

Owners' Adoption

By resolution approved on the 25th day of May 2022 President of the M1422, INC A Pennsylvania Corporation...

M1422, INC A Pennsylvania Corporation

By: Donald B. Rodgers, President

By: Donald B. Rodgers, President

Acknowledgment of Corporate Adoption and Dedication

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared...

Witness my hand and notarial seal this 25th day of May 2022

Commonwealth of Pennsylvania - Notary Seal

Kimberly May, Notary Public

My commission expires September 13, 2024

Commission number 1104693

Member: Pennsylvania Association of Notaries

Certification of Title and Concurrence of Mortgage

We hereby certify that the title to the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8A Plan...

M1422, INC A Pennsylvania Corporation

By: Donald B. Rodgers, President

By: Donald B. Rodgers, President

Dollar Bank FS2, mortgage of the property contained in the PARK PLACE RESIDENTIAL SUBDIVISION PHASE 8A Plan...

Signatures of witnesses and authorized officer

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2021-57 effective this 25th day of June, 2022.

Signatures of Secretary and Chairman of Board of Supervisors

Cranberry Township - Township Manager

Daniel B. Santoro, Township Manager for the Township of Cranberry, certify that the conditions for first approval outlined in Ordinance/Resolution No. 2021-57...

Signature of Township Manager

Cranberry Township Municipal Engineer

I, Michael C. Malak, Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements...

Signature and Registration of Municipal Engineer

Surveyor's Certification

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

Signature and Registration of Surveyor

Butler County Planning Commission

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

Signatures of Chairman and Secretary of Planning Commission

Proof of Recording

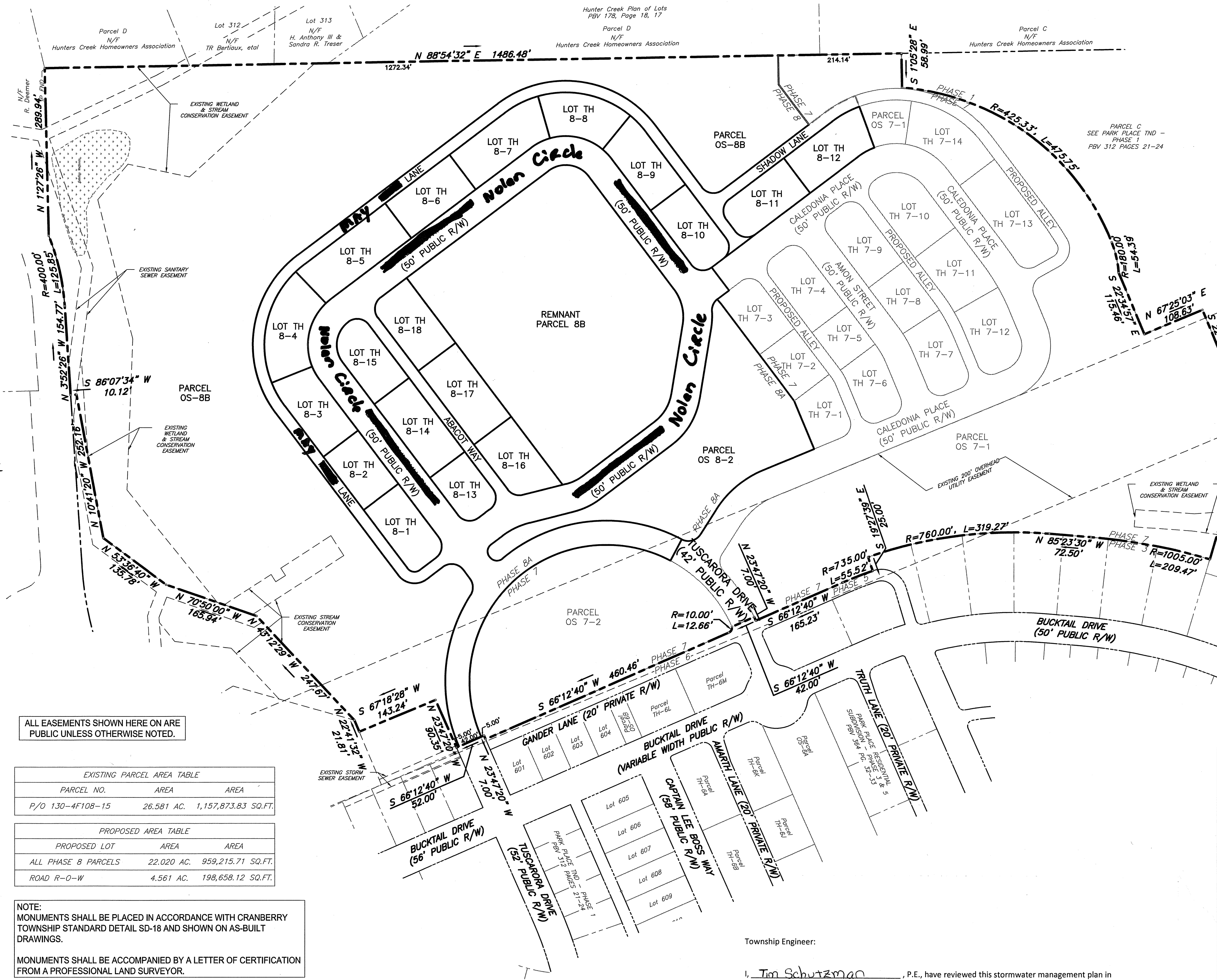
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 404, Page(s) 1-2

Given under my hand and seal this 5th day of July 2022

Signature of Recorder of Deeds

MICHELE M. MUSTELLO, RECORDER OF DEEDS

My Commission Expires First Monday in January 2024

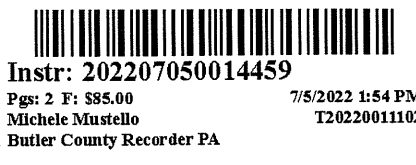


ALL EASEMENTS SHOWN HERE ON ARE PUBLIC UNLESS OTHERWISE NOTED.

Tables for Existing Parcel Area and Proposed Area, including parcel numbers, areas, and road dimensions.

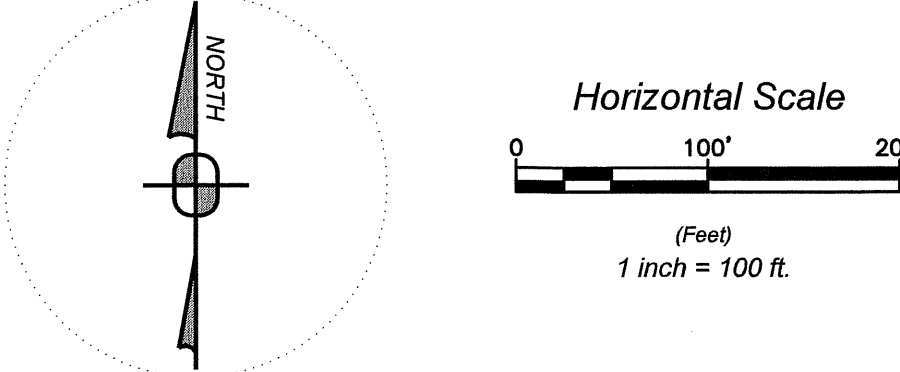
NOTE: MONUMENTS SHALL BE PLACED IN ACCORDANCE WITH CRANBERRY TOWNSHIP STANDARD DETAIL SD-18 AND SHOWN ON AS-BUILT DRAWINGS.

MONUMENTS SHALL BE ACCOMPANIED BY A LETTER OF CERTIFICATION FROM A PROFESSIONAL LAND SURVEYOR.



PLAN BOOK 404 PAGE 1

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



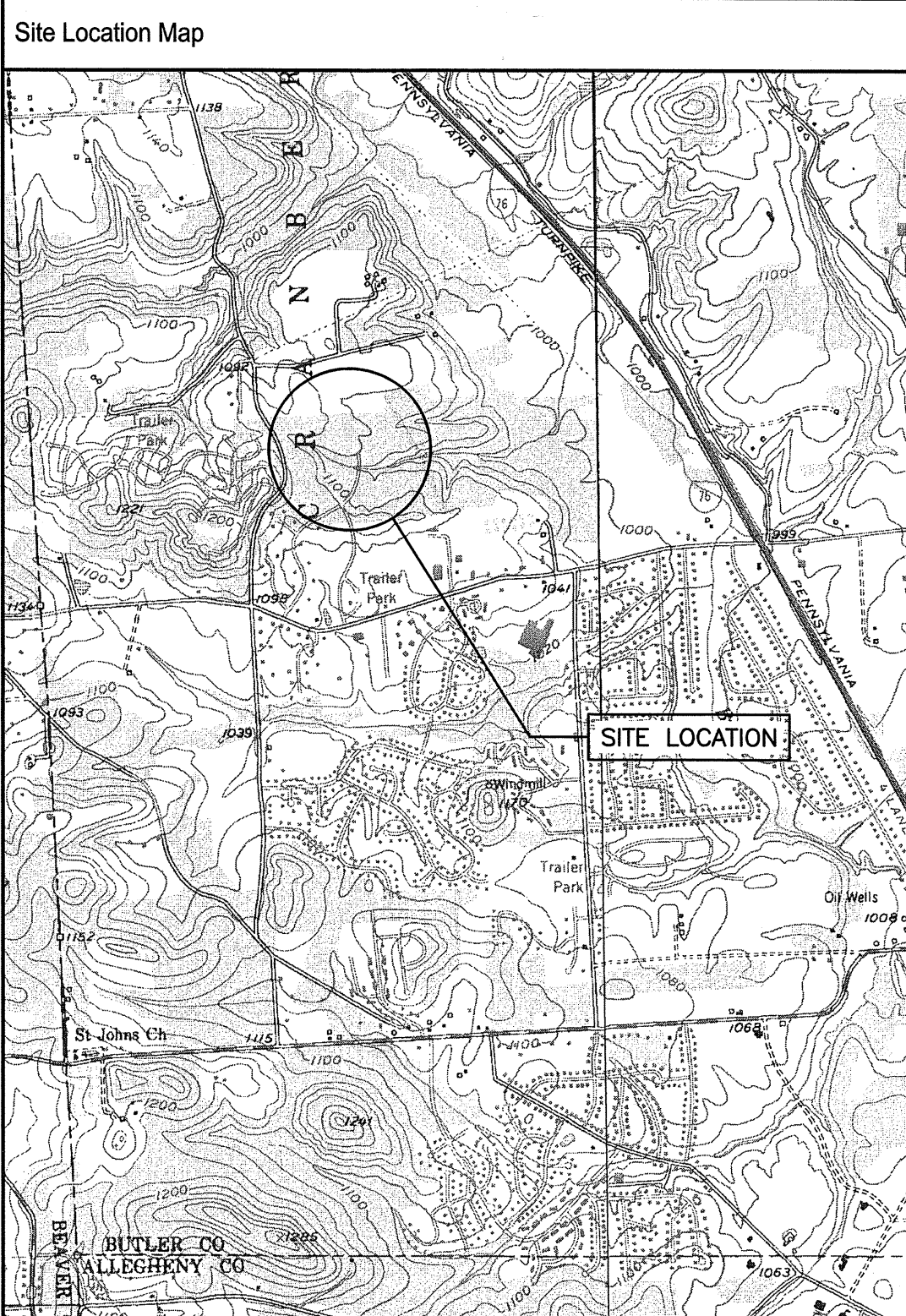
Revision table with columns for Date, Revision Description, and By.

Professional Seal and Prepared By information for Sheffler & Company, Inc.

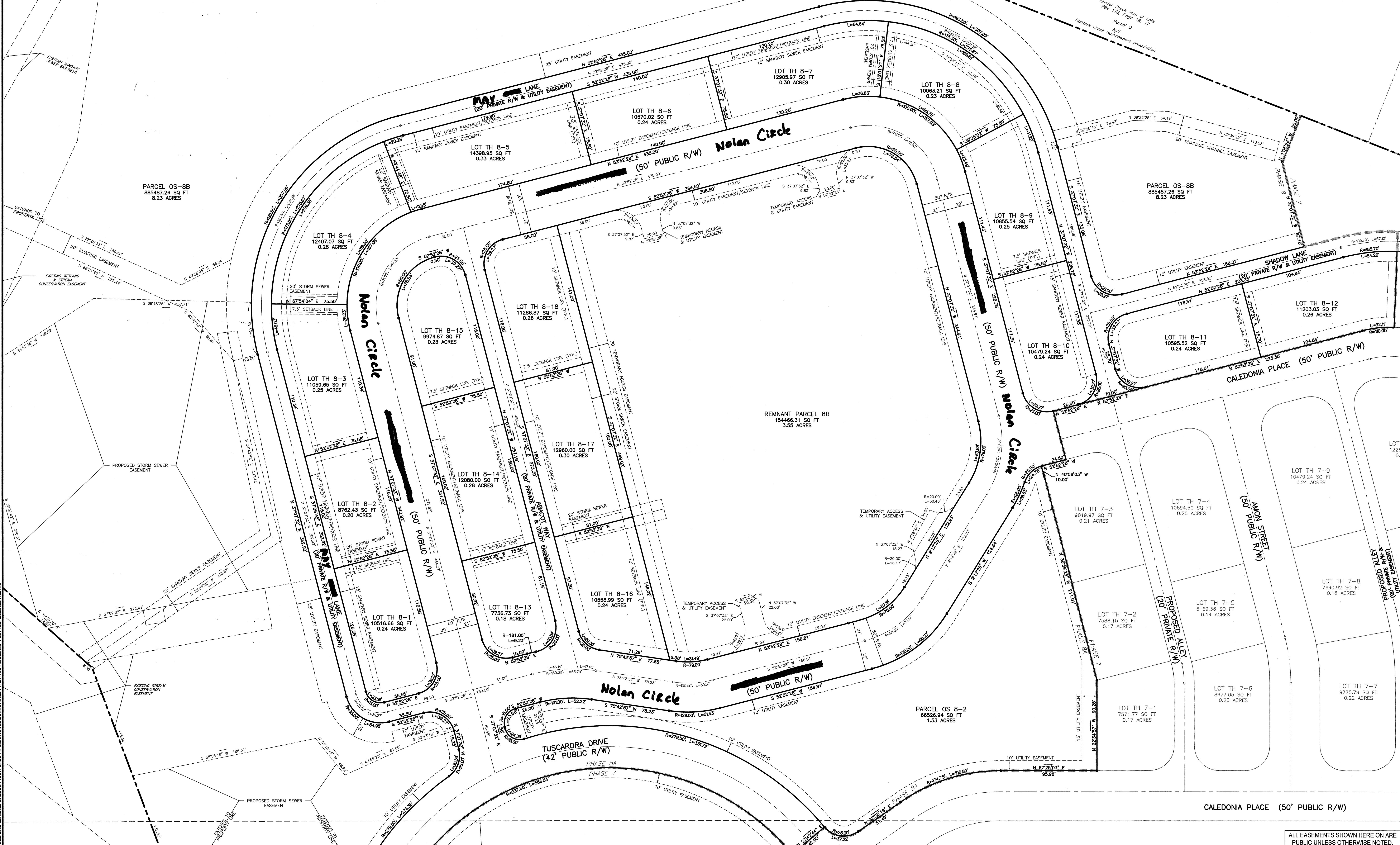
Township Engineer: I, Tim Schutzman, P.E., have reviewed this stormwater management plan...

Owner Engineer: I, GRAHAM LEE FERRY, hereby certify that the stormwater management plan meets all design standards...

Owner Signature and Date: 6-9-22



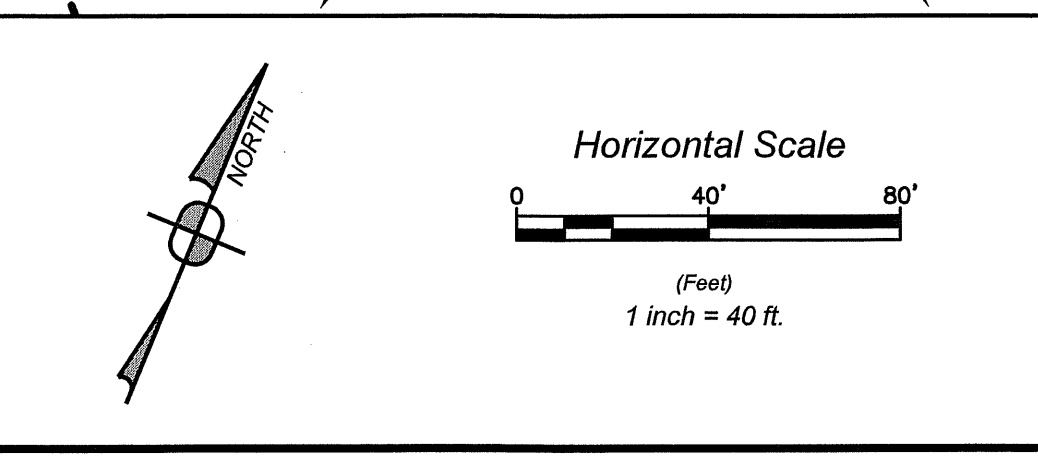
Project title block: Park Place Revised Final Phase 8A RECORDED PLAN, including drawing scale, date issued, and sheet number (REC-1 1 OF 2).



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

POCS SER. #: 2017

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



Date:	Revision Description:	By:	Professional Seal:	Prepared By:
11/15/2021	Final Land Development and Subdivision Submission	JRG		
4/14/2022	As Per Resolution Plans	JRG		

PLAN BOOK	PAGE
404	2

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Park Place
Revised Final Phase 8A

Prepared For:
Park Place Marketing, LLC.

Situate In:
Cranberry Township, Butler County, PA

PHASE 8A RECORDED PLAN	
DRAWING SCALE: 1" = 50'	DESIGNED BY: MWS
DATE ISSUED: 11/15/2021	REVIEWED BY: GAS
PROJECT JOB#: 3632	FIELD BOOK #: ---
CADD#: 3632-Ph 8A Rec Plan.dwg	

REC-2

2 OF 2

Sheet No.

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK INK FELT TIP PEN !!!

OWNER'S ADOPTION - CORPORATION

Diesel Edge, owner of the land shown on the Site Plan for Recording hereby adopts this plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:
Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Matt Diesel, owner of Diesel Edge, and acknowledged the foregoing adoption and dedication to be the act of the corporation.

WITNESS My hand and notarial seal this 27 day of June, 2022

MUNICIPAL DECLARATIONS

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

STORMWATER MANAGEMENT DECLARATIONS

I, Jonathan Garczewski, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

Diesel Edge, owner of the land shown on the Site Plan for Recording plan hereby acknowledge that stormwater management BMP's are features that cannot be altered or removed without prior approval by Cranberry Township.

T. J. Schwabach has reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

This statement certifies only that action was taken by the Board of Supervisors granting final approval.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance Resolution No. 2022-06-24 on the 27th day of June, 2022.

Approved by the Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance Resolution No. 2022-06-24 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

MUNICIPAL ENGINEER'S CERTIFICATE

Daniel B. Santora, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

BUTLER COUNTY PLANNING COMMISSION

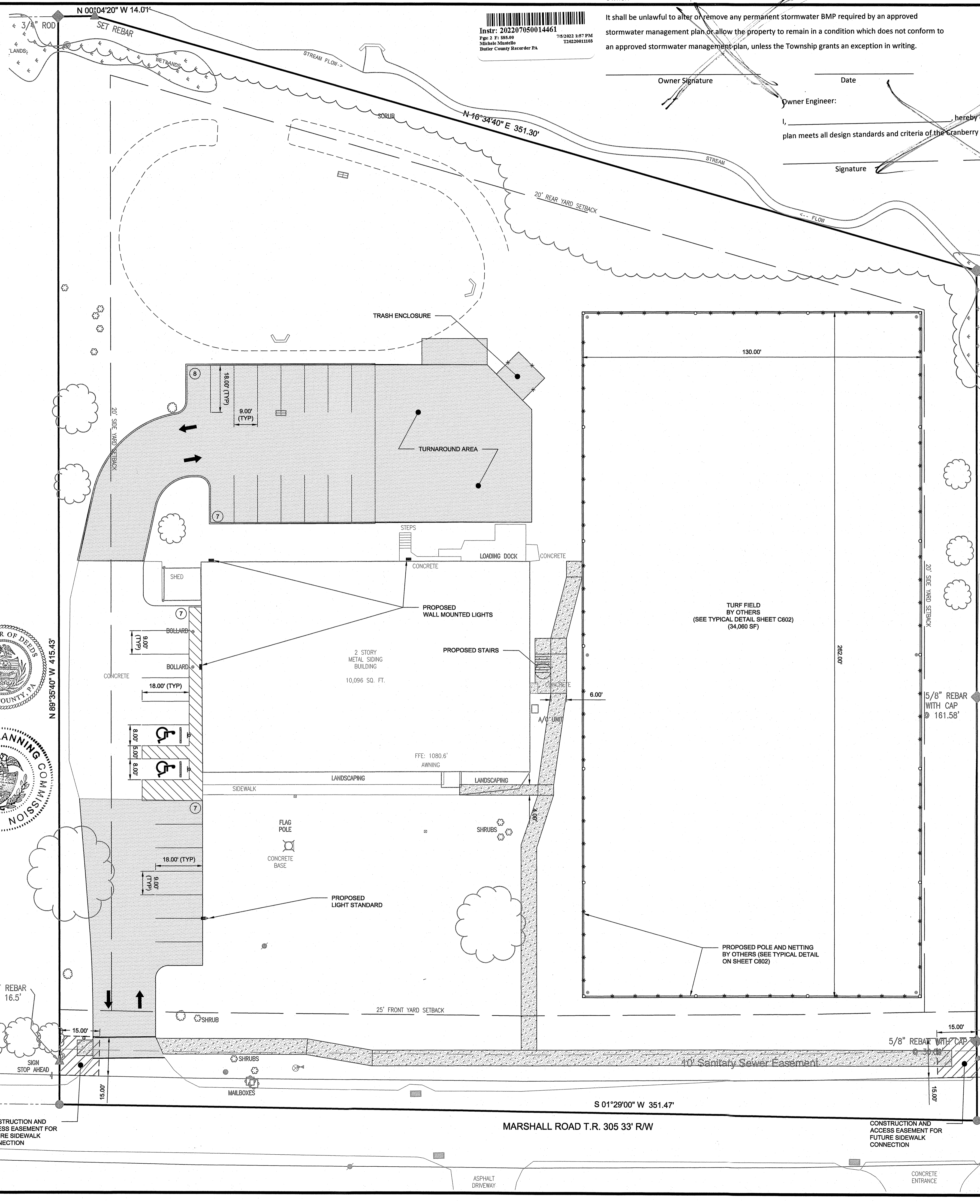
Reviewed by the Butler County Planning Commission at a meeting held this 20th day of June, 2022.

PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 104 Page 314 on the 5th day of July, 2022.

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

NOW OR FORMERLY
JOHN W. THROWER, INC.
DSV-1003, PAGE 811
TAX PARCEL: 130-S6-G2
STONE FILE



Owner: _____
Date: _____
Signature: _____
Owner Engineer: _____
Date: _____
Signature: _____
Date: _____

hereby certify that the stormwater management plan meets all design standards and criteria of the Cranberry Township Stormwater Ordinance.

