

- TOTAL AREA OF ENTIRE PLAN IS 14.06 ACRES
- NOTES:
- LOT #1 AND LOT #2 TO BE CREATED FROM LOT E IN THE EDWIN G. & LUPITA G. ANDERSON PLAN DATED OCTOBER 18, 1978.
 - LOT #2 IS TO BE SUBDIVIDED FROM LOT #1. LOT #1 & LOT #2 HAVE EXISTING HOMES WITH ON-LOT SEWER AND WATER.
 - HIGHWAY OCCUPANCY PERMIT REQUIREMENTS (WHERE STATE ROAD INVOLVED) THIS PLAT 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 CHERRY 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.
 - LOT #1 AND LOT #2 CANNOT BE RESUBDIVIDED TO CREATE ADDITIONAL BUILDING LOTS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, DARRYL E. BEACHEM & MICHAEL BEACHEM, OF THE TOWNSHIP OF CHERRY, 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 CHERRY, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, 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 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 CHERRY, WE, DARRYL E. BEACHEM & MICHAEL BEACHEM, HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS AND 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 THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON US, DARRYL E. BEACHEM & MICHAEL BEACHEM, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 28 DAY OF January, 2022

ATTEST:

Darryl E. Beachem
DARRYL E. BEACHEM (OWNER)

Michael Beachem
MICHAEL BEACHEM (OWNER)

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) *Lowell C.*

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED DARRYL E. BEACHEM & MICHAEL BEACHEM AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

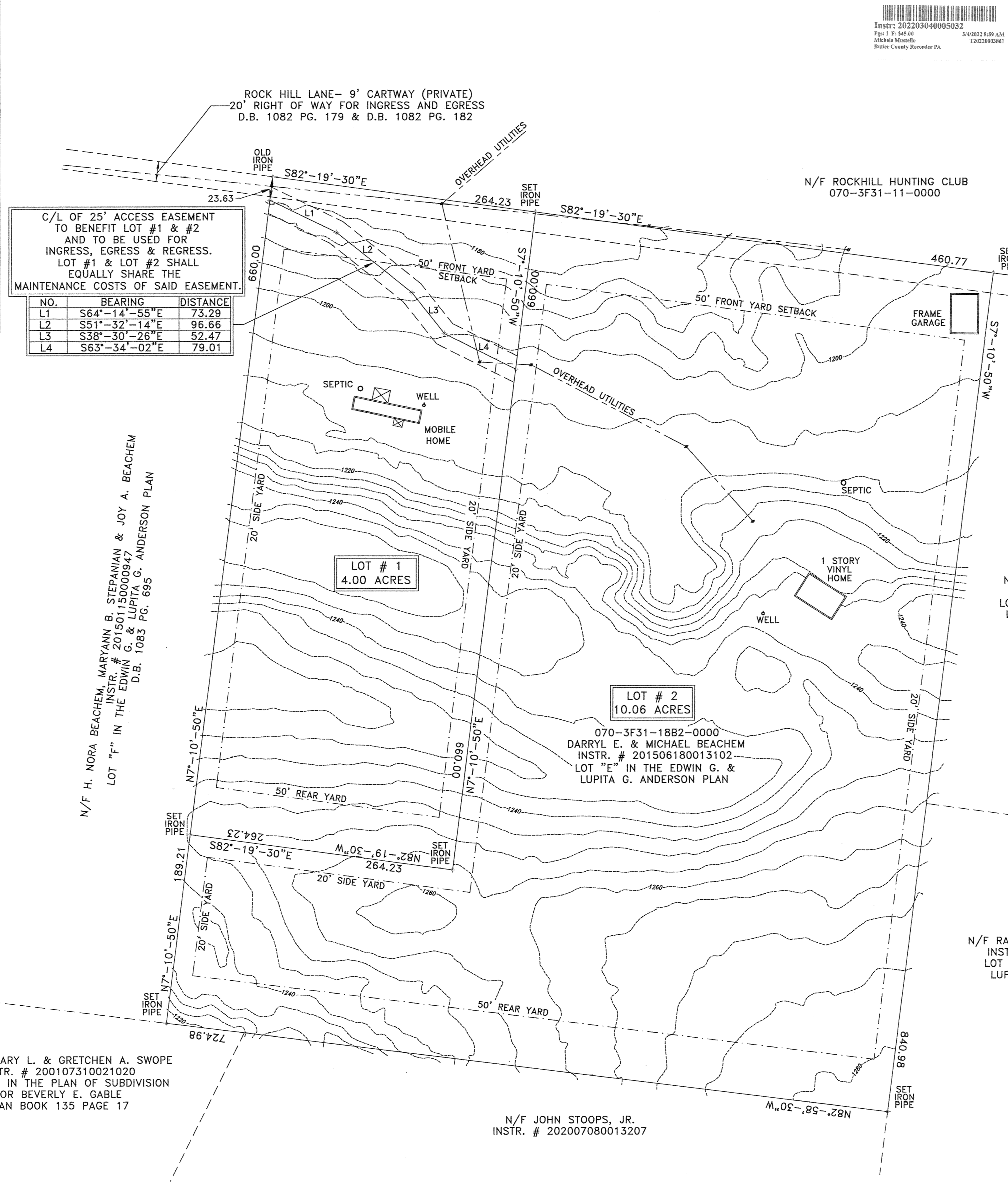
SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 28 DAY OF January, 2022

MY COMMISSION EXPIRES THE 14 DAY OF May, 2023

Renee J. Phillips
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Renee J. Phillips, Notary Public
Lawrence County
My commission expires May 14, 2023
Commission number 1290636
Member, Pennsylvania Association of Notaries



C/L OF 25' ACCESS EASEMENT TO BENEFIT LOT #1 & #2 AND TO BE USED FOR INGRESS, EGRESS & SHALL. LOT #1 & LOT #2 SHALL EQUALLY SHARE THE MAINTENANCE COSTS OF SAID EASEMENT.

NO.	BEARING	DISTANCE
L1	S64°-14'-55"E	73.29
L2	S51°-32'-14"E	96.66
L3	S38°-30'-26"E	52.47
L4	S63°-34'-02"E	79.01

N/F ZACHARY L. & GRETCHEN A. SWOPE
INSTR. # 200107310021020
PARCEL C IN THE PLAN OF SUBDIVISION
FOR BEVERLY E. GABLE
PLAN BOOK 135 PAGE 17

N/F JOHN STOOPS, JR.
INSTR. # 202007080013207

Instr: 202203040005032
Page 1 of 1
Michele Mustello
Butler County Recorder PA

CHERRY TOWNSHIP

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, THIS 1st DAY OF March, 2022

Carolyn L. Yeager
SECRETARY

Frank Smith
CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY

REVIEWED APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16 DAY OF February, 2022

R. Han
SECRETARY
Butler Co. Plan # 22032

J. Him
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 402 PAGE 1

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF March, 2022

Michele M. Mustello
RECORDER

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

N/F VIRGINIA BELL CONRAD
D.B. 1961 PG. 337
LOT "G" IN THE EDWIN G. & LUPITA G. ANDERSON PLAN
D.B. 1082 PG. 1015

N/F RAYMOND REAL ESTATE TRUST
INSTR. # 201301220002263
LOT "D" IN THE EDWIN G. & LUPITA G. ANDERSON PLAN
D.B. 1084 PG. 1021

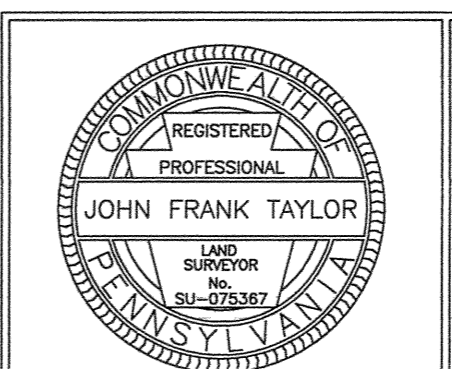
PLAN BOOK 402 PAGE 1

THIS SUBDIVISION PLAN MUST BE RECORDED WITHIN NINETY (90) CALENDAR DAYS OF FINAL APPROVAL IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY

I, JOHN FRANK TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS 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: 1/24/2022

John Frank Taylor
JOHN FRANK TAYLOR, PLS. NO. SU-075367



FRANK B. TAYLOR ENG., INC.
149 TAYLOR DRIVE
NEW CASTLE, PA 16101
(724) 654-6141

OWNER'S ADDRESS:
DARRYL E. BEACHEM
MICHAEL BEACHEM
140 ROCK HILL LANE
BOYERS, PA. 16020
724-636-0482
TAX PARCEL NUMBER 070-3F31-18B2-0000
INSTR. # 201506180013102

FINAL PLAN SUBDIVISION FOR DARRYL E. BEACHEM AND MICHAEL BEACHEM CHERRY TOWNSHIP BUTLER COUNTY, PENNSYLVANIA

SCALE: 1" = 60' DATE: JANUARY 24, 2022
FRANK B. TAYLOR ENGINEERING, INC.

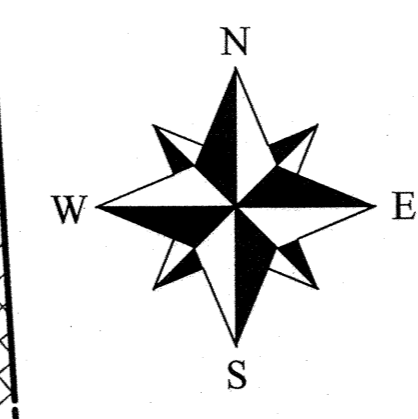
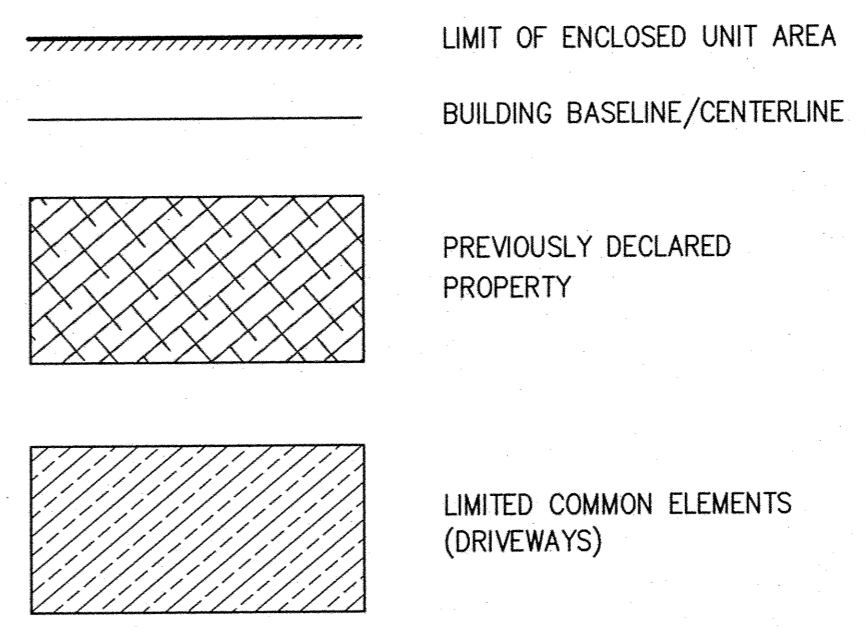
SHEET 1 OF 1



Instr: 20220315005822
 Page 4 of 1846-08
 Michele Mustello
 Butler County Recorder PA

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

BY James A. Spurdute 3/14/22
 JAMES A. SPERDUTE, SURVEYOR REG. NO. 24457-E DATE



UNIT TYPES
 (A) ABBEY
 (C) CANTERBURY

NOTES:
 PREPARED FOR: SPRING VALLEY PARTNERS 2, LP
 P.O. BOX 449
 MARS, PA 16046

- ALL PORCHES, PATIOS AND UNIT SIDEWALKS ARE PART OF THE DWELLING UNIT AND MUST BE BUILT.
- ALL UNIT DRIVEWAYS ARE CONSIDERED LIMITED COMMON ELEMENTS AND MUST BE BUILT.
- SEE DECLARATION WHICH IS RECORDED SEPARATELY FOR ARCHITECTURAL DRAWINGS RELATED TO BUILDING TYPES AND UNIT DIMENSIONS.
- REFER TO RECORDED PLAN REFERENCED BELOW FOR ADDITIONAL INFORMATION REGARDING EXISTING EASEMENTS, RIGHTS OF WAY, SETBACKS AND RESTRICTIONS OF RECORD

PLAN REFERENCES:

THE VILLAS AT SPRING VALLEY SUBDIVISION
 PLAN NO. 1 - PBV 376, PAGE 44
 THE VILLAS AT SPRING VALLEY SUBDIVISION
 PLAN NO. 3 - PBV 381, PAGE 45

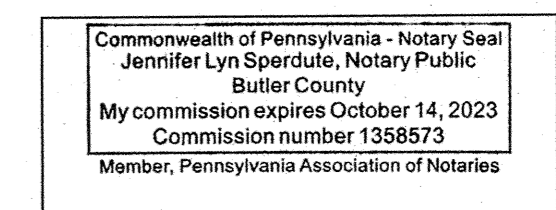
CONDO PLAN REFERENCES:

- SPRING VALLEY CONDO PLAN NO. 1
 PBV 377, PAGE 21
- SPRING VALLEY CONDO PLAN NO. 2
 PBV 381, PAGE 36
- SPRING VALLEY CONDO PLAN NO. 3
 PBV 384, PG 42
- SPRING VALLEY CONDO PLAN NO. 4
 PBV 391, PG 21
- SPRING VALLEY CONDO PLAN NO. 5
 PBV 397, PG 48

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

ON THE 14 DAY OF March 2022, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPERDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

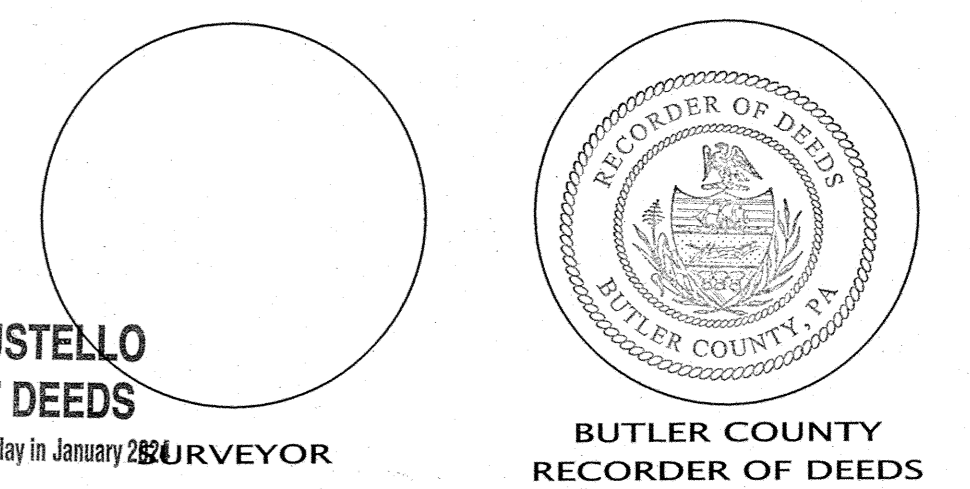
IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL
Jennifer Lyn Spurdute
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: October 14, 2023



COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 402 PAGES 2-5 GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF March 2022

Michele M. Mustello
 RECORDER OF DEEDS



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

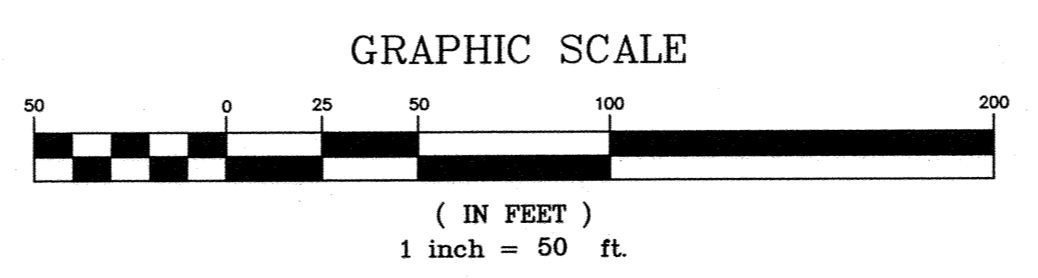
LOT AREA TABULATION	LOT 101		LOT 201	
	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	986,391	22.644	857,603	19.688
CONDO PLAN NO. 1 PHASE 1 (PART A)	113,282	2.601		
CONDO PLAN NO. 1 PHASE 1 (PART B)	90,399	2.075		
CONDO PLAN NO. 2 PHASE 2	628,475.41	14.428		
CONDO PLAN NO. 3 PHASE 3A	45,413	1.0428		
CONDO PLAN NO. 3 PHASE 3B			50,082	1.150
CONDO PLAN NO. 3 PHASE 3C			65975	1.515
CONDO PLAN NO. 4 PHASE 4A	108,821.59	2.497		
CONDO PLAN NO. 4 PHASE 4B			39,304.4	0.902
CONDO PLAN NO. 5 PHASE 5A			28,000	0.643
CONDO PLAN NO. 5 PHASE 5B			114,425	2.627
CONDO PLAN NO. 6 PHASE 6A			559,816.60	12.851
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	0.00	0.00

This Spring Valley Condominium Plan No. 6 Revised is a revision to the Spring Valley Condominium Plan No. 6 as recorded in the Recorders Office of Butler County, Pennsylvania in Plan Book 401, Pages 30 - 33. Revisions are limited to the change in Unit Numbers as listed below:

Former Unit Numbers per Plan No. 6	Revised Unit Numbers per Plan No. 6 - Revised
5001	4001
5003	4003
5005	4005
5007	4007
6001	5001
6003	5003
6005	5005
6007	5007

PLAN BOOK PAGE
402 2

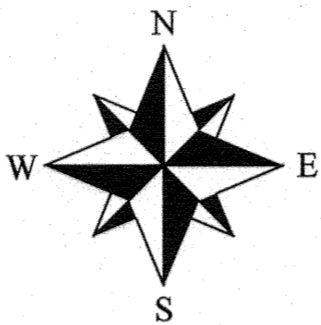
DRAWING NUMBER: 1009-2223838
 DRAWING SCALE: 1"=50'
 DATE: February 15, 2022
 DRAWN BY: JSS
 REVISIONS:
 3/14/22 - REVISE BUILDING NOS.
 SHEET 1 OF 4



SPRING VALLEY CONDOMINIUM PLAN NO. 6 - REVISED

PREPARED FOR SPRING VALLEY PARTNERS 2,LP
 P.O. BOX 449 MARS, PA 16046
 JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA





N/F WHITEHEAD
T/P # 180-4123-8

N/F BERNER
T/P # 180-4124-14

S 84°34'10" E 1705.97' (TOTAL)

20' SANITARY SEWER EASEMENT

584.34'

N 05°30'49" E
72.97'

PHASE 6 A
559,816.60 SQ.FT.
(12.851 ACRES)
PART OF LOT 201
MUST BE BUILT

PHASE 3 A
45,413 SQ.FT.
(1.043 ACRES)
PART OF LOT 101
PREVIOUSLY DECLARED

PHASE 4 A
108,821.6 SQ.FT.
(2.497 ACRES)
PART OF LOT 101
PREVIOUSLY DECLARED

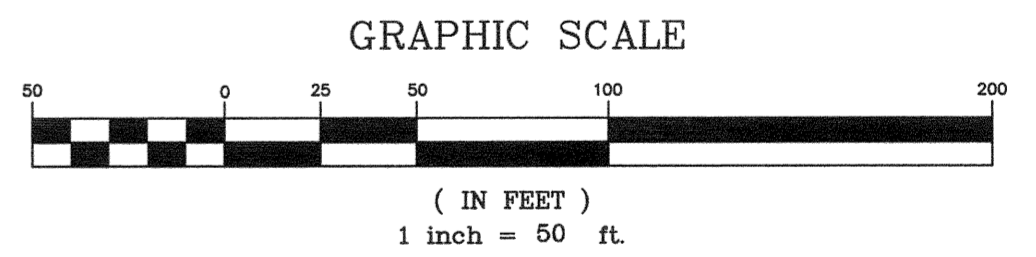
6006
6004

E 5 B
5 SQ.FT.
(ACRES)
LOT 201
Y DECLARED

N/F BARNHART
T/P # 180-4123-9C

N/F BARNHART
T/P # 180-4123-9B

PLAN BOOK PAGE
402 3



This Spring Valley Condominium Plan No. 6 Revised is a revision to the Spring Valley Condominium Plan No. 6 as recorded in the Records Office of Butler County, Pennsylvania in Plan Book 401, Pages 30 - 33. Revisions are limited to the change in Unit Numbers as listed below:

Former Unit Numbers per Plan No. 6	Revised Unit Numbers per Plan No. 6 - Revised
5001	4001
5003	4003
5005	4005
5007	4007
6001	5001
6003	5003
6005	5005
6007	5007

DRAWING NUMBER: 1009-2223838
DRAWING SCALE: 1"=50'
DATE: February 15, 2022
DRAWN BY: JSS
REVISIONS:
3/14/22 - REVISE BUILDING NO'S

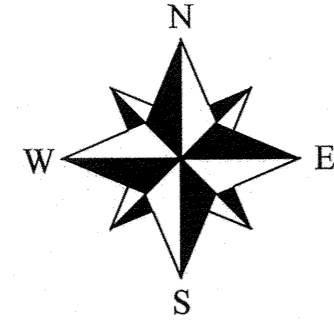
SHEET 2 OF 4

SPRING VALLEY CONDOMINIUM PLAN NO. 6 - REVISED

PREPARED FOR SPRING VALLEY PARTNERS 2,LP
P.O. BOX 449 MARS, PA 16046

JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA





Lutz Road (Variable Width R/W)
 N 67°38'45" E 205.55'
 18' BALDWIN LINE

PHASE 6 A
 559,816.60 SQ.FT.
 (12.851 ACRES)
 PART OF LOT 201
 MUST BE BUILT

PHASE 5 A
 28,000 SQ.FT.
 (0.902 ACRES)
 PART OF LOT 201
 PREVIOUSLY DECLARED

PHASE 3 C
 45,413 SQ.FT.
 (1.043 ACRES)
 PART OF LOT 201
 PREVIOUSLY DECLARED

PHASE 6 A
 559,816.60 SQ.FT.
 (12.851 ACRES)
 PART OF LOT 201
 MUST BE BUILT

PHASE 6 A
 559,816.60 SQ.FT.
 (12.851 ACRES)
 PART OF LOT 201
 MUST BE BUILT

PHASE 5 B
 114,425 SQ.FT.
 (2.627 ACRES)
 PART OF LOT 201
 PREVIOUSLY DECLARED

PHASE 4 B
 39,304.4 SQ.FT.
 (0.902 ACRES)
 PART OF LOT 201
 PREVIOUSLY DECLARED

PHASE 3 B
 50,082 SQ.FT.
 (1.150 ACRES)
 PART OF LOT 201
 PREVIOUSLY DECLARED

N/F SPRING VALLEY PARTNERS 2, LP
 T/P # 180-4123-9/A

N/F KOHLMEYER
 T/P # 180-53-018

N/F WHITEHEAD
 T/P # 180-4123-8

S 84°34'10" E 1705.97' (TOTAL)

20' SANITARY SEWER EASEMENT

60' PERIMETER SETBACK

10' ACCESS EASEMENT

20' SANITARY SEWER EASEMENT

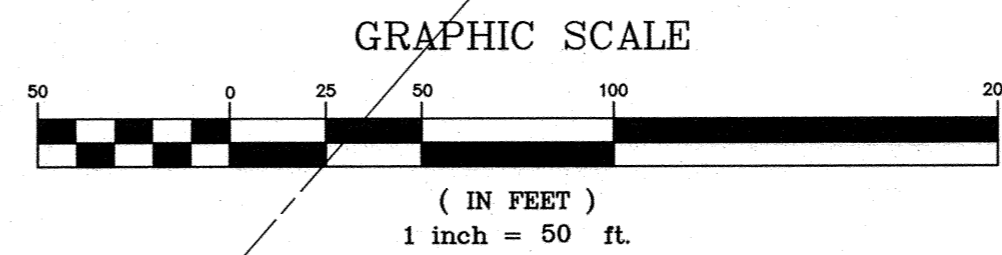
MATCHLINE - SEE SHEET 3
 MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2
 MATCHLINE - SEE SHEET 1

PLAN BOOK	PAGE
402	4

This Spring Valley Condominium Plan No. 6 Revised is a revision to the Spring Valley Condominium Plan No. 6 as recorded in the Recorders Office of Butler County, Pennsylvania in Plan Book 401, Pages 30 - 33. Revisions are limited to the change in Unit Numbers as listed below:

Former Unit Numbers per Plan No. 6	Revised Unit Numbers per Plan No. 6 - Revised
5001	4001
5003	4003
5005	4005
5007	4007
6001	5001
6003	5003
6005	5005
6007	5007



DRAWING NUMBER: 1009-2223838
 DRAWING SCALE: 1"=50'
 DATE: February 15, 2022
 DRAWN BY: JSS
 REVISIONS:
 3/14/22 - REVISE BUILDING NO'S

**SPRING VALLEY
 CONDOMINIUM
 PLAN NO. 6 - REVISED**

PREPARED FOR SPRING VALLEY PARTNERS 2, LP
 P.O. BOX 449 MARS, PA 16046
 JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



SHEET 3 OF 4

N/F ALBEN
 T/P # 180-4123-9

N/F CROSSON
 T/P # 180-4123-9F

N/F SIE
 T/P # 180-4123-90

N/F SPRING VALLEY PARTNERS 2, LP
 T/P # 180-4123-9/A

N/F BARNHART
 T/P # 180-4123-9G

N/F BARNHART
 T/P # 180-4123-9H

Zehner School Road (Variable Width R/W)
 N 69°31'03" W 110.78'
 R=1970.07'
 L=214.21'

Yorkshire Way 50' R/W
 N 45°49'04" E 103.00'
 N 48°52'28" E 253.13'
 N 48°52'28" E 398.57'
 N 48°52'28" E 398.57'
 N 48°52'28" E 398.57'
 N 48°52'28" E 398.57'

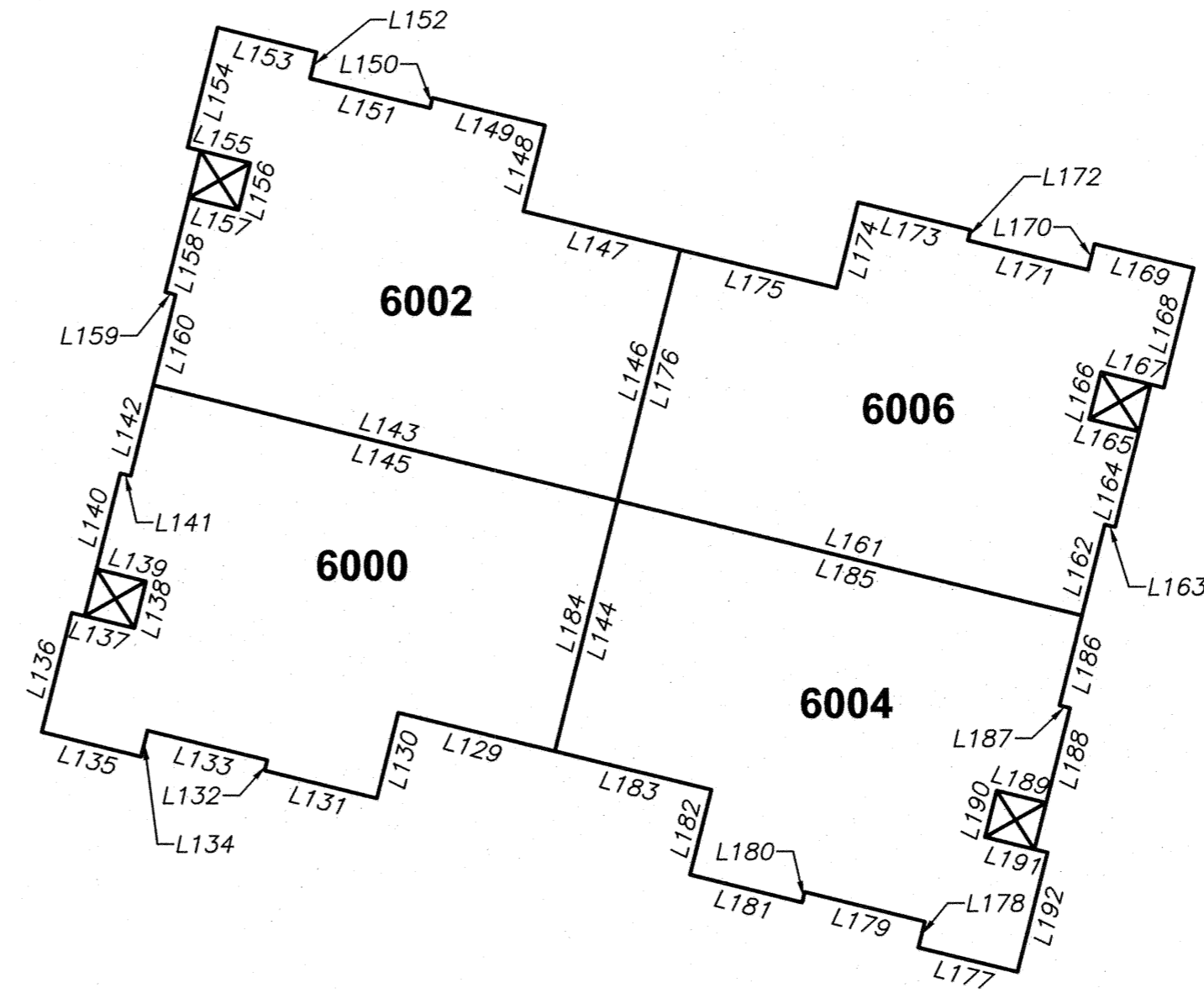
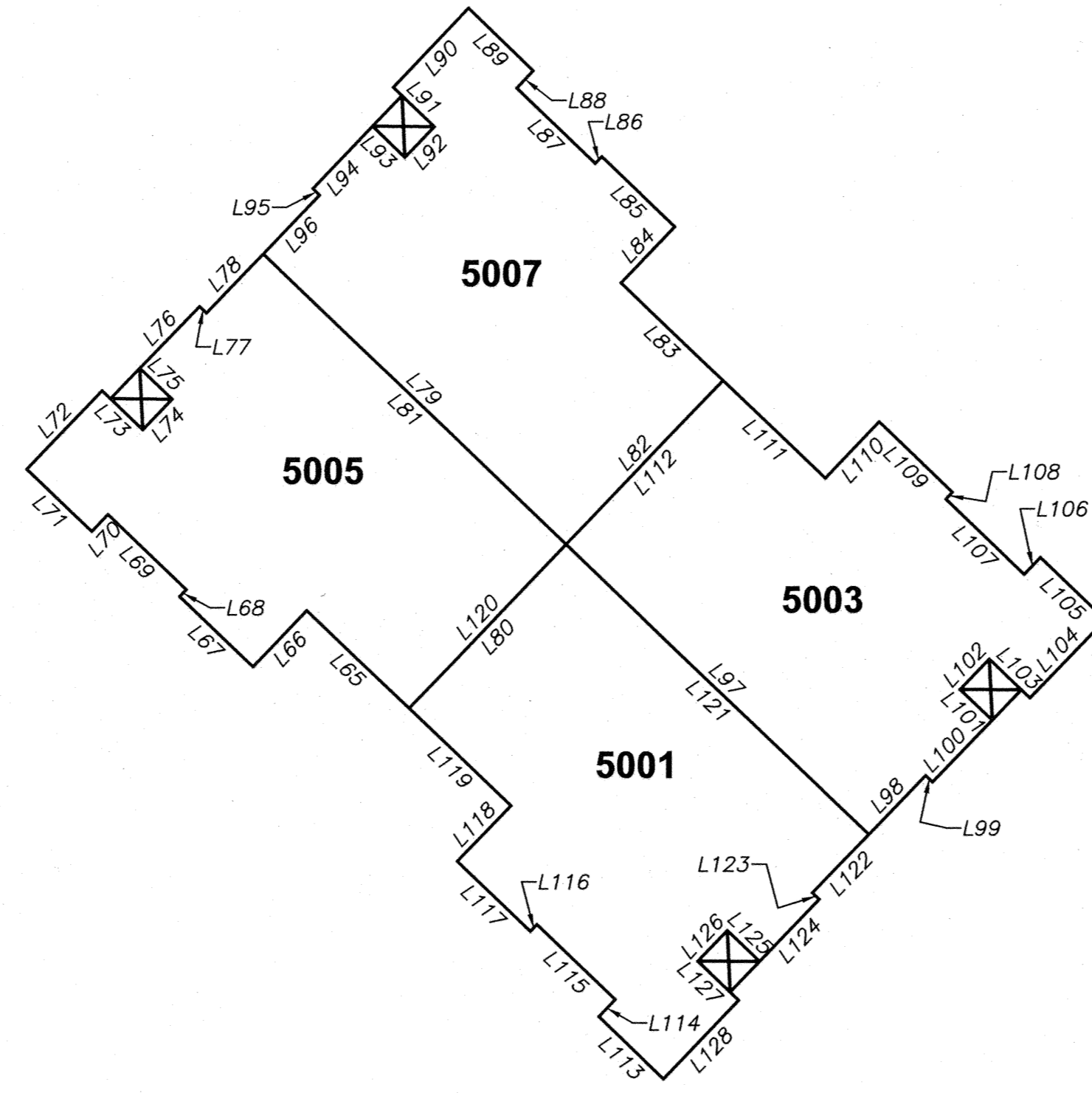
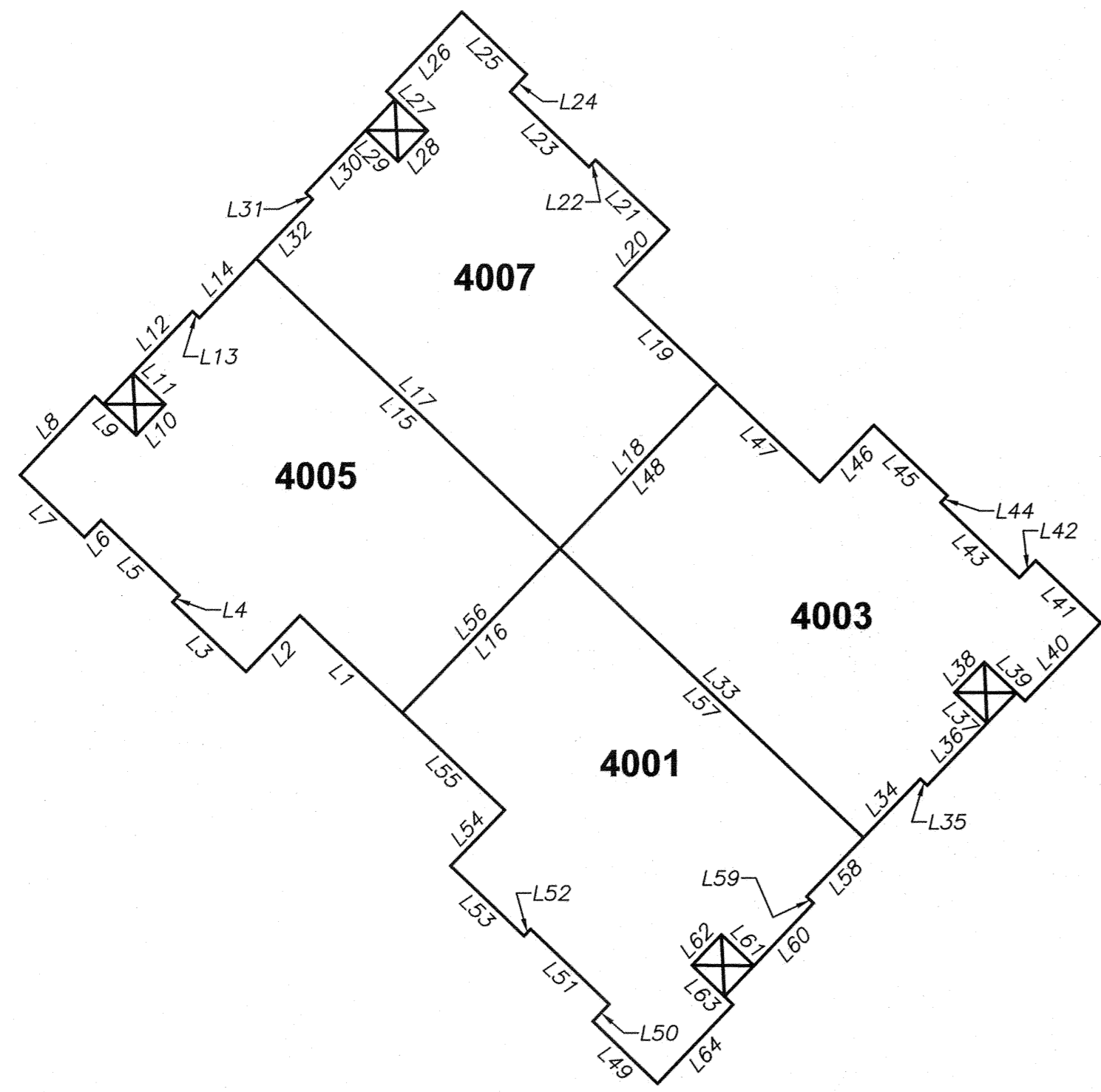
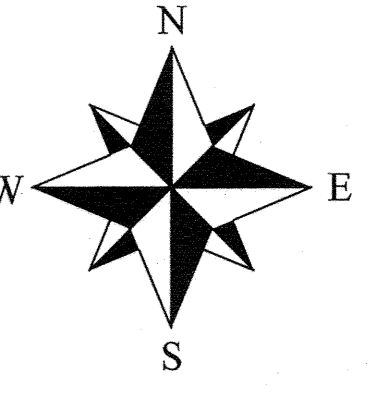
1001
 1003
 1005
 1007
 2001
 2003
 2005
 2007
 3001
 3003
 3005
 3007
 4001
 4003
 4005
 4007
 5001
 5003
 5005
 5007
 6001
 6003
 6005
 6007

5000
 5002
 5004
 5006
 6000
 6002
 6004
 6006

S 73°51'50" E 401.98'
 N 05°50'49" E 72.97'

N 20°18'31" E 356.51'
 N 20°18'31" E 356.51'
 N 20°18'31" E 356.51'

M 00°06'24" N
 M 00°06'24" N
 M 00°06'24" N
 M 00°06'24" N
 M 00°06'24" N
 M 00°06'24" N



Line #	Length	Direction
L1	20.00'	N46° 13' 56"W
L2	11.00'	S43° 46' 04"W
L3	14.33'	N46° 13' 56"W
L4	1.33'	N43° 46' 04"E
L5	15.33'	N46° 13' 56"W
L6	3.33'	S43° 46' 04"W
L7	12.67'	N46° 13' 56"W
L8	15.33'	N43° 46' 04"E
L9	8.00'	S46° 13' 56"E
L10	6.00'	N43° 46' 04"E
L11	6.33'	N46° 13' 56"W
L12	12.17'	N43° 46' 04"E
L13	1.33'	S46° 13' 56"E
L14	11.56'	N43° 46' 04"E
L15	59.33'	S46° 13' 56"E
L16	32.06'	S43° 46' 04"W
L17	59.33'	S46° 13' 56"E
L18	32.06'	N43° 46' 04"E
L19	20.00'	N46° 13' 56"W
L20	11.00'	N43° 46' 04"E
L21	14.33'	N46° 13' 56"W
L22	1.33'	S43° 46' 04"W

Line #	Length	Direction
L23	15.33'	N46° 13' 56"W
L24	3.33'	N43° 46' 04"E
L25	12.67'	N46° 13' 56"W
L26	15.33'	S43° 46' 04"W
L27	8.00'	S46° 13' 56"E
L28	6.00'	S43° 46' 04"W
L29	6.33'	N46° 13' 56"W
L30	12.17'	S43° 46' 04"W
L31	1.33'	S46° 13' 56"E
L32	11.56'	S43° 46' 04"W
L33	59.33'	S46° 13' 56"E
L34	11.56'	N43° 46' 04"E
L35	1.33'	S46° 13' 56"E
L36	12.17'	N43° 46' 04"E
L37	6.33'	N46° 13' 56"W
L38	6.00'	N43° 46' 04"E
L39	8.00'	S46° 13' 56"E
L40	15.33'	N43° 46' 04"E
L41	12.67'	N46° 13' 56"W
L42	3.33'	S43° 46' 04"W
L43	15.33'	N46° 13' 56"W
L44	1.33'	N43° 46' 04"E

Line #	Length	Direction
L45	14.33'	N46° 13' 56"W
L46	11.00'	S43° 46' 04"W
L47	20.00'	N46° 13' 56"W
L48	32.06'	S43° 46' 04"W
L49	12.67'	N46° 13' 56"W
L50	3.33'	N43° 46' 04"E
L51	15.33'	N46° 13' 56"W
L52	1.33'	S43° 46' 04"W
L53	14.33'	N46° 13' 56"W
L54	11.00'	N43° 46' 04"E
L55	20.00'	N46° 13' 56"W
L56	32.06'	N43° 46' 04"E
L57	59.33'	S46° 13' 56"E
L58	11.56'	S43° 46' 04"W
L59	1.33'	S46° 13' 56"E
L60	12.17'	S43° 46' 04"W
L61	6.33'	N46° 13' 56"W
L62	6.00'	S43° 46' 04"W
L63	8.00'	S46° 13' 56"E
L64	15.33'	S43° 46' 04"W

Line #	Length	Direction
L65	20.00'	N46° 13' 56"W
L66	11.00'	S43° 46' 04"W
L67	14.33'	N46° 13' 56"W
L68	1.33'	N43° 46' 04"E
L69	15.33'	N46° 13' 56"W
L70	3.33'	S43° 46' 04"W
L71	12.67'	N46° 13' 56"W
L72	15.33'	N43° 46' 04"E
L73	8.00'	S46° 13' 56"E
L74	6.00'	N43° 46' 04"E
L75	6.33'	N46° 13' 56"W
L76	12.17'	N43° 46' 04"E
L77	1.33'	S46° 13' 56"E
L78	11.56'	N43° 46' 04"E
L79	59.33'	S46° 13' 56"E
L80	32.06'	S43° 46' 04"W
L81	59.33'	S46° 13' 56"E
L82	32.06'	N43° 46' 04"E
L83	20.00'	N46° 13' 56"W
L84	11.00'	N43° 46' 04"E
L85	14.33'	N46° 13' 56"W
L86	1.33'	S43° 46' 04"W

Line #	Length	Direction
L87	15.33'	N46° 13' 56"W
L88	3.33'	N43° 46' 04"E
L89	12.67'	N46° 13' 56"W
L90	15.33'	S43° 46' 04"W
L91	8.00'	S46° 13' 56"E
L92	6.00'	S43° 46' 04"W
L93	6.33'	N46° 13' 56"W
L94	12.17'	S43° 46' 04"W
L95	1.33'	S46° 13' 56"E
L96	11.56'	S43° 46' 04"W
L97	59.33'	S46° 13' 56"E
L98	11.56'	N43° 46' 04"E
L99	1.33'	S46° 13' 56"E
L100	12.17'	N43° 46' 04"E
L101	6.33'	N46° 13' 56"W
L102	6.00'	N43° 46' 04"E
L103	8.00'	S46° 13' 56"E
L104	15.33'	N43° 46' 04"E
L105	12.67'	N46° 13' 56"W
L106	3.33'	S43° 46' 04"W
L107	15.33'	N46° 13' 56"W
L108	1.33'	N43° 46' 04"E

Line #	Length	Direction
L109	14.33'	N46° 13' 56"W
L110	11.00'	S43° 46' 04"W
L111	20.00'	N46° 13' 56"W
L112	32.06'	S43° 46' 04"W
L113	12.67'	N46° 13' 56"W
L114	3.33'	N43° 46' 04"E
L115	15.33'	N46° 13' 56"W
L116	1.33'	S43° 46' 04"W
L117	14.33'	N46° 13' 56"W
L118	11.00'	N43° 46' 04"E
L119	20.00'	N46° 13' 56"W
L120	32.06'	N43° 46' 04"E
L121	59.33'	S46° 13' 56"E
L122	11.56'	S43° 46' 04"W
L123	1.33'	S46° 13' 56"E
L124	12.17'	S43° 46' 04"W
L125	6.33'	N46° 13' 56"W
L126	6.00'	S43° 46' 04"W
L127	8.00'	S46° 13' 56"E
L128	15.33'	S43° 46' 04"W

Line #	Length	Direction
L129	20.00'	N76° 03' 22"W
L130	11.00'	S13° 56' 38"W
L131	14.33'	N76° 03' 22"W
L132	1.33'	N13° 56' 38"E
L133	15.33'	N76° 03' 22"W
L134	3.33'	S13° 56' 38"W
L135	12.67'	N76° 03' 22"W
L136	15.33'	N13° 56' 38"E
L137	8.00'	S76° 03' 22"E
L138	6.00'	N13° 56' 38"E
L139	6.33'	N76° 03' 22"W
L140	12.17'	N13° 56' 38"E
L141	1.33'	S76° 03' 22"E
L142	11.56'	N13° 56' 38"E
L143	59.33'	S76° 03' 22"E
L144	32.06'	S13° 56' 38"W
L145	59.33'	S76° 03' 22"E
L146	32.06'	N13° 56' 38"E
L147	20.00'	N76° 03' 22"W
L148	11.00'	N13° 56' 38"E
L149	14.33'	N76° 03' 22"W
L150	1.33'	S13° 56' 38"W

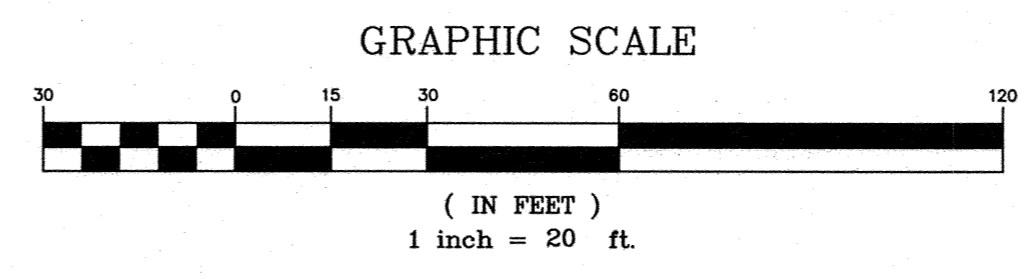
Line #	Length	Direction
L151	15.33'	N76° 03' 22"W
L152	3.33'	N13° 56' 38"E
L153	12.67'	N76° 03' 22"W
L154	15.33'	S13° 56' 38"W
L155	8.00'	S76° 03' 22"E
L156	6.00'	S13° 56' 38"W
L157	6.33'	N76° 03' 22"W
L158	12.17'	S13° 56' 38"W
L159	1.33'	S76° 03' 22"E
L160	11.56'	S13° 56' 38"W
L161	59.33'	S76° 03' 22"E
L162	11.56'	N13° 56' 38"E
L163	1.33'	S76° 03' 22"E
L164	12.17'	N13° 56' 38"E
L165	6.33'	N76° 03' 22"W
L166	6.00'	N13° 56' 38"E
L167	8.00'	S76° 03' 22"E
L168	15.33'	N13° 56' 38"E
L169	12.67'	N76° 03' 22"W
L170	3.33'	S13° 56' 38"W
L171	15.33'	N76° 03' 22"W
L172	1.33'	N13° 56' 38"E

Line #	Length	Direction
L173	14.33'	N76° 03' 22"W
L174	11.00'	S13° 56' 38"W
L175	20.00'	N76° 03' 22"W
L176	32.06'	S13° 56' 38"W
L177	12.67'	N76° 03' 22"W
L178	3.33'	N13° 56' 38"E
L179	15.33'	N76° 03' 22"W
L180	1.33'	S13° 56' 38"W
L181	14.33'	N76° 03' 22"W
L182	11.00'	N13° 56' 38"E
L183	20.00'	N76° 03' 22"W
L184	32.06'	N13° 56' 38"E
L185	59.33'	S76° 03' 22"E
L186	11.56'	S13° 56' 38"W
L187	1.33'	S76° 03' 22"E
L188	12.17'	S13° 56' 38"W
L189	6.33'	N76° 03' 22"W
L190	6.00'	S13° 56' 38"W
L191	8.00'	S76° 03' 22"E
L192	15.33'	S13° 56' 38"W

PLAN BOOK	PAGE
402	5

This Spring Valley Condominium Plan No. 6 Revised is a revision to the Spring Valley Condominium Plan No. 6 as recorded in the Recorders Office of Butler County, Pennsylvania in Plan Book 401, Pages 30 - 33. Revisions are limited to the change in Unit Numbers as listed below:

Former Unit Numbers per Plan No. 6	Revised Unit Numbers per Plan No. 6 - Revised
5001	4001
5003	4003
5005	4005
5007	4007
6001	5001
6003	5003
6005	5005
6007	5007



DRAWING NUMBER: 1009-2223838
 DRAWING SCALE: 1"=20'
 DATE: February 15, 2022
 DRAWN BY: JSS
 REVISIONS:
 3/14/22 - REVISE BUILDING NO'S

**SPRING VALLEY
 CONDOMINIUM
 PLAN NO. 6 - REVISED**
 PREPARED FOR SPRING VALLEY PARTNERS 2,LP
 P.O. BOX 449 MARS, PA 16046
 JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA



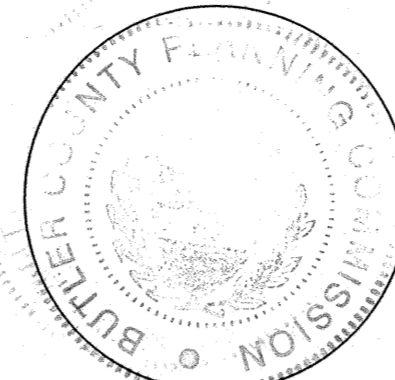
Instr: 202203150005827
 Page: 1 of 54500
 Michele Mustello
 Butler County Recorder PA



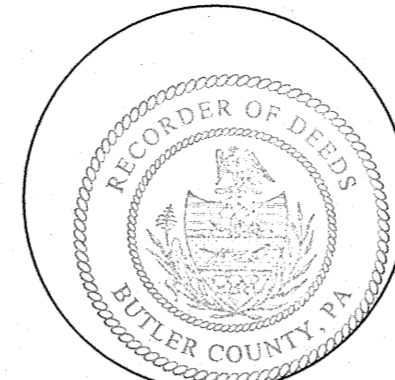
Registered Surveyor



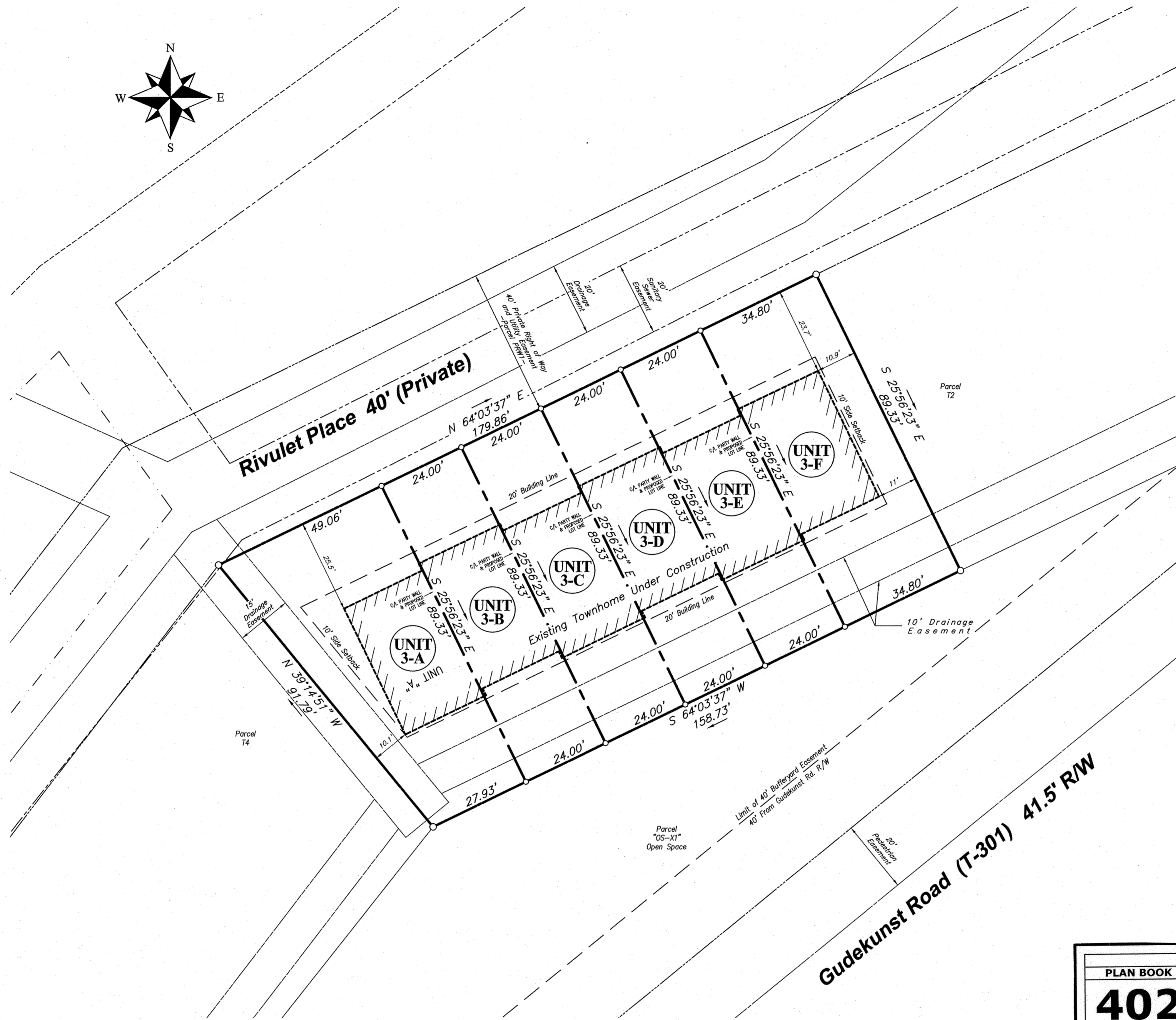
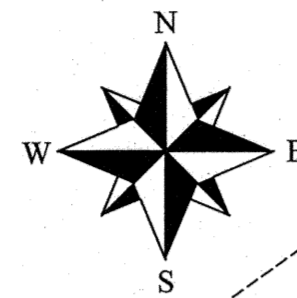
Jackson Township Board of Supervisors



Butler County Planning Commission



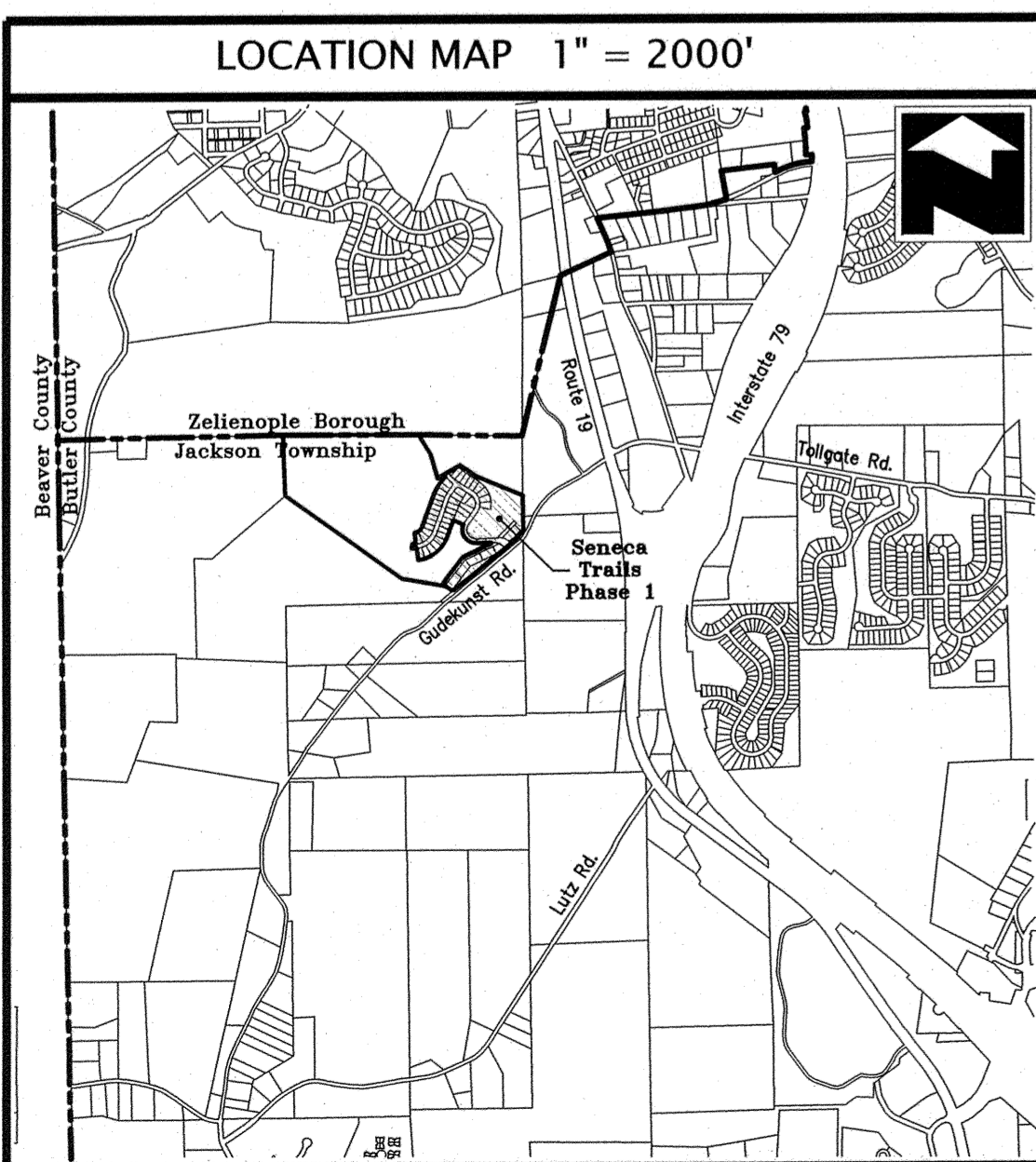
Butler County Recorder of Deeds



Dimensional / Zoning Requirements (Section 27-1516) for Townhomes

	Required	Provided on this plan
Minimum Lot Size (Interior Units - Attached by at least two sides):	2000.00 sf	2,143.920 sf
Minimum Lot Size (End Units - Attached by on side only):	3000.00 sf	3,108.650 sf
Minimum Lot Width at Street Right of Way Line:	22.00 ft	24 ft
Minimum Lot Width at Front Building Setback Line:	22.00 ft	24 ft
Minimum Side Yard Setback (At Attached Dwelling Party Wall) Primary:	0.00 ft	0.00 ft
	Accessory 5.00 ft	5.00 ft
Minimum Side Yard Setback (At End Dwelling Units):	Primary 10.00 ft	10.00 ft
	Accessory 5.00 ft	5.00 ft
Minimum Distance Between Primary Buildings:	30.00 ft	22.00 ft*

*Modification Granted for Building Separation as part of overall PRD Approval.



Lot Area Tabulation

Unit	Sq.Ft.	Acres
3-A	3,439.167	0.079
3-B	2,143.920	0.049
3-C	2,143.920	0.049
3-D	2,143.920	0.049
3-E	2,143.920	0.049
3-F	3,108.650	0.071
TOTALS	15,123.497	0.347

General Plan Notes

- This plan is a re-subdivision of Parcel TH3 of the Seneca Trails Planned Residential Subdivision - Phase 1 as recorded in Plan Book 394, Pages 16-18. No additional units are proposed that were not originally planned for.
- 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.

Property References

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

Ownership Reference:
 Parcel TH-1
 Tax Parcel 180-S13-B3
 Instrument # 202111240032929

DEVELOPER / PROPERTY OWNER:



DRAWING NUMBER: 1009-2225676

DRAWING SCALE: 1" = 20'
 DATE: January 6, 2022
 DRAWN BY:
 REVISIONS:

Seneca Trails Amendment No. 2

Being a Re-subdivision of Parcel T3 of the Seneca Trails Planned Residential Subdivision - Phase 1 As recorded in Plan Book 394, Pages 16-18 Jackson Township, Butler County, Pennsylvania

Sperdute Land Surveying

A Division of Sheffer & Company

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

NVR, Inc.

By a resolution approved on the 14th day of February, 2022, the Board of Directors of the NVR, Inc. incorporated in the state of Virginia, owners of the land shown on the Seneca Trails Amendment No. 1 adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

NVR, Inc.

Signature of Officer Witnessing

Signature of Authorized Officer

Printed Name & Title of Officer Witnessing

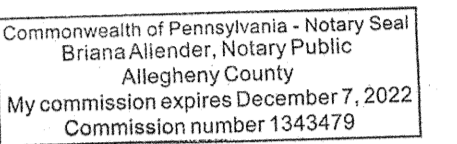
Printed Name & Title of Authorized Officer

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny personally appeared Pete Robertson of NVR, Inc. who stated that (he/she) is authorized to execute the above adoption and dedication on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to Jackson Township.

Witness my hand and notarial seal this 14th day of February, 2022.

My commission expires the 7th day of December, 2022.

(Seal) Brian Allen Notary Public



I hereby certify that the title to the property contained in the Seneca Trails Amendment No. 2 is in the name of NVR, Inc. and is recorded at Instrument No. 202111240032929. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness

Signature of Authorized Officer

Surveyor

I hereby certify that, to the best of my information, knowledge and belief, the survey and plan shown hereon are correct and accurate to the standards required by the ordinances of Jackson Township.

Date 2/2/22

Signature of Surveyor
 James A. Spurdute, RS #24457-E

Jackson Township Planning Director/Manager

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.

Date 3/9/22

Signature of Township Manager/Secretary

Approved by the Planning Director of Jackson Township this 31st day of January, 2022, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended. 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.

Signature of Township Secretary

Signature of Planning Director

Jackson Township Board of Supervisors

Approved by the Board of Supervisors of Jackson Township this 31st day of January, 2022. 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.

Signature of Township Secretary

Signature of Chairperson

This plat was delivered to developer by Jackson Township on the 10th day of March 20 22.

Signature of Township Manager/Secretary

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 19th day of Jan, 2022

Signature of Secretary

Signature of Chairperson

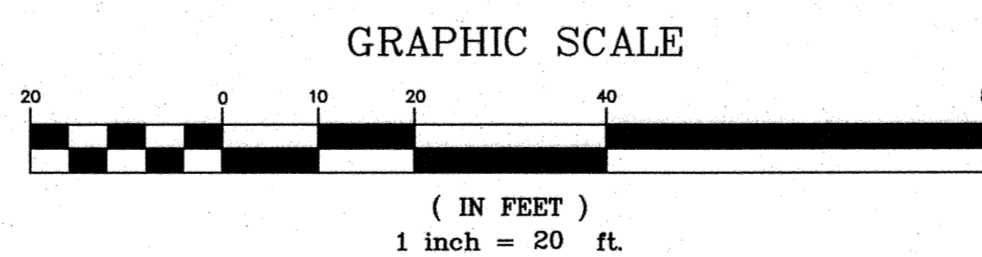
Butler County Recorder of Deeds

Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 402 page(s) 6.

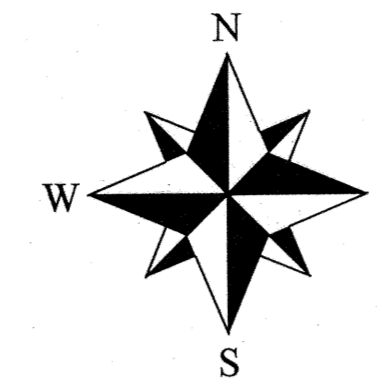
Given under my hand and seal this 15th day of March, 2022.

Signature of Recorder of Deeds
 Michele M. Mustello
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

PLAN BOOK	PAGE
402	6



Instr: 202203150005828
 Fig: 1 of 44.00
 3/15/2022 2:03 PM
 Michele Mustello
 Butler County Recorder PA



NVR, Inc. - Owner

KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 14th DAY OF March, A.D. 2022

ATTEST:
 OFFICER WITNESSING

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 }
 } SS
 COUNTY OF BUTLER }

ON THIS 14th DAY OF March, A.D. 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Robinson, Vice President OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPENDENT 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 DEPENDENT OWN AND PROPER RESPECTIVE HANDWRITING.

Briana Allender, Notary Public
 Allegheny County
 My commission expires December 7, 2022
 Commission number 1343479

VICE PRESIDENT, NVR, INC.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF March, A.D. 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December, A.D. 2022

Registered Surveyor

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

JAMES A. SPERDUTE, P.L.S. # 24457-E DATE 2/28/22

Township Engineer

I, Ronald 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.

Ronald Olsen 26400 F DATE 03/02/2022
 PRINTED NAME & REGISTRATION NO. DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 24th DAY OF January, 2022

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

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

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19th DAY OF Jan., A.D. 2022

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

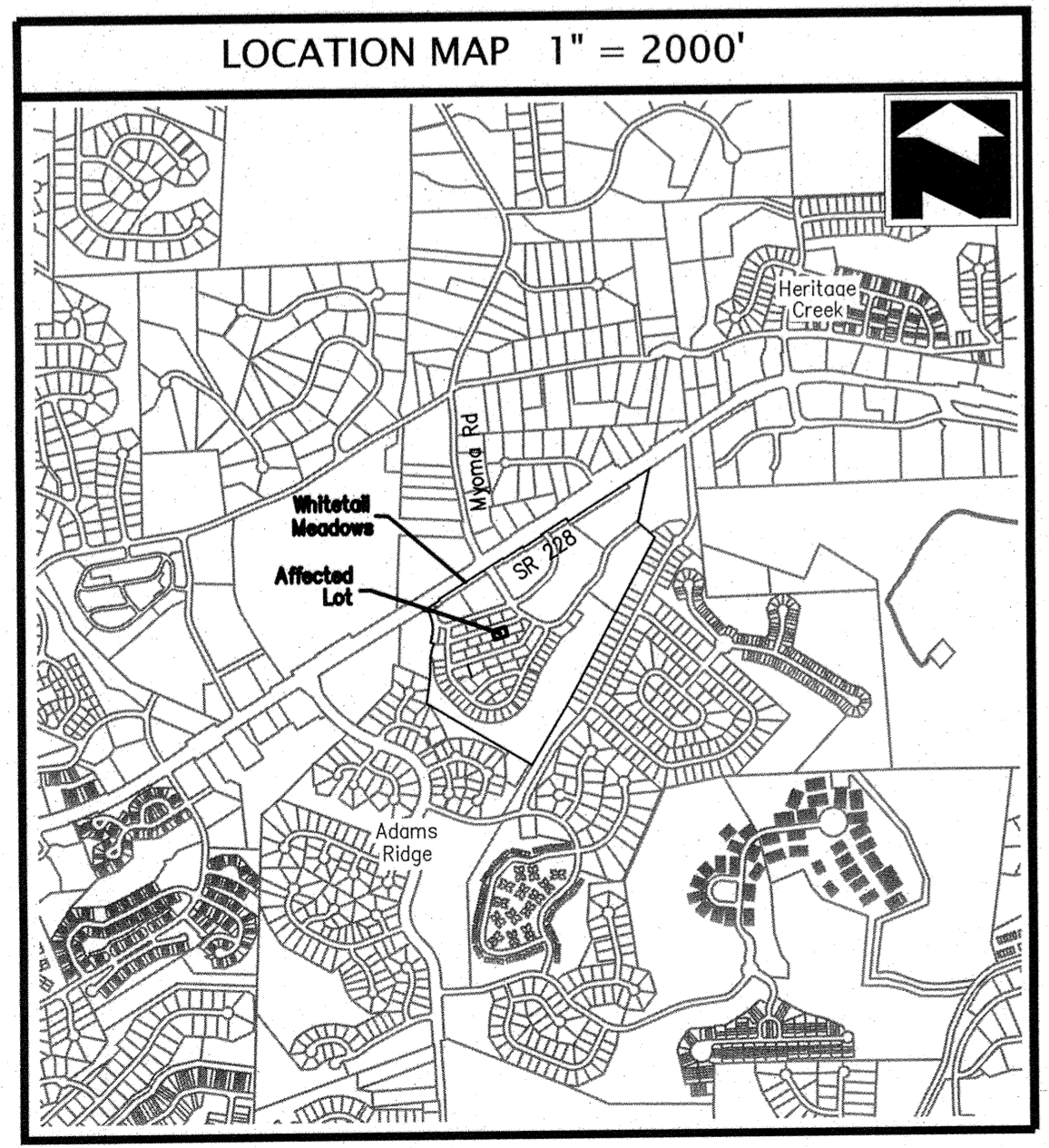
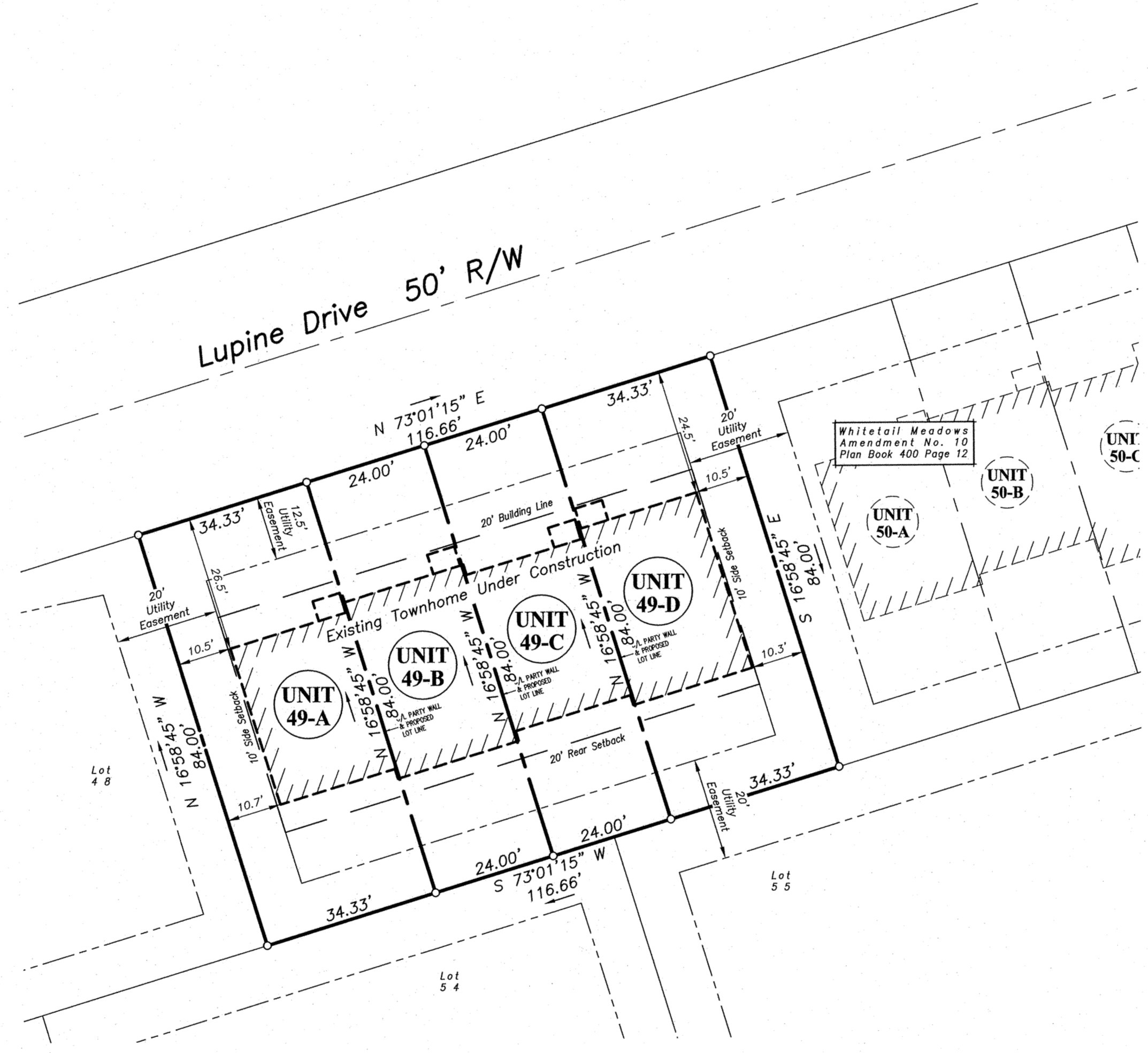
Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA }
 } SS
 COUNTY OF BUTLER }

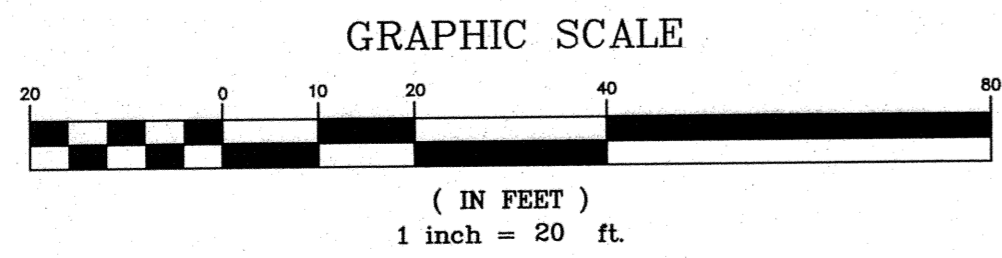
RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 402 PAGE 7

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF March, A.D. 2022

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



Access Note:
 The owner or owners of the lots shown on this plan shall allow access over and across their respective lots for repair and maintenance of utilities and stormwater facilities as required.



