company and the Township of Center, dated July 1, 1981 and recorded in Record Book Volume 1135, page 302. (Affects Parcels 1 through 4)

20. Access Covenant between Clearview Mall Company and Department of Transportation, Commonwealth of Pennsylvania, dated June 1, 1981 and recorded in Record Book Volume 1132, page 676. (Affects Parcels 1 through 4)

21. Right of Way for Gas Line from J. S. Campbell, Jr. to T. W. Phillips Gas & Oil Co., dated November 8, 1933 and recorded in Deed Book Volume 475, page 107. (Not known if this Right-of-Way exists. If it does, it could affect Parcel 1)

23. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 3A, Clearview Mall between Clearview Mall Company and Donoghue and Pivrotto Enterprises, Inc., dated August 3, 1984 and recorded in Record Book Volume 1221, page 681. (Affects Parcels 1 and 2)

24. Non-exclusive access easement as granted in deed from Clearview Mall Company to State Farm Mutual Automobile Insurance Company, dated December 18, 1986 and recorded in Record Book Volume 1319, page 259. (Does not affect the Subject Parcels)

25. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 3B-1, Clearview Mall between Clearview Mall Company and State Farm Mutual Automobile Insurance Company, dated September 29, 1986 and recorded in Record Book Volume 1319, page 268; as amended by Easement Agreement between Metropolitan Life Insurance Company and State Farm Mutual Automobile Insurance Company, dated January 25, 1990 and recorded in Record Book Volume 1563, page 210. (Affects Parcels 1 and 2)

26. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 3B, Clearview Mall between Metropolitan Life Insurance Company and Butler Motor Club Insurors, Inc. d/b/a Automobile Club of Butler County, dated September 10, 1990 and recorded in Record Book Volume 1656, page 24. (Affects Parcels 1 and 2)

27. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 4, Clearview Mall between Clearview Mall Company and Armstrong Foods, Inc., dated May 16, 1984 and recorded in Record Book Volume 1189, page 661. (Affects Parcels 1 abd 2)

28. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 4A, (Gap Parcel) Clearview Mall between Clearview Mall Company and Armstrong Foods, Inc., dated May 25, 1984 and recorded in Record Book Volume 1197, page 959. (Affects Parcels 1 and 2)

29. Non-exclusive easement as granted in deed from Clearview Mall Company to Hardee's Food Systems, Inc., dated September 20, 1984 and recorded in Record Book Volume 1204, page 850 (Parcel 5). (Affects Parcel 1)

30. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 5, Clearview Mall between Clearview Mall Company and Hardee's Food Systems, Inc., dated September 26, 1984 and recorded in Record Book Volume 1204, page 856. (Affects Parcels 1 and 2)

31. Easement Agreement from Clearview Mall Company to Hardee's Food Systems, Inc., dated September 26, 1984 and recorded in Record Book Volume 1204, page 891. (Affects Parcel 1)

32. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances and other easements as set forth in deed from Clearview Mall Company to Butler County Industrial Development Authority, dated December 17, 1981 and recorded in Record Book Volume 1144, page 282 (Parcel 6). (Affects Parcels 1 and 2)

33. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances as granted in deed from Clearview Mall Company to First Seneca Bank and Trust Company, dated November 18, 1981 and recorded in Record Book Volume 1143, page 574 (Parcel 7). (Affects Parcels 1 and 2)

34. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances as granted in deed from Clearview Mall Company to G & T Trading Company, dated December 10, 1981 and recorded in Record Book Volume 1143, page 300 (Parcel 8). (Affects Parcels 1 and 2)

35. Non-exclusive easement for vehicular ingress and egress over the Ring Road and Mall Entrances - Parcel 9, Clearview Mall between Clearview Mall Company and Citizens, Inc., dated May 1, 1984 and recorded in Record Book Volume 1214, page 226. (Affects Parcels 1 and 2)

36. Terms and conditions of Easement Agreement between Citizens, Inc. and Clearview Mall Company, dated December 27, 1984 and recorded in Record Book Volume 1214, page 254 across Parcel 9. (Does not affect the Subject Parcels)

37. Non-exclusive electric easement through Parcel 3 and a right of way to construct and maintain a sign on Parcel 4 granted in deed from Clearview Mall Company to The Kroger Co., dated October 30, 1981 and recorded in Record Book Volume 1140, page 979 (Parcel 12). (Affects Parcels 1, 3 and 4)

38. Cross Easement and Operating Agreement between Clearview Mall Company and The Kroger Co., dated October 29, 1981 and recorded in Record Book Volume 1140, page 995 (Parcel 12); Assignment and Assumption of Cross Easement and Operating Agreement between Clearview Mall Company and Coldwell Banker Real Estate Group, Inc., Assignor, and Metropolitan Life Insurance Company, Assignee, dated January 25, 1988 and recorded in Record Book Volume 1384, page 907; Assignment and Assumption of Cross Easement and Operating Agreement from Metropolitan Life Insurance Company to Clearview Mall Associates, dated February 28, 1996 and recorded in Record Book Volume 2603, page 301. (Affects Parcels 1 through 4)