SITE LEGEND

○	0	C000	PROPOSED CLEANOUT
□	04	C601	PROPOSED TYPE 'M' INLET
○	0	C000	PROPOSED HEADWALL/ ENDWALL
○	05	C802	PROPOSED LIGHT STANDARD
○	09	C801	PROPOSED ADA SYMBOL
○	10	C801	PROPOSED CONCRETE WHEEL STOP
○	02	C801	PROPOSED CONCRETE SIDEWALK
○	01	C802	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
○	02	C802	PROPOSED NETTING
○	0		PROPOSED PARKING COUNT
○	0		PROPOSED SIGN

- SITE PLAN NOTES:**
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEAKERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
 - ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
 - LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
 - ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
 - CONTRACTOR TO WORK AROUND EXISTING UTILITIES. IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
 - THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
 - TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
 - ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C., UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH ASPHITO M248, TYPE 'C' COLOR WHITE.
 - WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 'WORK ZONE TRAFFIC CONTROL' (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
 - AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING. IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY, THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IS NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

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PAGE 3

ZONING REQUIREMENTS

SITE ZONING: SP-1 SPECIAL GROWTH
USE: COMMERCIAL AND PRIVATE RECREATION (CONDITIONAL USE)

TOWNSHIP STANDARD	REQUIRED	PROVIDED
IMPERVIOUS COVERAGE	70% MAXIMUM	22.8% PROPOSED
LOT AREA	1.00 ACRE	2.81 ACRES
PERVIOUS PARKING %	10% (912 SF)	10% (920 SF)

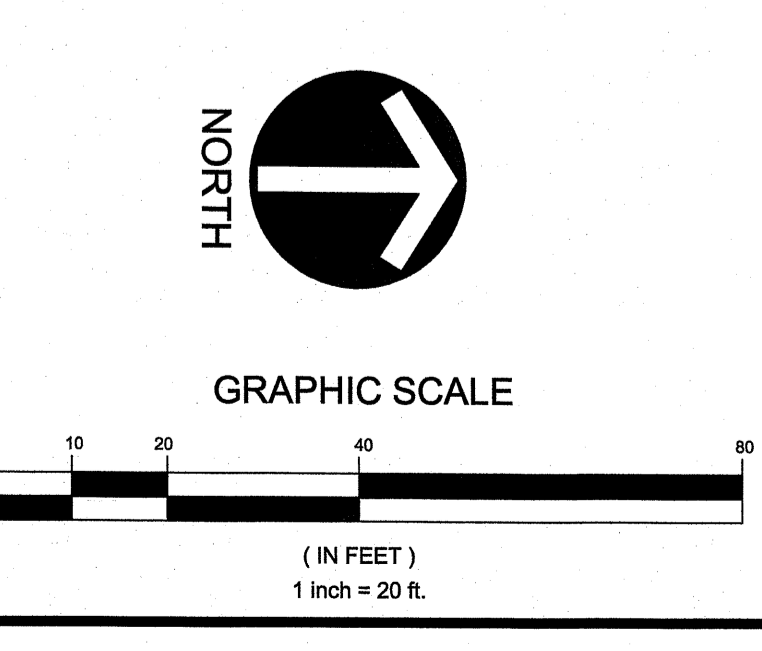
SETBACKS

	25 FEET	20 FEET
FRONT YARD	25 FEET	25 FEET
RICAR YARD	20 FEET	20 FEET
SIDE YARD	20 FEET	20 FEET
LOT FRONTAGE	80 FEET	351.47 FEET

PARKING

TOTAL	27 SPACES	29 SPACES
ADA ACCESSIBLE	2 SPACES	2 SPACES

PARKING CALCULATION:
1 SPACE FOR EVERY 2 CUSTOMERS + 1 SPACE PER EACH EMPLOYEE
TOTAL CUSTOMERS = 50 / 2 = 25 SPACES + TOTAL EMPLOYEES = 2 = SPACES
25 + 2 = 27 SPACES REQUIRED, 29 SPACES PROVIDED.
ADA REQUIRED (25-50 SPACES): 2 REQUIRED, 2 SPACES PROVIDED.



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

REVISION RECORD

No.	Date	Description
01	02/10/2022	REVISED PER TOWNSHIP REVIEW LETTER DATED JANUARY 28, 2022
02	03/15/2022	REVISED PER AS PER RESOLUTION LETTER DATED MARCH 7, 2022
03	04/27/2022	REVISED PER BCCD NPDES TECHNICAL REVIEW LETTER
04	06/20/2022	AS PER RESOLUTION PLAN SET
05		
06		
07		
08		

DIESEL EDGE TRAINING ACADEMY
MARSHALL ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

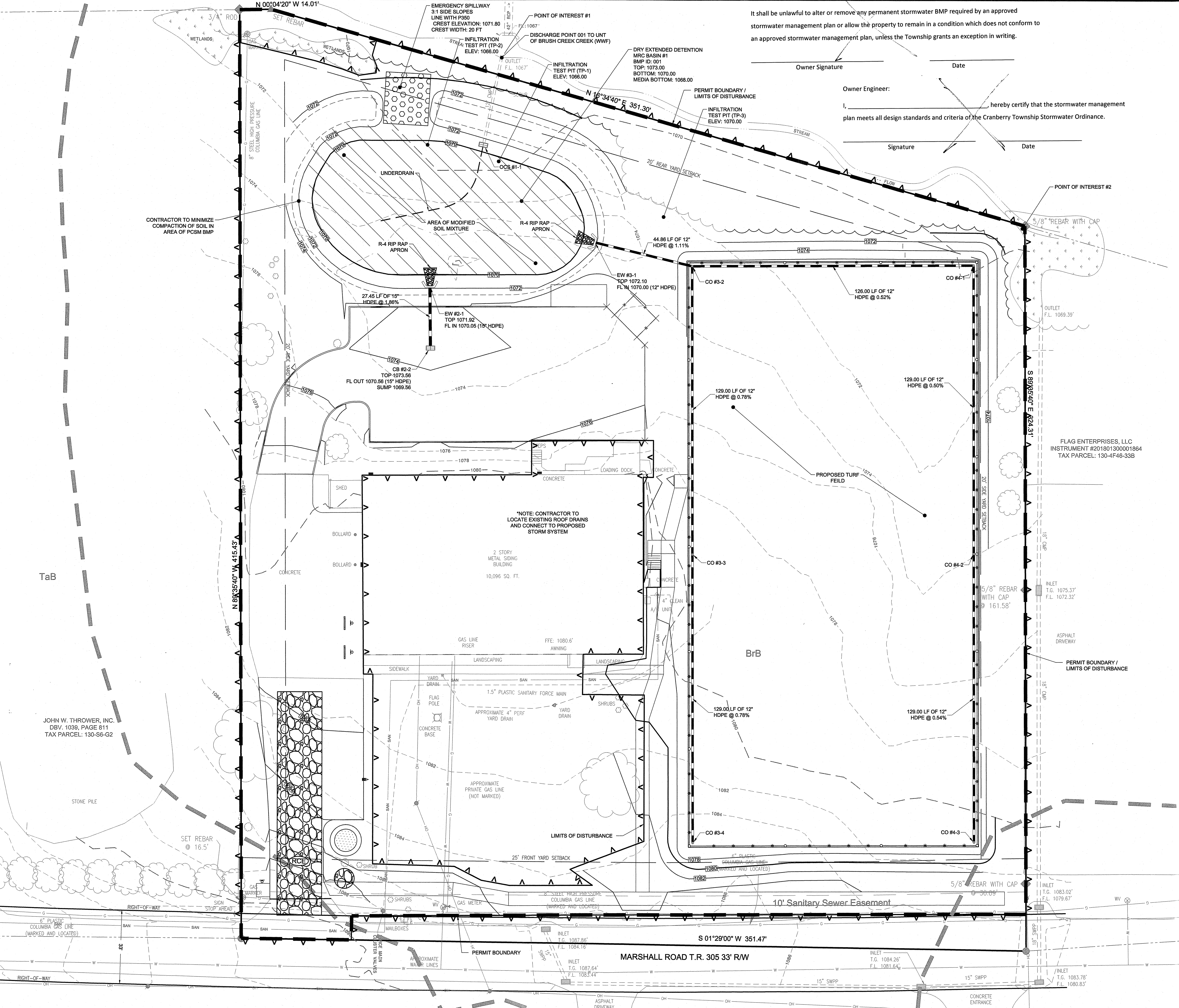
PREPARED FOR:
DIESEL DEVELOPMENT SYSTEM
2989 ELFINWILD ROAD
ALLISON PARK, PA 15101

SITE PLAN FOR RECORDING

Project Number: 19888-0003
Drawing Scale: 1" = 20'
Date Issued: 2022-01-05
Index Number: --
Drawn By: VARIES
Checked By: JEG
Project Manager: JEG

C102

THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PURPOSES ONLY



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

Owner Signature _____ Date _____
 Owner Engineer: _____
 I, _____ hereby certify that the stormwater management plan meets all design standards and criteria of the Cranberry Township Stormwater Ordinance.
 Signature _____ Date _____

PCSM CONTROL LEGEND

	0	ROCK RIP RAP APRON
		SOIL BOUNDARIES
		LIMITS OF DISTURBANCE
		PERMIT BOUNDARY
		MODIFIED SOIL MIXTURE AREA

- PCSM CONTROL NOTES:**
- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
 - BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
 - AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
 - ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PERIODIC SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
 - CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
 - THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.
 - SDR-35 PVC PIPE IS NOT TO BE USED AS PART OF STORM SEWER CONVEYANCE SYSTEM.
 - IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
 - PRIOR TO FINAL APPROVAL OF THE SWM SITE PLAN AND REPORT, THE APPLICANT SHALL SIGN AN OPERATION AND MAINTENANCE (O&M) AGREEMENT IN FORM AND SUBSTANCE APPROVED BY THE TOWNSHIP SOLICITOR AND THE BOARD OF SUPERVISORS.
 - NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
 - NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
 - MUNICIPAL LIABILITY DISCLAIMER - APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
 - AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.
 - AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT IMMEDIATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORESAID RIGHTS GRANTED THE TOWNSHIP IS NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

PROJECT AREAS
 TOTAL PERMIT AREA = 2.91 ACRES
 DISTURBED AREA = 2.40 ACRES

PLAN BOOK	PAGE
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811
 Know what's below.
 Call before you dig.
 Serial No. 20211882101

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 Pittsburgh, PA
 gatewayengineers.com
 856-634-0284

REVISION RECORD

Date	No	Description
02/10/2022	01	REVISED PER TOWNSHIP REVIEW LETTER DATED JANUARY 26, 2022
03/15/2022	02	REVISED PER AS PER RESOLUTION LETTER DATED MARCH 7, 2022
04/27/2022	03	REVISED PER BCCD NPDES TECHNICAL REVIEW LETTER
06/20/2022	04	AS PER RESOLUTION PLAN SET
	05	
	06	
	07	
	08	

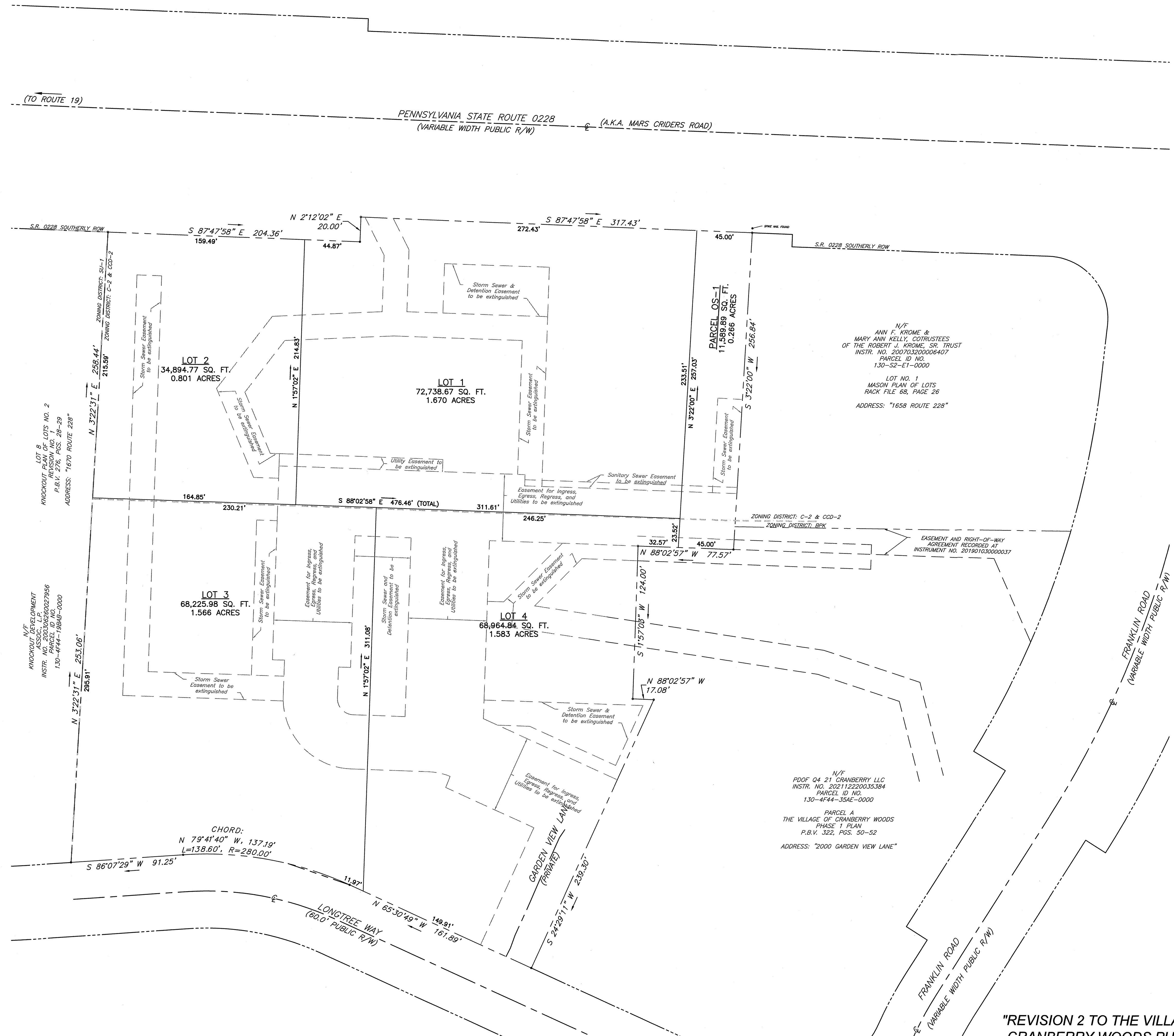
DIESEL EDGE TRAINING ACADEMY
 MARSHALL ROAD
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 PREPARED FOR:
DIESEL DEVELOPMENT SYSTEM
 2989 ELFINWILD ROAD
 ALLISON PARK, PA 15101

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

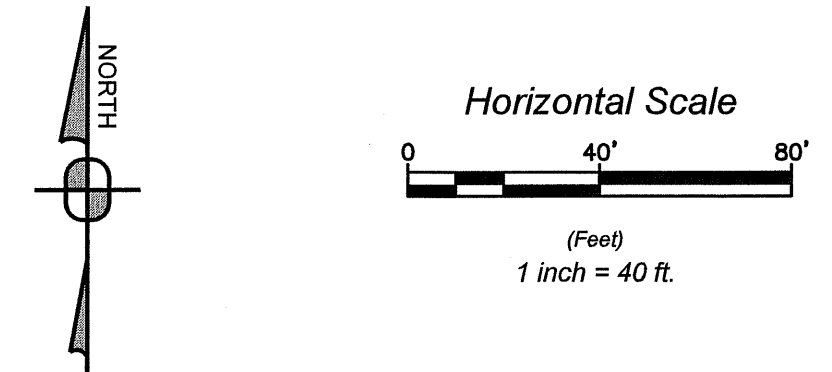
Project Number: 19888-0003
 Drawing Scale: Viewport/Scale
 Date Issued: 2022-01-05
 Index Number: --
 Drawn By: VARIES
 Checked By: JEG
 Project Manager: JEG

C701

P:\P\m & Planning\19888-0003 Diesel Edge\19888-0003.dwg and development\19888-0003_C701 ES & PCSM.dwg
 Plot Date: 2/22/2022 12:56 AM Jonathan E. Garzewski, P.E.
 Save Date: 2/10/2022 12:19 PM



PLAN BOOK	PAGE
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811 Know what's below.
Call before you dig.

POCS SER. #: 20191890840 DESIGN
20191890856 DIG

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

Date:	Revision Description:	By:	Professional Seal
11/8/2019	REVISED PRELIMINARY SUBMITTAL	JRC	
1/07/2020	REVISED TOWNSHIP SUBMITTAL	JRC	
1/05/2022	REVISED TOWNSHIP SUBMITTAL	JRC	
2/11/2022	REVISED TOWNSHIP SUBMITTAL	JRC	
5/10/2022	AS PER RESOLUTION SUBMITTAL	JRC	

Prepared By:

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

**THE VILLAGE OF CRANBERRY WOODS-CCD
REVISED PHASE 1**

Prepared For:
Cranberry Woods Restaurant Associates, LP

Situate In:
Cranberry Township, Butler County, PA

RECORDED PLAN

DRAWING SCALE: 1" = 40'	DESIGNED BY: MWS
DATE ISSUED: 2019-10-08	REVIEWED BY: DWL
PROJECT JOB#: 3644	FIELD BOOK #: --
CADD#: 3644 - VCW - Sheetz Alta	

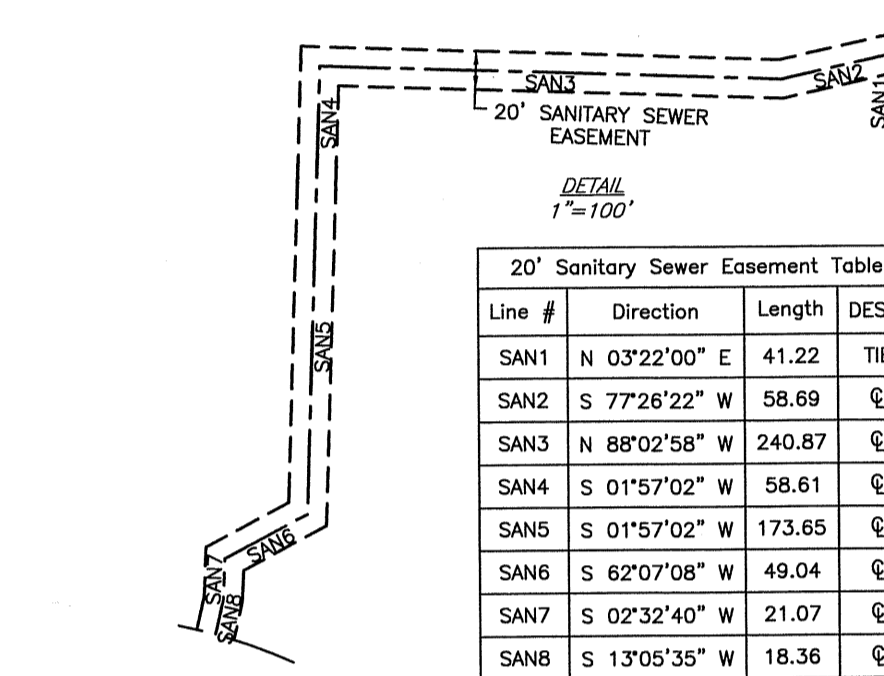
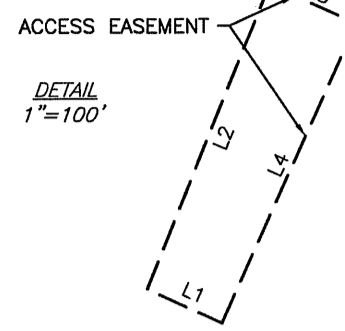
Cranberry Woods Restaurant Associates, LP
215 Executive Drive, Suite 300
Cranberry, PA 16066

Sheet No.

REC2

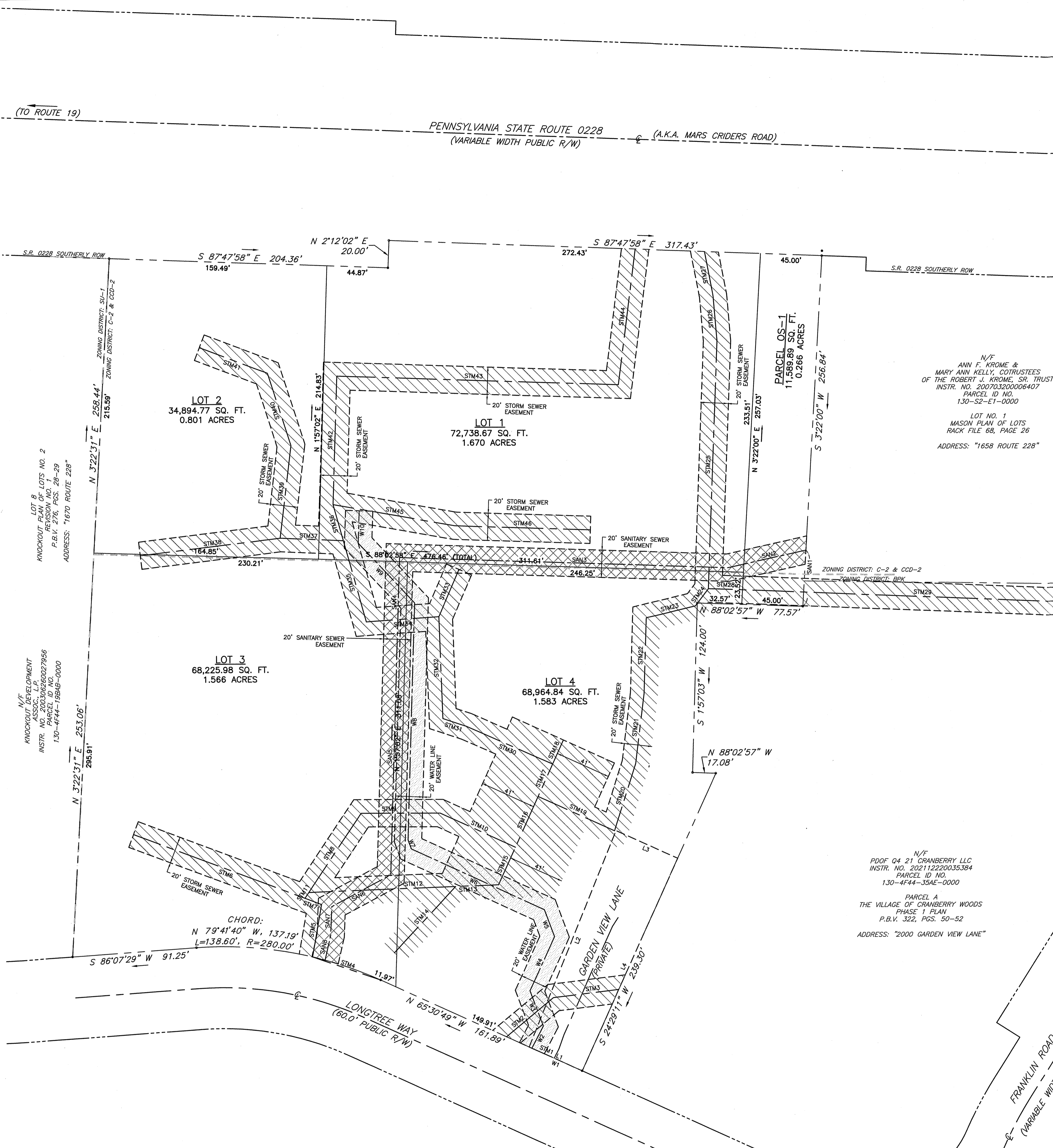
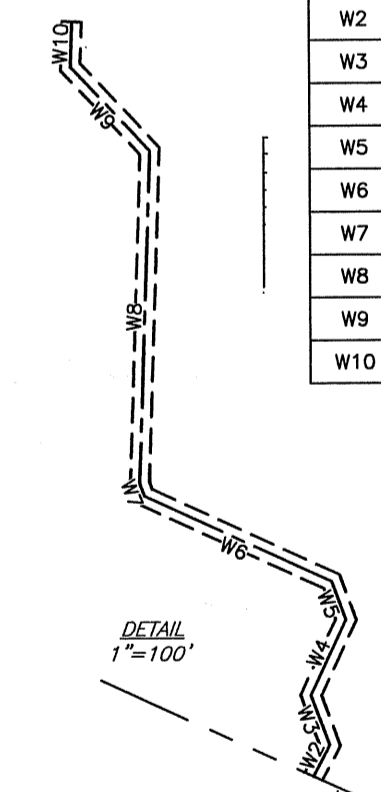
"REVISION 2 TO THE VILLAGE OF CRANBERRY WOODS PHASE 1"

Line #	Direction	Length
L1	N 65°30'49" W	42.73'
L2	N 22°13'27" E	171.04'
L3	S 65°30'49" E	49.48'
L4	S 24°29'11" W	170.91'



Line #	Direction	Length	DESC.
SAN1	N 03°22'00" E	41.22	TIE
SAN2	S 77°26'22" W	58.69	€
SAN3	N 88°02'58" W	240.87	€
SAN4	S 01°57'02" W	58.61	€
SAN5	S 01°57'02" W	173.65	€
SAN6	S 62°07'08" W	49.04	€
SAN7	S 02°32'40" W	21.07	€
SAN8	S 13°05'35" W	18.36	€

Line #	Direction	Length	DESC.
W1	N 65°30'46" W	40.58	TIE
W2	N 27°55'10" E	18.34	€
W3	N 20°28'29" W	27.61	€
W4	N 24°46'27" E	43.56	€
W5	N 20°14'12" W	21.21	€
W6	N 65°14'51" W	107.07	€
W7	N 20°14'51" W	7.07	€
W8	N 01°57'02" E	173.35	€
W9	N 43°02'58" W	60.26	€
W10	N 02°12'23" E	23.65	€