Proposed Lot Areas

Unit	Sq.Ft.	Acres
49-A	2,883.72	0.066
49-B	2,016.00	0.046
49-C	2,016.00	0.046
49-D	2,883.72	0.066
TOTALS	9,799.44	0.224

PLAN BOOK	PAGE
402	7

General Plan Notes

- This plan is a resubdivision of Lot 49 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:
 Tax Parcel 010-S25-AE49
 INST# 202112210035254

DEVELOPER / PROPERTY OWNER:

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

Drawing Number	1001-2223675
Drawing Scale	1"=20'
Date	January 6, 2020
Project Manager	
Revision	

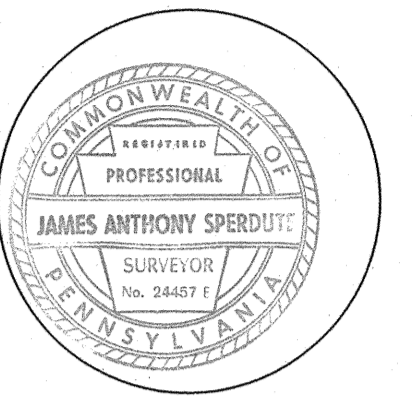
Whitetail Meadows Amendment No 13

Being A Revision to Lot 49 of the Hesperheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53
 Adams Township, Butler County, Pennsylvania

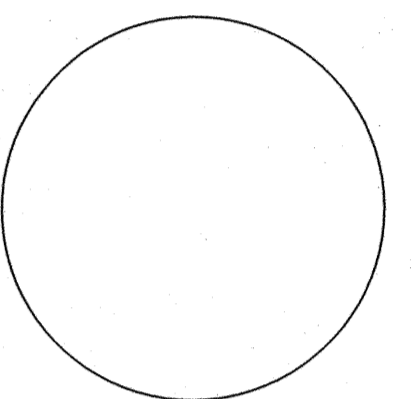
Sperdute Land Surveying
 A Division of Sheffer & Company

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

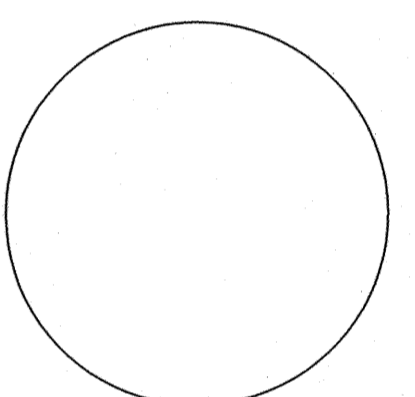
Office Phone: 724-452-4362
 Email: Info@SperduteSurveying.com



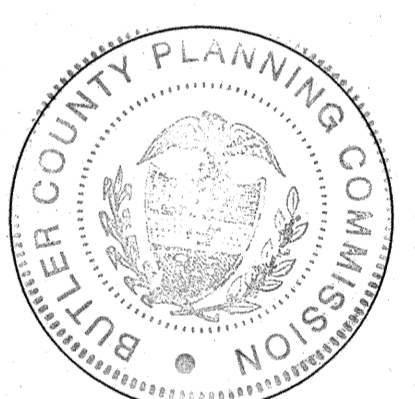
Registered Surveyor



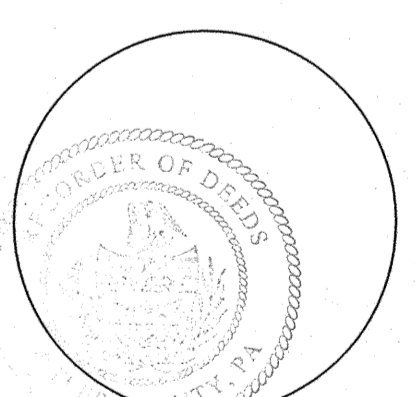
Township Engineer



Adams Township Supervisors

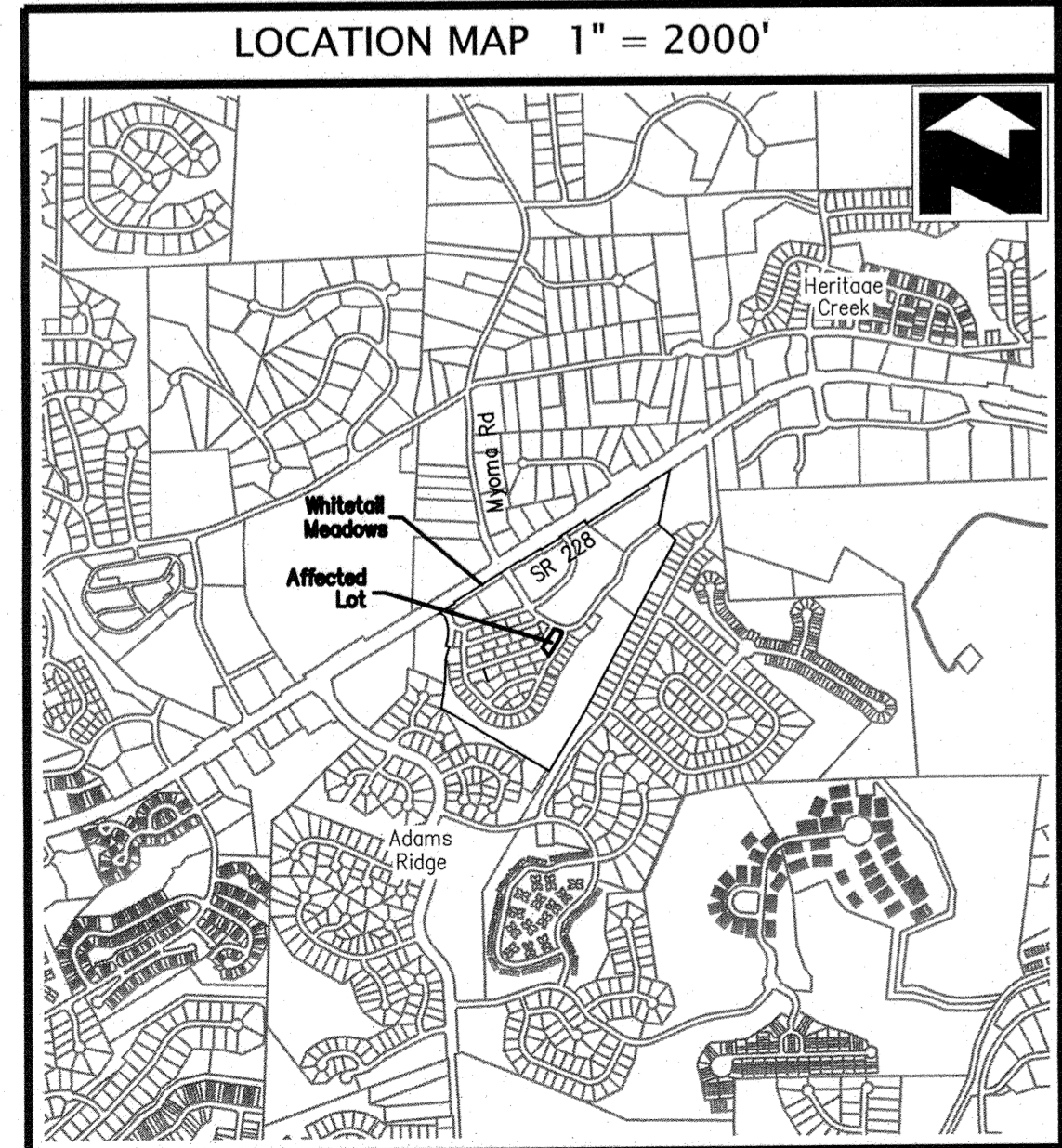
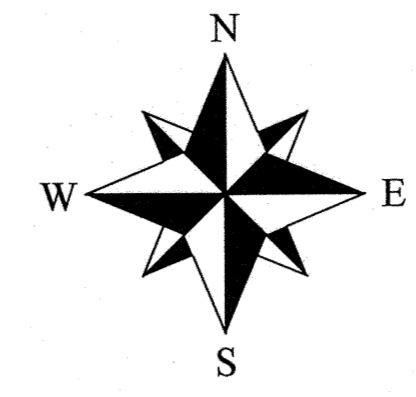


Butler County Planning

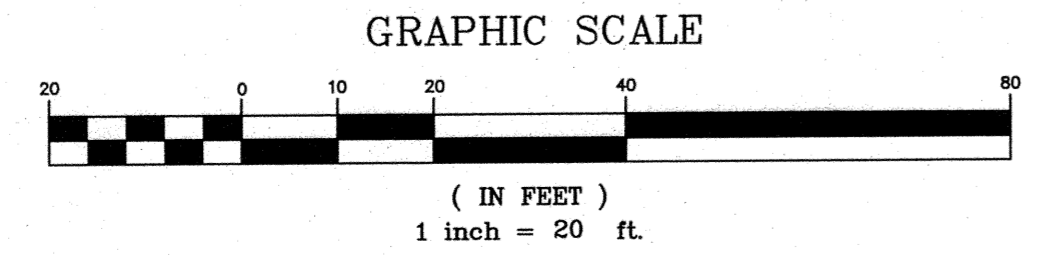


Butler County Recorder of Deeds

Instr: 202203150005829
 Pg: 1 of 545.00
 Mch 15 2022 2:03 PM
 Butler County Recorder PA 1202200489



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.



Unit	Sq.Ft.	Acres
61-A	4,013.891	0.092
61-B	2,040.155	0.047
61-C	2,040.155	0.047
61-D	2,040.155	0.047
61-E	2,040.155	0.047
61-F	5,553.178	0.127
TOTALS	17,727.689	0.407

General Plan Notes

- This plan is a resubdivision of Lot 61 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:
 Tax Parcel 010-S25-AE61
 INST# 202112290035840

DEVELOPER / PROPERTY OWNER:

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

Drawing Number	1001-2223779
Drawing Scale	1"=20'
Date	February 2, 2022
Project Manager	
Revision	

Whitetail Meadows Amendment No 14
 Being A Revision to Lot 61 of the Hesperheide Subdivision Plan - Final
 As Recorded in Plan Book 380, Pages 50-53
 Adams Township, Butler County, Pennsylvania

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

NVR, Inc. - Owner
 KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 14th DAY OF March, A.D. 2022.

ATTEST:
 OFFICER WITNESSING:
 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 } SS

ON THIS 14th DAY OF March, A.D. 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED: Pete Robinson Vice President OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SHOWN 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 DEPOSITARY SUBSCRIBED TO THE SAID RELEASE AND DEDICATION IS: Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPOSITARY'S OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
 Briana Allentier, Notary Public
 Allegheny County
 My commission expires December 7, 2022
 Commission number: 1343479

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF March, A.D. 2022
 MY COMMISSION EXPIRES THE 7th DAY OF December, A.D. 2022

Registered Surveyor
 I, JAMES A. SPERDUTE, PLS. PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
 JAMES A. SPERDUTE, P.L.S. # 24457-E DATE: 2/28/22

Township Engineer
 I, Brian Allentier, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE ADAMS TOWNSHIP SUBDIVISION AND ZONING ORDINANCES.
 PRINTED NAME & REGISTRATION NO. Brian Allentier 26400 E DATE: 3/1/2022

Adams Township Board of Supervisors
 APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 28th DAY OF February, 2022

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.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS: S.O.P.
 CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS: Edward Vogel

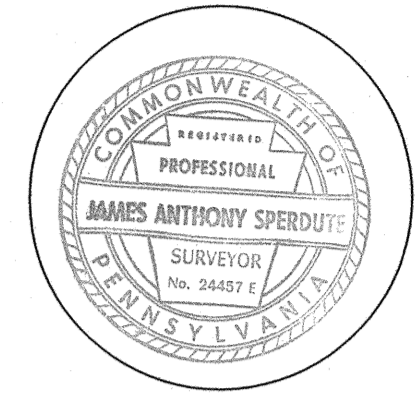
Butler County Planning Commission
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF FEBRUARY, A.D. 2022

SECRETARY, BUTLER COUNTY PLANNING COMMISSION: R.H. Hunsler
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION: J.H. Hunsler

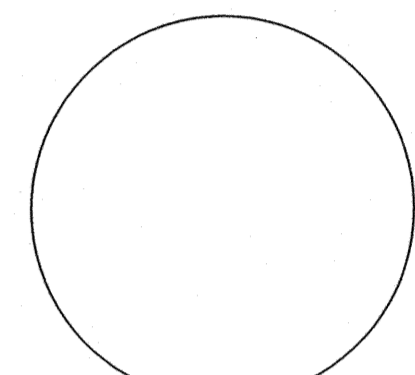
Butler County Recorder of Deeds
 COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER } SS

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 402, PAGE 8.

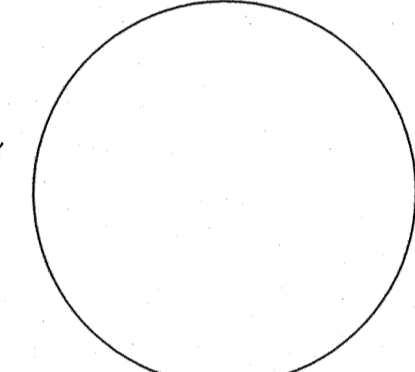
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF March, A.D. 2022
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



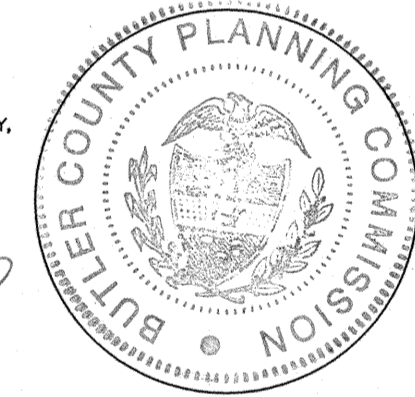
Registered Surveyor



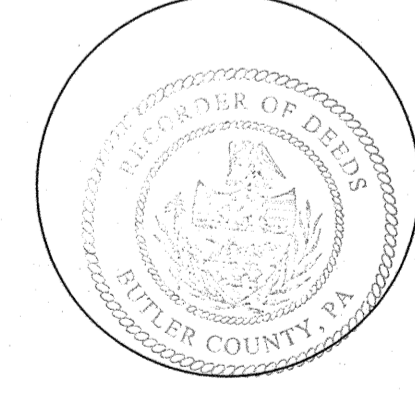
Township Engineer



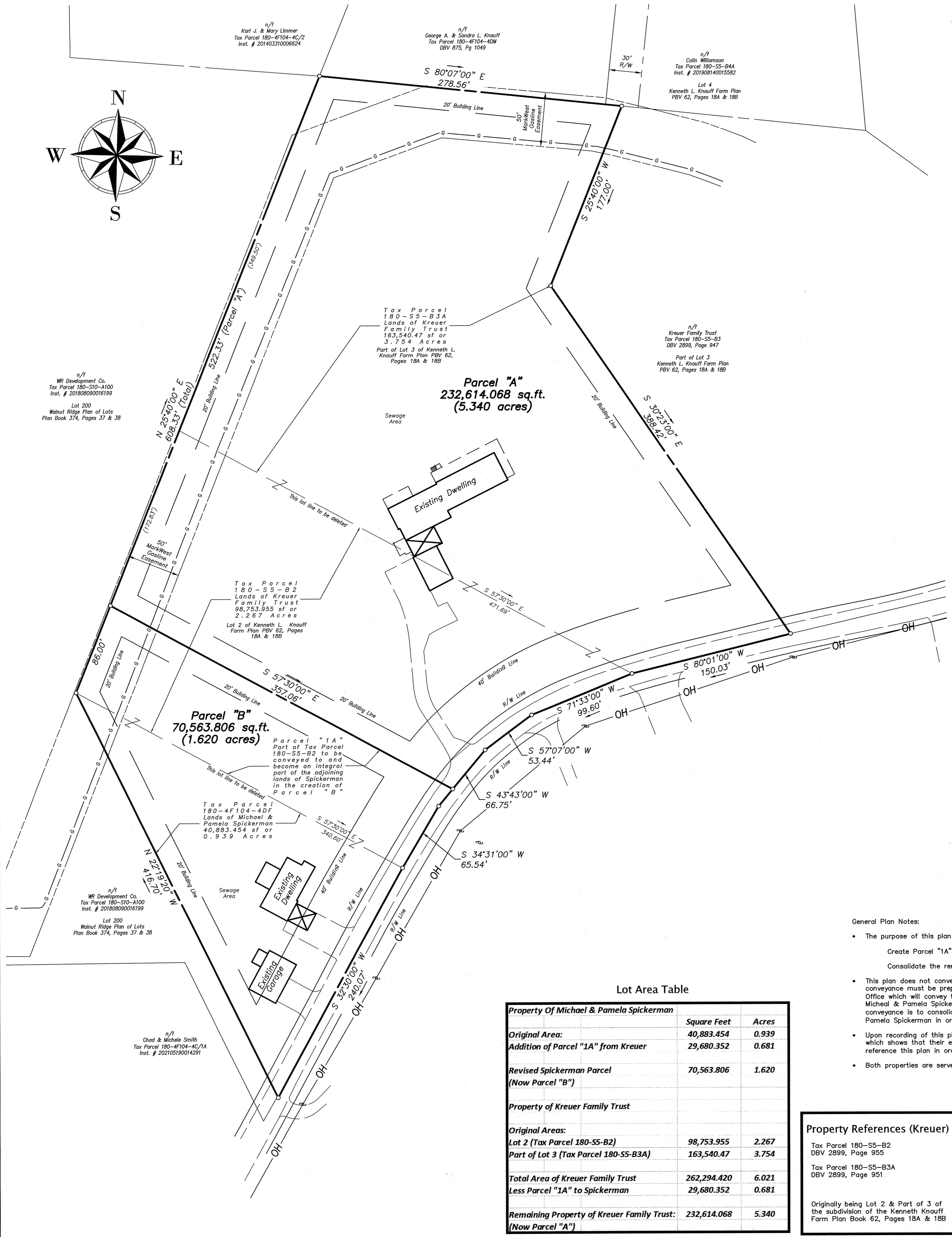
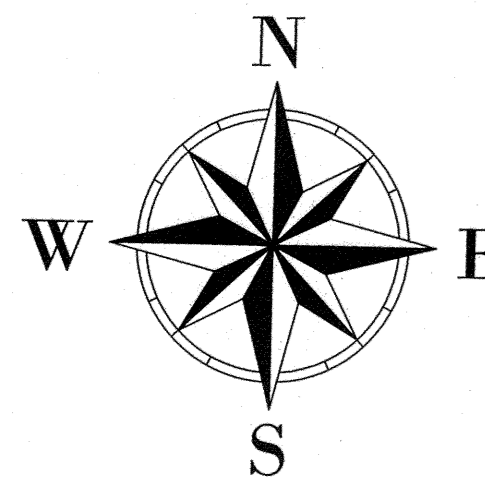
Adams Township Supervisors



Butler County Planning



Butler County Recorder of Deeds



Inst: 20220315005832
 3/15/2022 2:10 PM
 Page 1 of 5: \$45.00
 Markets: Mailing
 Butler County Recorder PA

Michael & Pamela Spickerman
 We Michael Spickerman & Pamela Spickerman, owners of the land shown on the Kreuer Consolidation and Lot Line Revision plan hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on our heirs, executors, and assigns.
 IN WITNESS WHEREOF, to this, we set our hand and seal this 14th day of FEBRUARY 2022
 ATTEST:
 Notary Public: *[Signature]*
 Michael Spickerman
 Pamela Spickerman

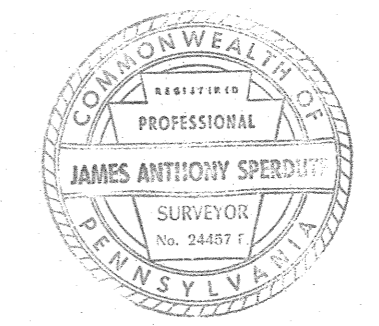
William Y. & Janet R. Kreuer - Co-Trustees, Kreuer Family Trust
 We, William Y. Kreuer & Janet R. Kreuer, Co-Trustees of The Kreuer Family Trust, owners of the land shown on the Kreuer Consolidation and Lot Line Revision plan hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on our heirs, executors, and assigns.
 IN WITNESS WHEREOF, to this, we set our hand and seal this 14th day of FEBRUARY 2022
 ATTEST:
 Notary Public: *[Signature]*
 William Y. Kreuer
 Janet R. Kreuer

Commonwealth of Pennsylvania: :SS
 County of Butler :SS
 Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Michael & Pamela Spickerman and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 14th day of FEBRUARY 2022
 My Commission Expires the 2nd day of September 2022
 Notary Public: *[Signature]*
 Linda J. Labas, Notary Public
 Butler County
 My commission expires September 2, 2022
 Commission number 1091033

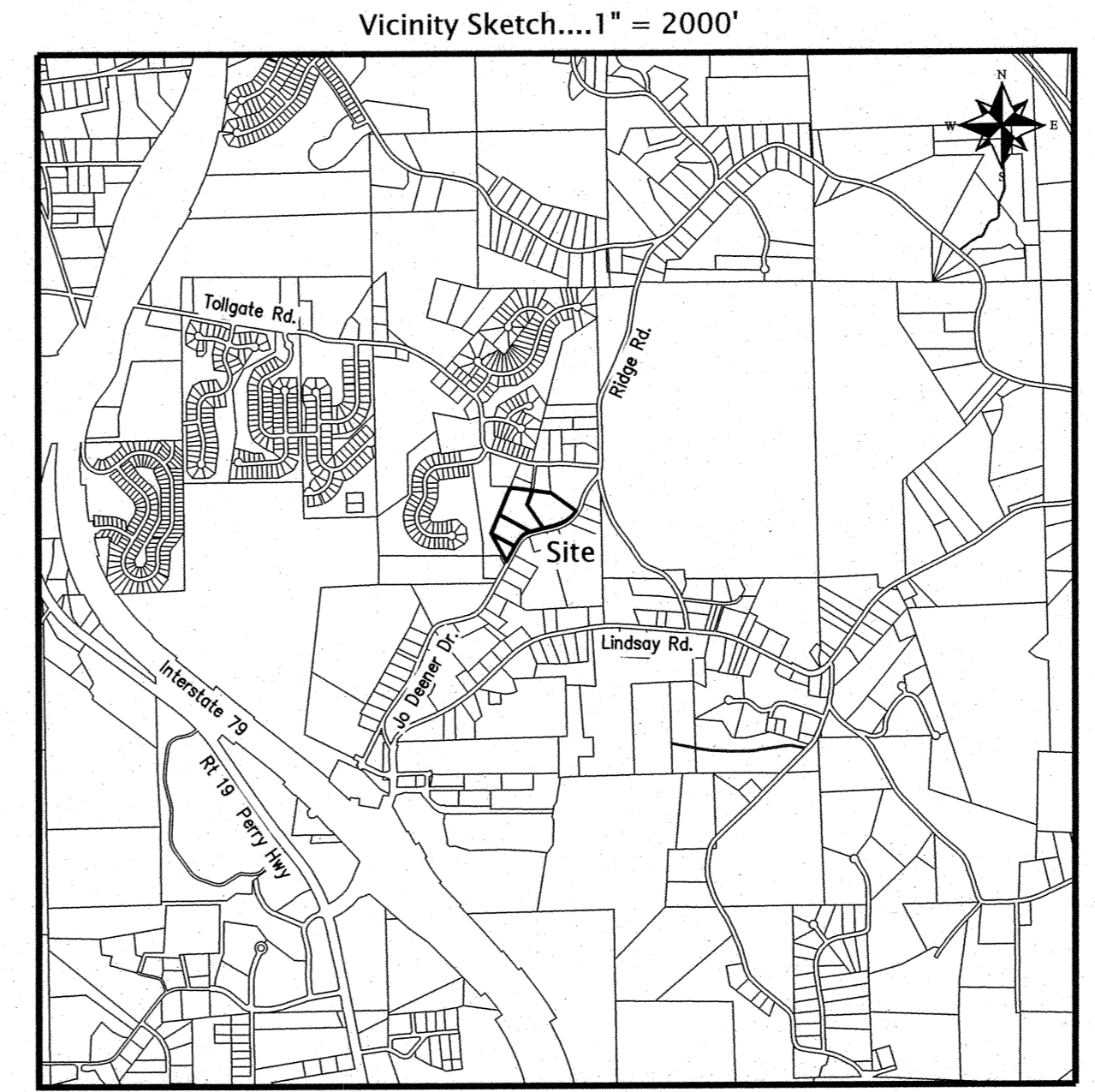
Commonwealth of Pennsylvania: :SS
 County of Butler :SS
 Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named William Y. Kreuer and Janet R. Kreuer, Co-Trustees of The Kreuer Family Trust and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 14th day of FEBRUARY 2022
 My Commission Expires the 2nd day of September 2022
 Notary Public: *[Signature]*
 Linda J. Labas, Notary Public
 Butler County
 My commission expires September 2, 2022
 Commission number 1091033

We hereby certify that the title to the property contained in the Kreuer Consolidation and Lot Line Revision is in the name of Michael & Pamela Spickerman and is recorded at Instrument No. 20040416001676. I further certify that there is no mortgage, lien or other encumbrance against this property.
 Witness: *[Signature]*
 Michael Spickerman
 Pamela Spickerman

We hereby certify that the title to the property contained in the Kreuer Consolidation and Lot Line Revision is in the name of William Y. Kreuer and Janet R. Kreuer, Co-Trustees of the Kreuer Family Trust and is recorded at Deed Book 2899, Page 951, Deed Book 2899, Page 955 & Deed Book 2899, Page 947. I further certify that there is no mortgage, lien or other encumbrance against this property.
 Witness: *[Signature]*
 William Y. Kreuer
 Janet R. Kreuer



Surveyor
 I hereby certify, to the best of my information, knowledge and belief that the survey and plan shown hereon are correct and accurate to the standards of the required ordinances of Jackson Township.
[Signature]
 James A. Spurdut, R.S. # 24457-E Date: 2-14-2022



Jackson Township Engineer
 This plan was reviewed by the Jackson Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinances and other applicable ordinances.
[Signature]
 Signature: PE 077527 Date: 2-23-22
 Printed Name & Registration Number: BENJAMIN L. GILBERTI, ENGINEER, PE077527, PENNSYLVANIA

Jackson Township Board of Supervisors
 Approved by the Board of Supervisors of Jackson Township on the 4th day of February 2022, subject to certain conditions referenced in the Township decision letter dated February 9, 2022. 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 28th day of February 2022
 Township Manager / Secretary: *[Signature]*
 Chairperson: *[Signature]*

Jackson Township Planning Director
 Approved by the Planning Director of Jackson Township on the 4th day of February 2022, 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 February 9, 2022. 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 7th day of March 2022
 Township Manager / Secretary: *[Signature]*
 Chairperson: *[Signature]*

Butler County Planning Commission
 Reviewed Butler County Planning Commission this 16th day of FEB 2022
[Signature]
 Secretary: *[Signature]*
 Chairperson: *[Signature]*

Butler County Recorder of Deeds
 Commonwealth of Pennsylvania :
 County of butler :
 Recorded in the Recorder of Deeds office for the recording of deeds, plans, etc. in Butler County, Commonwealth of Pennsylvania in Plan Book Volume 402 Pages 9
 Given under my hand and seal this 15th day of March 2022
[Signature]
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

PLAN BOOK PAGE
402 9

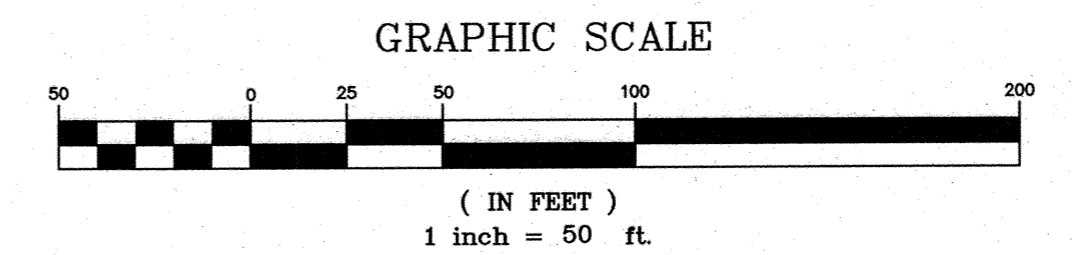


Table of Zoning Requirement
R-Residential District

	REQUIRED	PROVIDED
Minimum Lot Size:	1.50 Acres	1.50 Acres +
Minimum Lot Width:	150.00 Feet	150.00 Feet +
Minimum Front Setback:	40.00 Feet	40.00 Feet
Minimum Side Setback:	20.00 Feet	20.00 Feet*
Minimum Rear Setback:	20.00 Feet	20.00 Feet*
Maximum Lot Coverage:	50%	<50%
Maximum Gross Density:	.66 Units Per Acre	2.16 Units Per Acre

*10.00 Feet is the minimum required setback for accessory uses

- General Plan Notes:
- The purpose of this plan is to:
 - Create Parcel "1A" to allow for conveyance between parties.
 - Consolidate the remaining lands into one contiguous parcel.
 - This plan does not convey property. Upon recording of this plan, a deed of conveyance must be prepared and recorded in the Butler County Recording Deeds Office which will convey the title of Parcel "1A" from the Kreuer Family Trust to Michael & Pamela Spickerman. This deed must state that the intent of the conveyance is to consolidate Parcel "1A" with the existing lands of Michael & Pamela Spickerman in order to avoid multiple tax parcels/tax bills.
 - Upon recording of this plan, the Kreuer Family Trust must record a new deed which shows that their existing parcels have been consolidated into one parcel and reference this plan in order to avoid multiple tax parcels/tax bills.
 - Both properties are served by on lot water wells and sewage sites.

Lot Area Table

Property Of Michael & Pamela Spickerman	Square Feet	Acres
Original Area:	40,883.454	0.939
Addition of Parcel "1A" from Kreuer	29,680.352	0.681
Revised Spickerman Parcel (Now Parcel "B")	70,563.806	1.620
Property of Kreuer Family Trust		
Original Areas:		
Lot 2 (Tax Parcel 180-55-B2)	98,753.955	2.267
Part of Lot 3 (Tax Parcel 180-55-B3A)	163,540.47	3.754
Total Area of Kreuer Family Trust	262,294.420	6.021
Less Parcel "1A" to Spickerman	29,680.352	0.681
Remaining Property of Kreuer Family Trust: (Now Parcel "A")	232,614.068	5.340

Property References (Kreuer)
 Tax Parcel 180-55-B2
 DBV 2899, Page 955
 Tax Parcel 180-55-B3A
 DBV 2899, Page 951
 Originally being Lot 2 & Part of 3 of the subdivision of the Kenneth Knouff Farm Plan Book 62, Pages 18A & 18B

Property References (Spickerman)
 Tax Parcel 180-4F104-4DF
 Instrument No. 20040416001676

Owner/Developer
 Kreuer Family Trust
 William Y. Kreuer and Janet R. Kreuer, Co-Trustees
 198 Jo Deener Drive
 Zellenople, PA 16063
 -and-
 Michael & Pamela Spickerman
 184 Jo Deener Dr.
 Zellenople, PA 16063

DRAWING NUMBER: 1009-2123583
 DRAWING SCALE: 1"=50'
 DATE: December 2, 2021
 DRAWN BY:
 REVISIONS:

Preliminary/Final Land Subdivision & Land Development Plan for:
Kreuer Consolidation & Lot Line Revision
 Being a Re-Subdivision of Parcel "B" of the Feh! Plan of Lots Number 1
 As Recorded in Plan Book 350 Pages 12-13
 Jackson 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

REC100

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, EUGENE A. BERGBIGLER, OF THE TOWNSHIP OF OAKLAND, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF OAKLAND, 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 OAKLAND, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF OAKLAND, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 23 DAY OF FEBRUARY, 2022.

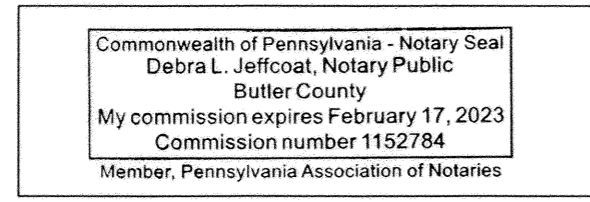
x *Eugene A. Bergbigler*
 EUGENE A. BERGBIGLER

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, EUGENE A. BERGBIGLER, 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 23 DAY OF FEBRUARY, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

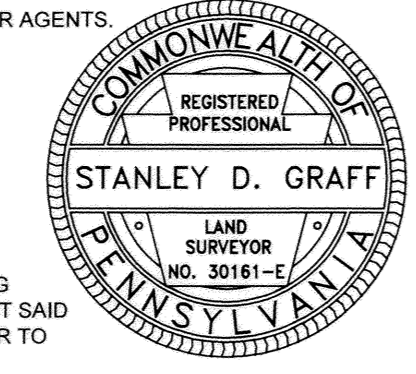
x *Debra L. Jeffcoat*
 NOTARY PUBLIC



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

22 FEB 2022
 DATE

x *Stanley D. Graff*
 STANLEY D. GRAFF
 REG. NO. SJ-000161



MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF OAKLAND ASSUMES NO 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 OAKLAND THIS 3rd DAY OF March, 2022.

x *Debra M. Sulp*
 SECRETARY
 x *Paul*
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS 3rd DAY OF March, 2022.

x *John P. Sack*
 SECRETARY
 x *Sam A. Thompson*
 CHAIRPERSON
 PLANNING COMMISSION

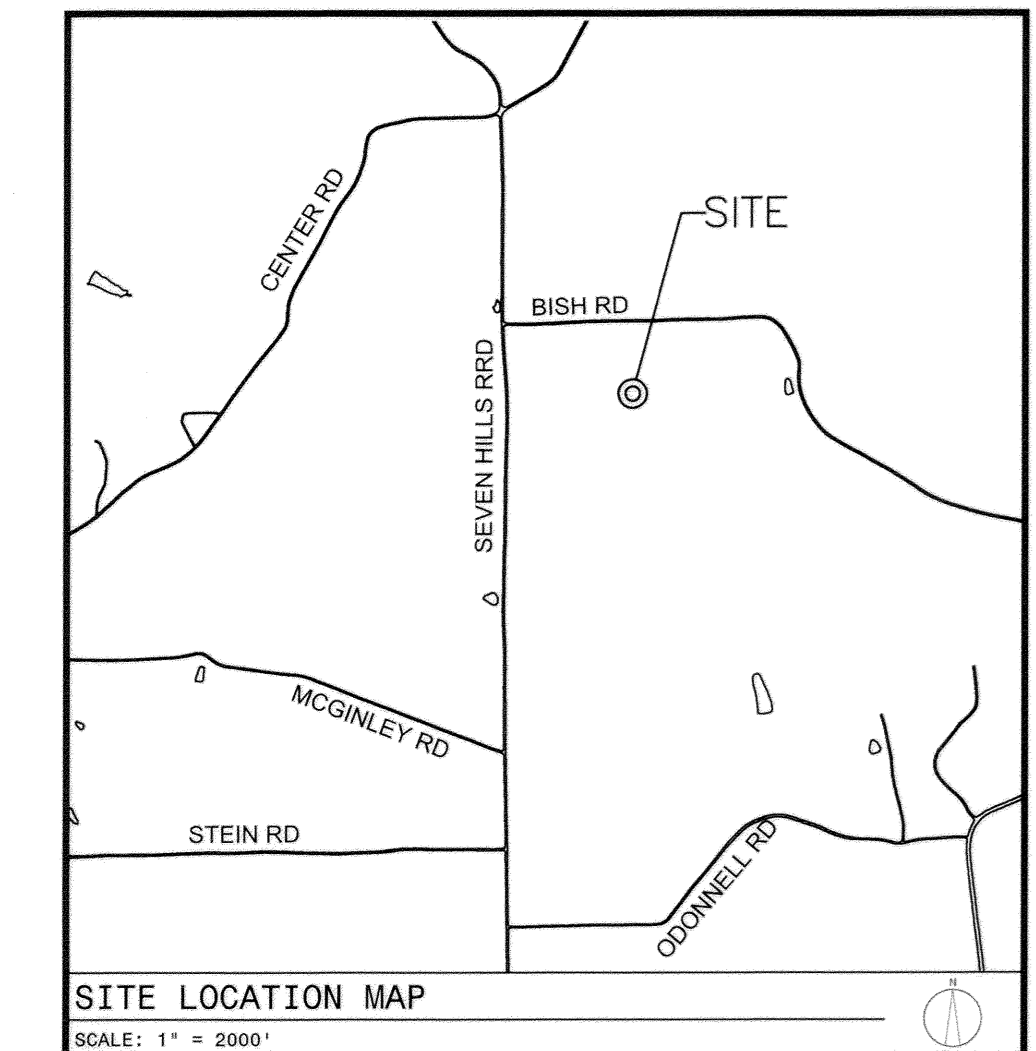
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 19th DAY OF JAN., 2022.

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

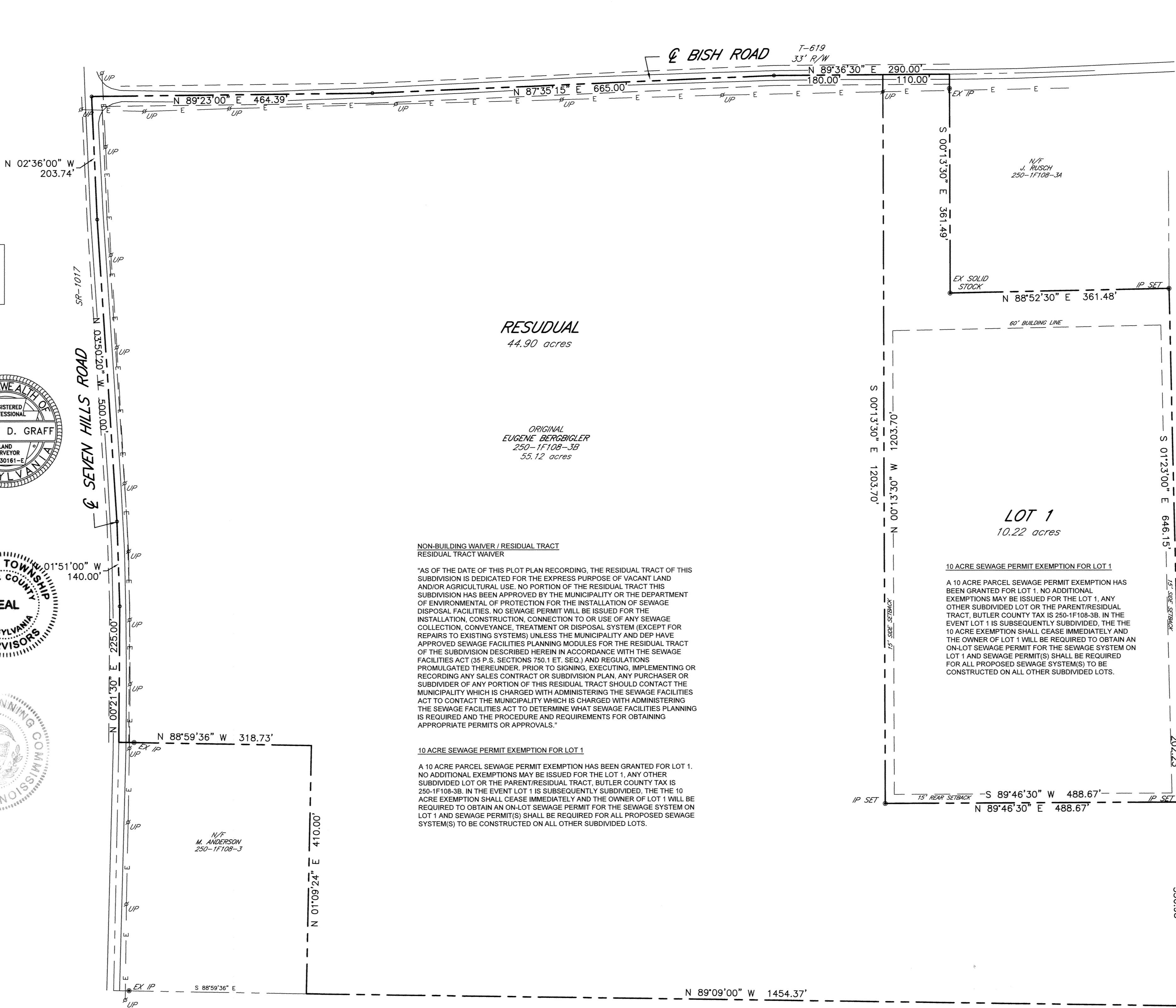
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA IN PLAN BOOK VOLUME 402, PAGE(S) 11

GIVEN UNDER MY HAND AND SEAL THIS 15 DAY OF MARCH, 2022.

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

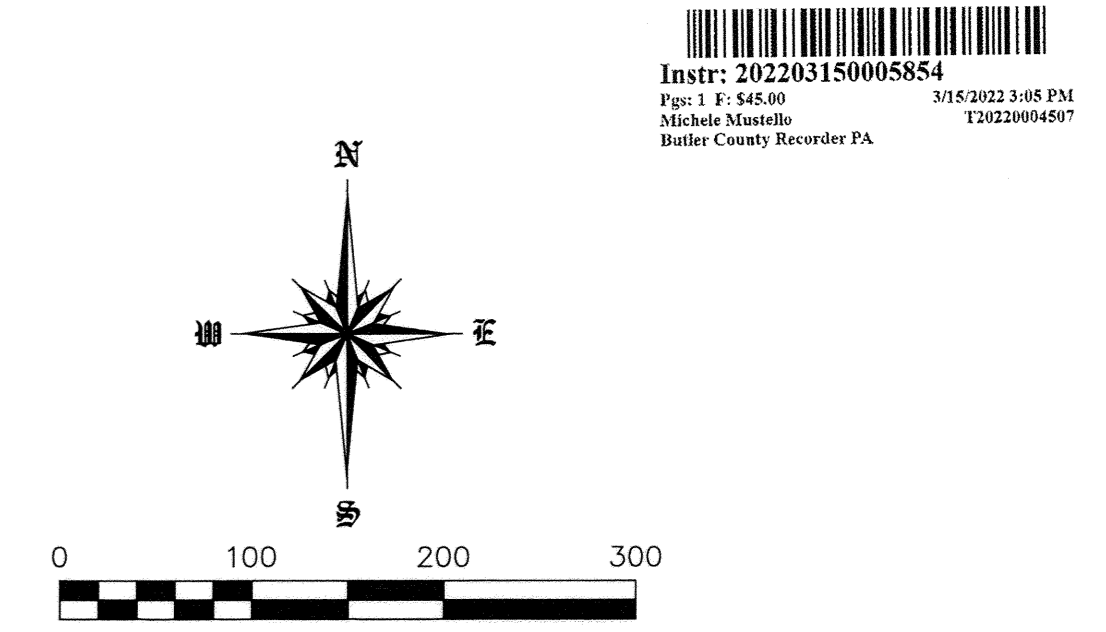


PLAN ORIENTATION NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (PA-S) / NAD 1983
 NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.



NON-BUILDING WAIVER / RESIDUAL TRACT RESIDUAL TRACT WAIVER
 AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (38 P.S. SECTIONS 1501 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBSIDER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

10 ACRE SEWAGE PERMIT EXEMPTION FOR LOT 1
 A 10 ACRE PARCEL SEWAGE PERMIT EXEMPTION HAS BEEN GRANTED FOR LOT 1. NO ADDITIONAL EXEMPTIONS MAY BE ISSUED FOR THE LOT 1, ANY OTHER SUBDIVIDED LOT OR THE PARENT/RESIDUAL TRACT. BUTLER COUNTY TAX IS 250-1F108-3B. IN THE EVENT LOT 1 IS SUBSEQUENTLY SUBDIVIDED, THE THE 10 ACRE EXEMPTION SHALL CEASE IMMEDIATELY AND THE OWNER OF LOT 1 WILL BE REQUIRED TO OBTAIN AN ON-LOT SEWAGE PERMIT FOR THE SEWAGE SYSTEM ON LOT 1 AND SEWAGE PERMIT(S) SHALL BE REQUIRED FOR ALL PROPOSED SEWAGE SYSTEM(S) TO BE CONSTRUCTED ON ALL OTHER SUBDIVIDED LOTS.



PROPERTY AREA SUMMARY:

EXISTING TOTAL	250-1F108-3B	55.12 AC
REVISED TOTALS	LOT 1	10.22 AC
	+RESIDUAL	44.90 AC
	REVISED TOTAL	55.12 AC

- GENERAL NOTES:**
- TAX ID: 250-1F108-3B
 - OWNER: EUGENE A. BERGBIGLER
 - SETBACKS: FRONT LINE - 60' BACK & SIDE - 15'
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - SEFTON SUBDIVISION PLAN BOOK 187 PG 45
 - WICK SURVEY OF 250-1F108-3

E. BERGBIGLER PLAN

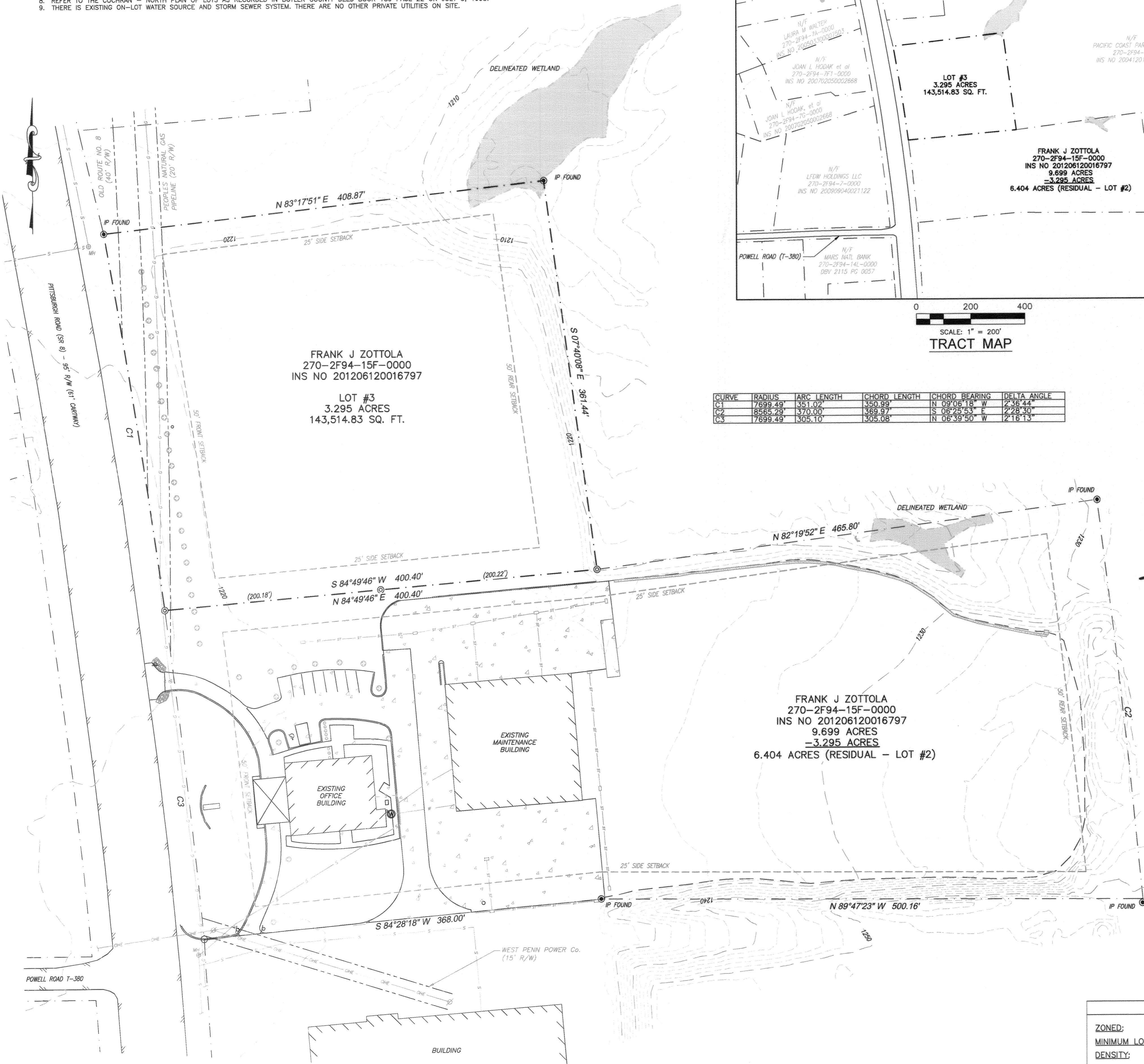
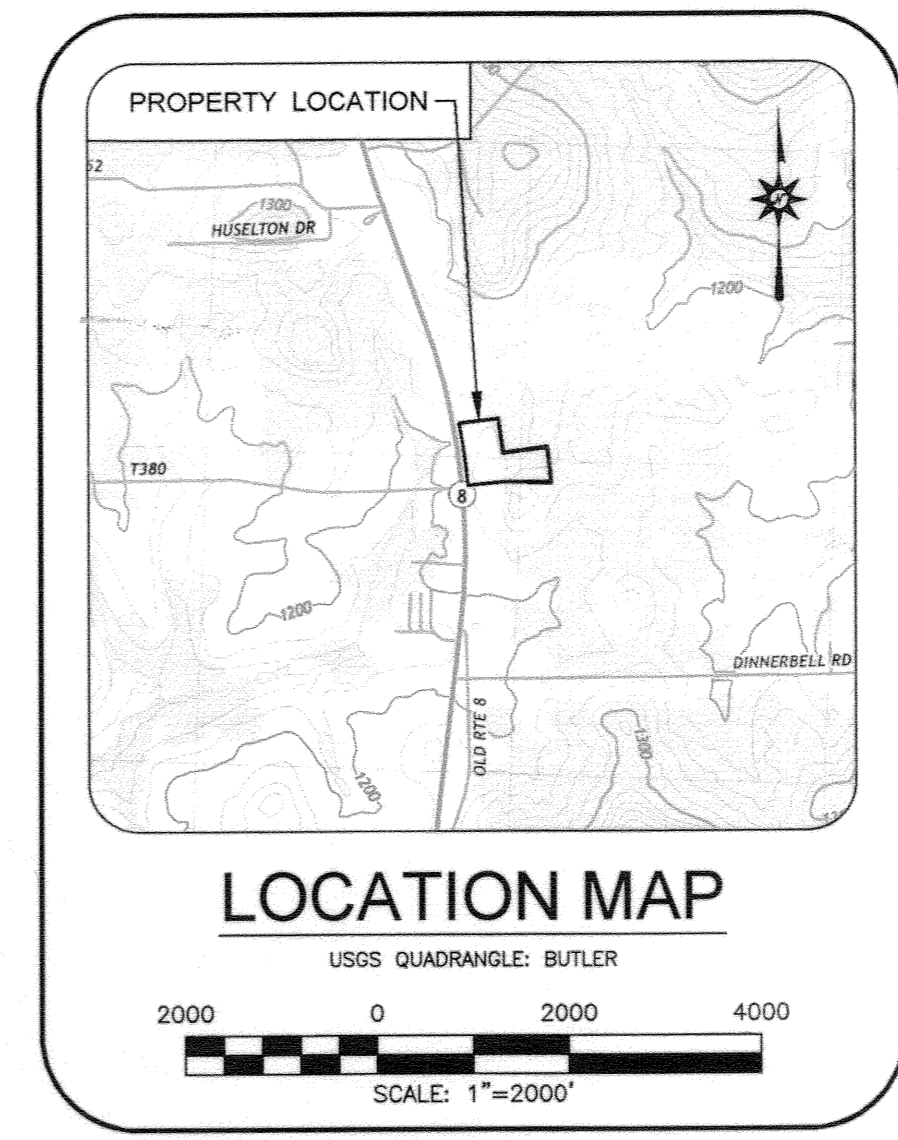
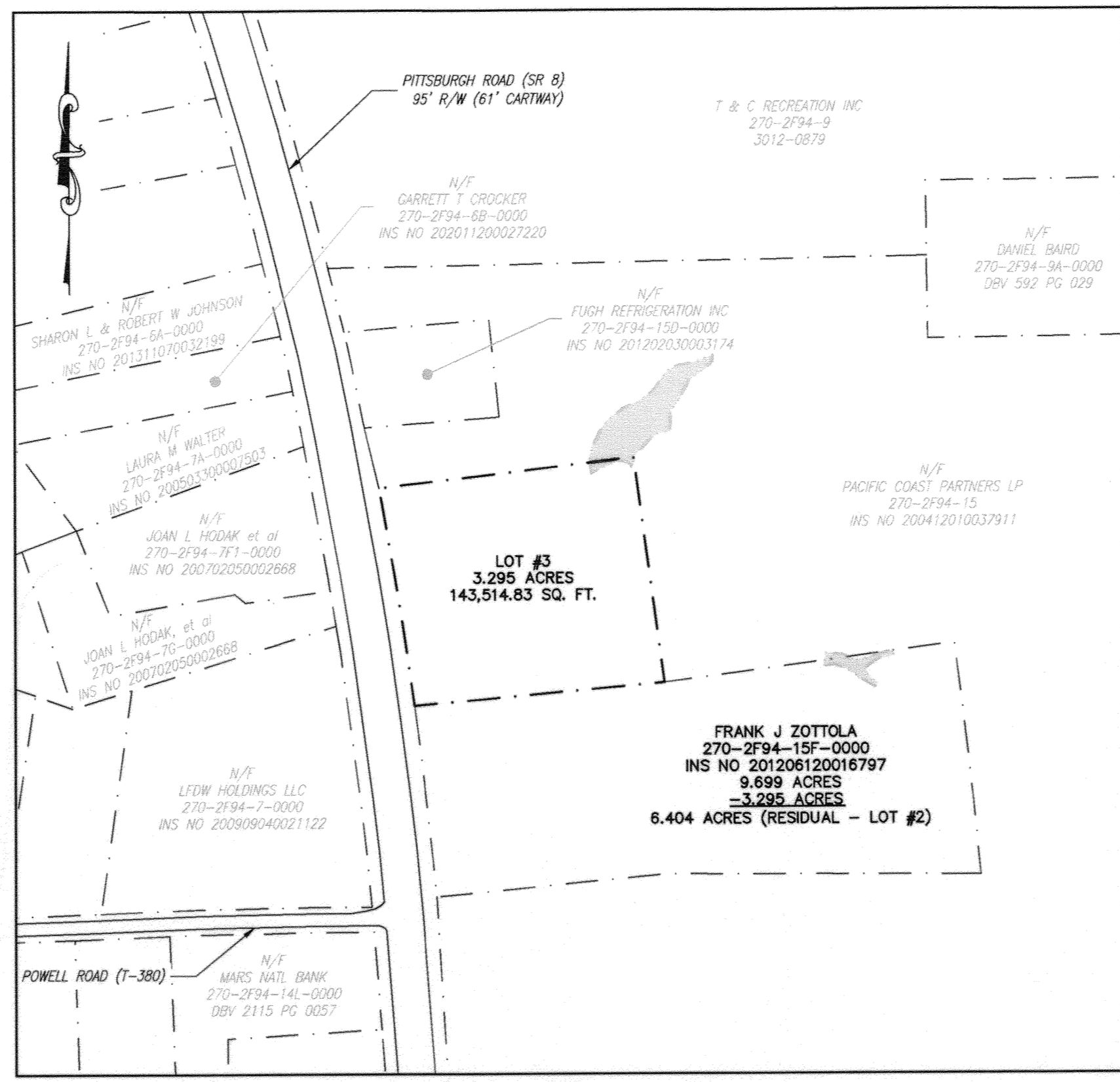
Being a subdivision of Butler County Tax Parcel 250-1F108-3B

RECORDED	20
PLAN BOOK	PAGE
402	11
SHEET	of

A REVISIONS PER COUNTY PLANNING AND TOWNSHIP ENGINEER REVIEW LETTER DATED 12/27/2022			
REV	DESCRIPTION	BY	DATE
 GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
PROJECT DESCRIPTION			
E. BERGBIGLER PLAN BEING A SUBDIVISION FOR EUGENE A. BERGBIGLER			
SITUATE			
OAKLAND TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
12/01/2021	SDG	Sdg	1" = 100'
PROJECT NO.	TAX PARCEL NO.	REVISION	
21-247	250-1F108-3B	A	

- NOTES:
- LOT #3 IS TO BE SUBDIVIDED FROM PARCEL 270-2F94-15F-0000 (LOT #2, 9.699 ACRES, OF THE COCHRAN - "NORTH" PLAN OF LOTS) TO CREATE A 3.295 ACRES ACRE LOT.
 - ZONING AS PER PENN TOWNSHIP IS C-2 COMMERCIAL HIGHWAY DISTRICT. SETBACKS ARE 50' FRONT, 50' REAR AND 25' SIDE.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW".
 - THE BASIS OF BEARINGS AND COORDINATES SHOWN HEREON IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM OF 1983 (SOUTH ZONE) AS DETERMINED BY A GPS SURVEY CONDUCTED FEBRUARY AND APRIL 2021 UTILIZING THE KEYNET GPS VIRTUAL REFERENCE SYSTEM, (NAD83, CORS 96, EPOCH 2002.0).
 - NOT ALL UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN PHYSICALLY LOCATED BY THE SURVEYOR. HOWEVER, THE UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM EXISTING PLANS, SURFACE FACILITIES, AND WHAT COULD BE ASCERTAINED VERBALLY FROM LAND OWNERS AND FACILITY OWNERS. JH HICKMAN SURVEYING, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ALTHOUGH THE UNDERGROUND UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF SURVEY, JH HICKMAN SURVEYING, LLC DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 - THE ADJOINER DATA SHOWN HEREON IS FOR INFORMATION PURPOSES ONLY AND IS ONLY AS ACCURATE AS THE PUBLIC RECORDS AVAILABLE AT THE TIME OF THIS SURVEY.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS, SERVITUDES, RESTRICTIONS, ETC MAY EXIST. REFER TO THE COCHRAN - NORTH PLAN OF LOTS AS RECORDED IN BUTLER COUNTY DEED BOOK 189 PAGE 22 ON JULY 3, 1995.
 - THERE IS EXISTING ON-LOT WATER SOURCE AND STORM SEWER SYSTEM. THERE ARE NO OTHER PRIVATE UTILITIES ON SITE.

Instr: 20220316005917
 3/16/2022 12:33 PM
 Michelle Mustello
 Butler County Recorder PA
 13022004684



OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, FRANK J. ZOTTOLA, OF THE TOWNSHIP OF PENN., OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE, HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF SUMMIT, OF BUTLER COUNTY.

I, FRANK J. ZOTTOLA, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF SUMMIT, OF BUTLER COUNTY AND FOREVER DISCHARGE THE TOWNSHIP OF SUMMIT, OF 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 FRANK J. ZOTTOLA, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 19th DAY OF January, A.D. 2022.

ATTEST:
 FRANK J. ZOTTOLA
 Pauline A. Williams (SEAL)
 (NOTARY PUBLIC)
 MY COMMISSION EXPIRES THE 19th DAY OF January, A.D., 2022

Commonwealth of Pennsylvania - Notary Seal
 Pauline A. Williams, Notary Public
 Butler County
 My commission expires April 13, 2024
 Commission number 1075594
 Member, Pennsylvania Association of Notaries

PENN TOWNSHIP APPROVAL
 THIS PLAN WAS REVIEWED AND APPROVED BY THE PENN TOWNSHIP SUPERVISORS THIS 11th DAY OF January, 2022

Secretary: [Signature]
 Chairman: [Signature]

TOWNSHIP PLANNING COMMISSION APPROVAL
 APPROVED BY THE PENN TOWNSHIP PLANNING COMMISSION THIS 15th DAY OF December, 2021

Secretary: [Signature]
 Chairman: [Signature]

COUNTY PLANNING COMMISSION APPROVAL
 Reviewed and Approved BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF December, 2021

Secretary: [Signature]
 Chairman: [Signature]

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 81279

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

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED

FRANK J. ZOTTOLA WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH:
 WITNES MY HAND AND NOTARIAL SEAL THIS 19th DAY OF January, 2022
 Pauline A. Williams
 NOTARY PUBLIC
 MY COMMISSION EXPIRES THE 19th DAY OF January, 2022
 My commission expires April 13, 2024
 Commission number 1075594
 Member, Pennsylvania Association of Notaries
 SURVEYOR CERTIFICATE

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

J.H.H.
 SIGNATURE OF SURVEYOR
 1/19/22
 SU-53654
 REGISTRATION NUMBER

LEGEND

●	IRON PIN FOUND
⊙	IRON PIN SET
○	PROPERTY CORNER
---	PROPERTY LINE (SUBJECT TRACT)
---	PROPERTY LINE (ADJOINER)
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
---	BUILDING SETBACK LINE
---	EXISTING PAVED ROADWAY
+	EXISTING TREE
---	EXISTING PRIVATE RIGHT OF WAY
---	EXISTING TREE LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING UTILITY POLE
---	EXISTING GAS PIPELINE
---	EXISTING PRIVATE STORM SEWER
---	EXISTING PRIVATE WATERLINE
⊕	EXISTING WATER WELL
---	EXISTING SANITARY SEWAGE LINE
⊕	EXISTING SANITARY SEWAGE MANHOLE
---	EXISTING DELINEATED WETLAND

PLAN BOOK 402
 PAGE 13

ZONING INFORMATION
 ZONED: C-2 COMMERCIAL HIGHWAY DISTRICT
 MINIMUM LOT SIZE: 1 ACRE
 DENSITY: PERMITTED USE, 1 STRUCTURE PER ACRE

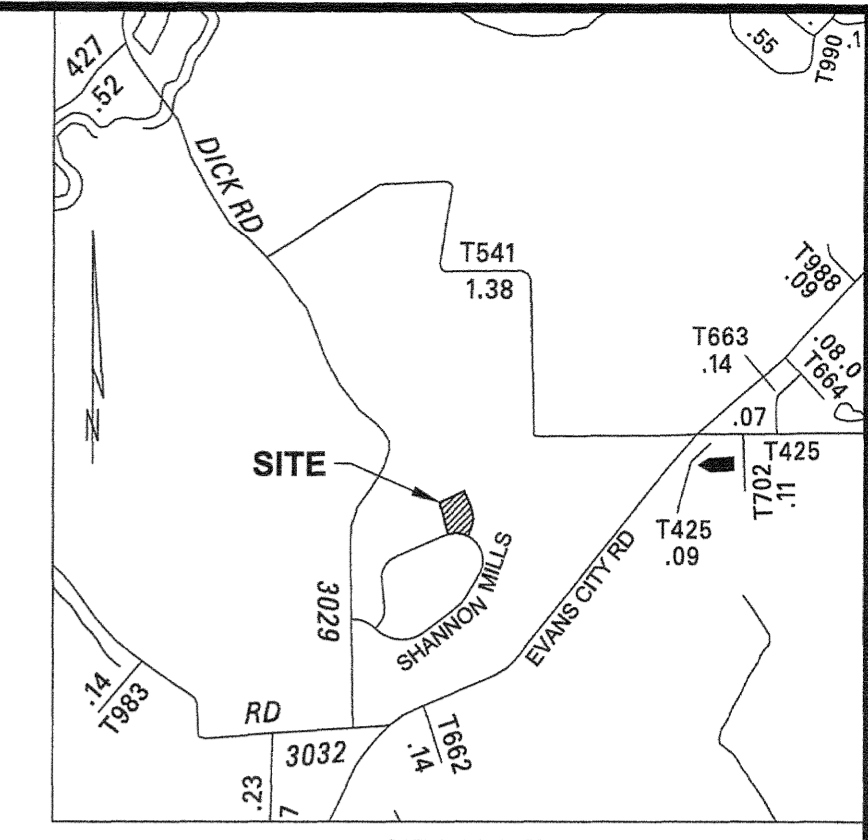
FRANK J. ZOTTOLA
SUBDIVISION #1
 595 PITTSBURGH ROAD, BUTLER, PA 16002

PREPARED BY:
J.H. Hickman Surveying, LLC.
 259 BOOHER ROAD, KITTANNING, PENNSYLVANIA 16201

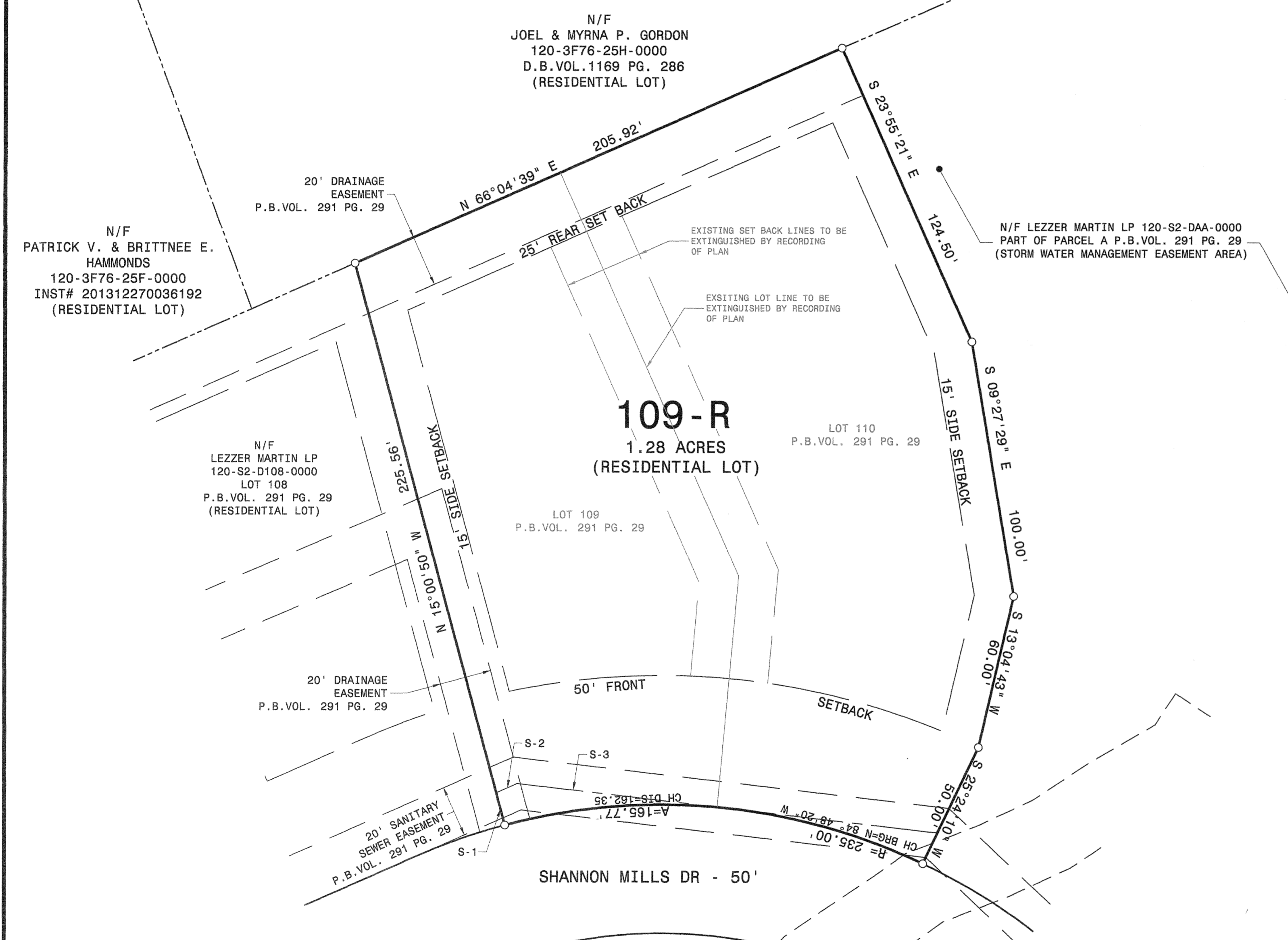
PENN TOWNSHIP BUTLER COUNTY
 COMMONWEALTH OF PENNSYLVANIA

SCALE: 1" = 50'

DRAWN BY: MHH CHECKED BY: SLC APPROVED BY: JHH DATE: 11/24/2021



GORDON SUBDIVISION No. 1
 Plan Book 95 Pg. 22



LIMITED PARTNERSHIP ADOPTION
 KNOW ALL MEN BY THESE PRESENTS, that the LEZZER MARTIN, Limited Partnership, a Pennsylvania Limited Partnership, does hereby adopt this plan as its plan of subdivision of its property, situate in the Township of Connoqueenessing, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any further acceptance of said public highways, rights-of-way and easements by said County of Butler and Township of Connoqueenessing, LEZZER MARTIN, Limited Partnership, hereby agrees to and by these presents do release and forever discharge said County of Butler and said Township of Connoqueenessing, 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 LEZZER MARTIN, Limited Partnership, its 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 March, A.D., 2022.