39. The following matters set forth on ALTA/ACSM Land Title Survey made by Olsen & Associates LLC, dated February 11, 2014, under Project No. 201420A:

a. Storm sewer lines crossing the Insured land (Parcel 1) and parcels of land abutting Parcel 1 on the West.

b. Sanitary sewer lines crossing the Insured land (Parcel 1) and parcels of land abutting Parcel 1 on the West.

c. Storm sewer lines, sanitary sewer lines, and electric lines crossing the Insured land (Parcel 1) and property of now or formerly Butler-Clearview Associates (Parcel 12)

41. Right-of-Way Agreement from Clearview Mall Associates to West Penn Power Company dba Allegheny Power, dated August 31, 1999 and recorded in Record Book Volume 3054, page 563. (Affects Parcel 1)

42. Right-of-Way Agreement from Clearview Mall Associates to West Penn Power Company, dated October 27, 1999 and recorded at Instrument No. 199912230035717. (Affects Parcels 1 and 2)

44. Grading and Drainage Easement crossing Parcel 2 as shown on Center Township Public Works Facility Plan of Subdivision recorded in Plan Book Volume 315, pages 27 and 28. (Affects Parcel 2)

45. All matters shown on J.J. Gumberg Company, Clearview Mall Associates Subdivision recorded in Plan Book Volume 241, pages 46A and 46B (Affects Parcels 1 through 4)

NOTE: The Policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Insured Easements:

A. Together with access covenant from the Department of Transportation, Commonwealth of Pennsylvania to Clearview Mall Company as contained in instrument dated June 1, 1981 and recorded in Record Book Volume 1132, page 676.

B. Together with all rights, easements and benefits appurtenant to the insured land contained in that certain Cross Easement and Operating Agreement dated October 29, 1981 by and between Clearview Mall Company and the Kroger Co. as recorded in Record Book Volume 1140, page 995.

C. Together with easement for the purpose of constructing, reconstructing and perpetually maintaining sanitary sewer lines, storm sewer lines, water mains, electric lines, gas lines and telephone lines in deed dated December 17, 1981 by and between Clearview Mall Company and Butler County Industrial Development Authority recorded in Record Book Volume 1144, page 282.

D. Together with an easement for utility purposes to install and maintain sanitary sewer, storm sewer and water distribution facilities as contained in that certain Easement Agreement from Citizens, Inc. to Clearview Mall Company recorded in Record Book Volume 1214, page 254.

E. Together with non-exclusive perpetual easements for the following: Storm easement for the purpose of construction, operation and maintenance of storm sewer lines, pipes and conduits and utility easement for the purpose of construction, operation and maintenance of utility lines, pipes and conduits as contained in that certain deed dated December 18, 1986 between Clearview Mall Company and State Farm Mutual Automobile Insurance Company recorded in Record Book Volume 1319, page 259.

NOTES:

THE OFF-PREMISIS ELEVATED SIGN OF GIANT EAGLE ON PARCEL 4 IS LOCATED OUT OF THE EASEMENT DESCRIBED AS NUMBER 37 IN SCHEDULE B. OTHER THAN THIS ENCROACHMENT, ONTO PARCEL 4, THERE ARE NO OTHER VISIBLE OR OTHERWISE KNOWN ENCROACHMENTS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ONTO OR FROM THE SUBJECT PREMISES.

PLOTTED HEREON; EXCEPTIONS 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 24, 25, 29, 30, 31, 32, 33, 34, 36, 37, 38, 41, 42, AND 44.

EXCEPTIONS 7, 12, 23, 26, 27, 28, AND 35 ARE BLANKET IN NATURE, BUT CONTAIN PLOTTABLE ELEMENTS AND ARE NOTED ON THE SURVEY.

EXCEPTONS 5, 6, AND 19 ARE NOT PLOTTED ON THE SURVEY, BEING BLANKET EASEMENTS.