Line #	Direction	Length	DESC.
STM1	N 65°30'49" W	60.96	TIE
STM2	N 50°32'51" E	44.76	€
STM3	N 83°04'50" E	48.39	€
STM4	N 70°56'11" W	52.92	TIE
STM5	N 10°06'42" E	38.97	€
STM6	N 69°13'11" W	147.07	€
STM7	N 69°13'11" W	13.03	€
STM8	N 33°50'29" E	74.70	€
STM9	S 89°59'01" E	57.97	€
STM10	S 65°23'02" E	60.53	€
STM11	N 33°50'29" E	5.04	€
STM12	N 87°54'43" E	139.34	€
STM13	N 87°54'43" E	31.46	€
STM14	N 43°01'37" E	66.14	€
STM15	N 24°29'11" E	30.28	€
STM16	N 24°29'11" E	40.81	€
STM17	N 24°29'11" E	26.00	€
STM18	N 24°29'11" E	19.30	€
STM19	S 65°30'53" E	61.41	€
STM20	N 17°48'47" E	51.71	€
STM21	N 07°12'51" E	51.71	€
STM22	N 01°54'53" E	55.19	€
STM23	N 76°30'00" E	37.10	€
STM24	N 37°15'08" E	15.76	€
STM25	N 02°17'17" E	181.47	€
STM26	N 04°42'59" W	32.97	€
STM27	N 10°46'36" W	32.97	€
STM28	S 87°52'06" E	38.90	€
STM29	S 87°42'23" E	236.36	€
STM30	N 66°09'34" W	69.00	€
STM31	N 71°43'23" W	18.09	€
STM32	N 01°55'10" W	74.51	€
STM33	N 23°29'34" E	37.52	€
STM34	S 88°01'59" W	53.28	€
STM35	N 15°31'57" W	61.68	€
STM36	N 15°31'57" W	27.51	€
STM37	N 87°19'05" W	46.36	€
STM38	S 83°12'37" W	103.32	€
STM39	N 06°58'59" E	68.22	€
STM40	N 17°50'17" W	55.63	€
STM41	N 69°03'16" W	53.21	€
STM42	N 01°56'33" E	94.00	€
STM43	S 88°03'00" E	206.50	€
STM44	N 07°21'49" E	99.93	€
STM45	S 79°56'56" E	90.46	€
STM46	S 88°02'57" E	99.49	€

N/A
ANN F. KROME &
MARY ANN KELLY, CO-TRUSTEES
OF THE ROBERT J. KROME, SR. TRUST
INSTR. NO. 200703200006407
PARCEL ID NO.
130-S2-E1-0000

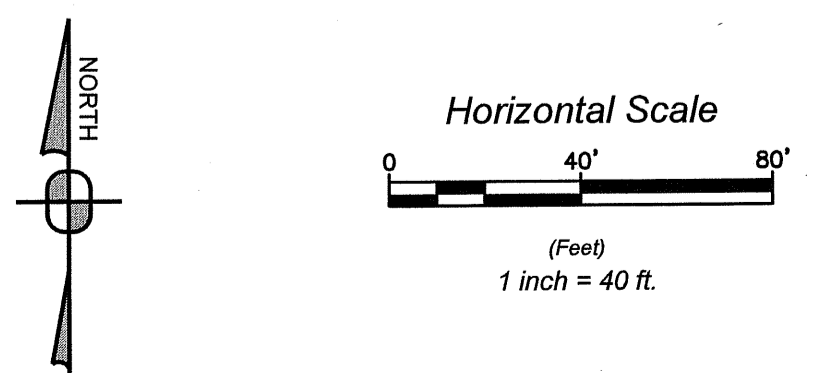
LOT NO. 1
MASON PLAN OF LOTS
RACK FILE 68, PAGE 26
ADDRESS: "1658 ROUTE 228"

N/A
POOF 04 21 CRANBERRY LLC
INSTR. NO. 202112220035384
PARCEL ID NO.
130-4F44-35AE-0000

PARCEL A
THE VILLAGE OF CRANBERRY WOODS
PHASE 1 PLAN
P.B.V. 322, PGS. 50-52
ADDRESS: "2000 GARDEN VIEW LANE"

1. THE CRANBERRY WOODS ASSOCIATION, OR FUTURE OWNER IS RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER BMP'S. IF THE OWNER FAILS TO ADHERE TO THE OPERATION AND MAINTENANCE (OSM) AGREEMENT, THE TOWNSHIP MAY PERFORM THE SERVICES REQUIRED AND CHARGE THE OWNER APPROPRIATE FEES. NONPAYMENT OF FEES MAY RESULT IN A LIEN AGAINST THE PROPERTY.
2. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFORESAID RIGHTS GRANTED TO THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

PLAN BOOK PAGE
404 7



Date:	Revision Description:	By:	Professional Seal:	Prepared By:
11/8/2019	REVISED PRELIMINARY SUBMITTAL	JRG		
1/07/2020	REVISED TOWNSHIP SUBMITTAL	JRG		
1/09/2022	REVISED TOWNSHIP SUBMITTAL	JRG		
2/11/2022	REVISED TOWNSHIP SUBMITTAL	JRG		
5/10/2022	AS PER RESOLUTION SUBMITTAL	JRG		

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

THE VILLAGE OF CRANBERRY WOODS-CCD
REVISED PHASE 1

Prepared For:
Cranberry Woods Restaurant Associates, LP

Situate In:
Cranberry Township, Butler County, PA

RECORDED PLAN		Cranberry Woods Restaurant Associates, LP	
DRAWING SCALE: 1" = 40'	DESIGNED BY: MWS	Sheet No.	
DATE ISSUED: 2019-10-08	REVIEWED BY: DWL		
PROJECT JOB#: 3644	FIELD BOOK #: ---		
CADD#: 3644 - VCW - Sheetz Alta			

REC3

"REVISION 2 TO THE VILLAGE OF CRANBERRY WOODS PHASE 1"

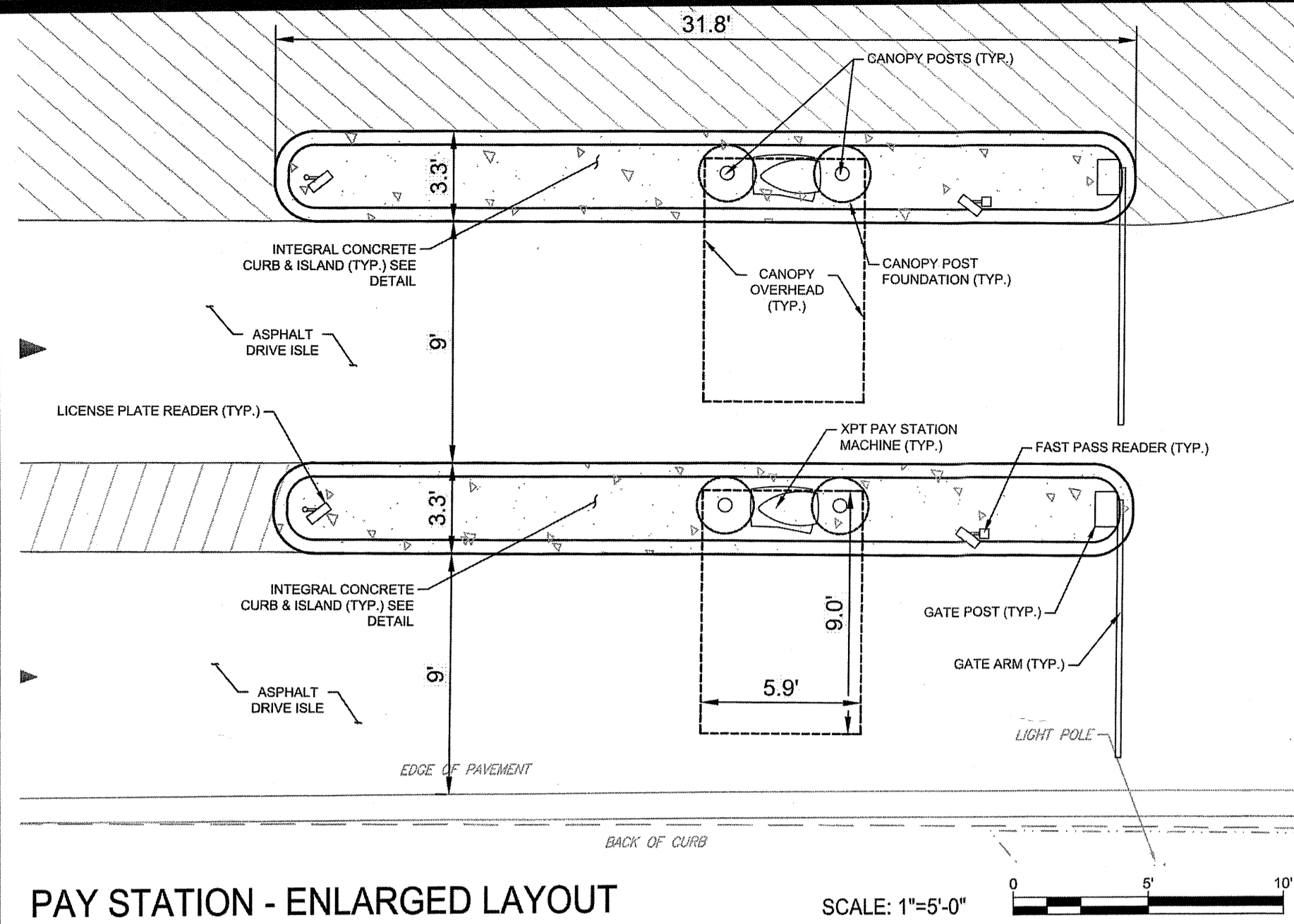
811 Know what's below.
Call before you dig.

POCS SER. #: 20191890840 DESIGN
20191890856 DIG

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

Site Data Table:

ZONING	
SU-1 SPECIAL USE	AUTOMOBILE WASH IS A CONDITIONAL USE
CCD OVERLAY (GENERAL) - COMMUNITY CHARACTER DEVELOPMENT STREETSCAPE ENHANCEMENT OVERLAY	
CAR WASH STACKING REQUIREMENTS	
§ 27-312 OFF-STREET PARKING REQUIREMENTS: 6X RESERVOIR SPACES PER BAY (20' MIN LENGTH, MEASURED FM. WASH ENTRANCE)	
STACKING SPACES	REQUIRED: 6 SPACES PROVIDED: 13+ SPACES
PARKING REQUIREMENTS	
PARKING SPACE	REQUIRED: 9' X 18' MIN. PROVIDED: 12' X 18'+
DRIVE ASILE FOR 60' PKG.	REQUIRED: 17.5' MIN. PROVIDED: 21.9' MIN.



PAY STATION - ENLARGED LAYOUT

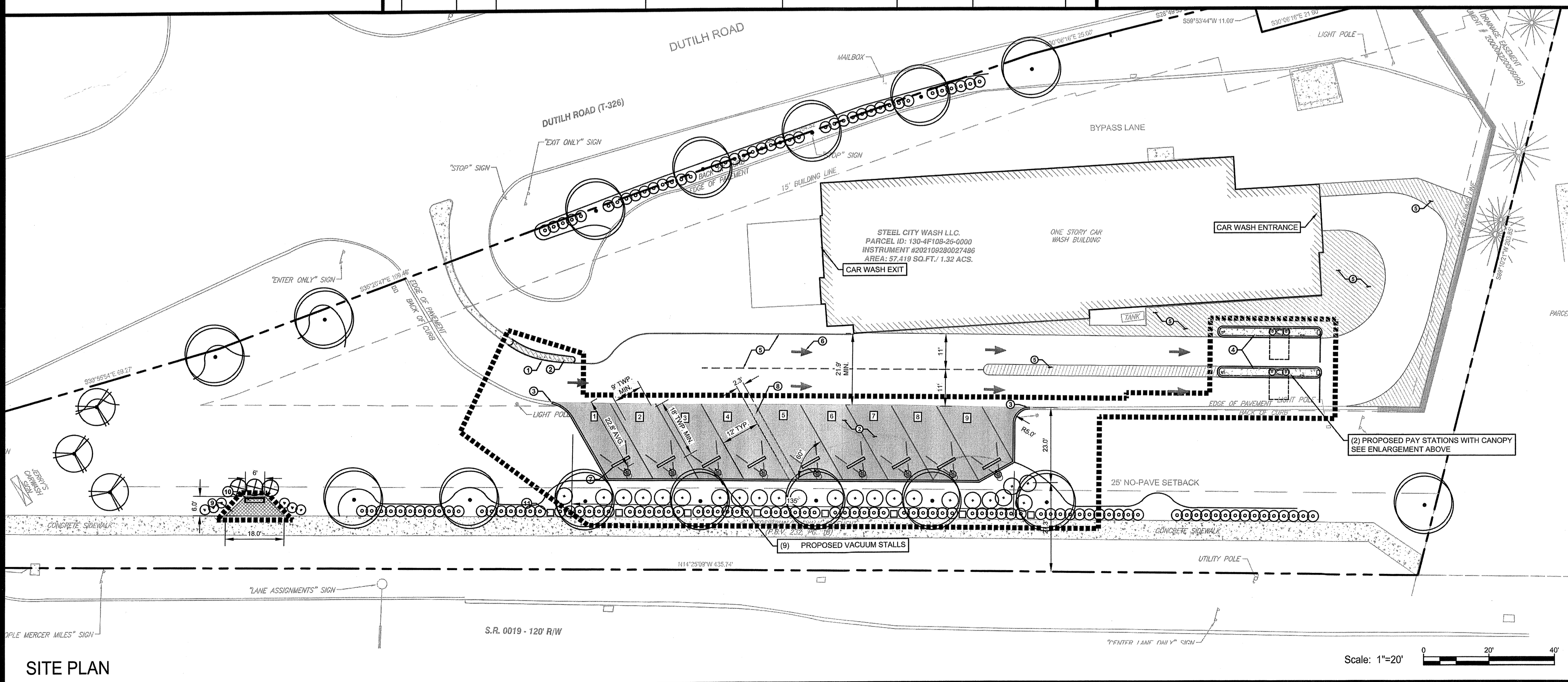
SCALE: 1"=5'-0"

Site Plan Keynotes:

- ① FILL AREA OF FORMER ISLAND WITH STANDARD DUTY BITUMINOUS. PAINT YELLOW LINE STRIPING ACROSS AREA OF NEW ASPHALT.
- ② STANDARD DUTY BITUMINOUS PAVING (SEE DETAIL)
- ③ NEW CONCRETE CURB ABUTS EXISTING BITUMINOUS WEDGE CURB. TRANSITION HEIGHT OF CONCRETE TO MATCH ELEVATION OF ASPHALT WEDGE CURB.
- ④ INTEGRAL CONCRETE CURB AND WALK (SEE PLAN ENLARGEMENT - THIS SHEET. SEE DETAIL)
- ⑤ PROPOSED LINE STRIPING
- ⑥ PROPOSED ARROW MARKING (TYP.)
- ⑦ CONCRETE WHEEL STOP TYP. FOR 9 VACUUM STALLS (SEE DETAIL)
- ⑧ LIGHT POST AND CONCRETE BASE TO REMAIN - PROTECT. CENTER LINE STRIPING ON LIGHT POLE.
- ⑨ PEDESTRIAN POCKET PARK WITH STAMPED CONCRETE (SEE DETAIL)
- ⑩ BENCH (SEE DETAIL)
- ⑪ BRICK PIER (TYP. FOR 8) 2'-8" HT., 21" O.C. (SEE DETAIL)

Planting Schedule:

TREES					
16	TILLIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	2.5" CAL. (6" FM. GRADE) B&B	AS SHOWN	MATURE HT./WIDTH: 40-50/35'
3	SYRINGA RETICULATA IVORY SILK	IVORY SILK TREE LILAC	2.5" CAL. (6" FROM GRADE) B&B	AS SHOWN	MATURE HT./WIDTH: 20/15'
SHRUBS					
23	RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRANT SUMAC	24" HT. B&B	AS SHOWN	
86	ILEX GLABERA 'DENSA'	DENSA COMPACT INKBERRY	24" HT. B&B	AS SHOWN	
3	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" HT. B&B	AS SHOWN	
6	ROSA 'WHITE MEDLAND'	WHITE KNOCKOUT ROSE	#3 CONT. FULL	AS SHOWN	



SITE PLAN

BUTLER COUNTY RECORDER OF DEEDS
BUTLER COUNTY PLANNING COMMISSION
NOTARY PUBLIC
REGISTERED SURVEYOR
TOWNSHIP OF CRANBERRY BOARD OF SUPERVISORS
TOWNSHIP OF CRANBERRY ENGINEER

OWNERS ADOPTION
By resolution approved on the 31 day of May, 2022, the Board of Directors of the Steel City Wash, LLC, incorporated in the state of Pennsylvania, owner of the land shown on the Jerry's Car Wash, Plan of Recording Plan, hereby adopts this Plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Witness
Date: 31 May 2022

Signature & Title of Authorized Officer
Richard A. Donato
Print Name

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

Secretary: Gregory B. Jones

BUTLER COUNTY PLANNING COMMISSION
Reviewed by the Butler County Planning Commission on this 16th day of March 2022.

Secretary: R. Hungen
Chairman: J. Hungen

ACKNOWLEDGMENT OF ADOPTION AND DEDICATION
Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Richard Donato, and acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notarial seal this 31st day of May, 2022.

Notary Public: Charlene M. Motlitzky

As of the date of this plan's approval by the approving authority, no development of any land contained in this subdivision or land development for any purpose requiring sanitary sewage facilities is planned. No portion of this property has been approved by the 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 unless the Township and the DEP have both approved sewage facilities planning for the property included in this plan in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. § 750.1 et seq.). And regulations promulgated thereunder. Prior to the transfer of any lot or property included in this plan, any purchaser should contact appropriate officials of the 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.

A highway occupancy permit is required pursuant to § 420 of the act of June 1, 1945 (P.S. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

PROOF OF RECORDING
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 404, Page 8 on the 31st day of May, 2022.

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

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

Date: 5-31-2022
Gregory B. Jones - Reg No. 50052331E

BOARD OF SUPERVISORS
Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2022-04 on the 24th day of June, 2022.

Secretary: Gregory B. Jones
Chairman: Richard M. Hellen

MUNICIPAL ENGINEER
I, MICHELE M. MUSTELLO, Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departure have been authorized by the approval authority.

Date: 6/2/22
Signature - Registration No. MICHELE M. MUSTELLO PE-073220

PLAN BOOK	PAGE
404	8

- Legend:**
- LIMITS OF DISTURBANCE (0.22 ACRE)
 - PROPERTY LINE
 - PROPOSED LINE STRIPING
 - VACUUM WITH DUAL ARM STATIONCHION (SEE DETAIL)
 - CONCRETE PAY STATION ISLAND (SEE DETAIL)
 - PROPOSED VACUUM STALL COUNT
 - PROPOSED PEDESTRIAN PLAZA (STAMPED CONCRETE)

NOT FOR CONSTRUCTION

Drawing Scale: VARIES

ADAM DAVID MOTCHENBAUGH
ENGINEER
PE#01275

MUNICIPAL REVIEW

Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Swickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE

Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Steel City Carwash
20320 US-19, Cranberry
Twp. 16066

THIS PLAN HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PERSON(S) NAMED ABOVE AND FOR THE PROJECT NOTED ON THIS DRAWING. THE USE OF THIS PLAN BY ANY THIRD PARTY, OR FOR ANY OTHER PURPOSE OTHER THAN SPECIFIED, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM PVE ENGINEERS.

811 Know what's below.
Call before you dig.
POCS SER. # 2021320157

DATE ISSUED: MARCH 8, 2022

PLAN REVISIONS

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Situate In:
Cranberry Twp., Allegheny County, Pennsylvania

Project Name:
Jerry's Car Wash
20320 Rt-19, Cranberry

Drawing Name:
RECORDING PLAN

Project No:
202110203

Drawing No:
C-1200

N:\Project Files\2021\10203 - Jerry's Carwash\Drawings\2021\10203 - Site Record\Drawing.dwg, 5/26/2022 4:51:58 PM, mmbaker

NOTE: ALL SIGNATURES MUST BE MADE WITH A BLACK INK FELT TIP PEN !!!

OWNER'S ADOPTION - CORPORATION

Henry's Meat Market Holdings, LLC, owner of the land shown on the Henry's Meat Market Site Plan for Recording hereby adopts this plan as its land development and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Date: 4/8/22

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER: FLOID S. & CAROL K. LEVISON Before me, the undersigned notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared Grant Craig, owner of Henry's Meat Market Holdings, LLC, and acknowledged the foregoing adoption and dedication to be the act of the corporation.

WITNESS My hand and notarial seal this 4th day of April, 2022

MUNICIPAL DECLARATIONS

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

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS This statement certifies only that action was taken by the Board of Supervisors granting final approval.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance Resolution No. 2021-35 on the 24th day of June, 2021

APPROVAL BY THE TOWNSHIP MANAGER I, Daniel A. Sartin, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance Resolution No. 2021-35 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

MUNICIPAL ENGINEER'S CERTIFICATE I, Michele M. Mustello, a Registered Professional Engineer, the Township Engineer of the Township of Cranberry, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

BUTLER COUNTY PLANNING COMMISSION Reviewed by the Butler County Planning Commission at a meeting held this 20th day of June, 2022

PROOF OF RECORDING Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 404, Page 9-10 Given under my hand and seal this 5th day of July, 2022

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

Township Engineer: [Signature] Date: [Blank]

Owner: [Signature] Date: [Blank]

Owner Signature: [Signature] Date: [Blank]

Owner Engineer: [Signature] Date: [Blank]

I, [Signature], hereby certify that the stormwater management plan meets all design standards and criteria of the Cranberry Township Stormwater Ordinance.

Signature: [Signature] Date: [Blank]

Signature: [Signature] Date: [Blank]

Signature: [Signature] Date: [Blank]

ZONING REQUIREMENTS

SITE ZONING: SPECIAL USE DISTRICT (SU-1), GENERAL CCD OVERLAY AND STREETScape ENHANCEMENT OVERLAY DISTRICT CONDITIONAL USE: RETAIL, LARGE

Table with 3 columns: Township Standard, Required, Provided. Rows include Building Height, Maximum Impervious Surface, Minimum Parking Area Greenspace.

Table with 3 columns: Front Yard, Side Yard (Building), Side Yard (Parking), Rear Yard. Rows include Setbacks.

Table with 3 columns: Total, ADA Accessible. Rows include Total, ADA Accessible.

*PARKING REQUIREMENT CALCULATION: LARGE, RETAIL (LESS THAN 50,000 SF) 5 SPACES PER 1,000 SF 9,852 SF / 1,000 SF = 9.85 X 5 = 49.25 = 50 SPACES REQUIRED

52 SPACES PROVIDED ADA SPACES: 50-100 SPACES = 2 ADA SPACES REQUIRED 2 ADA SPACES PROVIDED

SLOPE DISTURBANCE: PER SECTION 27-308.B FOR SLOPES GREATER THAN 40%, 15% OF SAID SLOPES MAY BE DISTURBED.

EXISTING SLOPES GREATER THAN 40% = 0.031 ACRES PROPOSED SLOPES GREATER THAN 40% TO BE DISTURBED = 0.001 ACRES PERCENT OF EXISTING SLOPES GREATER THAN 40% TO BE DISTURBED = 3.2%

GRADING EASEMENT LINE TABLE

Table with 4 columns: Line #, Direction, Length, Description. Rows include G-1, G-2, G-3, G-4, G-5.

Instr: 202207050014465 Page 2 of 388-00 Michele Mustello Butler County Recorder PA

811 Know what's below. Call before you dig. Serial No. 20211893113

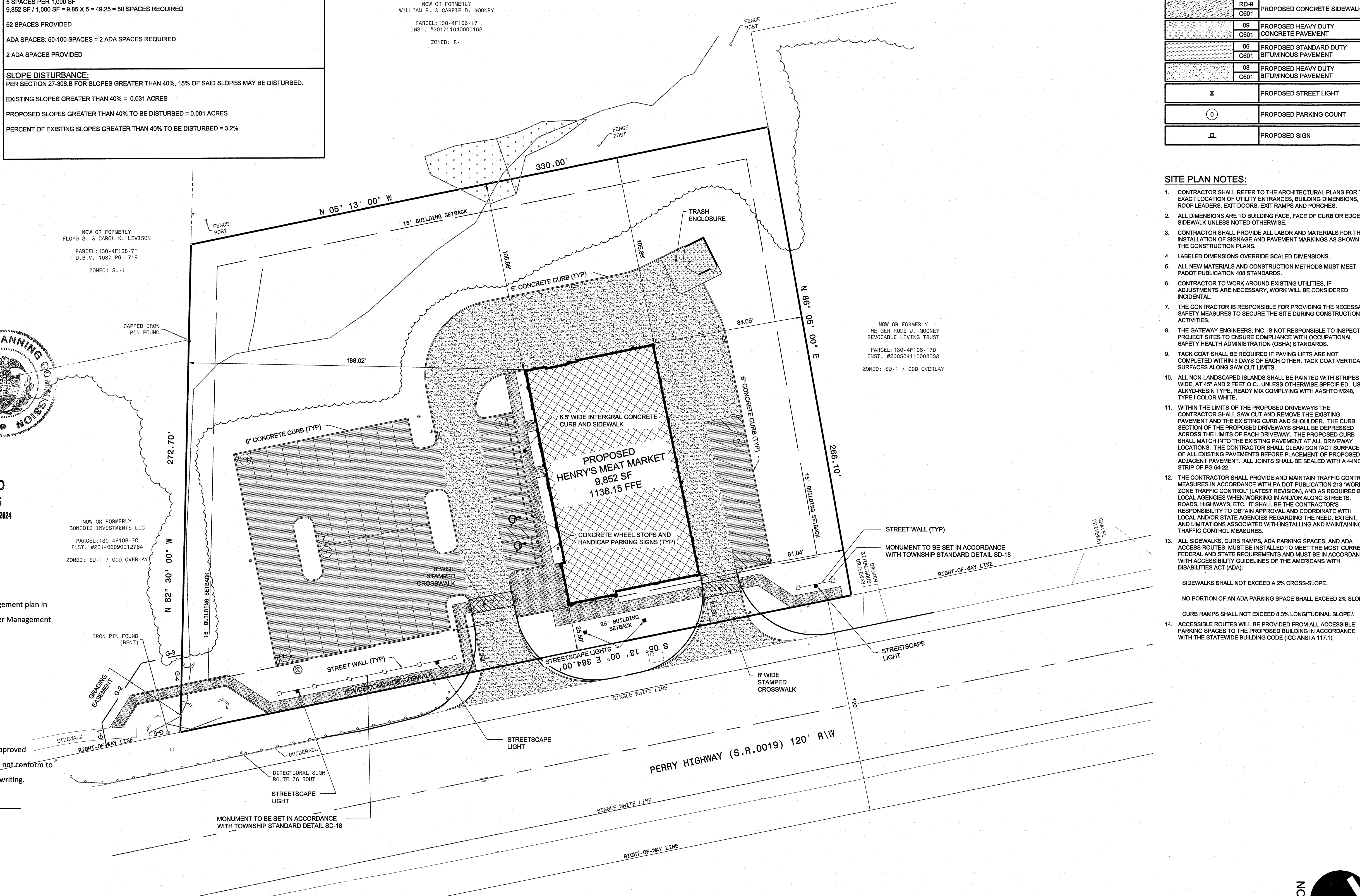
OWNER / DEVELOPER: HENRY'S MEAT MARKET HOLDINGS, LLC 201 WEST MERCER STREET HARRISVILLE, PA 16038 CONTACT: GRANT CRAIG PHONE: 724-992-2559 EMAIL: GRANT@HENRYMEATMARKET.COM

SITE LEGEND

Table with 2 columns: Symbol, Description. Rows include Proposed Outlet Control Structure, Proposed Cleanout, Proposed Type 'M' Inlet, Proposed Headwall/Endwall, Proposed Light Standard, Proposed ADA Symbol, Proposed Concrete Wheel Stop, Detectable Warning Surface (DWS) Truncated Dome, Proposed Wall, Proposed Protective Bollard, Proposed Concrete Sidewalk, Proposed Heavy Duty Concrete Pavement, Proposed Standard Duty Bituminous Pavement, Proposed Heavy Duty Bituminous Pavement, Proposed Street Light, Proposed Parking Count, Proposed Sign.