ATTEST:
 LEZZER MARTIN, Limited Partnership
Maria L. Cutchlow
 Notary Public General Partner

My commission expires the 21st day of Feb., A.D., 2022-2024

LIMITED PARTNERSHIP ACKNOWLEDGMENT
 COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER
 Before me, a Notary Public in and for said County and State, personally appeared the above named *Michael Spinnember* General Partner, LEZZER MARTIN, Limited Partnership, and acknowledge the foregoing release and dedication and plan to be its act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 14th day of March, 2022.

Maria L. Cutchlow
 Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Maria L. Cutchlow, Notary Public
 Butler County
 My commission expires February 29, 2024
 Commission number 1297450
 Member, Pennsylvania Association of Notaries

LIMITED PARTNERSHIP ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
 KNOW ALL MEN BY THESE PRESENTS, that LEZZER MARTIN, Limited Partnership, owners of land in the Township of Connoqueenessing, County of Butler, Commonwealth of Pennsylvania, itself, its heirs, executors, administrators and assigns, and for its grantees and their subsequent purchasers, does 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 its 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 itself, its heirs, executors, administrators and assigns do hereby release the Township of Connoqueenessing from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon LEZZER MARTIN, Limited Partnership, its heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, I hereunto set our hand and seal this _____ day of _____, A.D., 2022.

ATTEST
[Signature]
 General Partner
 WITNESS my hand and notarial seal this 14th day of March, A.D., 2022.

Maria L. Cutchlow
 Notary Public
 My commission expires the 21st day of Feb., A.D., 2022-2024

SURVEYORS CERTIFICATE
 I, Michael Allen Ogin, a Registered Professional Land 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.

3-11-22
 Date REG. NO.: SU075288

APPROVAL BY TOWNSHIP PLANNING COMMISSION
 Reviewed and approved by the Connoqueenessing Township Planning Commission this 2nd day of March, 2022.
Dicie C. Harchosky Secretary
[Signature] Chairman

APPROVAL BY BOARD OF SUPERVISORS OF CONNOQUEENESSING TOWNSHIP
 The Board of Supervisors of the Township of Connoqueenessing, Butler County, Pennsylvania hereby approves this plan of subdivision for recording purposed only. This approval by the Township of Connoqueenessing 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 Connoqueenessing, Butler County, Pennsylvania, on this 2nd day of March, 2022.

[Signature] Secretary
[Signature] Chairman

BUTLER COUNTY PLANNING COMMISSION
 Reviewed with comments by the Butler County Planning Commission at a meeting held this 26th day of Feb., A.D., 2022. Letter to Connoqueenessing Township Board of Supervisors dated 2-2-2022.

[Signature] Secretary
[Signature] Chairman, Planning Commission

PROOF OF RECORDING
 Recorded in the Office for the Recording of Deeds, Plats, etc., in said County, in Plan Book Volume 402, Page 14.
 Given under my hand and seal this 17th day of March, A.D., 2022.

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

PLAN BOOK	PAGE
402	14

NOTE:
 THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 109 AND 110 AS PREVIOUSLY RECORDED IN P.B. VOL. 291, PG. 29.

PLAN AREA= 55,747 SQ. FT. or 1.280 ACRE

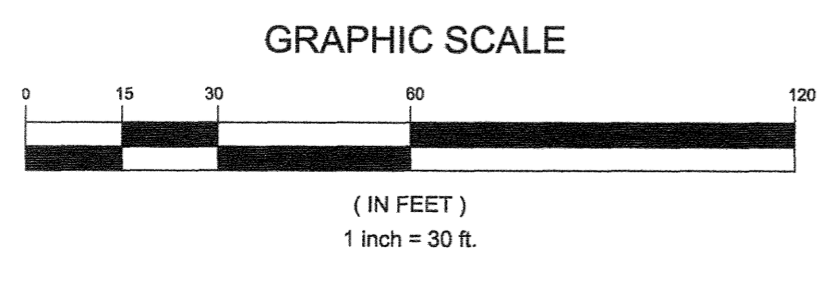
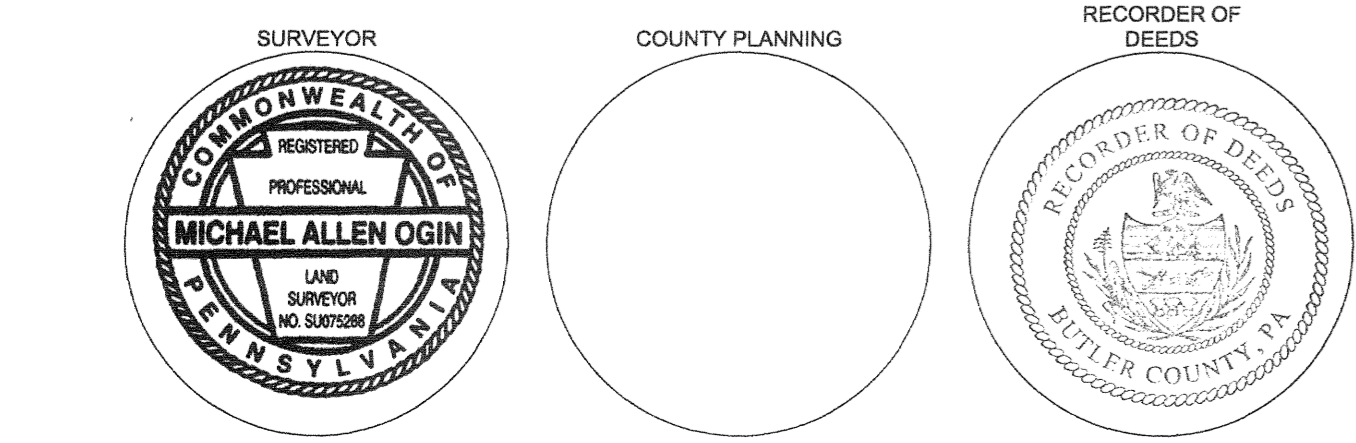
The Gateway Engineers, Inc.
GATEWAY
 Full-Service Civil Engineering & Surveying
 100 McMorris Road, Pittsburgh, PA 15205
 gatewayengineers.com 855-634-9284

LOT 109 & 110 CONSOLIDATION PLAN
SHANNON MILLS ESTATES PLAN NO. 3

SITUATE IN
 CONNOQUEENESSING TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA
 MADE FOR
LEZZER MARTIN, LP
 332 SCHOFIELD STREET
 CURWENSVILLE, PA 16833

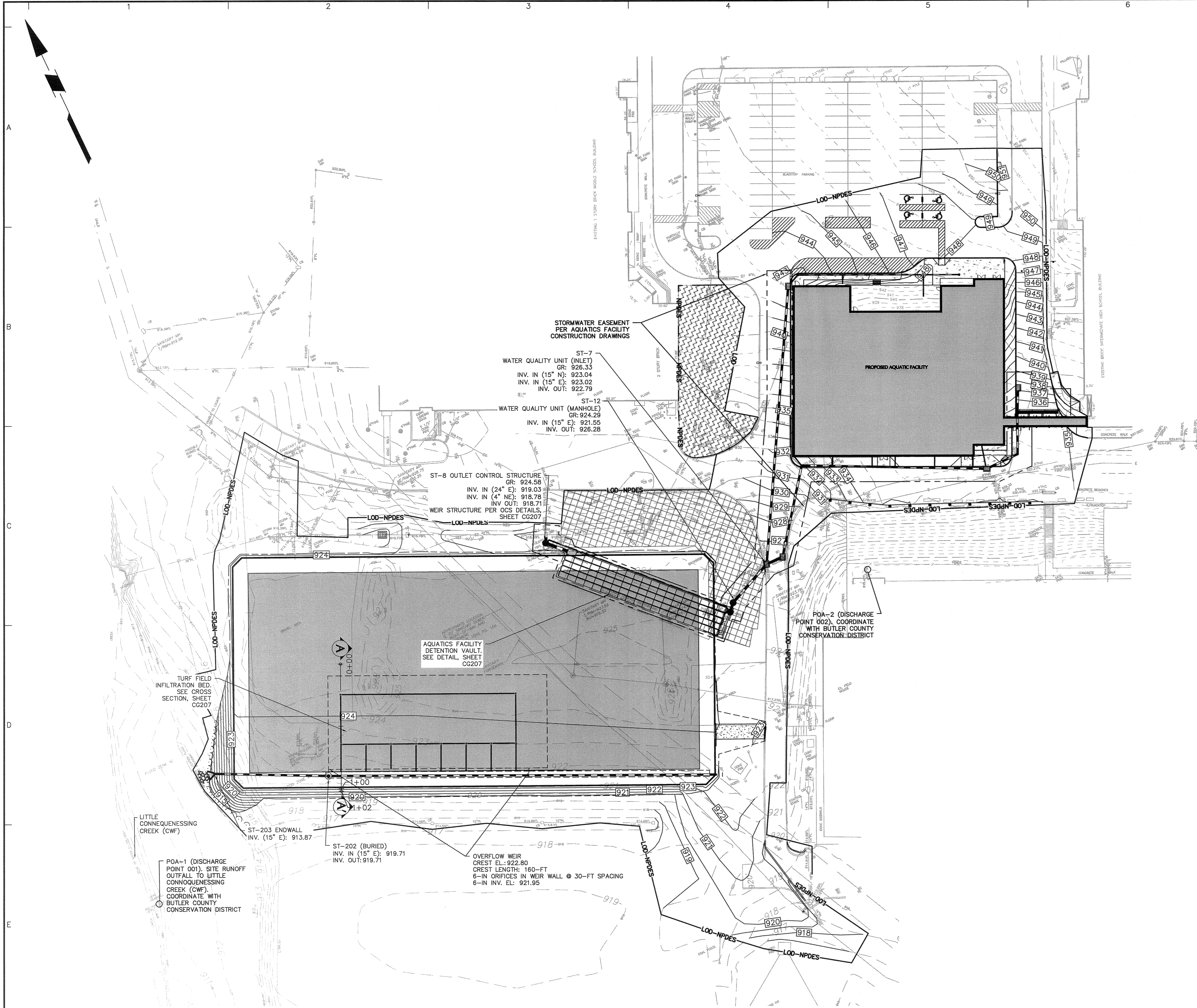
20' SANITARY SEWER EASEMENT TABLE

LINE	BEARING	DISTANCE	DESCRIPTION
S-1	N 15°00'50" W	12.99'	PROPERTY TIE
S-2	N 66°04'39" E	8.86'	CENTERLINE
S-3	N 83°20'50" E	163.69'	CENTERLINE



PROPERTY OWNER / SUBDIVIDER
 LEZZER MARTIN, Limited Partnership
 332 SCHOFIELD STREET
 CURWENSVILLE, PA 16833

Path & Filename=R:\Projects\1600016475 Shannon Mills\016 Daugherty Consolidation plan\Draw\02_Sheet\Consolidation_Plan.dwg
 Save Date=2/11/2022 3:48 PM
 User=Jmooey R. Shrimmiller, E.I.T.



STORMWATER MANAGEMENT NOTES:

- EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON DRAWING NUMBERED 17-180 AND TITLED "TOPOGRAPHIC SURVEY FOR: SENECA VALLEY SCHOOL DISTRICT OF AQUATIC CENTER AREA" SITUATED IN THE BOROUGH OF HARMONY, BUTLER COUNTY, PENNSYLVANIA, PREPARED BY LAND SURVEYORS, INC., DATED JANUARY 25, 2018 AND REVISED JANUARY 2019 AND DRAWING NUMBERED 20-179 AND TITLED "TOPOGRAPHIC SURVEY FOR: SENECA VALLEY SCHOOL DISTRICT" SITUATED IN JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, PREPARED BY LAND SURVEYORS, INC., DATED JANUARY 19, 2021 AND REVISED SEPTEMBER 10, 2021 AND DRAWING NUMBERED C100 AND TITLED "EXISTING CONDITIONS PLAN- WEST" FOR PROPOSED FIELD HOUSE SITUATED IN JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, PREPARED BY H.F. LENZ, DATED SEPTEMBER 2, 2021 AND REVISED SEPTEMBER 17, 2021.
- AS-BUILT ELEVATIONS AND PCSM BMP LOCATIONS HAVE BEEN OBTAINED FROM DRAWING NUMBERED 21-188 AND TITLED "TOPOGRAPHIC SURVEY FOR: SENECA VALLEY SCHOOL DISTRICT" SITUATED IN JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, PREPARED BY LAND SURVEYORS, INC. AND DATED JANUARY 5, 2022.
- NPDES PERMIT SITE AREA (MAJOR MODIFICATION) = 4.64 ACRES
- LIMIT OF DISTURBANCE (MAJOR MODIFICATION) = 4.78 ACRES
- STORMWATER BMOS HAVE BEEN CONSTRUCTED PER NPDES PERMIT NO. 100143 A-2. PROOF OF RECORDING OF THIS DOCUMENT (SHEET CG206) SHALL BE PROVIDED TO BUTLER COUNTY CONSERVATION DISTRICT DURING SUBMISSION OF THE NPDES NOTICE OF TERMINATION.
- OPERATION AND MAINTENANCE OF POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BEST MANAGEMENT PRACTICES (BMPs), SUCH AS DETENTION VAULT, WATER QUALITY UNITS, AND INFILTRATION BED CONSTRUCTED UNDER THIS PERMIT, IS A COVENANT THAT RUNS WITH THE LAND THAT IS BINDING UPON AND ENFORCEABLE BY SUBSEQUENT GRANTEE OF SAID LAND.
- LANDOWNER SHALL MAINTAIN RESPONSIBILITY FOR STORMWATER MANAGEMENT DETENTION VAULT AND INFILTRATION BED. LAND OWNER SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM COMPONENTS CONSTRUCTED UNDER THIS PERMIT PER OPERATION AND MAINTENANCE REQUIREMENTS SHOWN ON SHEET CG207.
- LANDOWNER MAY ENTER INTO AGREEMENT WITH ANOTHER ENTITY TO TRANSFER THE RESPONSIBILITY FOR MAINTENANCE OF STORMWATER MANAGEMENT STRUCTURES. LANDOWNER SHALL PROVIDE NOTICE OF ANY SUCH AGREEMENTS TO THE COUNTY RECORDER OF DEEDS, BUTLER COUNTY CONSERVATION DISTRICT, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

	LEGEND	
	EXISTING	PROPOSED
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
SANITARY SEWER	S	---
SANITARY MANHOLE CLEANOUT	⊙	•
STORM SEWER	ST	---
CATCH BASIN/INLET	⊞	⊞
STORM MANHOLE	⊞	•
PCSM BMP AREA	---	---
AREA TO BE PROTECTED (MINIMUM DISTURBANCE / REDUCED GRADING)	---	---
NPDES BOUNDARY	---	---
LIMIT OF DISTURBANCE	---	---
LIMIT OF DISTURBANCE / NPDES BOUNDARY	---	---
STORMWATER EASEMENT	---	---

Date	Description	No.
REVISIONS		
SIGNATURE	DATE SIGNED	
SCOTT D. ROWLAND		
PROFESSIONAL ENGINEER PA Lic. No. PE080563		

LANGAN
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317
T: 724.514.5100 F: 724.514.5101 www.langan.com

Project

SENECA VALLEY SCHOOL PRACTICE FIELD

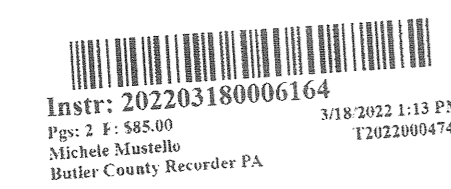
JACKSON TOWNSHIP PENNSYLVANIA

Butler County Drawing Title

POST-CONSTRUCTION STORMWATER MANAGEMENT RECORD PLAN

Project No.	Drawing No.
250118501	CG206
Date	
MARCH 11, 2022	
Drawn By	
AH	
Checked By	
RSC	

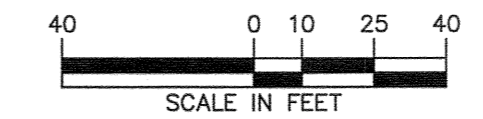
ACT 287 AS AMENDED
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR FOR THE ACCURACY OF THE UTILITIES. FOR THE MOST ACCURATE LOCATION PRIOR TO ANY DIGGING, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.



PROOF OF RECORDING
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 402, PAGE(S) 15-16
GIVEN UNDER MY HAND AND SEAL THIS 17 DAY OF MARCH, 2022.

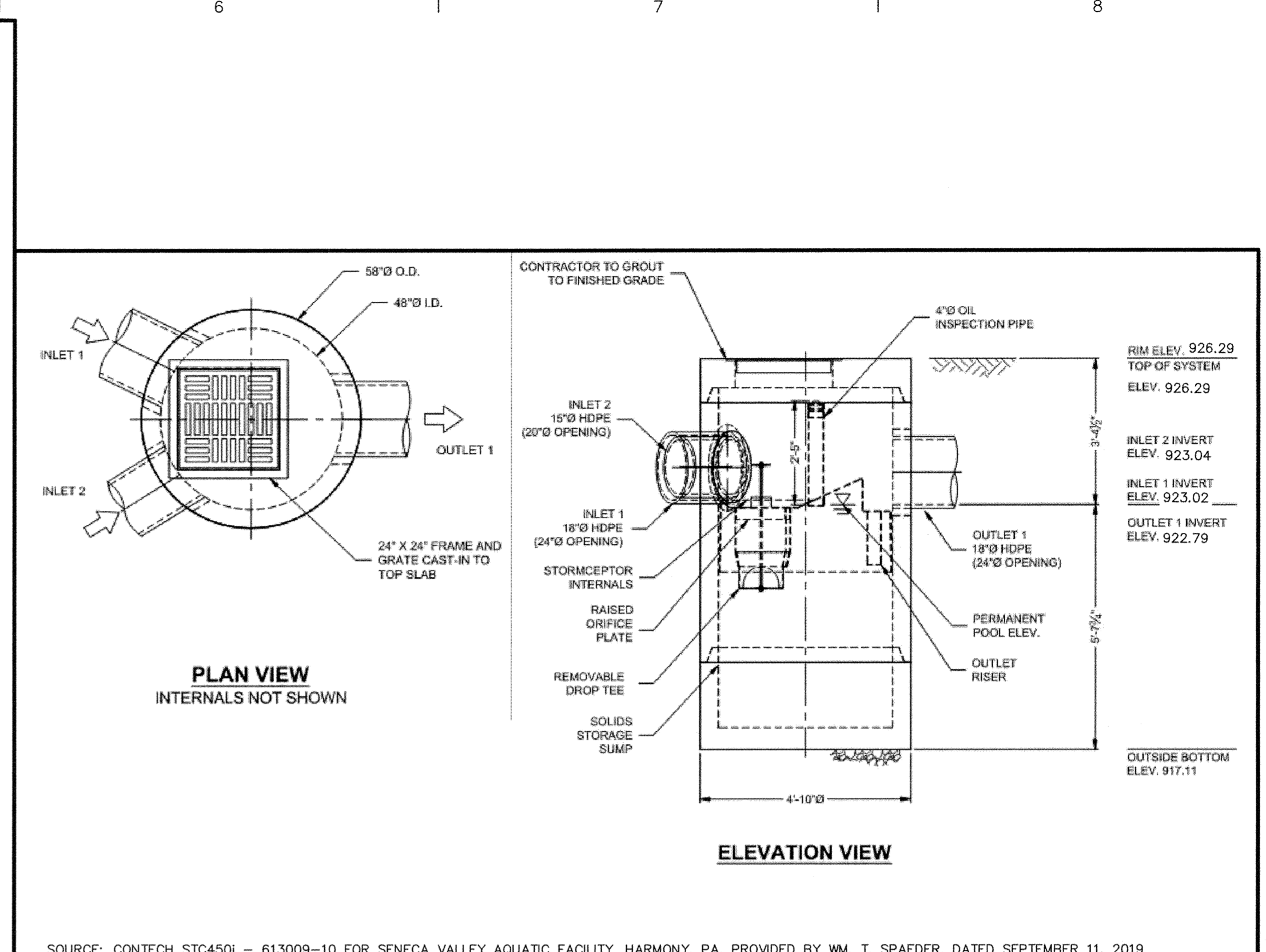
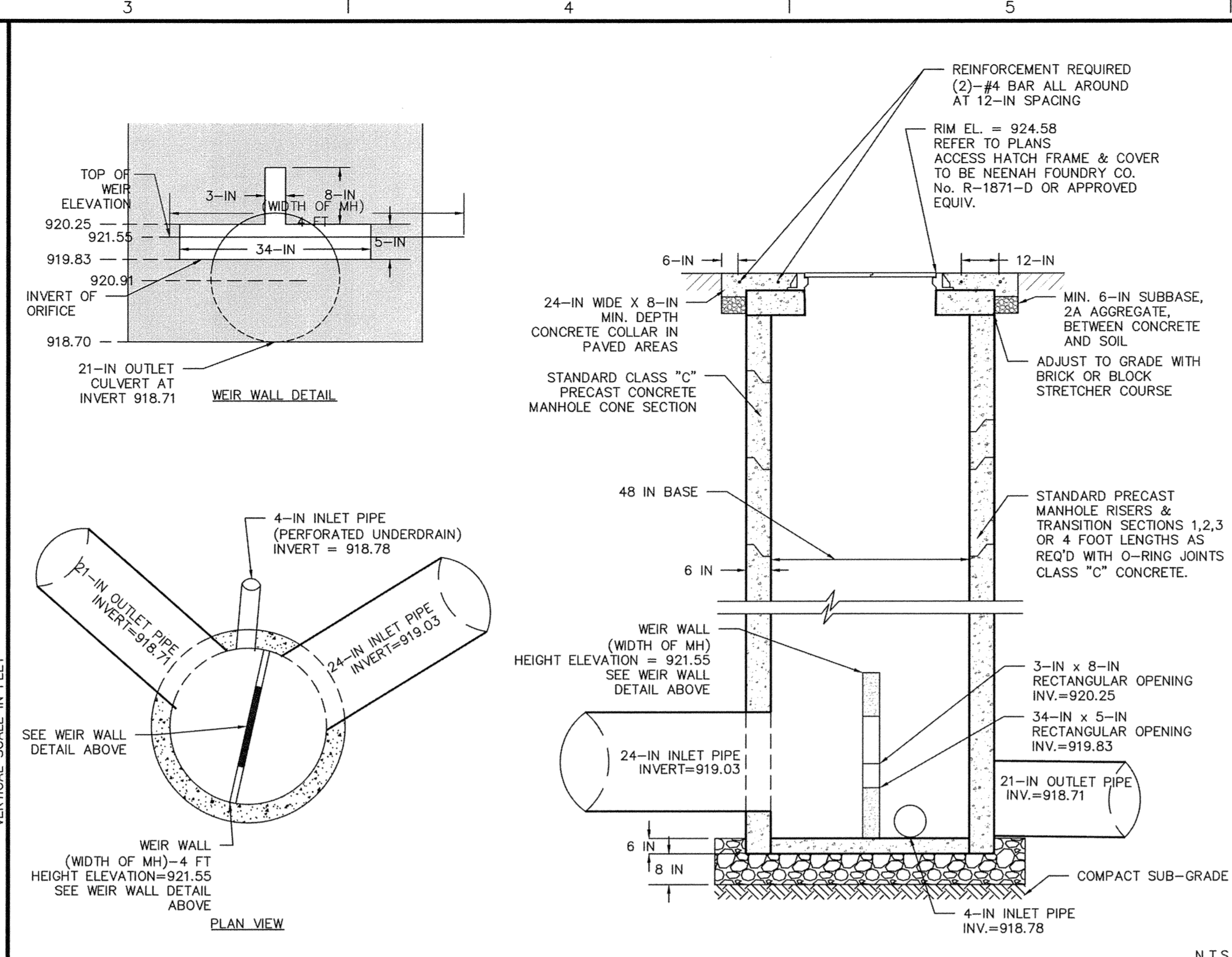
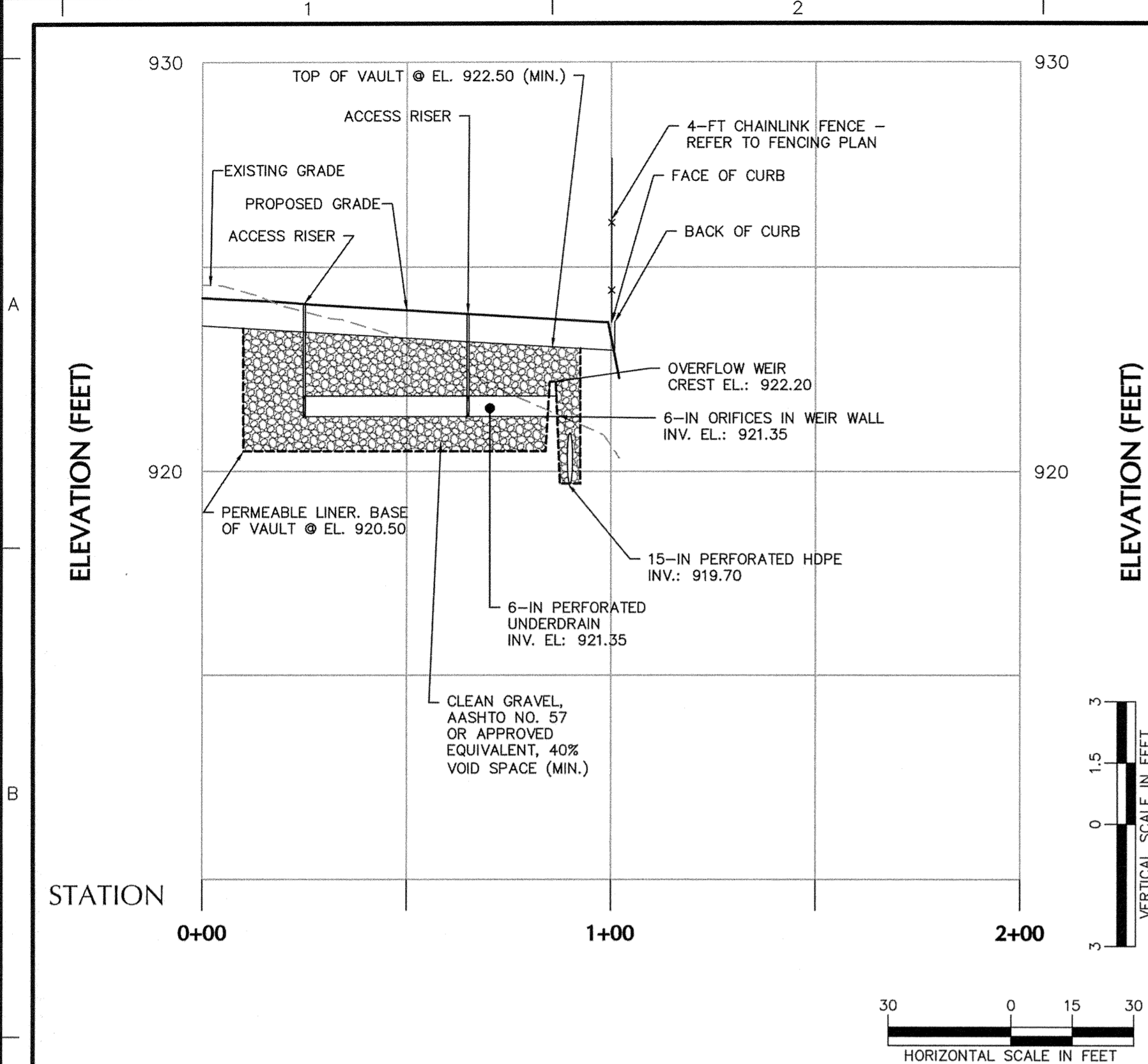
Michelle M. Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

ACKNOWLEDGEMENT COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Scott Rowland
(Name of owner or owners; name and the title of legally-authorized officer or representative) who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to be recorded as such.
WITNESS MY HAND AND NOTORIAL SEAL THIS 17 day of MARCH, 2022.
Wanni Kelly
(Notary Public)
My commission expires the 2nd day of MARCH, 2024.



PLAN BOOK	PAGE
402	15

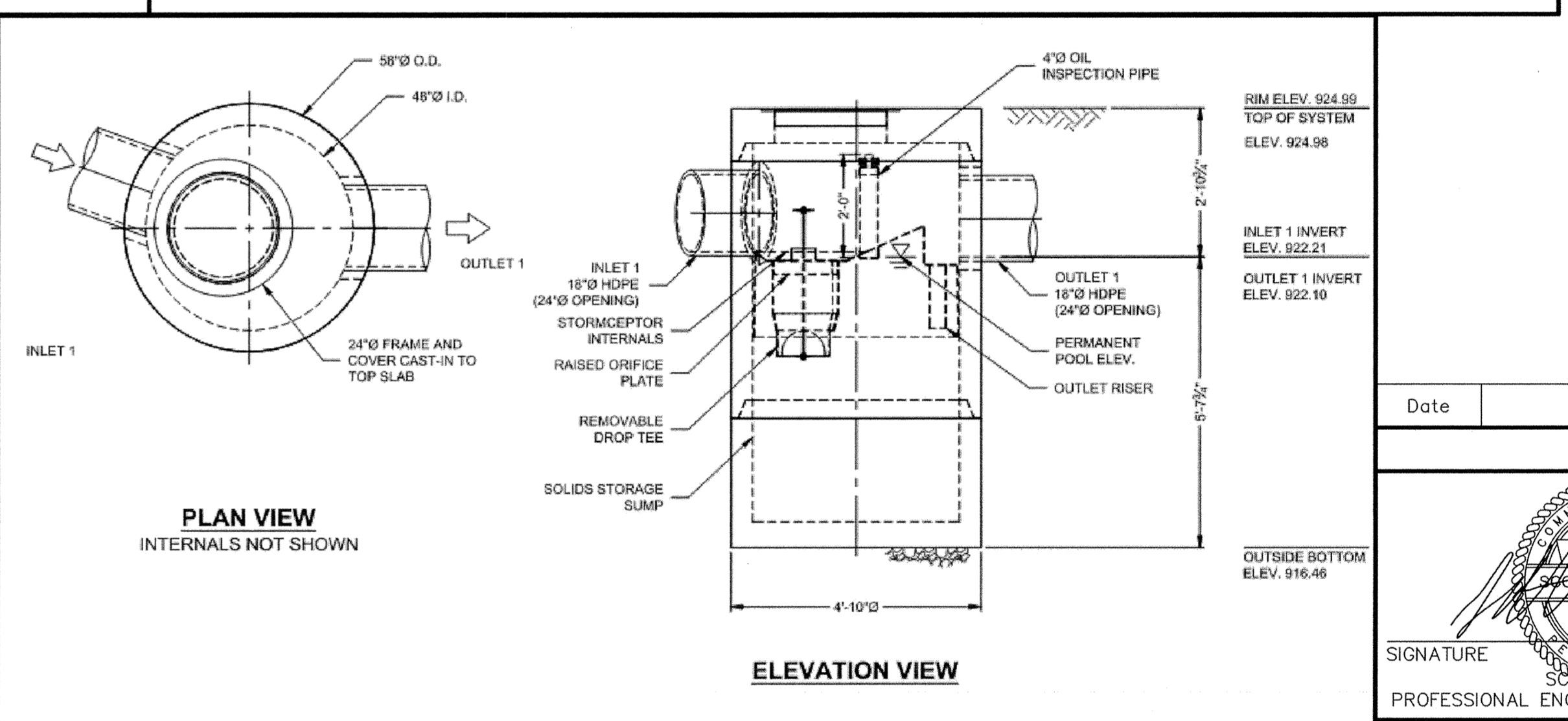
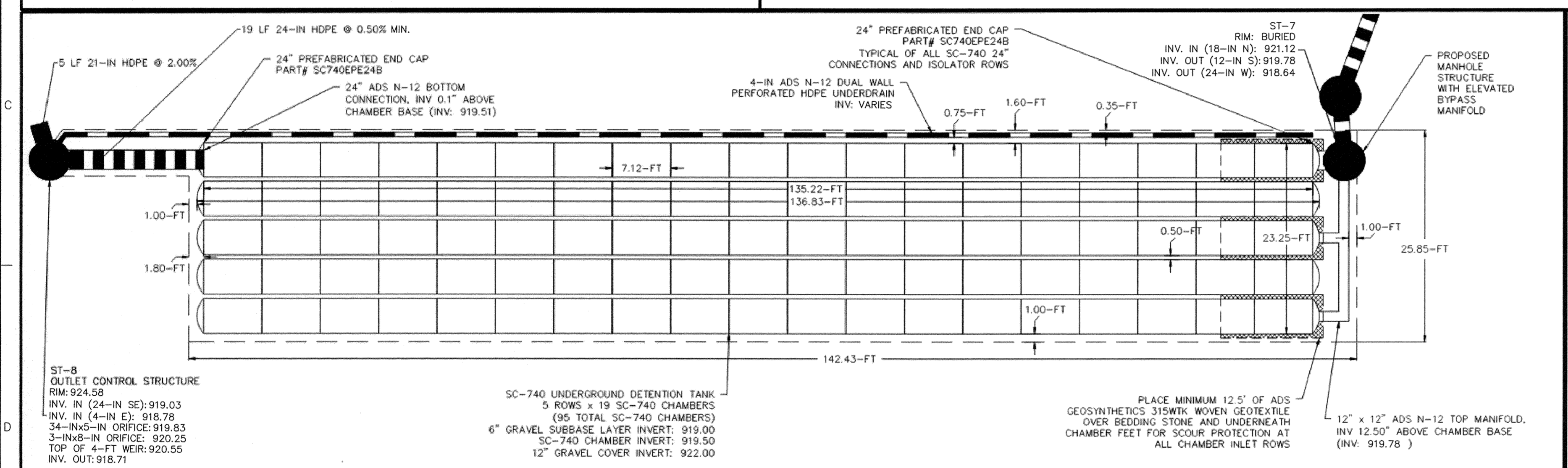
Commonwealth of Pennsylvania - Notary Seal
Wanni Kelly, Notary Public
Washington County
My commission expires March 2, 2024
Commission number 1287885
Member, Pennsylvania Association of Notaries



1. SECTION A-A' - TURF FIELD INFILTRATION BED - AS-BUILT DETAIL

2. OUTLET CONTROL STRUCTURE - ST-8 - AS-BUILT DETAIL

3. ST-2 - WATER QUALITY UNIT (INLET)



4. SC-740 DETENTION TANK - PLAN VIEW N.T.S.

5. ST-12 - WATER QUALITY UNIT (MANHOLE)

ACKNOWLEDGEMENT
COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Naomi R. Kelley

(Name of owner or owners; name and the title of legally-authorized officer or representative) who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTORIAL SEAL this 17th day of March, 2022

Naomi R. Kelley
(Notary Public)
My commission expires the 2nd day of March, 2024

PROOF OF RECORDING

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

GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____ 20____

PLAN BOOK **402** PAGE **16**

ACT 287 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION.

CALL BEFORE YOU DIG!!

TO OBTAIN ADDITIONAL UTILITY INFORMATION, OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-442-7776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

Commonwealth of Pennsylvania - Notary Seal
Naomi R. Kelley, Notary Public
Washington County
My commission expires March 2, 2024
Commission number 1267885
Member, Pennsylvania Association of Notaries

RECORDER OF DEEDS

4. SC-740 DETENTION TANK - PLAN VIEW N.T.S.

5. ST-12 - WATER QUALITY UNIT (MANHOLE)

STORMWATER BMP INSPECTION AND MAINTENANCE SCHEDULE					
FEATURE:	PROCEDURE:	FREQUENCY:	FEATURE:	PROCEDURE:	FREQUENCY:
INLET / YARD DRAIN STRUCTURE	INLETS SHALL BE INSPECTED FOR CLOGGING AND ACCUMULATION OF EXCESS DEBRIS, DISPOSAL OF DEBRIS, TRASH, SEDIMENT, AND OTHER WASTE MATERIAL SHALL BE DONE AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL WASTE REGULATIONS. ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION. THE CONDITION OF SURROUNDING ABOVE-GROUND AREAS SHALL BE INSPECTED FOR EVIDENCE OF POTENTIAL FAILURES OR DETERIORATION OF BURIED STORMWATER FACILITIES. THE INLET FRAME SHALL BE INSPECTED, AND ADJUSTED IF NECESSARY, TO ENSURE IT REMAINS FLUSH WITH THE SURROUNDING GRADE.	THE OWNER WILL INSPECT THE FACILITY AT LEAST TWICE A YEAR OR AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL. ROUTINE VISUAL INSPECTIONS AND MAINTENANCE WILL BE REQUIRED AS REQUIRED.	WATER QUALITY UNIT	SYSTEM SHALL BE INSPECTED QUARTERLY TO DETERMINE THE ACCUMULATION OF POLLUTANTS. MAINTENANCE FREQUENCY WILL BE DRIVEN BY SITE CONDITIONS, BUT ON AVERAGE THE SYSTEM REQUIRES ANNUAL REMOVAL OF ACCUMULATED POLLUTANTS.	THE OWNER WILL INSPECT THE SYSTEM QUARTERLY. ROUTINE VISUAL INSPECTIONS AND MAINTENANCE WILL BE REQUIRED AS NEEDED.
MANHOLE	THE MANHOLE COVER SHALL BE INSPECTED, AND ADJUSTED IF NECESSARY TO ENSURE IT REMAINS FLUSH WITH THE SURROUNDING GRADE. ALL LADDER RINGS SHALL BE INSPECTED, AND REPLACED IF NECESSARY, TO ENSURE THEY ARE SAFELY ATTACHED TO THE STRUCTURE WALL WITH NO MISALIGNMENT, RUST OR CRACKS.	THE OWNER WILL INSPECT THE FACILITY ANNUALLY OR AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL. ROUTINE VISUAL INSPECTIONS AND MAINTENANCE WILL BE REQUIRED AS REQUIRED.	STORMWATER CONVEYANCE SYSTEM	SYSTEM SHALL BE INSPECTED FOR CLOGGING AND ACCUMULATION OF EXCESS DEBRIS, DISPOSAL OF DEBRIS, TRASH, SEDIMENT, AND OTHER WASTE MATERIAL SHALL BE DONE AT A SUITABLE DISPOSAL/RECYCLING SITE AND IN COMPLIANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL WASTE REGULATIONS. SEDIMENT REMOVAL SHOULD TAKE PLACE WHEN ALL RUNOFF HAS DRAINED FROM THE CONVEYANCE NETWORK AND THE SYSTEMS ARE REASONABLY DRY.	THE OWNER WILL INSPECT THE SYSTEM ANNUALLY OR AFTER EVERY STORM EXCEEDING ONE INCH OF RAINFALL. ROUTINE VISUAL INSPECTIONS AND MAINTENANCE WILL BE REQUIRED AS REQUIRED.
PLANTED AREAS	WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED. DETRITUS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON. MULCH SHOULD BE RE-SPREAD WHEN EROSION IS EVIDENT AND BE REPLISHED AS NEEDED. ONCE EVERY 2 TO 3 YEARS THE ENTIRE AREA MAY REQUIRE MULCH REPLACEMENT. DURING PERIODS OF EXTENDED DROUGHT, PLANTED AREAS MAY REQUIRE WATERING. PLANTED AREAS ADJACENT TO PERVIOUS PAVEMENT SHOULD BE WELL MAINTAINED TO PREVENT SOIL WASHOUT ONTO PAVEMENT. IF ANY WASHOUT DOES OCCUR IT SHOULD BE CLEANED OFF THE PAVEMENT IMMEDIATELY. IF ANY BARE SPOTS OR ERODED AREAS ARE OBSERVED WITHIN THE PLANTED AREAS, THEY SHOULD BE REPLANTED AND/OR STABILIZED AT ONCE. ALL TRASH AND OTHER LITTER THAT IS OBSERVED DURING INSPECTIONS SHOULD BE REMOVED AND PROPERLY DISPOSED.	THE OWNER WILL INSPECT THE FACILITY ANNUALLY OR AFTER EVERY EXTREME RUNOFF EVENT. ROUTINE VISUAL INSPECTIONS AND MAINTENANCE WILL BE REQUIRED AS REQUIRED.	DETENTION VAULT	A POST-INSTALLATION INSPECTION SHOULD BE PERFORMED TO ALLOW THE OWNER TO MEASURE THE INVERT PRIOR TO ACCUMULATION OF SEDIMENT. THE SEDIMENT BUILDUP AT EACH RISER AND CLEANOUT LOCATION SHALL BE MEASURED DURING INSPECTION. THE OUTLET PIPE SHALL BE INSPECTED FOR SEDIMENT BUILD UP, OBSTRUCTIONS, OR OTHER PROBLEMS. OBSTRUCTIONS SHALL BE REMOVED. IF MEASURED SEDIMENT BUILD UP IS BETWEEN 5% - 20% OF THE PIPE DIAMETER, CLEANING SHOULD BE CONSIDERED. IF SEDIMENT BUILDUP EXCEEDS 20%, CLEANING SHOULD BE PERFORMED AT THE EARLIEST OPPORTUNITY. A THOROUGH CLEANING OF THE SYSTEM (MANIFOLDS AND LATERALS) SHALL BE PERFORMED BY EITHER MANUAL METHODS OR BY A VACUUM TRUCK.	THE OWNER WILL INSPECT THE SYSTEM ANNUALLY AND AFTER EVERY STORM EVENT EXCEEDING ONE INCH OF RAINFALL.
			SUBSURFACE INFILTRATION BED	A POST-INSTALLATION INSPECTION SHOULD BE PERFORMED TO ALLOW THE OWNER TO MEASURE THE INVERT PRIOR TO ACCUMULATION OF SEDIMENT WITHIN THE UNDERDRAINS AND OUTLET PIPE. THE SEDIMENT BUILDUP AT EACH CLEANOUT LOCATION SHALL BE MEASURED DURING INSPECTION. THE OUTLET PIPE SHALL BE INSPECTED FOR SEDIMENT BUILD UP, OBSTRUCTIONS, OR OTHER PROBLEMS. OBSTRUCTIONS SHALL BE REMOVED. IF MEASURED SEDIMENT BUILD UP EXCEEDS 20%, CLEANING SHOULD BE PERFORMED AT THE EARLIEST OPPORTUNITY. VEHICULAR ACCESS OVER SUBSURFACE INFILTRATION AREAS SHALL BE PROHIBITED.	AT LEAST TWICE ANNUALLY

Date	Description	No.
REVISIONS		

LANGAN
Langan Engineering and Environmental Services, Inc.
2400 Ansys Drive, Suite 403
Canonsburg, PA 15317

T: 724.514.5100 F: 724.514.5101 www.langan.com

Project
SENECA VALLEY SCHOOL PRACTICE FIELD

BUTLER COUNTY JACKSON TOWNSHIP PENNSYLVANIA

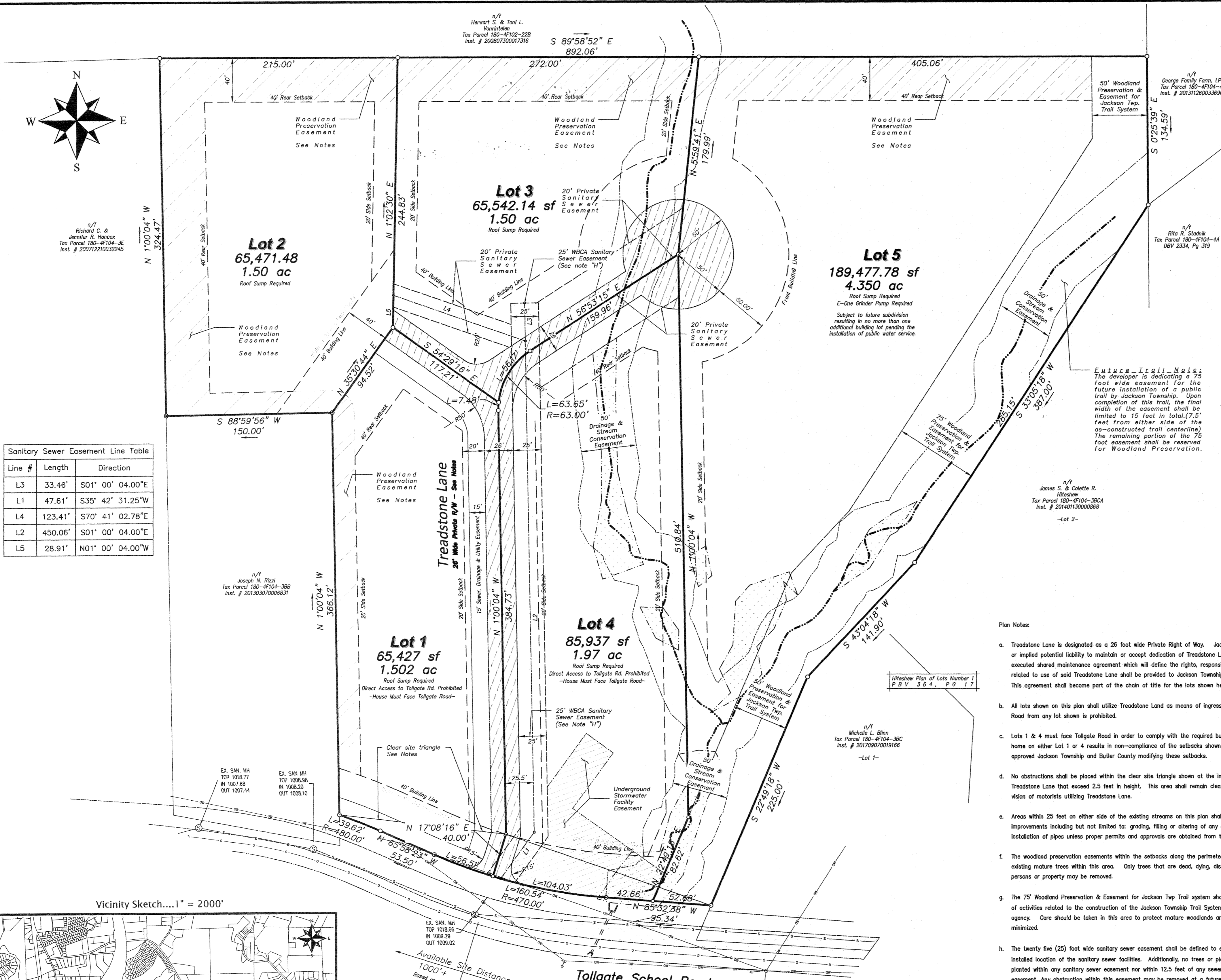
Drawing Title
POST-CONSTRUCTION STORMWATER MANAGEMENT RECORD PLAN

Project No. **250118501** Drawing No. **CG207**

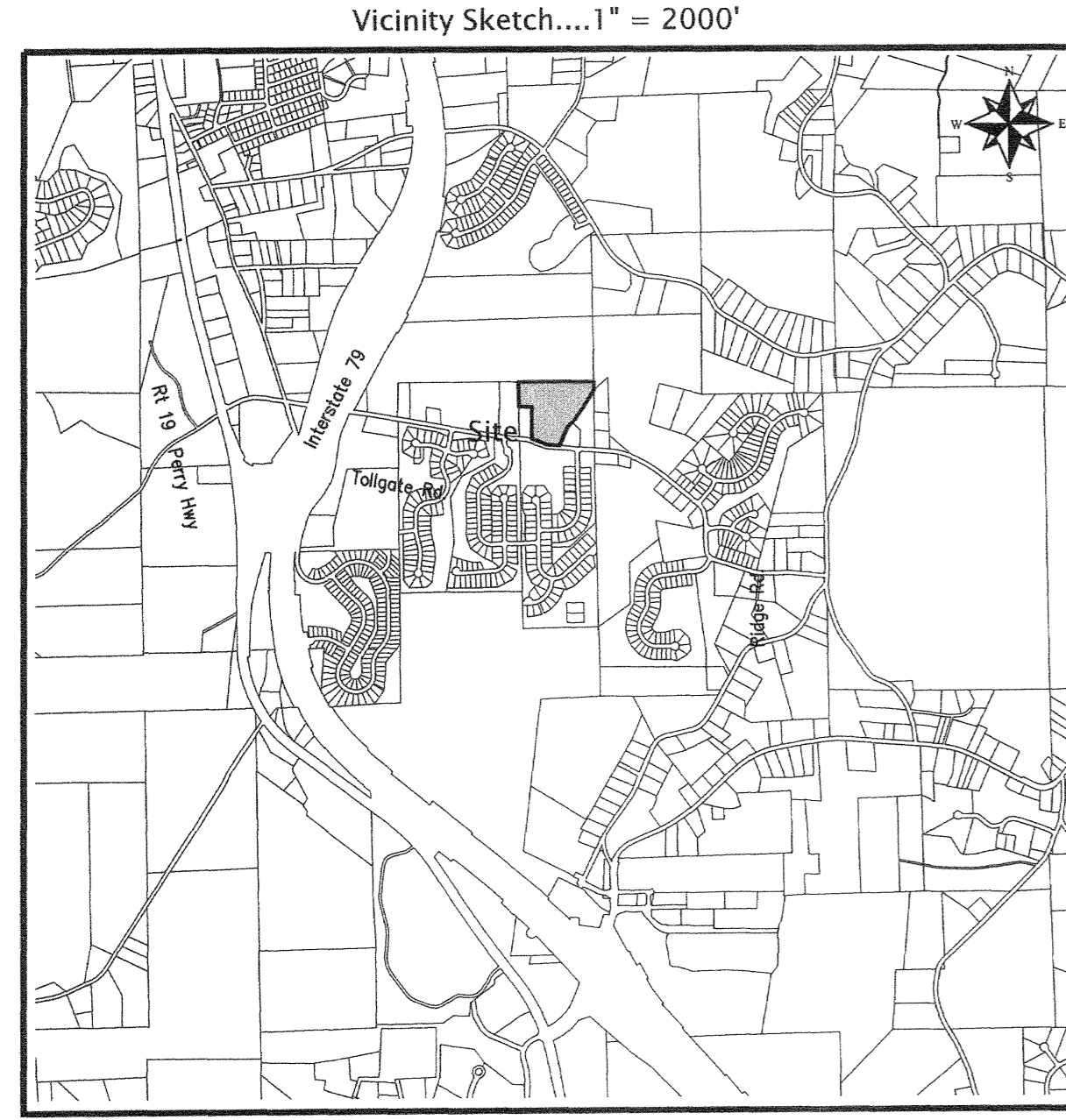
Date **MARCH 11, 2022**

Drawn By **AH**

Checked By **RSB**



Line #	Length	Direction
L3	33.46'	S01° 00' 04.00"E
L1	47.61'	S35° 42' 31.25"W
L4	123.41'	S70° 41' 02.78"E
L2	450.06'	S01° 00' 04.00"E
L5	28.91'	N01° 00' 04.00"W



	REQUIRED	PROVIDED
Minimum Lot Size:	1.50 Acres	1.50 Acres +
Minimum Lot Width:	150.00 Feet	150.00 Feet +
Minimum Front Setback:	40.00 Feet	40.00 Feet
Minimum Side Setback:	20.00 Feet	20.00 Feet*
Minimum Rear Setback:	20.00 Feet	20.00 Feet*
Maximum Lot Coverage:	50%	<50%
Maximum Gross Density:	.66 Units Per Acre	2.16 Units Per Acre

*10.00 Feet is the minimum required setback for accessory uses

List of waivers and conditions.
 1. A waiver from Section 22-601.(2)(i), which states: A private lane is limited to providing access to no more than 5 abutting lots that are utilized for single family detached dwellings and/or agricultural operations unless the entire private lane is improved to the design standards for public streets as required by this chapter and the Township Construction Standards Details.
 Condition of waiver granted: This plan was approved as two phases. Phase 1 consisted of Lots 1 through 5. Phase 2 provided for the further subdivision of Lot 5 into one additional lot (Lot 6). If Phase 2 is to be developed, and a sixth lot added to the plan, then all lots within this plan must be tied to a public water supply. Otherwise, Lot 5 shall remain as one parcel.

JACKSON TOWNSHIP PLANNING DIRECTOR
 Approved by the Planning Director of Jackson Township on the 21st day of October 2021 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 October 26, 2021. 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 9th day of March 2022
 Nikki Colton
 Chairperson Planning Director

BUTLER COUNTY PLANNING COMMISSION
 Reviewed Butler County Planning Commission this 21st day of July 2021
 R. H. ...
 Secretary

BUTLER COUNTY RECORDER OF DEEDS
 Commonwealth of Pennsylvania :
 County of Butler :
 Recorded in the Recorder of Deeds office for the recording of deeds, plans, etc. in Butler County, Commonwealth of Pennsylvania in Plan Book Volume 402 Pages 17
 Given under my hand and seal this 18 day of March 2022
 Michele M. Mustello
 Recorder of Deeds
 My Commission Expires First Monday in January 2024

WESTERN BUTLER COUNTY AUTHORITY
 The undersigned owner(s), 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 though 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 _____ day of _____, 20__
 Authority Representative _____

JACKSON TOWNSHIP ENGINEER
 This plan was reviewed by the Jackson Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinances and other applicable ordinances.
 Signature _____ Date 3/18/22
 Benjamin L. Gilberti
 ENGINEER
 PENNSYLVANIA
 PE07787

JACKSON TOWNSHIP PLANNING COMMISSION
 Reviewed by the Planning Commission of Jackson Township this 6th day of October 2021
 Signature _____ Date
 Chairperson

JACKSON TOWNSHIP BOARD OF SUPERVISORS
 Approved by the Board of Supervisors of Jackson Township on the 21st day of October 2021 subject to certain conditions referenced in the Township decision letter dated October 26, 2021. 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 9th day of March 2022
 Township Manager / Secretary _____ Chairperson _____

PLAN BOOK PAGE
402 17

GRAPHIC SCALE
 50 0 25 50 100 150 200
 (IN FEET)
 1 inch = 50 ft

Treadstone Lane Plan of Lots
 Being a Re-Subdivision of Parcel "B" of the FehI Plan of Lots Number 1
 As Recorded in Plan Book 350 Pages 12-13
 Jackson Township, Butler County, Pennsylvania

Property References
 Instrument # 202105130013631
 Tax Parcel 180-4F104-38D
 Being Parcel "A" of the FehI Plan of Lots Number 1 as recorded in Plan Book 350, Pages 12 & 13
 Total Property = 10.82 Acres

Owner/Developer
 JAS Builders, LLC
 257 Grove City Road
 Slippery Rock PA 16057

DRAWING NUMBER: 1009-2022325
DRAWING SCALE: 1"=50'
DATE: June 14, 2021
DRAWN BY:
REVISIONS:
 07/01/2021.....per review
 08/09/2021.....add Lot 6
 09/21/2021.....per review
 10/21/2021.....per review
 10/26/2021.....per approval

JAS BUILDERS, LLC
 By a resolution approved on the 25th day of February 2022, the Board of Directors of JAS BUILDERS, LLC incorporated in the Commonwealth of Pennsylvania, owners of the land shown on the TREADSTONE LANE PLAN OF LOTS, adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.
 Signature and title of officer witnessing _____ Date 2-25-2022
 Signature and title of authorized officer _____
 JAS BUILDERS, LLC
 President

Commonwealth of Pennsylvania :
 County of Butler :
 Before me, the subscriber, a notary public in and for said Commonwealth of Pennsylvania, personally appeared John A. Spagnolo, Jr., President of JAS Builders, LLC and 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 Jackson Township.
 Witness my hand and notarial seal this 18 day of March, 2022

My commission expires the 4 day of DECEMBER 2025
 Notary Public :
 I hereby certify that the title to the property contained in the Treadstone Lane Plan of Lots is in the name of JAS Builders, LLC and is recorded as Instrument Number 202105130013631. I further certify that there is no mortgage, lien or other encumbrance against this property.
 Witness _____
 John A. Spagnolo, Jr.
 SURVEYOR

I hereby certify, to the best of my information, knowledge and belief that the survey and plan shown hereon are correct and accurate to the standards of the required ordinances of Jackson Township.
 Signature _____ Date 2/24/22
 James A. Sperdute R.S. # 24457-E

ENGINEER (ENGINEERING REQUIREMENTS)
 I hereby certify, to the best of my information, knowledge and belief that the plan shown hereon is true and correct to the accuracy and engineering standards the required ordinances of Jackson Township.
 Signature _____ Date
 Printed Name & Registration Number _____

ENGINEER (STORMWATER REQUIREMENTS)
 I hereby certify, to the best of my information, knowledge and belief that the plan shown hereon is true and correct to the accuracy and engineering standards the required ordinances of Jackson Township.
 Signature _____ Date
 Printed Name & Registration Number _____

JACKSON TOWNSHIP ENGINEER
 This plan was reviewed by the Jackson Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinances and other applicable ordinances.
 Signature _____ Date 3/18/22
 Benjamin L. Gilberti
 ENGINEER
 PENNSYLVANIA
 PE07787

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
 Jackson Township agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.
 Signature _____ Date March 9, 2022
 Township Manager / Secretary _____

JACKSON TOWNSHIP PLANNING COMMISSION
 Reviewed by the Planning Commission of Jackson Township this 6th day of October 2021
 Signature _____ Date
 Chairperson

JACKSON TOWNSHIP BOARD OF SUPERVISORS
 Approved by the Board of Supervisors of Jackson Township on the 21st day of October 2021 subject to certain conditions referenced in the Township decision letter dated October 26, 2021. 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 9th day of March 2022
 Township Manager / Secretary _____ Chairperson _____

JACKSON TOWNSHIP
BUTLER COUNTY, PA

PLAN BOOK PAGE
402 17

GRAPHIC SCALE
 50 0 25 50 100 150 200
 (IN FEET)
 1 inch = 50 ft

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

REC100

EX. LOT 4 (RESIDENTIAL)
P.B. 82 PG. 10
N/F R. MILLER, J.R. MILLER,
M.L. MILLER & S. MILLER

490-S2-4 (AGRICULTURAL)
N/F MICHAEL E. &
ELAINE K. MICHAEL
EX. 20.586 ACRES +/-
-0.269 ACRE PARCEL A
20.317 ACRES +/-
TOTAL AFTER CONVEYANCE
(REMNANT NOT SURVEYED)

490-S2-4A3
N/F MICHAEL J. &
JAMIE L. BUTLER
EX. LOT 3 OF P.B. 82 PG. 10
0.807 ACRE
+0.269 ACRE PARCEL A
1.076 ACRE TOTAL
AFTER CONVEYANCE =
REVISED LOT 3

EX. LOT 2 (RESIDENTIAL)
P.B. 82 PG. 10
N/F J.M. SUTTON

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

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

PROPERTY OWNERS: MICHAEL & ELAINE MICHAEL
148 LEXINGTON DRIVE
LOVELAND, OH 45140

MICHAEL & JAMIE BUTLER
174 BEAR CREEK ROAD
PROSPECT, PA 16052

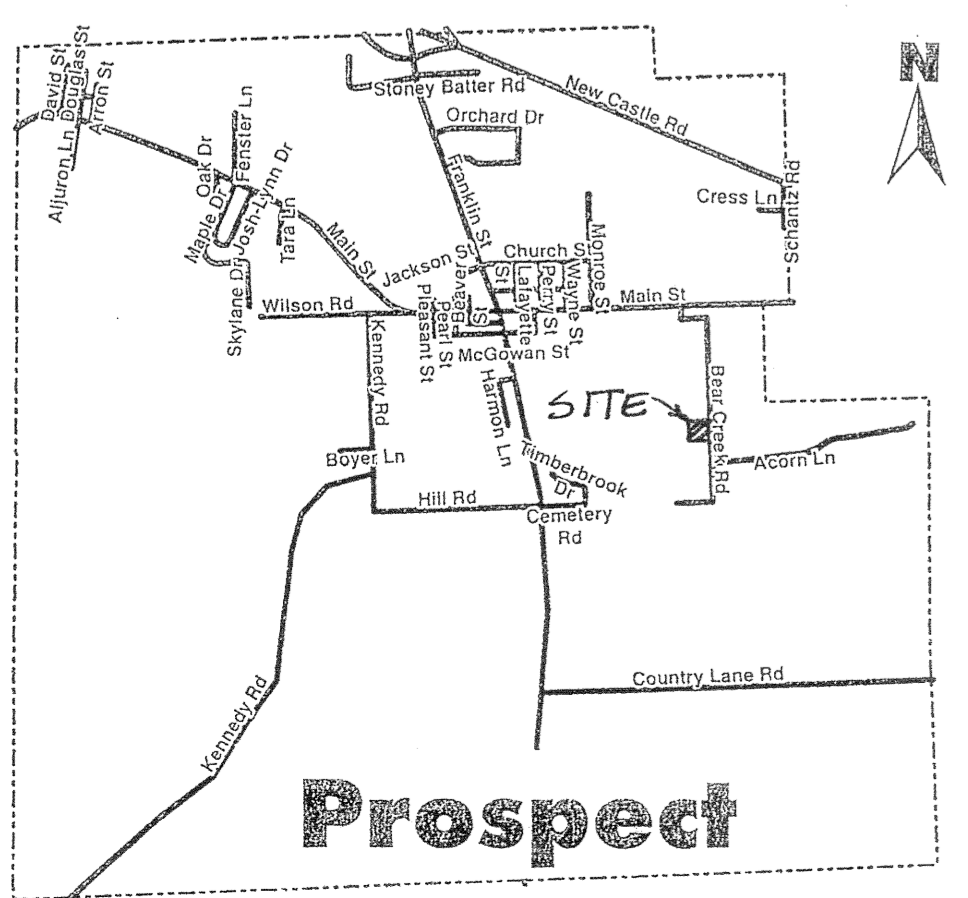
ZONING: AGRICULTURAL

FRONT BUILDING LINE: 40'
SIDE BUILDING LINE: 10'
REAR BUILDING LINE: 40'

REF: LOT 3 OF FRANDS GRIFFIN & WILLIAM GRIFFIN
SUBDIVISION, RECORDED IN R.F. 82 PG. 10.

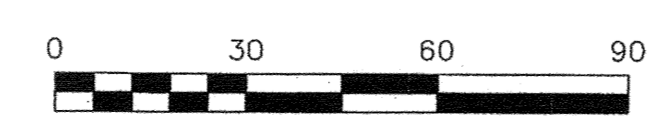
THE PURPOSE OF THIS PLAN IS A LOT LINE
REVISION TO ADD PARCEL A TO EXISTING LOT 3.
NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

CONTOURS ARE SHOWN APPROXIMATE FROM
PROSPECT, PA QUADRANGLE.

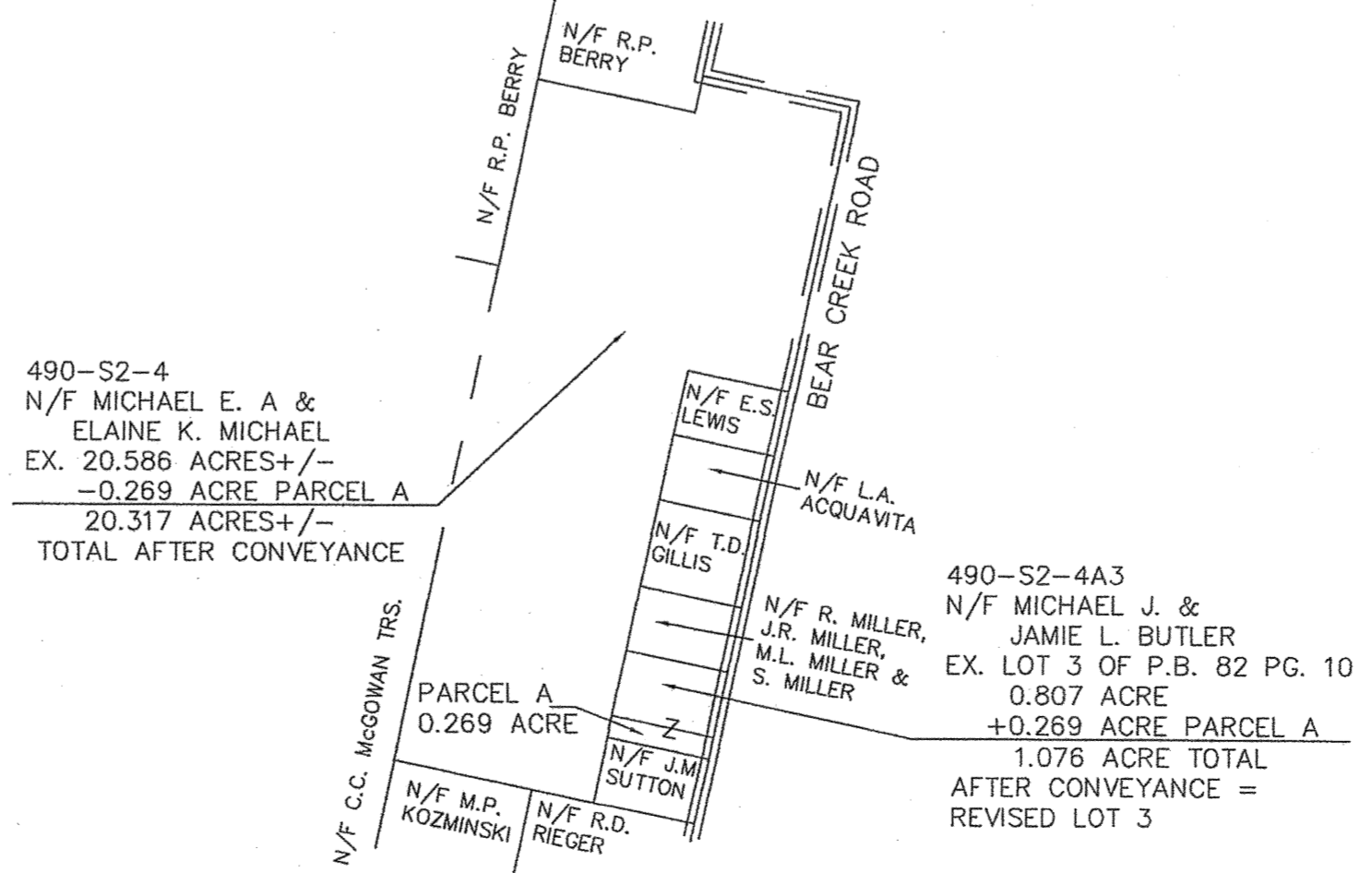


VICINITY MAP nts

PLAN BOOK	PAGE
402	18



LOCATION MAP Scale: 1" = 400'



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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 15th day of February, 2022

ATTEST:
Joanne Ray Notary Public
Michael J. Butler Owner
Jamie L. Butler Owner

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Michael J. and Jamie L. Butler, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 15th day of February, 2022

My Commission expires the 9th day of March, 2025

SEAL
Joanne Ray
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Joanne Ray, Notary Public
Butler County
My commission expires March 9, 2025
Commission number 1134576
Member, Pennsylvania Association of Notaries

Inst: 202203220006472
Page 1 of 18-00
Michele Mustello
Butler County Recorder PA

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 22nd day of February, 2022

ATTEST:
Joanne Ray Notary Public
Michael E. Michael Owner
Elaine K. Michael Owner

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Michael E. and Elaine K. Michael, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 22nd day of February, 2022

My Commission expires the 9th day of March, 2025

SEAL
Joanne Ray
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Joanne Ray, Notary Public
Butler County
My commission expires March 9, 2025
Commission number 1134576
Member, Pennsylvania Association of Notaries



I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
DATE September 8, 2021 SEAL
REG. NO. SU-32490-E

Approved by the Borough Engineer of the Borough of Prospect this 3rd day of January, 2022

Chelsea Crain SECRETARY
Julia Hill CHAIRMAN/PRESIDENT

The Borough Council of the Borough of Prospect hereby gives public notice that in approving this plan for recording purposes only, the Borough of Prospect assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Borough streets or roads or grade, pave or curb the streets in said plan, or to construct sewers therein or to install other such service ordinarily installed in Borough streets or roads.
Mahe Nyberg SECRETARY
Julia Hill CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of Prospect this 3rd day of January, 2022

Mahe Nyberg SECRETARY
Julia Hill CHAIRMAN/PRESIDENT

Reviewed by the Prospect Borough Planning Commission this 15th day of November, 2021

Christine G. Guenther SECRETARY
Mahe Nyberg CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 15th day of SEPT., 2021

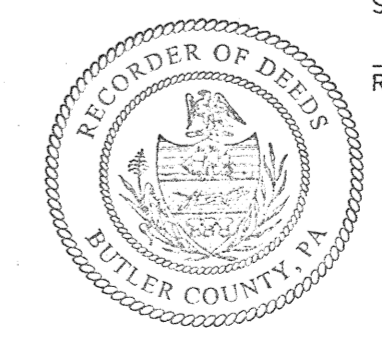
R. Heppner SECRETARY
John Heppner CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

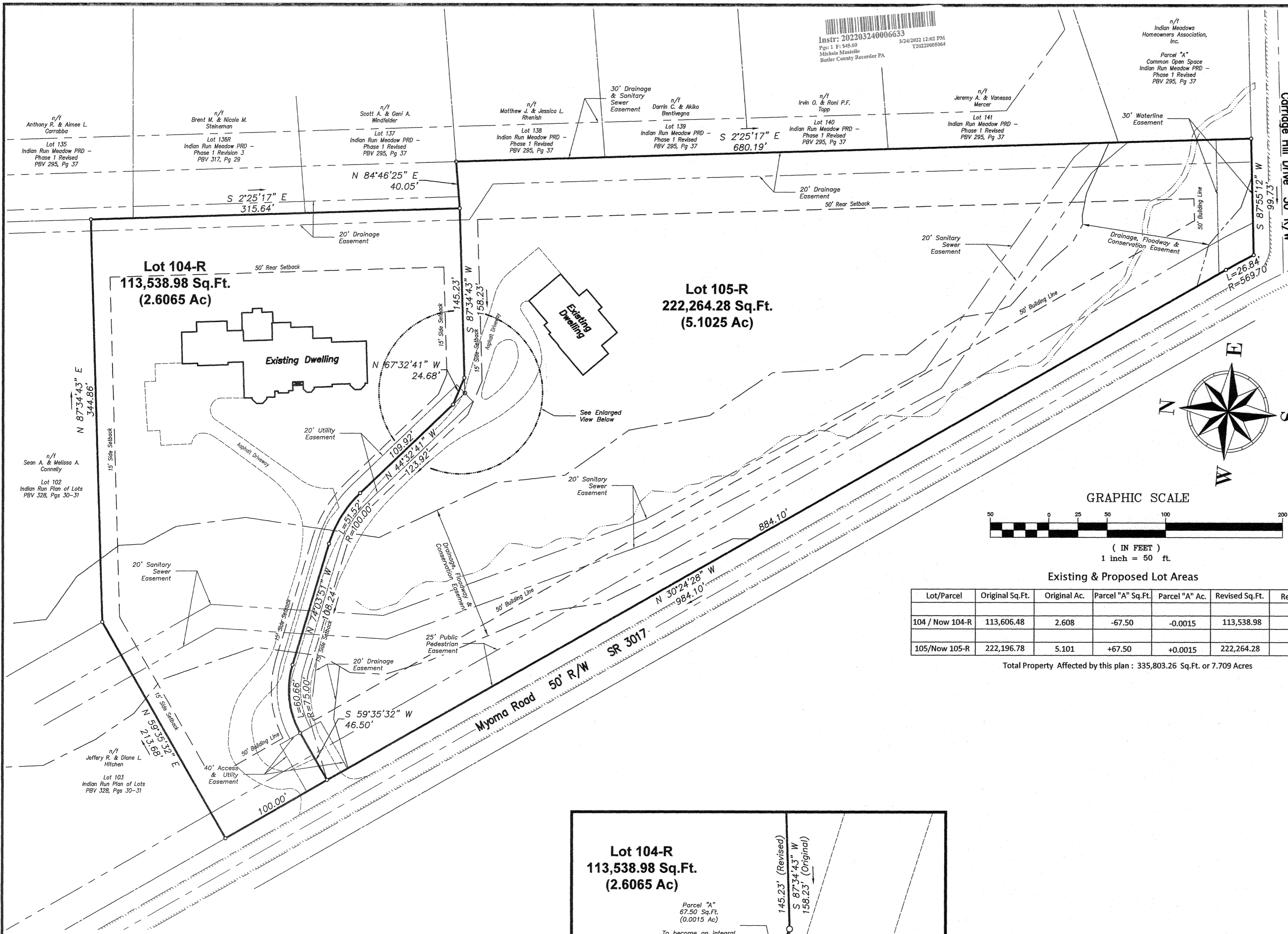
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 402 page 18

Given under my hand and seal this 22 day of March, 2022

RECORDED BY Michele M. Mustello
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: MICHAEL J. & JAMIE L. BUTLER and MICHAEL E. & ELAINE K. MICHAEL SITUATE: PROSPECT BORO., BUTLER CO., PA			
Date 9/8/2021	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 490-S2-4, 4A3	Inst. # 201909190018545	Service No. 201311190033126	21-135



Greg & Amanda Sanderson
 Know all men by these presents that we, Greg & Amanda Sanderson of the township of Adams, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages according to us, do hereby dedicate forever, for public use for highways, drainage, sewage and utility purposes, all drives, roads, lands, rights or way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, County of Butler, Commonwealth of Pennsylvania, we, Greg & Amanda Sanderson, hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Greg & Amanda Sanderson, our heirs, executors, administrators and assigns and purchasers of lots in this plan.
 In witness whereof hereto set our hands and seals this 12th day of January 2022

Attest:
 Greg Sanderson
 Amanda Sanderson

The foregoing adoption is made by Greg & Amanda Sanderson with the full understanding and agreement that the approval of the Township Board of Supervisors of Adams Township, if attached hereto, will become null and void unless this plan is recorded in the recorder of deeds office of butler county within ninety (90) days of said approval.