THE PROPERTY IS NOT USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

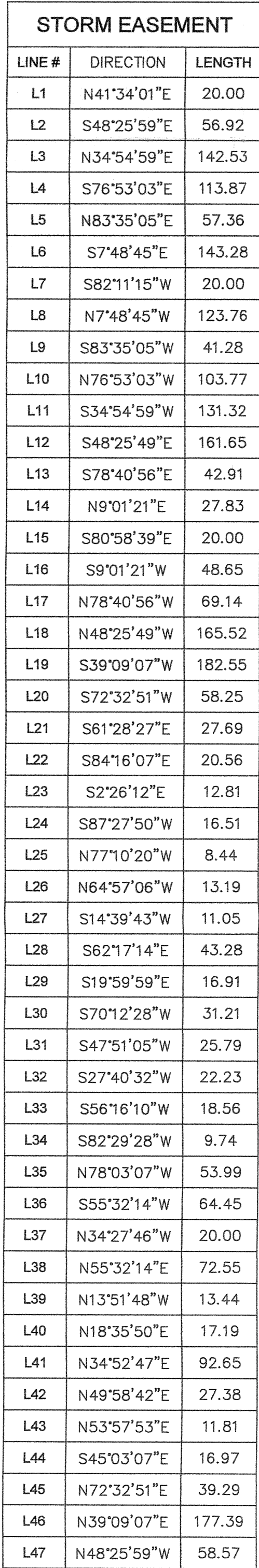
THERE IS NO OBSERVED EVIDENCE OF IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY.

THE SUBJECT PROPERTY HAS ACCESS TO TWO PUBLIC ROADS, NORTH MAIN ST EXT (SR 8) AND HENRICKS ROAD (T-830).

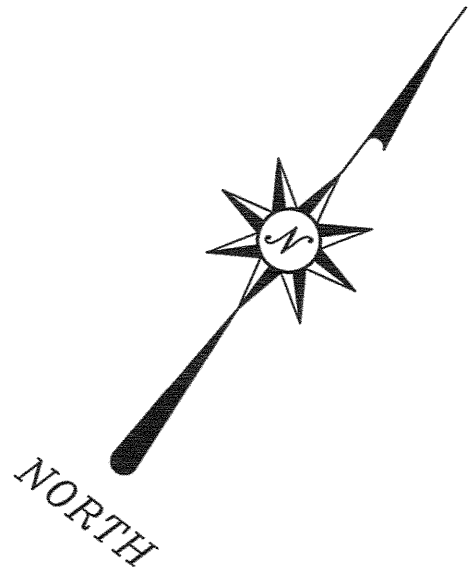
THE ADDRESS OF THE SUBJECT PROPERTY IS: 101 CLEARVIEW CIRCLE BUTLER, PA., 16001

NOTES:

PROPERTY DESCRIPTIONS SHOWN ON THIS SUBDIVISION ARE CONSISTENT WITH THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM.



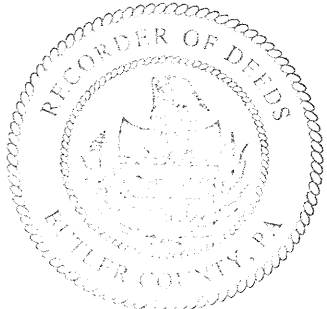
STORM EASEMENT		
LINE #	DIRECTION	LENGTH
L48	S89°50'31"E	20.00
L49	S0°09'29"W	68.07
L50	S15°51'43"E	67.22
L51	N73°07'16"E	39.38
L52	S16°52'44"E	6.00
L53	N73°07'16"E	43.45
L54	N16°52'44"W	6.00
L55	N26°27'42"E	52.43
L56	S63°32'18"E	20.00
L57	S26°27'42"W	61.05
L58	S73°07'16"W	107.85
L59	S54°56'38"W	18.57
L60	S83°19'22"W	69.56
L61	N85°19'08"W	26.42
L62	N64°11'38"W	47.56
L63	N64°11'38"W	47.56
L64	N14°15'59"E	16.57
L65	S85°29'31"E	18.13
L66	S85°29'24"E	10.66
L67	N89°54'16"E	7.22
L68	N43°31'55"E	15.52
L69	N64°44'18"E	35.48
L70	N82°00'23"E	24.51
L71	S81°24'40"E	12.37
L72	S66°08'17"E	17.89
L73	S55°36'20"E	23.15
L74	N15°51'43"W	56.68
L75	N0°09'29"E	70.89




SCALE - FEET


A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 40, 80, and 120 at regular intervals.

BUTLER COUNTY
PENNSYLVANIA
Recorded in the Recorder's office
of the said County on this 19th day
of January 2020
to Map 400 BOOK Pg 48
No. _____
Witness my hand and the seal of said office.
Michael B. Minstrell



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

1. THE FOLLOWING SIGNATURE BLOCK FOR THE REGISTERED PROFESSIONAL PREPARING THE STORMWATER MANAGEMENT PLAN:

 "I, _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF ZELIENOPLE'S STORMWATER MANAGEMENT ORDINANCE."

2. THE FOLLOWING SIGNATURE BLOCK FOR THE MUNICIPAL ENGINEER REVIEWING THE STORMWATER MANAGEMENT PLAN:

 "I, _____, HAVE REVIEWED THIS AS-BUILT STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE BOROUGH OF ZELIENOPLE'S STORMWATER MANAGEMENT ORDINANCE."

THE 9th DAY OF March, 2025.