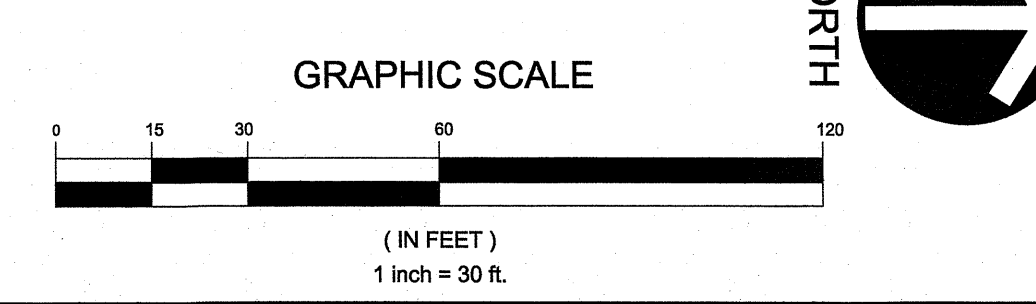
SITE PLAN NOTES:

- 1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
5. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADDOT PUBLICATION 408 STANDARDS.
6. CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
8. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
9. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
10. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE AT 45' AND 2 FEET O.C. UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M248, TYPE I COLOR WHITE.
11. WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL," (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
13. ALL SIDEWALKS, CURB RAMPS, ADA PARKING SPACES, AND ADA ACCESS ROUTES MUST BE INSTALLED TO MEET THE MOST CURRENT FEDERAL AND STATE REQUIREMENTS AND MUST BE IN ACCORDANCE WITH ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA).
SIDEWALKS SHALL NOT EXCEED A 2% CROSS-SLOPE. NO PORTION OF AN ADA PARKING SPACE SHALL EXCEED 2% SLOPE. CURB RAMPS SHALL NOT EXCEED 8.3% LONGITUDINAL SLOPE. ACCESSIBLE ROUTES WILL BE PROVIDED FROM ALL ACCESSIBLE PARKING SPACES TO THE PROPOSED BUILDING IN ACCORDANCE WITH THE STATEWIDE BUILDING CODE (ICC ANS A 117.1).



GATEWAY The Gateway Engineers, Inc. Full-Service Civil Engineering & Surveying Pittsburgh, PA 855-634-9284
HENRY'S MEAT MARKET ROUTE 19 CRANBERRY TOWNSHIP, BUTLER COUNTY, PA PREPARED FOR: HENRY'S MEAT MARKET HOLDINGS, LLC 20865 ROUTE 19 CRANBERRY TOWNSHIP, PA 16066
SITE PLAN FOR RECORDING Project Number: C-41365 Drawing Scale: 1" = 30' Date Issued: OCT. 2021 Index Number: Drawn By: SDR Checked By: JEG Project Manager: JEG C102

PLAN BOOK PAGE 404 9



THIS PLAN IS FOR POST-CONSTRUCTION STORMWATER MANAGEMENT PURPOSES ONLY

PCSM LEGEND

	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE
	PERMIT BOUNDARY

POST-CONSTRUCTION STORMWATER MANAGEMENT CONTROL NOTES:

- THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
- BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC. AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.
- SDR-35 PVC PIPE IS NOT TO BE USED AS PART OF STORM SEWER CONVEYANCE SYSTEM.
- IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
- PRIOR TO FINAL APPROVAL OF THE SWM SITE PLAN AND REPORT, THE APPLICANT SHALL SIGN AN OPERATION AND MAINTENANCE (O&M) AGREEMENT IN FORM AND SUBSTANCE APPROVED BY THE TOWNSHIP SOLICITOR AND THE BOARD OF SUPERVISORS.
- NO PERSON SHALL MOODY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
- MUNICIPAL LIABILITY DISCLAIMER - APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
- AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.

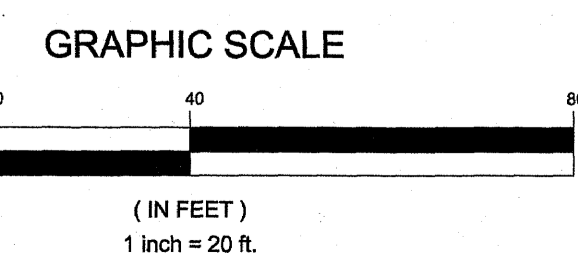
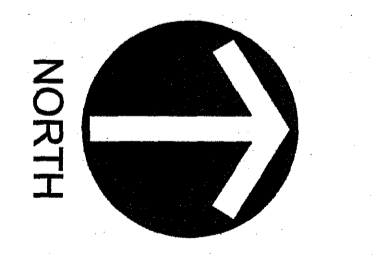
PROJECT AREAS

TOTAL PERMIT AREA = 2.32 ACRES
DISTURBED AREA = 1.98 ACRES

PLAN BOOK	PAGE
404	10



Know what's below.
Call before you dig.
Serial No. 20211893113



STORMWATER MANAGEMENT DECLARATIONS

I, Jonathan Garczewski, hereby certify that the Stormwater Management Plan meets all Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

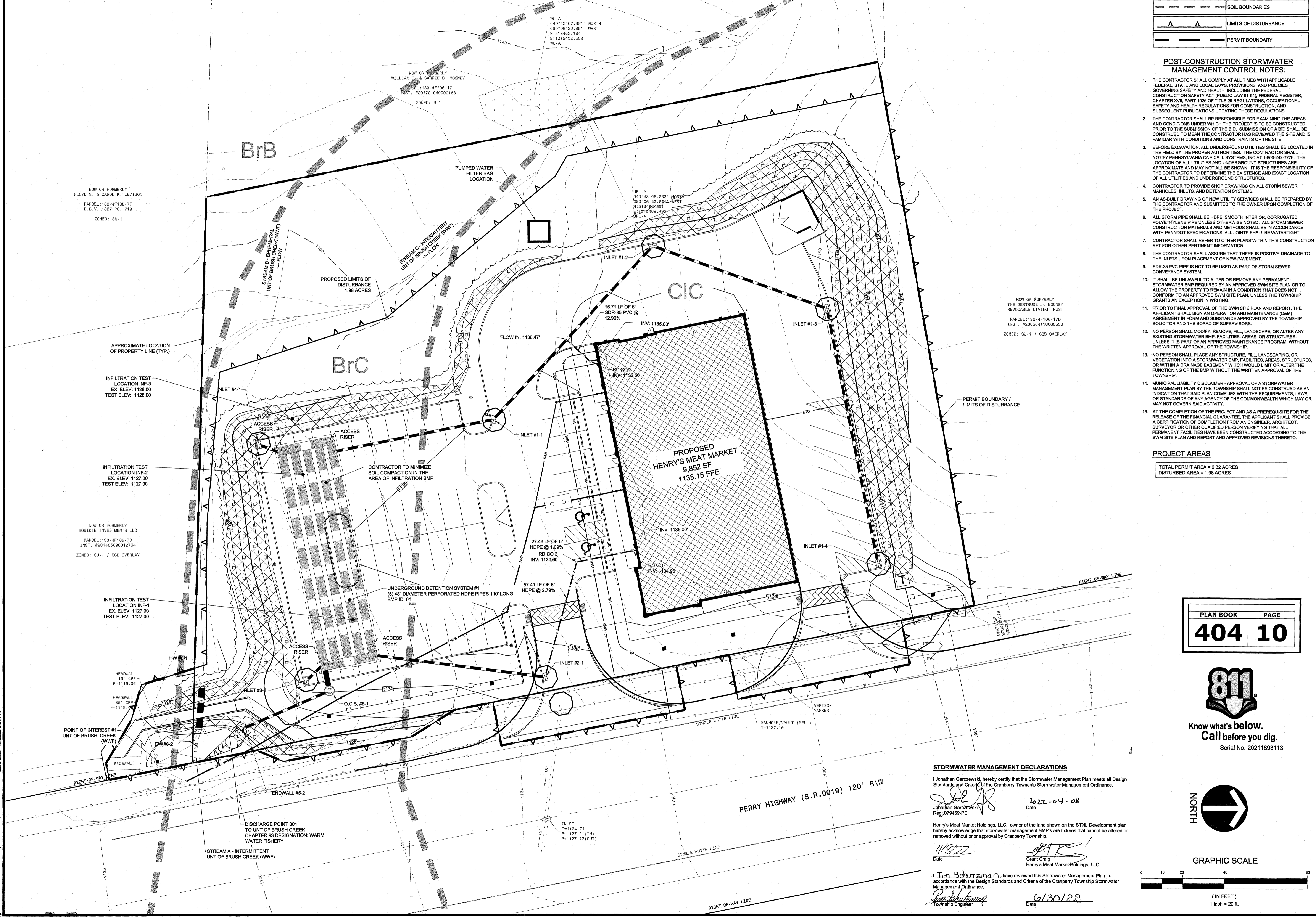
Jonathan Garczewski
Jonathan Garczewski
Reg. 079459-PE
Date: 2022-04-08

Henry's Meat Market Holdings, LLC, owner of the land shown on the STNL Development plan hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Cranberry Township.

Grant Craig
Grant Craig
Henry's Meat Market Holdings, LLC
Date: 4/18/22

I, Tim Schutzmayer, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

Tim Schutzmayer
Township Engineer
Date: 6/30/22



Path & File Name: R:\Projects\410004\1365 Henry Meat Market\Drawings\2022\Sheet\410004_1365-002_C400_ESS_PCSM.dwg
 Print Date: 4/15/2022 3:23 PM
 User: D. Rea, E.I.T.
 Save Date: 4/15/2022 3:20 PM

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



REVISION RECORD

Date	No.	REVISION PER TOWNSHIP COMMENT LETTER DATED 2021-10-28
2021-10-29	01	REVISED PER TOWNSHIP COMMENT LETTER DATED 2021-10-28
2021-11-19	02	OWNER SET FOR PRICING
2022-02-21	04	AS PER RESOLUTION SUBMISSION
	05	
	06	
	07	
	08	

HENRY'S MEAT MARKET
ROUTE 19
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
HENRY'S MEAT MARKET HOLDINGS, LLC
20865 ROUTE 19
CRANBERRY TOWNSHIP, PA 16066

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

Project Number: C-41365
Drawing Scale: 1" = 20'
Date Issued: OCT. 2021
Index Number: -
Drawn By: SDR
Checked By: JEG
Project Manager: JEG

C701

OWNERS ADOPTION: MORROW FAMILY REVOCABLE LIVING TRUST

Know All Men By these Presents, that We, Bartley J. Morrow and Laverne R. Morrow, Trustees of the MORROW FAMILY REVOCABLE LIVING TRUST, of the Township of Adams, County of Butler, of the Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situated in the Township of Adams, of Butler County, of the Commonwealth of Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, 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, any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Adams, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, the County of Butler, and the Township of Adams, their successor or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading there of to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above the owners, the MORROW FAMILY REVOCABLE LIVING TRUST, its heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 1st day of June 2022

ATTEST: Tyler James Belfiore, Notary Public, My commission expires March 7, 2026

Bartley J. Morrow, Laverne R. Morrow - Trustee

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER: Before me, the subscriber, a Notary Public in and for said Commonwealth and County, Personally appeared the above named Bartley J. Morrow and Laverne R. Morrow, Trustees of the MORROW FAMILY REVOCABLE LIVING TRUST, and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 1st day of June, 2022. WITNESS MY HAND AND NOTARY SEAL. This 1st day of June 2022. My commission expires the 7th day of March 2026.

Tyler James Belfiore, Notary Public, My commission expires March 7, 2026

We hereby certify that the title to the property contained in the MORROW FAMILY TRUST PLAN NO.1 is in the name of Morrow Family Revocable Living Trust and is recorded in Instrument #200708140021217 and #200908130019152. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Tyler James Belfiore, Bartley J. Morrow - Trustee, Laverne R. Morrow - Trustee

OWNERS ADOPTION: Lance W. and Melanie M. Stoddart

Know All Men By these Presents, that We, Lance W. and Melanie M. Stoddart, of the Township of Adams, County of Butler, of the Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situated in the Township of Adams, of Butler County, of the Commonwealth of Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas and all drives, roads, streets, 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, any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Adams, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, the County of Butler, and the Township of Adams, their successor or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading there of to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above the owners, Lance W. and Melanie M. Stoddart, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 1st day of June 2022

ATTEST: Tyler James Belfiore, Notary Public, My commission expires March 7, 2026

Lance W. Stoddart, Melanie M. Stoddart

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUTLER: Before me, the subscriber, a Notary Public in and for said Commonwealth and County, Personally appeared the above named Lance W. and Melanie M. Stoddart, 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 1st day of June, 2022. WITNESS MY HAND AND NOTARY SEAL. This 1st day of June 2022. My commission expires the 7th day of March 2026.

Tyler James Belfiore, Notary Public, My commission expires March 7, 2026

We hereby certify that the title to the property contained in the MORROW FAMILY TRUST PLAN NO.1 is in the name of Lance W. and Melanie M. Stoddart and is recorded in Instrument #201710260023286

Tyler James Belfiore, Lance W. Stoddart, Melanie M. Stoddart

Table with 2 columns: Parcel ID, Area. Includes LOT 1 (1,332,097 sq.ft) and LOT 2 (74,621 sq.ft).

Table with 2 columns: Parcel ID, Area. Includes LOT 3 (43,658 sq.ft) and LOT 4 (48,864 sq.ft).

TOTAL AREA: 1,499,240 SQ. FT. - 34.4178 ACRES

SEE SHEET 2 OF 2 FOR AREA TRANSFER DETAIL AND CHART

ZONING: RAL - RESIDENTIAL AGRICULTURAL LOW DENSITY. MINIMUM LOT AREA: 43,560 SQ. FT. - 1 ACRE. MINIMUM FRONTAGE AT SETBACK: 100 FEET.

PROPERTY OWNERS & TITLE: 1. THE MORROW FAMILY REVOCABLE LIVING TRUST. Bartley J. Morrow and Laverne R. Morrow - Trustees

Tax Parcel 010-4F33-26D2-0000 Instr.# 200708140021217 Forsythe Road property, Mars Pa 16046

Tax Parcel 010-4F33-26C-0000 Instr.# 200908130019152 282 Forsythe Road, Mars Pa 16046

2. LANCE W. & MELANIE M. STODDART. 101 Morrow Lane, Mars, PA 16046. Tax Parcel 010-4F33-26D2C-0000 Instr. #201710260023286

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL. Includes PA SYSTEM INC. logo and P.O.C.S. SERIAL NUMBER 20212672674.

TOWNSHIP SUPERVISORS:

The Board of Supervisors of the Township of Adams gives notice that, in approving this plan for recording purposes only, the Township of Adams 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.

Secretary: [Signature] Chairperson: [Signature]

The Township of Adams 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.

Secretary: [Signature] Date: 5-23-2022

TOWNSHIP SUPERVISORS APPROVAL:

Approved by the Board of Supervisors of Adams Township this 23rd day of May, 2022

Secretary: [Signature] Chairperson: [Signature]

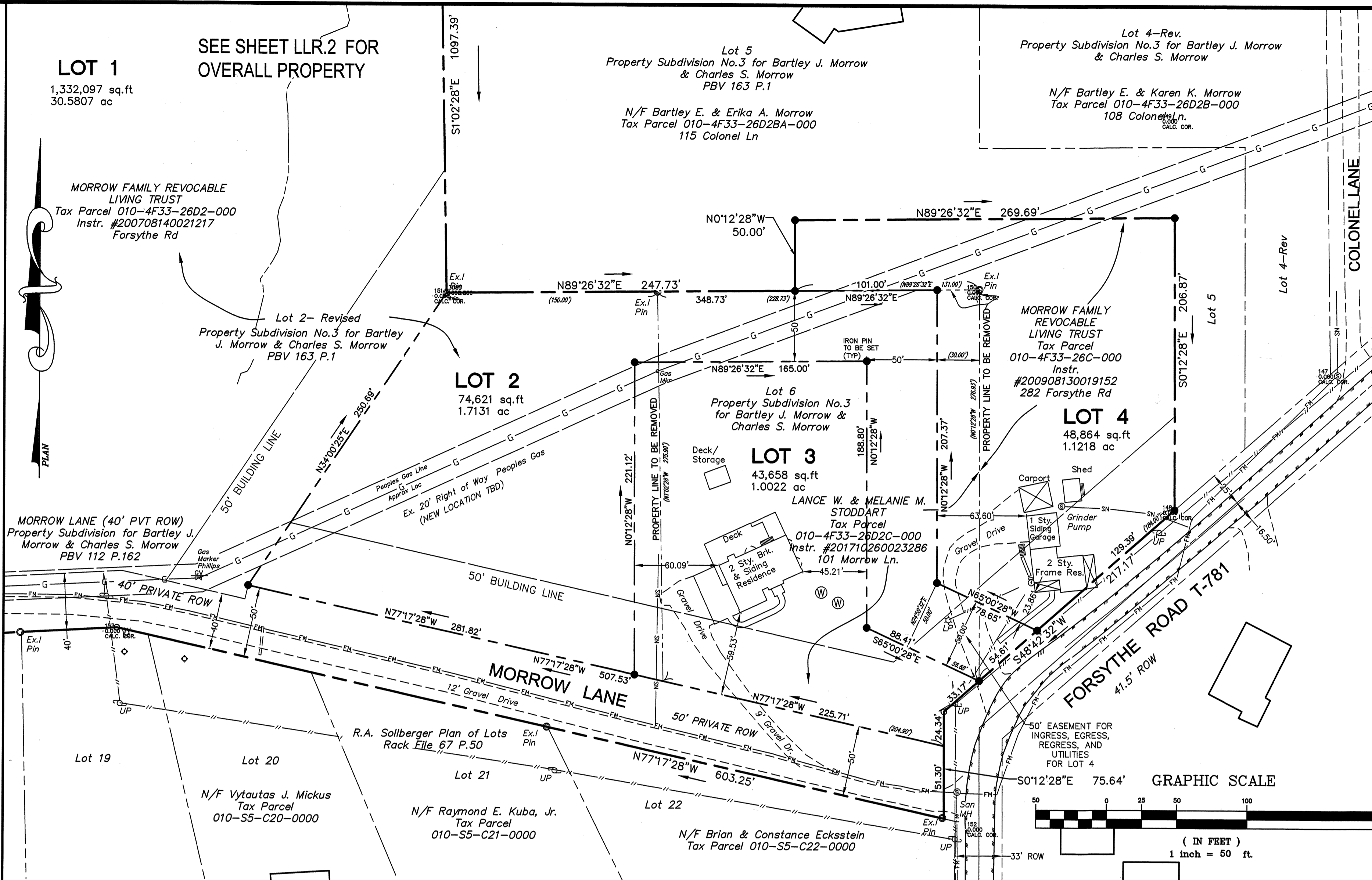
Chairperson: [Signature] Chairperson: [Signature]

Chairperson: [Signature] Chairperson: [Signature]

Tyler James Belfiore, Notary Public, My commission expires March 7, 2026

CFS Bank, mortgagee of the property contained in the MORROW FAMILY TRUST PLAN NO.1 consents to the recording of said plan and to the dedications and all other matters appearing on the plan. Mortgage is in the names of Lance W. Stoddart and Melanie Morrow Stoddart, recorded in Instrument #20211220032674.

Tyler James Belfiore, Lance W. Stoddart, Melanie M. Stoddart



TOWNSHIP ENGINEER:

I, Ron Olson, a Registered Professional Engineer of the Township of Adams, do hereby certify that this subdivision plan meets all engineering and design requirements of the applicable ordinances of the Township of Adams, except as departures have been authorized by the appropriate officials of the Township.

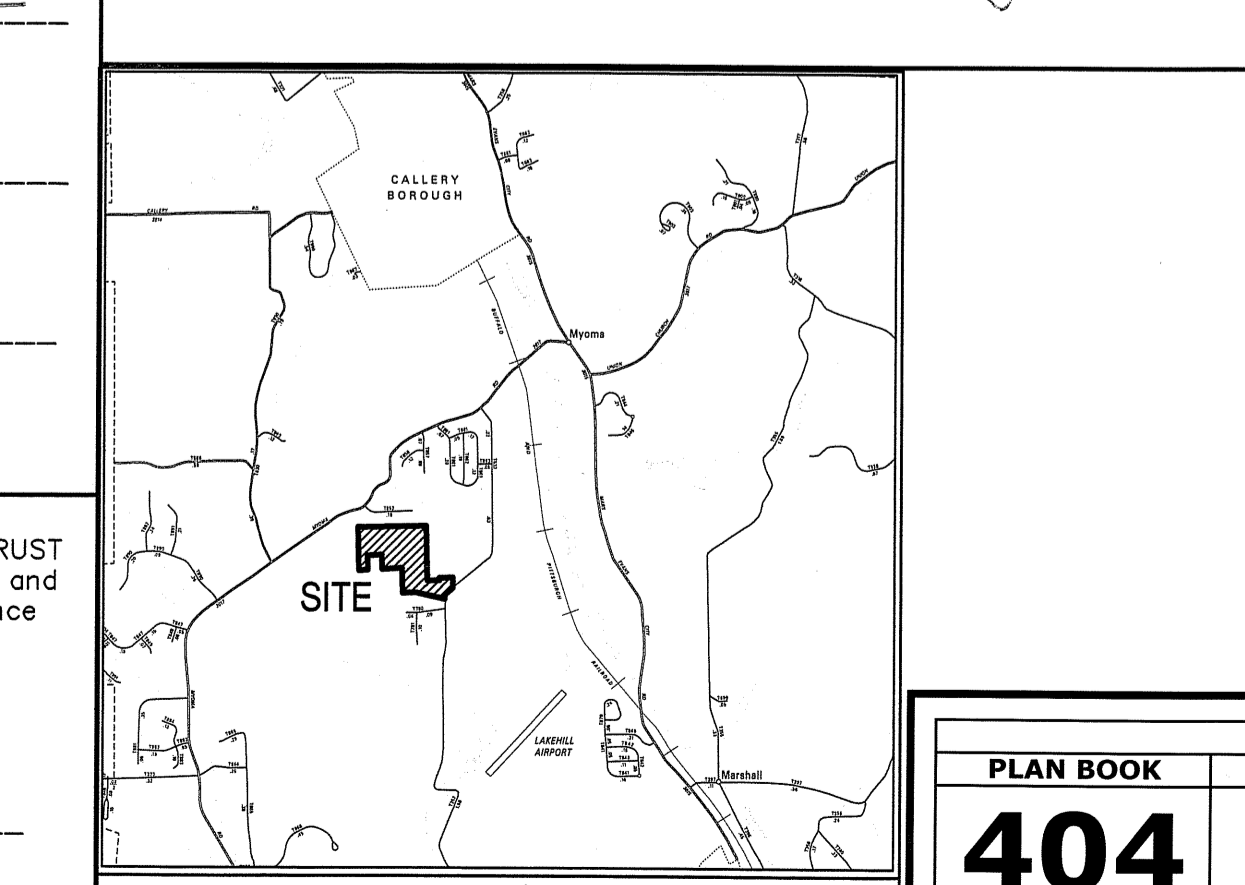
Date: 06/20/2022 Township Engineer: [Signature] Registration number: 26400 E

TOWNSHIP PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of Adams Township this 4th day of May, 2022

Secretary: [Signature] Chairperson: [Signature]

Secretary: [Signature] Chairperson: [Signature]



PROFESSIONAL LAND SURVEYOR:

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

Date: 5-31-2022 Mark B. Schmidt Registration No. SU-36950-E

BUTLER COUNTY PLANNING COMMISSION REVIEW

Approved by the Butler County Planning Commission this 20th day of April, 2022

Secretary: [Signature] Chairman: [Signature]

See Comments On File at the Butler County Planning Commission Plan Number: 22075

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

Recorded in the office for the recording of Deeds, Plats, and Plans in said County of Butler, in Plan Book Volume 404 Page(s) 11-12 and/or instrument number.