We also certify that the title to our property as shown hereon is in the name of Greg & Amanda Sanderson as recorded in the Butler County Recorder of Deeds Office at Instrument No. 20170106000337

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Greg & Amanda Sanderson who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/his act and deed and desired the same to be recorded as such.
 Witness my hand and notarial seal this 12th day of January 2022
 My commission expires the 15th day of November 2023
 Notary Public
 Jeanne Krachala

Michael Stratos & Melissa Jo Hooker
 Know all men by these presents that we, Michael Stratos & Melissa Jo Hooker of the township of Adams, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for diverse advantages according to us, do hereby dedicate forever, for public use for highways, drainage, sewage and utility purposes, all drives, roads, lands, rights or way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, County of Butler, Commonwealth of Pennsylvania, we, Michael Stratos & Melissa Jo Hooker hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Michael Stratos & Melissa Jo Hooker, our heirs, executors, administrators and assigns and purchasers of lots in this plan.
 In witness whereof hereto set our hands and seals this 17th day of February 2022

Attest:
 Michael Stratos
 Melissa Jo Hooker

The foregoing adoption is made by Michael Stratos & Melissa Jo Hooker with the full understanding and agreement that the approval of the Township Board of Supervisors of Adams Township, if attached hereto, will become null and void unless this plan is recorded in the recorder of deeds office of butler county within ninety (90) days of said approval.

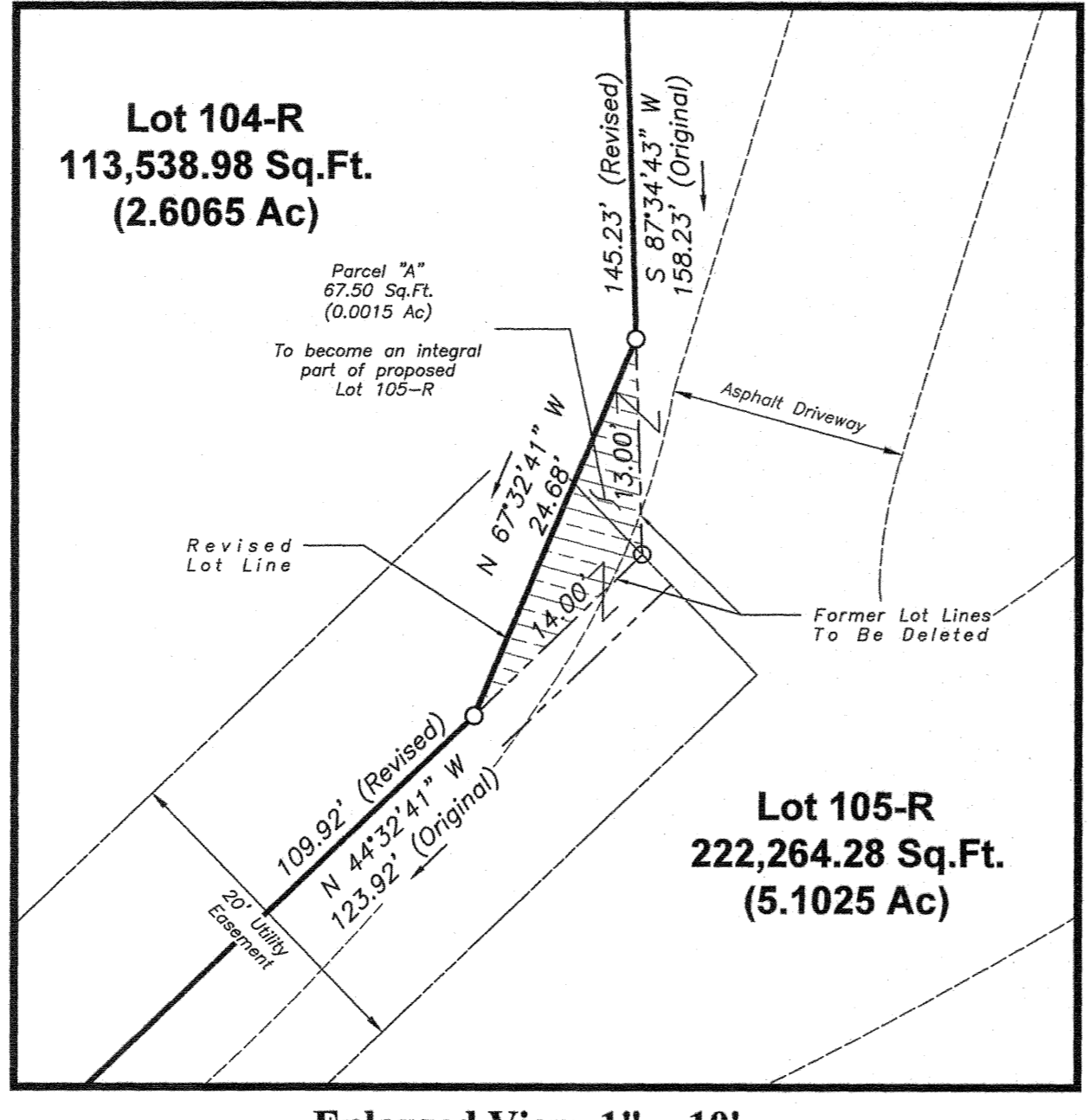
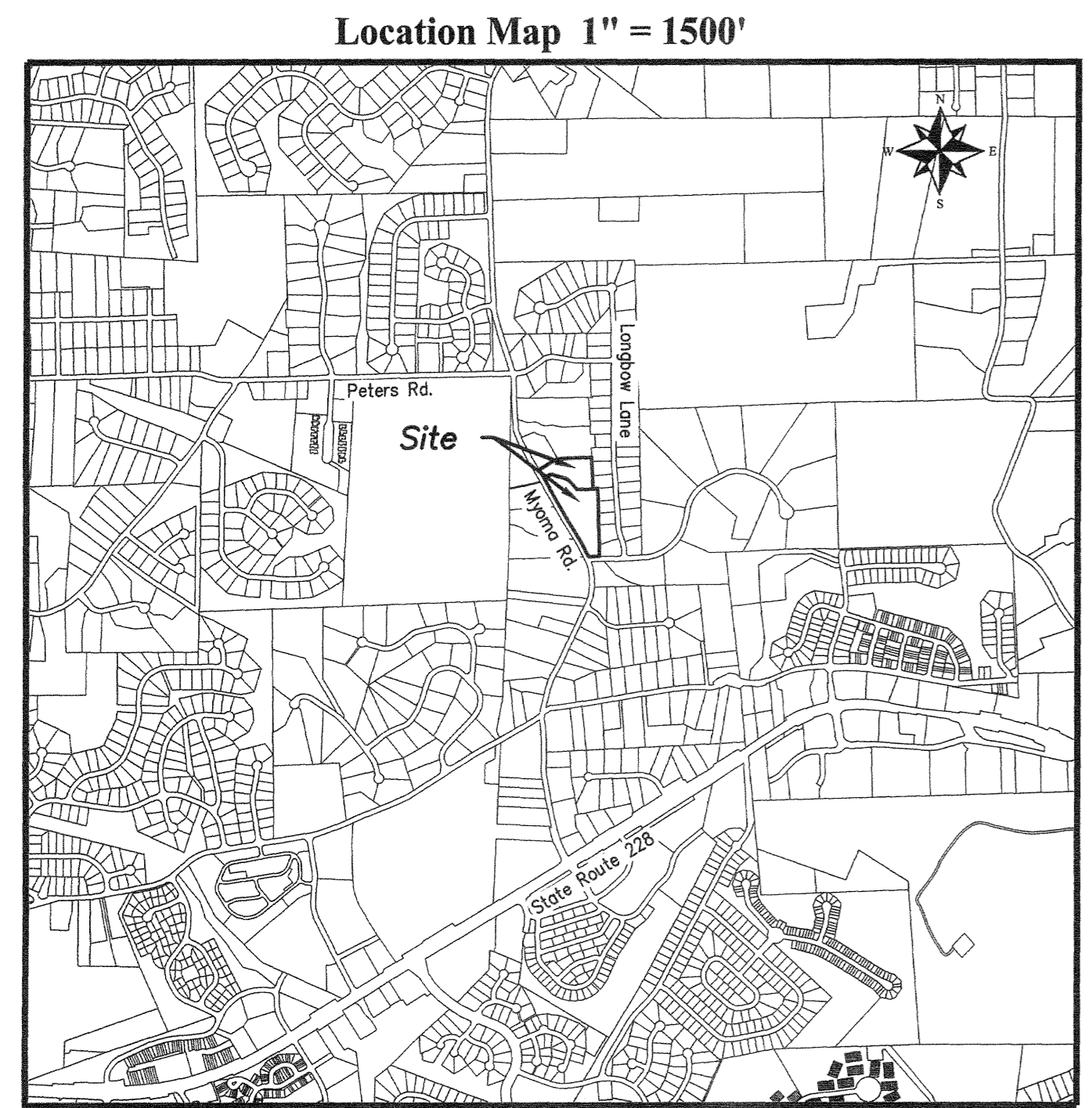
We also certify that the title to our property as shown hereon is in the name of Michael Stratos & Melissa Jo Hooker as recorded in the Butler County Recorder of Deeds Office at Instrument No. 20170613001208

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Michael Stratos & Melissa Jo Hooker who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.
 Witness my hand and notarial seal this 17th day of Feb. 2022
 My commission expires the 15th day of June 2023
 Notary Public
 Judy Edwards

GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

Lot/Parcel	Original Sq.Ft.	Original Ac.	Parcel "A" Sq.Ft.	Parcel "A" Ac.	Revised Sq.Ft.	Revised Ac.
104 / Now 104-R	113,606.48	2.608	-67.50	-0.0015	113,538.98	2.6065
105/Now 105-R	222,196.78	5.101	+67.50	+0.0015	222,264.28	5.1025

Total Property Affected by this plan : 335,803.26 Sq.Ft. or 7.709 Acres



COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Greg & Amanda Sanderson who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/his act and deed and desired the same to be recorded as such.
 Witness my hand and notarial seal this 12th day of January 2022
 My commission expires the 15th day of November 2023
 Notary Public
 Jeanne Krachala

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Michael Stratos & Melissa Jo Hooker who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.
 Witness my hand and notarial seal this 17th day of Feb. 2022
 My commission expires the 15th day of June 2023
 Notary Public
 Judy Edwards

Registered Surveyor
 I, James A. Spurdute, R.S., a Professional Land Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan 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 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, lots, streets and highways as surveyed and plotted by me for the owners or agents

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

ADAMS TOWNSHIP ENGINEER

 Adams Township Engineer
 Registration Number _____

ADAMS TOWNSHIP BOARD OF SUPERVISORS
 This plot of subdivision is approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 24th day of March 2022.

Attest:
 Secretary: _____
 Chairperson: _____
 Supervisor: _____
 Supervisor: _____

BUTLER COUNTY PLANNING COMMISSION
 Reviewed by _____ Butler County Planning Commission this 17th day of _____ 2022.
 Director: _____ Chairperson: _____

BUTLER COUNTY RECORDER OF DEEDS
 COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 Recorded in the Office for the recording of deeds, plats, etc. in the County of Butler and Commonwealth of Pennsylvania in Plan Book Volume 402, Page(s) 19.
 Given under my hand and seal this 24th day of March 2022

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

RECORDED OF DEEDS

General Notes

- Parcel "A" - formerly part of Lot 104 is to be conveyed to and become an integral part of proposed Lot 105-R to satisfy a minor driveway encroachment.
- This plan does not convey title. Upon recording of this plan, the owners must record deeds conveying Parcel "A".
- No new lots are being proposed by this plan.
- Water: - Existing MTAAT Water Service
- Sewer: - Existing BCRA Sanitary Sewer Service

Requirements for RAL Residential AG-Low Density

Min Lot Area: 43,560 sf (1 Acre)
 Min Lot Width: 100.00 ft @ Building Line
 Front Setback: 50.00 ft
 Rear Setback: 25.00 ft
 Side Setback: 15.00 ft (Two Required)

Owners

Lot 104 Michael Stratos & Melissa Jo Hooker 435 Myoma Road Mars, PA 16046 Tax Parcel 010-4F35-12M Inst# 20170613001208	Lot 105 Greg & Amanda Sanderson 439 Myoma Road Mars, PA 16046 Tax Parcel 010-4F35-12N Inst# 20170106000337
---	---

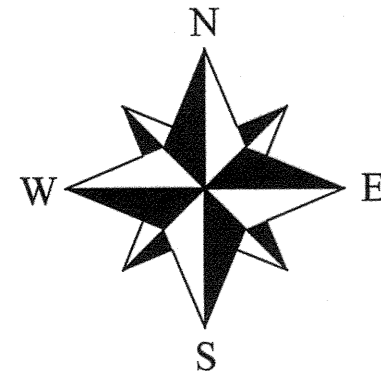
DRAWING NUMBER: 1001-2123487
 DRAWING SCALE: 1"=50'
 DATE: November 2, 2021
 DRAWN BY:
 REVISIONS:

**Indian Run Plan of Lots
 Lots 104 & 105 Revised**

Being a Lot Line Revision between Lot 104 & Lot 105 of the Indian Run Plan of Lots
 Recorded in Plan Book 328, Pages 30-31
 Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
 A Division of Sheffer & Company

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



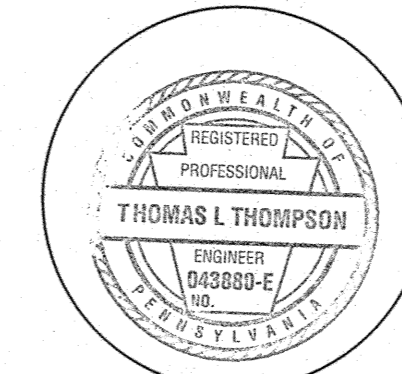
INSTR: 202203240006654
 Pg. 1 of 24.00
 Michele Mustello
 Butler County Recorder PA 17022000064

Review By Twp Engineer & Planning Director

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

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

Thomas L. Thompson
 TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 22nd DAY OF March 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.

Michele Mustello
 TOWNSHIP PLANNING DIRECTOR
 (SEAL)

BY RESOLUTION APPROVED ON THE 14 DAY OF March 2022 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 24 PLAN APPROVED 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.
William V. E.
 SIGNATURE AND TITLE OF OFFICER WITNESS

Thomas L. Thompson
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

3/14/22
 DATE

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

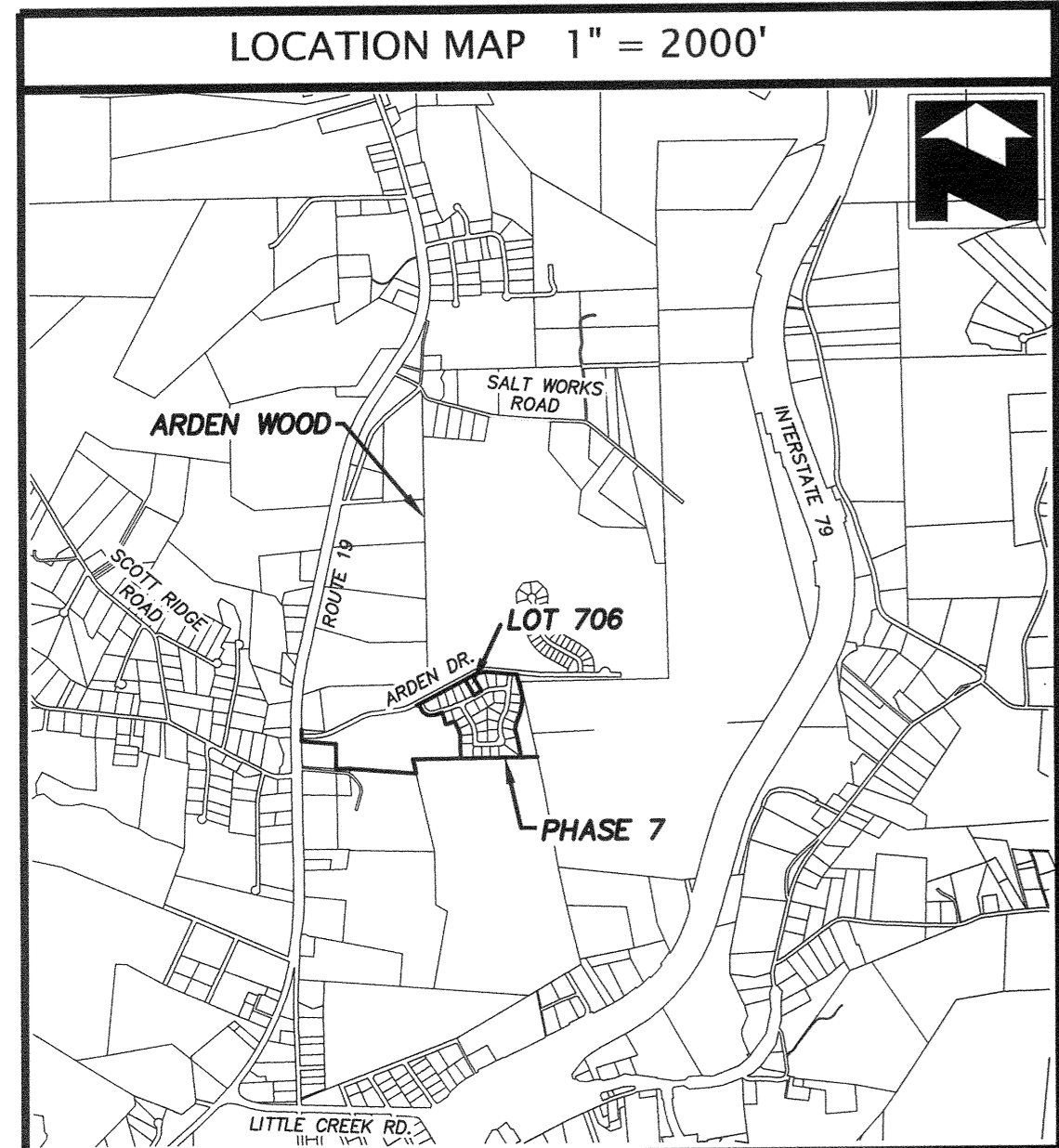
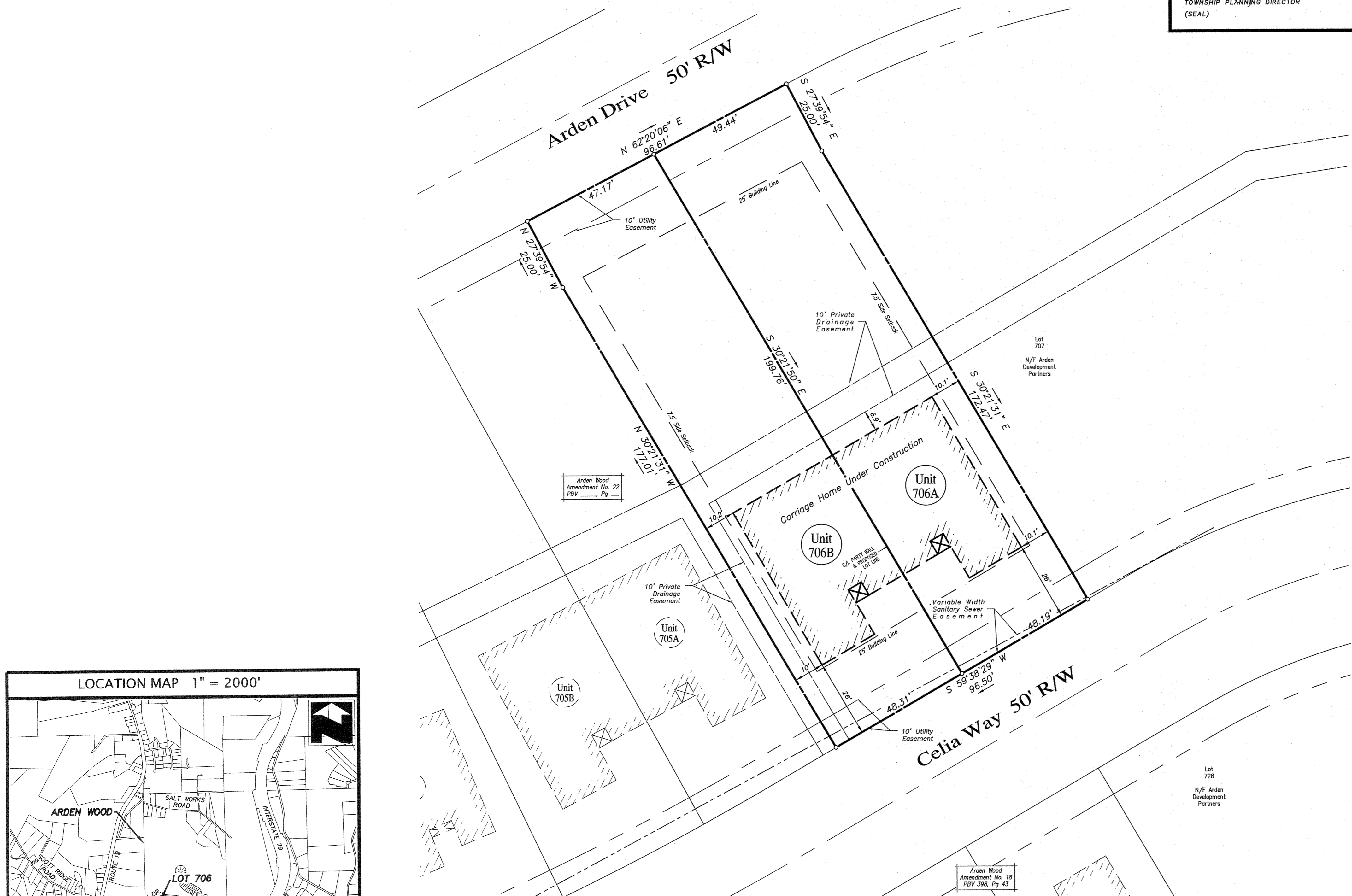
WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF March 2022
 (SEAL) *Brian Allender*
 Notary Public
 Allegheny County
 My commission expires December 7, 2022
 Commission number 1343479

Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 24 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202112060033821. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

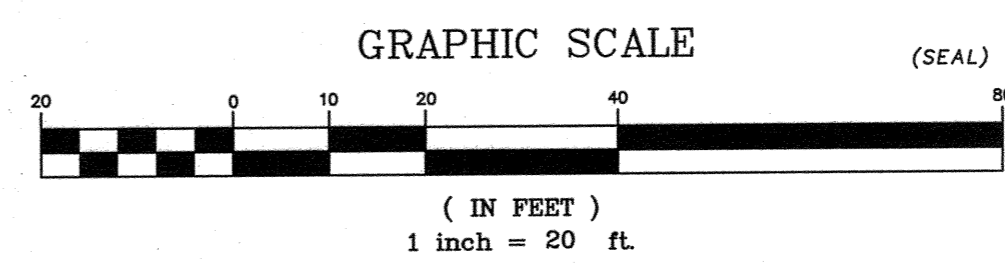
William V. E. SIGNATURE OF WITNESS
Thomas L. Thompson SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

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



PLAN BOOK	PAGE
402	20

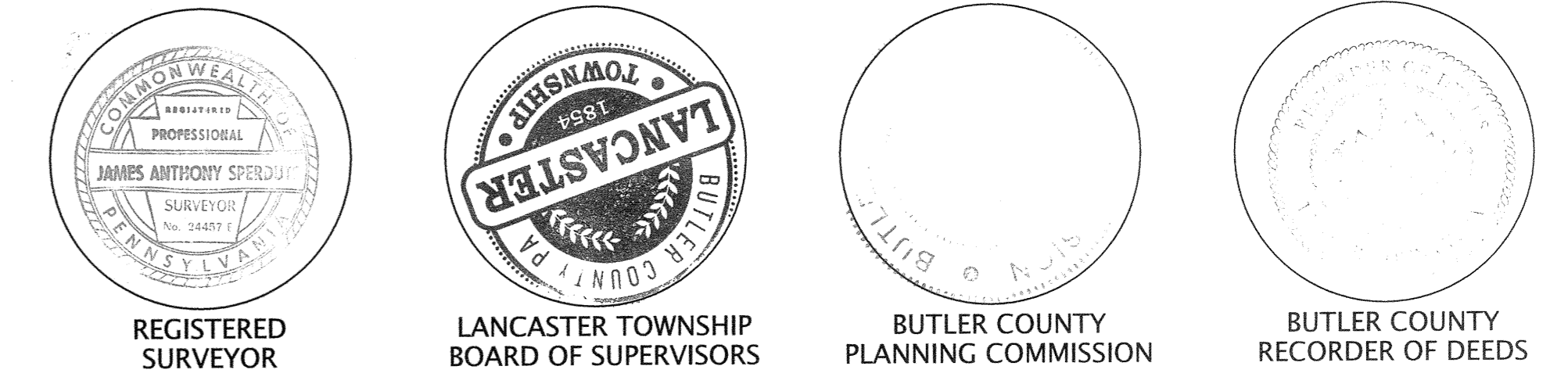


THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADES, PAVES 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 21st DAY OF February 2022.
Michael J. Spurdute SECRETARY
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 16th DAY OF FEB. 2022.
R. H. G. M. SECRETARY

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 402 PAGE 20 GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF March, 2022

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



- GENERAL PLAN NOTES**
- THIS PLAN IS A RE-SUBDIVISION OF LOT 706 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

	706A	706B	Total
Sq. Ft.	9,589.4889	9,687.9784	19,277.4673
Acres	0.220	0.222	0.442

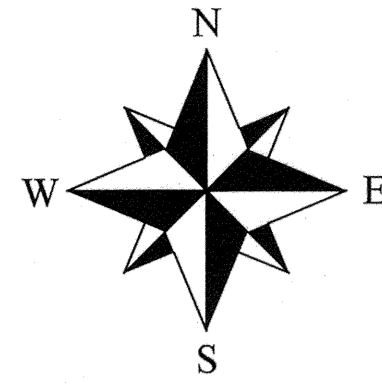
PROPERTY REFERENCES
 PROPERTY OWNER:
 NVR, INC
 ONE PENN CENTER WEST, SUITE 220
 PITTSBURGH, PA 15276
 LOT REFERENCE:
 TAX PARCEL 200-57-B706
 INSTRUMENT NO. 202112060033821

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

DRAWING NUMBER: 1010-2223737
DRAWING SCALE: 1"=20'
DATE: January 18, 2022
DRAWN BY:
REVISIONS:

Arden Wood Amendment No. 24
 Being a subdivision of Lots 706 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

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



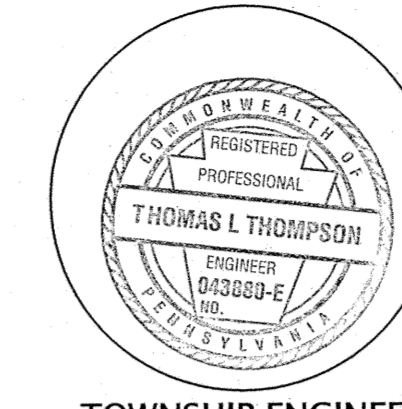
Instr: 20220324006635
 Page 1 of 44-00
 Michele Mustello
 Butler County Recorder PA

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 045800 E
 PRINTED NAME & REGISTRATION NO.

Thomas L. Thompson
 TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 21st DAY OF March 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.

Michelle Mustello
 TOWNSHIP PLANNING DIRECTOR
 (SEAL)

BY RESOLUTION APPROVED ON THE 14 DAY OF March 2022 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 25 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.
R. H. Gern
 SIGNATURE AND TITLE OF OFFICER WITNESSING

3/14/22
 DATE

James A. Spurdute
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Allegheny, PERSONALLY APPEARED *James A. Spurdute* 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.

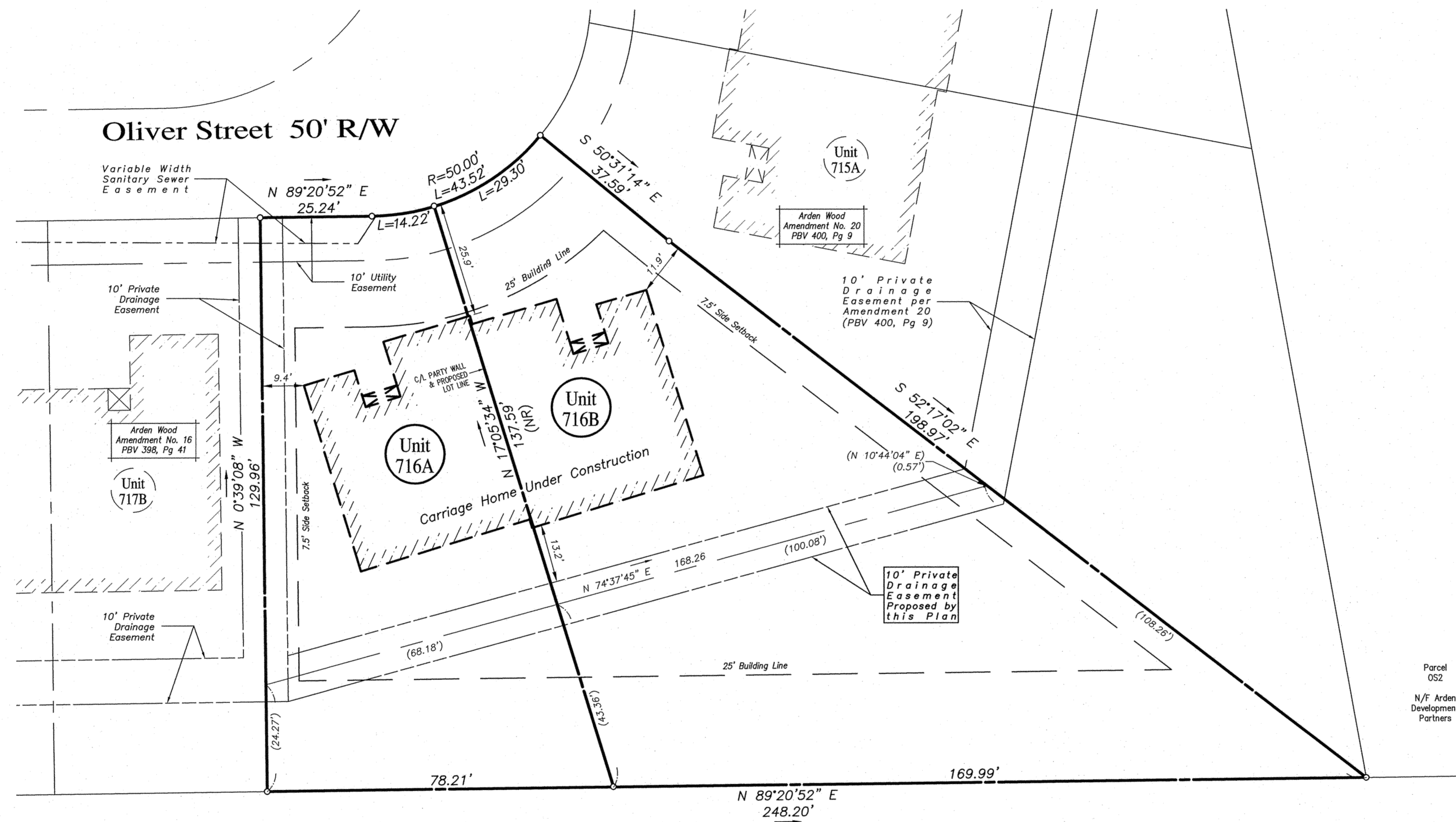
WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF March 2022
 (SEAL) *Briana Aliender*
 Briana Aliender, Notary Public
 Allegheny County
 My commission expires December 7, 2022
 Commission number 1343479
 NOTARY PUBLIC

Peck Hobartson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 25 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202112270035634. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

R. H. Gern SIGNATURE OF WITNESS
James A. Spurdute SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

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



n/i Robert Wise
 Tract One
 Paul F. Wise Estate Plan
 PBV 106, Pg 14
 Tax Parcel 200-4F100-5
 DBV 1259, Pg 340

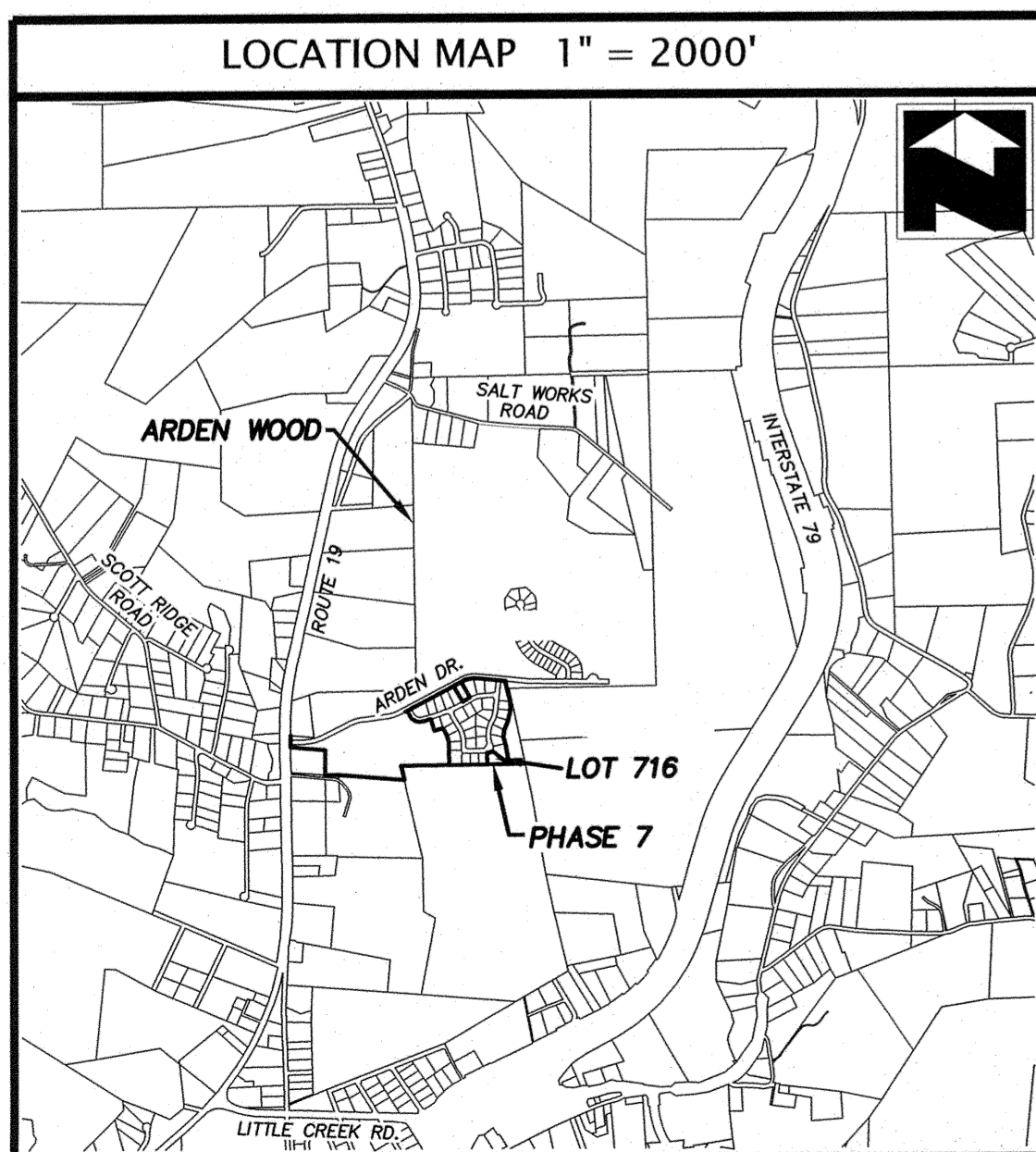
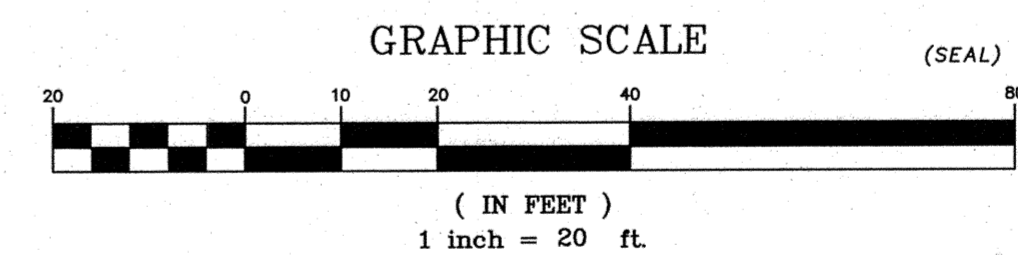
THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF LANCASTER ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADES, PAVE 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 21st DAY OF February 2022
Michelle Mustello SECRETARY
James A. Spurdute CHAIRPERSON

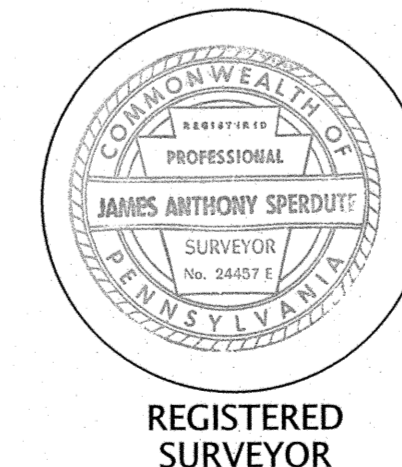
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 16th DAY OF FEB. 2022
R. H. Gern SECRETARY
James A. Spurdute CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 402 PAGE 21
 GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF March 2022

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



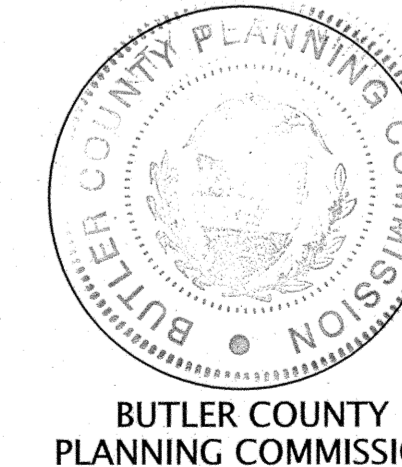
PLAN BOOK	PAGE
402	21



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 716 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

	716A	716B	Total
Sq. Ft.	7,682,253	14,303,792	21,986,045
Acres	0.176	0.328	0.504

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-57-B716
 INSTRUMENT NO. 202112270035634

DEVELOPER / PROPERTY OWNER:

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

DRAWING NUMBER: 1010-2223778
 DRAWING SCALE: 1" = 20'
 DATE: February 1, 2022
 DRAWN BY:
 REVISIONS:

Arden Wood Amendment No. 25

Being a subdivision of Lots 716 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 A Division of Sheffler & Company

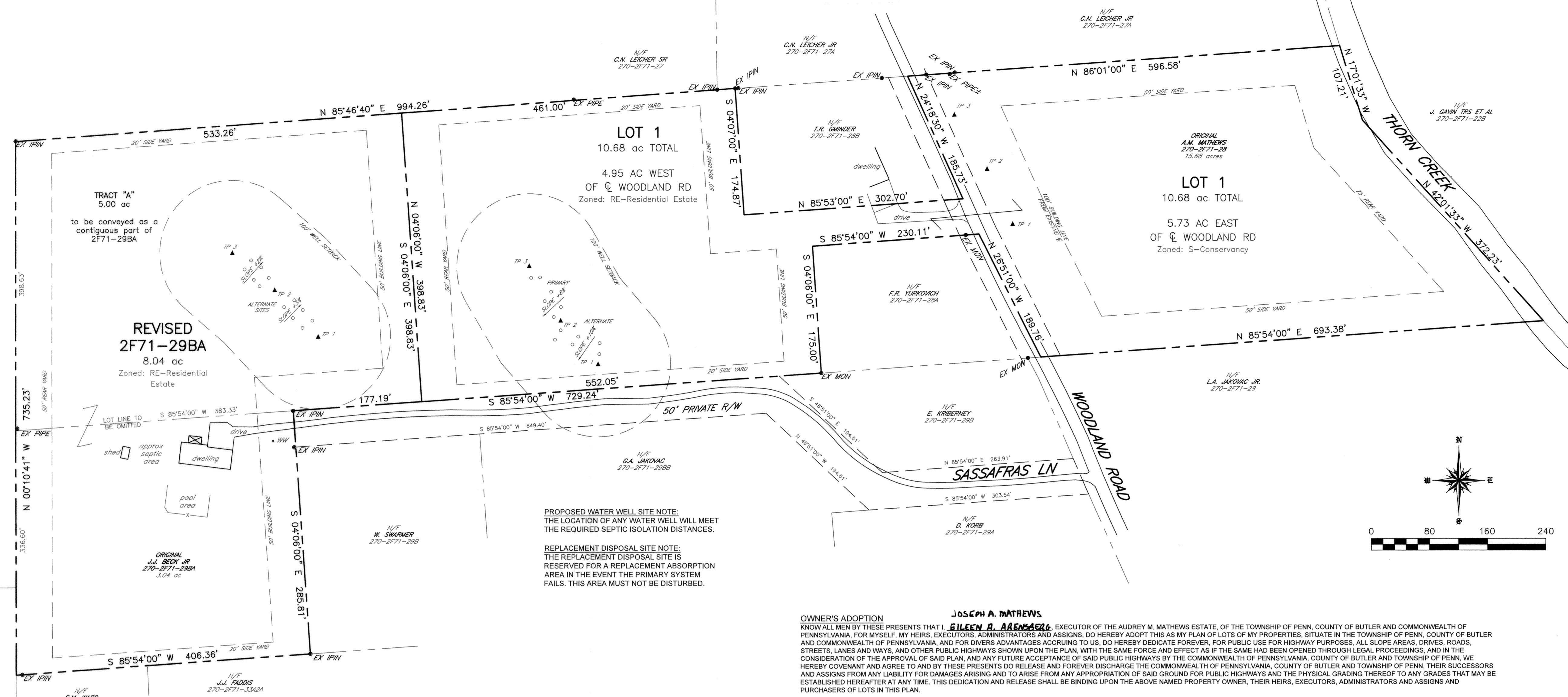
108 Deer Lane Harmony, PA 16037
 1712 Mount Nebo Road Sewickley, PA 15143

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

Instr: 20220324006638
 Page 1 of 548.00
 Michele Mustello
 Butler County Recorder PA

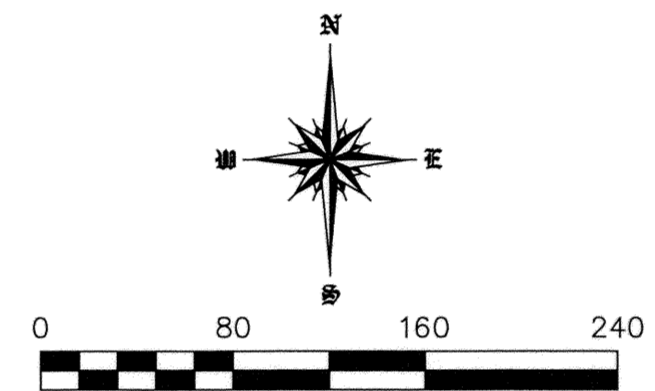
PROPERTY AREA SUMMARY:

EXISTING TOTALS	15.68 AC
270-2F71-28	3.04 AC
+ 270-2F71-29BA	5.00 AC
EXISTING TOTAL	18.72 AC
REVISED 270-2F71-29BA	3.04 AC
ORIGINAL 29BA	5.00 AC
REVISED 29BA	6.04 AC
REVISED TOTALS	10.68 AC
LOT 1	8.04 AC
+ REVISED 29BA	2.64 AC
REVISED TOTAL	10.68 AC



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.



PENN TOWNSHIP RE - RESIDENTIAL ESTATE	
Dimension	Single Family Dwelling
Min. Lot Area	1 acre
Min. Lot Width	150 feet
Min. Front Yard Depth	50 ft or 75 ft from centerline
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	50 feet

PENN TOWNSHIP S - CONSERVANCY DISTRICT	
Dimension	Single Family Dwelling
Min. Lot Area	2 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	100 feet from centerline
Min. Side Yard Depth	50 feet
Min. Rear Yard Depth	75 feet

OWNER'S ADOPTION
 I, **JOSEPH A. MATHEWS**, EXECUTOR OF THE AUDREY M. MATHEWS ESTATE, OF THE TOWNSHIP OF PENN, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF 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 OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 23 DAY OF FEBRUARY, 2022.

Joseph A. Mathews
 CO-EXECUTOR
 AUDREY M. MATHEWS ESTATE

William D. Reuschling
 CO-EXECUTOR

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, **EILEEN A. ARENSBERG**, EXECUTOR OF THE AUDREY M. MATHEWS ESTATE, 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 23 DAY OF FEBRUARY, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

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

OWNER'S ADOPTION
 I, **JOSEPH J. BECK JR. & DIANE BECK**, 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 24 DAY OF FEBRUARY, 2022.

Joseph J. Beck Jr.
 JOSEPH J. BECK JR.

Diane Beck
 DIANE BECK

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, **JOSEPH J. BECK JR. & DIANE BECK**, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 DAY OF FEBRUARY, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

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

Debra L. Jeffcoat
 NOTARY PUBLIC

MATHEWS / BECK PLAN

Being a lot line revision of Butler County Tax Parcels
 270-2F71-28 and 270-2F71-29BA

RECORDED	20
PLAN BOOK	PAGE
402	22
SHEET	of

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.

22 FEB 2022
 DATE

Stanley D. Graff
 x STANLEY D. GRAFF
 REG. NO. SU-030161

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 29 DAY OF FEBRUARY, 2022.

Samuel M. ...
 x CHAIRPERSON
 BOARD OF SUPERVISORS

Andrew ...
 x SECRETARY

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17TH DAY OF NOV, 2022.

R. ...
 x SECRETARY

S. ...
 x CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 402, PAGE(S) 22.

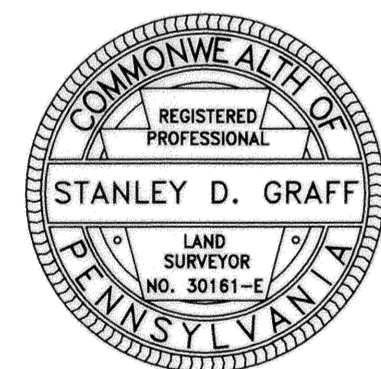
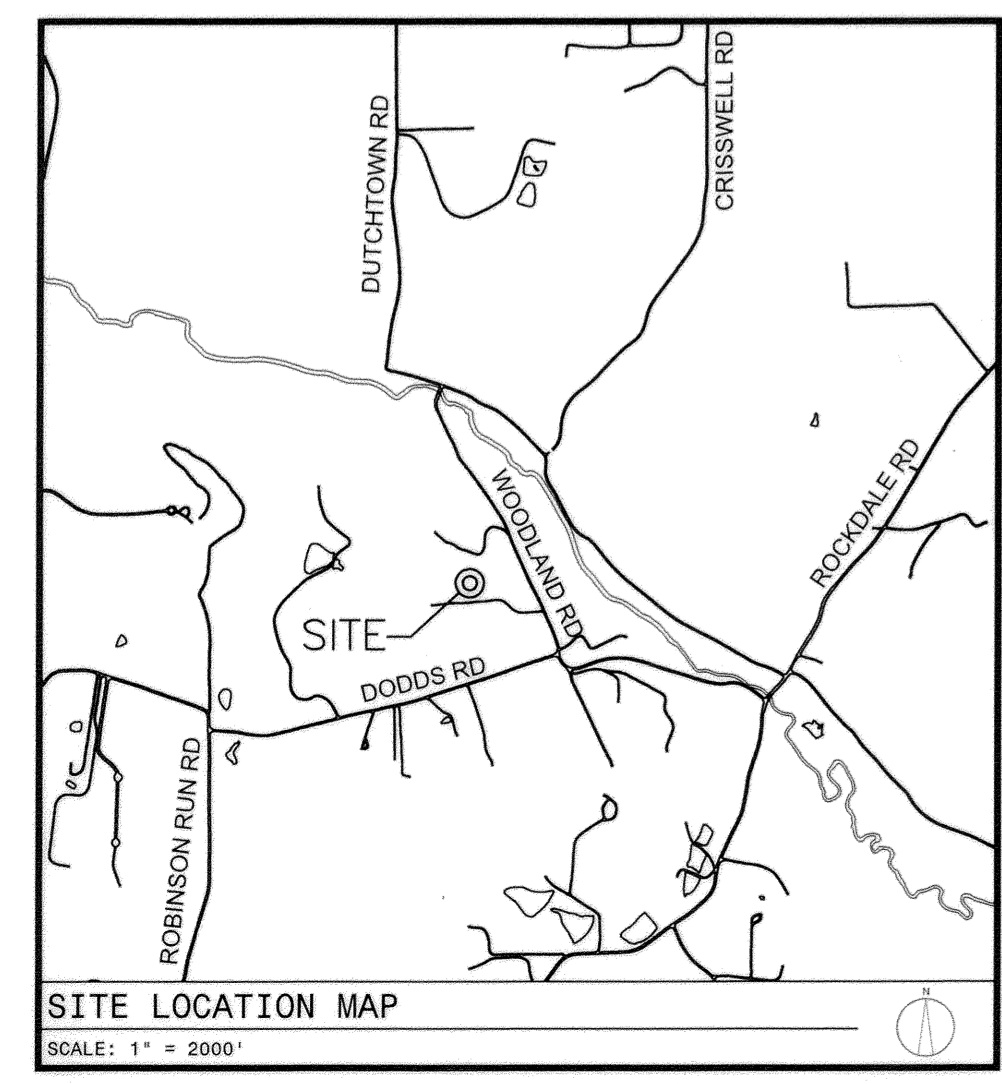
GIVEN UNDER MY HAND AND SEAL THIS 24 DAY OF MARCH, 2022.

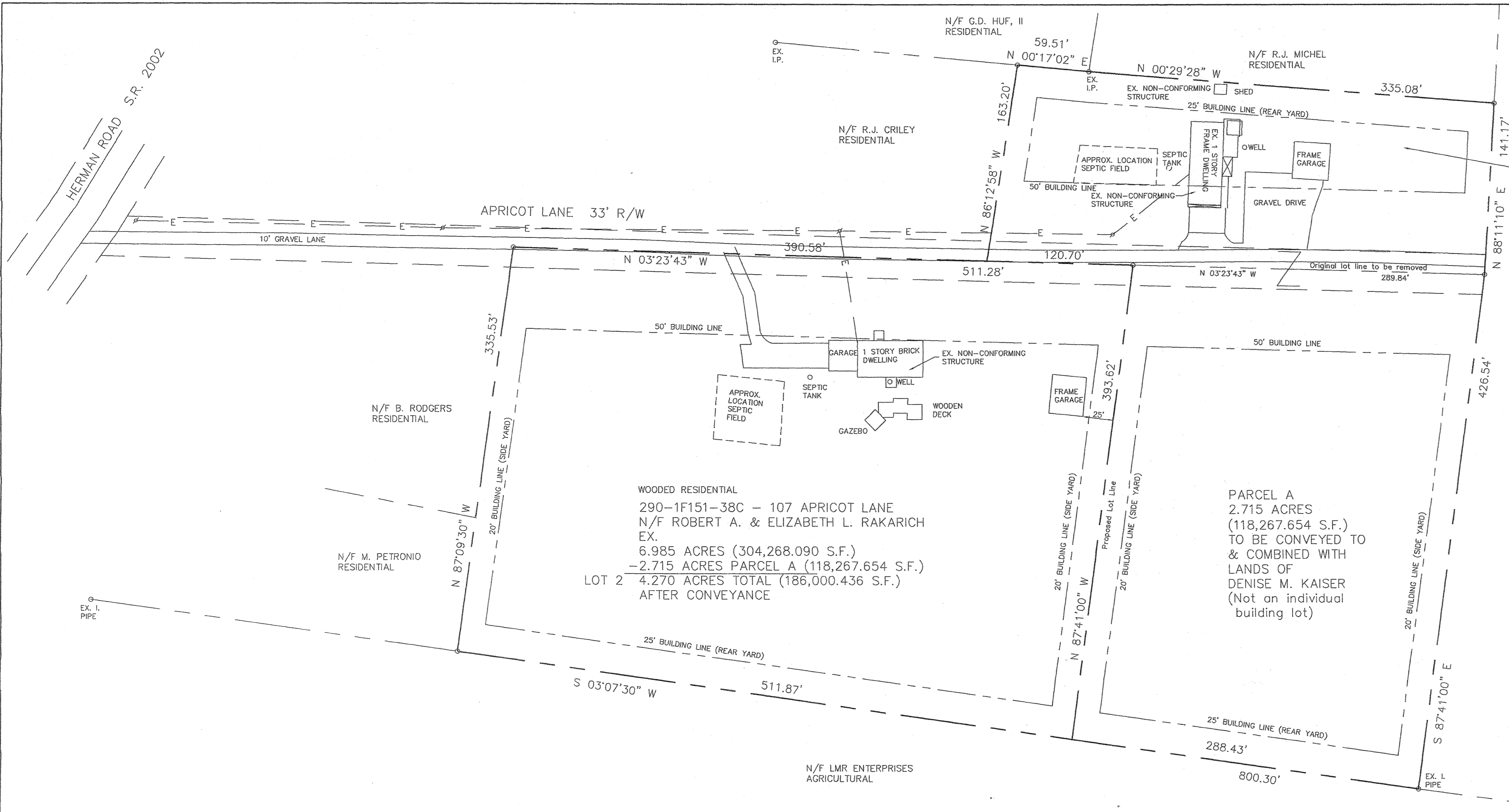
Michele M. Mustello
 x MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



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.





290-1F151-37/28 - 110 APRICOT LANE
 N/F DENISE M. KAISER (RESIDENTIAL)
 EX. 1.399 ACRE (60,945.038 S.F.)
 + 2.715 ACRES PARCEL A (118,267.654 S.F.)
 4.114 ACRES TOTAL (179,212.692 S.F.)
 AFTER CONVEYANCE

KNOW ALL MEN BY THESE PRESENTS, that I, Denise M. Kaiser, of the Township of Summit, 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 Summit 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 Summit, 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 Summit, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedications and release shall be binding upon Denise M. Kaiser, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereto set my hand and seal this _____ day of March 2022

ATTEST:
Roxann L. Stickey NOTARY PUBLIC
Denise M. Kaiser 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 Denise M. Kaiser, and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

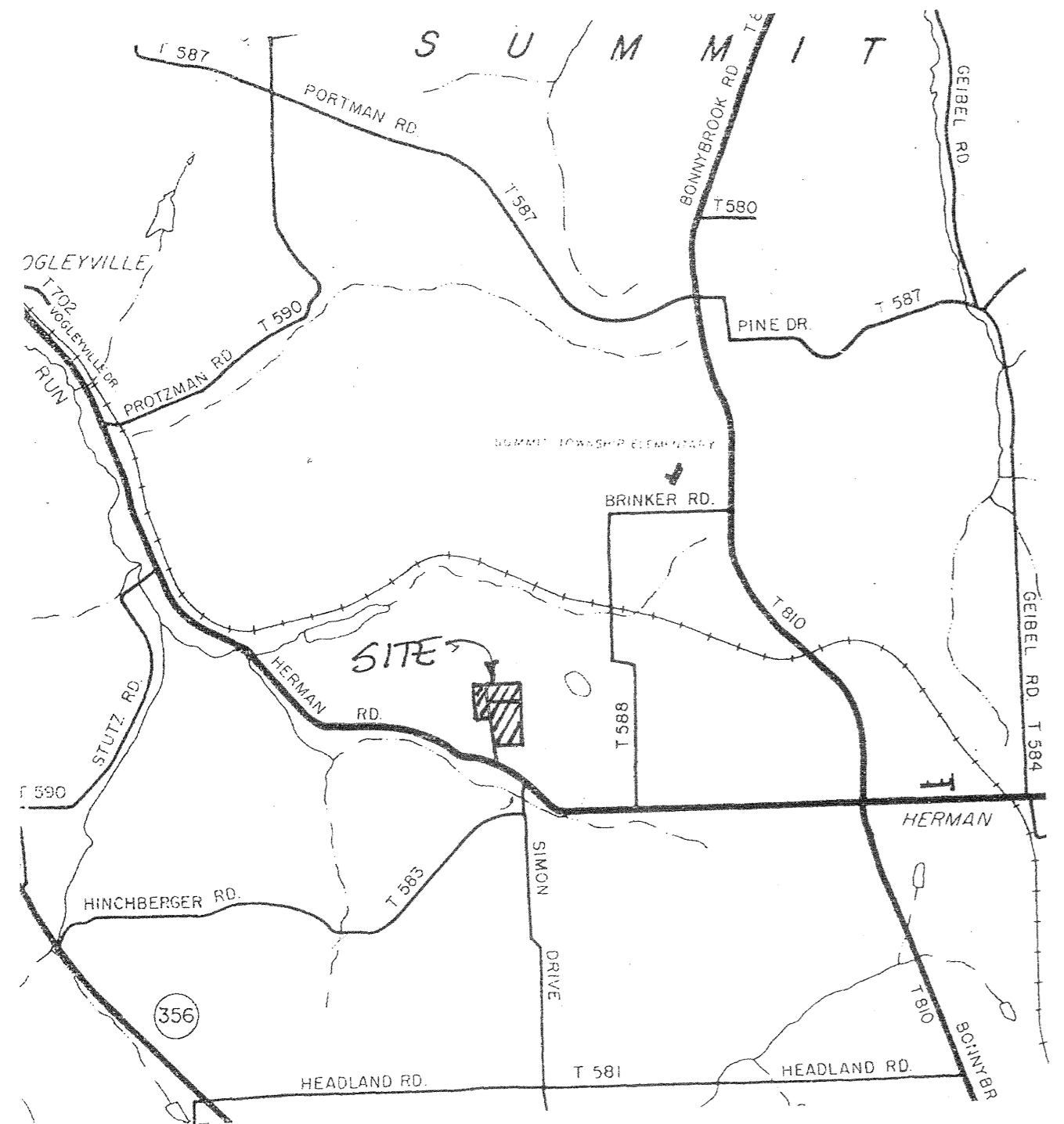
Sworn to and subscribed before me this day,
 WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of March 2022

My Commission expires the 8th day of April 2023

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

WOODED RESIDENTIAL
 290-1F151-38C - 107 APRICOT LANE
 N/F ROBERT A. & ELIZABETH L. RAKARICH
 EX.
 6.985 ACRES (304,268.090 S.F.)
 -2.715 ACRES PARCEL A (118,267.654 S.F.)
 LOT 2 4.270 ACRES TOTAL (186,000.436 S.F.)
 AFTER CONVEYANCE

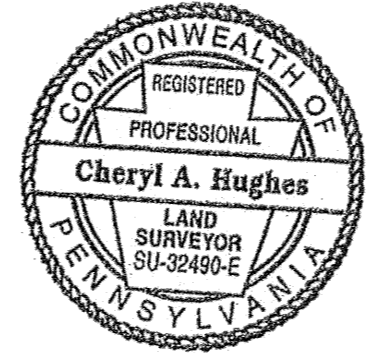
PARCEL A
 2.715 ACRES
 (118,267.654 S.F.)
 TO BE CONVEYED TO
 & COMBINED WITH
 LANDS OF
 DENISE M. KAISER
 (Not an individual
 building lot)



VICINITY MAP Scale: 1" = 2000'

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ZONING: C3; GENERAL COMMERCIAL WITH RESIDENTIAL OVERLAY
 BUILDING SETBACK REQUIREMENTS:
 50' FRONT YARD
 20' SIDE YARD
 25' REAR YARD
 PROPERTY OWNERS:
 DENISE KAISER
 110 APRICOT LANE
 BUTLER, PA 16002
 ROBERT & ELIZABETH L. RAKARICH
 107 APRICOT LANE
 BUTLER, PA 16002
 THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO ADD PARCEL A TO ADJOINING LANDS OF KAISER.
 IRON PINS TO BE SET AT LOT CORNERS.

PLAN BOOK	PAGE
402	24



I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
 DATE December 9, 2021 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets 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.
Roxann L. Stickey SECRETARY
William Adams CHAIRMAN/PRESIDENT
 Approved by the Supervisors of the Township of Summit this 16th day of March 2022
Roxann L. Stickey SECRETARY
William Adams CHAIRMAN/PRESIDENT

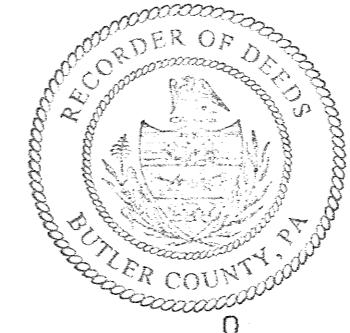
Approved by the Summit Township Planning Commission this 8th day of March 2022
Bob Pomeroy SECRETARY
William St. Kraver CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 19th day of JAN 2022
R. H. GEM SECRETARY
J. H. GEM CHAIRMAN/PRESIDENT

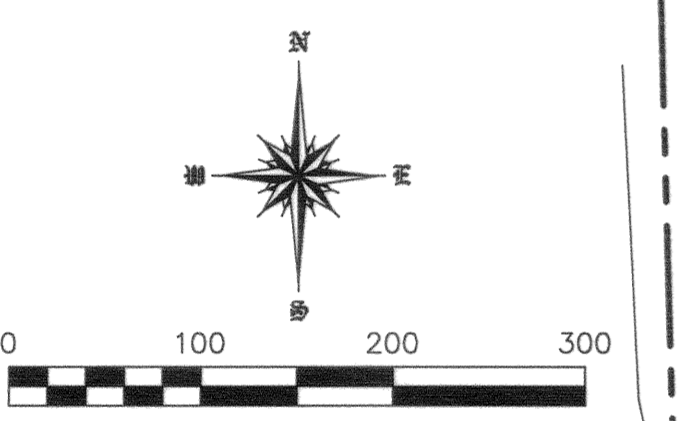
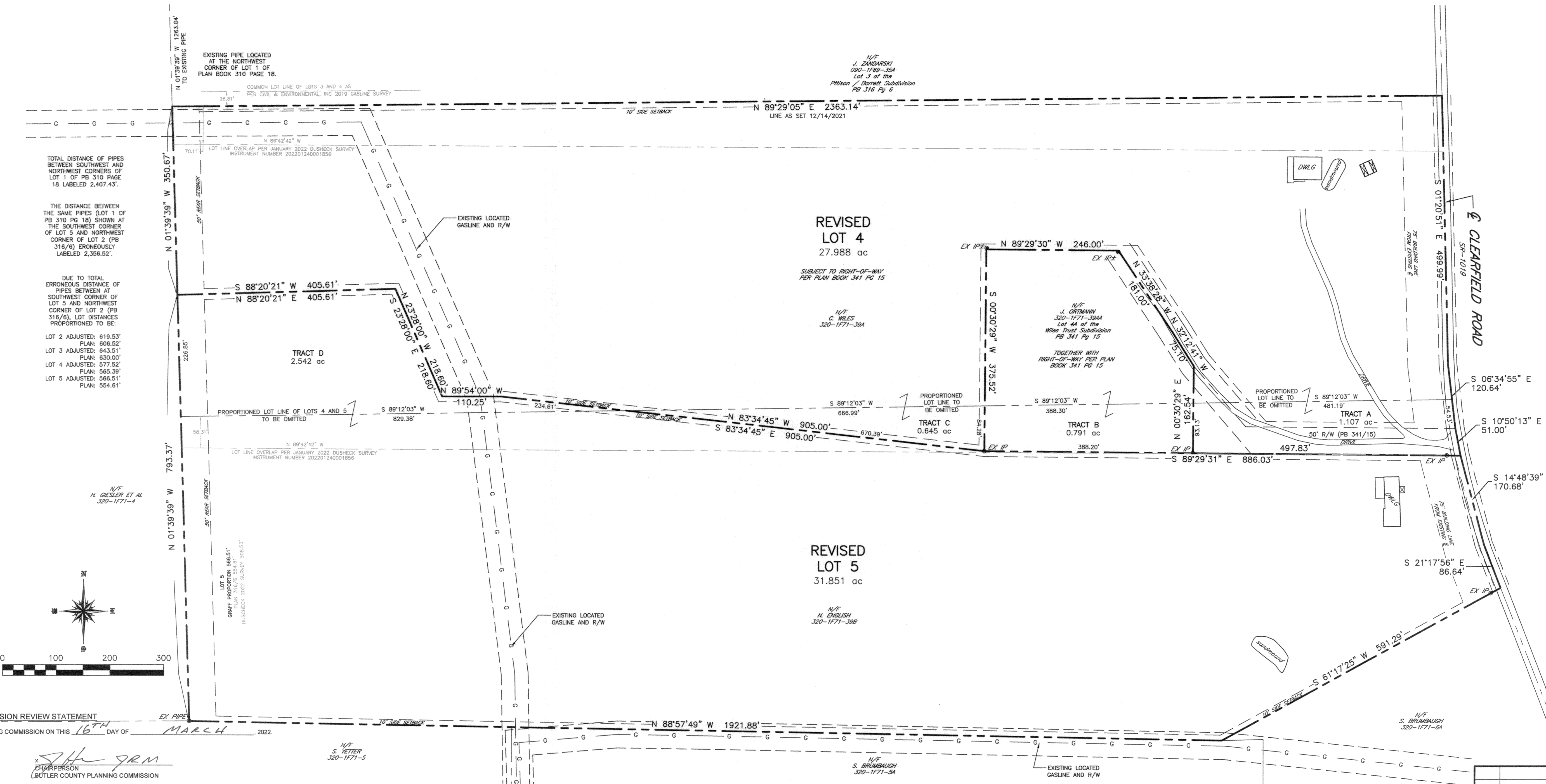
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 402 page 24
 Given under my hand and seal this 30 day of March 2022

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



L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 15003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	LOT LINE REVISION FOR: DENISE M. KAISER and ROBERT A. & ELIZABETH L. RAKARICH SITUATE: SUMMIT TWP., BUTLER CO., PA		
Date 12/09/2021	Scale 1" = 50'	Drawn By BEC	Checked By CAH
Parcel # 290-1F151-38C & 37/28	Db-Pg 1011-422	Service No. 201205090013247	21-171
Address 107/110 APRICOT LANE	Inst. #	201205090013247	

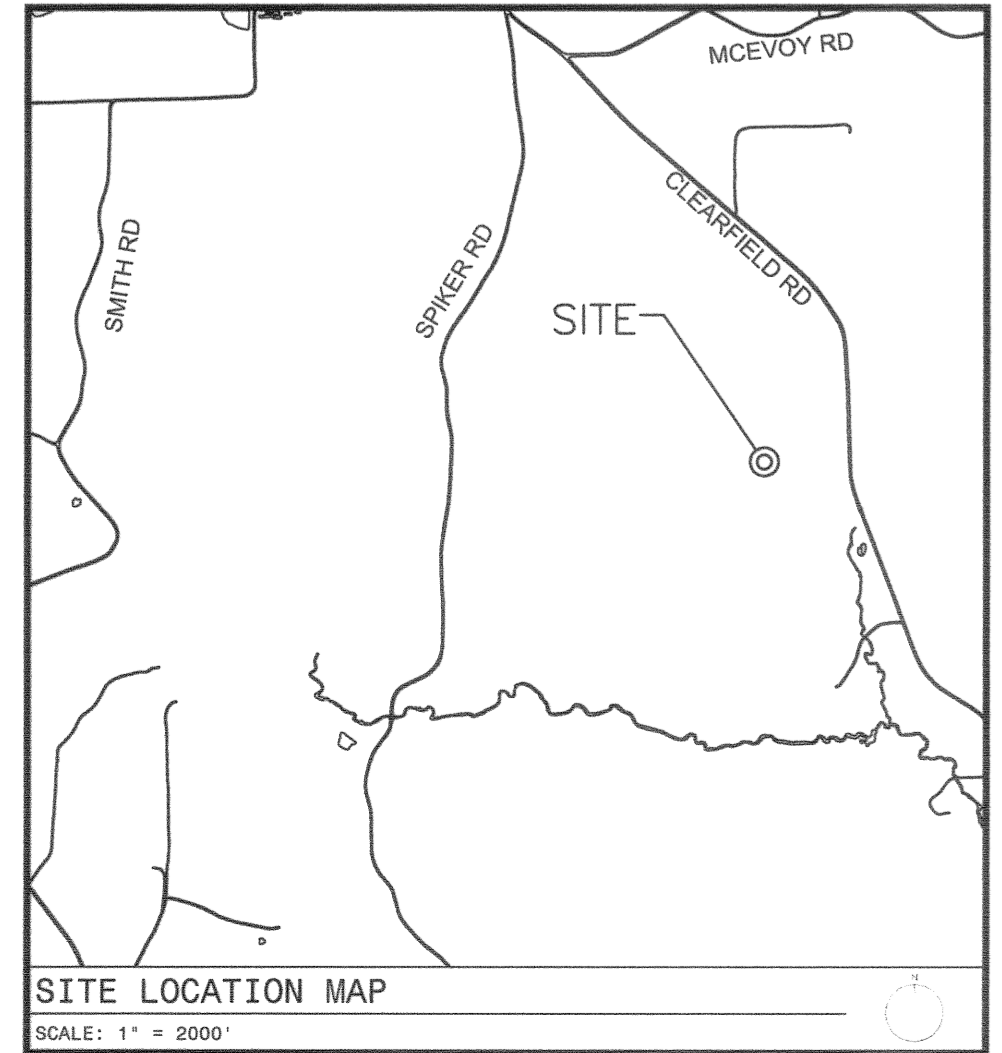


BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF MARCH 2022.