Kimberly Anne Carter
NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA

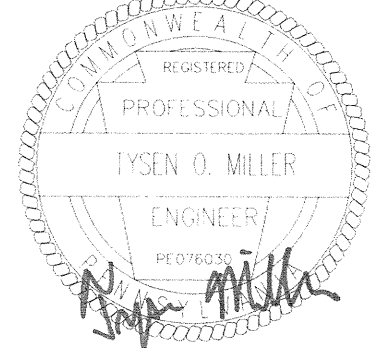
COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Kimberly Irene Carter, Notary Public
Allegheny County
My Commission Expires 03/09/2025
Commission Number 1207490

PENNSYLVANIA ACT 187 (1996) NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH, CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT 1-800-242-1776 BEFORE ANY DISTURBANCE.

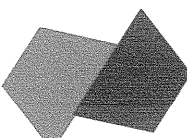
PLAN BOOK	PAGE
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[illegible]

ENGINEER



PREPARED BY:



KU Resources, Inc.
22 South Linden Street
Duquesne, PA 15110
412.469.9331
412.469.9336 fax
www.kuresources.com

PREPARED FOR:

TREK DEVELOPMENT GROUP
130 7TH STREET,
SUITE 300
PITTSBURGH,
PENNSYLVANIA 15222

PROJECT:

GLADE RUN LUTHERAN
SERVICES
CAMPUS REDEVELOPMENT
ZELIENOPLE BOROUGH,
PENNSYLVANIA 16063

DRAWING TITLE:

POST-CONSTRUCTION STORM SEWER MANAGEMENT AS-BUILTS

SHEET NO.

C-501

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 OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN.