Given under my hand and seal this 7th day of July, 2022

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

PLAN BOOK 404 PAGE 11

ADAMS TOWNSHIP MUNICIPAL ENGINEER ADAMS TOWNSHIP PLANNING COMMISSION ADAMS TOWNSHIP BOARD OF SUPERVISORS

PLAN NOTES:

- 1. THIS PLAN REPRESENTS A LOT LINE REVISION TO LANDS OF LANCE W. & MELANIE STODDART AND LOT 2-REVISED AND LOT 6 IN THE "PROPERTY SUBDIVISION NO.3 FOR BARTLEY J. MORROW & CHARLES S. MORROW", AS RECORDED IN PLAN BOOK VOLUME 163 PAGE 1 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE. THIS PLAN ALSO REPRESENTS A SUBDIVISION OF LOT 2-REVISED IN SAID PRIOR PLAN OF RECORD.
2. ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
3. AREA HAS BEEN DESIGNATED ZONE X, AREA OF MINIMAL FLOOD HAZARD, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD HAZARD MAP NUMBER 42019C0508D, EFFECTIVE DATE: AUG 8 2018. COMMUNITY NUMBER 421415, ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
4. RIGHTS OF INGRESS, EGRESS, AND REGRESS ARE TO BE GRANTED TO LOT 2 AND CONTINUE TO BE GRANTED TO LOT 3 (formerly Lot 6) OVER, ALONG AND THROUGH THE 50' PRIVATE RIGHT OF WAY TO THE PUBLIC ROAD AS SHOWN ON THIS PLAN.
5. PROPERTY OWNED BY CLIFFORD C. WEIGAND, JR AND THE MORROW FAMILY TRUST SHALL RETAIN THEIR RIGHTS OF INGRESS, EGRESS, AND REGRESS OVER, ALONG, AND THROUGH THE EXISTING 40' PRIVATE RIGHT OF WAY AS RECORDED IN PRIOR INSTRUMENTS OF RECORD (AS NOTED).
6. WATER SUPPLY FOR LOT 2 IS TO BE PROVIDED BY ON LOT WELL SYSTEM.
7. SANITARY SEWER FOR LOT 2 IS TO BE PROVIDED BY ON LOT GRINDER PUMP CONNECTED TO THE EXISTING FORCE MAIN IN MORROW LANE OR BY SEPARATE FM CONNECTING TO NEARBY SANITARY MANHOLE IN FORSYTHE ROAD.

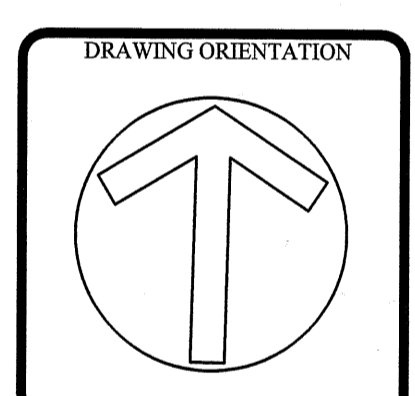
● DENOTES IRON PIN TO BE SET

INSTR: 202207070014711 7/20/2022 3:18 PM Michele Mustello Butler County Recorder PA

Butler County Planning Commission, Recorder of Deeds, and Notary Public seals and stamps.

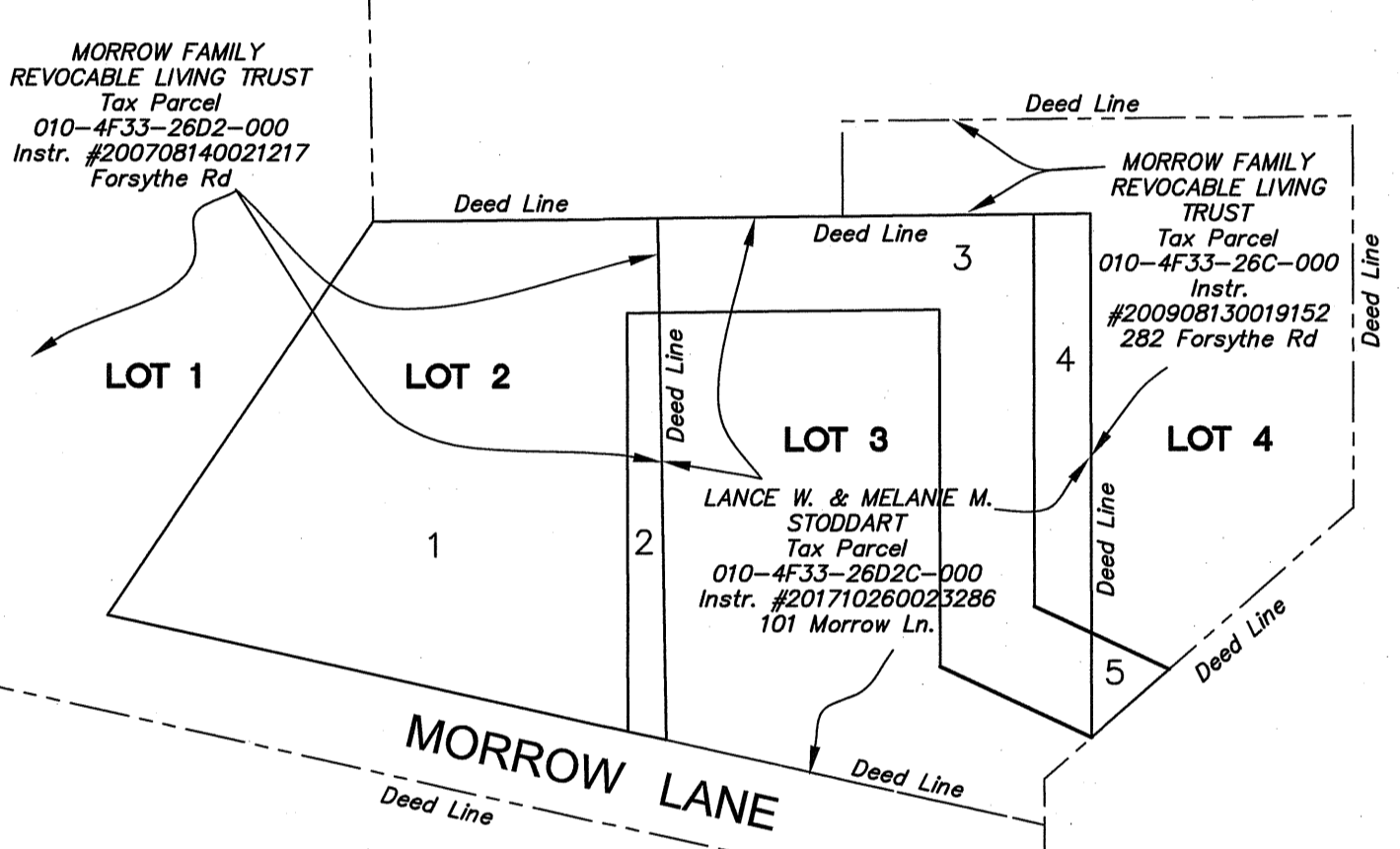
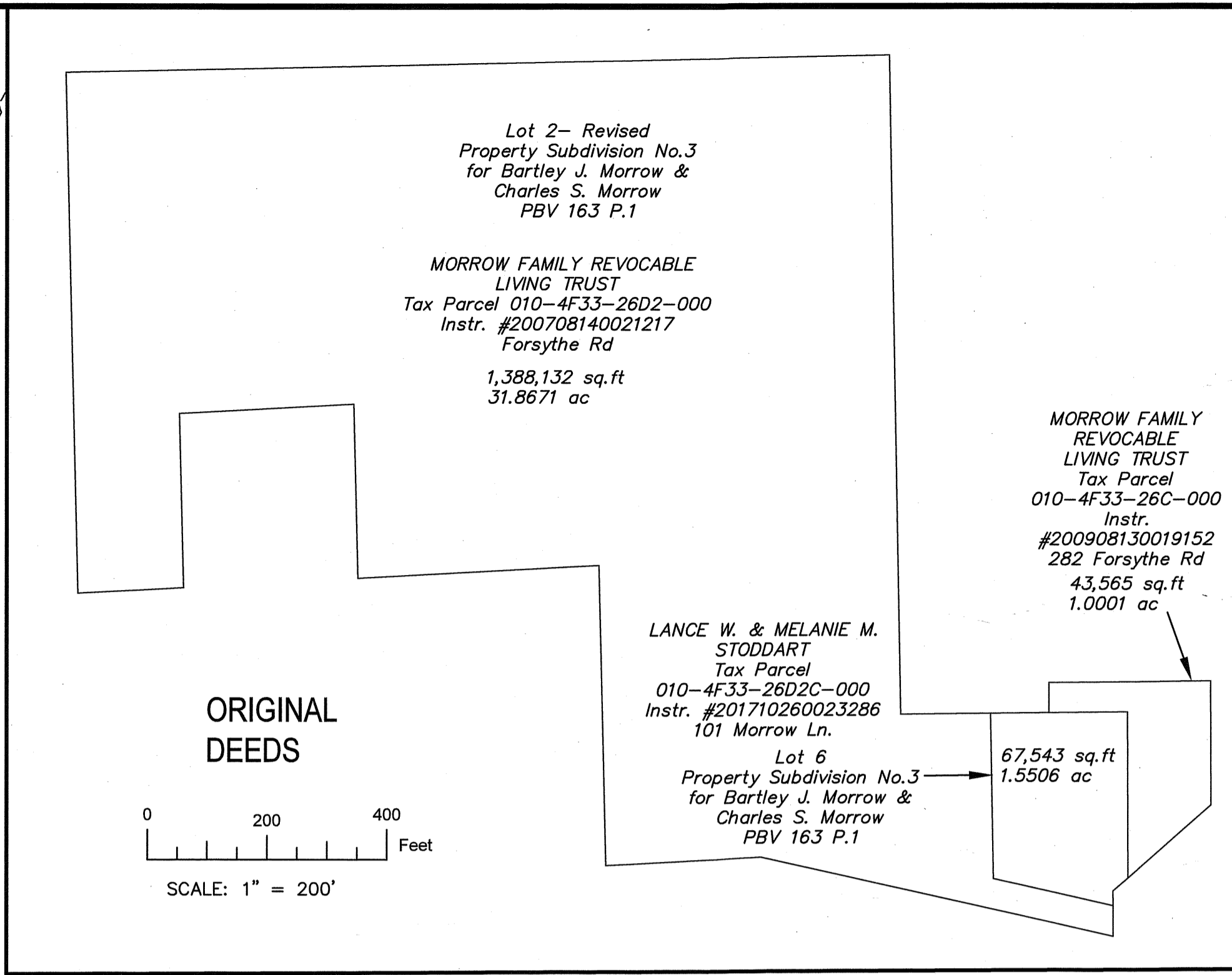
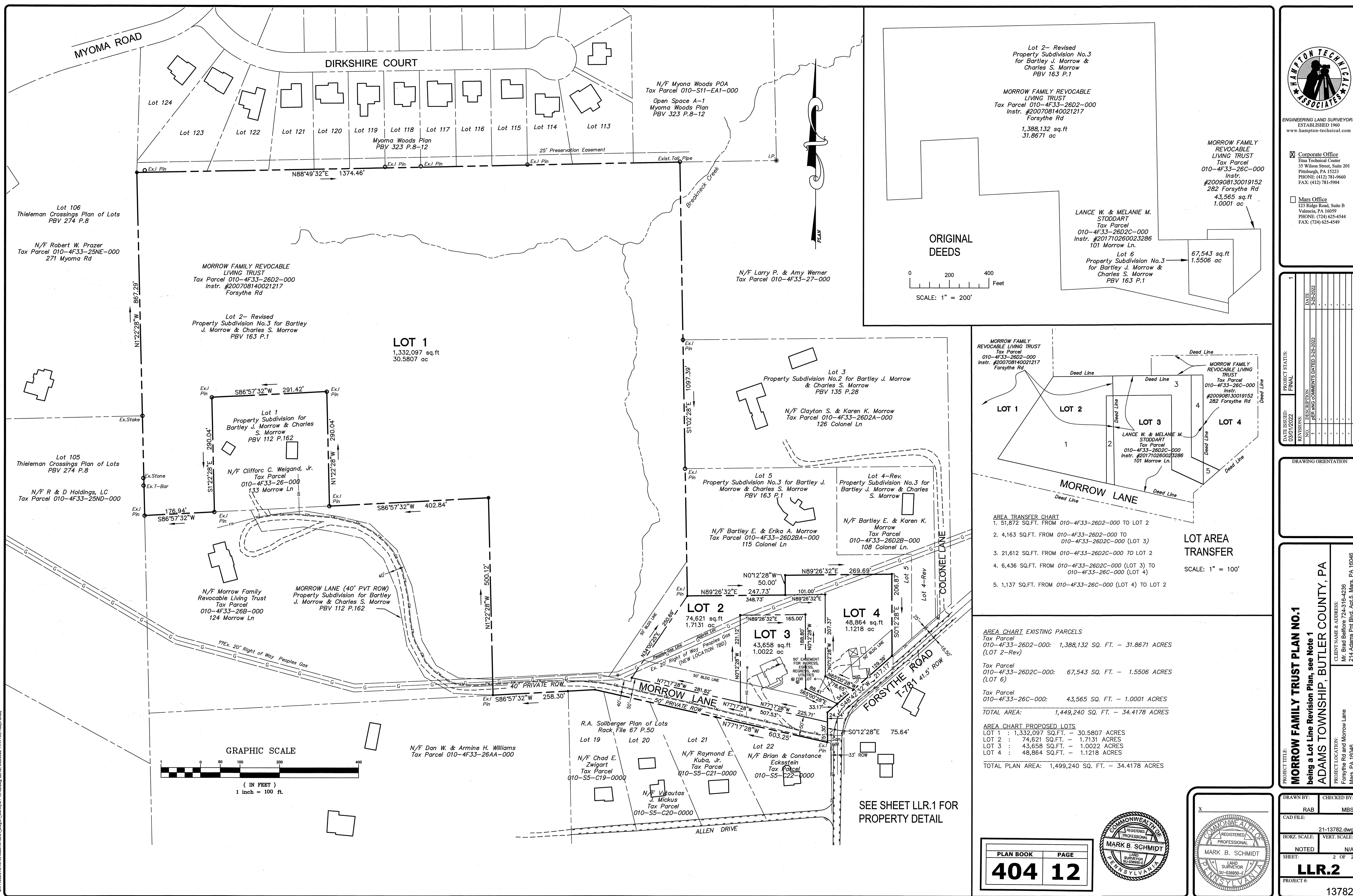
Hampson Technical Associates logo and contact information: 123 Wilson Street, Suite 201, Pittsburgh, PA 15223

Table with columns: REVISION, DATE, BY. Includes revision 1 for DATE 5-23-2022 BY [Signature]



MORROW FAMILY TRUST PLAN NO.1 being a Lot Line Revision Plan, see Note 1 ADAMS TOWNSHIP, BUTLER COUNTY, PA PROJECT LOCATION: Mr. Brad Belfiore 724-316-4236 214 Adams Blvd. Apt 5, Mars, PA 16046

Table with columns: DRAWN BY, CHECKED BY, CAD FILE, HORZ. SCALE, VERT. SCALE, SHEET, PROJECT #. Includes SHEET LLR.1 OF 2 and PROJECT # 13782



- AREA TRANSFER CHART**
- 51,872 SQ.FT. FROM 010-4F33-26D2-000 TO LOT 2
 - 4,163 SQ.FT. FROM 010-4F33-26D2-000 TO 010-4F33-26D2C-000 (LOT 3)
 - 21,612 SQ.FT. FROM 010-4F33-26D2C-000 TO LOT 2
 - 6,436 SQ.FT. FROM 010-4F33-26D2C-000 (LOT 3) TO 010-4F33-26C-000 (LOT 4)
 - 1,137 SQ.FT. FROM 010-4F33-26C-000 (LOT 4) TO LOT 2

AREA CHART EXISTING PARCELS

Tax Parcel 010-4F33-26D2-000: 1,388,132 SQ. FT. - 31.8671 ACRES (LOT 2-Rev)

Tax Parcel 010-4F33-26D2C-000: 67,543 SQ. FT. - 1.5506 ACRES (LOT 6)

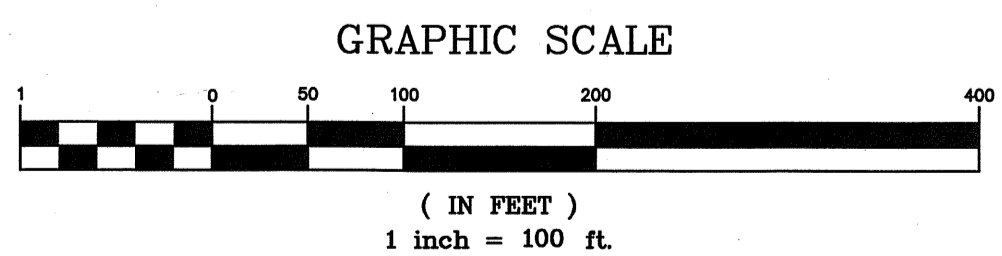
Tax Parcel 010-4F33-26C-000: 43,565 SQ. FT. - 1.0001 ACRES

TOTAL AREA: 1,449,240 SQ. FT. - 34.4178 ACRES

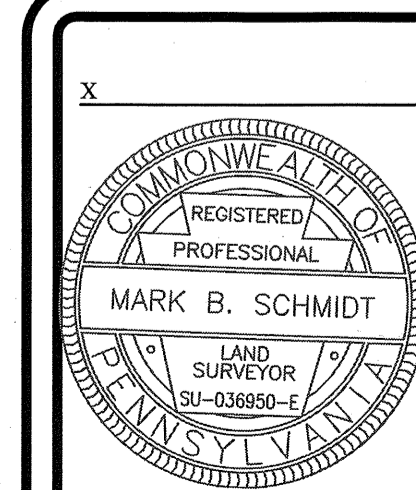
AREA CHART PROPOSED LOTS

LOT 1 : 1,332,097 SQ.FT. - 30.5807 ACRES
 LOT 2 : 74,821 SQ.FT. - 1.7131 ACRES
 LOT 3 : 43,658 SQ.FT. - 1.0022 ACRES
 LOT 4 : 48,864 SQ.FT. - 1.1218 ACRES

TOTAL PLAN AREA: 1,499,240 SQ. FT. - 34.4178 ACRES



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HAMPTON TECHNICAL ASSOCIATES
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.hampton-technical.com

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

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

PROJECT STATUS:	FINAL
DATE:	2-2-2022
REVISIONS:	
NO.	REF: COMMENTS DATED 2-2-2022

DRAWING ORIENTATION

MORROW FAMILY TRUST PLAN NO.1
being a Lot Line Revision Plan, see Note 1
ADAMS TOWNSHIP, BUTLER COUNTY, PA

CLIENT NAME & ADDRESS:
Mr. Brad Bellows 724-316-4236
214 Adams Pk. Blvd. Apt. 5, Mars, PA 16046

PROJECT LOCATION:
Forsythe Rd and Morrow Lane
Mars, PA 16046

DRAWN BY:	CHECKED BY:
RAB	MBS
CAD FILE:	21-13782.dwg
HORIZ. SCALE:	VERT. SCALE:
NOTED	N/A
SHEET:	2 OF 2
LLR.2	
PROJECT #:	
13782	

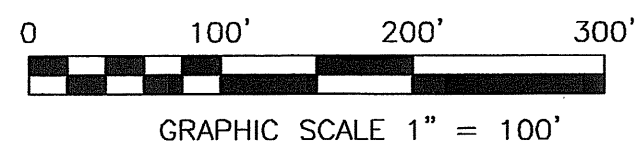
Z:\PROJECTS\13782\13782.dwg, LRP, 2, 3/28/2022 11:44 AM, Robin Barry

AREA SUMMARY

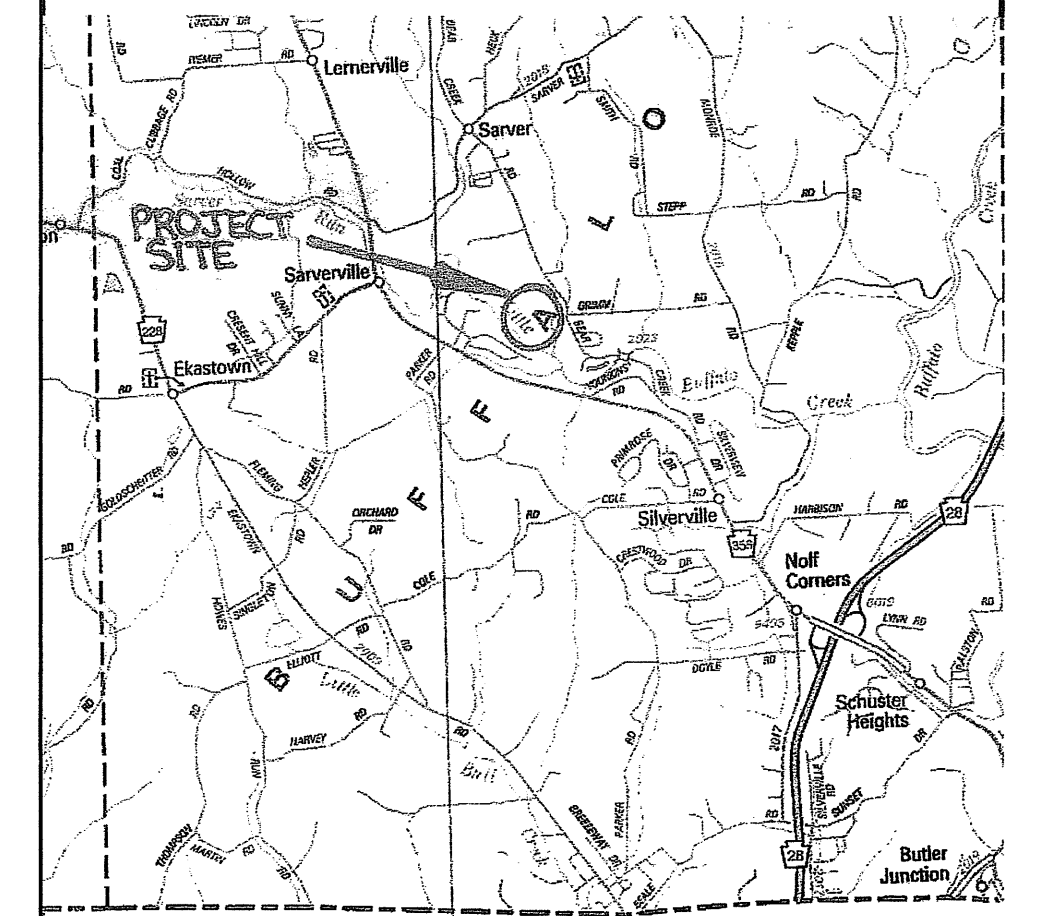
Table with 2 columns: Condition (Existing/Proposed) and Acres. Rows include Lot A, Lot B, Total, Lot 1, Lot 2, and Total Plan Area.