SECRETARY: *R. H. GRM*
 CHAIRPERSON: *J. H. GRM*

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 402 PAGE(S) 25
 GIVEN UNDER MY HAND AND SEAL THIS 18TH DAY OF April 2022.

RECORDER OF DEEDS: *Michele M. Mustello*



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



OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, CARL C WILES & ROBIN L WILES, TRUSTEES OF THE BARN TRUST DATED MARCH 18, 2013, AND NATHAN D & NICOLE L ENGLISH, 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 ACCORDING TO US, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS, DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN THE CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF 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 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 HERELUNTO SET MY HAND AND SEAL THIS 30 DAY OF MARCH 2022.

TRUSTEE OF THE BARN TRUST: *Carl C. Wiles*, *Robin L. Wiles*
 NATHAN D. ENGLISH: *Nathan D. English*, *Nicole L. English*

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, CARL C WILES & ROBIN L WILES, TRUSTEES OF THE BARN TRUST DATED MARCH 18, 2013, AND NATHAN D & NICOLE L ENGLISH, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 30 DAY OF MARCH 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEB 2023

NOTARY PUBLIC: *Debra L. Jeffcoat*

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.

DATE: 9 MARCH 2022
 SURVEYOR: *Stanley D. Graff*

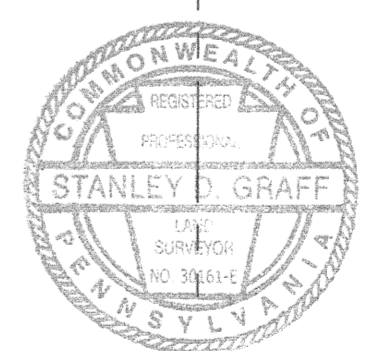
MUNICIPAL DECLARATIONS
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WINFIELD ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS 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 31 DAY OF MARCH 2022.

SECRETARY: *Debra L. Jeffcoat*
 CHAIRPERSON: *Nathan D. English*
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 31 DAY OF MARCH 2022.

SECRETARY: *Debra L. Jeffcoat*
 CHAIRPERSON: *Nathan D. English*
 PLANNING COMMISSION



- GENERAL NOTES:**
1. OWNERS: 320-1F71-39A - THE BARN TRUST; CARL AND ROBIN WILES AS TRUSTEES
 2. ZONING DISTRICT: RESIDENTIAL AGRICULTURAL
 3. SETBACKS: FRONT LINE - 75' FROM CENTERLINE
 SIDE - 10'
 REAR - 50'
 4. REFERENCES:
 - 4.1. CURRENT DEEDS OF RECORD
 - 4.2. PREVIOUSLY RECORDED PLANS
 - 4.2.1. WILES SUBDIVISION
 PLAN BOOK 341 PG 15
 - 4.2.2. PATTISON/BARRETT SUBDIVISION
 PLAN BOOK 316 PG 6
 - 4.2.3. PATTISON/BARRETT SUBDIVISION
 PLAN BOOK 310 PG 18
 - 4.2.4. 2019 CEC SURVEY FOR PINE RUN MIDSTREAM, LLC
 PROJECT #175-364 DATED 11/21/19
 - 4.2.5. 2022 DUSHECK PLAN OF GAP FOR ZANBARSKI
 INSTRUMENT #202201240001856

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

RECORDED	20
PLAN BOOK	PAGE
402	25
SHEET	of

REV	DESCRIPTION	BY	DATE

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

PROJECT DESCRIPTION
WILES / ENGLISH PLAN
 BEING A
LOT LINE REVISION
 FOR
WILES/THE BARN TRUST
NATHAN & NICOLE ENGLISH

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
12/14/2021	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-134	320-1F71-39A & 39B	-

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, ALBERT T. ROENIGK, TRUSTEE OF THE ROENIGK FAMILY REVOCABLE TRUST, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES 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 BUFFALO, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRABES 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 9TH DAY OF MARCH, 2022.

Albert T. Roenigk
 ALBERT T. ROENIGK
 TRUSTEE OF THE ROENIGK FAMILY REVOCABLE TRUST

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, ALBERT T. ROENIGK, TRUSTEE OF THE ROENIGK FAMILY REVOCABLE TRUST, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9TH DAY OF MARCH, 2022.

MY COMMISSION EXPIRES THE 10 DAY OF MAY, 2023.

Janice L. Zubrin
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 Janice L. Zubrin, Notary Public
 Butler County
 My commission expires May 10, 2023
 Commission number 1185786
 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.

9 MARCH 2022
 DATE

Stanley D. Graff
 STANLEY D. GRAFF
 REG. NO. SU-030161-E

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 9TH DAY OF MARCH, 2022.

Janice L. Zubrin
 SECRETARY

Ronald S. Zupka
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 2ND DAY OF MARCH, 2022.

John M. Lumb
 SECRETARY

James M. ...
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16TH DAY OF MARCH, 2022.

R. H. ...
 SECRETARY

James M. ...
 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

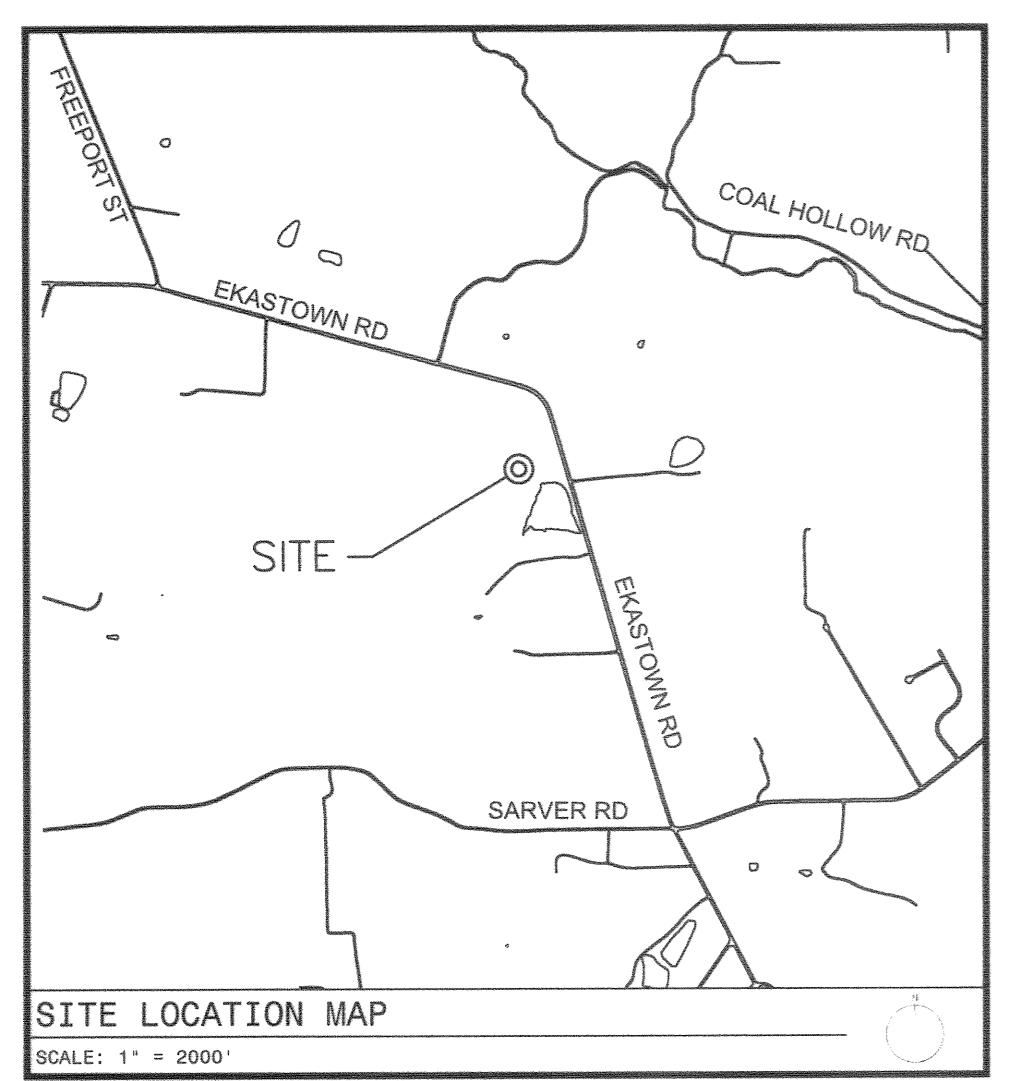
PLAN BOOK VOLUME 402 PAGE(S) 26

GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF April, 2022.

Michele M. Mustello
 RECORDER OF DEEDS

MICHELE M. MUSTELLO
 RECORDER OF DEEDS

My Commission Expires First Monday in January 2024



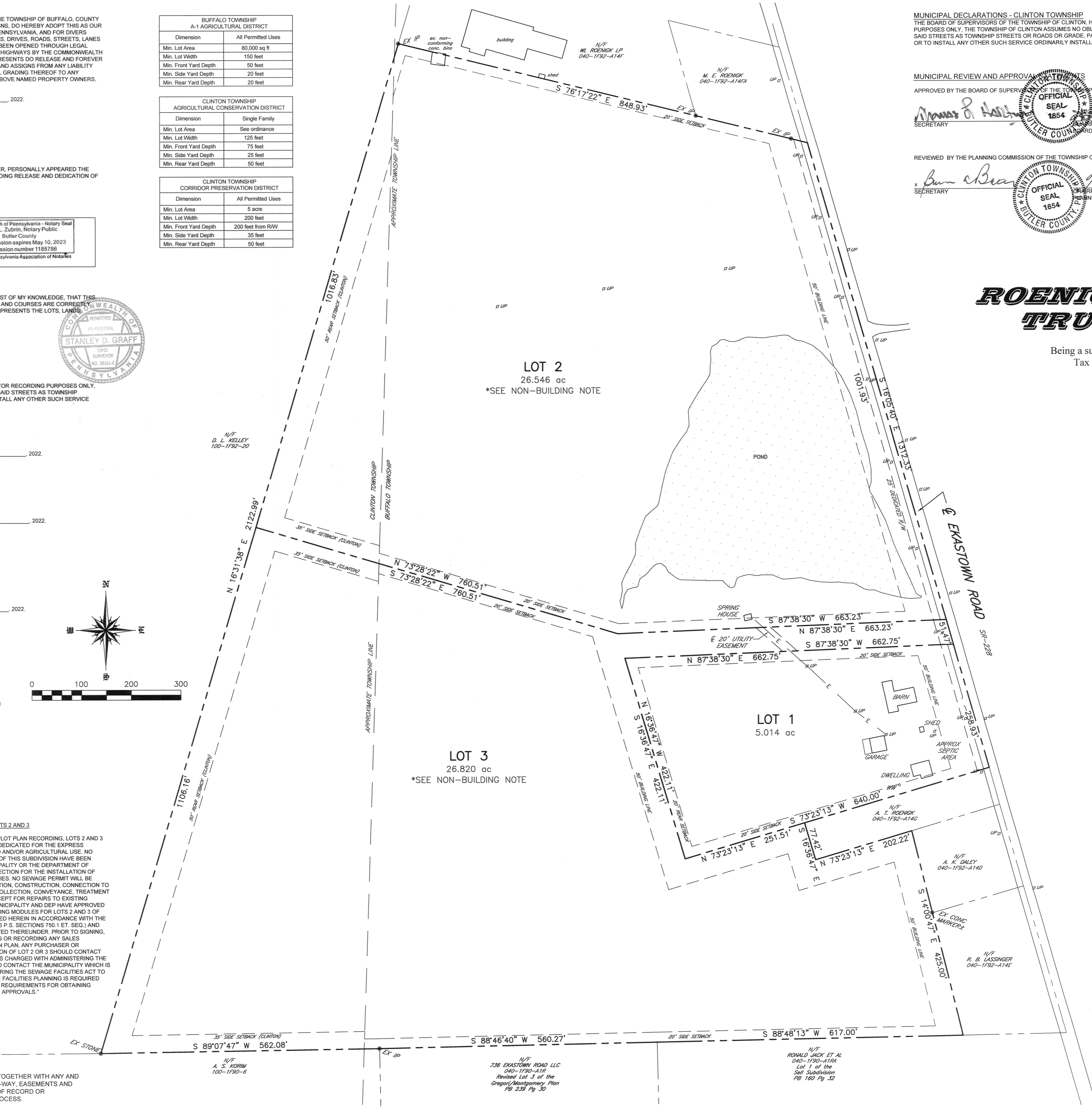
NON-BUILDING WAIVER / LOTS 2 AND 3
 "AS OF THE DATE OF THIS PLOT PLAN RECORDING, LOTS 2 AND 3 OF THIS SUBDIVISION ARE DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF LOTS 2 AND 3 OF THIS SUBDIVISION HAVE BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL 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 LOTS 2 AND 3 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 2 OR 3 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

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

BUFFALO TOWNSHIP A-1 AGRICULTURAL DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	80,000 sq ft
Min. Lot Width	150 feet
Min. Front Yard Depth	50 feet
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	20 feet

CLINTON TOWNSHIP AGRICULTURAL CONSERVATION DISTRICT	
Dimension	Single Family
Min. Lot Area	See ordinance
Min. Lot Width	125 feet
Min. Front Yard Depth	75 feet
Min. Side Yard Depth	25 feet
Min. Rear Yard Depth	50 feet

CLINTON TOWNSHIP CORRIDOR PRESERVATION DISTRICT	
Dimension	All Permitted Uses
Min. Lot Area	5 acre
Min. Lot Width	200 feet
Min. Front Yard Depth	200 feet from RW
Min. Side Yard Depth	35 feet
Min. Rear Yard Depth	50 feet



MUNICIPAL DECLARATIONS - CLINTON TOWNSHIP
 THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLINTON, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLINTON ASSUMES NO 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 CLINTON THIS 14TH DAY OF MARCH, 2022.

Thomas J. ...
 SECRETARY

Michael ...
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 7TH DAY OF MARCH, 2022.

Ann ...
 SECRETARY

Kevin M. ...
 CHAIRPERSON
 PLANNING COMMISSION



Info: 202204070007846
 Pg: 1 of 5: \$45.00
 Michael Mustello
 Butler County Recorder PA
 4/7/2022 3:11 PM
 1302509092

ROENIGK FAMILY TRUST PLAN

Being a subdivision of Butler County
 Tax Parcel 040-1F92-A14

- GENERAL NOTES:**
- TAX ID: 040-1F92-A14
 - OWNER: THE ROENIGK FAMILY REVOCABLE TRUST
 - ZONING DISTRICT:
 - BUFFALO TOWNSHIP: A-1 AGRICULTURAL DISTRICT
 - A-2 ACCESS MANAGEMENT OVERLAY
 - CLINTON TOWNSHIP: AGRICULTURAL CONSERVATION CORRIDOR PRESERVATION OVERLAY
 - SETBACKS: SEE TABLES
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - SELL SUBDIVISION PLAN BOOK 160 PG 32
 - GREGORI / MONTGOMERY PLAN PLAN BOOK 239 PG 30

RECORDED	20
PLAN BOOK	PAGE
402	26
SHEET	of

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER BUFFALO AND CLINTON TOWNSHIP REVIEWS	SDG	3/4/2022

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
 ROENIGK FAMILY TRUST PLAN
 BEING A
 SUBDIVISION
 FOR
 THE ROENIGK FAMILY
 REVOCABLE TRUST

SITUATE
 BUFFALO & CLINTON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
01/26/2022	SDG	Sdg	1" = 100'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-006	040-1F92-A14	A

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, BRICKER FAMILY LIMITED PARTNERSHIP, 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 SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 17 DAY OF MARCH, 2022.

Deborah A. Faantz
 PARTNER
DEBORAH A. FAANTZ

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 BRICKER FAMILY LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF MARCH, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

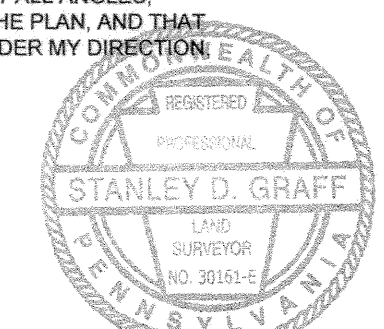
Debra L. Jeffcoat
 NOTARY PUBLIC

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

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

16 MARCH 2022
 DATE

Stanley D. Graff
 REG. NO. SU-03161E



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 21 DAY OF MARCH, 2022.

Paul Altie
 SECRETARY

Paul Altie
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 31 DAY OF MARCH, 2022.

Fahia Altie
 SECRETARY

Paul Altie
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF NOV, 2021.

R. H. Hergen
 SECRETARY

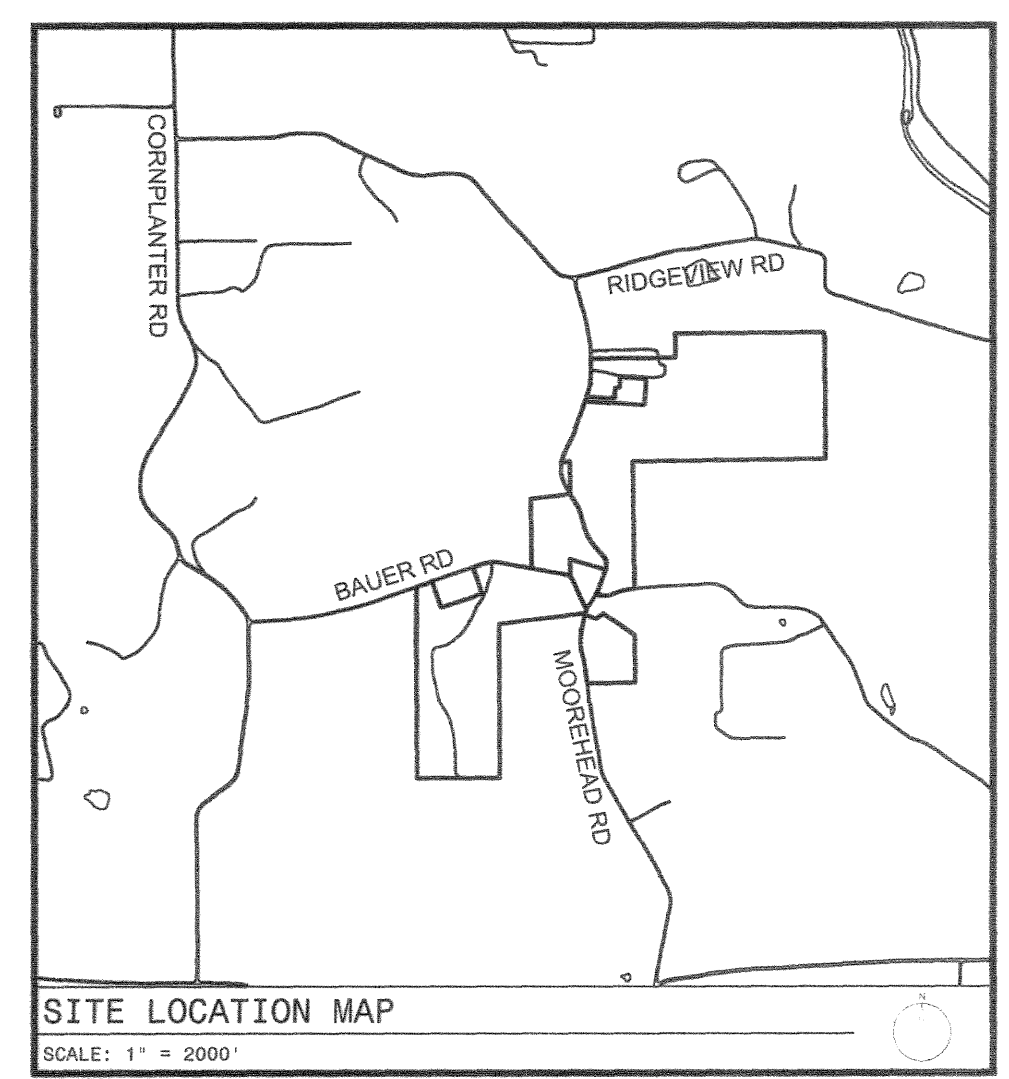
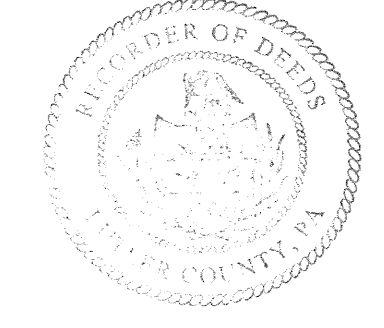
R. H. Hergen
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 402, PAGE(S) 27-29.

SWORN UNDER MY HAND AND SEAL THIS 12th DAY OF April, 2022.

Michele M. Mustello
 RECORDER OF DEEDS

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



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

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

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, EILEEN E. CRAWFORD, TRUSTEE OF THE CRAWFORD FAMILY TRUST, OF THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTIES, SITUATE IN THE TOWNSHIP OF 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 SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 18 DAY OF MARCH, 2022.

Eileen E. Crawford Trustee
 EILEEN E. CRAWFORD
 TRUSTEE OF THE CRAWFORD FAMILY TRUST

ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, EILEEN E. CRAWFORD, TRUSTEE OF THE CRAWFORD 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18 DAY OF MARCH, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Debra L. Jeffcoat
 NOTARY PUBLIC

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

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, NORMAN G. AND REBECCA L. TRAGGAI, 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 SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNERS, THEIR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 25 DAY OF MARCH, 2022.

Norman G. Traggai
 NORMAN G. TRAGGAI

Rebecca L. Traggai
 REBECCA L. TRAGGAI

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, NORMAN G. AND REBECCA L. TRAGGAI, 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 MARCH, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Debra L. Jeffcoat
 NOTARY PUBLIC

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

OWNER'S ADOPTION
 KNOW ALL MEN BY THESE PRESENTS THAT I, JAMES WETZEL, OF THE TOWNSHIP OF WINFIELD, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF 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 SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WINFIELD, THEIR SUCCESSORS AND ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 17 DAY OF MARCH, 2022.

James Wetzel
 JAMES WETZEL

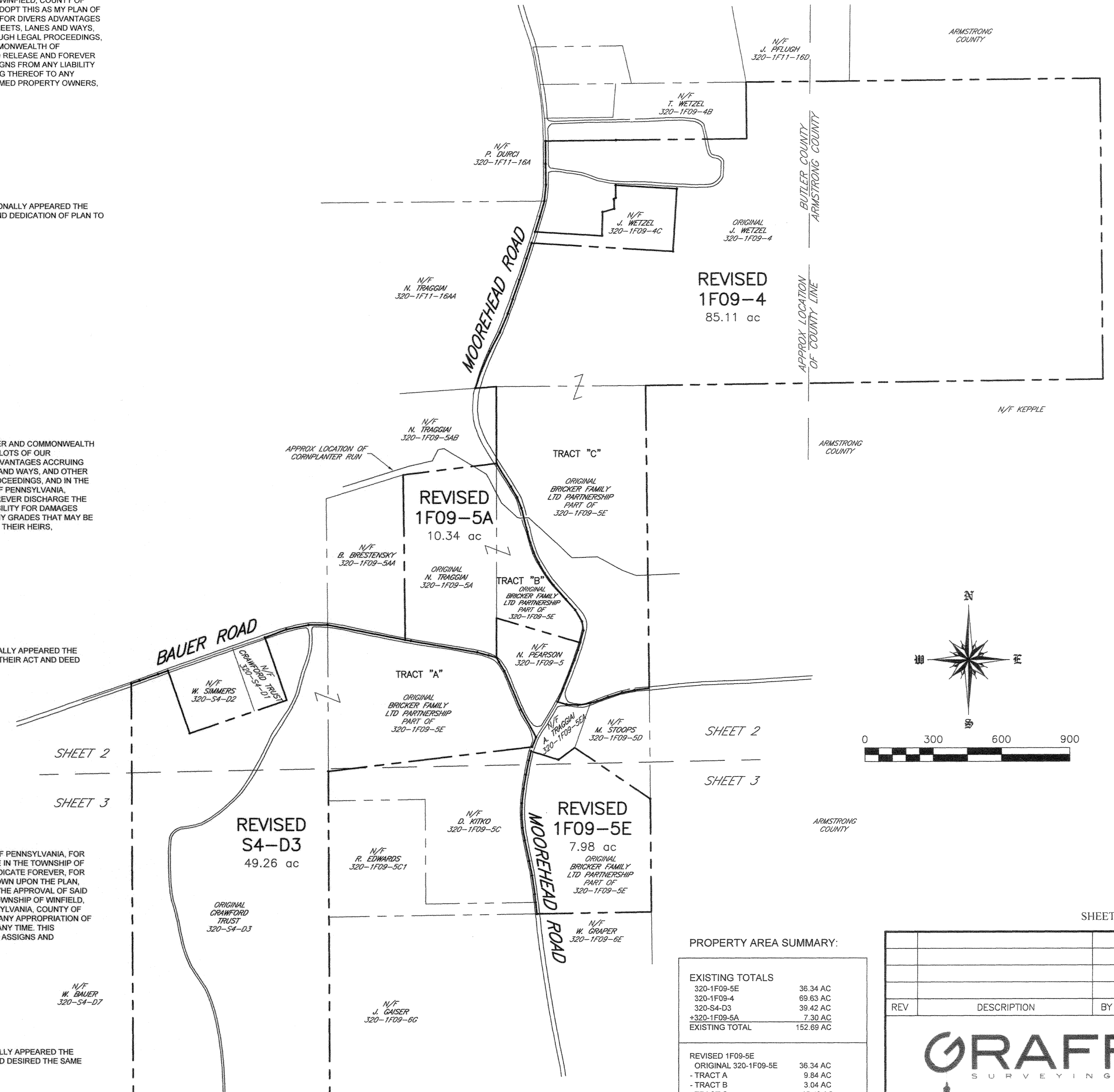
ACKNOWLEDGMENT OF NOTARY PUBLIC
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, JAMES WETZEL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 17 DAY OF MARCH, 2022.

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



EXISTING TOTALS	ACREAGE
320-1F09-5E	36.34 AC
320-1F09-4	89.63 AC
320-S4-D3	39.42 AC
+ 320-1F09-5A	7.30 AC
EXISTING TOTAL	152.69 AC
REVISED 1F09-5E	36.34 AC
ORIGINAL 320-1F09-5E	9.84 AC
- TRACT A	3.04 AC
- TRACT B	15.48 AC
REVISED 1F09-5E	7.98 AC
REVISED 1F09-4	89.63 AC
+ TRACT C	15.48 AC
REVISED 1F09-4	85.11 AC
REVISED S4-D3	39.42 AC
ORIGINAL 320-S4-D3	9.84 AC
- TRACT A	49.26 AC
REVISED S4-D3	49.26 AC
REVISED 1F09-5A	7.30 AC
ORIGINAL 320-1F09-5A	3.04 AC
+ TRACT B	10.34 AC
REVISED 1F09-5A	10.34 AC
REVISED TOTALS	
REVISED 1F09-5E	7.98 AC
REVISED 1F09-4	85.11 AC
REVISED S4-D3	49.26 AC
+ REVISED 1F09-5A	10.34 AC
REVISED TOTAL	152.69 AC

BRICKER FAMILY PLAN

Being a lot line revision of Butler County Tax Parcels 320-1F09-5E, 320-1F09-4, 320-1F09-5A, and 320-S4-D3

RECORDED	PLAN BOOK	PAGE
20	402	27
SHEET 1 of 3		

PROPERTY AREA SUMMARY:

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
BRICKER FAMILY PLAN
 BEING A
LOT LINE REVISION
 FOR
BRICKER FAMILY LIMITED PARTNERSHIP

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
10/08/2021	SDG	Sdg	1" = 300'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-164	MULTIPLE	-

REVISED 1F09-5A

LINE	BEARING	DISTANCE
L81	N 74°52'21" W	35.64'
L82	N 75°27'50" W	51.59'
L83	N 80°17'54" W	294.94'
L84	N 79°13'43" W	26.04'
L85	N 00°42'01" W	725.00'
L86	N 82°58'42" E	412.22'
L87	S 31°55'53" E	120.48'
L88	S 30°20'22" E	53.84'
L89	S 21°39'24" E	51.01'
L90	S 13°49'27" E	106.89'
L91	S 15°22'51" E	49.62'
L92	S 19°06'47" E	46.22'
L93	S 24°41'29" E	50.10'
L94	S 30°31'45" E	53.23'
L95	S 35°54'02" E	65.45'
L96	S 41°51'20" E	82.33'
L97	S 40°26'08" E	62.93'
L98	S 31°05'59" E	57.39'
L99	S 08°20'00" E	40.05'
L100	S 14°46'42" W	55.36'
L101	S 73°36'31" W	382.24'
L102	S 00°01'31" W	172.72'

REVISED 1F09-4

LINE	BEARING	DISTANCE
L1	S 05°34'27" W	72.01'
L2	S 18°12'09" W	70.87'
L3	S 17°04'43" W	69.76'
L4	S 86°35'01" E	293.48'
L5	N 01°24'59" E	103.69'
L6	N 73°24'59" E	53.00'
L7	N 01°10'01" W	42.00'
L8	N 54°00'20" E	10.00'
L9	N 01°10'01" W	55.00'
L10	S 86°35'01" E	289.01'
L11	S 03°24'59" W	274.79'
L12	N 86°35'01" W	621.16'
L13	S 17°50'07" W	71.16'
L14	S 18°46'08" W	98.15'
L15	S 19°04'15" W	91.88'
L16	S 18°20'29" W	65.53'
L17	S 22°53'38" W	91.40'
L18	S 27°51'02" W	93.99'
L19	S 23°39'02" W	91.48'
L20	S 19°02'02" W	81.68'
L21	N 85°50'59" E	92.30'
L22	S 00°01'31" E	336.00'
L23	S 31°55'53" E	120.48'
L24	S 30°20'22" E	53.84'
L25	S 21°39'24" E	51.01'
L26	S 13°49'27" E	106.89'
L27	S 15°22'51" E	49.62'
L28	S 19°06'47" E	46.22'
L29	S 24°41'29" E	50.10'
L30	S 30°31'45" E	53.23'
L31	S 35°54'02" E	65.45'
L32	S 41°51'20" E	82.33'
L33	S 40°26'08" E	62.93'
L34	S 31°05'59" E	57.39'
L35	S 08°20'00" E	40.05'
L36	S 14°46'42" W	55.36'
L37	S 16°54'09" W	34.36'
L38	S 19°13'14" W	46.50'
L39	S 21°12'09" W	49.60'
L40	S 21°41'34" W	83.00'
L41	S 23°07'14" W	64.00'
L42	S 74°00'01" E	40.68'
L43	S 86°35'01" E	49.99'
L44	N 80°37'59" E	55.00'
L45	N 73°49'59" E	32.33'
L46	N 69°42'59" E	50.00'
L47	N 72°11'59" E	65.00'
L48	N 78°34'59" E	55.00'
L49	N 82°44'59" E	65.00'
L50	N 00°40'25" W	1327.48'
L51	N 89°15'54" E	2008.31'
L52	N 00°32'09" W	1320.00'
L53	S 89°27'51" W	1154.73'
L54	S 00°32'09" E	248.70'
L55	S 89°27'51" W	573.89'
L56	S 89°17'56" W	308.66'
L57	S 00°27'42" E	99.15'
L58	S 00°58'29" E	91.84'

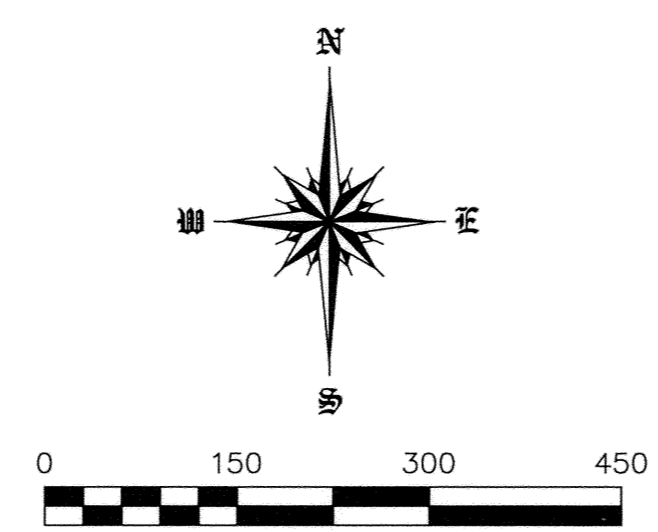
REVISED 1F09-4
85.11 ac

REVISED 1F09-5A
10.34 ac

TRACT "C"
15.48 acres
to be conveyed as a contiguous part of 320-1F09-4

TRACT "B"
3.04 acres
to be conveyed as a contiguous part of 320-1F09-5A

TRACT "A"
9.84 acres
to be conveyed as a contiguous part of 320-S4-D3



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

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
BRICKER FAMILY PLAN
BEING A
LOT LINE REVISION
FOR
BRICKER FAMILY LIMITED PARTNERSHIP

SITUATE
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

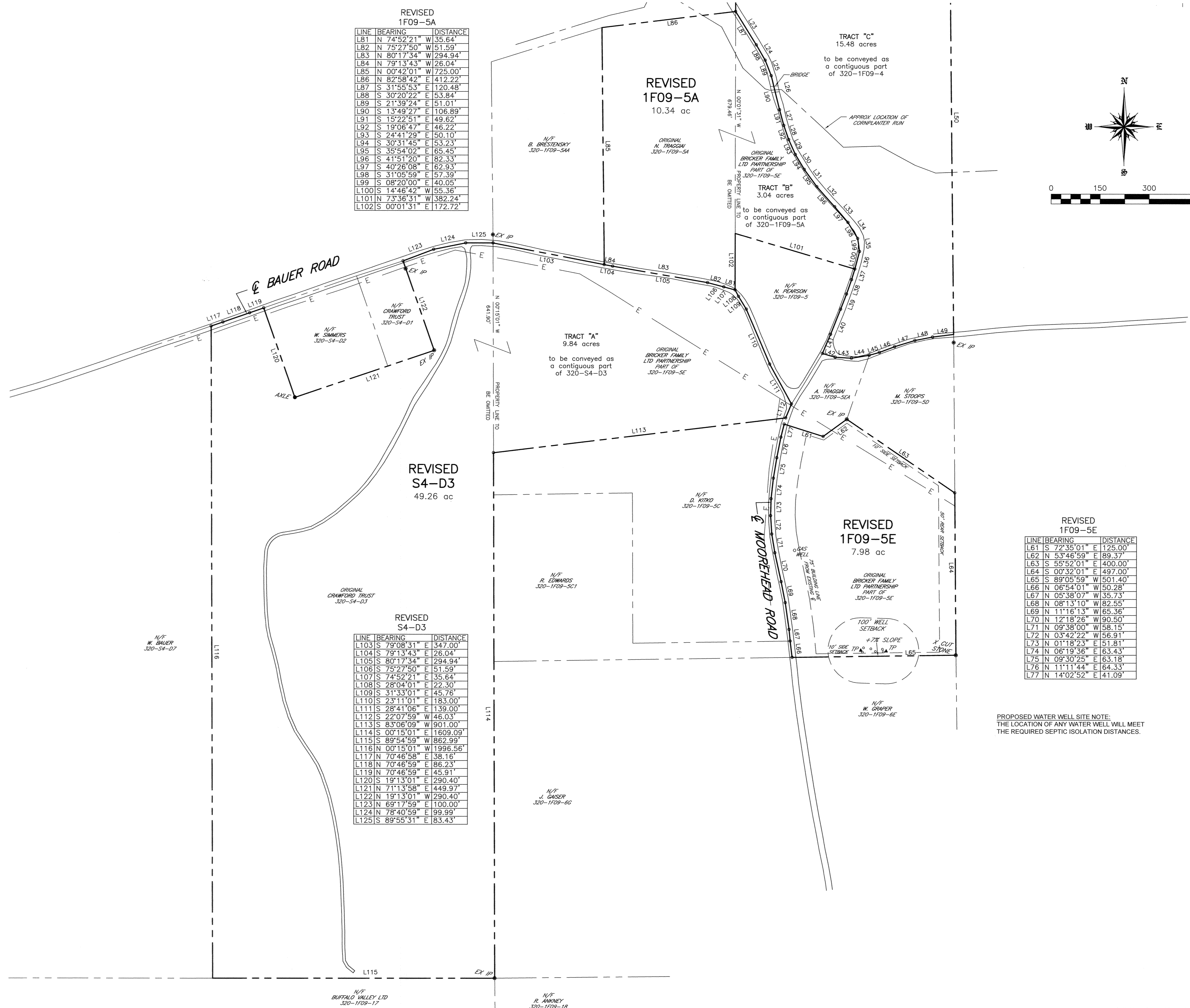
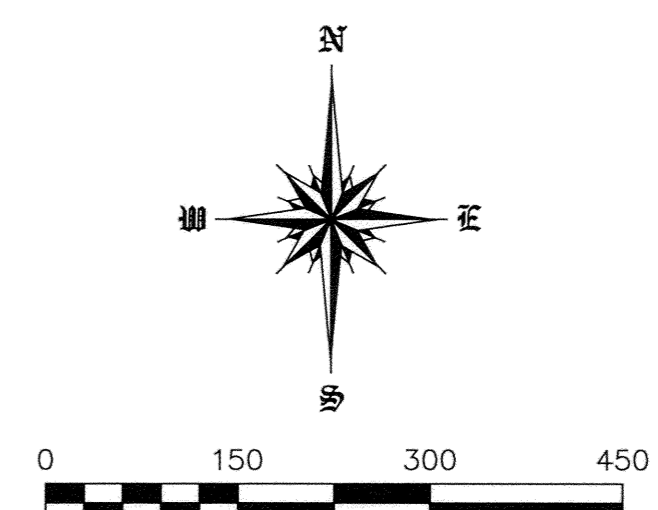
DATE: 10/08/2021
DRAWN: SDG
CHECKED: Sdg
SCALE: 1" = 150'

PROJECT NO.: 21-164
TAX PARCEL NO.: MULTIPLE
REVISION: -

RECORDED	20
PLAN BOOK	PAGE
402	28
SHEET 2 of 3	

REVISED
1F09-5A

LINE	BEARING	DISTANCE
L81	N 74°52'21" W	35.64'
L82	N 75°27'50" W	51.59'
L83	N 80°17'34" W	294.94'
L84	N 79°13'43" W	26.04'
L85	N 00°42'01" W	725.00'
L86	N 82°58'42" E	412.22'
L87	S 31°55'53" E	120.48'
L88	S 30°20'22" E	53.84'
L89	S 21°39'24" E	51.01'
L90	S 13°49'27" E	106.89'
L91	S 15°22'51" E	49.62'
L92	S 19°06'47" E	46.22'
L93	S 24°41'29" E	50.10'
L94	S 30°31'45" E	53.23'
L95	S 35°54'02" E	65.45'
L96	S 41°51'20" E	82.33'
L97	S 40°26'08" E	62.93'
L98	S 31°05'59" E	57.39'
L99	S 08°20'00" E	40.05'
L100	S 14°46'42" W	55.36'
L101	N 73°36'31" W	382.24'
L102	S 00°01'51" E	172.72'



REVISED
S4-D3

LINE	BEARING	DISTANCE
L103	S 79°08'31" E	347.00'
L104	S 79°13'43" E	26.04'
L105	S 80°17'34" E	294.94'
L106	S 75°27'50" E	51.59'
L107	S 74°52'21" E	35.64'
L108	S 28°04'01" E	22.30'
L109	S 31°33'01" E	45.76'
L110	S 23°11'01" E	183.00'
L111	S 28°41'06" E	139.00'
L112	S 22°07'59" W	46.03'
L113	S 83°06'09" W	901.00'
L114	S 00°15'01" E	1609.09'
L115	S 89°54'59" W	862.99'
L116	N 00°15'01" W	1996.56'
L117	N 70°46'58" E	38.16'
L118	N 70°46'59" E	86.23'
L119	N 70°46'59" E	45.91'
L120	S 19°13'01" E	290.40'
L121	N 71°13'58" E	449.97'
L122	N 19°13'01" W	290.40'
L123	N 69°17'59" E	100.00'
L124	N 78°40'59" E	99.99'
L125	S 89°55'31" E	83.43'

REVISED
1F09-5E

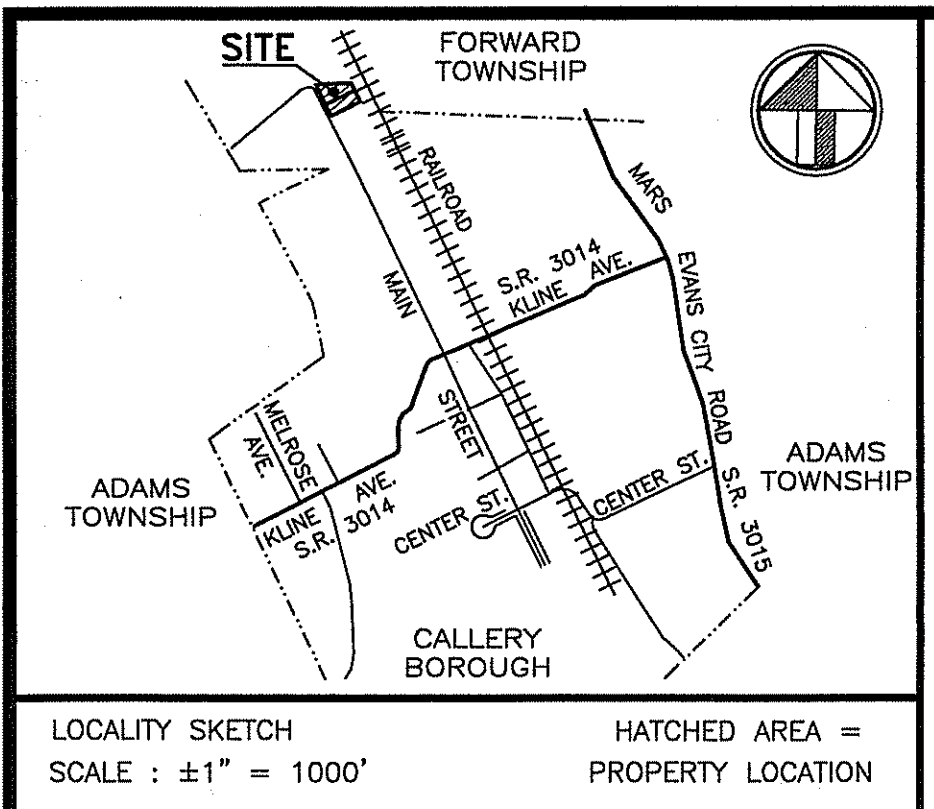
LINE	BEARING	DISTANCE
L61	S 72°35'01" E	125.00'
L62	N 53°48'59" E	89.37'
L63	S 55°52'01" E	400.00'
L64	S 00°32'01" E	497.00'
L65	S 89°05'59" W	501.40'
L66	N 06°54'01" W	50.28'
L67	N 05°38'07" W	35.73'
L68	N 08°13'10" W	82.55'
L69	N 11°16'13" W	65.36'
L70	N 12°18'26" W	90.50'
L71	N 09°38'00" W	58.15'
L72	N 03°42'22" W	56.91'
L73	N 01°18'23" E	51.81'
L74	N 06°19'36" E	63.43'
L75	N 09°30'25" E	63.18'
L76	N 11°11'44" E	64.33'
L77	N 14°02'52" E	41.09'

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

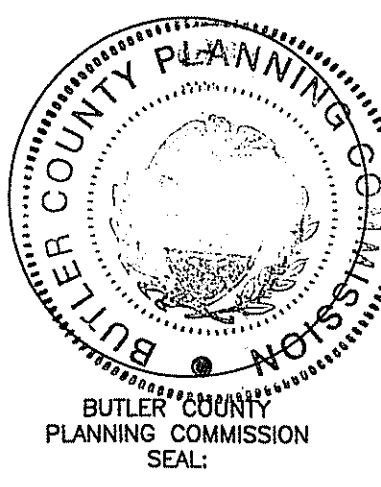
NOTE: SUBJECT TO AND TOGETHER WITH ANY AND ALL EXISTING RIGHTS-OF-WAY, EASEMENTS AND CONDITIONAL CLAUSES OF RECORD OR ESTABLISHED BY DUE PROCESS.

REV	DESCRIPTION	BY	DATE
GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM			
PROJECT DESCRIPTION BRICKER FAMILY PLAN BEING A LOT LINE REVISION FOR BRICKER FAMILY LIMITED PARTNERSHIP			
SITUATE WINFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA			
DATE	DRAWN	CHECKED	SCALE
10/08/2021	SDG	Sdg	1" = 150'
PROJECT NO.	TAX PARCEL NO.	REVISION	
21-164	MULTIPLE	-	

RECORDED	20
PLAN BOOK	PAGE
402	29
SHEET 3 of 3	



REFERENCE:
 CRAIG FARMS PLAN OF LOTS (NOT RECORDED)
 PROPERTY SURVEY FOR FLOYD & ELEANOR GROVES BY JACK A. RINGEISEN DATED 17 NOV 1975 DRAWING NUMBER 664
 PROPERTY SURVEY FOR DAVID & LINDA FERIANC BY JACK A. RINGEISEN DATED NOVEMBER 20, 1985 DRAWING NUMBER 2599
 BUILDING LOCATION SURVEY FOR BRIAN M. & MELISSA F. FOLEY BY SURVEY-TECH CORPORATION DATED SEPTEMBER 28, 1992 DRAWING NUMBER 3301-3576

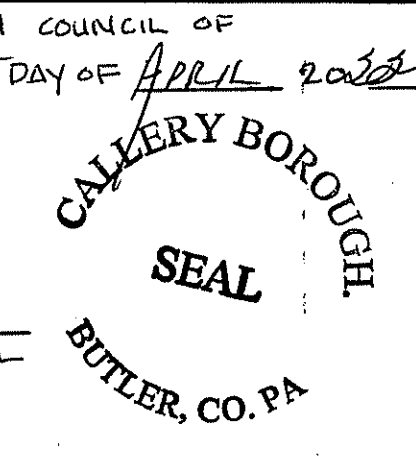


REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF July, 2021
 R. Henshaw SECRETARY
 J. Hines DIRECTOR
 Butler Co. Plan # 21154



BOROUGH COUNCIL OF THE BOROUGH OF CALLERY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, BOROUGH COUNCIL HAS NOT ACCEPTED DEDICATION OF ANY STREETS, LANDS OR PUBLIC FACILITIES AND HAS NO OBLIGATION, LEGAL OR OTHERWISE, TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR PUBLIC FACILITIES.
 THIS PLAN APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CALLERY, THIS 9th DAY OF November, 2021
 Linda Mae Young SECRETARY, CALLERY BOROUGH
 Joe Mustello PRESIDENT, CALLERY BOROUGH COUNCIL

THIS PLAN APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CALLERY, THIS 4th DAY OF April, 2022
 Linda Mae Young SECRETARY, CALLERY BOROUGH
 Joe Mustello PRESIDENT, CALLERY BOROUGH COUNCIL



KNOW ALL MEN BY THESE PRESENTS, THAT I, MELISSA F. FOLEY, OF THE BOROUGH OF CALLERY, 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 THE BOROUGH OF CALLERY, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ARISING TO ME, DO HEREBY IRREVOCABLY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL STREETS AND OTHER PUBLIC PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC, ANY FUTURE ACCEPTANCE OF THE STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR BOROUGH OF CALLERY, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND BOROUGH OF CALLERY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MELISSA F. FOLEY, MY HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

Instr: 20220414008387
 4/20/2022 3:16 PM
 Michelle Mustello
 Butler County Recorder PA

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL, THIS 3rd DAY OF November, 2021.
 ATTEST:
 Notary Public
 Melissa F. Foley

I, MELISSA F. FOLEY, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOROUGH OF CALLERY, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURTHOUSE, BUTLER PENNSYLVANIA, WITHIN NINETY (90) DAYS OF DATE OF SAID APPROVAL.
 COMMONWEALTH OF PENNSYLVANIA, SS
 COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED MELISSA F. FOLEY, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HER DIRECTION, THAT SHE ACKNOWLEDGES THE SAME TO BE HER ACT AND DEED AND SHE DESIRES THE SAME TO BE RECORDED AS SUCH.

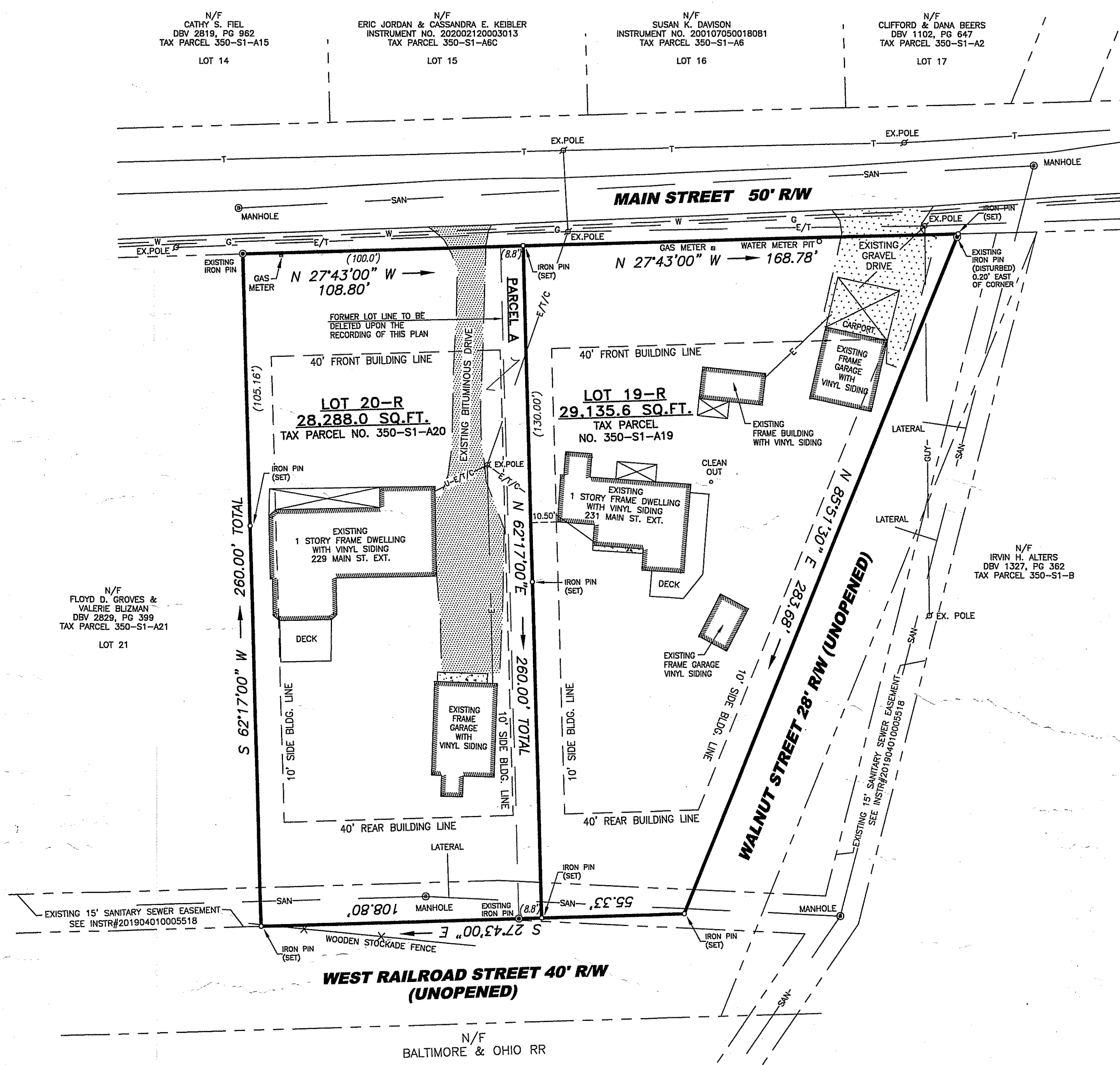
WITNESS MY HAND AND NOTARIAL SEAL THIS 3rd DAY OF November, 2021.
 MY COMMISSION EXPIRES THE 10 DAY OF June, 2023.

Notary Public Seal for Charles W. Kennedy, Notary Public, Butler County, PA. My commission expires June 10, 2023. Commission number 1083912.

I, MELISSA F. FOLEY, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF MELISSA F. FOLEY AND IS RECORDED IN INSTRUMENT #200705010010716 AND INSTRUMENT #201506120012650. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

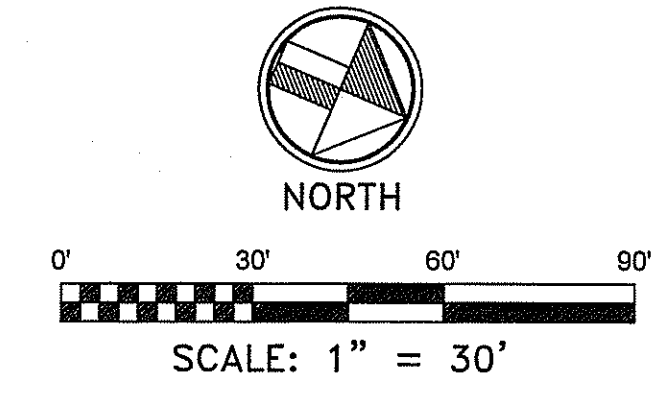
COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 402 PAGE 30.
 GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF April, 2022

Recorder of Deeds Seal for Michele M. Mustello, Recorder of Deeds, Butler County, PA. My Commission Expires First Monday in January 2024.



REVISED LOT CALCULATIONS		
	LOT 19-R TAX PARCEL NO. 350-S1-A19	LOT 20-R TAX PARCEL NO. 350-S1-A20
EXISTING AREA	0.72 ACRE (31,423.6 SF)	0.59 ACRE (26,000.0 SF)
PARCEL A	-0.05 ACRE (2,288.0 SF)	+0.05 ACRE (2,288.0 SF)
TOTAL REVISED LOT AREAS	0.67 ACRE (29,135.6 SF)	0.64 ACRE TOTAL (28,288.0 SF)

PLAN BOOK 402 PAGE 30



- NOTES:
- PARCEL A IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 350-S1-A20 THE ADJOINING LANDS PRESENTLY OWNED BY MELISSA F. FOLEY AS RECORDED IN INSTR #200705010010716 AND BECOME ONE LOT KNOWN AS LOT 20-R, CONSISTING OF 28,288.0 SQ. FT. SAID PARCEL A IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE PARCEL.
 - THESE PROPERTIES ARE PRESENTLY SERVICED BY A PUBLIC WATER SYSTEM OF THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP AND A PUBLIC SANITARY SEWER SYSTEM OF THE EVANS CITY WATER & SEWER AUTHORITY.
 - THE APPROXIMATE SUBSURFACE LOCATION OF THE SEWER SERVICE LATERAL WAS TAKEN FROM THE BOROUGH OF CALLERY WASTEWATER COLLECTION SYSTEM PLANS AS PREPARED BY WIDMER ENGINEERING INC., SHEET 4 OF 45 AND SHEET 17 OF 45, DATED APRIL 17, 1986.
 - UTILITIES AS SHOWN ON THIS PLAN ARE FROM FIELD LOCATIONS, PLANS/DEEDS OF RECORD, LOCATIONS OF ALL UTILITIES MAY NOT BE SHOWN ON THIS PLAN, ANY SUBSURFACE UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776
 - THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

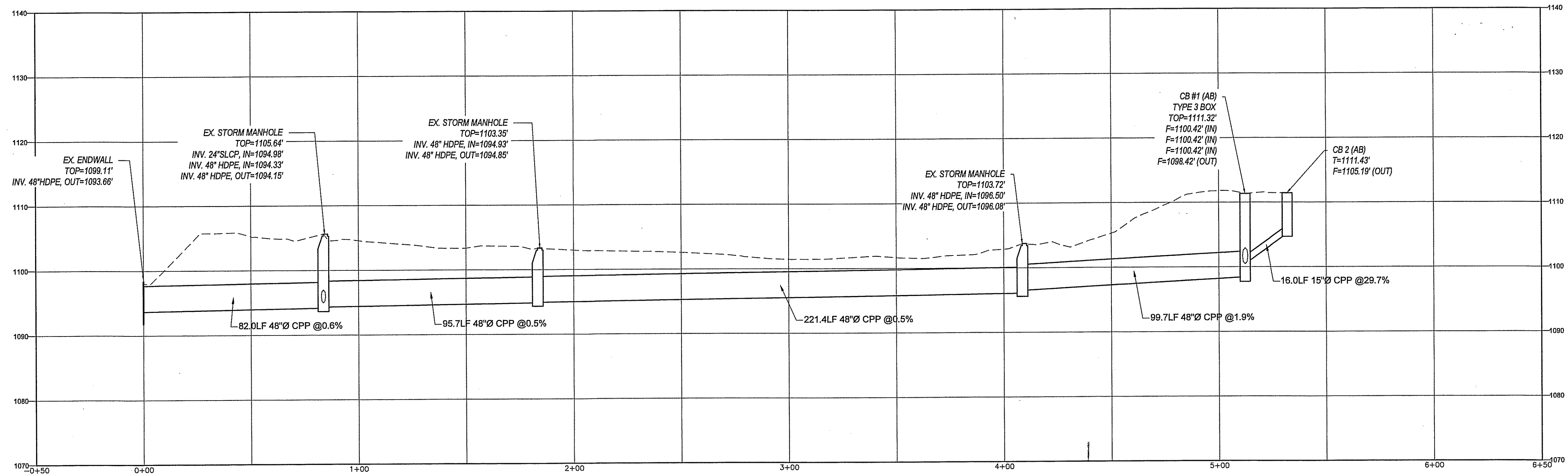
ZONING REQUIREMENTS:
 CALLERY BOROUGH ZONING ORDINANCE - CHAPTER 93
 ZONING DISTRICT: RESIDENTIAL ZONE DISTRICT (R)
 MINIMUM LOT SIZE: 20,000 SQUARE FEET (MUST BE CONNECTED TO PUBLIC SEWERS)
 MINIMUM LOT WIDTH: 80 FEET (CONNECTED TO PUBLIC SEWERS)
 MINIMUM FRONT BUILDING LINE: 40 FEET
 MINIMUM SIDE BUILDING LINE: 10 FEET
 MINIMUM REAR BUILDING LINE: 40 FEET
 ACCESSORY BUILDING: 10 FEET FROM SIDE OR REAR LOT LINE
 MAXIMUM BUILDING HEIGHT: 35 FEET (PRINCIPAL BUILDING)
 15 FEET (ACCESSORY BUILDING)
 MAXIMUM LOT COVERAGE: 25% - BUILDING COVERAGE

LEGEND

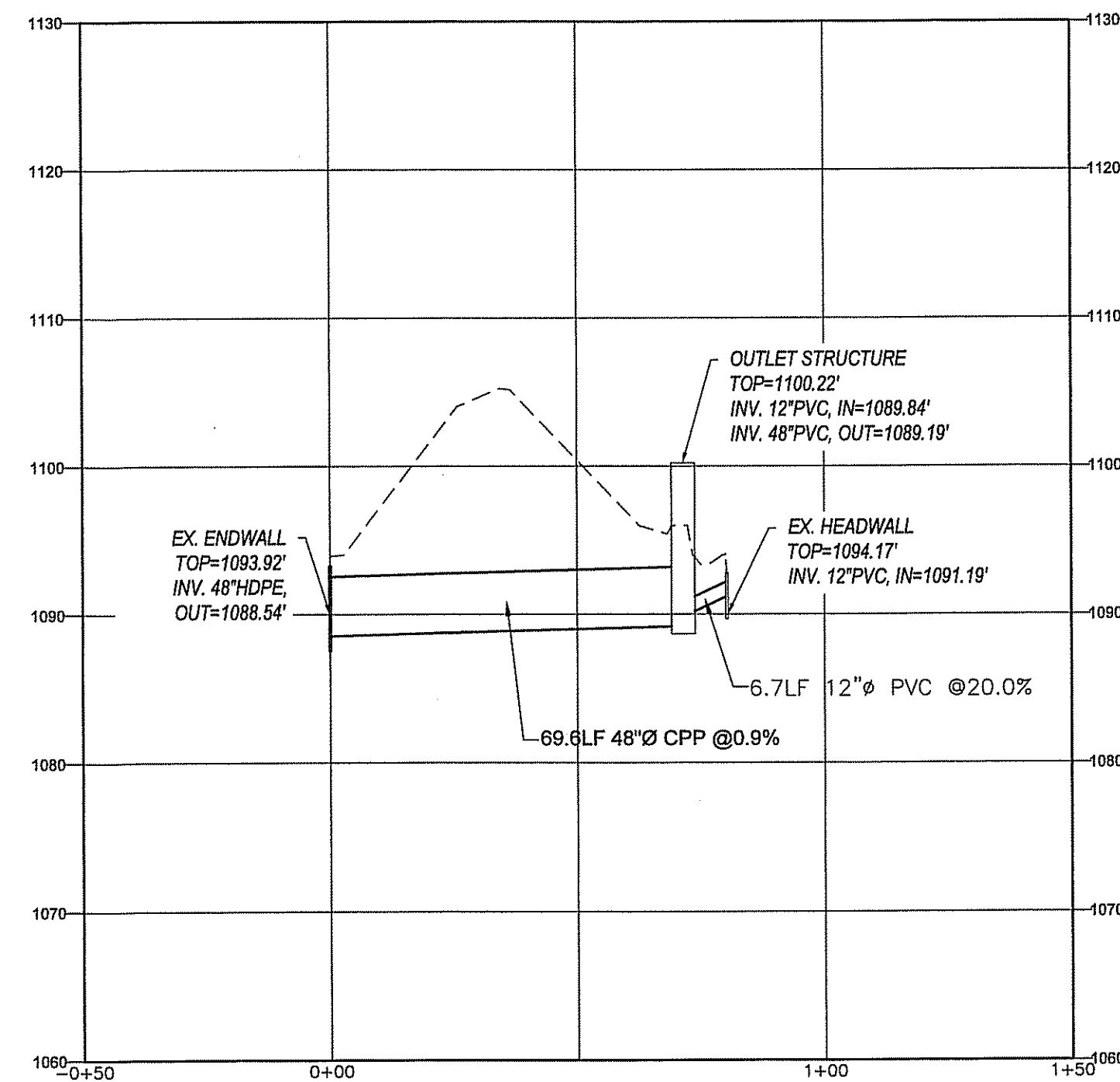
- G- EXISTING SUBSURFACE GAS LINE
- W- EXISTING SUBSURFACE WATER LINE
- SAN- EXISTING SUBSURFACE SANITARY SEWER LINE
- E/T/C- EXISTING OVERHEAD ELECTRIC/TELEPHONE/CABLE LINES
- U-E/T/C- EXISTING SUBSURFACE ELECTRIC/TELEPHONE/CABLE LINES
- E- EXISTING OVERHEAD ELECTRIC LINE
- T- EXISTING OVERHEAD TELEPHONE LINE
- GUY- EXISTING OVERHEAD GUY WIRE

57,423.6 SQ. FT. = 1.32 ACRE
 TOTAL ACREAGE
 ZONING DISTRICT: RESIDENTIAL (R)
 OWNER: MELISSA F. FOLEY
 229 MAIN STREET EXTENSION, P.O. BOX 39
 CALLERY, PA 16024
 DEED REFERENCE: INSTRUMENT #201506120012650 (LOT 19)
 INSTRUMENT #200705010010716 (LOT 20)
 TAX PARCEL NO.: 350-S1-A19 (LOT 19)
 350-S1-A20 (LOT 20)

MELISSA F. FOLEY LOT LINE REVISION PLAN
 SITUATE: CALLERY BOROUGH, BUTLER COUNTY, PA.
 DATE: JUNE 25, 2021 SCALE: 1"=30'
SURVEY TECH & ASSOCIATES, LLC
 ENGINEERING LAND SURVEYS
 308 SENECA LANE - EVANS CITY, PA. 16033
 PHONE (724) 432-3007
 I, TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS CALCULATED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
 REVISIONS: REV March 25, 2022
 DRAWN BY: SM CHECKED BY: T.R.
 REGISTRATION NO. SU-051843-E
 DWG. NO: 5599-2021-SUB

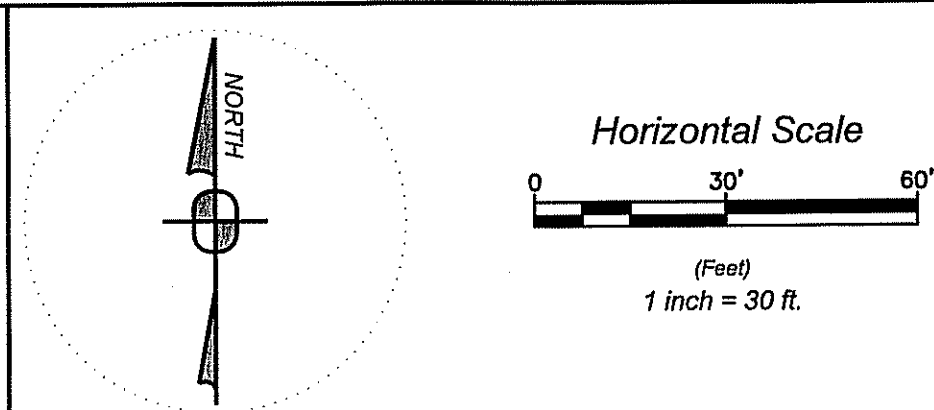


ENDWALL THRU CB 2
 HORIZ. SCALE: 1" = 30'
 VERT. SCALE: 1" = 10'

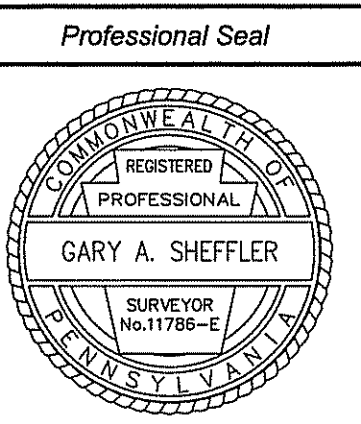


BASIN OUTFALL
 HORIZ. SCALE: 1" = 30'
 VERT. SCALE: 1" = 10'

PLAN BOOK	PAGE
402	32



Date:	Revision Description:	By:
5/15/2018	ORIGINAL SUBMITTAL	MNR



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

**THE GABLES AT BRICKYARD HILL
 PHASE IV LAND DEVELOPMENT**

Prepared For:
Monterey Development Associates
 Situate In:
 Adams Township, Butler County, Pennsylvania

PARTIAL PHASE IV STORM PROFILES

DRAWING SCALE: AS NOTED	DESIGNED BY: MNR
DATE ISSUED: MAY 16TH, 2018	REVIEWED BY: GAS
PROJECT JOB#: 3223	FIELD BOOK #: 3223
CADD#: 160107-Gables IV-Pond Topography-4-27-2018.dwg	

Monterey Development Associates
 215 Executive Drive, Suite 300
 Cranberry Township, Butler Co., PA

Sheet No.

2 of 2

KNOW ALL MEN BY THESE PRESENTS; THAT WILLIAM GARELLA 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, WILLIAM GARELLA 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 WILLIAM GARELLA MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 19th DAY OF April 2022

TEST: William Garella 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 WILLIAM GARELLA 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 19th DAY OF April 2022.
MY COMMISSION EXPIRES THE 26th DAY OF July 2023

Vonnie J. Hogg
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Vonnie J. Hogg, Notary Public
Butler County
My commission expires July 26, 2023
Commission number 1235484
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 20th DAY OF April 2022.

Vonnie J. Hogg
SECRETARY

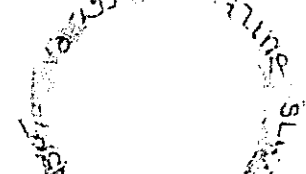
Paul A. Disher
CHAIRMAN

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 20th DAY OF April 2022.

Karen Cornell
SECRETARY

Paul A. Disher
CHAIRMAN, BOARD OF SUPERVISORS



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.

3/23/22
DATE

[Signature]
REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF MARCH 2022.