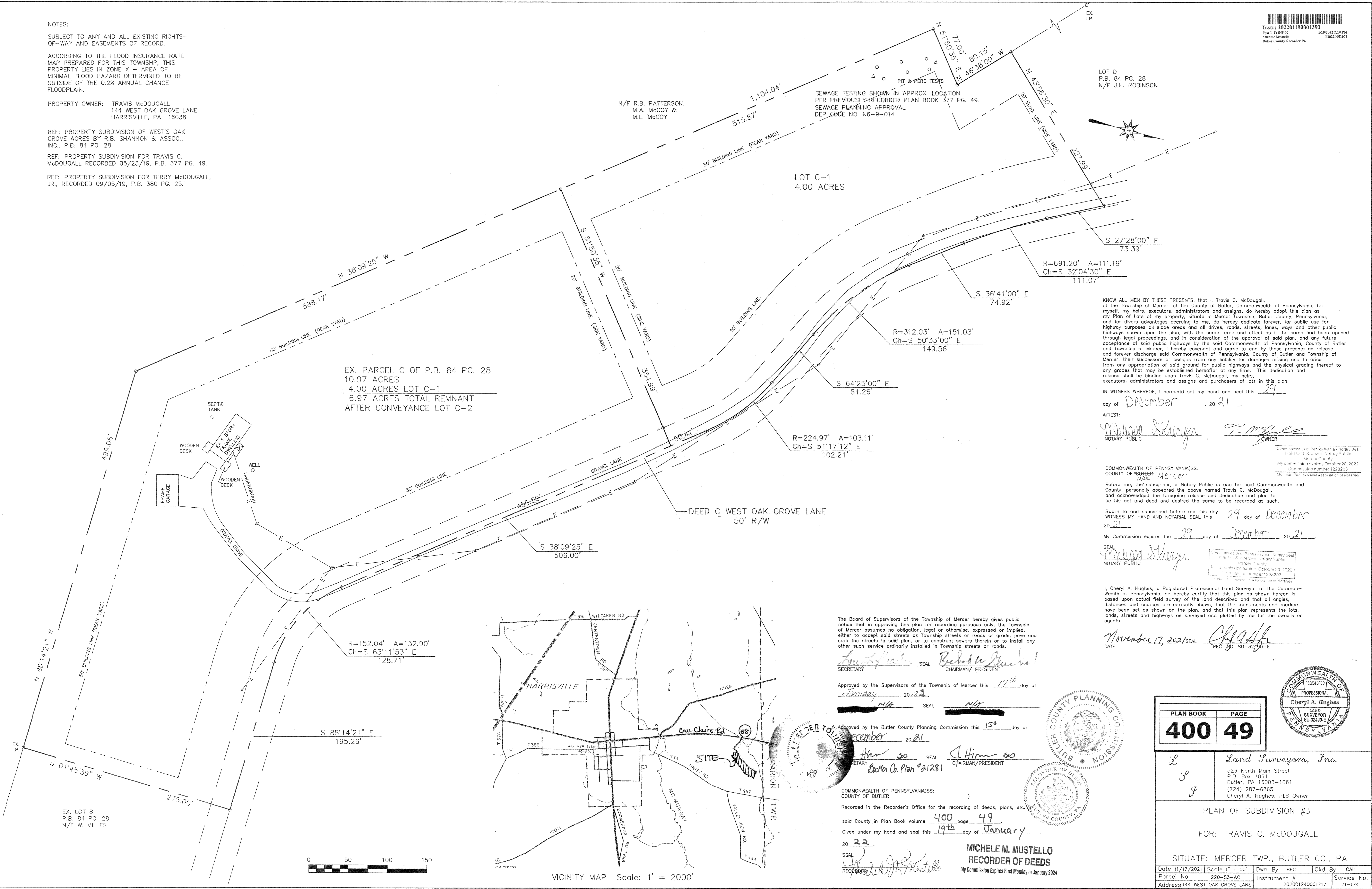
PROPERTY OWNER: TRAVIS McDOUGALL
144 WEST OAK GROVE LANE
HARRISVILLE, PA 16038

REF: PROPERTY SUBDIVISION OF WEST'S OAK
GROVE ACRES BY R.B. SHANNON & ASSOC.,
INC., P.B. 84 PG. 28.

REF: PROPERTY SUBDIVISION FOR TRAVIS C.
McDOUGALL RECORDED 05/23/19, P.B. 377 PG. 49.

REF: PROPERTY SUBDIVISION FOR TERRY McDOUGALL,
JR., RECORDED 09/05/19, P.B. 380 PG. 25.

Instr: 202201190001393
Page 1 of 1
Butler County Recorder PA



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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 29

day of December, 2021

ATTEST:

Melissa Skrzygala
NOTARY PUBLIC

Travis C. McDougall
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 Travis C. McDougall,
and acknowledged the foregoing release and dedication and plan to
be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day 29 day of December,
2021

My Commission expires the 29 day of December, 2021

SEAL
Melissa Skrzygala
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA - Notary Seal
Melissa S. Skrzygala, Notary Public
Mercer County
My commission expires October 20, 2022
Commission Number 1228203
Member, Pennsylvania Association of Notaries

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

November 17, 2021 SEAL *Cheryl A. Hughes*
DATE REG. NO. SU-32490-E

The Board of Supervisors of the Township of Mercer hereby gives public
notice that in approving this plan for recording purposes only, the Township
of Mercer 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.

Robert W. Hughes SEAL *Richard W. Hughes*
SECRETARY CHAIRMAN/PRESIDENT

Approved by the Supervisors of the Township of Mercer this 17th day of
January, 2022

Approved by the Butler County Planning Commission this 15th day of
December, 2021

Harvey S. S. SEAL *J. Himm*
SECRETARY CHAIRMAN/PRESIDENT

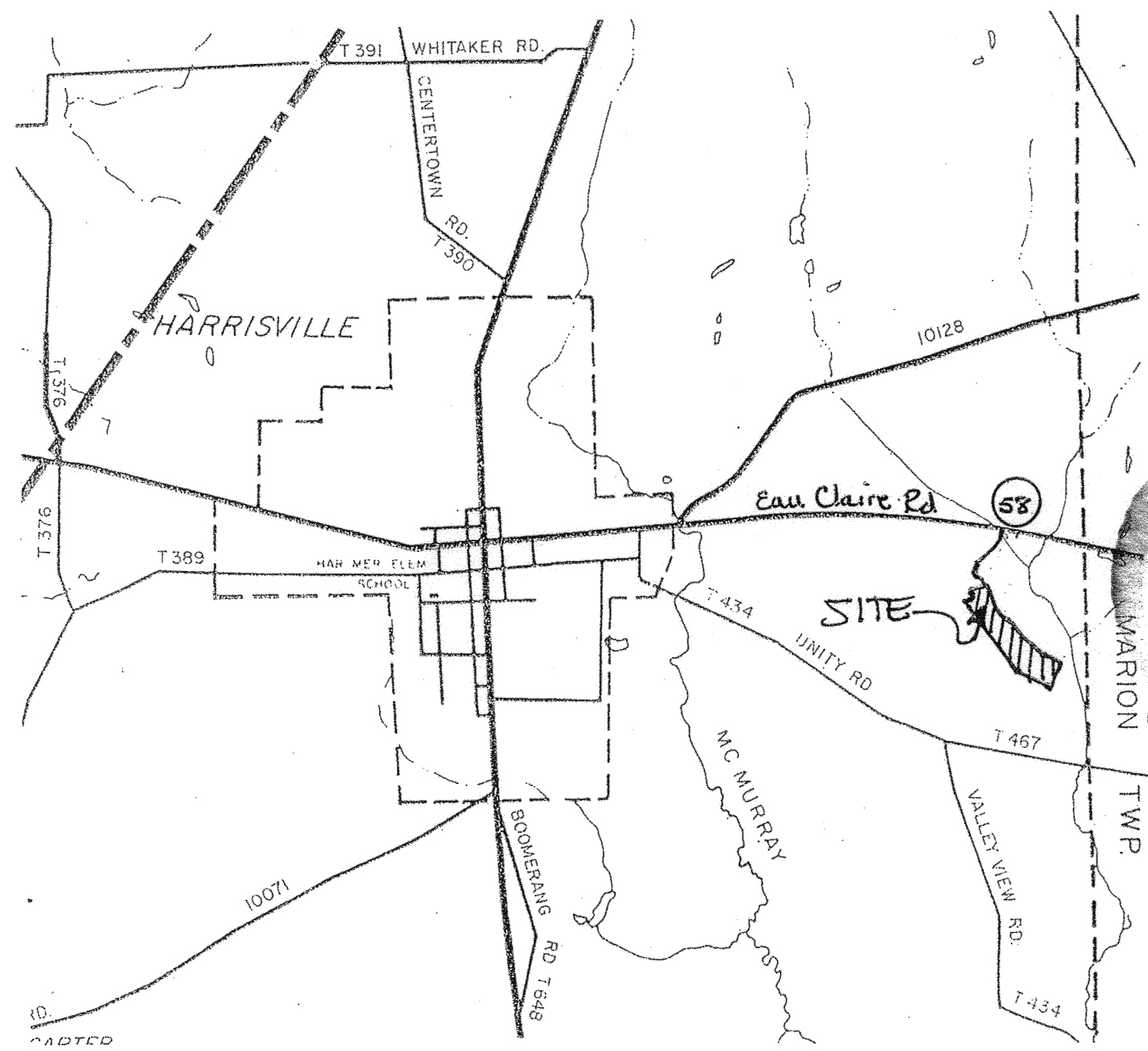
COMMONWEALTH OF PENNSYLVANIA:SS:
COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc.
said County in Plan Book Volume 400 page 49