NOTES:

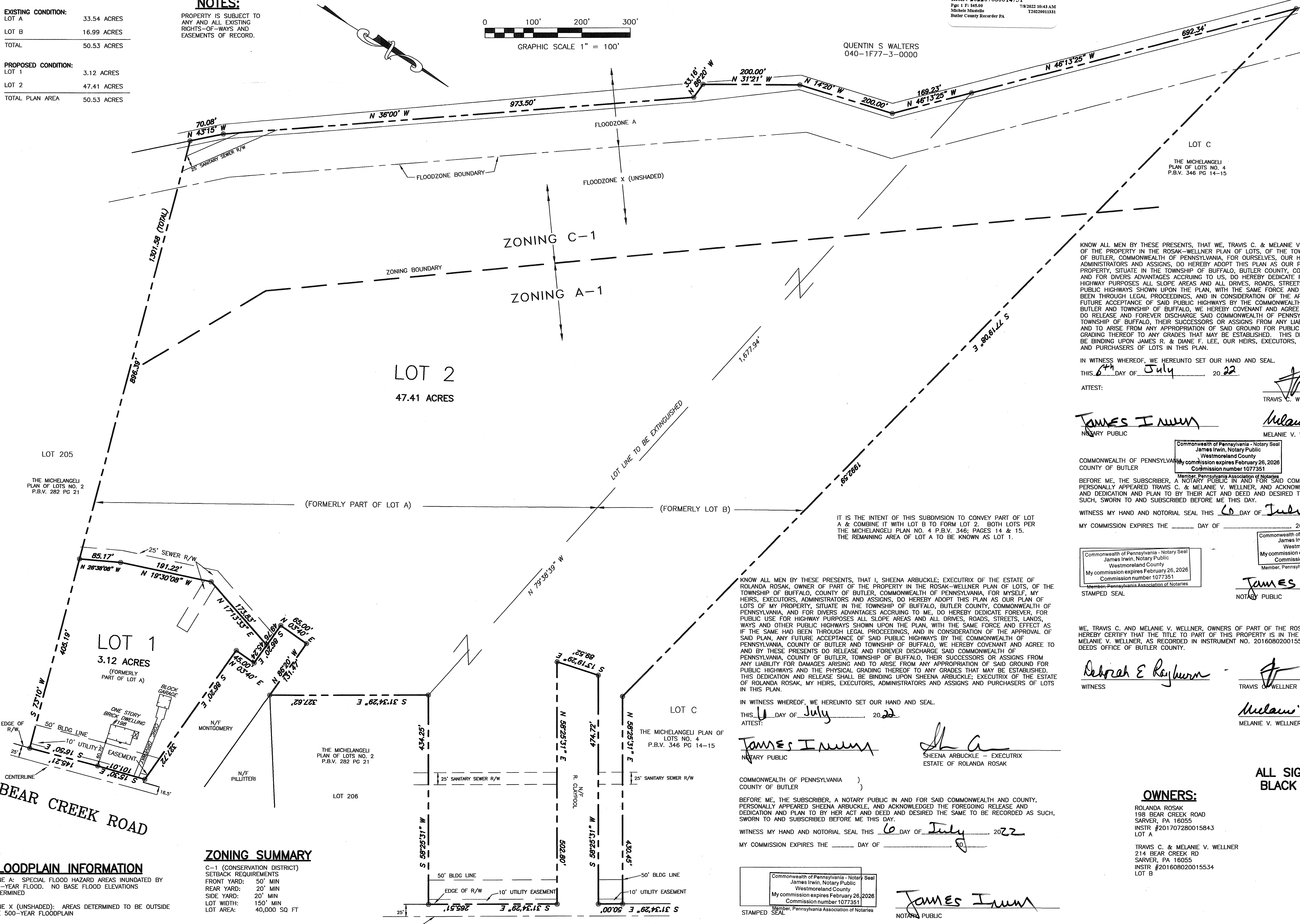
PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAYS AND EASEMENTS OF RECORD.



Insr: 202207080014751
Page 1 of 44-00
Michael Mustello
Butler County Recorder PA
7/8/2022 10:41 A.M.
72022001131



VICINITY MAP



KNOW ALL MEN BY THESE PRESENTS, THAT WE, TRAVIS C. & MELANIE V. WELLNER, OWNERS OF PART OF THE PROPERTY IN THE ROSAK-WELLNER PLAN OF LOTS, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF 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, LANDS, 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, 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 SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF BUFFALO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JAMES R. & DIANE F. LEE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL. THIS 6th DAY OF July, 2022

ATTEST: TRAVIS C. WELLNER, MELANIE V. WELLNER. Notary Public seals for James Irwin and James Irwin.

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER. My commission expires February 26, 2026. Commission number 1077351.

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED TRAVIS C. & MELANIE V. WELLNER, 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 NOTORIAL SEAL THIS 6th DAY OF July, 2022. MY COMMISSION EXPIRES THE 20th DAY OF February, 2026.

Notary Public seals for James Irwin and James Irwin.

WE, TRAVIS C. AND MELANIE V. WELLNER, OWNERS OF PART OF THE ROSAK-WELLNER PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE TO PART OF THIS PROPERTY IS IN THE NAMES OF TRAVIS C. AND MELANIE V. WELLNER, AS RECORDED IN INSTRUMENT NO. 201608020015534, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY.

Witnesses: Deborah E. Rayburn, Travis C. Wellner, Melanie V. Wellner.

KNOW ALL MEN BY THESE PRESENTS, THAT I, SHEENA ARBUCKLE, EXECUTRIX OF THE ESTATE OF ROLANDA ROSAK, OWNER OF PART OF THE PROPERTY IN THE ROSAK-WELLNER PLAN OF LOTS, OF THE TOWNSHIP OF BUFFALO, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF MY PROPERTY, SITUATE IN THE TOWNSHIP OF BUFFALO, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANDS, 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, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF BUFFALO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON SHEENA ARBUCKLE, EXECUTRIX OF THE ESTATE OF ROLANDA ROSAK, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL. THIS 4th DAY OF July, 2022

ATTEST: James Irwin, Notary Public; Sheena Ar buckle - Executrix of Rolanda Rosak.

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER. My commission expires February 26, 2026. Commission number 1077351.

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED SHEENA ARBUCKLE, 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 NOTORIAL SEAL THIS 6th DAY OF July, 2022. MY COMMISSION EXPIRES THE 20th DAY OF February, 2026.

Notary Public seal for James Irwin.

I, SHEENA ARBUCKLE, EXECUTRIX OF THE ESTATE OF ROLANDA ROSAK, OWNER OF PART OF THE ROSAK-WELLNER PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE TO PART OF THIS PROPERTY IS IN THE NAME OF ROLANDA ROSAK, AS RECORDED IN INSTRUMENT NO. 201707280015843, IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY.

Witness: Deborah E. Rayburn.

Attest: Sheena Ar buckle - Executrix of Rolanda Rosak.

FLOODPLAIN INFORMATION: ZONE A: SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD. ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

AVAILABLE UTILITIES: WATER: BUFFALO TOWNSHIP MUNICIPAL WATER AUTHORITY; SEWAGE: MUNICIPAL AUTHORITY OF BUFFALO TOWNSHIP; ELECTRIC: WEST PENN POWER; GAS: PEOPLES.

AS PER FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 421416 0005 C, DATED JULY 5, 2001.

ZONING SUMMARY: C-1 (CONSERVATION DISTRICT) SETBACK REQUIREMENTS: FRONT YARD: 50' MIN; REAR YARD: 20' MIN; SIDE YARD: 20' MIN; LOT WIDTH: 150' MIN; LOT AREA: 40,000 SQ FT.

A-1 (AGRICULTURAL DISTRICT) SETBACK REQUIREMENTS: FRONT YARD: 50' MIN; REAR YARD: 20' MIN; SIDE YARD: 20' MIN; LOT WIDTH: 150' MIN; LOT AREA: 80,000 SQ FT.

BEAR CREEK ROAD (VARIABLE R/W)

NOTE: EXISTING WATER AND ELECTRIC LINES ARE ALONG BEAR CREEK ROAD.

REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 10th DAY OF July 2022. Secretary: James Irwin, Chairperson: James Irwin.

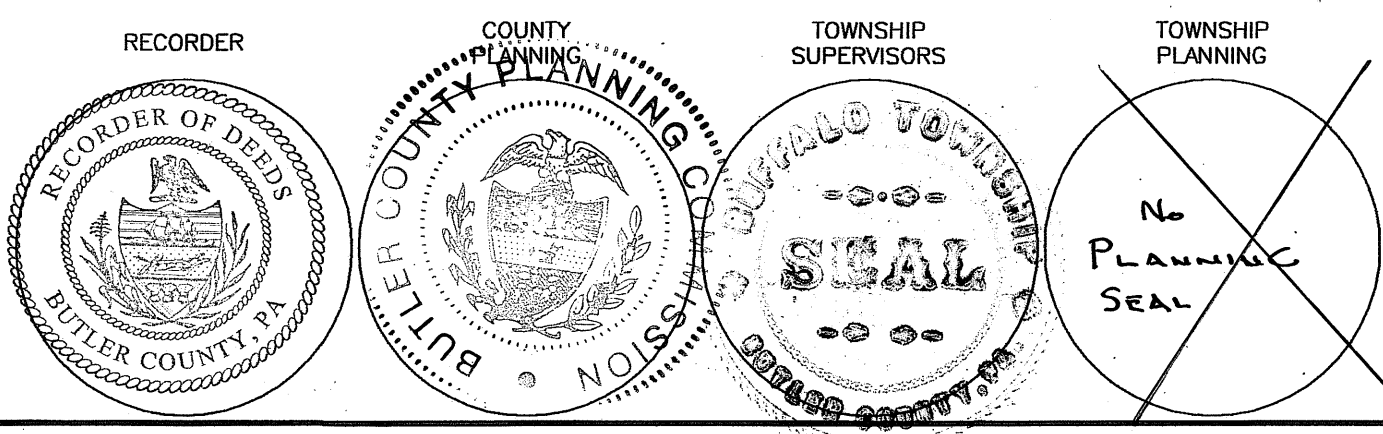
ALL SIGNATURES MUST BE MADE WITH BLACK INK OR BLACK FELT TIP PEN

OWNERS:

- ROLANDA ROSAK, 198 BEAR CREEK ROAD, SARVER, PA 16055, INSTR #201707280015843, LOT A. TRAVIS C. & MELANIE V. WELLNER, 214 BEAR CREEK RD, SARVER, PA 16055, INSTR #201608020015534, LOT B.

Project title block: ROSAK-WELLNER PLAN, BUFFALO TOWNSHIP, BUTLER COUNTY, PA. Includes owner names, surveyor info, scale, date, and drawing number (16043).

Recording stamp: RECORDED PLAN BOOK 404 PAGE NO. 13 SHEET OF.



OWNER'S CERTIFICATION

WE, FRANCIS P. McGRADY, MICHAEL F. McGRADY, AND MARY LOU BARNES, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE 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 21 DAY OF JUNE, 2022.

Francis P. McGrady, Michael F. McGrady, Mary Lou Barnes (signatures)

ACKNOWLEDGMENT OF NOTARY PUBLIC

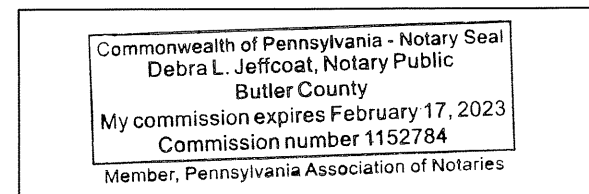
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, FRANCIS P. McGRADY, MICHAEL F. McGRADY, AND MARY LOU BARNES, 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 21 DAY OF JUNE, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Debra L. Jeffcoat (Notary Signature)

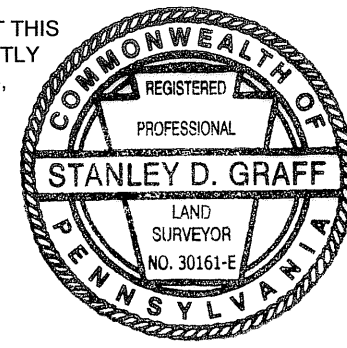


SURVEYOR'S CERTIFICATION

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

15 JUNE 2022

Stanley D. Graff (Surveyor Signature)



MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS 15th DAY OF June, 2022.

Ronald Stegny, Mike Aman (Board of Supervisors Signatures)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 14th DAY OF June, 2022.

Sam R. Miller, Gilbert H. Kramer (Planning Commission Signatures)

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15th DAY OF June, 2022.

R. Han, John (Butler County Planning Commission Signatures)

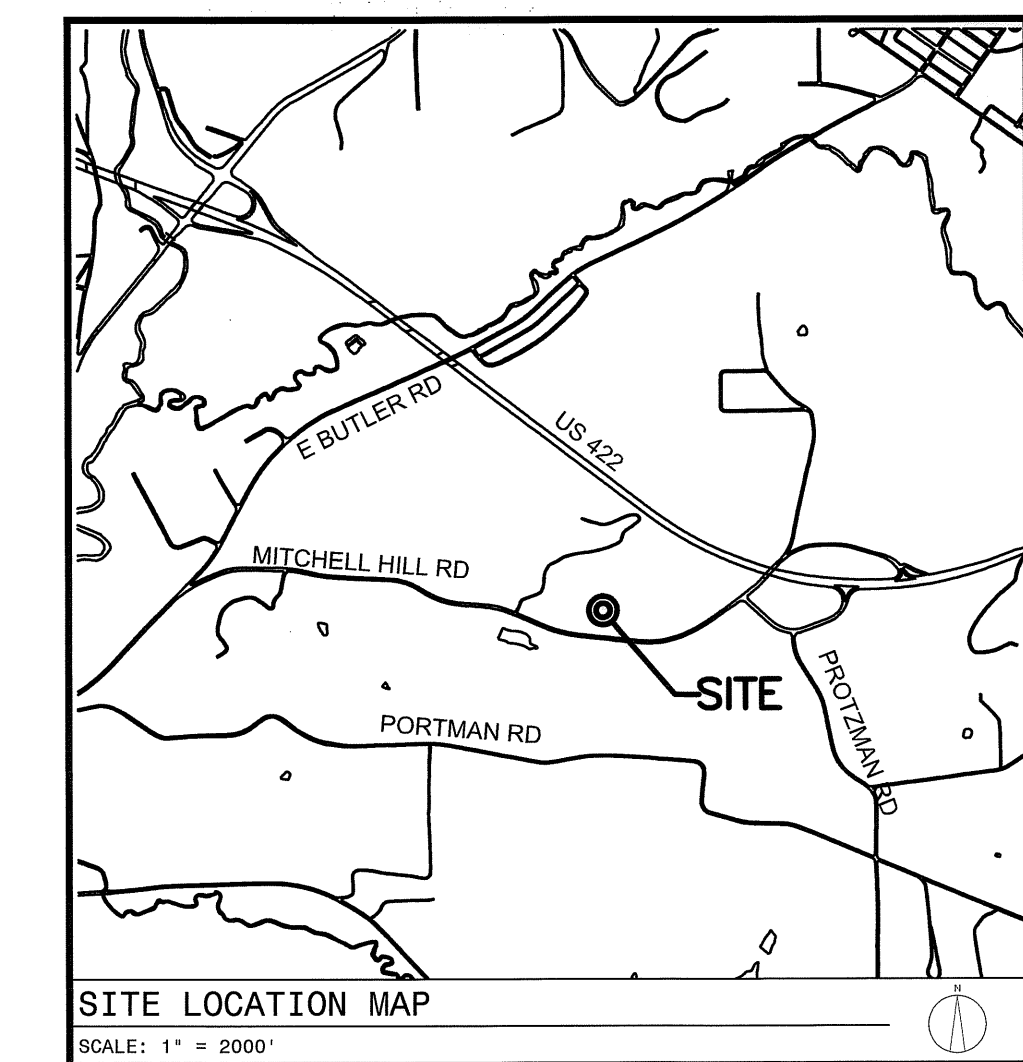
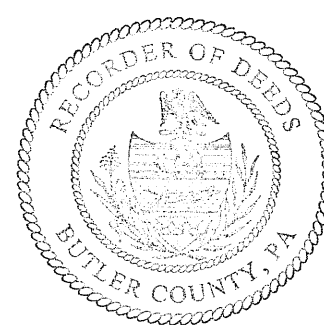


PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 404, PAGE(S) 14

GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF July, 2022.

Michele M. Mustello (Recorder Signature)



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.

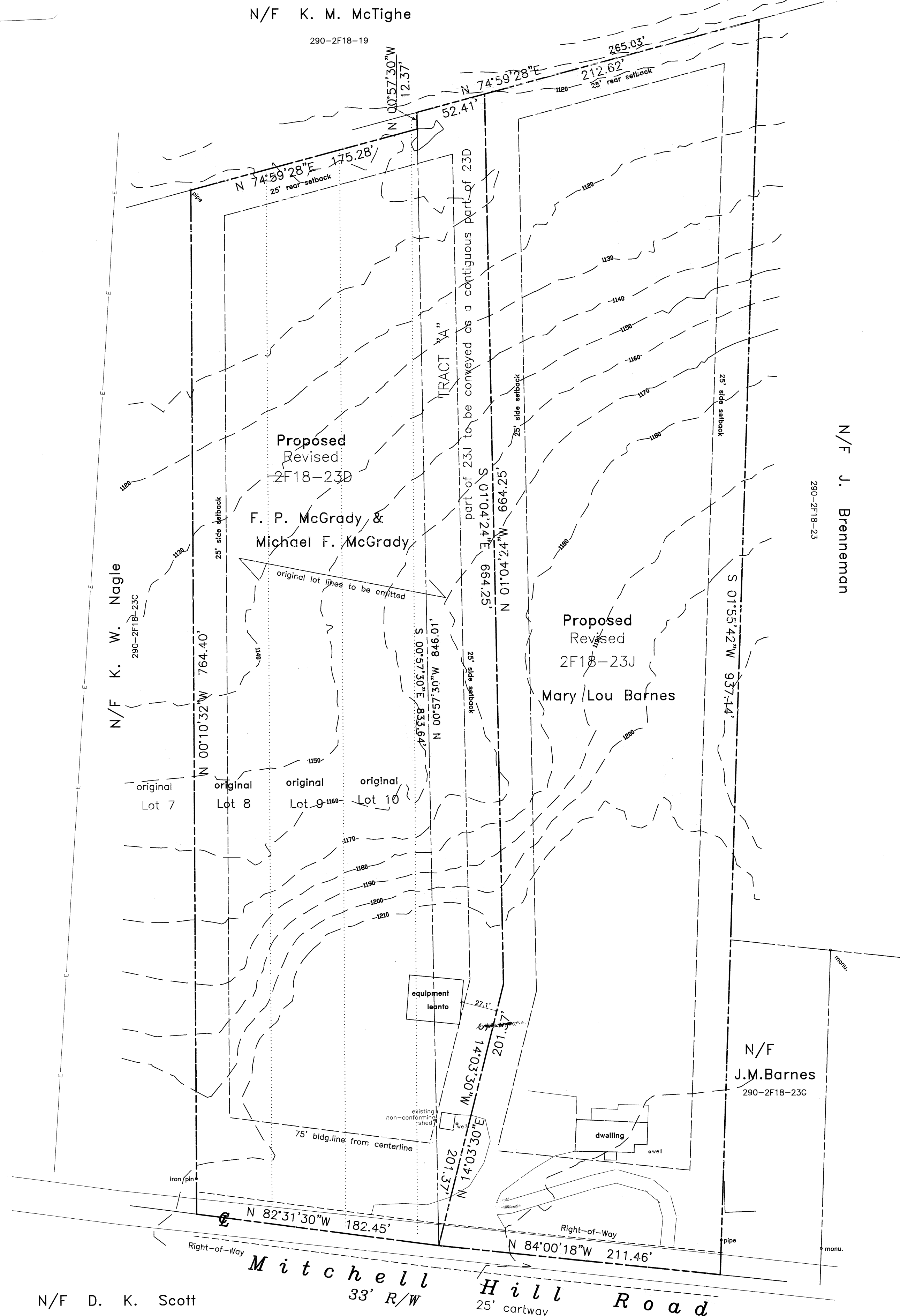
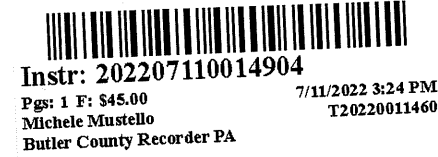


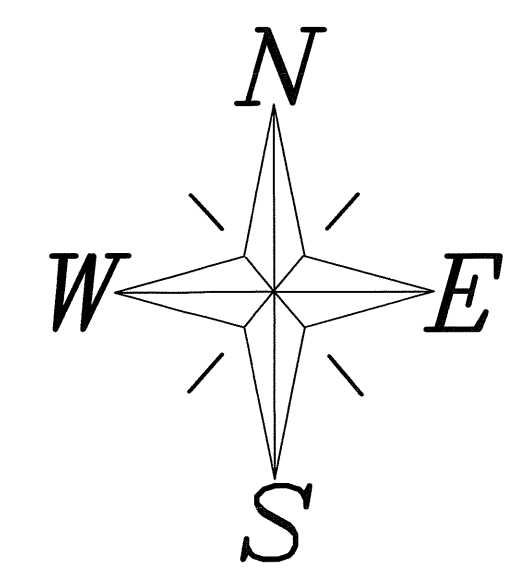
Table with 3 columns: COURSE, BEARING, DISTANCE. Rows for 23D-1 to 23D-4. Total area: 3.214 Ac.

Table with 3 columns: COURSE, BEARING, DISTANCE. Rows for A-1 to A-4. Total area: 0.894 Ac.

Table with 3 columns: COURSE, BEARING, DISTANCE. Rows for R23D-1 to R23D-7. Total area: 4.108 Acres.

Table with 3 columns: COURSE, BEARING, DISTANCE. Rows for R23J-1 to R23J-5. Total area: 3.871 Acres.

- UTILITY PROVIDERS: 1. UTILITIES, 1.1. SEPTIC ON LOT, 1.2. WATER ON LOT, 1.3. ELECTRIC WEST PENN POWER, 1.4. GAS MITCHELL HILL GAS CO-OP



NOTE: Subject to and together with any and all existing rights-of-way, easements and conditional clauses of record or established by due process. Azimuth rotate to PA South Grid NAD_83

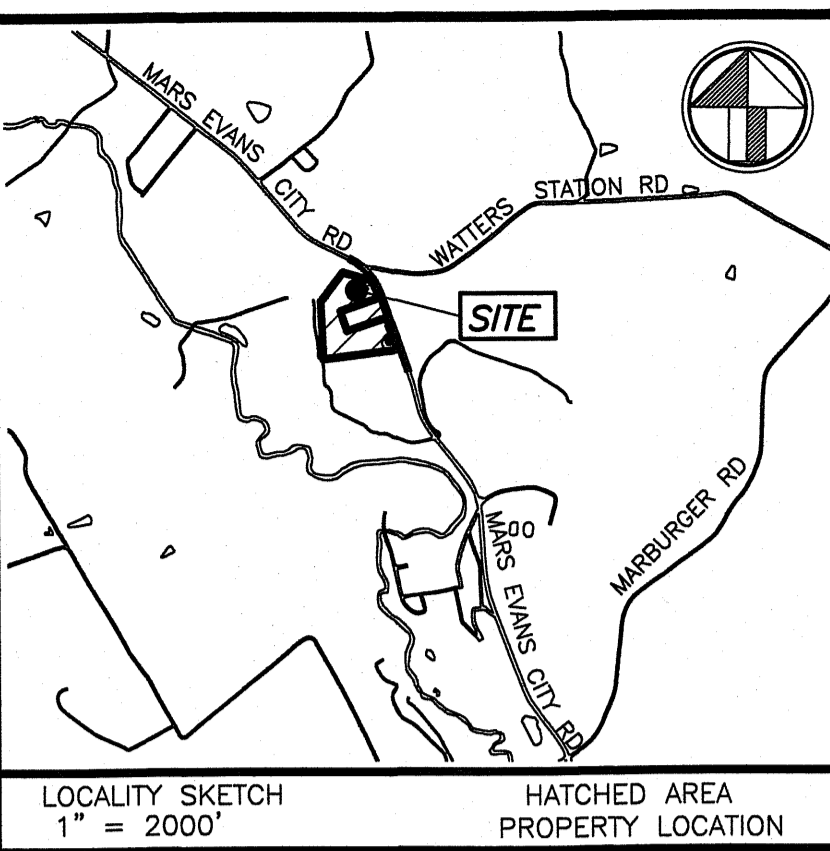
Reference: Fred H. Goettler Plan, Plan Book Volume 8/6, '72 Fair Survey calls

Table with 2 columns: PLAN BOOK, PAGE. Values: 404, 14. Includes 'RECORDED' and 'SHEET of' labels.

GRAFF SURVEYING LLC logo and contact information. Project description: McGRADY / BARNES PLAN BEING A LOT LINE REVISION FOR FRANCIS & MICHAEL McGRADY MARY BARNES. Includes a table for revisions and a table for project details.

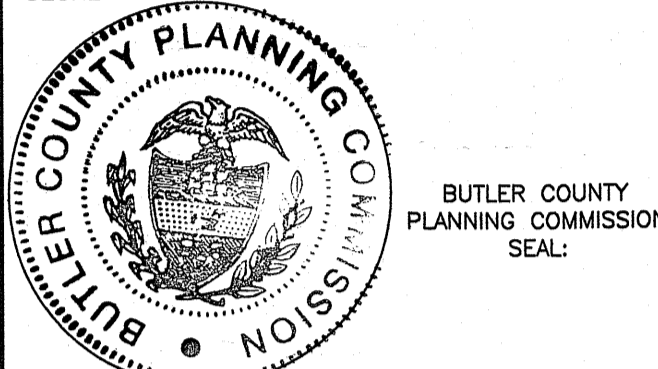
McGRADY / BARNES PLAN

Being a lot line revision of Butler County Tax Parcels 290-2F18-23D and 290-2F18-23J



LOCALITY SKETCH
1" = 2000'
HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION
LETTER TO FORWARD TOWNSHIP BOARD OF SUPERVISORS DATED June 16, 2022
[Signatures]
SECRETARY CHAIRMAN



REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE
TOWNSHIP OF FORWARD THIS 23 DAY OF June, 2022
[Signatures]
SECRETARY CHAIRMAN

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 12 DAY OF July, 2022
IF APPLICABLE *[Signature]*

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD HEREBY GIVES PUBLIC NOTICE
THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FORWARD
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 FORWARD THIS 23 DAY OF July, 2022
[Signatures]
SECRETARY PRESIDENT
FORWARD TOWNSHIP
SEAL:

WE CARRIE R. & JAMES R. ROBB, OF FORWARD TOWNSHIP, BUTLER COUNTY,
PENNSYLVANIA, THE OWNERS OF LOT 1, THE LAND ADJACENT TO THIS SUBDIVISION
PLAN, AS RECORDED IN INSTRUMENT NO. 201704180008055, BEING TAX PARCEL
160-4F31-15B AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO
HEREBY AGREE TO REMOVE AND DELETE THE EXISTING 10' ACCESS R/W THROUGH
THE PROPERTY AS SHOWN ON THIS PLAN AND RECORDED ON THE MARBURGER FARM
DAIRY INC 2015 SUBDIVISION PLAN AS RECORDED IN PLAN BOOK VOL. 360, PG. 24.