R. H. G. M.
SECRETARY

J. H. G. M.
CHAIRMAN

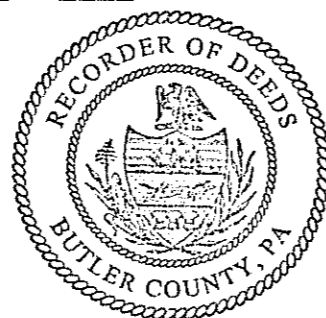
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 402 PAGE 33

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF April 2022

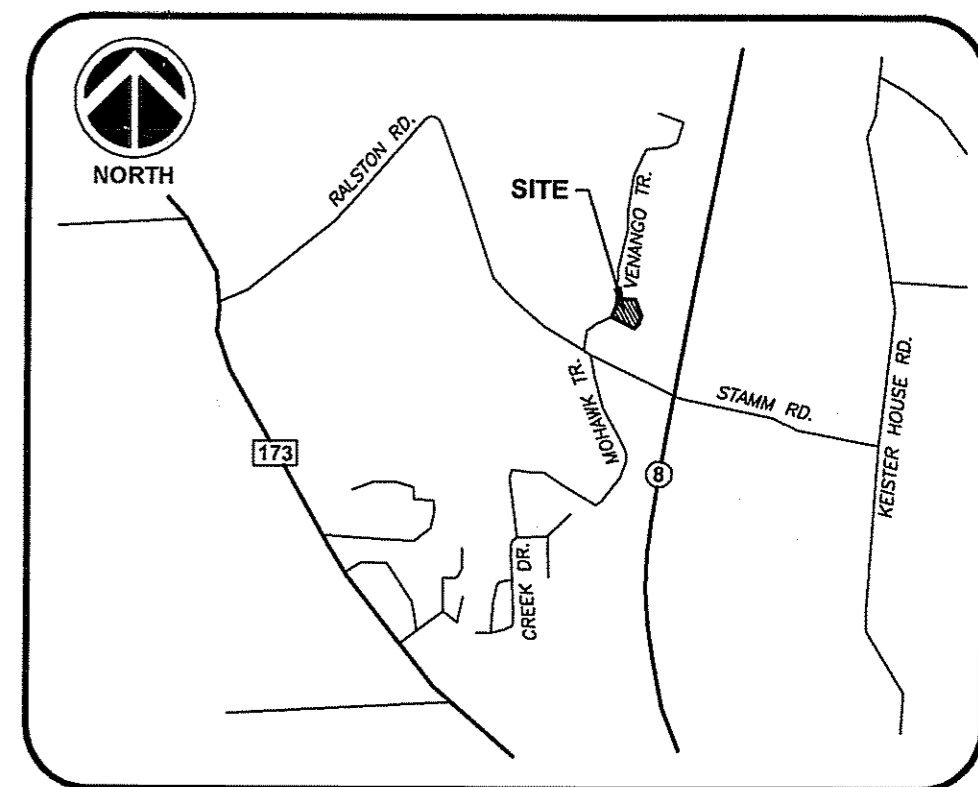
Michele M. Mustello
RECORDER

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



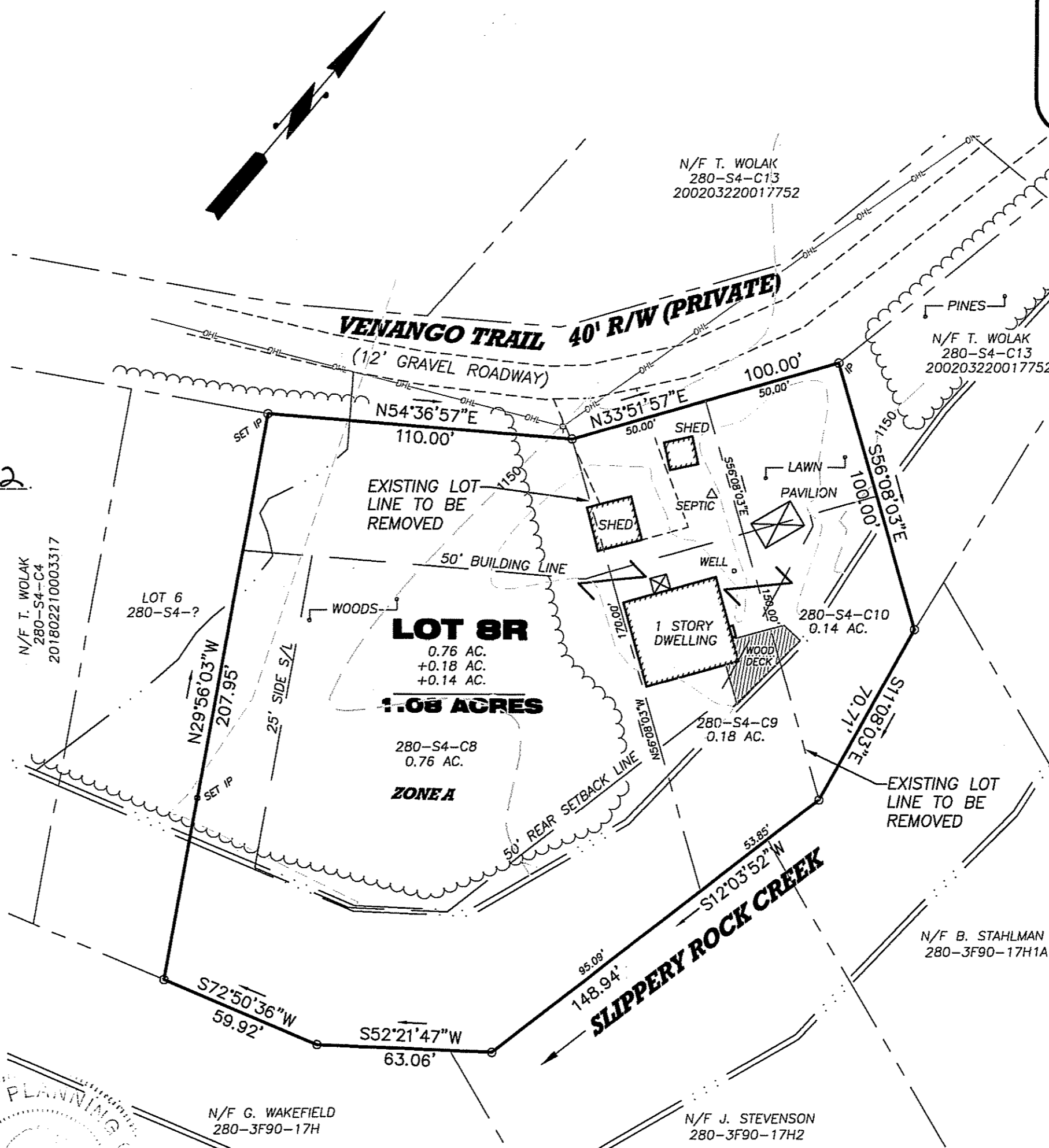
NOTE:
FLOOD BOUNDARY PLOTTED FROM FLOOD INSURANCE RATE MAP (FIRM) FOR SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PA COMMUNITY NO. 420222 MAP/PANEL NUMBER 42019C0135D WITH AN EFFECTIVE DATE OF AUG. 2, 2018.

NOTES:
1. THIS PLAN IS A LOT CONSOLIDATION OF PARCELS: 280-S4-C8, 280-S4-C9 AND 280-S4-C10 (W. GARELLA) TO CREATE LOT 8R.
2. LOT 8R LIES ENTIRELY WITHIN SPECIAL FLOOD HAZARD AREA ZONE A.



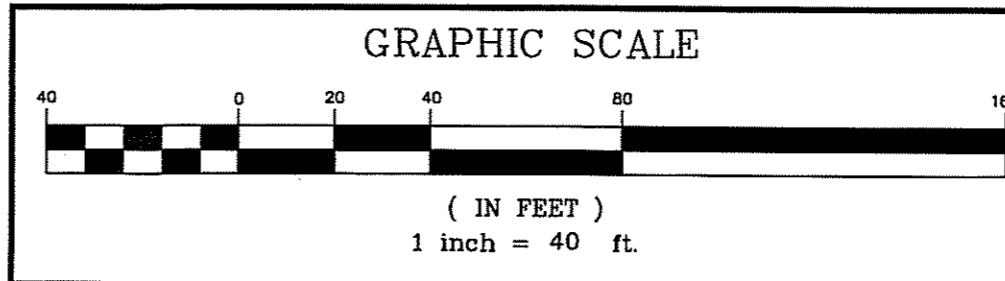
VICINITY MAP
NOT TO SCALE

Instr: 202204210008852
Figs: 1 F: 545.00 4/21/2022 3:21 PM
Michele Mustello
Butler County Recorder PA T20220006805



PLAN BOOK	PAGE
402	33

TOTAL PLAN AREA 1.08 ACRES	
LOT 8R 1.08 ACRES	
PARCEL ID: 280-S4-C8	
DEED REF: 201806200012148	
PARCEL ID: 280-S4-C9	
DEED REF: 201602120002783	
PARCEL ID: 280-S4-C10	
DEED REF: 201602120002783	
PBV 11 PG 23	PBV 11 PG 23



OWNER: WILLIAM GARELLA 111 VENANGO TRAIL SLIPPERY ROCK, PA 16057 412-401-1076	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%
---	---

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

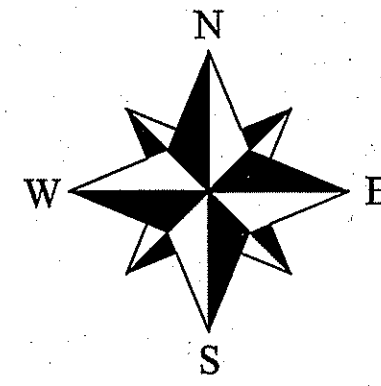
Scale 1" = 40'
Date Feb. 28, 2022
March 9, 2022
Job No. 3473

Garella Lot Consolidation
Slippery Rock Park

Situate in Slippery Rock Township
Butler County, Pa.

Prepared For
William Garella

Sheet No. 1 of 1



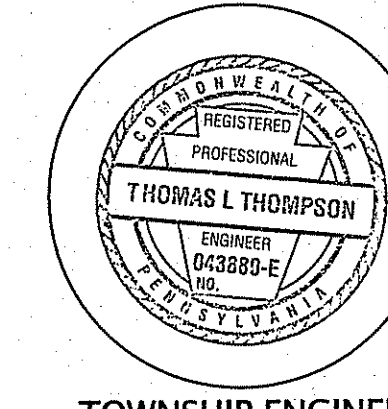
Instr: 202204220008914
 Page 1 of 34-00
 Michele Mustello
 Butler County Recorder PA
 4/22/2022 12:35 PM
 T20221005856

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, CSES
 PRINTED NAME & REGISTRATION NO.

Thomas L. Thompson
 TOWNSHIP ENGINEER SIGNATURE



TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 21 DAY OF March 2022 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.

C. McAlister
 TOWNSHIP PLANNING DIRECTOR
 (SEAL)

BY RESOLUTION APPROVED ON THE 16 DAY OF April 2022 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 26 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.

James A. Spurdute
 SIGNATURE AND TITLE OF OFFICER WITNESSING

Thomas L. Thompson
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

4/22/22
 DATE

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF April 2022
 (SEAL) *Lisette Spratt*
 Lisette Spratt, Notary Public
 Allegheny County
 My commission expires December 7, 2022
 Commission number 105227

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 26 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202201270002166. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

James A. Spurdute
 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. Spurdute
 JAMES A. SPERDUTE, No. 17 2447-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 21st DAY OF March 2022.

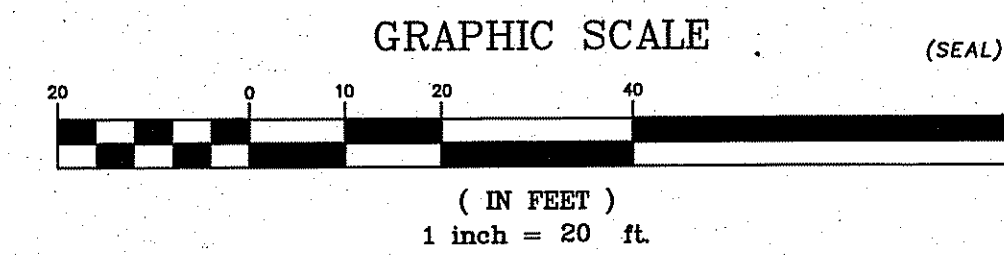
C. McAlister
 SECRETARY
James A. Spurdute
 CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 16th DAY OF March 2022.

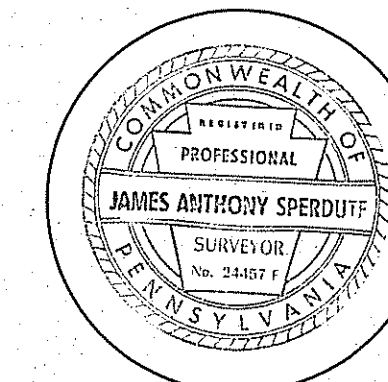
James A. Spurdute
 SECRETARY
James A. Spurdute
 CHAIRPERSON
 Butler Co. Plan # 22050

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN, BOOK 402 PAGE 34 GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF April 2022.

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



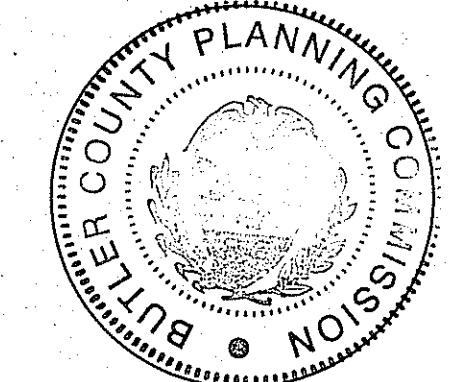
PLAN BOOK 402 PAGE 34



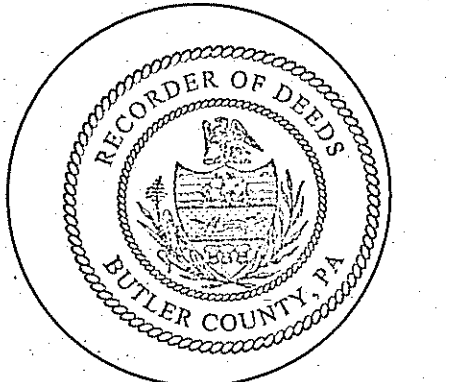
REGISTERED SURVEYOR



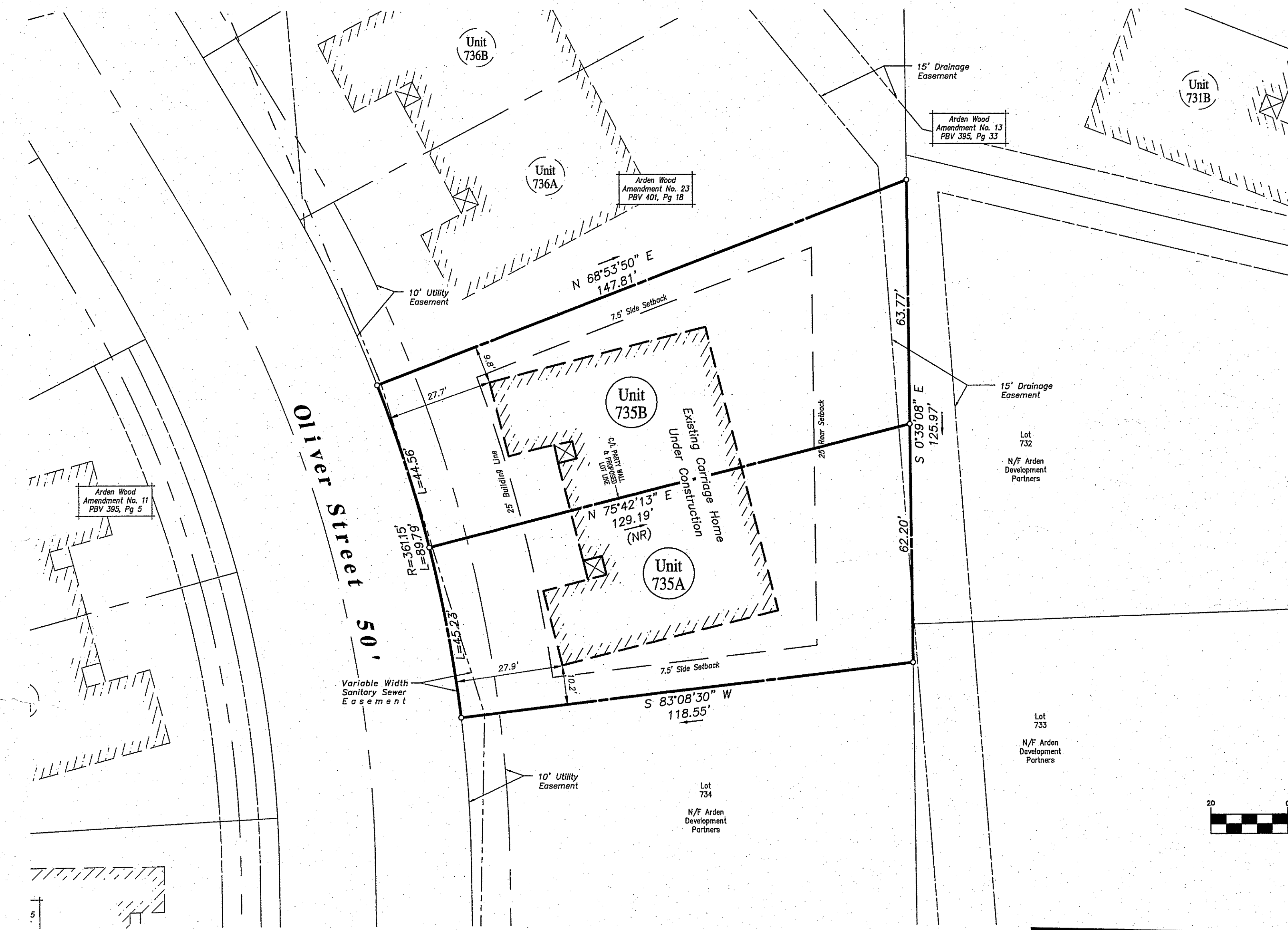
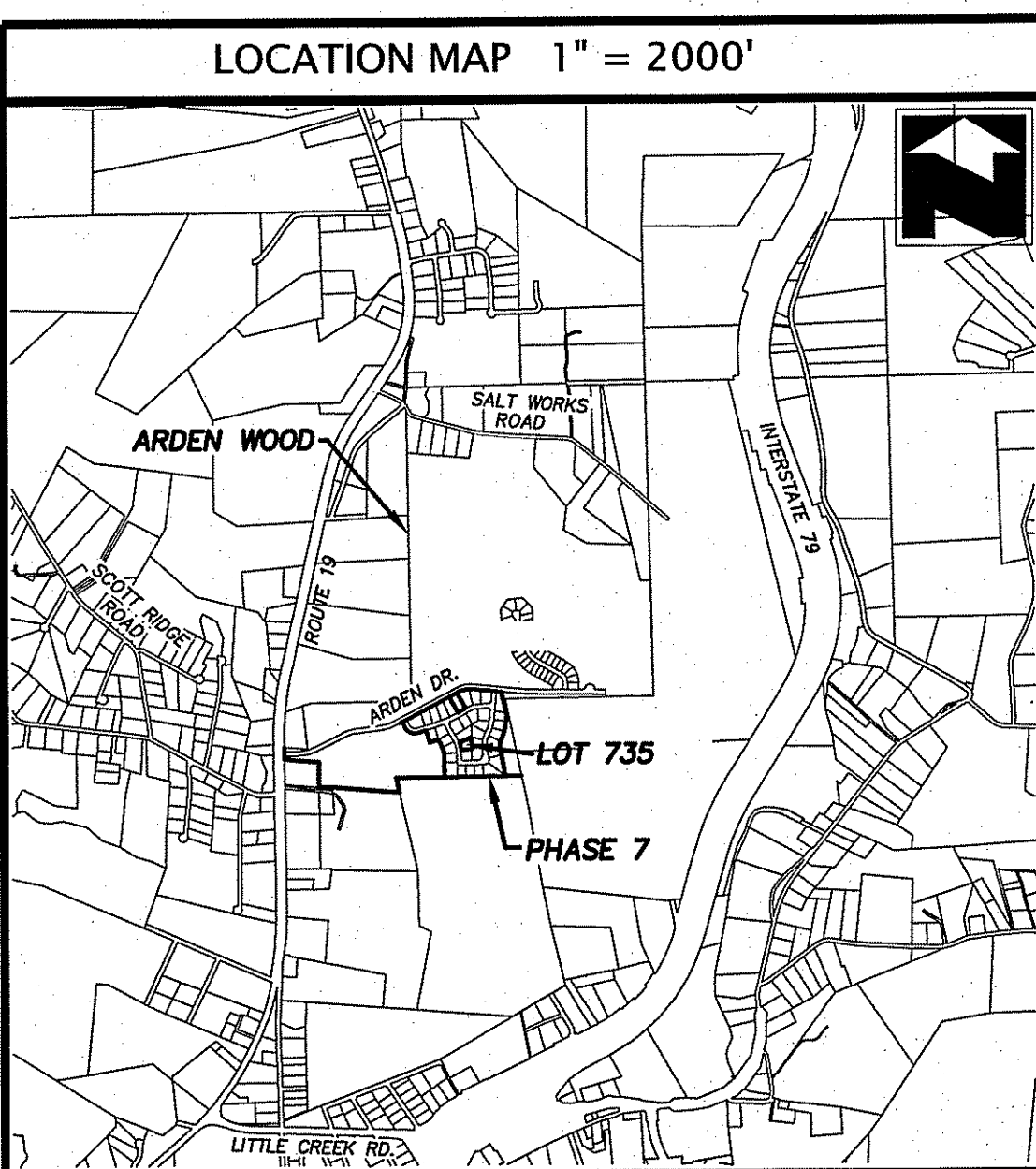
LANCASTER TOWNSHIP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



BUTLER COUNTY RECORDER OF DEEDS



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 735 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

	735A	735B	Total
Sq. Ft.	6,556.64	7,267.68	13,824.32
Acres	0.151	0.167	0.318

PROPERTY REFERENCES

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

LOT REFERENCE:
 TAX PARCEL 200-S7-8735
 INSTRUMENT NO. 202201270002186

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

DRAWING NUMBER: 1010-222-3880
 DRAWING SCALE: 1"=20'
 DATE: February 25, 2022
 DRAWN BY:
 REVISIONS:

Arden Wood Amendment No. 26

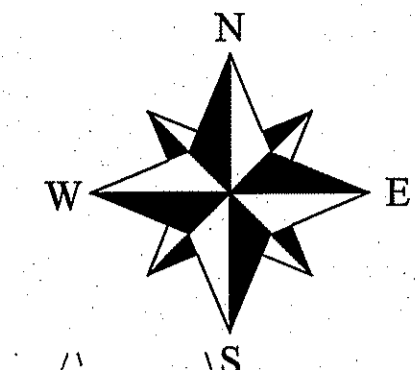
Being a subdivision of Lots 735 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
 A Division of Sheffler & Company

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

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

Instr: 20220422008915
 Page 1 of 4460
 Michele Mustello
 Butler County Recorder PA
 4/22/2022 12:21 PM
 72022090897



NVR, Inc. - Owner

KNOW ALL MEN BY THESE PRESENTS THAT NVR, INC., VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS DOES HEREBY ADOPT THIS AS ITS PLAN OF SUBDIVISION OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, NVR, INC. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF ADAMS, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON NVR, INC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 6th DAY OF April, A.D. 2022

ATTEST:
 Officer Witnessing

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
 ON THIS 6th DAY OF April, A.D. 2022
 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED, PETE ROBINSON, who being duly sworn, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES HEREIN MENTIONED, AND THAT THE NAME OF THIS DEPARTMENT 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 DEPARTMENT'S OWN AND PROPER RESPECTIVE HANDWRITING.

VICE PRESIDENT, NVR, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF April, A.D. 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 7th DAY OF December, A.D. 2022

Registered Surveyor

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

DATE 4/4/22

Township Engineer

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.

DATE 04/14/22

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 11 DAY OF April, 2022

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.

SECRETARY, ADAMS TOWNSHIP SUPERVISORS
 ADAMS TOWNSHIP SUPERVISOR
 ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF March, A.D. 2022

SECRETARY, BUTLER COUNTY PLANNING COMMISSION
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds

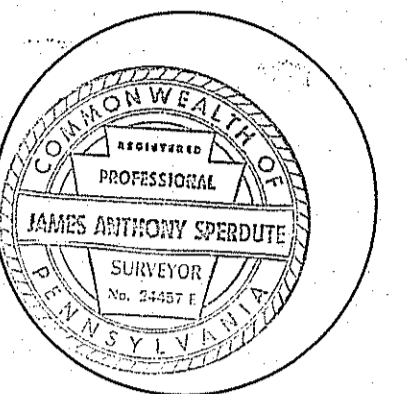
COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUTLER

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 402 PAGE 35

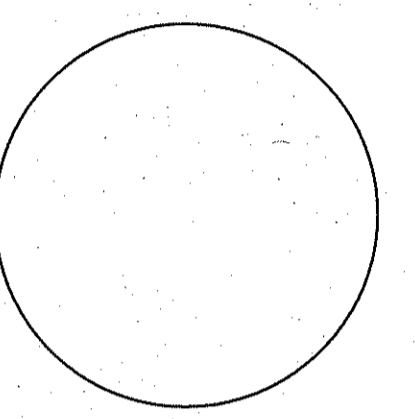
GIVEN UNDER MY HAND AND SEAL THIS 20th DAY OF April, A.D. 2022

BUTLER COUNTY RECORDER OF DEEDS

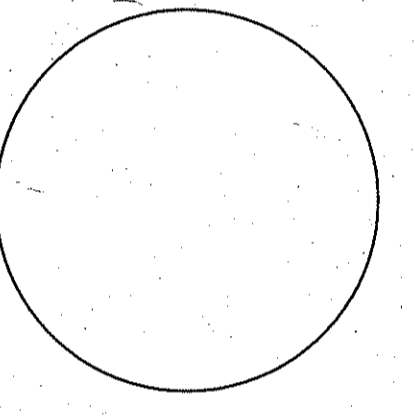
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



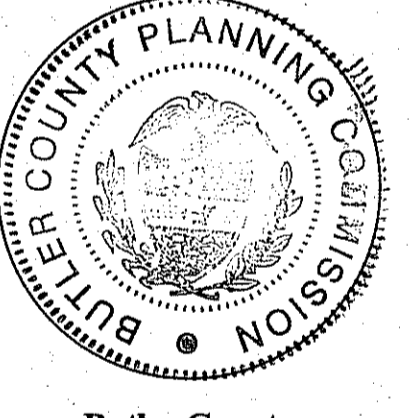
Registered Surveyor



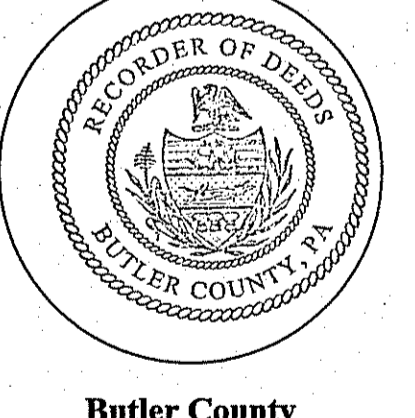
Township Engineer



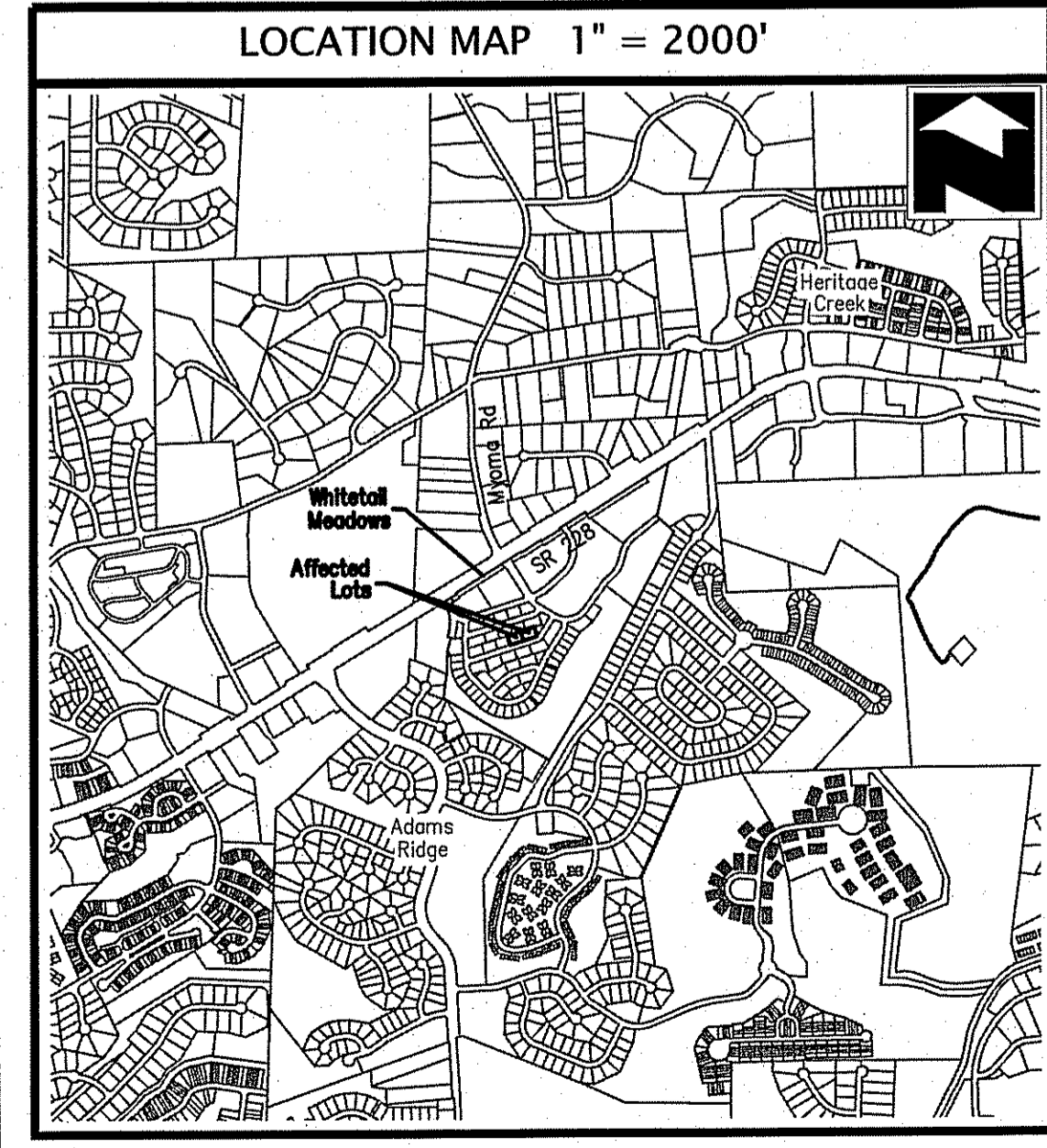
Adams Township Supervisors



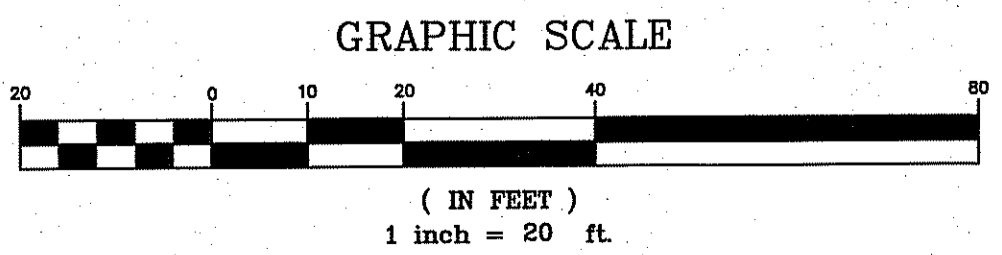
Butler County Planning



Butler County Recorder of Deeds



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	Unit	Sq.Ft.	Acres
54-A	2,883.58	0.066	55-A	3,071.945	0.071
54-B	2,016.00	0.046	55-B	2,016.00	0.046
54-C	2,016.00	0.046	55-C	2,016.00	0.046
54-D	2,883.58	0.066	55-D	3,108.479	0.071
TOTALS	9,799.160	0.224	TOTALS	10,212.424	0.234

Total property affected by this plan : 20,011.584 sq.ft. or 0.458 Acres

PLAN BOOK 402
 PAGE 35

General Plan Notes

- This plan is a resubdivision of Lots 54 & 55 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:
 Tax Parcel 010-S25-AE54
 INST# _____
 Tax Parcel 010-S25-AE55
 INST# 202201190001416

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

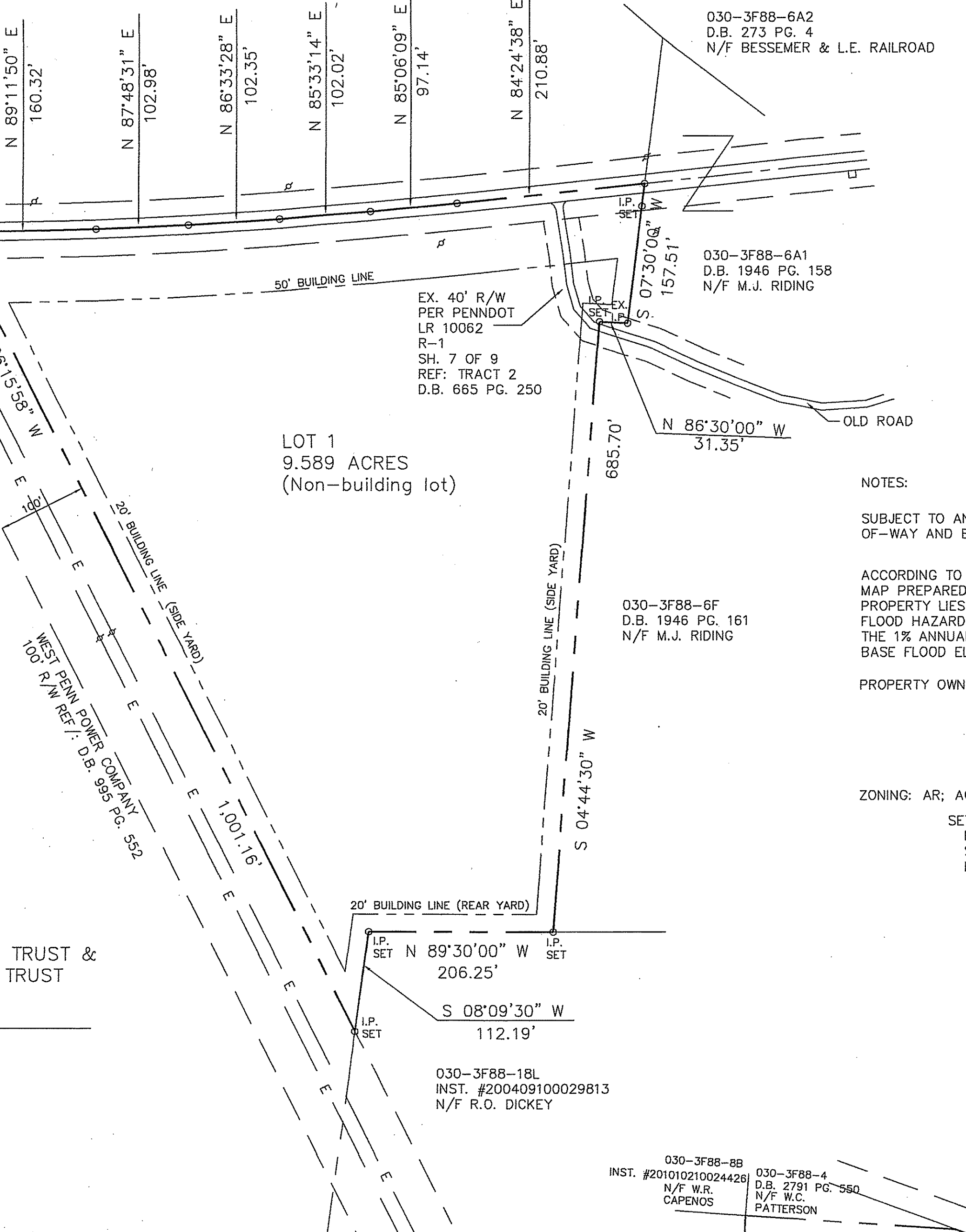
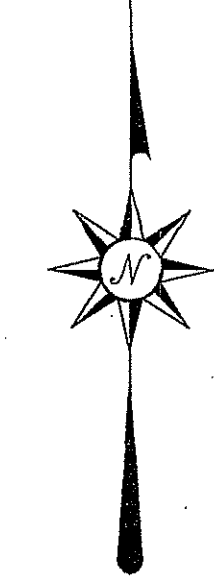
Drawing Number 1001-2223917
 Drawing Scale 1"=20'
 Date March 7, 2020
 Project Manager
 Revision

Whitetail Meadows Amendment No 15
 Being A Revision to Lots 54 & 55 of the Hesperheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53
 Adams Township, Butler County, Pennsylvania

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

Part of Remnant

HALSTON ROAD
S.R. 1010
(Paved 20.7')
60' R/W



030-3F88-7
N/F RENE L. VERSAW SEPARATE SHARE TRUST &
TRACEY NYPAVER SEPARATE SHARE TRUST
EX. 159.44 ACRES +/-
- 9.589 ACRES LOT 1
149.851 ACRES +/- TOTAL
AFTER CONVEYANCE

LOT 1
9.589 ACRES
(Non-building lot)

030-3F88-6A2
D.B. 273 PG. 4
N/F BESSEMER & L.E. RAILROAD

030-3F88-6A1
D.B. 1946 PG. 158
N/F M.J. RIDING

030-3F88-6F
D.B. 1946 PG. 181
N/F M.J. RIDING

030-3F88-18L
INST. #200409100029813
N/F R.O. DICKEY

030-3F88-8B
INST. #201010210024428
N/F W.R. CAPENOS

030-3F88-4
D.B. 2791 PG. 560
N/F W.C. PATTERSON

030-3F88-7A
INST. #202112070033955
N/F T. SHINGLETON

030-3F88-6A1
D.B. 1946 PG. 158
N/F M.J. RIDING

030-3F88-6F
D.B. 1946 PG. 161
N/F M.J. RIDING

030-3F88-18L4
INST. #201202160004442
N/F S.J. BRYDON

030-3F88-18L
INST. #200409100029813
N/F R.O. DICKEY

Instr: 202204270009257
Fig. 1 P. 545.00
Nicholas Mustello
Butler County Recorder PA
4272022 11:30 AM
17023007138

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of April, 2022

ATTEST:
NOTARY PUBLIC TRACEY NYPAVER, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA:SS
COUNTY OF BUTLER

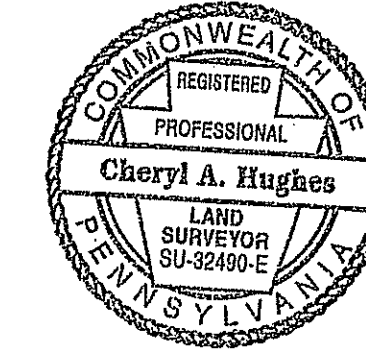
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Tracey Nypaver, Trustee of the Tracey Nypaver Separate Share Trust and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day,

WITNESS MY HAND AND NOTARIAL SEAL this 20th day of April, 2022

My Commission expires the 31st day of July, 2022

SEAL
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Nicholas Fisher Nypaver, Notary Public
Butler County
My commission expires July 31, 2022
Commission number 1284914
Member, Pennsylvania Association of Notaries



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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of April, 2022

ATTEST:
NOTARY PUBLIC RENE L. VERSAW, TRUSTEE

COMMONWEALTH OF PENNSYLVANIA:SS
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Renee L. Versaw, Trustee of the Renee L. Versaw Separate Share Trust 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 20th day of April, 2022

My Commission expires the 31st day of July, 2022

SEAL
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Nicholas Fisher Nypaver, Notary Public
Butler County
My commission expires July 31, 2022
Commission number 1284914
Member, Pennsylvania Association of Notaries

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
Cheryl A. Hughes
DATE: January 26, 2022
REG. NO. SU-32490-E

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

Approved by the Supervisors of the Township of Brady this 20th day of April, 2022

Approved by the Brady Township Planning Commission this 16th day of April, 2022

Reviewed by the Butler County Planning Commission this 16th day of FEB. 2022

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 402 page 36
Given under my hand and seal this 27th day of April, 2022

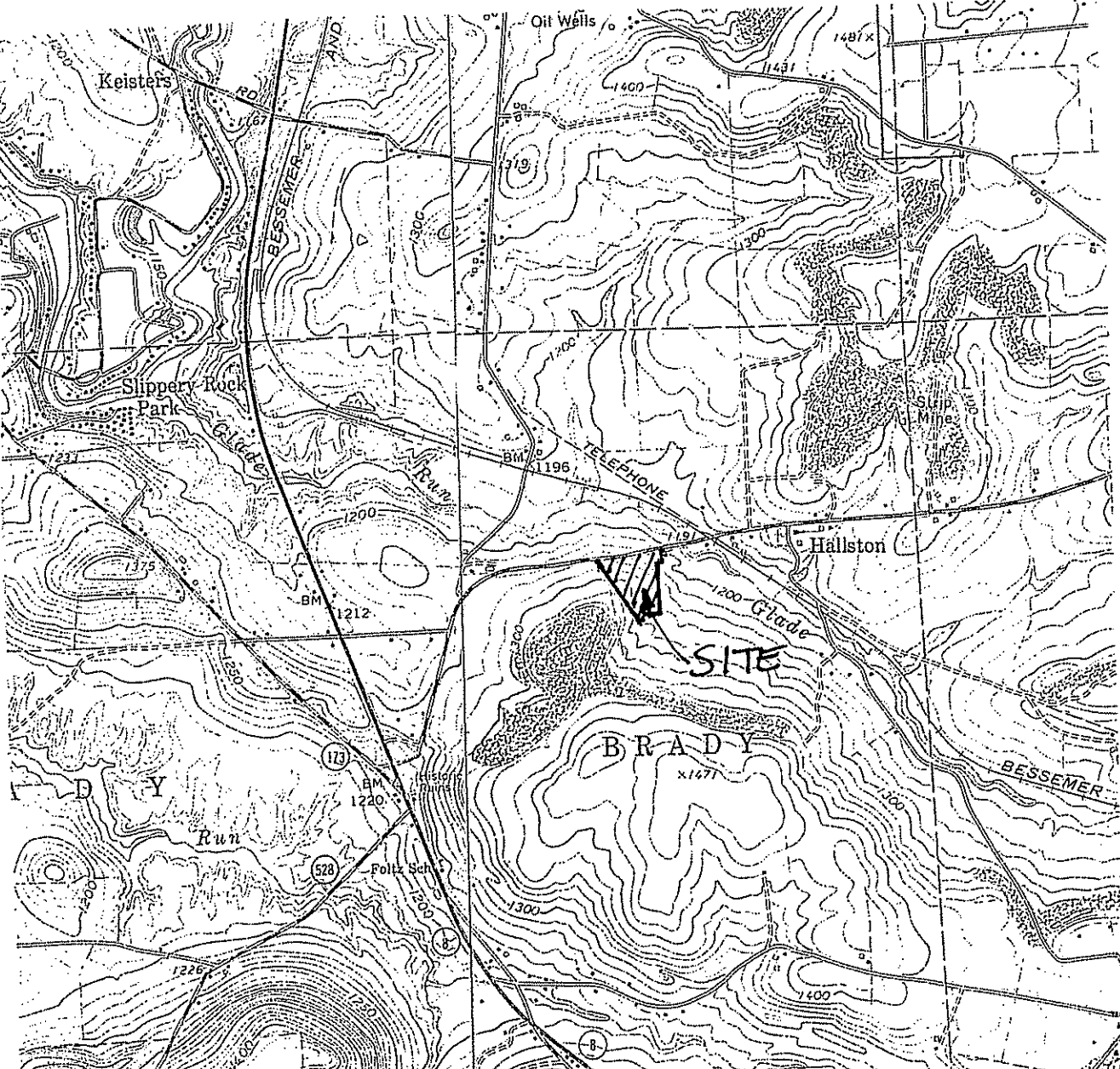
SEAL
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

REVISED 02/02/2022; RESIDUAL TRACT WAIVER

PLAN OF SUBDIVISION
FOR: RENE L. VERSAW SEPARATE SHARE TRUST
and
TRACEY NYPAVER SEPARATE SHARE TRUST
SITUATE: BRADY TWP., BUTLER CO., PA

Date 01/26/2022 Scale 1" = 100' Dwn By BEC Ckd By CAH
Parcel No. 030-3F88-7 Instrument # 201808030015745 Service No. 21-207
Address HALSTON ROAD

PLAN BOOK PAGE
402 36



VICINITY MAP Scale: 1" = 2000'

LOCATION MAP Scale: 1" = 400'

CORPORATE ADOPTION (ADAMS TOWNSHIP)
 KNOW ALL MEN BY THESE PRESENTS, THAT FAR VIEW FARMS DEVELOPMENT, LLC, BY 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, SEWERAGE, AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF ADAMS, FAR VIEW FARMS DEVELOPMENT, LLC, 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 APPROVAL FOR SAID PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADINGS THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON FAR VIEW FARMS DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I SET MY HAND AND SEAL THIS 18th DAY OF April 2022
 FAR VIEW FARMS DEVELOPMENT, LLC.
 ATTEST:
 SECRETARY (OFFICER)

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

FAR VIEW FARMS DEVELOPMENT, LLC.
 PRESIDENT

CORPORATION ACKNOWLEDGMENT (ADAMS TOWNSHIP)
 ON THIS 18th DAY OF April 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE ABOVE NAMED John G. Watson, PRESIDENT OF FAR VIEW FARMS DEVELOPMENT, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION AND DEDICATION AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID FAR VIEW FARMS DEVELOPMENT, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION AS PRESIDENT OF FAR VIEW FARMS DEVELOPMENT, LLC, IN ATTENTION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPARTMENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

FAR VIEW FARMS DEVELOPMENT, LLC.
 PRESIDENT

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF April 2022
Paula K. Ronda
 NOTARY PUBLIC
 My Commission Expires August 15, 2025
 Commission Number 1141586
 Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE
 I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE AMHERST PHASE 5R RESIDENTIAL SUBDIVISION PLAN IS IN THE NAME OF THE FAR VIEW FARMS DEVELOPMENT, LLC, AND IS RECORDED IN INSTRUMENT 20210103000609, 20190110017876, 20210419004831, 20200817001464, 20160303003738 AND 20210720020894. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THE PROPERTY.

WITNESS
 PRESIDENT

PROFESSIONAL LAND SURVEYORS CERTIFICATION
 I, GARY A. SHEFFLER, 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 PLAN HAVE BEEN SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL
 THIS PLAN OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 28th DAY OF March 2022

APPROVAL BY TOWNSHIP BOARD OF SUPERVISORS
 THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, HEREBY GIVES PUBLIC NOTICE THAT IT IS APPROVING THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THE APPROVAL OF THIS SUBDIVISION PLAN BY THE TOWNSHIP OF ADAMS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, ALLEYS, STORMWATER AND SANITARY SEWAGE DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS.

THIS PLAN OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA ON THIS 28th DAY OF March 2022

TOWNSHIP SECRETARY CHAIRPERSON

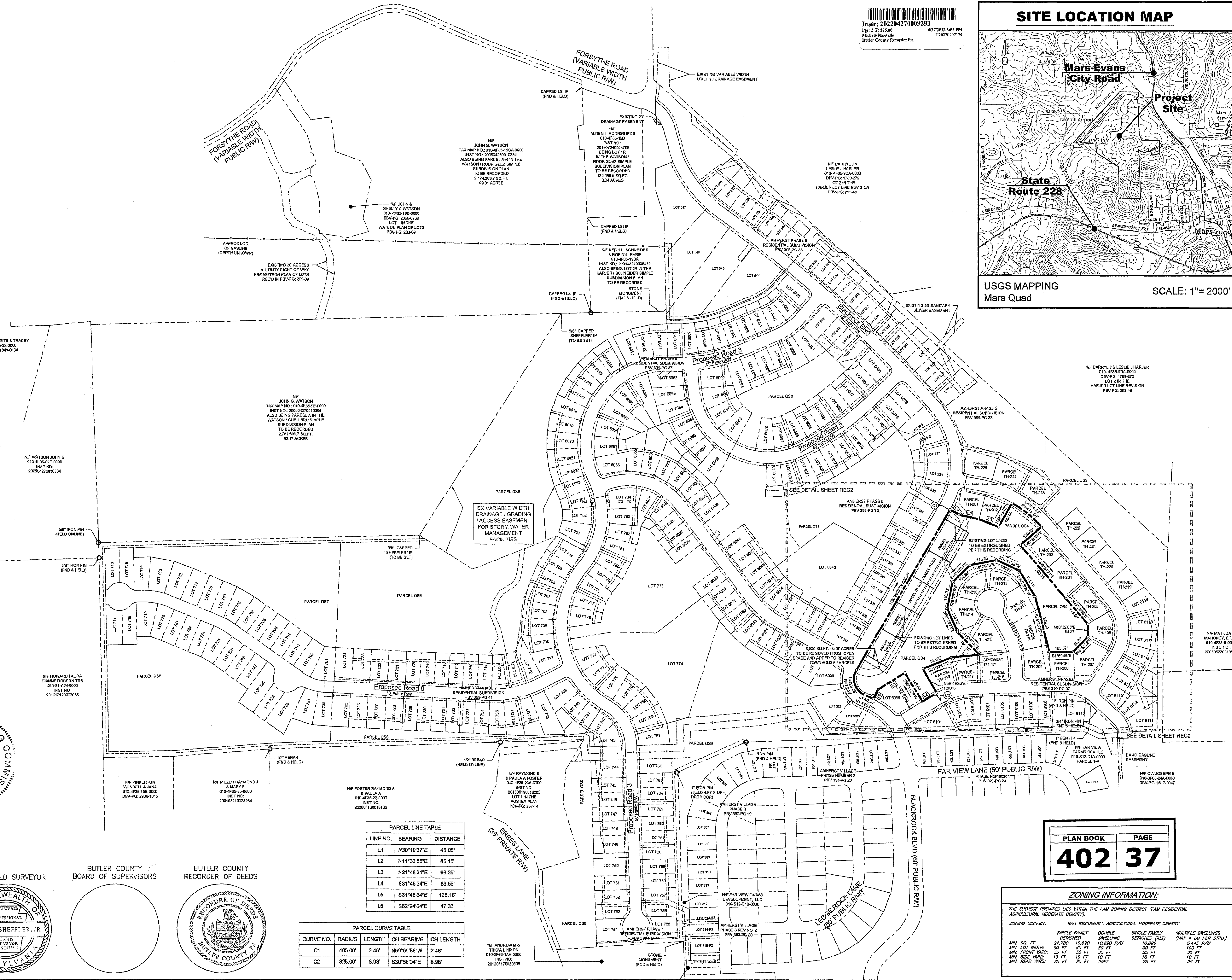
TOWNSHIP ENGINEER'S CERTIFICATION
 I, Paula K. Ronda, A REGISTERED PROFESSIONAL ENGINEER FOR THE TOWNSHIP OF ADAMS, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SUBDIVISION PLAN OR LAND DEVELOPMENT MEETS ALL OF THE ENGINEERING REQUIREMENTS SET FORTH IN THE ADAMS TOWNSHIP ZONING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

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE
 REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 10th DAY OF March A.D. 2022

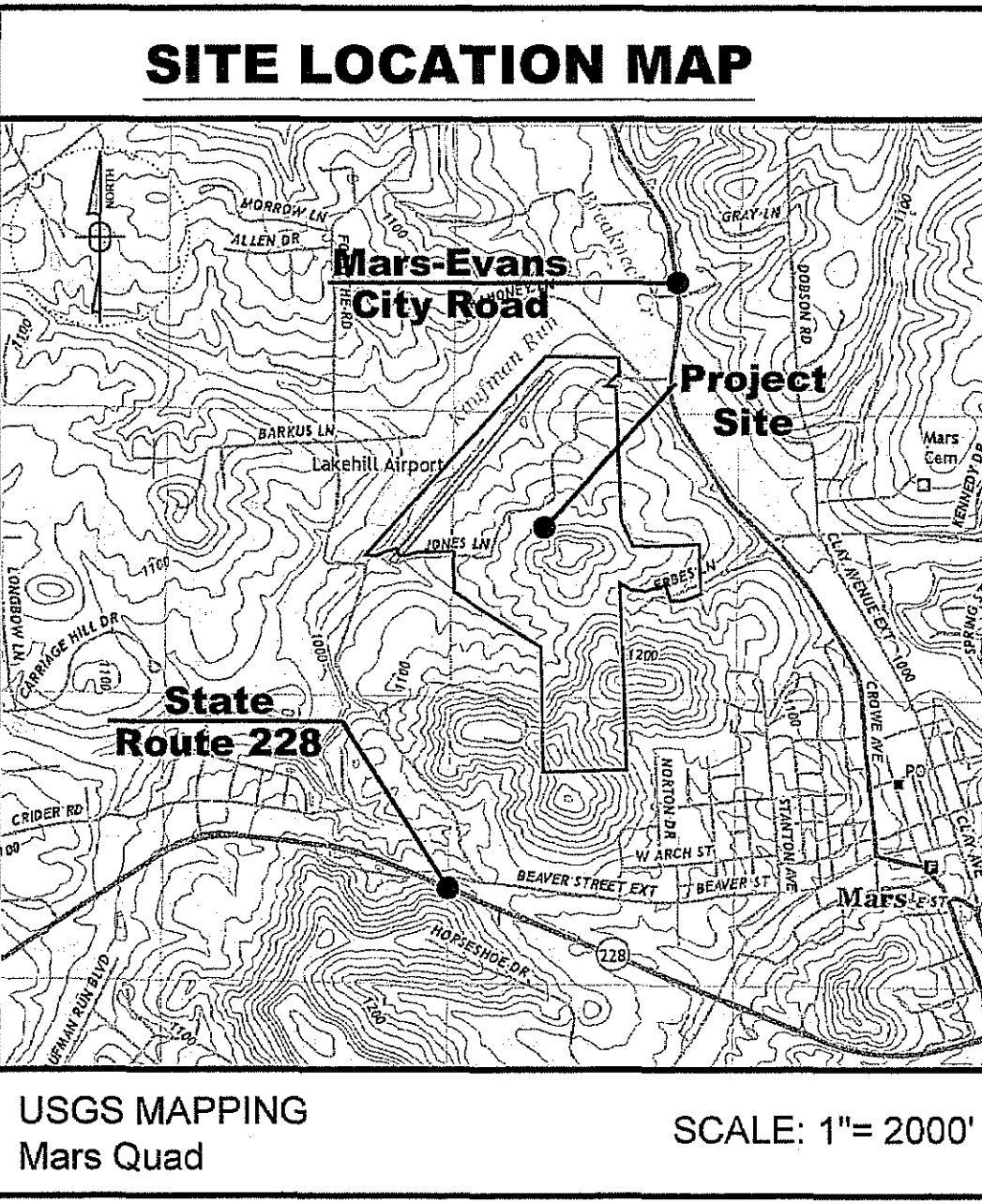
PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAT BOOK VOLUME 102-37-38
 GIVEN UNDER MY HAND AND SEAL THIS 27 DAY OF April 2022

RECORDED BY DEEDS
 ADAMS TOWNSHIP BOARD OF SUPERVISORS
 ADAMS TOWNSHIP PLANNING COMMISSION
 TOWNSHIP ENGINEER
 REGISTERED SURVEYOR
 BUTLER COUNTY BOARD OF SUPERVISORS
 BUTLER COUNTY RECORDER OF DEEDS

811 Know what's below. Call before you dig.
 POC'S SER. #: DIG - 20182120616 DESIGN - 20182120628
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Instr: 20220427009293
 Pg: 2 of 2659
 4/27/2022 3:54 PM
 Michèle Mustello
 Butler County Recorder PA
 12923019174



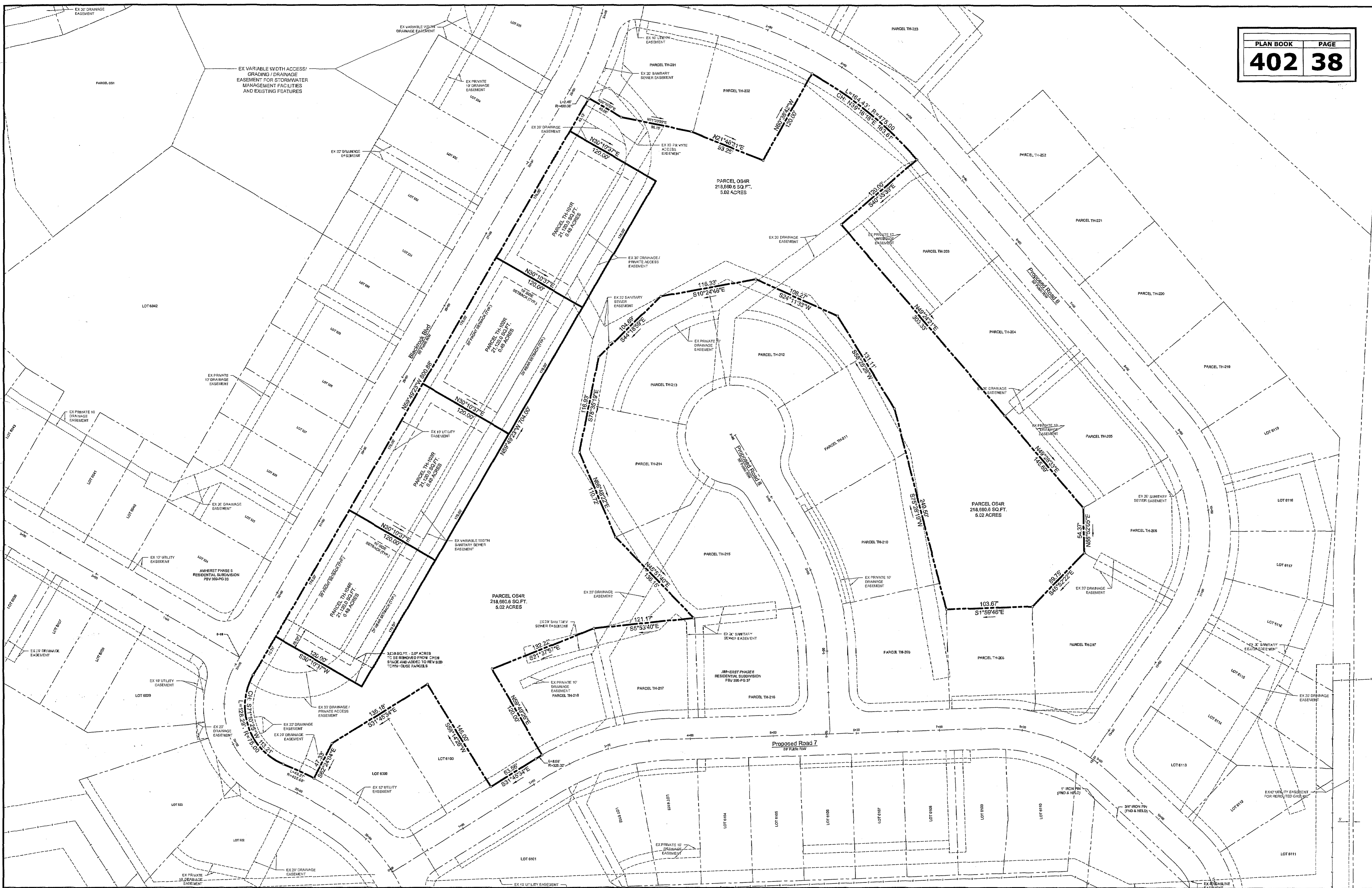
USGS MAPPING Mars Quad SCALE: 1"=2000'

PLAN BOOK PAGE
402 37

ZONING INFORMATION:
 THE SUBJECT PREMISES LIES WITHIN THE RAM ZONING DISTRICT (RAM RESIDENTIAL AGRICULTURAL MODERATE DENSITY).
 ZONING DISTRICT: RAM RESIDENTIAL AGRICULTURAL MODERATE DENSITY

	SINGLE FAMILY DETACHED	DOUBLE DWELLING DETACHED (ALT)	SINGLE FAMILY DETACHED (ALT)	MULTIPLE DWELLINGS (MAX 4 DU PER STR)
MIN. LOT SIZE:	21,280	10,890	2,400	4,440
MIN. LOT WIDTH:	90 FT	80 FT	90 FT	100 FT
MIN. FRONT YARD:	33 FT	33 FT	33 FT	33 FT
MIN. SIDE YARD:	10 FT	10 FT	10 FT	10 FT
MIN. REAR YARD:	25 FT	25 FT	25 FT	25 FT

Date: 01/06/2022 01/31/2022	Revision Description: ORIGINAL PRELIMINARY SUBMISSION PRELIMINARY RESUBMISSION	By: GLF GLF	Professional Seal	Prepared By: Sheffler & Company, Inc. ENGINEERING • SURVEYING	1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com	Amherst - Phase 5R Residential Subdivision Plan Prepared For: Far View Farms Development, LLC Situate In: Adams Township, Butler County, Pennsylvania	Being a Revision to Parcels TH-101 thru TH-105 in the Amherst - Phase 5 Residential Subdivision Plan, Recorded in PBV 399, Pg. 33 & Parcel OS4 in the Amherst - Phase 6 Residential Subdivision Plan, Recorded in PBV 399, Pg. 37.	Far View Farms Development Attn: Chris Kazak 1272 Mars-Evans City Road #101 Evans City, PA 16033 Email: ckr1@zoominternet.net	Drawing Scale: 1"=200' Date Issued: 12/15/2021 Project Job#: 3681 CADD#: 3681 - Amherst - REC5 - Revised Subdivision.dwg	Designed By: AGM Reviewed By: GAS Field Book #: 3681	Sheet No. REC 1 (1 of 2)

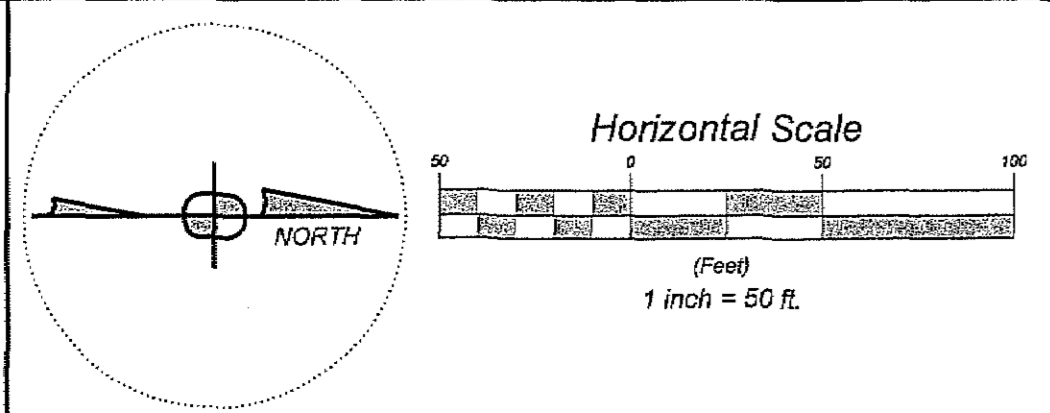


NIF MATLIDA M
MAHONEY, ET AL
010-034-000
INST. NO.:
20090227012688

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

POCS SER. #: DIG - 20182120516
DESIGN - 20182120528

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



Date:	Revision Description:	By:	Professional Seal	Prepared By:
01/05/2022	ORIGINAL PRELIMINARY SUBMISSION	GLF		
01/31/2022	PRELIMINARY RESUBMISSION	GLF		

GARY A. SHEFFLER, JR.
REGISTERED PROFESSIONAL ENGINEER
No. 51073318
EXPIRES 12/31/2024

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Amherst - Phase 5R
Residential Subdivision Plan

Prepared For:
Far View Farms Development, LLC

Situate In:
Adams Township, Butler County, Pennsylvania

Being a Revision to Parcels TH-101 thru TH-105 in the Amherst - Phase 5 Residential Subdivision Plan, Recorded in PBV 398, Pg. 33 & Parcel OS4 in the Amherst - Phase 8 Residential Subdivision Plan, Recorded in PBV 399, Pg. 37.	
DRAWING SCALE: 1"=50'	DESIGNED BY: AGM
DATE ISSUED: 12/15/2021	REVIEWED BY: GAS
PROJECT JOB#: 3681	FIELD BOOK #: 3681
CADD#: 3681 - Amherst - REC5 - Revised Subdivision.dwg	

Far View Farms Development
Attn: Chris Kackik
1272 Mrs-Evans City Road #101
Evans City, PA 16033
Email: ckr1@zoominternet.net

Sheet No.
REC 2
(2 of 2)

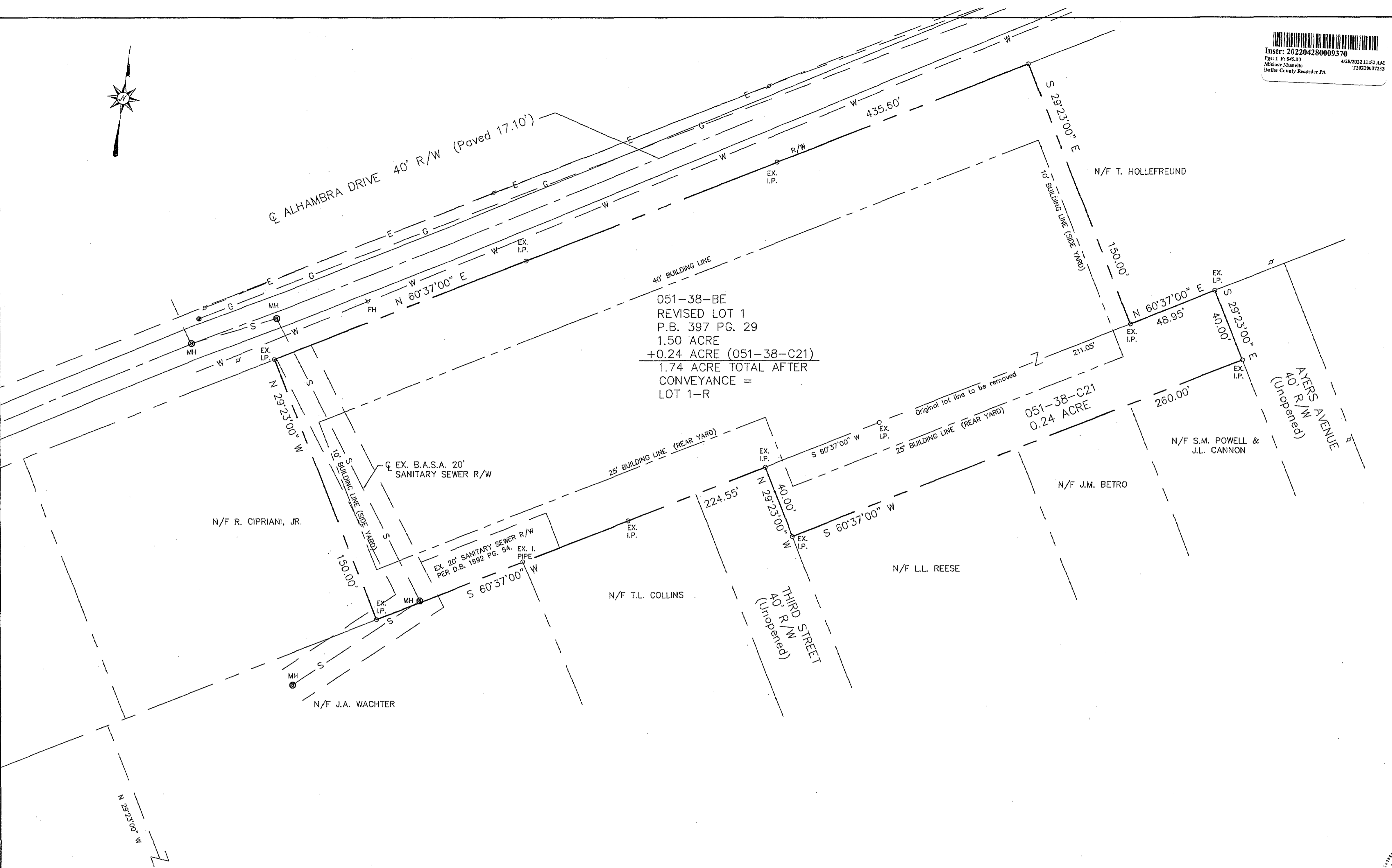


Inst: 202204280009370
 Pg: 1 of 6450
 Mailed: 04/28/2022 11:45 AM
 Butler County Recorder PA 1702109025764

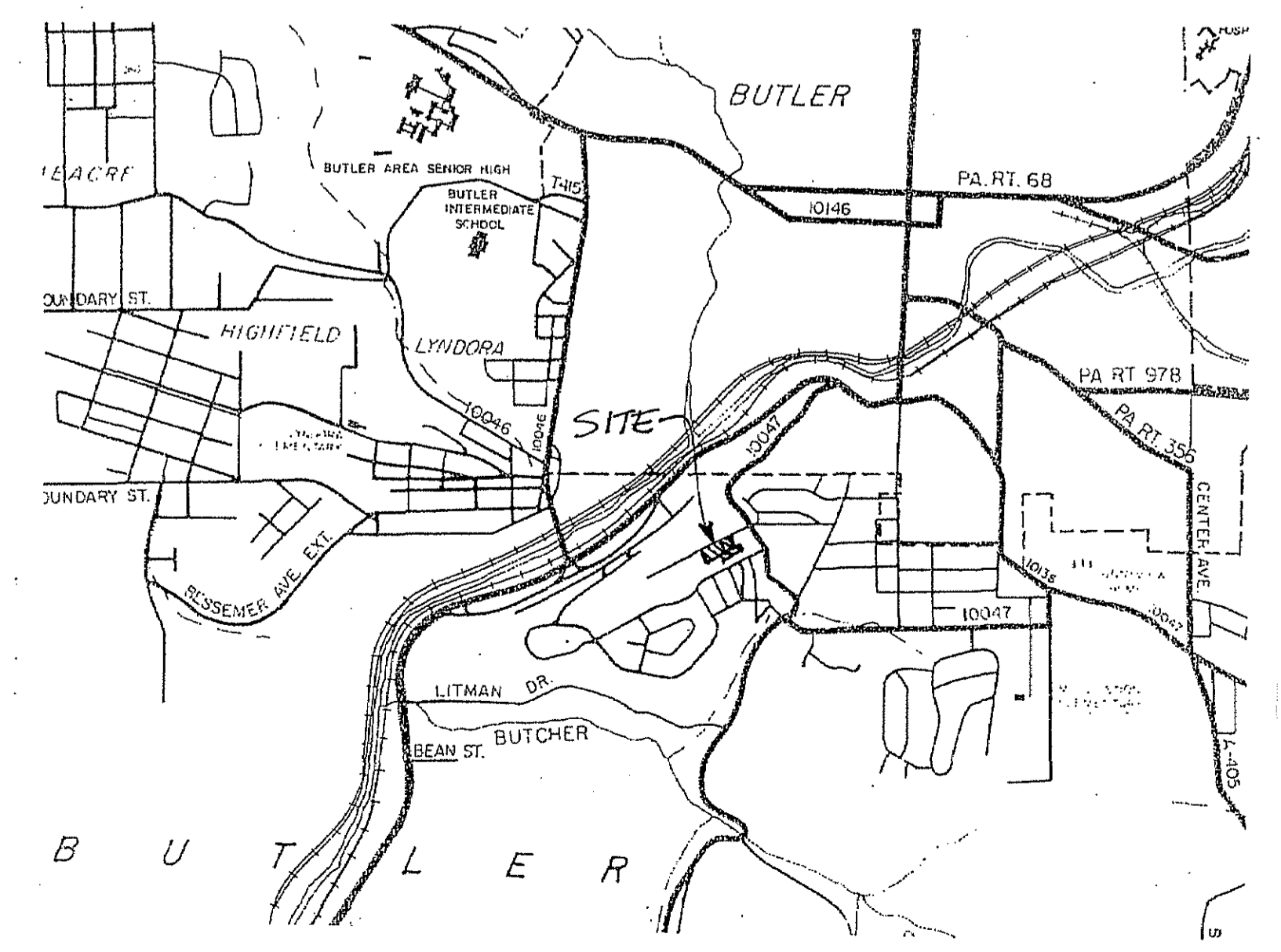
ALHAMBRA DRIVE 40' R/W (Paved 17.10')

051-38-BE
 REVISED LOT 1
 P.B. 397 PG. 29
 1.50 ACRE
 +0.24 ACRE (051-38-C21)
 1.74 ACRE TOTAL AFTER
 CONVEYANCE =
 LOT 1-R

051-38-C21
 0.24 ACRE



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF: SURVEY FOR JOHN WACHTER BY LAND SURVEYORS, INC., #92-141.
 REF: LOT LINE REVISION FOR SEAN P. MARTIN BY LAND SURVEYORS, INC., 06/07/19, #19-071, P.B. 380 PG. 42.
 REF: LOT LINE REVISION FOR OLIVIA J. WEST BY LAND SURVEYORS, INC., #21-106, P.B. 397 PG. 29.
 REF: PROPERTY SURVEY FOR OLIVIA J. WEST BY LAND SURVEYORS, INC., 07/15/2021, #21-106.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREAS OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 PROPERTY OWNER: OLIVIA J. WEST
 101 MOUNTAIN VIEW LANE
 BUTLER, PA 16001
 ZONING: R-1: SINGLE FAMILY RESIDENTIAL
 40' BUILDING LINE FRONT YARD
 10' BUILDING LINE SIDE YARD
 25' BUILDING LINE REAR YARD
 MINIMUM LOT WIDTH: 100'
 MINIMUM LOT AREA: 15,000 S.F.
 THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO REVISED LOT 1.



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK PAGE
402 39

Know all men by these Presents, that I, Olivia J. West, 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 hereto set my hand and seal this 21 day of April, 2022
 Notary Public: *[Signature]* Olivia J. West
 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 Olivia J. West, 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 21 day of April, 2022
 My Commission Expires the 12 day of Sept, 2022

Notary Public: *[Signature]*
 Notary Public: *[Signature]*
 Notary Public: *[Signature]*

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

TITLE CLAUSE (MORTGAGE CLAUSE)
 I, Olivia J. West, owners of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Olivia J. West, as recorded in Instrument #202109090025764 and Instrument #202106300048702, Recorder of Deeds Office.