Given under my hand and seal this 19th day of January,
2022

SEAL
Michele M. Mustello
RECORDER

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



EX. LOT B
P.B. 84 PG. 28
N/F W. MILLER



PLAN BOOK	PAGE
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L
J
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 #3

FOR: TRAVIS C. McDOUGALL

SITUATE: MERCER TWP., BUTLER CO., PA

Date 11/17/2021	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 220-S3-AC	Instrument # 202001240001717	Service No. 21-174	

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 3rd day

of December, 2021

ATTEST:

Christina M. Murray
NOTARY PUBLIC

Marcella E. McChesney
OWNER

COMMONWEALTH OF PENNSYLVANIA JSS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Marcella E. McChesney, and acknowledged the foregoing release and dedications 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.

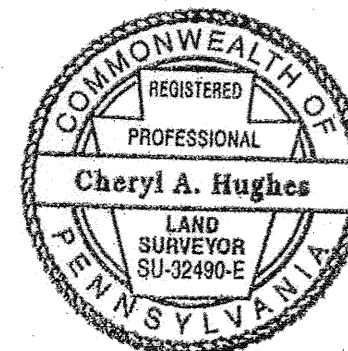
WITNESS MY HAND AND NOTARIAL SEAL this 3rd day of December, 2021

My commission expires this 9th day of July, 2025

SEAL

Christina M. Murray
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Trisha M. Murray, Notary Public
Butler County
My commission expires July 9, 2025
Commission number 1215413
Member, Pennsylvania Association of Notaries



KNOW ALL MEN BY THESE PRESENTS, That we, Arlene J. and Thomas L. Singer, of the City of Butler, 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 City of Butler, 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 City of Butler, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, 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 Arlene J. and Thomas L. Singer, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 18 day

of January, 2022

ATTEST:

Thomas L. Singer
NOTARY PUBLIC

Thomas L. Singer
OWNER

COMMONWEALTH OF PENNSYLVANIA JSS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Arlene J. and Thomas L. Singer, and acknowledged the foregoing release and dedications 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 18 day of January, 2022

My commission expires this 2nd day of December, 2022

SEAL

Thomas L. Singer
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Thomas L. Singer, Notary Public
Butler County
My commission expires December 2, 2022
Commission number 1104735
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 herein is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE September 2, 2021
SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

The City Council of the City of Butler hereby gives public notice that in approving this plan for recording purposes only, the City of Butler assumes no obligations, legal or otherwise, expressed or implied either to accept said streets as City 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 City streets or roads.

Chris Hughes
CITY CLERK

Approved by the City Council of the City of Butler this 30 day of November, 2021
Chris Hughes
CITY CLERK

Approved by the Butler City Planning Commission this 10 day of November, 2021
Chris Hughes
SECRETARY

Approved by the Butler County Planning Commission this 19th day of JAN, 2022
R. H. - 7PM
SECRETARY

COMMONWEALTH OF PENNSYLVANIA JSS:
COUNTY OF BUTLER]

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan

Book Volume 400 page 50

Given under my hand and seal this 20th day of January, 2022

SEAL

Michele M. Mustello
RECORDER

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

REVISED 09/02/2021; REVISE PARKING SPACES
REVISED 08/23/2021; PARKING SPACES
REVISED 08/11/2021; BUTLER CITY REVIEW COMMENTS

L
S
g
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: ARLENE J. & THOMAS L. SINGER
and
MARCELLA E. McCHESNEY

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 07/13/2021 Scale 1" = 20' Dwn By BEC Cld By CAH
Parcel No. 562-45-121, 122A Inst. # 201701230001521 Service No. 21-111
Address 324 THIRD ST, 323 REO ST 201209170026742

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NOTES:

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

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

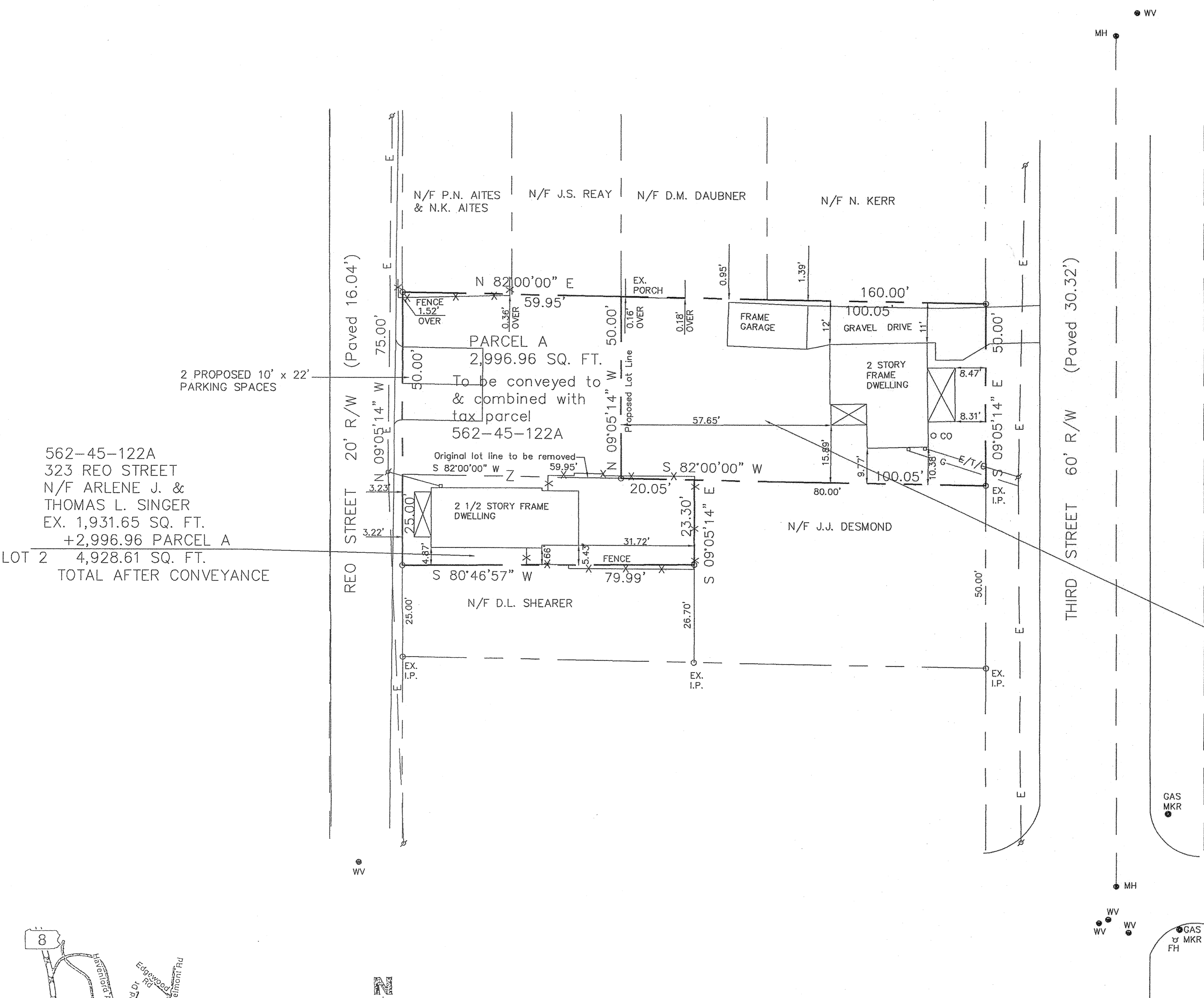
PROPERTY OWNERS: MARCELLA McCHESNEY
118 MACKEY AVENUE
BUTLER, PA 16001