Witness: *[Signature]* Olivia J. West
 OWNER
 We, Community Bank, mortgagee of the property embraced in this plan or subdivision in the name of Olivia J. West, do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania, and to the dedications and covenants appearing hereon.
 Witness: *[Signature]* *[Signature]*
 MORTGAGEE

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

March 22, 2022
 Date: March 22, 2022 SEAL: *[Signature]*
 SIGNATURE AND REG. NO. SU-32490-E

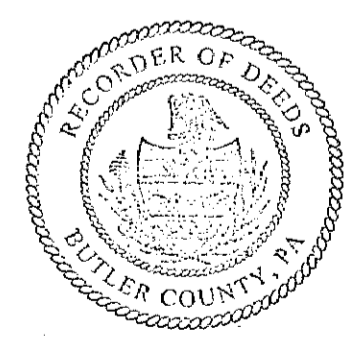
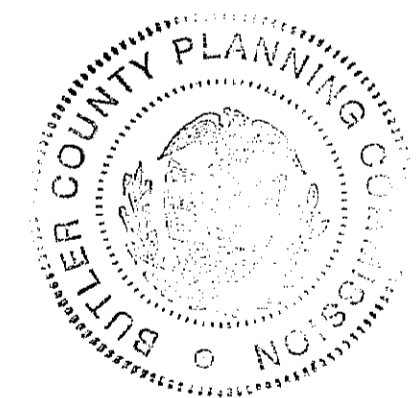
The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets or roads or grade, pave and curb the streets in said plan,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

Theresa Guider
 SECRETARY
[Signature]
 PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 18 day of April, 2022
 Theresa Guider
 SECRETARY
[Signature]
 PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 5 day of April, 2022
 Ernest R. Detenling
 SECRETARY
[Signature]
 CHAIRMAN

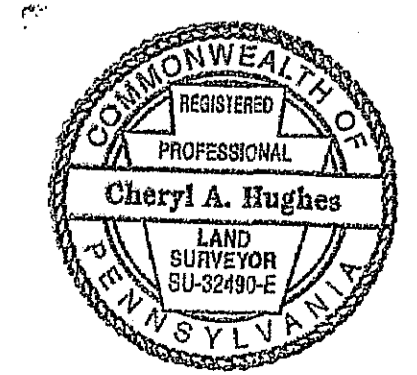
Reviewed by the Butler County Planning Commission this 16 day of March, 2022
 R. H. G. M.
 SECRETARY
[Signature]
 CHAIRMAN



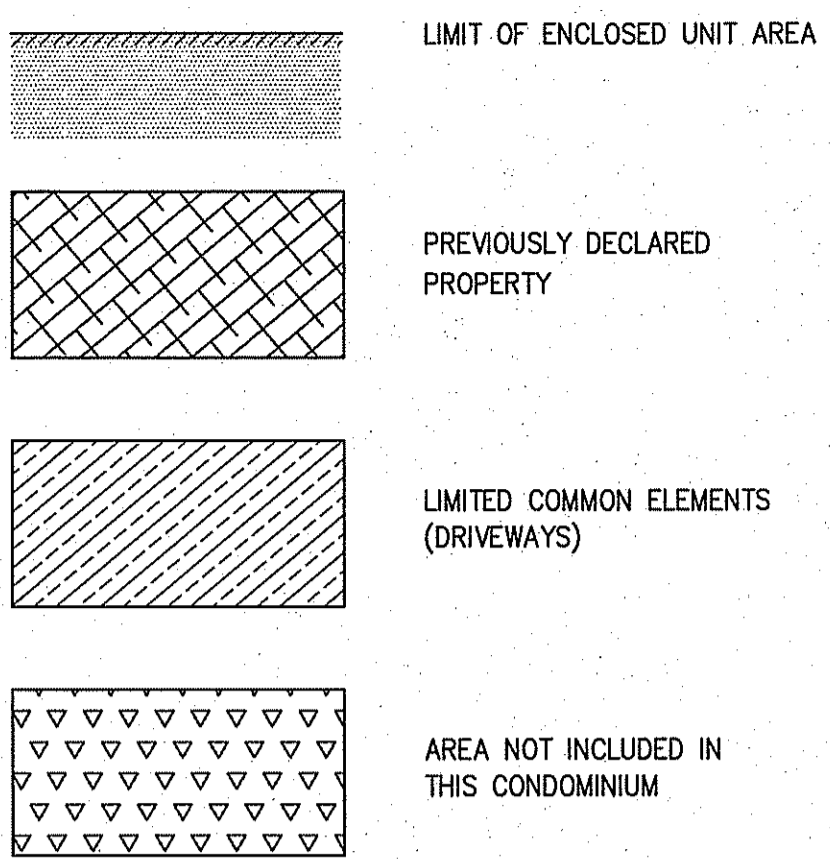
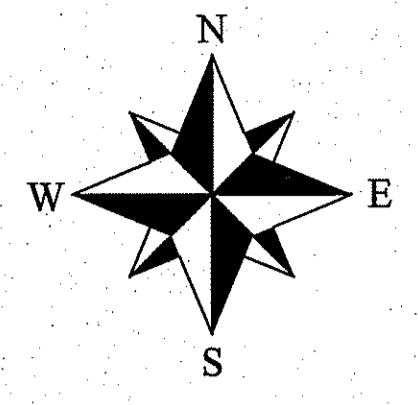
COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 402 page 39

Given under my hand and seal this 28 day of April, 2022
 Seal: *[Signature]*
 Recorder

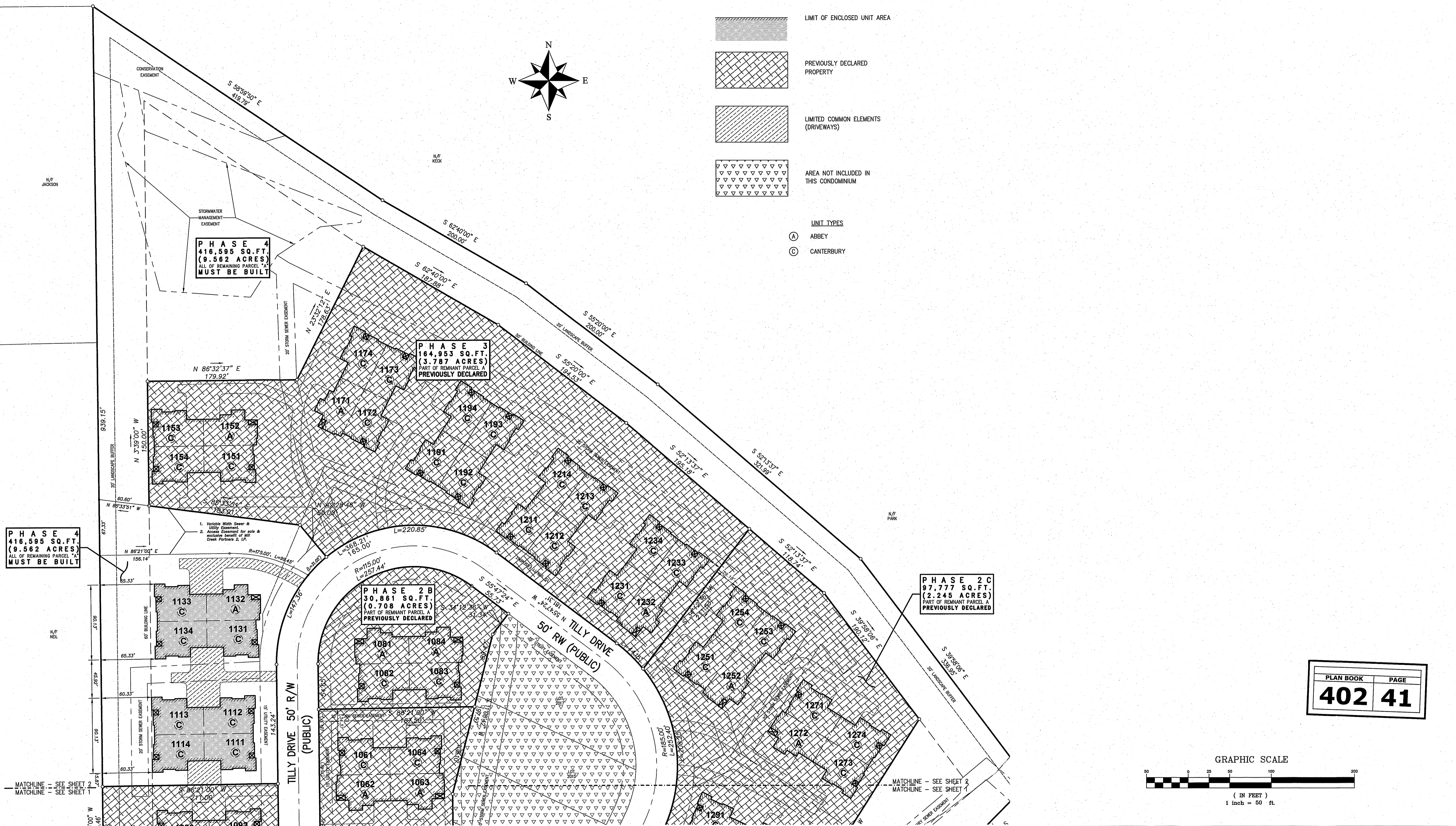
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



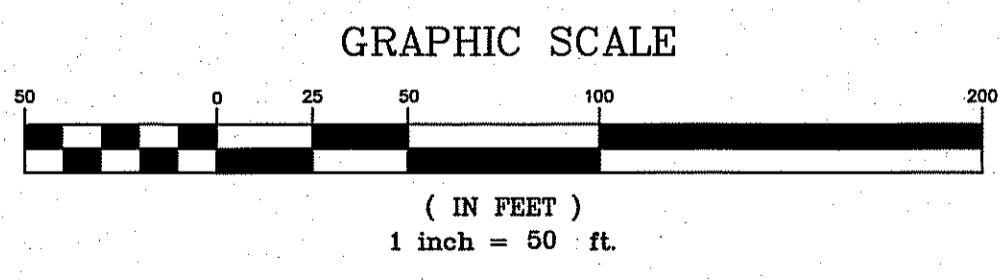
L S F	Land Surveyors, Inc. 523 North Main Street P.O. Box 1081 Butler, PA 15003-1081 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	LOT LINE REVISION #2 FOR: OLIVIA J. WEST SITUATE: BUTLER TWP., BUTLER CO., PA		
Date 03/01/2022	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 051-38-BE & C21	Inst. # 202109090025764	Service No. 22-013	
Address ALHAMBRA DRIVE	202106300048702		



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



PLAN BOOK	PAGE
402	41



Drawing Number	1012-2224131
Drawing Scale	1"=50'
Date	April 26, 2022
Project Manager	JSS
Revision	

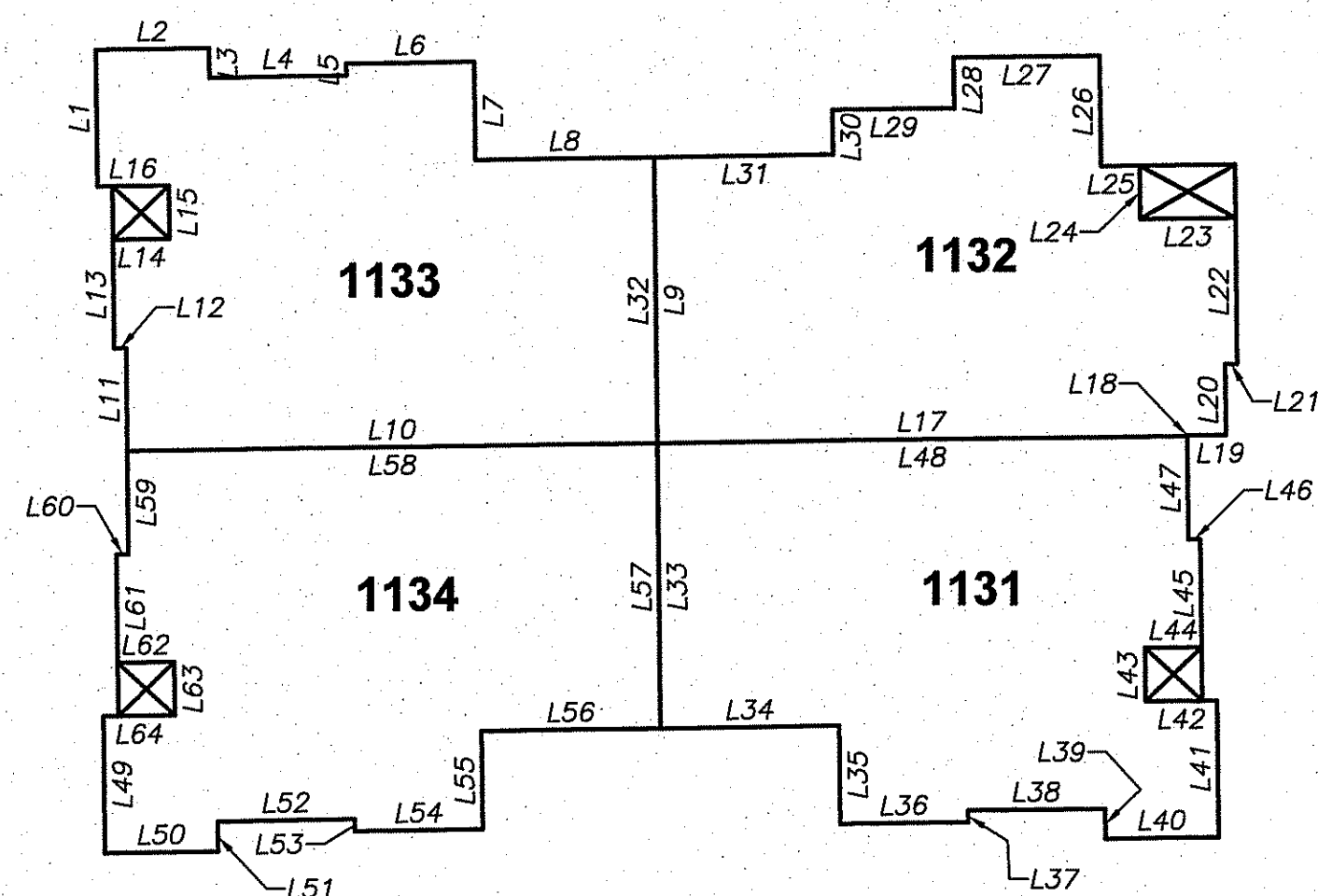
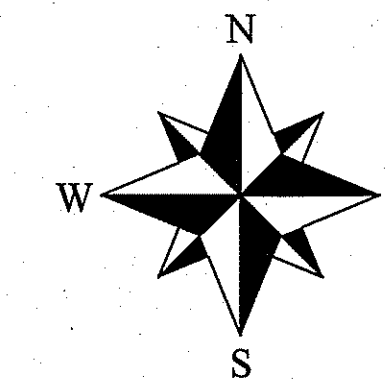
**The Villas at
Mill Creek
Condo Plan No. 4**

Prepared for Mill Creek Partners 2, LP
P.O. Box 449 Mars, PA 16046
Middlesex Township, Butler County, Pennsylvania

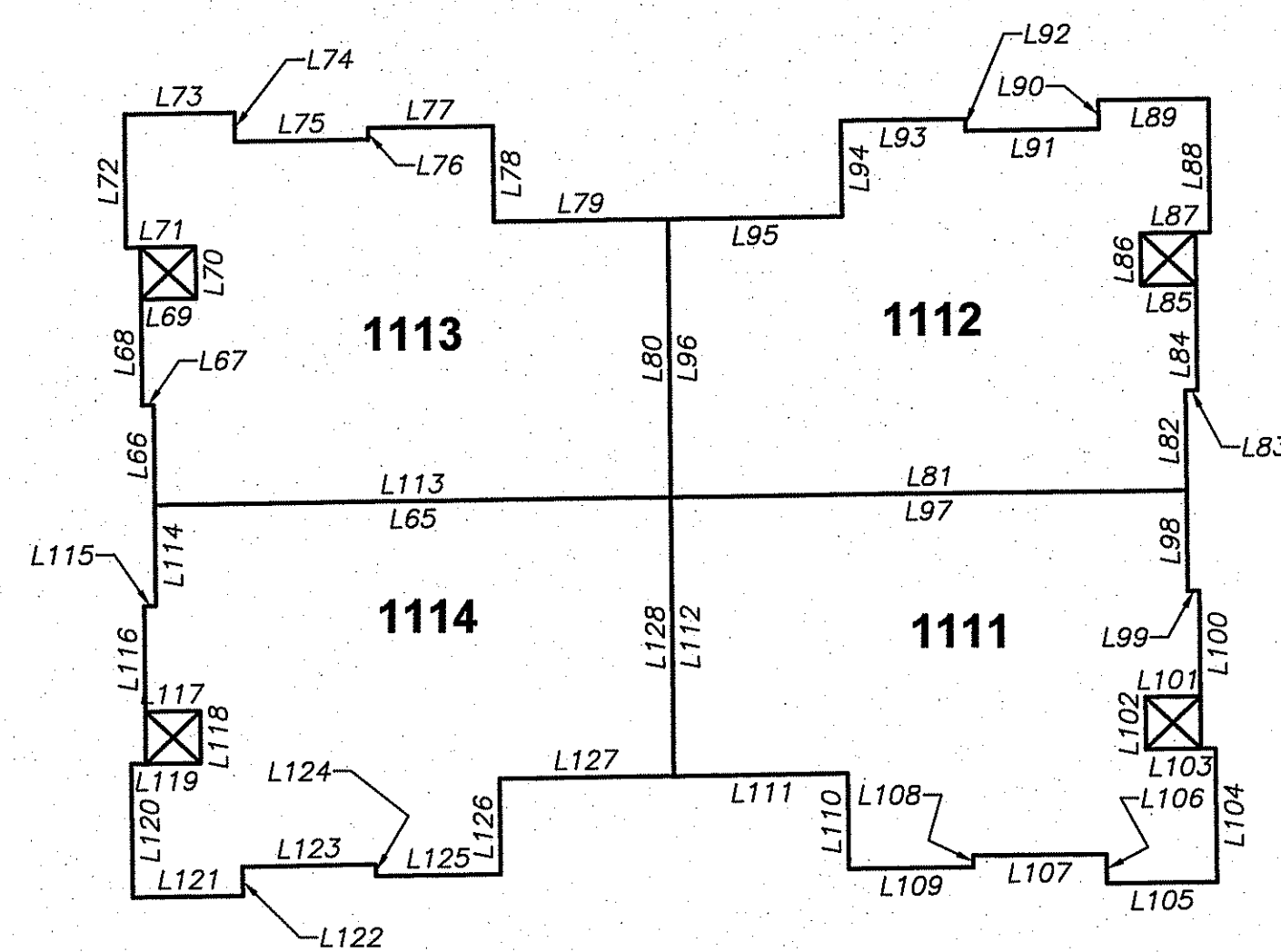
Sperdute Land Surveying
A Division of Sheffler & Company

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

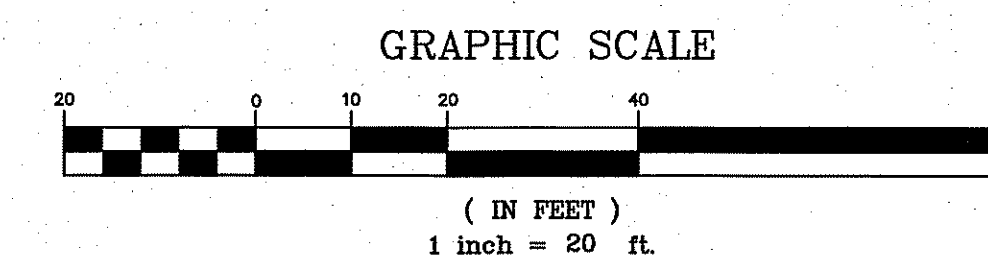
Office Phone: 724-452-4362
Email: Info@SperduteSurveying.com



Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	15.33'	N 00° 40' 06" W	L24	6.00'	N 00° 40' 06" W	L47	11.56'	N 00° 40' 06" W	L70	6.00'	N 00° 40' 06" W	L93	14.33'	S 89° 19' 54" W	L116	12.17'	S 00° 40' 06" E
L2	12.67'	N 89° 19' 54" E	L25	4.33'	S 89° 19' 54" W	L48	59.33'	S 89° 19' 54" W	L71	8.00'	S 89° 19' 54" W	L94	11.00'	S 00° 40' 06" E	L117	6.33'	N 89° 19' 54" E
L3	3.33'	S 00° 40' 06" E	L26	12.33'	N 00° 40' 06" W	L49	15.33'	S 00° 40' 06" E	L72	15.33'	N 00° 40' 06" W	L95	20.00'	S 89° 19' 54" W	L118	6.00'	S 00° 40' 06" E
L4	15.33'	N 89° 19' 54" E	L27	16.33'	S 89° 19' 54" W	L50	12.67'	N 89° 19' 54" E	L73	12.67'	N 89° 19' 54" E	L96	32.06'	S 00° 40' 06" E	L119	8.00'	S 89° 19' 54" W
L5	1.33'	N 00° 40' 06" W	L28	5.67'	S 00° 40' 06" E	L51	3.33'	N 00° 40' 06" W	L74	3.33'	S 00° 40' 06" E	L97	59.33'	N 89° 19' 54" E	L120	15.33'	S 00° 40' 06" E
L6	14.33'	N 89° 19' 54" E	L29	13.67'	S 89° 19' 54" W	L52	15.33'	N 89° 19' 54" E	L75	15.33'	N 89° 19' 54" E	L98	11.56'	S 00° 40' 06" E	L121	12.67'	N 89° 19' 54" E
L7	11.00'	S 00° 40' 06" E	L30	5.00'	S 00° 40' 06" E	L53	1.33'	S 00° 40' 06" E	L76	1.33'	N 00° 40' 06" W	L99	1.33'	N 89° 19' 54" E	L122	3.33'	N 00° 40' 06" W
L8	20.00'	N 89° 19' 54" E	L31	20.00'	S 89° 19' 54" W	L54	14.33'	N 89° 19' 54" E	L77	14.33'	N 89° 19' 54" E	L100	12.17'	S 00° 40' 06" E	L123	15.33'	N 89° 19' 54" E
L9	32.06'	S 00° 40' 06" E	L32	32.06'	S 00° 40' 06" E	L55	11.00'	N 00° 40' 06" W	L78	11.00'	S 00° 40' 06" E	L101	6.33'	S 89° 19' 54" W	L124	1.33'	S 00° 40' 06" E
L10	59.33'	S 89° 19' 54" W	L33	32.06'	S 00° 40' 06" E	L56	20.00'	N 89° 19' 54" E	L79	20.00'	N 89° 19' 54" E	L102	6.00'	S 00° 40' 06" E	L125	14.33'	N 89° 19' 54" E
L11	11.56'	N 00° 40' 06" W	L34	20.00'	N 89° 19' 54" E	L57	32.06'	N 00° 40' 06" W	L80	32.06'	S 00° 40' 06" E	L103	8.00'	N 89° 19' 54" E	L126	11.00'	N 00° 40' 06" W
L12	1.33'	S 89° 19' 54" W	L35	11.00'	S 00° 40' 06" E	L58	59.33'	S 89° 19' 54" W	L81	59.33'	N 89° 19' 54" E	L104	15.33'	S 00° 40' 06" E	L127	20.00'	N 89° 19' 54" E
L13	12.17'	N 00° 40' 06" W	L36	14.33'	N 89° 19' 54" E	L59	11.56'	S 00° 40' 06" W	L82	11.56'	N 00° 40' 06" W	L105	12.67'	S 89° 19' 54" W	L128	32.06'	N 00° 40' 06" W
L14	6.33'	N 89° 19' 54" E	L37	1.33'	N 00° 40' 06" W	L60	1.33'	S 89° 19' 54" W	L83	1.33'	N 89° 19' 54" E	L106	3.33'	N 00° 40' 06" W			
L15	6.00'	N 00° 40' 06" W	L38	15.33'	N 89° 19' 54" E	L61	12.17'	S 00° 40' 06" E	L84	12.17'	N 00° 40' 06" W	L107	15.33'	S 89° 19' 54" W			
L16	8.00'	S 89° 19' 54" W	L39	3.33'	S 00° 40' 06" E	L62	6.33'	N 89° 19' 54" E	L85	6.33'	S 89° 19' 54" W	L108	1.33'	S 00° 40' 06" E			
L17	59.33'	N 89° 19' 54" E	L40	12.67'	N 89° 19' 54" E	L63	6.00'	S 00° 40' 06" E	L86	6.00'	N 00° 40' 06" W	L109	14.33'	S 89° 19' 54" W			
L18	0.10'	N 00° 40' 06" W	L41	15.33'	N 00° 40' 06" W	L64	8.00'	S 89° 19' 54" W	L87	8.00'	N 89° 19' 54" E	L110	11.00'	N 00° 40' 06" W			
L19	4.33'	N 89° 19' 54" E	L42	8.00'	S 89° 19' 54" W	L65	59.33'	S 89° 19' 54" W	L88	15.33'	N 00° 40' 06" W	L111	20.00'	S 89° 19' 54" W			
L20	7.96'	N 00° 40' 06" W	L43	6.00'	N 00° 40' 06" W	L66	11.56'	N 00° 40' 06" W	L89	12.67'	S 89° 19' 54" W	L112	32.06'	N 00° 40' 06" W			
L21	1.33'	N 89° 19' 54" E	L44	6.33'	N 89° 19' 54" E	L67	1.33'	S 89° 19' 54" W	L90	3.33'	S 00° 40' 06" E	L113	59.33'	S 89° 19' 54" W			
L22	16.33'	N 00° 40' 06" W	L45	12.17'	N 00° 40' 06" W	L68	12.17'	N 00° 40' 06" W	L91	15.33'	S 89° 19' 54" W	L114	11.56'	S 00° 40' 06" E			
L23	10.67'	S 89° 19' 54" W	L46	1.33'	S 89° 19' 54" W	L69	6.33'	N 89° 19' 54" E	L92	1.33'	N 00° 40' 06" W	L115	1.33'	S 89° 19' 54" W			



PLAN BOOK	PAGE
402	42



Drawing Number	1012-2224131
Drawing Scale	1"=50'
Date	April 26, 2022
Project Manager	JSS
Revision	

Sheet 3 of 3

The Villas at Mill Creek
Condo Plan No. 4
 Prepared for Mill Creek Partners 2, LP
 P.O. Box 449 Mars, PA 16046
 Middlesex Township, Butler County, Pennsylvania

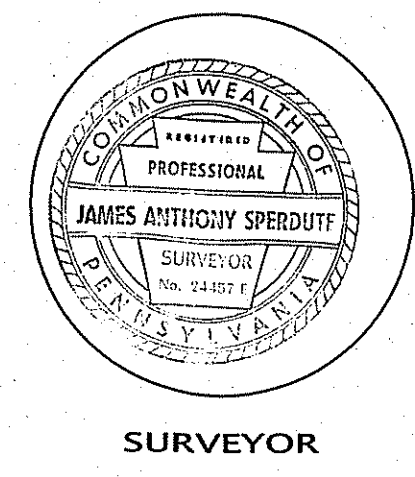
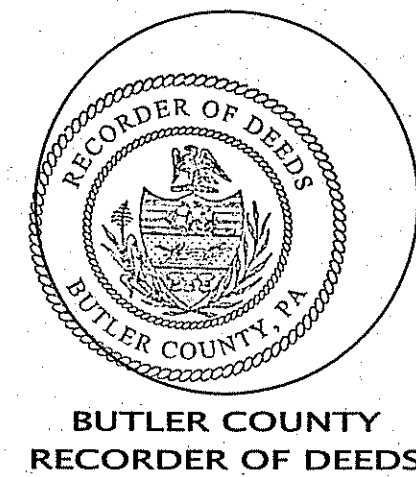
Sperdute Land Surveying
 A Division of Sheffler & Company
 108 Deer Lane Harmony, PA 16037
 1712 Mount Nebo Road Sewickley, PA 15143
 Office Phone: 724-452-4362
 Email: Info@SperduteSurveying.com

INDEX: 20220428009387
 Page 2 of 58-59
 Michele Mustello
 Butler County Recorder PA
 4/28/2022 3:29 PM
 T30221007246

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN
 COUNTY IN PLAN BOOK 402 PAGES 43-44 GIVEN UNDER
 MY HAND AND SEAL THIS 28 DAY OF April 2022

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



I, JAMES A. SPURDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE VILLAS AT FOREST OAKS CONDOMINIUM PLAN, A CONDOMINIUM TO WHICH THIS CERTIFICATE IS AFFIXED, CONSISTING OF 2 PAGES AND THE PLANS RECORDED WITH THE DECLARATION, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTIONS 3210(B) AND (C) OF THE PENNSYLVANIA UNIFORM CONDOMINIUM ACT, ACT 82 OF 1980 (68 P.S. SECTION 3210(B) AND (C)).
 BY JAMES A. SPURDUTE, SURVEYOR REG. NO. 24457-E DATE 4-22-22

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

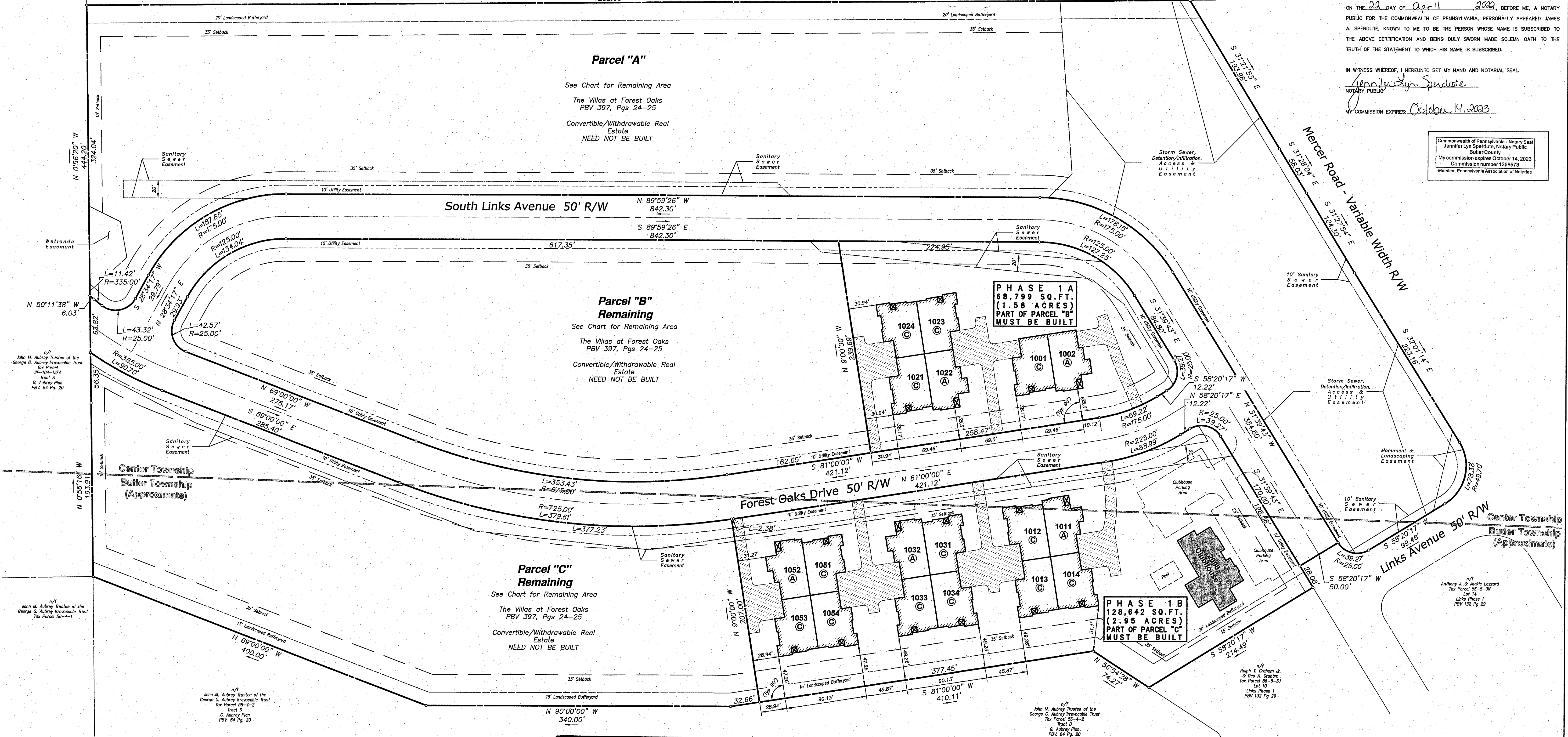
ON THE 22 DAY OF April 2022, BEFORE ME, A NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JAMES A. SPURDUTE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.

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

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

n/y Richard T. Hahn
 Tax Parcel 60-2704-1341

n/y Hillcrest Baptist Church of Butler
 Tax Parcel 60-2704-2300



n/y John M. Aubrey Trustee of the George C. Aubrey Irrevocable Trust
 Tax Parcel 27-104-1374
 Tract A
 G. Aubrey Plan
 PBV 64 Pg. 20

n/y John M. Aubrey Trustee of the George C. Aubrey Irrevocable Trust
 Tax Parcel 56-4-1

n/y John M. Aubrey Trustee of the George C. Aubrey Irrevocable Trust
 Tax Parcel 56-4-2
 Tract D
 G. Aubrey Plan
 PBV 64 Pg. 20

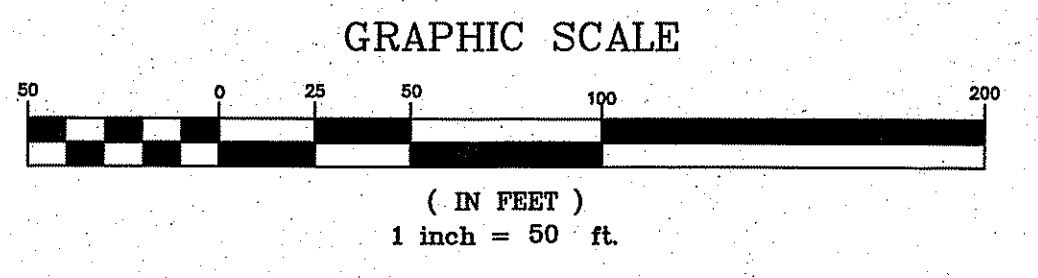
n/y John M. Aubrey Trustee of the George C. Aubrey Irrevocable Trust
 Tax Parcel 55-4-2
 Tract D
 G. Aubrey Plan
 PBV 64 Pg. 20

n/y Anthony J. & Josie Lazzaro
 Tax Parcel 56-5-30
 Lot 14
 Links Phase 1
 PBV 132 Pg. 29

n/y Ralph I. Graham Jr.
 & Dale A. Graham
 Tax Parcel 55-5-3J
 Lot 10
 Links Phase 1
 PBV 132 Pg. 29

Condo Area Tabulation	Parcel "A"		Parcel "B"		Parcel "C"	
	Sq.ft.	Acres	Sq.ft.	Acres	Sq.ft.	Acres
Original Tract:	366,298	8.41	238,496	5.48	292,830	6.72
Condo Plan No. 1	-	-	68,799	1.58	128,642	2.95
Area remaining for Development (Convertible/Withdrawable Real Estate)	366,298	8.41	169,697	3.90	164,188	3.77

PLAN BOOK **402** PAGE **43**

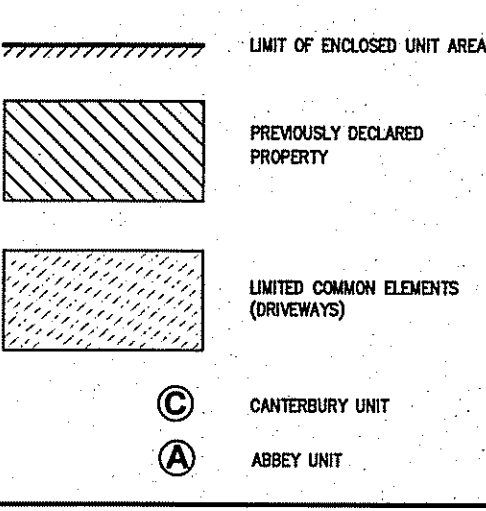


- NOTES:
1. All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
 2. All unit driveways are considered limited common elements and must be built.
 3. See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
 4. Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.
- Prepared for:
 The Villas at Forest Oaks, LP
 P.O. Box 449
 Mars, PA 16046
- Plan Reference: The Villas at Forest Oaks
 PBV 397, Pages 24 - 25

Owner/Developer
 The Villas at Forest Oaks, LP
 Box 449
 Mars, PA 16046
 Reference:
 The Villas at Forest Oaks
 PBV 397, Pages 24 - 25

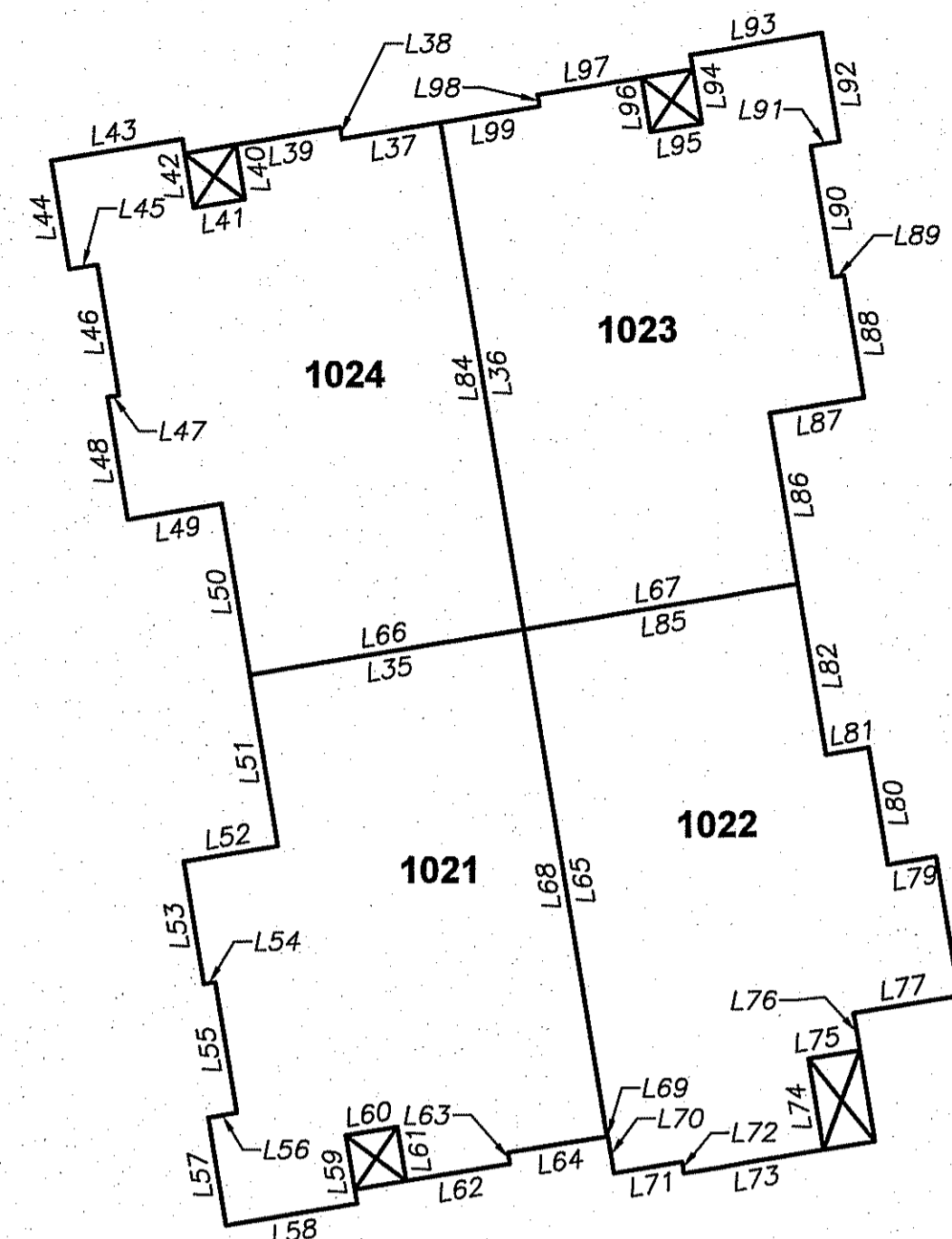
The Villas At Forest Oaks Condominium Plan 1
 Center Township & Butler Township,
 Butler County, Pennsylvania

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

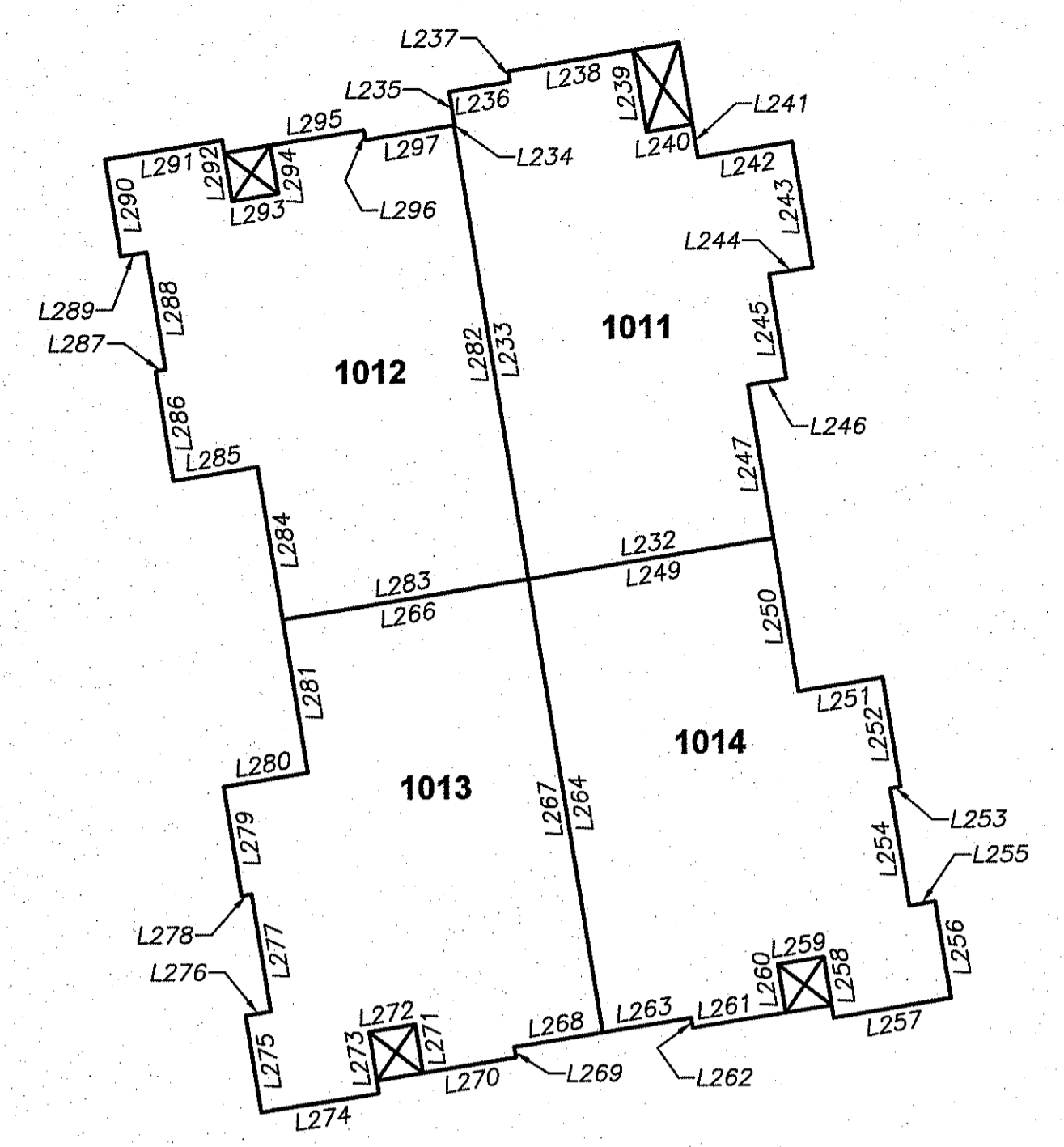
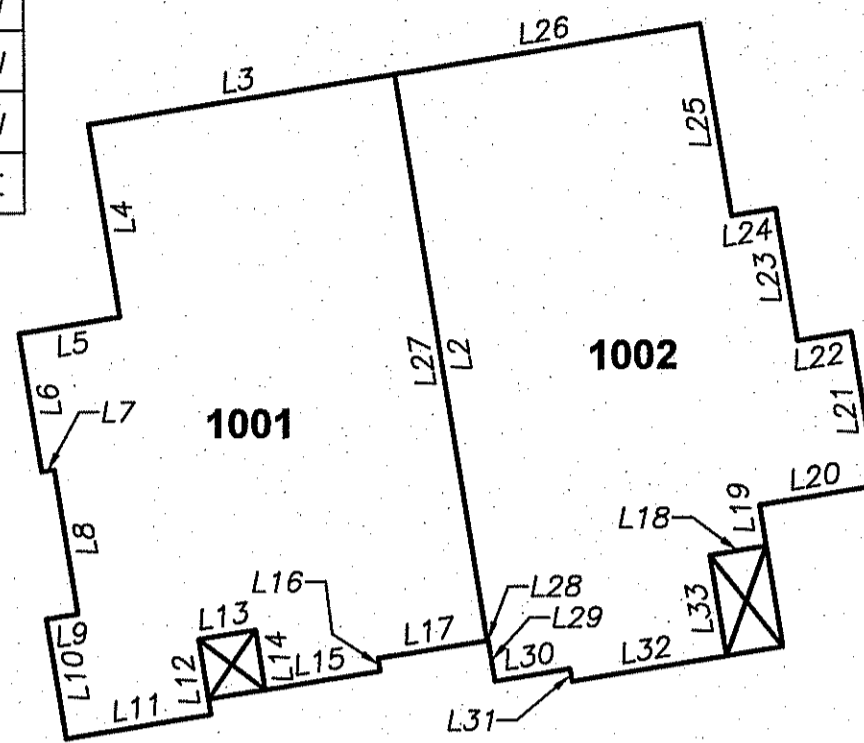


DRAWING NUMBER: 1021-2224107
 DRAWING SCALE: 1"=50'
 DATE: April 19, 2022
 DRAWN BY: JSS
 REVISIONS:
 Sheet 1 of 2

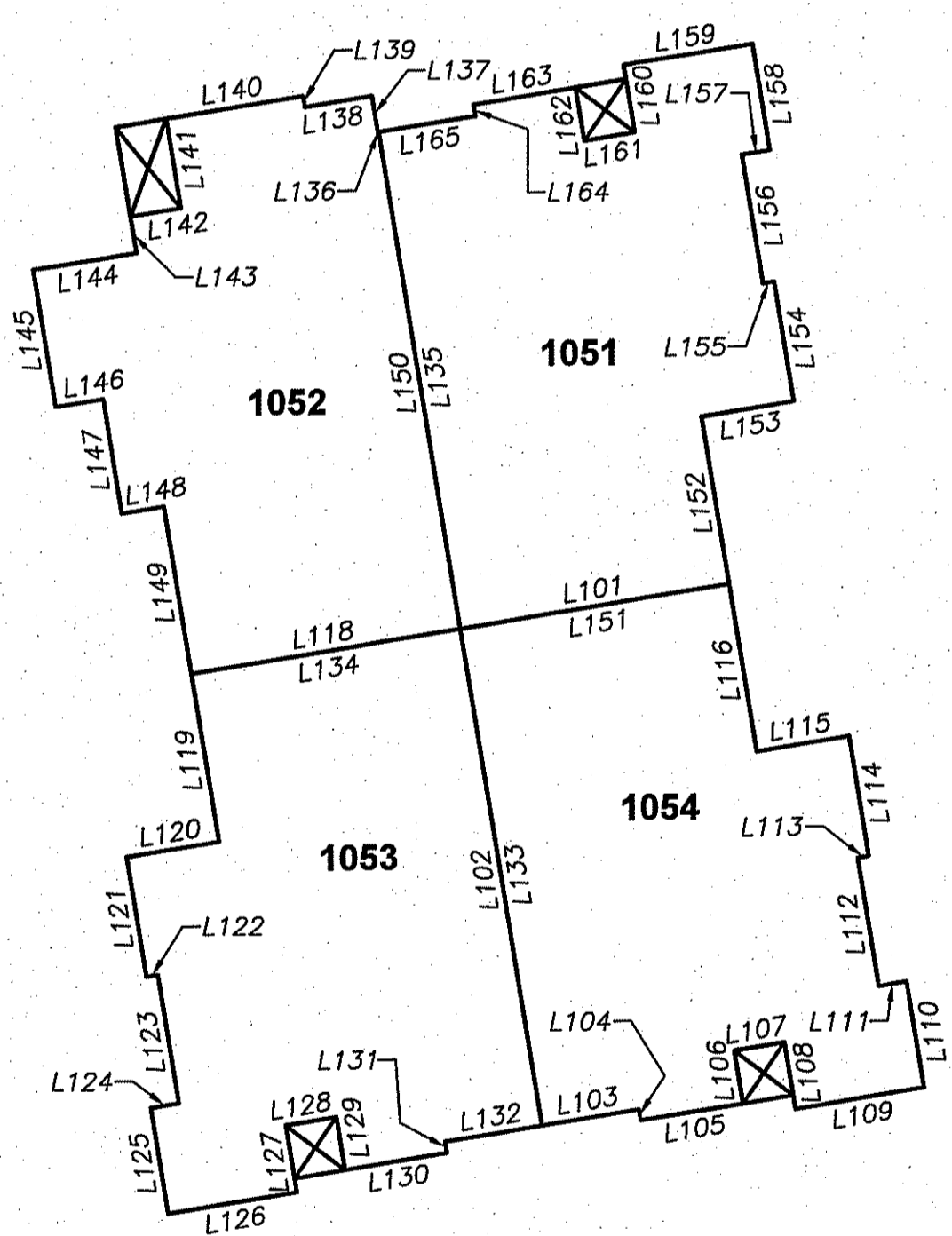
Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L35	32.06'	S81° 00' 00"W	L57	12.67'	N09° 00' 00"W	L79	5.67'	N81° 00' 00"E
L36	59.33'	S09° 00' 00"E	L58	15.33'	S81° 00' 00"W	L80	13.67'	S09° 00' 00"E
L37	11.56'	N81° 00' 00"E	L59	8.00'	S09° 00' 00"E	L81	5.00'	N81° 00' 00"E
L38	1.33'	S09° 00' 00"E	L60	6.00'	S81° 00' 00"W	L82	20.00'	S09° 00' 00"E
L39	12.17'	N81° 00' 00"E	L61	6.33'	N09° 00' 00"W	L84	59.33'	N09° 00' 00"W
L40	6.33'	N09° 00' 00"W	L62	12.17'	S81° 00' 00"W	L85	32.06'	S81° 00' 00"W
L41	6.00'	N81° 00' 00"E	L63	1.33'	S09° 00' 00"E	L86	20.00'	S09° 00' 00"E
L42	8.00'	S09° 00' 00"E	L64	11.56'	S81° 00' 00"W	L87	11.00'	S81° 00' 00"W
L43	15.33'	N81° 00' 00"E	L65	59.33'	S09° 00' 00"E	L88	14.33'	S09° 00' 00"E
L44	12.67'	N09° 00' 00"W	L66	32.06'	N81° 00' 00"E	L89	1.33'	N81° 00' 00"E
L45	3.33'	S81° 00' 00"W	L67	32.06'	N81° 00' 00"E	L90	15.33'	S09° 00' 00"E
L46	15.33'	N09° 00' 00"W	L68	59.33'	N09° 00' 00"W	L91	3.33'	S81° 00' 00"W
L47	1.33'	N81° 00' 00"E	L69	0.10'	S81° 00' 00"W	L92	12.67'	S09° 00' 00"E
L48	14.33'	N09° 00' 00"W	L70	4.33'	N09° 00' 00"W	L93	15.33'	N81° 00' 00"E
L49	11.00'	S81° 00' 00"W	L71	7.96'	S81° 00' 00"W	L94	8.00'	N09° 00' 00"W
L50	20.00'	N09° 00' 00"W	L72	1.33'	N09° 00' 00"W	L95	6.00'	N81° 00' 00"E
L51	20.00'	N09° 00' 00"W	L73	16.33'	S81° 00' 00"W	L96	6.33'	S09° 00' 00"E
L52	11.00'	N81° 00' 00"E	L74	10.67'	S09° 00' 00"E	L97	12.17'	N81° 00' 00"E
L53	14.33'	N09° 00' 00"W	L75	6.00'	S81° 00' 00"W	L98	1.33'	N09° 00' 00"W
L54	1.33'	S81° 00' 00"W	L76	4.33'	S09° 00' 00"E	L99	11.56'	N81° 00' 00"E
L55	15.33'	N09° 00' 00"W	L77	12.33'	S81° 00' 00"W			
L56	3.33'	N81° 00' 00"E	L78	16.33'	S09° 00' 00"E			



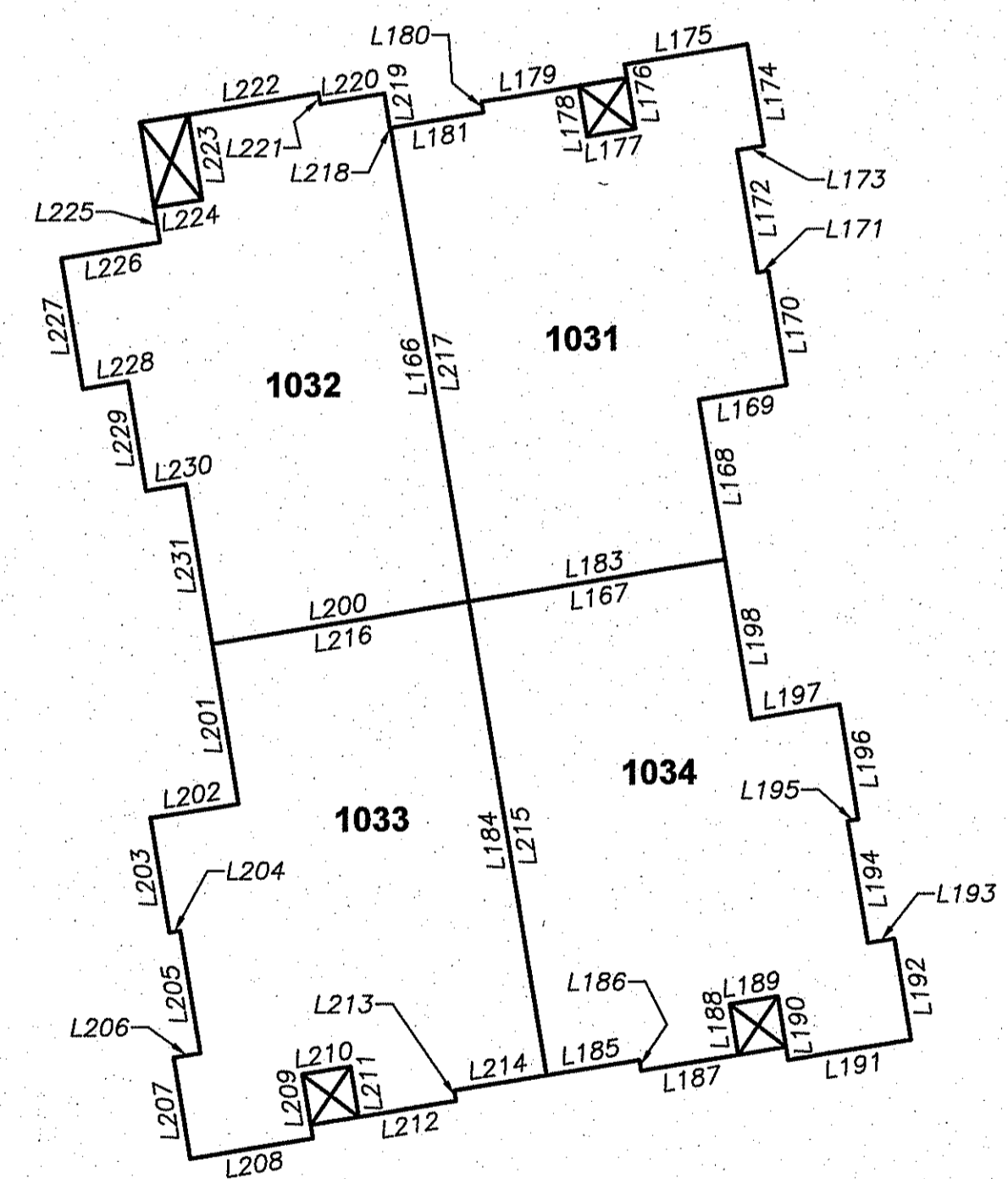
Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L2	60.00'	S08° 59' 58"E	L22	5.67'	N81° 00' 02"E
L3	32.40'	N81° 00' 02"E	L23	14.00'	S08° 59' 58"E
L4	20.33'	N08° 59' 58"W	L24	4.67'	N81° 00' 02"E
L5	10.67'	N81° 00' 02"E	L25	20.33'	S08° 59' 58"E
L6	14.67'	N08° 59' 58"W	L26	32.40'	N81° 00' 02"E
L7	1.33'	S81° 00' 02"W	L27	60.00'	N08° 59' 58"W
L8	15.33'	N08° 59' 58"W	L28	0.10'	S81° 00' 02"W
L9	3.33'	N81° 00' 02"E	L29	4.33'	N08° 59' 58"W
L10	12.67'	N08° 59' 58"W	L30	7.96'	S81° 00' 02"W
L11	15.33'	S81° 00' 02"W	L31	1.33'	N08° 59' 58"W
L12	8.00'	S08° 59' 58"E	L32	16.33'	S81° 00' 02"W
L13	6.00'	S81° 00' 02"W	L33	10.67'	S08° 59' 58"E
L14	6.33'	N08° 59' 58"W			
L15	12.17'	S81° 00' 02"W			
L16	1.33'	S08° 59' 58"E			
L17	11.56'	S81° 00' 02"W			
L18	6.00'	S81° 00' 02"W			
L19	4.33'	S08° 59' 58"E			
L20	12.33'	S81° 00' 02"W			
L21	16.33'	N08° 59' 58"W			



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L101	32.06'	N81° 00' 00"E	L135	59.33'	S09° 00' 00"E
L102	59.33'	N09° 00' 00"W	L136	0.10'	N81° 00' 00"E
L103	11.56'	S81° 00' 00"W	L137	4.33'	S09° 00' 00"E
L104	1.33'	N09° 00' 00"W	L138	7.96'	N81° 00' 00"E
L105	12.17'	S81° 00' 00"W	L139	1.33'	S09° 00' 00"E
L106	6.33'	S09° 00' 00"E	L140	16.33'	N81° 00' 00"E
L107	6.00'	S81° 00' 00"W	L141	10.67'	N09° 00' 00"W
L108	8.00'	N09° 00' 00"W	L142	6.00'	N81° 00' 00"E
L109	15.33'	S81° 00' 00"W	L143	4.33'	N09° 00' 00"W
L110	12.67'	S09° 00' 00"E	L144	12.33'	N81° 00' 00"E
L111	3.33'	N81° 00' 00"E	L145	16.33'	N09° 00' 00"W
L112	15.33'	S09° 00' 00"E	L146	5.67'	S81° 00' 00"W
L113	1.33'	S81° 00' 00"W	L147	13.67'	N09° 00' 00"W
L114	14.33'	S09° 00' 00"E	L148	5.00'	S81° 00' 00"W
L115	11.00'	N81° 00' 00"E	L149	20.00'	N09° 00' 00"W
L116	20.00'	S09° 00' 00"E	L150	59.33'	N09° 00' 00"W
L118	32.06'	N81° 00' 00"E	L151	32.06'	S81° 00' 00"W
L119	20.00'	N09° 00' 00"W	L152	20.00'	S09° 00' 00"E
L120	11.00'	N81° 00' 00"E	L153	11.00'	S81° 00' 00"W
L121	14.33'	N09° 00' 00"W	L154	14.33'	S09° 00' 00"E
L122	1.33'	S81° 00' 00"W	L155	1.33'	N81° 00' 00"E
L123	15.33'	N09° 00' 00"W	L156	15.33'	S09° 00' 00"E
L124	3.33'	N81° 00' 00"E	L157	3.33'	S81° 00' 00"W
L125	12.67'	N09° 00' 00"W	L158	12.67'	S09° 00' 00"E
L126	15.33'	S81° 00' 00"W	L159	15.33'	N81° 00' 00"E
L127	8.00'	S09° 00' 00"E	L160	8.00'	N09° 00' 00"W
L128	6.00'	S81° 00' 00"W	L161	6.00'	N81° 00' 00"E
L129	6.33'	N09° 00' 00"W	L162	6.33'	S09° 00' 00"E
L130	12.17'	S81° 00' 00"W	L163	12.17'	N81° 00' 00"E
L131	1.33'	S09° 00' 00"E	L164	1.33'	N09° 00' 00"W
L132	11.56'	S81° 00' 00"W	L165	11.56'	N81° 00' 00"E
L133	59.33'	S09° 00' 00"E			
L134	32.06'	S81° 00' 00"W			

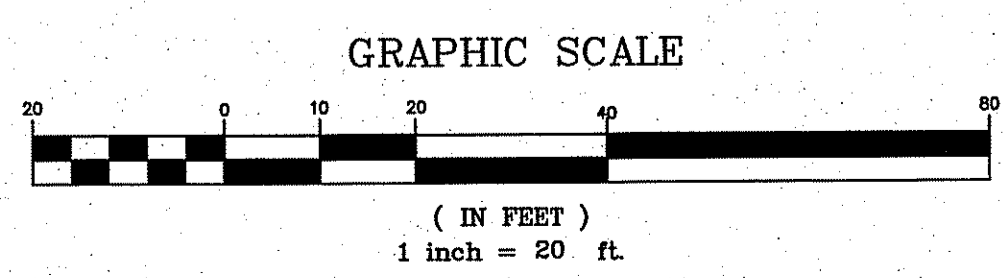


Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L166	59.33'	N09° 00' 00"W	L200	32.06'	N81° 00' 00"E
L167	32.06'	S81° 00' 00"W	L201	20.00'	N09° 00' 00"W
L168	20.00'	S09° 00' 00"E	L202	11.00'	N81° 00' 00"E
L169	11.00'	S81° 00' 00"W	L203	14.33'	N09° 00' 00"W
L170	14.33'	S09° 00' 00"E	L204	1.33'	S81° 00' 00"W
L171	1.33'	N81° 00' 00"E	L205	15.33'	N09° 00' 00"W
L172	15.33'	S09° 00' 00"E	L206	3.33'	N81° 00' 00"E
L173	3.33'	S81° 00' 00"W	L207	12.67'	N09° 00' 00"W
L174	12.67'	S09° 00' 00"E	L208	15.33'	S81° 00' 00"W
L175	15.33'	N81° 00' 00"E	L209	8.00'	S09° 00' 00"E
L176	8.00'	S09° 00' 00"E	L210	6.00'	S81° 00' 00"W
L177	6.00'	N81° 00' 00"E	L211	6.33'	N09° 00' 00"W
L178	6.33'	N09° 00' 00"W	L212	12.17'	S81° 00' 00"W
L179	12.17'	N81° 00' 00"E	L213	1.33'	S09° 00' 00"E
L180	1.33'	N09° 00' 00"W	L214	11.56'	S81° 00' 00"W
L181	11.56'	N81° 00' 00"E	L215	59.33'	S09° 00' 00"E
L183	32.06'	N81° 00' 00"E	L216	32.06'	S81° 00' 00"W
L184	59.33'	N09° 00' 00"W	L217	59.33'	S09° 00' 00"E
L185	11.56'	S81° 00' 00"W	L218	0.10'	N81° 00' 00"E
L186	1.33'	N09° 00' 00"W	L219	4.33'	S09° 00' 00"E
L187	12.17'	S81° 00' 00"W	L220	7.96'	N81° 00' 00"E
L188	6.33'	S09° 00' 00"E	L221	1.33'	S09° 00' 00"E
L189	6.00'	S81° 00' 00"W	L222	16.33'	N81° 00' 00"E
L190	8.00'	N09° 00' 00"W	L223	10.67'	N09° 00' 00"W
L191	15.33'	S81° 00' 00"W	L224	6.00'	N81° 00' 00"E
L192	12.67'	S09° 00' 00"E	L225	4.33'	N09° 00' 00"W
L193	3.33'	N81° 00' 00"E	L226	12.33'	N81° 00' 00"E
L194	15.33'	S09° 00' 00"E	L227	16.33'	N09° 00' 00"W
L195	1.33'	S81° 00' 00"W	L228	5.67'	S81° 00' 00"W
L196	14.33'	S09° 00' 00"E	L229	13.67'	N09° 00' 00"W
L197	11.00'	N81° 00' 00"E	L230	5.00'	S81° 00' 00"W
L198	20.00'	S09° 00' 00"E	L231	20.00'	N09° 00' 00"W



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L232	32.06'	N81° 00' 00"E	L266	32.06'	S81° 00' 00"W
L233	59.33'	S09° 00' 00"E	L267	59.33'	N09° 00' 00"W
L234	0.10'	S81° 00' 00"W	L268	11.56'	N81° 00' 00"E
L235	4.33'	S09° 00' 00"E	L269	1.33'	N09° 00' 00"W
L236	7.96'	S81° 00' 00"W	L270	12.17'	N81° 00' 00"E
L237	1.33'	S09° 00' 00"E	L271	6.33'	S09° 00' 00"E
L238	16.33'	S81° 00' 00"W	L272	6.00'	N81° 00' 00"E
L239	10.67'	N09° 00' 00"W	L273	8.00'	N09° 00' 00"W
L240	6.00'	S81° 00' 00"W	L274	15.33'	N81° 00' 00"E
L241	4.33'	N09° 00' 00"W	L275	12.67'	S09° 00' 00"E
L242	12.33'	S81° 00' 00"W	L276	3.33'	S81° 00' 00"W
L243	16.33'	N09° 00' 00"W	L277	15.33'	S09° 00' 00"E
L244	5.67'	N81° 00' 00"E	L278	1.33'	N81° 00' 00"E
L245	13.67'	N09° 00' 00"W	L279	14.33'	S09° 00' 00"E
L246	5.00'	N81° 00' 00"E	L280	11.00'	S81° 00' 00"W
L247	20.00'	N09° 00' 00"W	L281	20.00'	S09° 00' 00"E
L249	32.06'	S81° 00' 00"W	L282	59.33'	N09° 00' 00"W
L250	20.00'	N09° 00' 00"W	L283	32.06'	N81° 00' 00"E
L251	11.00'	S81° 00' 00"W	L284	20.00'	S09° 00' 00"E
L252	14.33'	N09° 00' 00"W	L285	11.00'	N81° 00' 00"E
L253	1.33'	N81° 00' 00"E	L286	14.33'	S09° 00' 00"E
L254	15.33'	N09° 00' 00"W	L287	1.33'	S81° 00' 00"W
L255	3.33'	S81° 00' 00"W	L288	15.33'	S09° 00' 00"E
L256	12.67'	N09° 00' 00"W	L289	3.33'	N81° 00' 00"E
L257	15.33'	N81° 00' 00"E	L290	12.67'	S09° 00' 00"E
L258	8.00'	S09° 00' 00"E	L291	15.33'	S81° 00' 00"W
L259	6.00'	N81° 00' 00"E	L292	8.00'	N09° 00' 00"W
L260	6.33'	N09° 00' 00"W	L293	6.00'	S81° 00' 00"W
L261	12.17'	N81° 00' 00"E	L294	6.33'	S09° 00' 00"E
L262	1.33'	S09° 00' 00"E	L295	12.17'	S81° 00' 00"W
L263	11.56'	N81° 00' 00"E	L296	1.33'	N09° 00' 00"W
L264	59.33'	S09° 00' 00"E	L297	11.56'	S81° 00' 00"W

PLAN BOOK PAGE
402 44



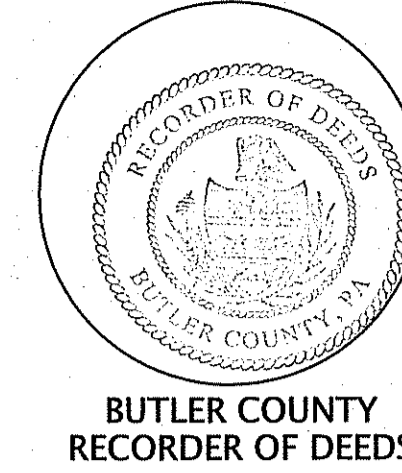
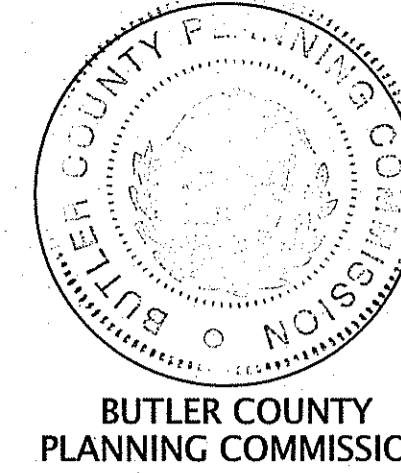
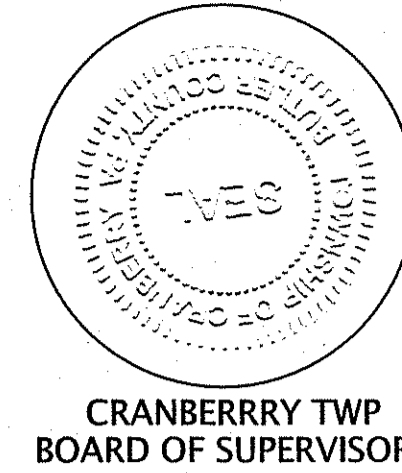
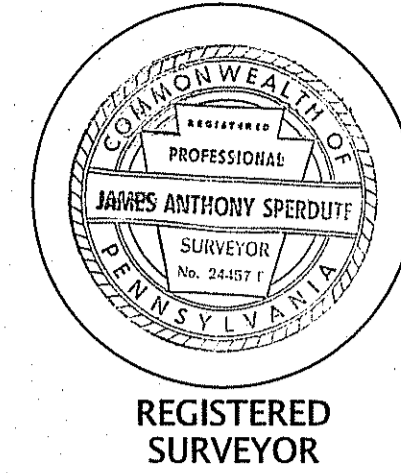
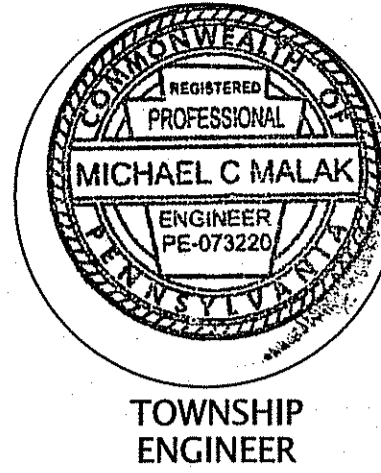
Owner/Developer
The Villas at Forest Oaks, LP
Box 449
Mars, PA 16046
Reference:
The Villas at Forest Oaks
PBV 397, Pages 24 - 25

DRAWING NUMBER: 1021-2224107
DRAWING SCALE: 1"=50'
DATE: April 19, 2022
DRAWN BY: JRS
REVISIONS:
Sheet 2 of 2

The Villas At Forest Oaks Condominium Plan 1
Center Township & Butler Township,
Butler County, Pennsylvania

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

Instr: 202204290009420
 Fig 1 of 46-00 4/29/2022 10:04 AM
 Michele Mustello
 Butler County Recorder PA 120220097279



BY RESOLUTION APPROVED ON THE 6 DAY OF April 2022 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 48 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

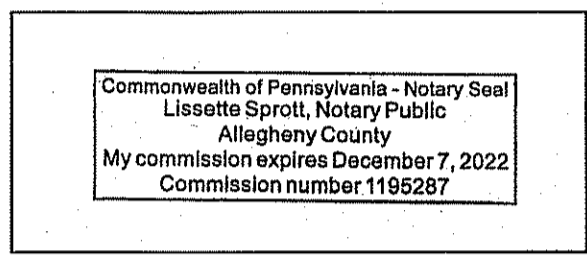
[Signature]
 SIGNATURE AND TITLE OF OFFICER WITNESSING
 DATE 4/6/22

[Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 DATE 4/6/22

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF April 2022

(SEAL) *[Signature]*
 NOTARY PUBLIC



Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 48 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202201190001413 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
 SIGNATURE OF WITNESS

[Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

4/4/22
 DATE

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

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

4/2/22
 DATE

[Signature]
 SIGNATURE
 REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY Resolution No. 2022-35 EFFECTIVE THIS 12th DAY OF April 2022

[Signature]
 SECRETARY

[Signature]
 CHAIRPERSON

Daniel A. Santoro TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2022-35 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.