ARLENE & THOMAS SINGER
323 REO STREET
BUTLER, PA 16001

ZONED: R-2; MEDIUM DENSITY RESIDENTIAL

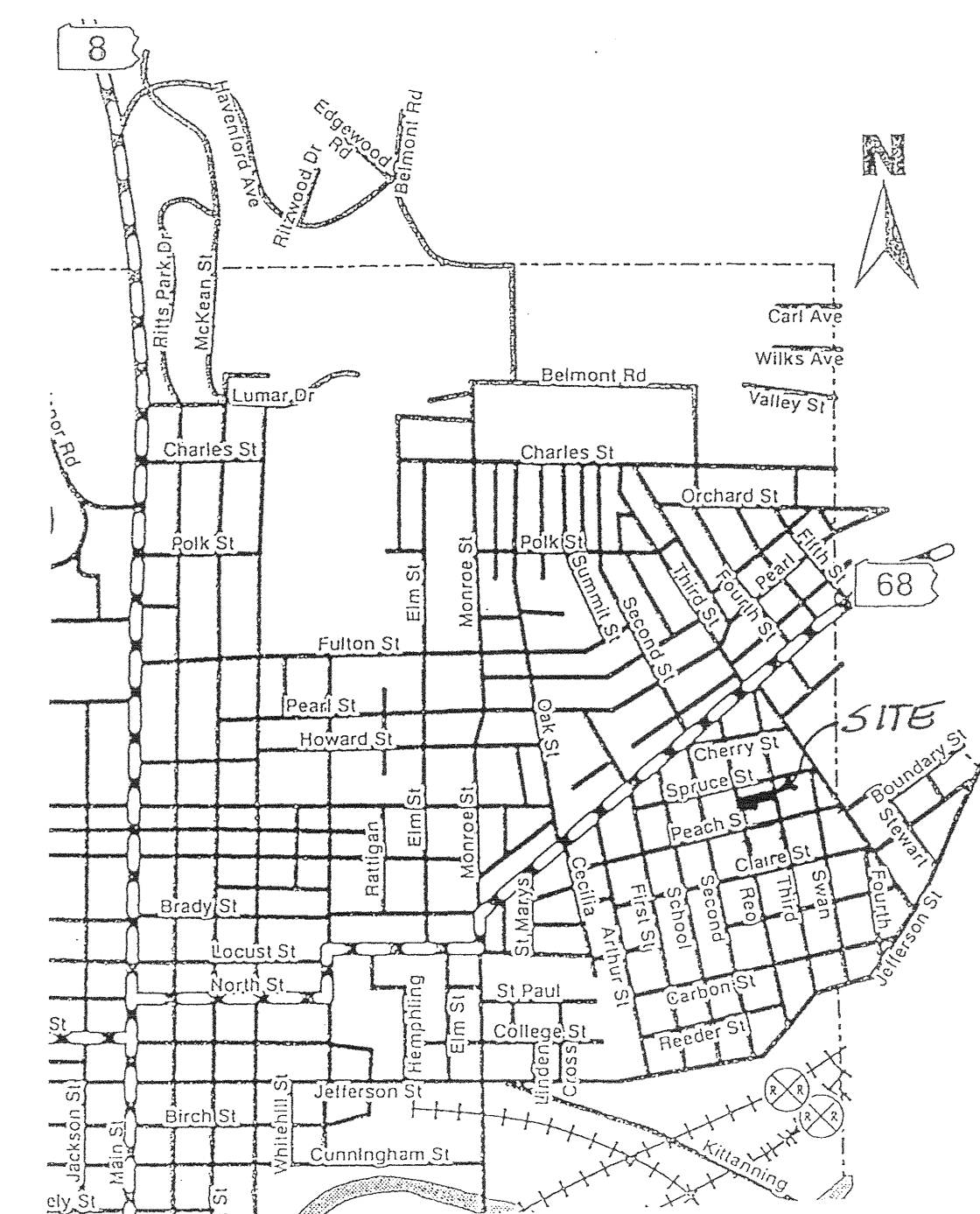
BUILDING SETBACK REQUIREMENTS:
20' FRONT BUILDING LINE
20' REAR YARD
SIDE YARD: BOTH SIDES TOTAL 15'
WITH MINIMUM OF ONE SIDE 5'

THE PURPOSE OF THIS PLAN IS TO ADD PARCEL A TO ADJOINING LANDS OF ARLENE J. & THOMAS L. SINGER



562-45-122A
323 REO STREET
N/F ARLENE J. &
THOMAS L. SINGER
EX. 1,931.65 SQ. FT.
+2,996.96 PARCEL A
LOT 2 4,928.61 SQ. FT.
TOTAL AFTER CONVEYANCE

562-45-121
324 THIRD STREET
N/F MARCELLA E. McCHESNEY
EX. 7,998.56 SQ. FT.
-2,996.96 PARCEL A
LOT 1 5,001.60 SQ. FT.



VICINITY MAP