[Signature]
 TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF MARCH 2022

[Signature]
 SECRETARY

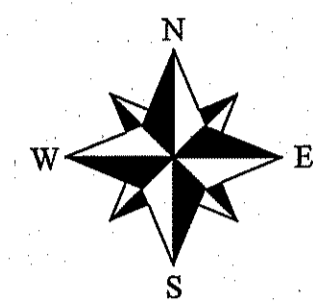
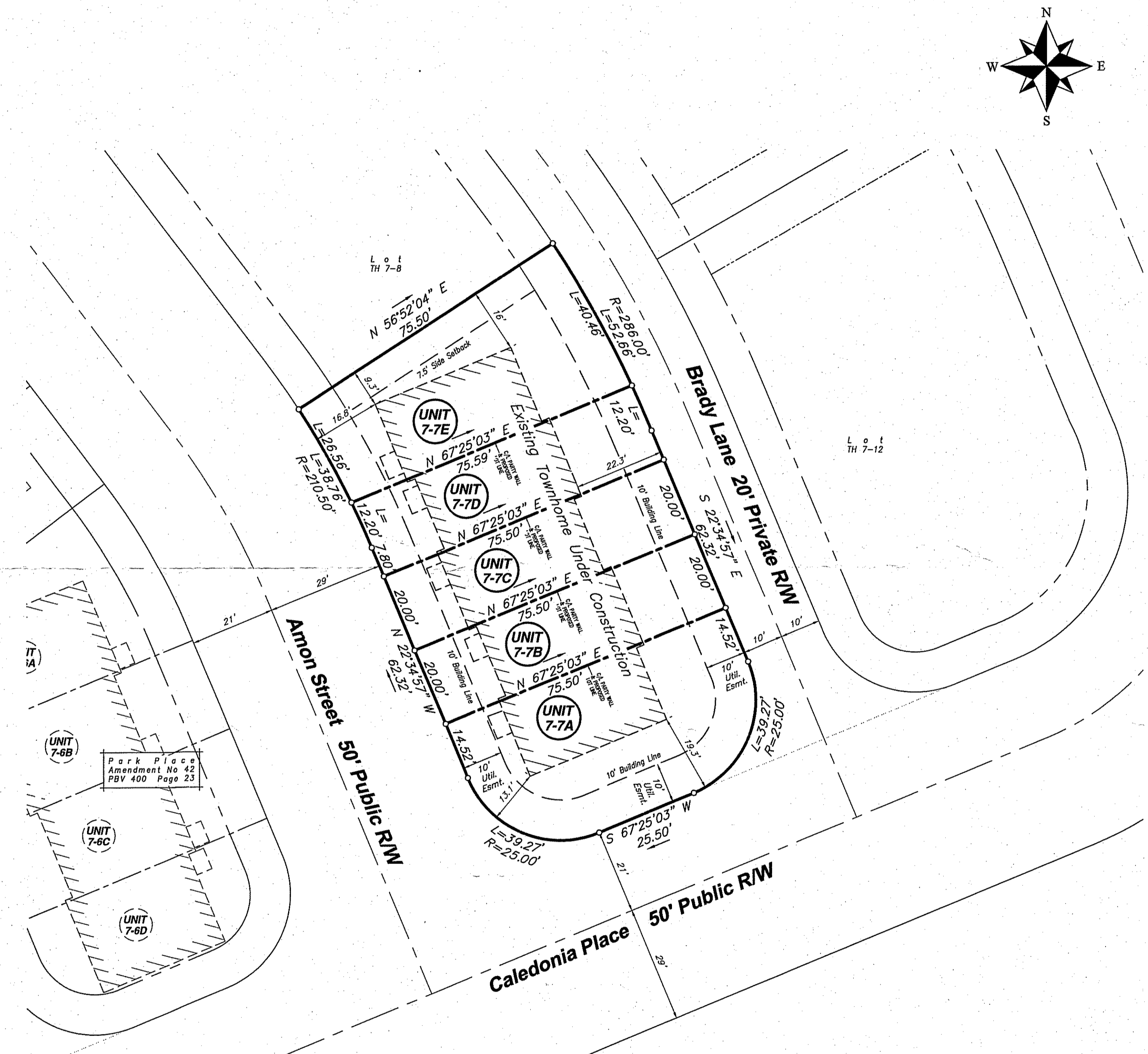
[Signature]
 CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 402 PAGE 45

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF April 2022

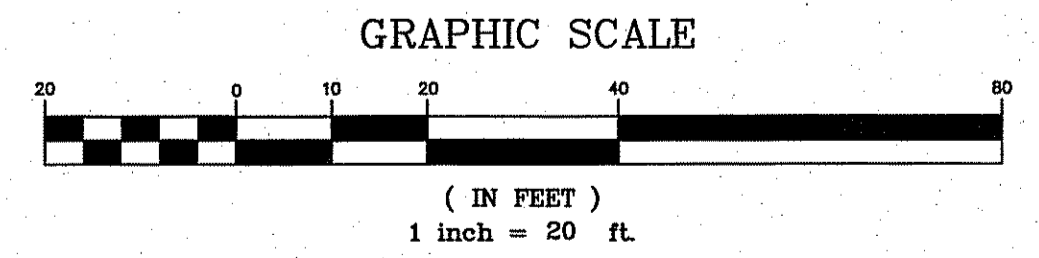
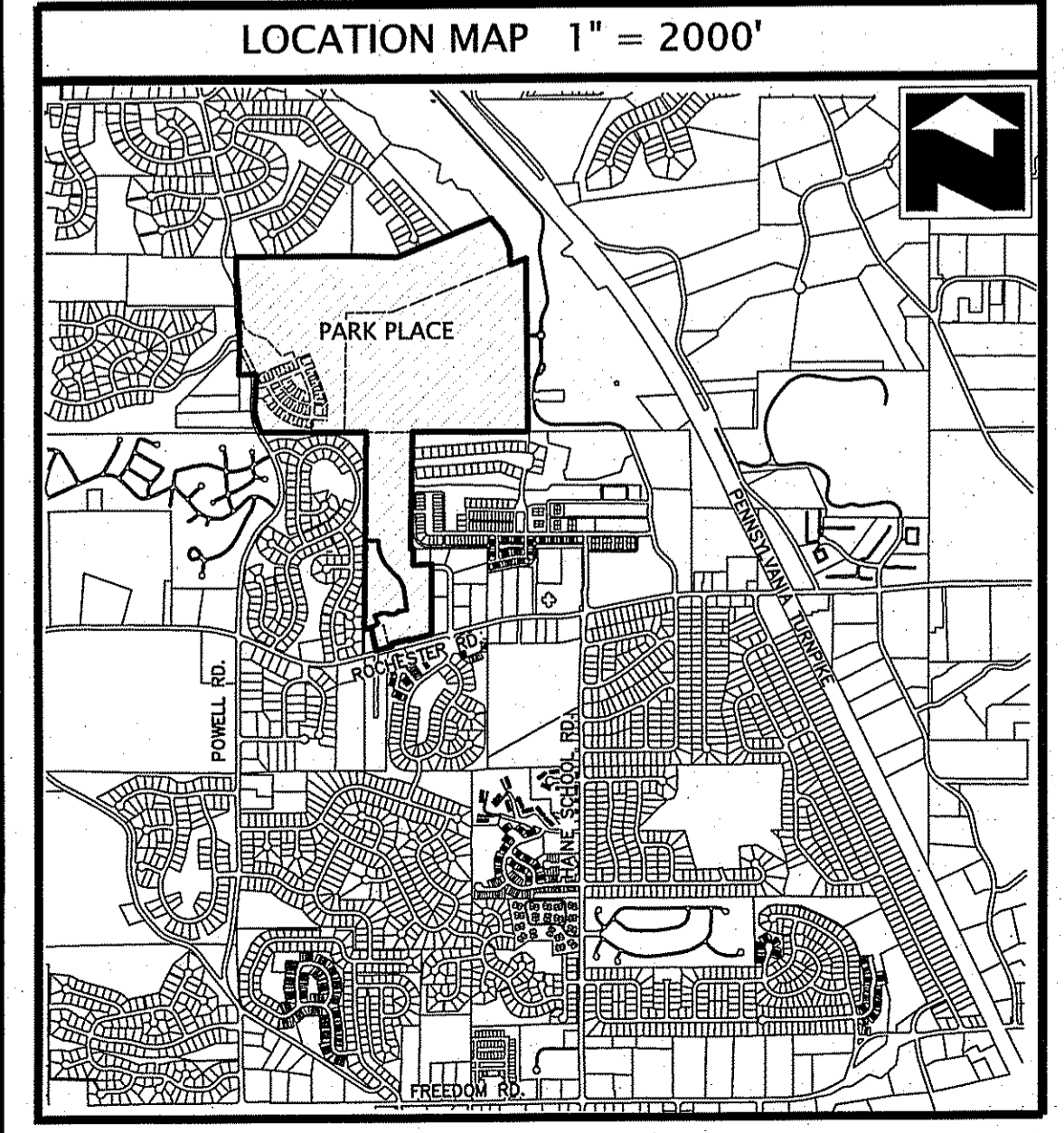
[Signature]
 RECORDER OF DEEDS

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



Lot Area Tabulation

Unit	Sq.Ft.	Acres
7-7A	2,715.625	0.062
7-7B	1,510.000	0.035
7-7C	1,510.000	0.035
7-7D	1,510.398	0.035
7-7E	2,529.768	0.058
TOTALS	9,775.791	0.225



PLAN BOOK	PAGE
402	45

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-7 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 7-7
 TAX PARCEL 130-S46-A7
 INST# 202201190001413

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

DRAWING NUMBER: 1004-2223918
 DRAWING SCALE: 1"=20'
 DATE: March 7, 2022
 DRAWN BY:
 REVISIONS:

PARK PLACE AMENDMENT NO. 48

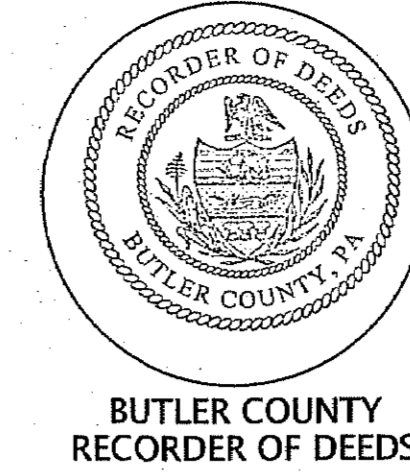
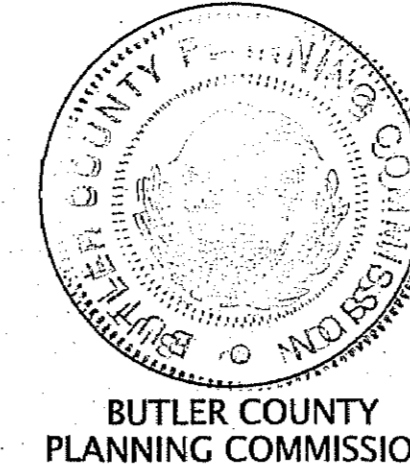
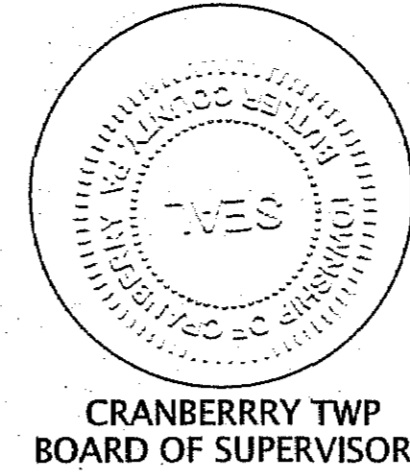
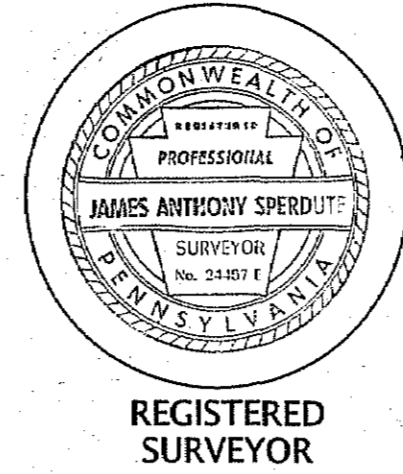
BEING A RE-SUBDIVISION OF PARCEL TH 7-7
 PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
 AS RECORDED IN PLAN BOOK 390, PAGES 9-14
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
 A Division of Sheffer & Company

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

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

Instr: 202204290009421
 Pg: 1 of 546.00
 Michele Mustello
 Butler County Recorder PA



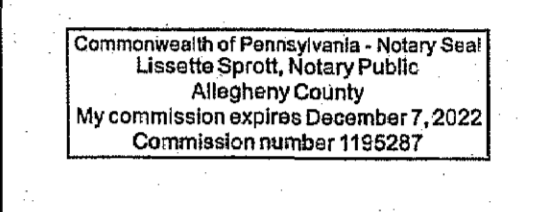
BY RESOLUTION APPROVED ON THE 6 DAY OF April 2022, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 49 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

[Signature]
 SIGNATURE AND TITLE OF OFFICER WITNESS
 DATE: 4/6/22

[Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 DATE: 4/6/22

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF April 2022
 (SEAL) *[Signature]*
 NOTARY PUBLIC



I, *[Signature]* HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 49 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202202080003066. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
[Signature]
 SIGNATURE OF WITNESS

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
 DATE: 4/1/22
[Signature]
 JAMES A. SPERDUTE, R.S. # 24457-E

[Signature], 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.
 DATE: *[Signature]*
 SIGNATURE
 REGISTRATION NO. 06-073210

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2022-36 EFFECTIVE THIS 12th DAY OF April 2022

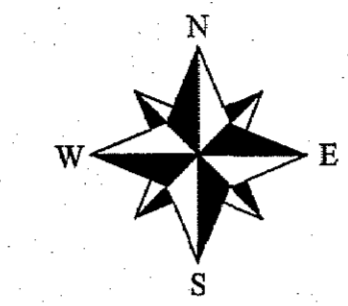
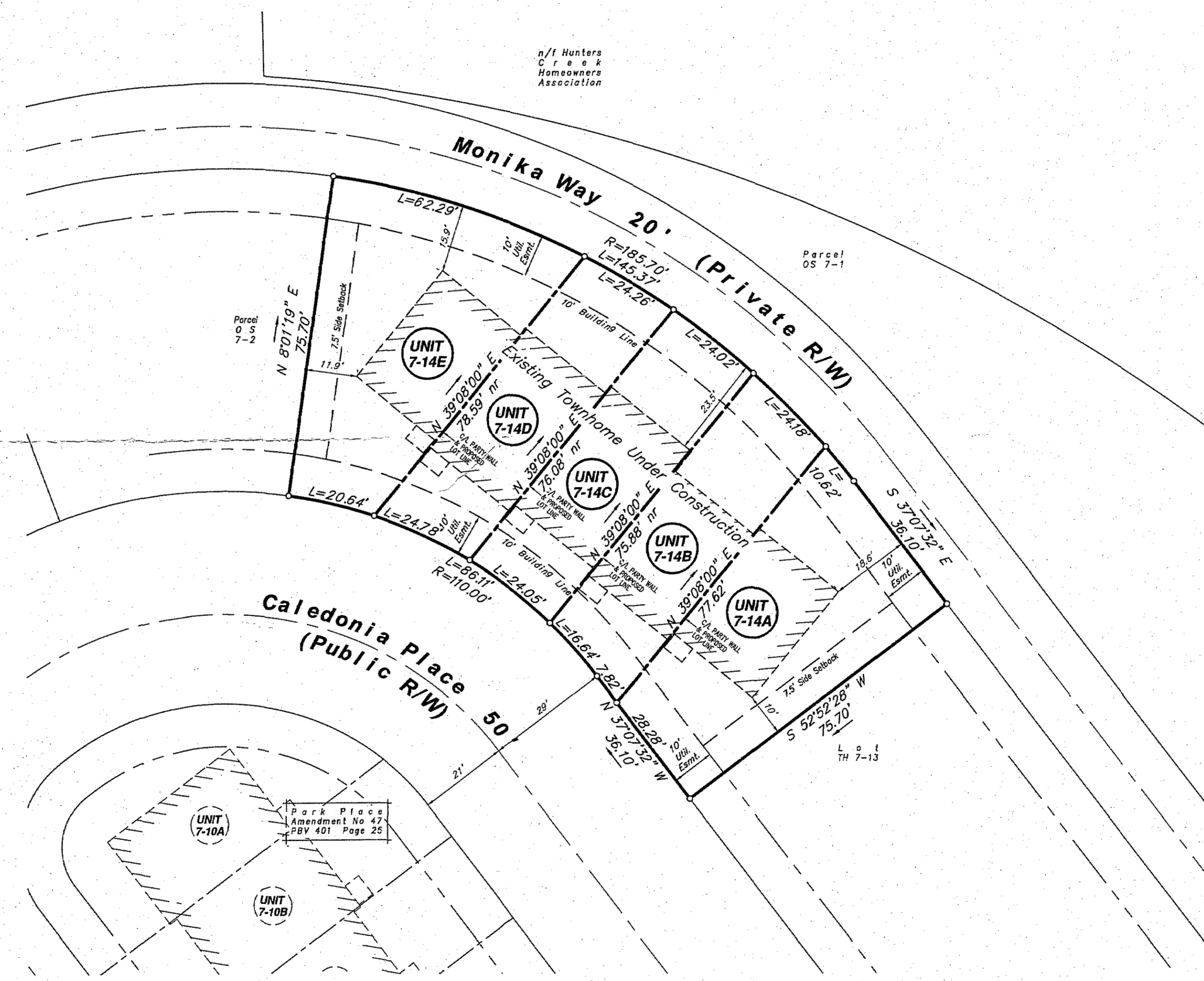
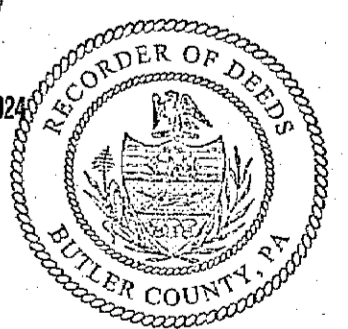
[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON

I, *[Signature]* TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2022-36 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.
[Signature]
 TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF March 2022
[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 402 PAGE 46
 GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF April 2022

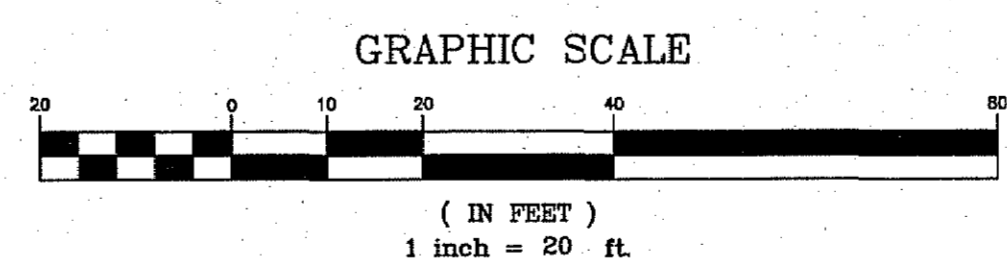
[Signature]
 RECORDER OF DEEDS
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



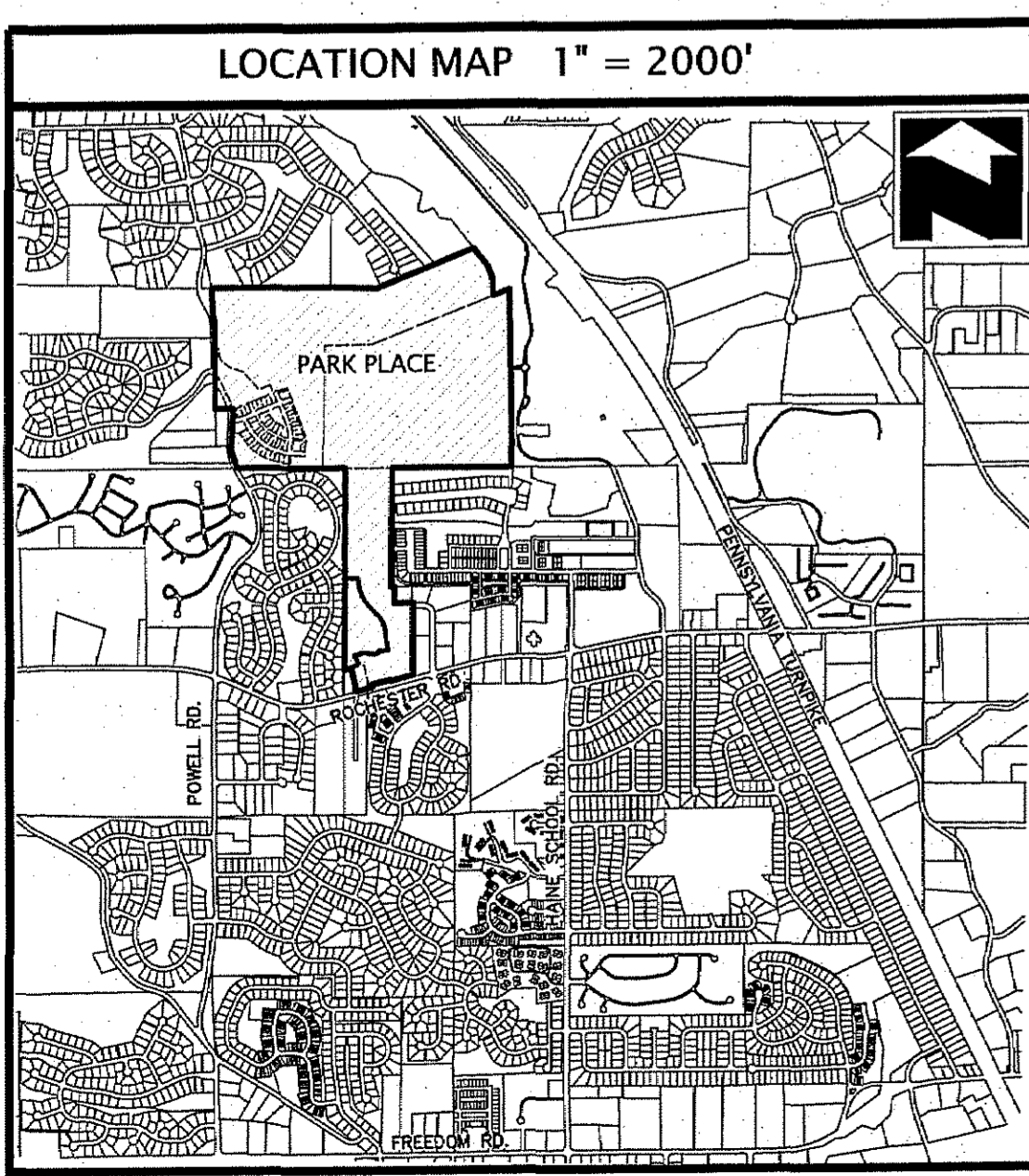
n/f Hunters Creek Homeowners Association

Parcel OS 7-1

Parcel TH 7-13



PLAN BOOK PAGE
402 46



Lot Area Tabulation

Unit	Sq.Ft.	Acres
7-14A	2,840.120	0.065
7-14B	1,839.866	0.042
7-14C	1,819.175	0.042
7-14D	1,850.912	0.042
7-14E	3,144.153	0.072
TOTALS	11,494.226	0.263

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-14 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 7-14
 TAX PARCEL 130-546-114
 INST# 202202080003066

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

DRAWING NUMBER: 1004-2223910
 DRAWING SCALE: 1"=20'
 DATE: March 7, 2022
 DRAWN BY:
 REVISIONS:

PARK PLACE AMENDMENT NO. 49

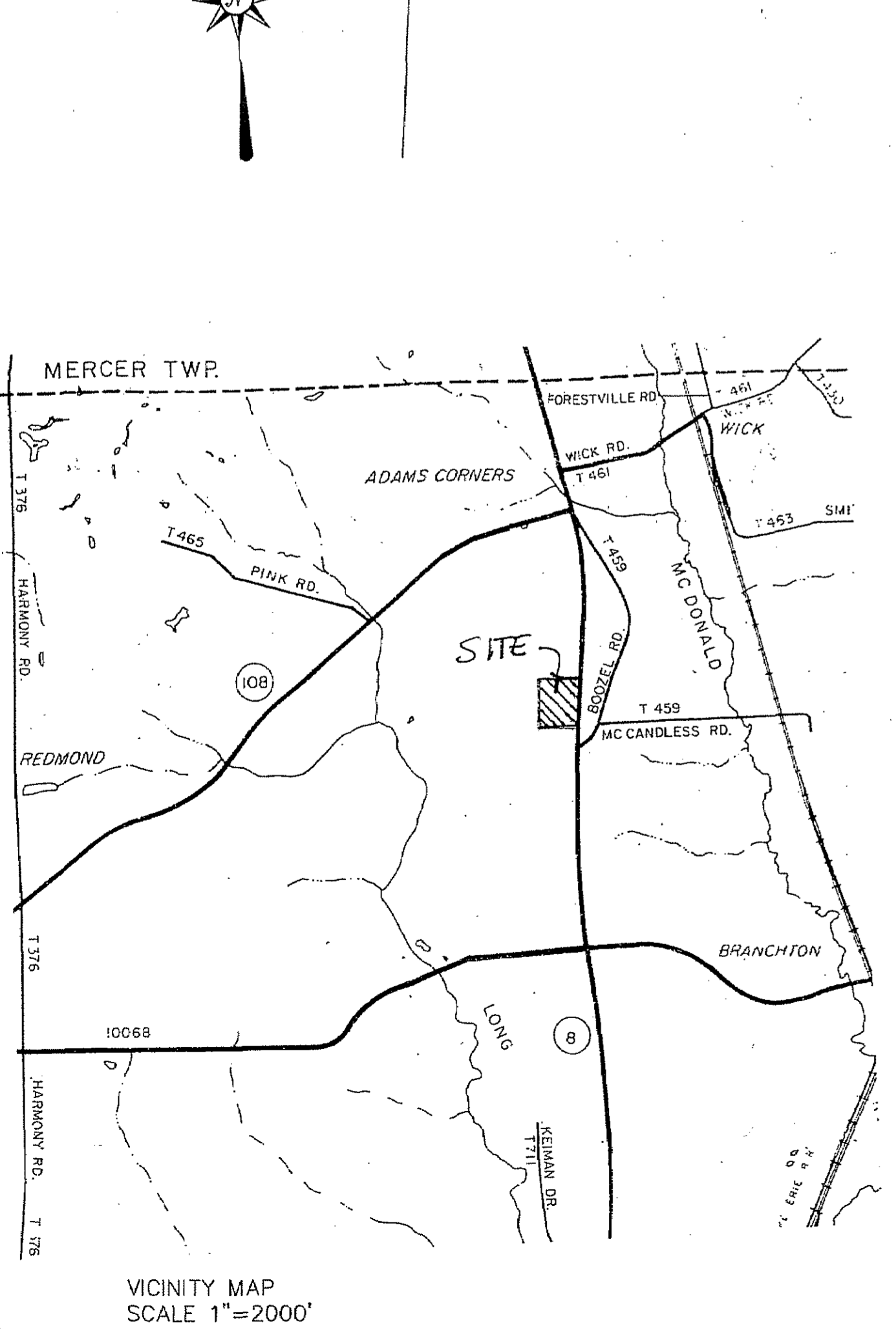
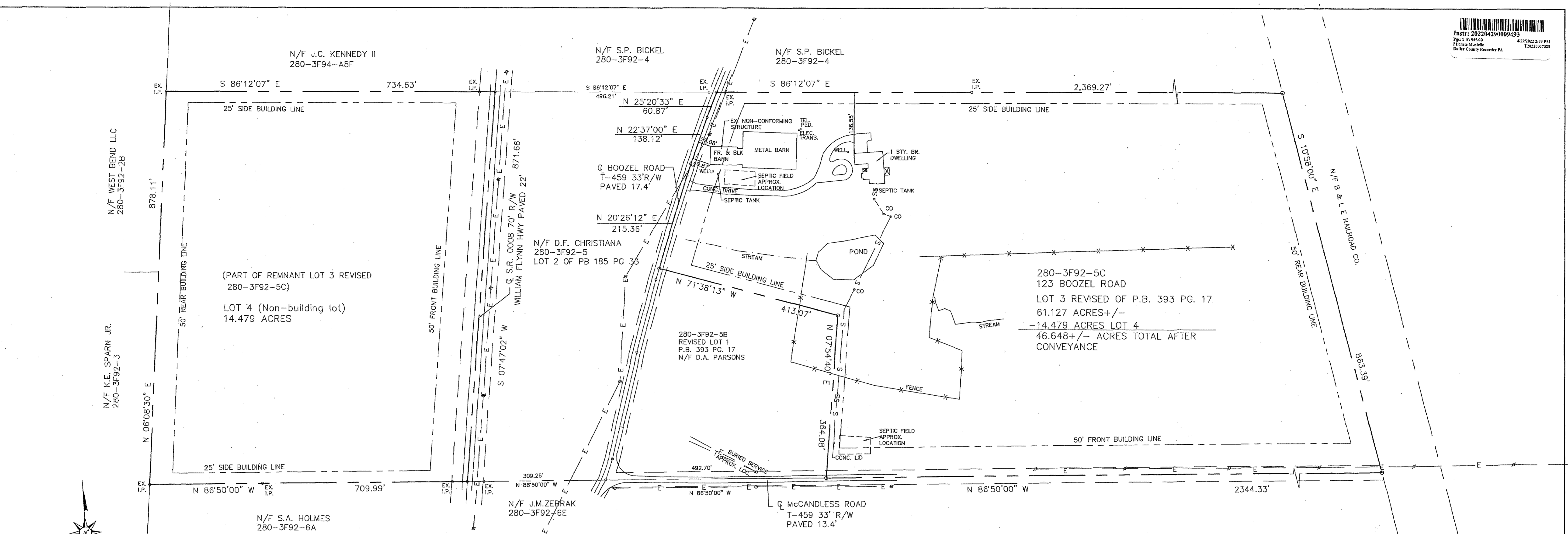
BEING A RE-SUBDIVISION OF PARCEL TH 7-14
 PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
 AS RECORDED IN PLAN BOOK 390, PAGES 9-14
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

Sperdute Land Surveying
 A Division of Sheffler & Company

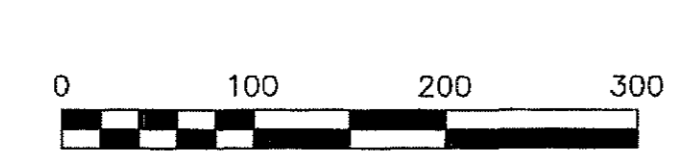
108 Deer Lane
 Harmony, PA 16037

1712 Mount Nebo Road
 Sewickley, PA 15143

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



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF. E. R. SMITH PLAN OF LOTS 1 BY HAZLET, PEPLING & ASSOC. RECORDED 11/21/94 PB 179 PG 12
 REF. E. R. SMITH PLAN OF LOTS 2 BY R. B. SHANNON & ASSOC., INC. RECORDED 8/02/95 PB 185 PG 33
 PROPERTY OWNERS:
 JAMES TODD CAMPBELL
 REBECCA A. CAMPBELL
 115 BOOZEL ROAD
 SLIPPERY ROCK, PA 16057
 ZONING INFORMATION:
 RC-1 RURAL CONSERVATION
 MIN. LOT AREA 1 ACRE
 MIN. LOT WIDTH 150'
 MIN. FRONT YARD 50'
 MIN. SIDE YARD 25'
 MIN. REAR YARD 50'
 A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THE AREA OF THIS PROPERTY BEING SUBDIVIDED LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.20% ANNUAL CHANCE FLOODPLAIN.
 REF: LOT LINE REVISION FOR JAMES TODD CAMPBELL & REBECCA A. CAMPBELL BY LAND SURVEYORS, INC., 02/22/21, #20-005, P.B. 393 PG. 17.
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 4, A NON-BUILDING LOT FROM THE REMNANT LOT 3 REVISED.



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

Approved by the Supervisors of the Township of Slippery Rock this 29th day of April, 2022

Approved by the Slippery Rock Township Planning Commission this 29th day of April, 2022

Reviewed by the Butler County Planning Commission this 16th day of March, 2022

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 402 page 47

Given under my hand and seal this 29th day of April, 2022

SEAL: MICHELE M. MUSTELLO, RECORDER OF DEEDS, Butler County, PA

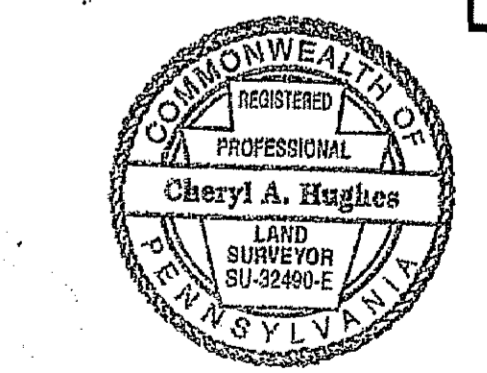
KNOW ALL MEN BY THESE PRESENTS, that we, James Todd Campbell and Rebecca A. Campbell, of the Township of Slippery Rock, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property,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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 22 day of April, 2022

ATTEST: Notary Public

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 AGRICULTURAL USE. THIS WAIVER APPLIES TO LOT 4 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SLIPPERY ROCK 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 LOT 4 SHOULD CONTACT APPROPRIATE OFFICIALS OF SLIPPERY ROCK 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.

PLAN BOOK	PAGE
402	47



COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James Todd Campbell and Rebecca A. Campbell, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 22 day of April, 2022

My Commission expires the 12 day of Sept, 2022

Notary Public

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

April 19, 2022 SEAL: Cheryl A. Hughes, REC. NO. 32490-E

REVISED 04/19/2022; NON-BUILDING WAIVER

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

PLAN OF SUBDIVISION

FOR: JAMES TODD CAMPBELL & REBECCA A. CAMPBELL

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

Date 2/15/22	Scale 1"=100'	Dwn By BEC	Ckd By CAH
Parcel No. 280-3F92-5C	INST. #	201709140019901	Service No. 22-012
Address 115 BOOZEL RD.			

OWNER'S CERTIFICATION

WE, GLENN E. LANG AND MARJORIE K. LANG, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WAS MADE WITH THE OWNERS' CONSENT, AND THAT THE OWNERS DESIRE THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, WE HAVE SET OUR HAND AND SEAL THIS 27 DAY OF APRIL, 2022.

x Glenn E. Lang x DECEASED
GLENN E. LANG MARJORIE K. LANG

ACKNOWLEDGMENT OF NOTARY PUBLIC

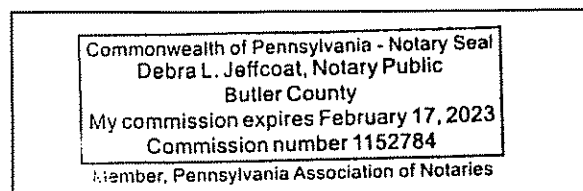
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, GLENN E. LANG AND MARJORIE K. LANG, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27 DAY OF APRIL, 2022.

MY COMMISSION EXPIRES THE 17th DAY OF FEBRUARY, 2023.

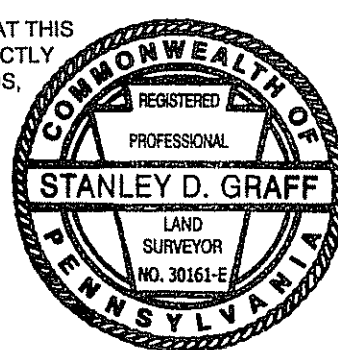
x Debra L. Jaffcoat
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

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

DATE 7 APRIL 2022
x Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-056474E



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 28th DAY OF APRIL, 2022.

x Michelle Mustello x W. J. ...
SECRETARY CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 16th DAY OF April, 2022.

x Michelle Mustello x P. ...
SECRETARY VICE CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF APRIL, 2022.

x R. ... x J. ...
SECRETARY CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

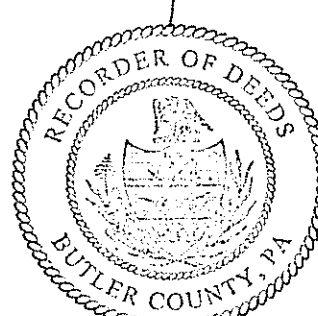
PROOF OF RECORDING

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

PLAN BOOK VOLUME 402, PAGE(S) 48

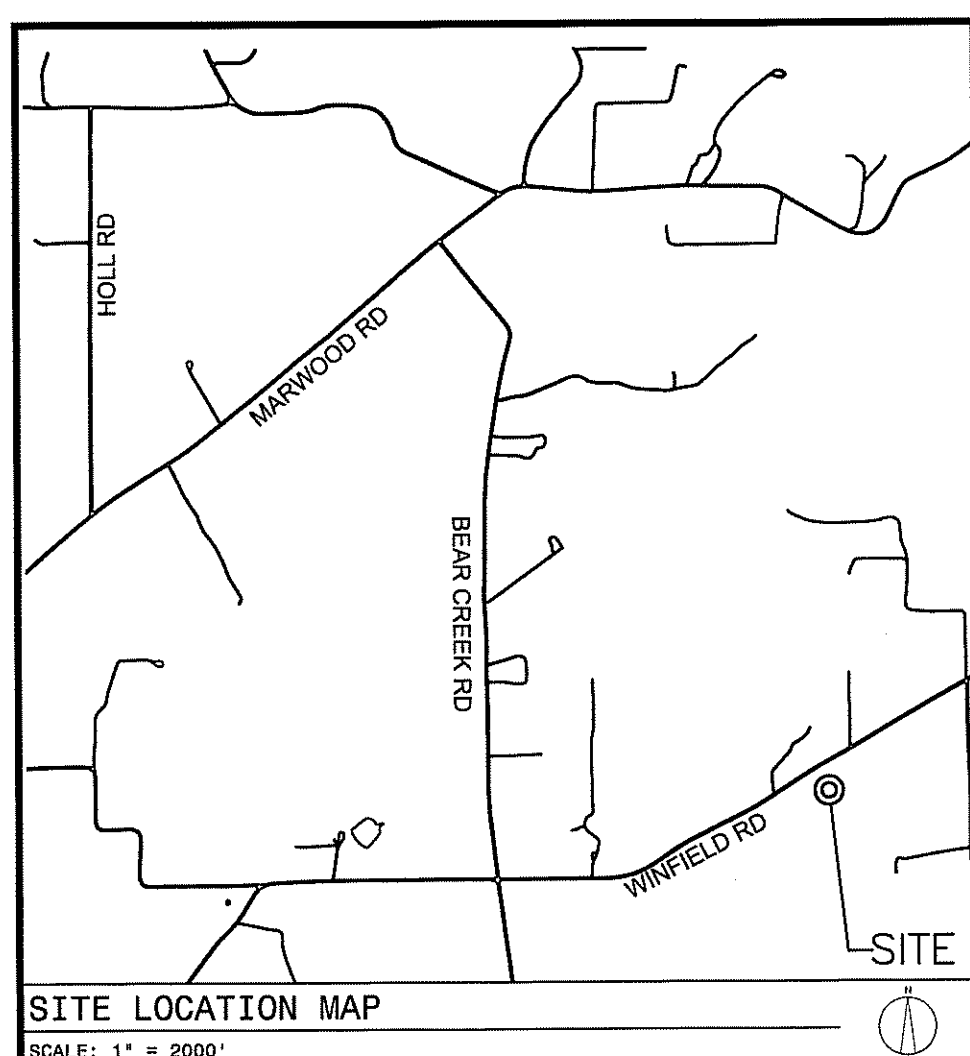
GIVEN UNDER MY HAND AND SEAL THIS 3RD DAY OF May, 2022.

x Michele M. Mustello
RECORDER OF DEEDS



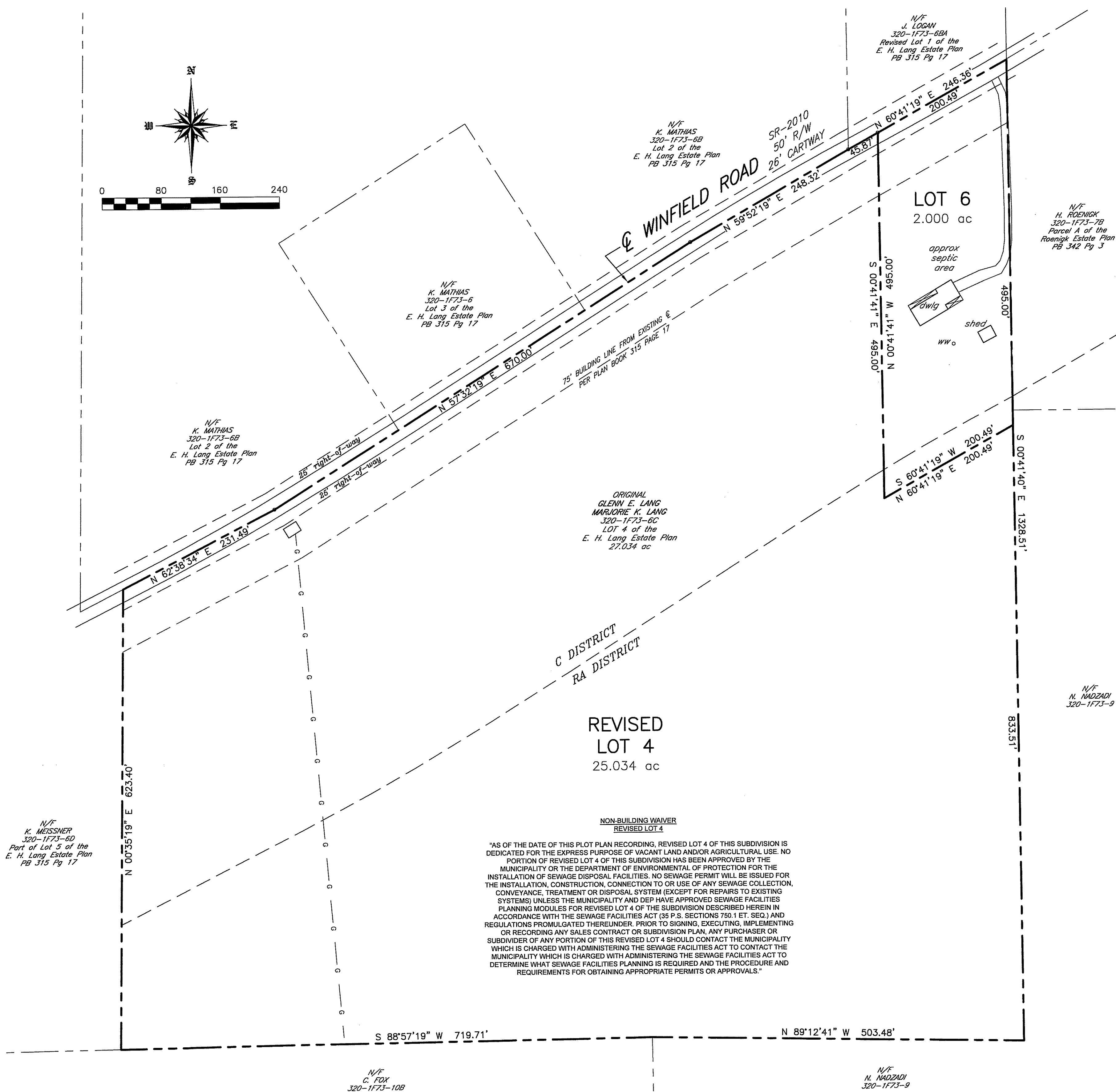
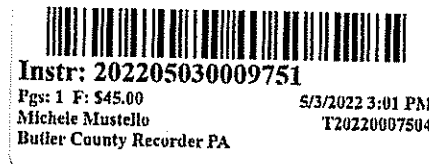
MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024



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

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



PROPERTY AREAS:

EXISTING TOTALS	27.034 AC
LOT 4 (820-1F73-6C)	
REVISED TOTALS	25.034 AC
REVISION	2.000 AC
REVISED TOTAL	27.034 AC

- GENERAL NOTES:**
- TAX ID: 320-1F73-6C
 - OWNERS: GLENN E. & MARJORIE K. LANG
 - ZONING DISTRICTS: C - COMMERCIAL
RA - RESIDENTIAL AGRICULTURAL
 - SETBACKS (C): FRONT LINE - 50'
BACK & SIDE - 15'
 - SETBACKS (RA): FRONT LINE - 75' FROM CENTERLINE
SIDE - 10'
REAR - 50' FROM PRINCIPAL STRUCTURE
REAR - 10' FROM ACCESSORY STRUCTURE
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - E. H. LANG ESTATE PLAN PLAN BOOK 315 PG 17
 - ROENIGK ESTATE PLAN PLAN BOOK 342 PG 3

REVISED LOT 4
25.034 ac

NON-BUILDING WAIVER
REVISED LOT 4

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED LOT 4 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF REVISED LOT 4 OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR REVISED LOT 4 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS REVISED LOT 4 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

G. LANG PLAN

Being a subdivision of Lot 4 of the E. H. Lang Estate Plan as recorded in Butler County Plan Book Volume 315 Page 17, and being Butler County Tax Parcel 320-1F73-6C

RECORDED	20
PLAN BOOK	PAGE
402	48
SHEET	of

REV	DESCRIPTION	BY	DATE
<p>GRAFF SURVEYING LLC PO BOX 521 SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM</p>			
<p>PROJECT DESCRIPTION</p> <p style="text-align: center;">G. LANG PLAN BEING A SUBDIVISION FOR GLENN E. AND MARJORIE K. LANG</p>			
<p>SITUATE</p> <p style="text-align: center;">WINFIELD TOWNSHIP BUTLER COUNTY, PENNSYLVANIA</p>			
DATE	DRAWN	CHECKED	SCALE
03/09/2022	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-027	320-1F73-6C	-	

OWNERS ADOPCTION (BUTLER TOWNSHIP)
 KNOW ALL MEN BY THESE PRESENTS, THAT AFE & ALLMAN LAND GROUP, LLC, A PARTNERSHIP DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADAPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRAINAGE ROADS, LINES, WAYS, RIGHT-OF-WAY AND OTHER PUBLIC HIGHWAY ECHOING FROM 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, DAMAGES, REVENUES FROM OR PERFORMANCES TO ANY MANNER, SAID ROADS, LINES, WAYS, RIGHT-OF-WAY AND OTHER PUBLIC HIGHWAY ECHOING FROM THE PLAN. WE FURTHER AGREE THAT THIS 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 BUILT OR IMPROVED THEREON WITHOUT THE APPROVED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A ROAD WITH SUFFICIENT BUREAU TO GUARANTEE CONSTRUCTION OF THE SAME. IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND SEAL THIS 24th DAY OF OCTOBER, 2022.

ATTEST:
 Terence P. Chace, sole member
 AFE & Allman Land Group, LLC
 My Commission Expires 02/27/2025
 Commission # 1408685

CERTIFICATION OF TITLE AND CONCLUSION OF MORTGAGE
 WE, AFE & ALLMAN LAND GROUP, LLC, OWNERS OF THE HIGHFIELD TRAILS 100 SUBDIVISION PHASE 1, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF AFE & ALLMAN LAND GROUP, LLC, AS RECORDED IN INSTRUMENT # 4024951.

MORTGAGEE OF THE PROPERTY
 DALLAS BANK FSB
 MORTGAGEE OF THE PROPERTY EMBRACED IN THE HIGHFIELD TRAILS 100 SUBDIVISION PHASE 1, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE OBLIGATIONS AND COVENANTS APPEARING HEREON.

CONVEYANCE ACKNOWLEDGMENT (BUTLER TOWNSHIP)
 COUNTY OF BUTLER
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Terence P. Chace, AFE & ALLMAN LAND GROUP, LLC, WHO BEING DULY SWORN, DEPOSED THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION OF THE COMMON AND COVENANT SEAL IN FULLY APPROPRIED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID AFE & ALLMAN LAND GROUP, LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGER OF SAID TOWNSHIP, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPARTMENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN AND SUBSCRIBED BEFORE ME THIS 24th DAY OF OCTOBER, 2022.
 Terence P. Chace
 My Commission Expires 02/27/2025
 Commission # 1408685

SECRETARY
 Theresa A. Sailer
 My Commission Expires 05/27/2025
 Commission # 1408685

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF MAY 3, 2022.
 Theresa A. Sailer, President
 Theresa A. Sailer, Secretary

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS DAY OF MAY 3, 2022.
 Theresa A. Sailer, Chairman

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF MARCH, 2021.
 K. Hen, Secretary

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 402 PAGE 49-51.
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

REGISTERED SURVEYOR
 SHEFFLER & COMPANY, INC.
 SURVEYOR NO. 11788-E

BUTLER TOWNSHIP BOARD OF SUPERVISORS

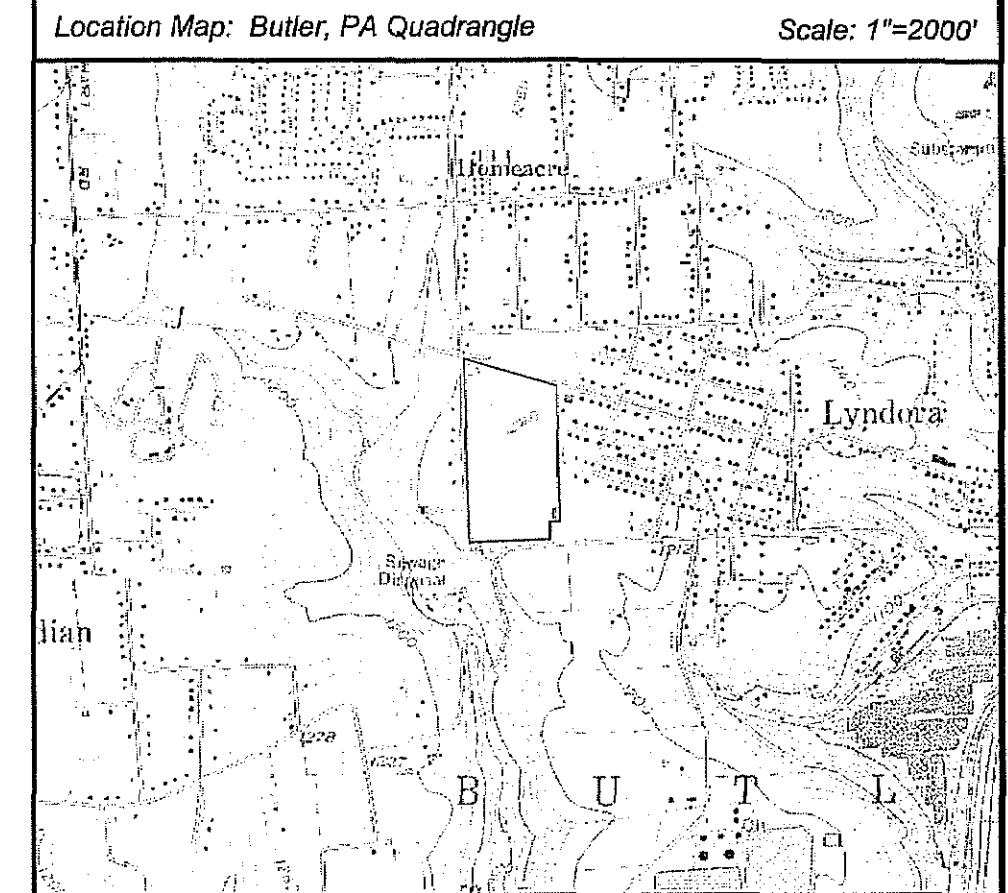
BUTLER TOWNSHIP PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

GENERAL NOTES

1. ALL STORMWATER FACILITIES, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, YARD DRAINS, STORMWATER PONDS AND ACCESS TO THE PONDS OUTSIDE OF THE ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

Inst#: 202205040009859
 Page 1 of 1224
 Sheffler & Company, Inc.
 Butler County Recorder PA



DENSITY REQUIREMENTS FOR CLUSTER DEVELOPMENTS IN R-1

TOTAL PROPERTY ACREAGE: 1,706.160 SF (39.17 AC)
 PROPOSED ROAD RIGHT-OF-WAY: 200,908 SF (4.61 AC)
 ADJUSTED GROSS AREA: 1,605,252 SF (34.56 AC)

DENSITY EQUATION: 1,605,252 / 15,000 = 107.017

TOTAL OPEN SPACE (EXCLUDING PARKING)

PARCEL A = 7,416.9 SQ. FT. (0.17 AC.)
 PARCEL B = 6,687.5 SQ. FT. (0.15 AC.)
 PARCEL C = 200,753.4 SQ. FT. (4.61 AC.)
 PARCEL D = 157,255.1 SQ. FT. (3.61 AC.)
 PARCEL E = 75,587.4 SQ. FT. (1.74 AC.)
 TOTAL = 447,700.3 SQ. FT. (10.28 AC.)

NOTES:

- ALL OPEN SPACE AREAS ARE TO BE PRESERVED IN PERPETUITY, PER SECTION 900-220(b)(10)(c).
- STORM SEWERS AND STORMWATER FACILITIES, OUTSIDE OF THE RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- DISK TO DAWN LIGHTS ARE TO BE PROVIDED FOR EACH LOT AND WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.

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

POCS SER. #: DESIGN - 20181233614
 DIG - 20181233600

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

Horizontal Scale
 1" = 100'
 1/4" = 25'
 1/8" = 12.5'

Date:	Revision Description:	By:	Professional Seal	Prepared By:
2021-02-09	Initial Submission	BJS		
2021-03-09	Address Engineer Comments	BJS		
2021-04-02	Address Engineer Comments	BJS		
2021-04-28	Final Plans to Butler Sewer Authority	BJS		
2022-02-17	Update Plan Set w/ Rain Garden	BJS		
2022-02-17	Issued for Construction	BJS		

Highfield Trails 100 Subdivision Phase 1

Prepared For: AFE & Allman Land Group, LLC

Situate In: Butler Township, Butler County, Pennsylvania

Being a Subdivision of the Consolidation Parcel shown in Highfield Trails Consolidation Plan No. 1, to be recorded.

AFE & Allman Land Group, LLC
 1768 North Main St., Suite 4
 Butler, PA 16001
 724-496-2222

ZONING DISTRICT CLASSIFICATION	R-1 SINGLE FAMILY RESIDENTIAL	PROPOSED SIDE YARD SETBACK	5 FT. MIN.
DEVELOPMENT PROPERTY AREA	1,706,159.97 SF. (39.17 AC.)	PROPOSED REAR YARD SETBACK	25 FT. MIN.
PROPOSED LAND USE	SINGLE-FAMILY DETACHED	PROPOSED BUILDING HEIGHT	35' MAX
PROPOSED DEVELOPMENT DENSITY	100 LOTS / 2.89 DU/AC.	PROPOSED IMPERVIOUS LOT COVERAGE	50% MAX.
PROPOSED MINIMUM LOT AREA	7,119.90 SF. (0.16 AC.)	PROPOSED PARKING SPACES PER LOT	2 GARAGE & 2 DRIVEWAY
PROPOSED MINIMUM LOT WIDTH	52 FT. @ FRONT SETBACK	PROPOSED AREA IN DEVELOPMENT LOTS	902,127.60 SF. (20.71 AC.)
PROPOSED FRONT YARD SETBACK	25 FT. MIN.	PROPOSED PUBLIC STREET R/W AREA	200,907.77 SF. (4.61 AC.)

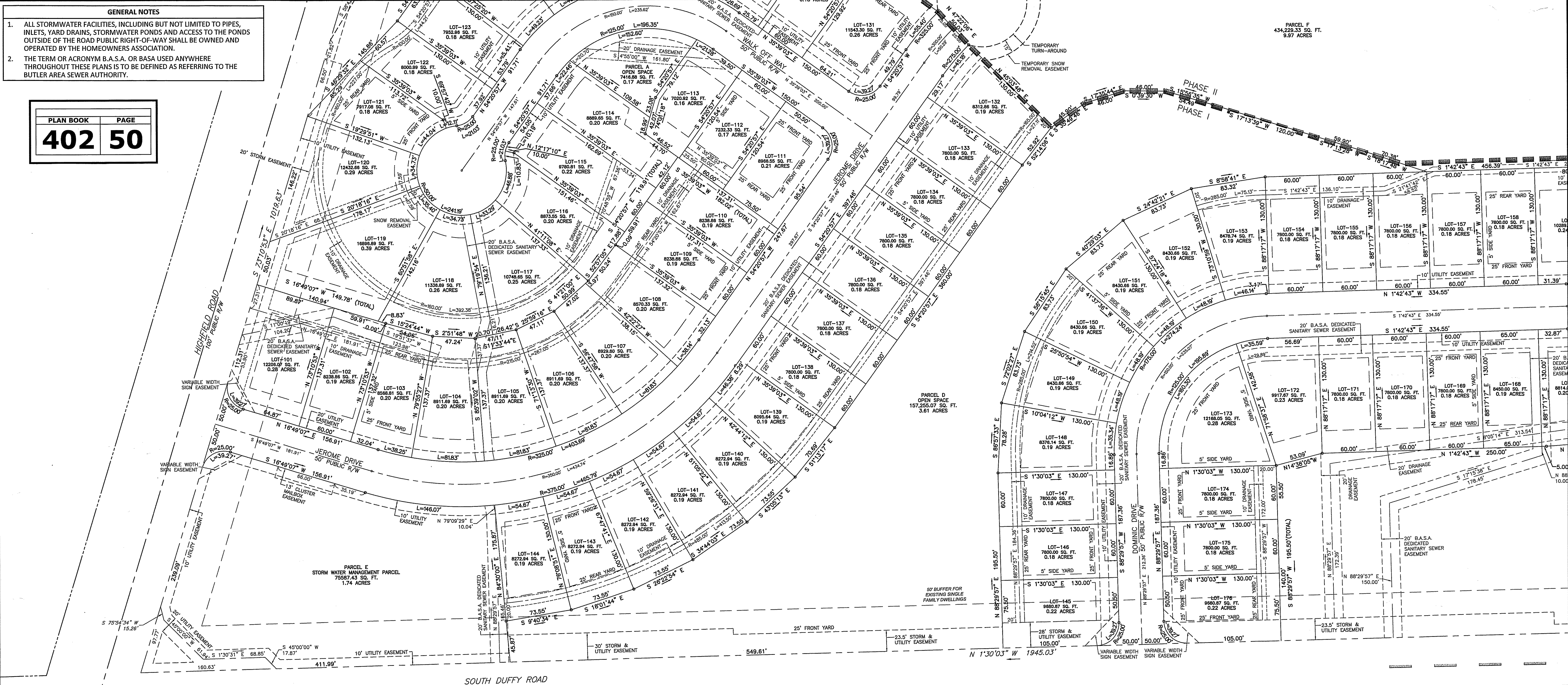
DRAWING SCALE: 1" = 100'
 DATE ISSUED: 03/10/2020
 PROJECT JOB#: 3729
 CADD#: 3729 - S. Duffy - REC2 - Phase 1 Subdivision.dwg

DESIGNED BY: RLS
 REVIEWED BY: GAS
 FIELD BOOK #: —

Sheet No. **REC2**

- GENERAL NOTES**
- ALL STORMWATER FACILITIES, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, YARD DRAINS, STORMWATER PONDS AND ACCESS TO THE PONDS OUTSIDE OF THE ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
 - THE TERM OR ACRONYM B.A.S.A. OR BASA USED ANYWHERE THROUGHOUT THESE PLANS IS TO BE DEFINED AS REFERRING TO THE BUTLER AREA SEWER AUTHORITY.

PLAN BOOK	PAGE
402	50



SOUTH DUFFY ROAD
50' PUBLIC R/W

PRESTON DRIVE

JEROME DRIVE
50' PUBLIC R/W

DOMINIC DRIVE
50' PUBLIC R/W

PARCEL E
STORM WATER MANAGEMENT PARCEL
75587.43 SQ. FT.
1.74 ACRES

PARCEL D
OPEN SPACE
157,255.07 SQ. FT.
3.61 ACRES

PARCEL F
434,229.33 SQ. FT.
9.97 ACRES

LOT 101-188 with various dimensions and areas.

Various easements: 10' UTILITY EASEMENT, 20' B.A.S.A. DEDICATED SANITARY SEWER EASEMENT, 20' DRAINAGE EASEMENT, 20' STORM & UTILITY EASEMENT, etc.

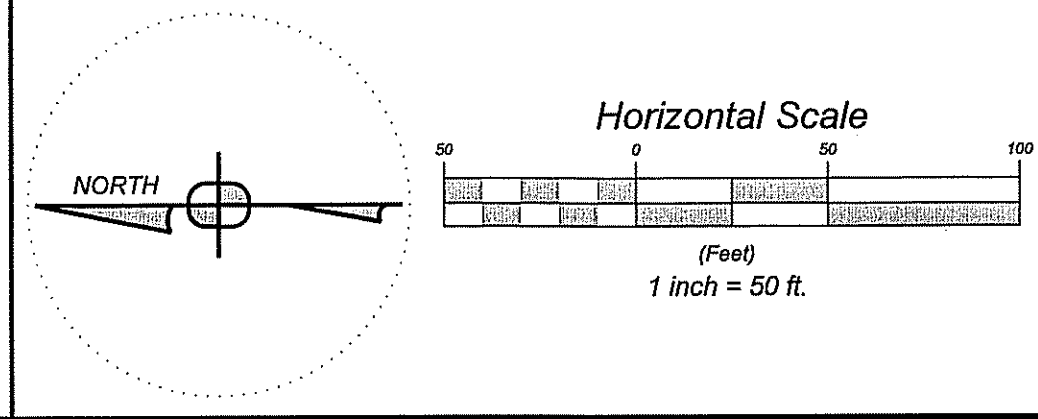
Owner information for lots 101-188:

- LOT 101: MICHAEL & EMILY M. FRANKO
- LOT 102: RONALD & CAROL G. WITZEL
- LOT 103: ARNOLD P. MACRO
- LOT 104: SAMUEL ATR. ETTO
- LOT 105: SCOTT N. BARNES
- LOT 106: WILLIAM E. MAYAUGH III
- LOT 107: JOEL E. & LISA J. BLUM
- LOT 108: JOSHUA L. SMITH
- LOT 109: RICHARD J. JR. & CLARISSA J. MCCLANE

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

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



Date:	Revision Description:	By:	Professional Seal:
2021-02-09	Initial Submission	BJS	
2021-03-09	Address Engineer Comments	BJS	
2021-04-02	Address Engineer Comments	BJS	
2021-04-28	Final Plans to Butler Sewer Authority	BJS	
2022-06-01	Issued for Construction	BJS	

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Highfield Trails 100
Subdivision Phase 1

Prepared For:
AFE & Allman Land Group, LLC

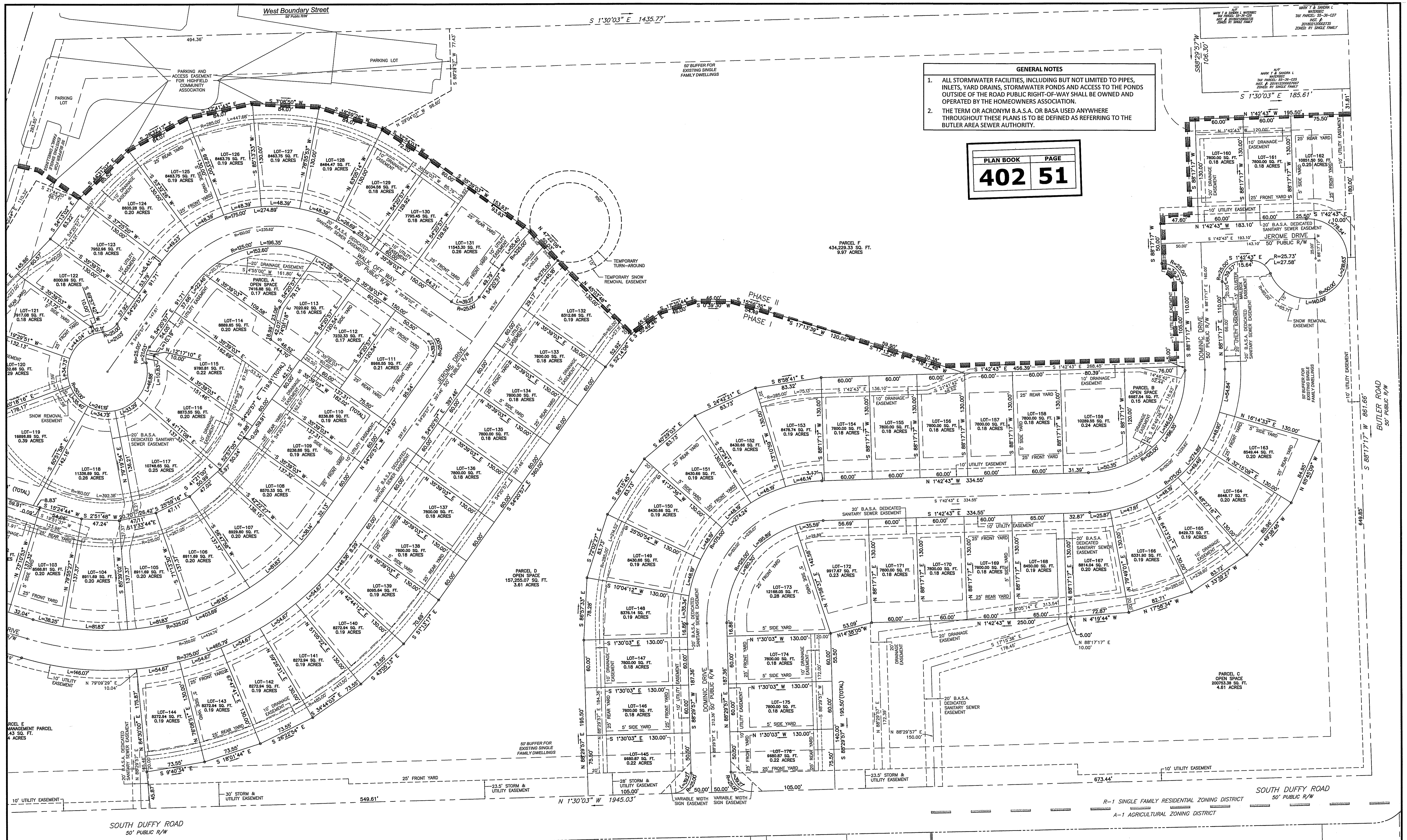
Situate In:
Butler Township, Butler County, Pennsylvania

Being a Subdivision of the Consolidation Parcel shown in Highfield Trails Consolidation Plan No. 1, to be recorded.

DRAWING SCALE: 1" = 50'	DESIGNED BY: RLS
DATE ISSUED: 03/10/2020	REVIEWED BY: GAS
PROJECT JOB#: 3729	FIELD BOOK #: --
CADD#: 3729 - S. Duffy - REC2 - Phase 1 Subdivision.dwg	

AFE & Allman Land Group, LLC
1768 North Main St., Suite 4
Butler, PA 16001
724-496-2222

Sheet No.
REC2A



GENERAL NOTES

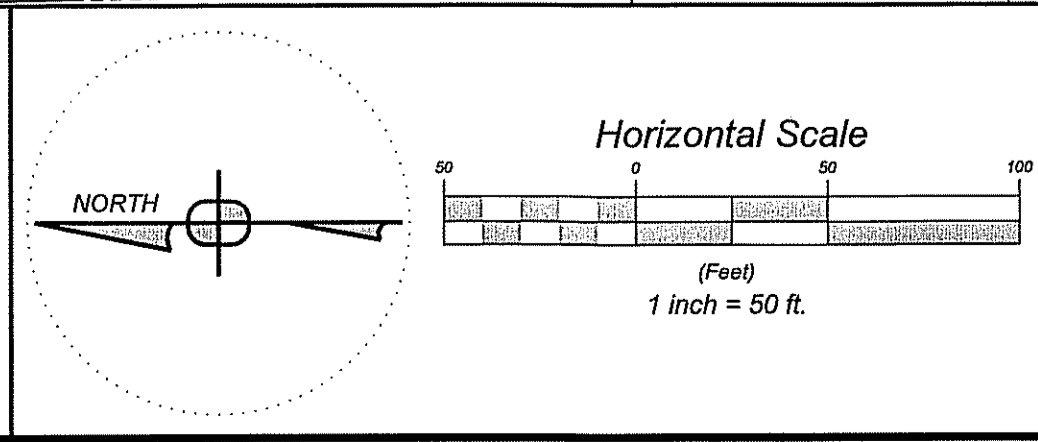
- ALL STORMWATER FACILITIES, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, YARD DRAINS, STORMWATER PONDS AND ACCESS TO THE PONDS OUTSIDE OF THE ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
- THE TERM OR ACRONYM B.A.S.A. OR BASA USED ANYWHERE THROUGHOUT THESE PLANS IS TO BE DEFINED AS REFERRING TO THE BUTLER AREA SEWER AUTHORITY.

PLAN BOOK	PAGE
402	51

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

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



Date	Revision Description	By	Professional Seal	Prepared By
2021-02-09	Initial Submission	BJS		
2021-03-09	Address Engineer Comments	BJS		
2021-04-02	Address Engineer Comments	BJS		
2021-04-28	Final Plans to Butler Sewer Authority	BJS		
2022-06-01	Issued for Construction	BJS		

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Highfield Trails 100
Subdivision Phase 1

Prepared For:
AFE & Allman Land Group, LLC

Situate In:
Butler Township, Butler County, Pennsylvania

Being a Subdivision of the Consolidation Parcel shown in Highfield Trails Consolidation Plan No. 1, to be recorded.

DRAWING SCALE: 1" = 50'
DATE ISSUED: 03/10/2020
PROJECT JOB#: 3729
CADD#: 3729 - S. Duffy - REC2 - Phase 1 Subdivision.dwg

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

AFE & Allman Land Group, LLC
1768 North Main St., Suite 4
Butler, PA 16001
724-498-2222

Sheet No.
REC2B