IN WITNESS WHEREOF, WE, HEREUNTO SET MY/OUR HAND(S) AND SEAL(S)
THIS 23 DAY OF July, 2022
ATTEST:
[Signatures]
NOTARY PUBLIC CARRIE R. ROBB JAMES R. ROBB

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 CARRIE R. & JAMES R.
ROBB, 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 23 DAY OF July, 2022
MY COMMISSION EXPIRES THE 23 DAY OF July, 2022
[Signatures]
NOTARY PUBLIC

LEGEND

EXISTING UTILITY POLE	Ø POLE
EXISTING OVERHEAD ELECTRIC LINES	— E —
EXISTING OVERHEAD ELECTRIC, TELEPHONE AND CABLE LINES	— E/T/C —
EXISTING SANITARY SEWER LINES (APPROXIMATE SUBSURFACE LOCATIONS)	— S —
EXISTING GAS LINES (APPROXIMATE SUBSURFACE LOCATIONS)	— G —
EXISTING SUBSURFACE WATER LINES (APPROXIMATE SUBSURFACE LOCATIONS)	— W —
PROPOSED SANITARY SEWER LINE	— P-SAN —
PROPOSED WATER LINE	— P-WTR —

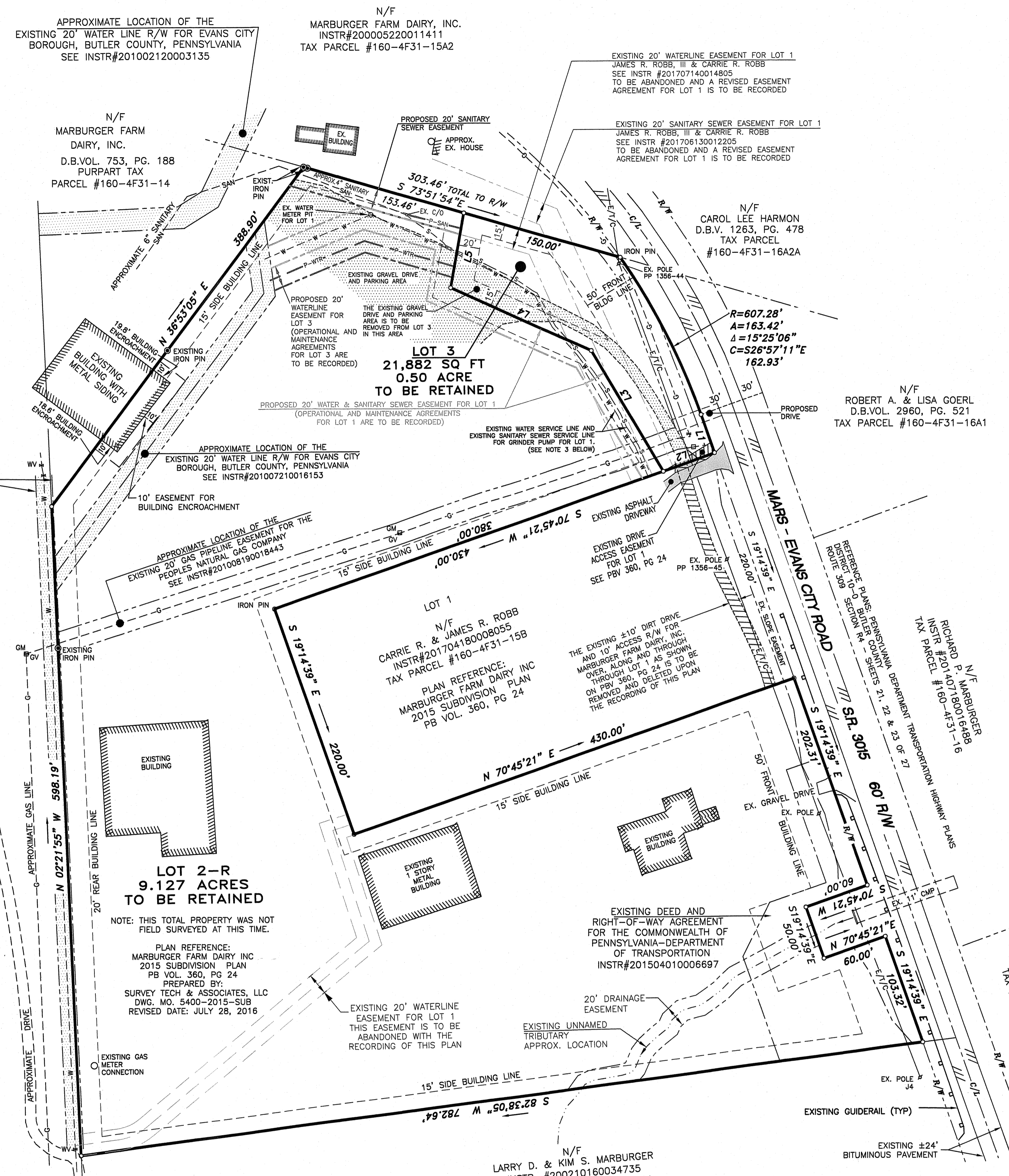
FORWARD TOWNSHIP LOT REQUIREMENTS

CODE OF ORDINANCES SUBDIVISION AND LAND DEVELOPMENT ORDINANCE CHAPTER 22 DATED: JUNE 20, 2008, AS AMENDED	MINIMUM LOT AREA (ONE DWELLING UNIT STRUCTURE)	MINIMUM LOT WIDTH
(NOT SERVED BY A COMMUNITY SEWAGE SYSTEM OR A COMMUNITY WATER SYSTEM)	43,560 SQ. FT.	100 FEET AT BUILDING LINE
(SERVED BY A COMMUNITY SEWAGE SYSTEM AND A COMMUNITY WATER SYSTEM)	15,000 SQ. FT.	80 FEET AT BUILDING LINE

BUILDING SETBACKS

FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	15 FEET
REAR BUILDING SETBACK LINE	20 FEET

- NOTES:**
- THE PROPERTY BEARINGS SHOWN ON THIS PLAN ARE ON THE BEARING DATUM PENNSYLVANIA STATE PLANE SYSTEM (PA SOUTH) NAD 1983
 - A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428) KNOWN AS THE "STATE HIGHWAY LAW".
 - THE EXISTING WATER SERVICE LINE AND EXISTING SANITARY SEWER SERVICE LINE FOR THE GRINDER PUMP LINE FOR LOT 1 IS TO BE MOVED SOUTHWARD THROUGH LOT 3 INTO THE PROPOSED 20' WATER & SANITARY SEWER EASEMENT AS SHOWN ON THIS PLAN.
 - THE EXISTING LOCATIONS OF THE UTILITIES ON THIS PLAN WERE ESTABLISHED BY FIELD LOCATION SURVEYS. A PA ONE CALL WAS MADE FOR THIS SITE, HOWEVER ALL UTILITIES MAY NOT HAVE BEEN FLAGGED UNDER THE PA ONE CALL. THEREFORE 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.



KNOW ALL MEN BY THESE PRESENTS, THAT MARBURGER FARM DAIRY, INC., A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN FOR ITS PROPERTY SITUATE IN FORWARD TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE RELEASE, REMISE AND DISCHARGE THE TOWNSHIP OF FORWARD, ITS SUCCESSOR OR ASSIGNS, OF AND FROM ALL LIABILITY, COURSES OF ACTION, CLAIMS OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS, AND RIGHTS-OF-WAYS.

WE FURTHER AGREE THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF FORWARD 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 SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH FORWARD TOWNSHIP 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.

WE, MARBURGER FARM DAIRY, INC., OF FORWARD TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO REMOVE AND DELETE THE EXISTING 10' ACCESS R/W THROUGH LOT 1 AS SHOWN ON THIS PLAN AND RECORDED ON THE MARBURGER FARM DAIRY INC 2015 SUBDIVISION PLAN AS RECORDED IN PLAN BOOK VOL. 360, PG. 24.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 23 DAY OF July, 2022
ATTEST: MARBURGER FARM DAIRY, INC.
[Signatures]
NOTARY PUBLIC PRESIDENT SIGNATURE AND TITLE OF AUTHORIZED OFFICER

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED *[Signature]* PRESIDENT OF THE MARBURGER FARM DAIRY, INC., WHO BEING DULY SWORN, DEPOSED AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID MARBURGER FARM DAIRY, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION IS OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.
SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF July, 2022
MY COMMISSION EXPIRES THE 23 DAY OF July, 2022
[Signatures]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE A. KAELIN - Notary Public
Butler County
My Commission Expires May 28, 2024
Commission Number: 1081069

WE, MARBURGER FARM DAIRY, INC., OWNERS OF THE MARBURGER FARM DAIRY INC 2015 SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MARBURGER FARM DAIRY, INC., AS RECORDED IN INSTRUMENT NO. 201012210030418, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.
[Signatures]
PRESIDENT SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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 404, PAGE 15.
GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF July, 2022
[Signature]
RECORDER

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

9.627 ACRES = TOTAL ACREAGE
ZONING DISTRICT: NO ZONING
PROPERTY ADDRESS: MARS EVANS CITY ROAD
EVANS CITY, PA 16033
OWNERS: MARBURGER FARM DAIRY, INC.
1506 MARS EVANS CITY ROAD
EVANS CITY, PA 16033
DEED REFERENCE: INSTR. NO. 201012210030418
TAX PARCEL NO.: 160-4F31-15
REF. SURVEYS BY: SURVEY-TECH CORPORATION
DWG. #2010-5144
DATED: MAY 14, 2010
O.PAUL GALER, P.E.
DWG. #1730
DATED: MARCH 30, 1944

MARBURGER FARM DAIRY INC 2022 SUBDIVISION PLAN
[SUBDIVISION OF LOT 2 OF THE MARBURGER FARM DAIRY INC 2015 SUBDIVISION PLAN (PBV 360, PG. 24) AND TAX PARCEL NO. 160-4F31-15]
SITUATE: FORWARD TOWNSHIP, BUTLER COUNTY, PA.
DATE: MAY 16, 2022 SCALE: 1" = 60'

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

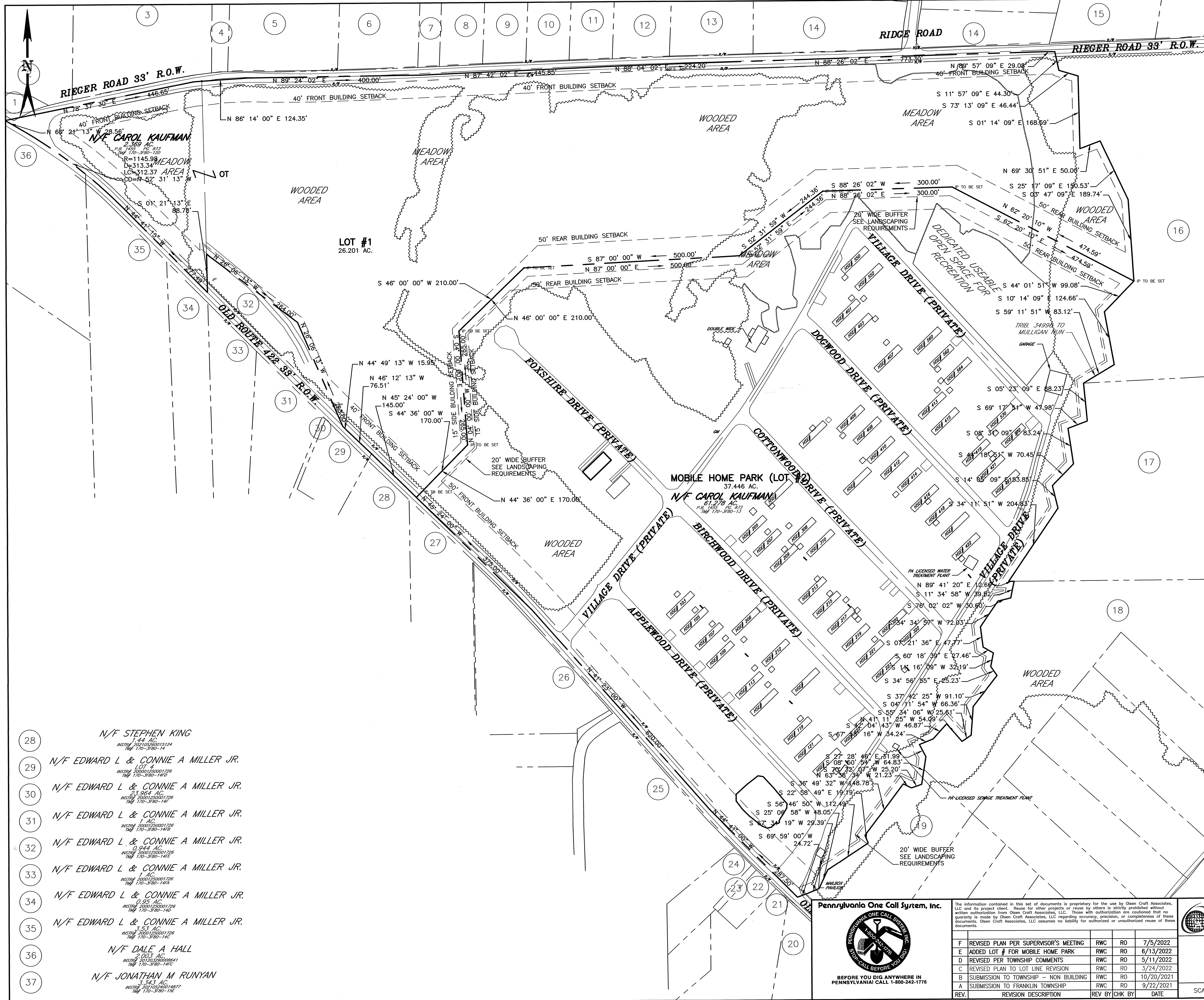
1. TAMARA A. RANALLI, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LAND, STREETS AND HIGHWAYS AS CALCULATED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS *[Signature]*

REVISIONS: JUNE 16, 2022
DRAWN BY: T.R. CHECKED BY: T.R.
DWG. NO: 5655-2022-SUB SHEET 1 OF 1

PLAN BOOK	PAGE
404	15

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION

LINE	BEARING	DISTANCE
L1	S 19°14'39" E	37.48'
L2	S 70°45'21" W	50.00'
L3	N 30°42'14" W	129.42'
L4	N 65°37'37" W	142.00'
L5	N 10°09'14" E	70.00'



- 1 N/F ROBERT E CASHDOLLAR SR
0.15 AC
P.B. 170-380-156
- 2 N/F JENNIFER ROBINSON
4.39 AC
INST. 20040115442
TM 170-380-121
- 3 N/F DONALD G & CHRISTIE S NAGY
3.09 AC
P.B. 170-380-195
- 4 N/F DAVID E & LAUREN FASSINGER
2.51 AC
INST. 2001123001769
TM 170-380-121A
- 5 N/F DAVID E & LAUREN FASSINGER
2.51 AC
INST. 2001123001769
TM 170-380-125
- 6 N/F GARY L & DONNA SHANNON
2.02 AC
P.B. 170-380-194
- 7 N/F CHURCH OF THE LIVING WORD
9.17 AC
INST. 2004020202074
TM 170-380-121
- 8 N/F JACK RIEGER ET AL
1.01 AC
INST. 20040115000204
TM 170-380-120
- 9 N/F JOHN M & JENNIFER L WOLFE
1.01 AC
INST. 2000092001273
TM 170-380-121
- 10 N/F JACK RIEGER ET AL
1.01 AC
INST. 20040115000205
TM 170-380-120
- 11 N/F RANDALL S SHEARER
1.01 AC
INST. 20000140030140
TM 170-380-121
- 12 N/F JOSEPH J VALENSKY
3 AC
INST. 2000010000327
TM 170-380-121
- 13 N/F JEAN & GEORGE STAFFA N
1.01 AC
INST. 20001010001127
TM 170-380-121
- 14 N/F KARL & ALFREDA SCHOOL
1.36 AC
P.B. 170-380-120
- 15 N/F WILLIAM L RIEGER ET AL
2.71 AC
INST. 20010110001702
TM 170-380-120
- 16 N/F BUTLER CO CHILDRENS CTR INC
20 AC
INST. 2000430000216
TM 170-380-121
- 17 N/F FRANKLIN TOWNSHIP
16.05 AC
INST. 2000060001714
TM 170-380-121
- 18 N/F ADVISORY BOARD OF PGH DIST
3 AC
P.B. 170-380-17
- 19 N/F DAVIS
1.63 AC
INST. 200208110017849
TM 170-380-121
- 20 N/F JAN M & SARAH L DOMARADZKI
3.1 AC
P.B. 170-380-291
- 21 N/F PAUL A FAGLEY
3.88 AC
INST. 20031110011633
TM 170-380-291
- 22 N/F PAUL FAGLEY
0.18 AC
INST. 20030300000590
TM 170-380-291
- 23 N/F PAUL FAGLEY
0.05 AC
INST. 20030300000590
TM 170-380-291A
- 24 N/F PAUL FAGLEY
0.50 AC
INST. 20030300000590
TM 170-380-291
- 25 N/F PAUL A & KATHLEEN J FAGLEY
3.911 AC
INST. 20030300004133
TM 170-380-291
- 26 N/F KAITLYN L & SUSANNE C LEASURE
1.519 AC
INST. 20180500000705
TM 170-380-291
- 27 N/F CLAUDE & ALICE MCANALLEN JR
2.8 AC
P.B. 170-380-141

- 28 N/F STEPHEN KING
1.44 AC
INST. 20010500015124
TM 170-380-14
- 29 N/F EDWARD L & CONNIE A MILLER JR.
LOT 4
INST. 20000115001126
TM 170-380-141B
- 30 N/F EDWARD L & CONNIE A MILLER JR.
2.3964 AC
INST. 2000123001126
TM 170-380-141C
- 31 N/F EDWARD L & CONNIE A MILLER JR.
1 AC
INST. 2000123001126
TM 170-380-141B
- 32 N/F EDWARD L & CONNIE A MILLER JR.
0.944 AC
INST. 2000123001126
TM 170-380-141E
- 33 N/F EDWARD L & CONNIE A MILLER JR.
1 AC
INST. 2000123001126
TM 170-380-141A
- 34 N/F EDWARD L & CONNIE A MILLER JR.
0.95 AC
INST. 2000123001126
TM 170-380-141D
- 35 N/F EDWARD L & CONNIE A MILLER JR.
3.53 AC
INST. 2001050001126
TM 170-380-141C
- 36 N/F DALE A HALL
2.003 AC
INST. 2012030000841
TM 170-380-141C
- 37 N/F JONATHAN M RUNYAN
3.543 AC
INST. 2021050148177
TM 170-380-13E

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Instr: 202207130015082
Fig 2 F: 88.60
Notary: Ronald Olsen
Butler County Recorder PA

SHEET 1 OF 2

RECORDED:	INSTRUMENT NUMBER
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RONALD OLSEN, P.L.S.
SU-963-A
07-07-2022
DATE

Pennsylvania One Call System, Inc.

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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
F	REVISED PLAN PER SUPERVISOR'S MEETING	RWC	RO	7/5/2022
E	ADDED LOT # FOR MOBILE HOME PARK	RWC	RO	6/13/2022
D	REVISED PER TOWNSHIP COMMENTS	RWC	RO	5/11/2022
C	REVISED PLAN TO LOT LINE REVISION	RWC	RO	3/24/2022
B	SUBMISSION TO TOWNSHIP - NON BUILDING	RWC	RO	10/20/2021
A	SUBMISSION TO FRANKLIN TOWNSHIP	RWC	RO	9/22/2021

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

CAROL M. KAUFMAN
FRANKLIN VILLAGE MOBILE HOME PARK
SUBDIVISION PLAN
FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

SCALE: 0 100' 200'

CHKD. BY: RO DRAWN BY: RWC PROJECT NO.: 202027A

DATE: 09/21/2021
SHEET NO.: REV1
C050 F



EXISTING SURVEY	
SYMBOL	DESCRIPTION
→	DIRECTION ARROW
↖	OWNERSHIP TIE
△ AP	ANGLE POINT
⊕ BM	BENCH MARK
⊙ MON	MONUMENT
• IP	IRON PIN
⊙ PR. HUB	HUB/STAKE
⊙ POB	POINT OF BEGINNING
○ PC	PROPERTY CORNER
⊙ CB#	CORE BORE
⊙ OW	OIL WELL/OIL AREA
⊕	CENTERLINE
+ EDGE CONC. + 1220.30	SPOT ELEVATION
N 90° 00' 00" E →	BEARING AND DISTANCE
N/F XXX AC P.B. XXXX PG. XXX	OR N/F XXX AC P.B. XXXX PG. XXX
---	ADJOINER LINE
---	BOUNDARY LINE
---	LOT LINE
---	BORO/TWP LINE

PROPOSED SURVEY	
SYMBOL	DESCRIPTION
→	DIRECTION ARROW
↖	OWNERSHIP TIE
△ AP	ANGLE POINT
⊕ BM	BENCH MARK
⊙ MON	MONUMENT
• IP	IRON PIN
⊙ PR. HUB	HUB/STAKE
⊙ POB	POINT OF BEGINNING
○ PC	PROPERTY CORNER
⊙ CB#	CORE BORE
⊙ OW	OIL WELL/OIL AREA
⊕	CENTERLINE
+ EDGE CONC. + 1220.30	SPOT ELEVATION
N 90° 00' 00" E →	BEARING AND DISTANCE
LOT # XX.X AC. DESC. DESC.	PARCEL LOT LABELS
---	BOUNDARY LINE
---	LOT LINE
←→	PLAN NORTH ARROW

GENERAL NOTES:

- ZONING DISTRICT - R-1 RURAL RESIDENTIAL
 - LOT SIZE:
 - MOBILE HOME PARK - 15 ACERS - 37,446 AC. PROVIDED
 - SINGLE FAMILY RESIDENTIAL - MIN. LOT SIZE 43,560 SF (WITHOUT SEWER) REQUIRED - 26,201 AC PROVIDED
 - LOT WIDTH MIN. 100 FT REQUIRED - 697.55 FT PROVIDED
 - MAX. HEIGHT - 40 FT PERMITTED
 - FRONT SETBACK
 - MOBILE HOME PARK - 50 FT MIN.
 - SINGLE FAMILY RESIDENTIAL - 40 FT MIN.
 - SIDE SETBACK MIN. - 15 FT
 - REAR SETBACK MIN. - 50 FT
 - LOT COVERAGE MAX. - 35% PERMITTED
- LOT LINE REVISION BETWEEN TM# 170-3F80-13 & TM# 170-3F80-12D - 63,647 AC. TM# 170-3F80-13 MOBILE HOME PARK FROM 61,278 AC TO 37,446 AC. TM# 170-3F80-12D VACANT LOT FROM 2,369 AC. TO 26,201 AC.
- BLANKET STORMWATER EASEMENT FOR FRANKLIN TOWNSHIP OR THEIR DESIGNEES TO INSPECT ON-SITE STORMWATER FACILITIES
- BEARINGS HAVE BEEN ADJUST TO STATE PLANE COORDINATES.
- EASTERN PROPERTY BOUNDARY IS TO CENTER OF STREAM PER LAND SURVEYORS INCORPORATED SURVEYS P.B. 282 PG. 41 & P.B. 293 PG. 20 & P.B. 320 PG. 43
- SOUTHWESTERN PROPERTY BOUNDARY SURVEY P.B. 149 PG. 40
- PROPERTY OWNER: CAROL M KAUFMAN - 1221 OLD PRINCETON ROAD, NEW CASTLE PA 16101
- BUFFERYARD STANDARDS PER FRANKLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION 724
 - APPLICANTS SHALL DEMONSTRATE THROUGH THE SUBMISSION OF A LANDSCAPE PLAN THAT SUFFICIENT BUFFERING IS PROVIDED, WHEN REQUIRED BY THE ZONING ORDINANCE, TO MINIMIZE IMPACT TO ADJACENT USES.
 - NO STRUCTURE OR USES SHALL BE PERMITTED IN THE BUFFERYARD, OTHER THAN STORMWATER MANAGEMENT FACILITIES. PROVIDED THE STRUCTURES OR USES DO NOT INTERFERE WITH THE REQUIRED PLANTINGS IN THE BUFFERYARD. STRUCTURES OR USES NOT PERMITTED WITHIN THE REQUIRED BUFFERYARD INCLUDE BUT ARE NOT LIMITED TO, BUILDINGS, ACCESSORY STRUCTURES, PARKING SPACES, AND LIGHTING DEVICES.
 - STORMWATER MANAGEMENT FACILITIES AND STRUCTURES MAY BE MAINTAINED WITHIN THE BUFFER AREA BUT THE EXISTENCE OF SUCH FACILITIES OR STRUCTURES SHALL NOT BE A BASIS FOR A FAILURE TO MEET THE PLANTING REQUIREMENTS.
 - WHEN THE WIDTH OF A REQUIRED BUFFER AREA IS IN CONFLICT WITH THE MINIMUM BUILDING SETBACK REQUIREMENTS OF THE ZONING ORDINANCE, THE GREATER DISTANCE SHALL APPLY. THE BUFFER AREA PLANTING REQUIREMENT SHALL BE ADHERED TO REGARDLESS OF THE SETBACK REQUIREMENT.
 - MINIMUM BUFFERYARD STANDARDS.
 - AT A MINIMUM, BUFFERYARDS SHALL INCLUDE; PLANTING REQUIREMENTS PER 100 FEET OF BUFFER - 4051' MEASURED FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE ALONG INTERIOR OF BUFFER EASEMENT LINE
 - ONE (1) DECIDUOUS TREE AND THREE (3) EVERGREEN TREES FOR EVERY 100 FEET OF PROPERTY LINE WHERE BUFFER IS REQUIRED. - DECIDUOUS TREES (1) PER 100 - 4051/100*1=40.51 - 41 NEEDED - EVERGREEN TREES (3) PER 100 - 4051/100*3=121.53 - 122 NEEDED
 - FIVE (5) SHRUBS SHALL BE PROVIDED FOR EVERY 100 FEET OF PROPERTY LINE WHERE BUFFERYARDS ARE REQUIRED. - SHRUBS (5) PER 100 - 4051/100*5=202.55 - 203 NEEDED
 - A MINIMUM OF SEVENTY-FIVE PERCENT (75%) OF THE PLANT MATERIAL SHALL BE GROUPED IN PLANTING BEDS AS OPPOSED TO ISOLATED MULCH RINGS.
 - THE REQUIRED PLANT MATERIAL SHALL BE DISTRIBUTED OVER THE ENTIRE LENGTH AND WIDTH OF THE BUFFER AREA.
 - BUFFER PLANT MATERIAL SHALL BE ARRANGED ASYMMETRICALLY AND MAY BE GROUPED TO FORM PLANT CLUSTERS. INFORMAL GROUPINGS THAT REFLECT THE NATURAL CHARACTER OF THE REGION ARE ENCOURAGED.
 - PLANTS SHALL BE SPACED TO PROVIDE OPTIMUM GROWING CONDITIONS.
 - BUFFER YARDS ARE REQUIRED TO BE A MINIMUM OF TWENTY (20) FEET IN WIDTH - 20' SHOWN
 - THE TOWNSHIP ENCOURAGES FLEXIBILITY IN DESIGN AND WILL ENTERTAIN ALTERNATIVE BUFFERYARDS WHERE THE APPLICANT DEMONSTRATES THE BUFFERING IS EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THIS ORDINANCE AND MEETS THE INTENT OF THIS SECTION. THE USE OF DECORATIVE WALLS, DECORATIVE FENCES, AND LANDSCAPE BERMS AREA ALLOWABLE IN AN EFFORT TO MEET THE REQUIREMENTS OF THIS SECTION. THE APPLICANT SHALL DEMONSTRATE THAT THE PROPOSED BUFFERING EXCEEDS THE MINIMUM REQUIREMENTS BY SUBMITTING AN EXHIBIT(S) THAT COMPARES THE PROPOSED BUFFERING TO THE REQUIREMENTS LISTED IN THIS SECTION.
 - OPENINGS FOR DRIVEWAYS SHALL BE PERMITTED TO CROSS A REQUIRED BUFFER AREA. PLANTINGS IN REQUIRED BUFFER AREAS SHALL BE LOCATED SO AS TO NOT OBSTRUCT VISIBILITY FOR TRAFFIC ENTERING OR LEAVING THE SITE.
 - IT SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT TO ASSURE THE CONTINUED GROWTH AND MAINTENANCE OF ALL REQUIRED MATERIALS WITHIN THE BUFFERYARD. REPLACEMENT OF VEGETATIVE MATERIAL SHALL BE NO LATER THAN THE SUBSEQUENT PLANTING SEASON.
 - IN THE EVENT THAT EXISTING VEGETATION AND/OR EXISTING TOPOGRAPHY PROVIDES SCREENING WHICH IS ADEQUATE TO MEET THE INTENT OF THE REQUIRED BUFFERYARD TO SCREEN THE BUILDINGS, ACTIVITIES, AND PARKING AREAS FROM ADJOINING RESIDENTIAL PROPERTIES, THE BOARD OF SUPERVISORS, UPON RECOMMENDATION BY THE PLANNING COMMISSION, MAY DETERMINE THAT EXISTING TOPOGRAPHY AND/OR VEGETATION CONSTITUTES ALL OR PART OF THE REQUIRED BUFFERYARD. IF SUCH A DETERMINATION IS MADE AD THE SIZE OF THE BUFFERYARD WARRANTS IT, THE APPLICANT MAY BE REQUIRED TO RECORD A CONSERVATION EASEMENT OF THE DEPTH SPECIFIED BY THE TOWNSHIP PLANNING COMMISSION TO GUARANTEE THAT THE EXISTING TOPOGRAPHY AND/OR VEGETATION WILL NOT BE DISTURBED OR REMOVED FROM THE APPROVED BUFFERYARD.
 - THE BOARD OF SUPERVISORS MAY REQUIRED THE LOCATION OF A BUFFERYARD TO BE ADJUSTED ON A SITE, IF THE PROPOSED LOCATION OF THE BUFFERYARD DOES NOT PROVIDE AN ADEQUATE VISUAL BUFFER TO THE NEIGHBORING PROPERTY DUE TO TOPOGRAPHICAL CONSTRAINTS OR OTHER CONTEXTUAL FACTORS.

OWNER'S ADOPTION

I, OWNER OR BENEFICIAL OWNER OF THE LAND SHOWN ON THE FRANKLIN MOBILE HOME PARK SUBDIVISION PLAN, HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF FRANKLIN, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF FRANKLIN, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON MY HEIRS, EXECUTORS, AND ASSIGNS.

Carol M. Kaufman
 Common Wealth of Pennsylvania
 Lawrence County
 Corinda J. Houk
 Notary Public
 My Commission Expires January 6, 2025
 Commission number 1247036

THIS RECORD WAS ACKNOWLEDGE BEFORE ME
 BY CAROL KAUFMAN AS OWNER.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF July, 2022.

MY COMMISSION EXPIRES THE 6 DAY OF July, 2022.

Corinda J. Houk
 Notary Public
 My Commission Expires January 6, 2025
 Commission number 1247036

BOARD OF SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN HEREBY GIVE PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES, THE TOWNSHIP OF FRANKLIN ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, TO ACCEPT ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FRANKLIN BY

RESOLUTION NO. _____ EFFECTIVE THIS 11th DAY OF July, 2022.

Hannah W. Bauer
 CHAIRPERSON, BOARD OF SUPERVISORS (SEAL)

TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FRANKLIN THIS 11 DAY OF June, 2022.

Robert J. Chapman
 CHAIRPERSON, PLANNING COMMISSION (SEAL)

COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF MAY, 2022.

Roger J. ...
 CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION (SEAL)

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER COMMONWEALTH OF PENNSYLVANIA,
 Book 404 Pages 16-17
 IN INSTRUMENT NUMBER 2022 07130015082

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF July, 2022.

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

SURVEYOR CERTIFICATION

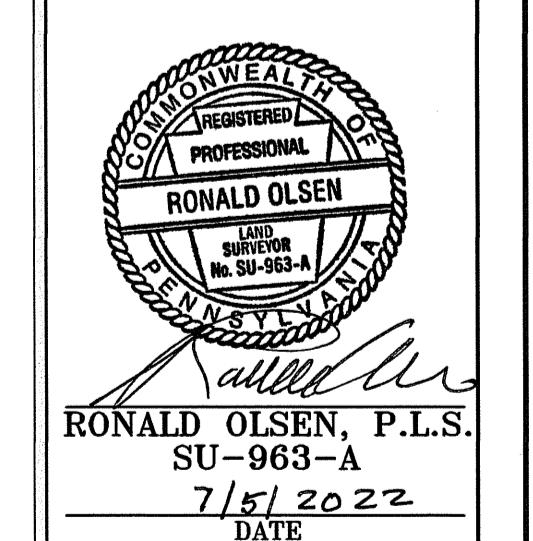
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME.

Ronald Olsen
 RONALD OLSEN PLS # SU-963-A

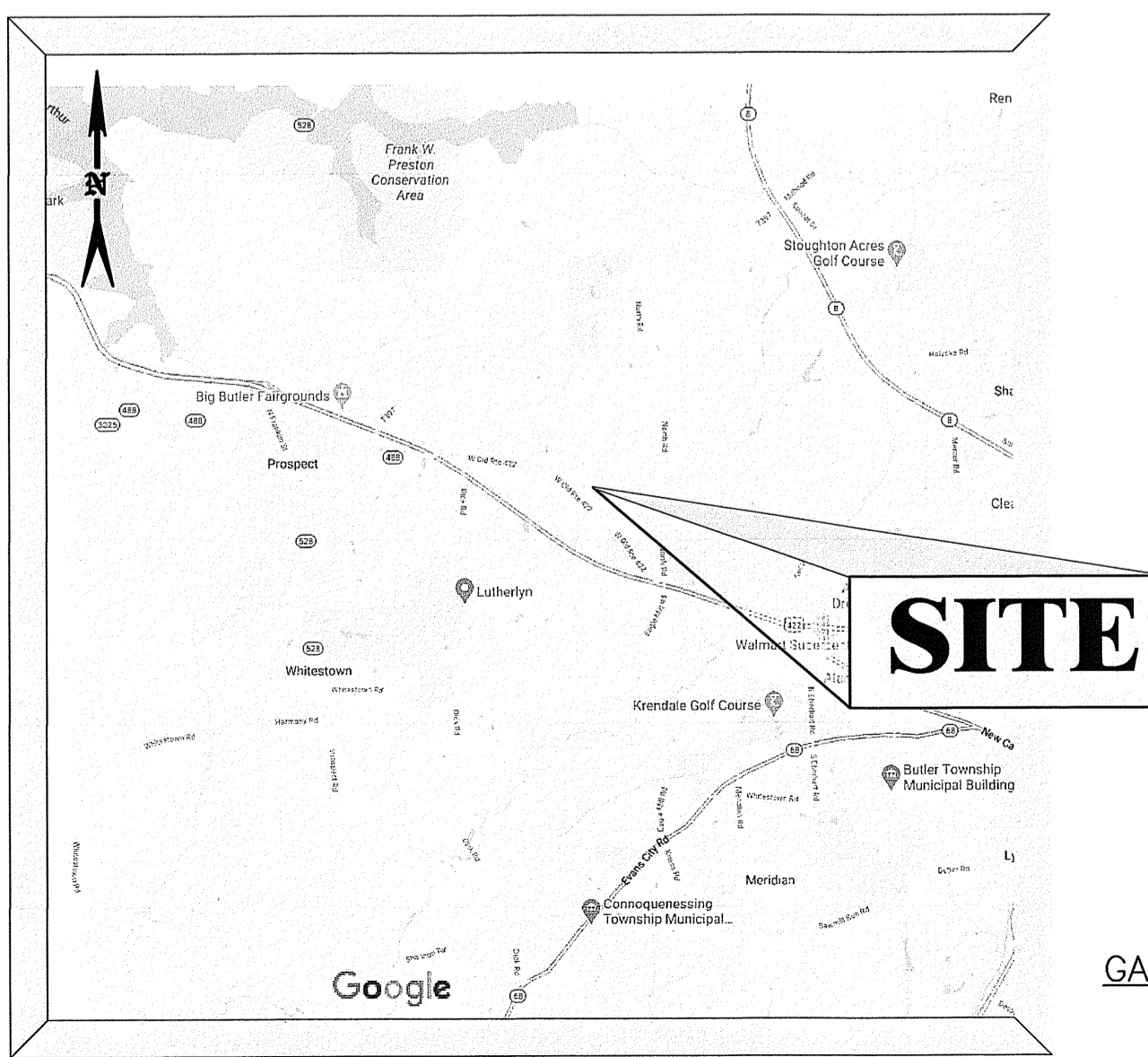
DATE 7/5/2022

SHEET 2 OF 2

RECORDED:
 INSTRUMENT NUMBER
 DATE



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SITE LOCATION MAP

FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

GAS WELL CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, BELIEF AND ABILITY AND BASED UPON A VISUAL INSPECTION OF THE SURFACE OF THE PREMISES AS SHOWN HEREON, NO GAS WELL EXISTS.

WETLAND CERTIFICATION

THERE ARE NO WETLANDS ON THE TRACT PER THE NATIONAL WETLANDS INVENTORY MAP.

Pennsylvania One Call System, Inc.



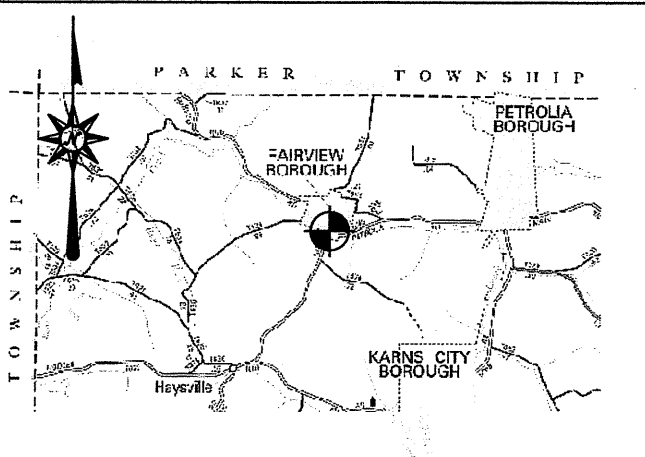
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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
B	REVISED PER TOWNSHIP COMMENTS	RWC	RO	5/26/2022
A	REVISED PER TWP EGR COMMENTS	RWC	RO	5/11/2022

OLSEN CRAFT ASSOCIATES, LLC
 ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS
 126 S. MAIN STREET, BUTLER, PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7819 www.OlsenCraftAssociates.com

CAROL M. KAUFMAN
 FRANKLIN VILLAGE MOBILE HOME PARK
 SUBDIVISION PLAN
 FRANKLIN TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 09/21/2021
 SHEET NO. REV.
C051 B
 SCALE 0 100' 200' CHKD. BY: RO DRAWN BY: RWC PROJECT NO. 202027A



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

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

BUILDING SETBACKS
FRONT 25' FROM R\W
SIDE 10'
REAR 25'

W = WATER
E/T = ELECTRIC AND TELEPHONE
S = SANITARY SEWER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
on this 20th day of JUNE, 2022 Before me a Notary Public

in and for said state and county personally came
Randy Berger / Dennis Bryson known to be the person whose name is subscribed to the within instrument.

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

Tonya A. Callihan
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Tonya A. Callihan, Notary Public
Butler County
My commission expires October 27, 2024
Commission number 1301629
Member, Pennsylvania Association of Notaries

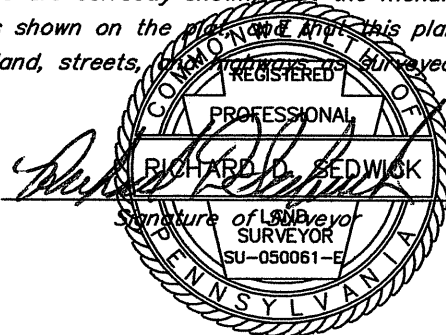
We, the undersigned, UNITED PRESBYTERIAN CHURCH OF FAIRVIEW (owners) of the Real Estate shown and described, here in do hereby certify that we have laid off, platted, and subdivided, and hereby layoff, plat, and subdivide said Real Estate in accordance with the within plat.

Randy Berger
Owner Trustee
Dennis Bryson
Owner Trustee



Certification by Professional Land Surveyor

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



FEB. 2022
DATE

Reviewed by Fairview boro.

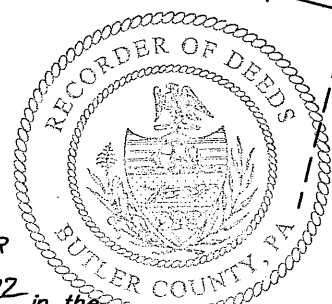
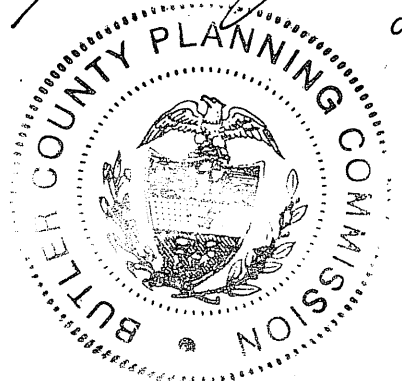
this 11th day of July, 2022

Secretary: [Signature]
Chairman: [Signature]

Final approval by the Butler County Planning Commission

this 15th day of June, 2022

Secretary: [Signature]
Chairman: [Signature]



RECORDER'S CERTIFICATE
COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUTLER

Recorded this 15th day of July, 2022 in the:

Register and Recorder of Deeds office, in Plan Book, Vol. 404, Page 18

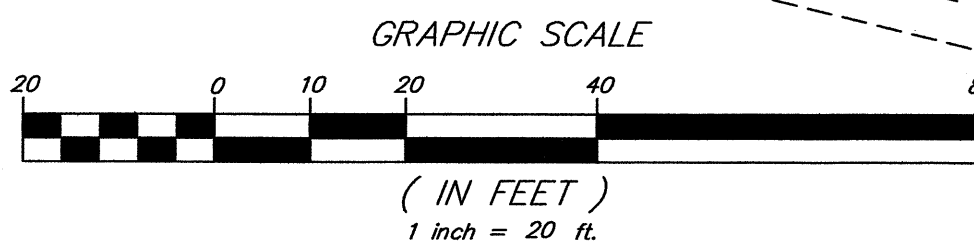
Instrument number, 202207130015093

MICHELE M. MUSTELLO
Recorder of Deeds

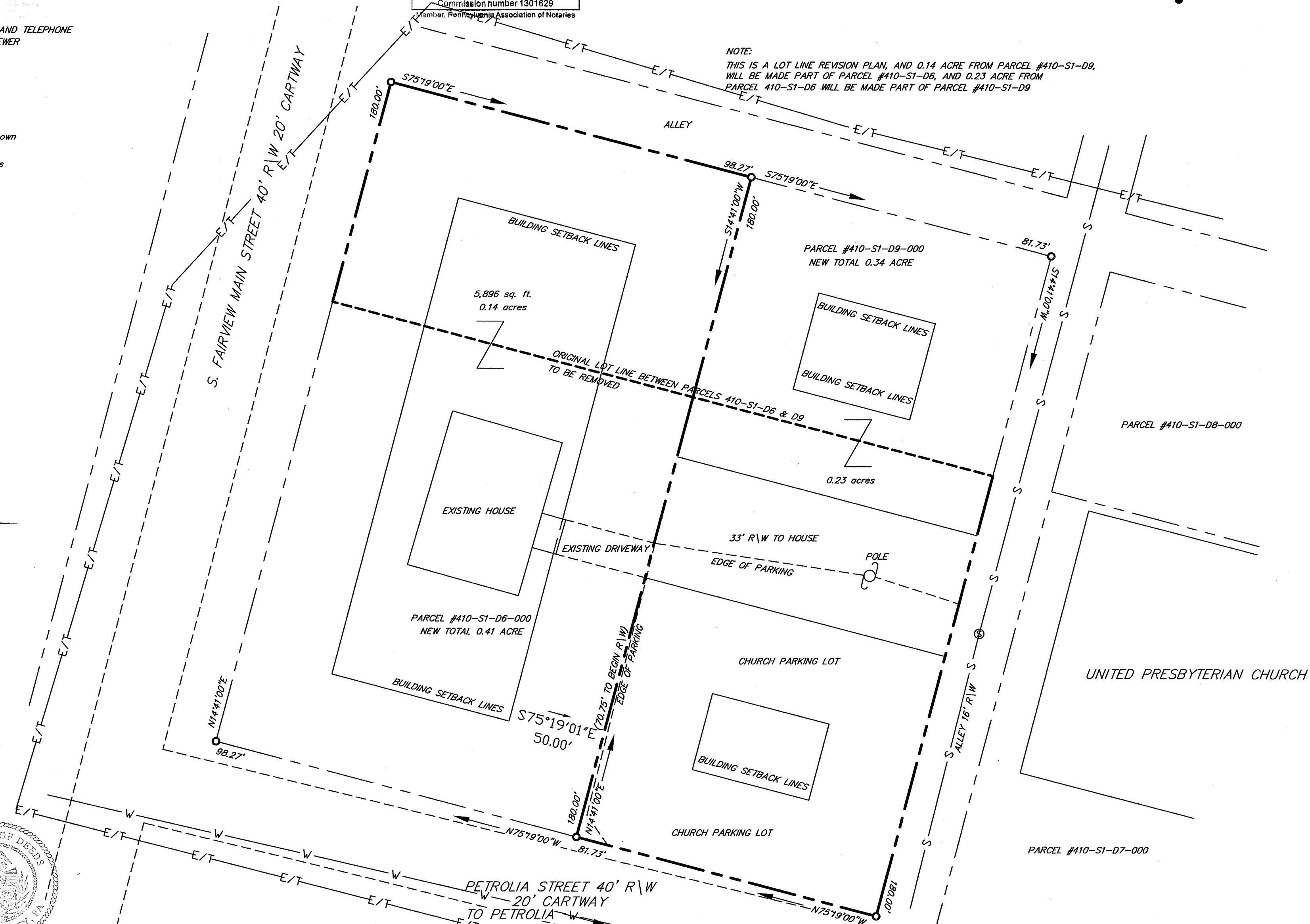
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

Instr: 202207130015093
Pgs: 1 F: \$45.00
Michele Mustello
Butler County Recorder PA
7/13/2022 11:59 AM
T20220011611

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NOTE:
THIS IS A LOT LINE REVISION PLAN, AND 0.14 ACRE FROM PARCEL #410-S1-D9, WILL BE MADE PART OF PARCEL #410-S1-D6, AND 0.23 ACRE FROM PARCEL #410-S1-D6 WILL BE MADE PART OF PARCEL #410-S1-D9



DRAWN BY: R.D.S.
CHECKED BY: D.R.D.
SCALE: 1"=20'
DATE: FEB 2022
DRAWING NO: 410-S1-D6

LOT LINE REVISION
MADE FOR
UNITED PRESBYTERIAN CHURCH OF FAIRVIEW
FAIRVIEW BORO. BUTLER CO.
RICHARD D. SEDWICK P.L.S. CLARINGTON, PA. 724-355-9302

I, JAMES A. SPERDUTE, A PROFESSIONAL LAND SURVEYOR DULY LICENSED BY AND IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE PLATS OF THE HERITAGE CROSSINGS 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 PA.C.S.A. SECTION 3210(B) AND (C))

Instr: 202207140015129
 Page: 3 of 68-58
 Michele Mustello
 Butler County Recorder PA

PLAN BOOK PAGE
404 19

BY *James A. Spurdute* 7-11-22
 DATE
 COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

ON THE 11 DAY OF July 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.

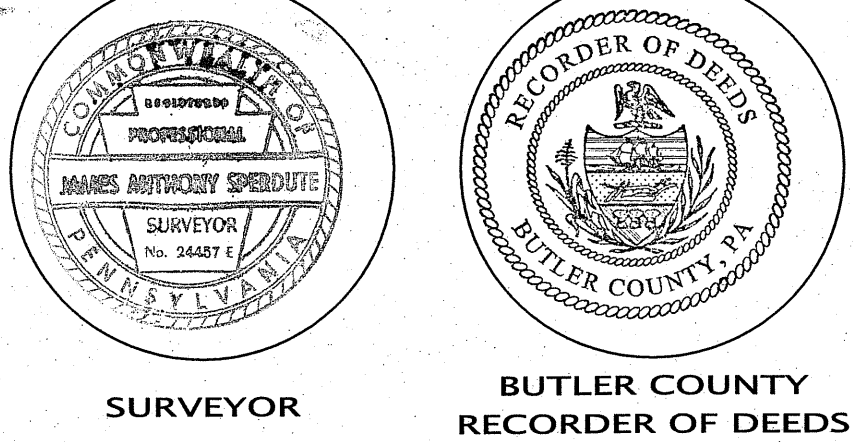
IN WITNESS WHEREOF, I HERETO SET MY HAND AND NOTARIAL SEAL.
 NOTARY PUBLIC *Jennifer Lyn Spurdute*
 MY COMMISSION EXPIRES: October 14, 2023

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

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN COUNTY IN PLAN BOOK 404 PAGES 19-20 GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF JULY 2022

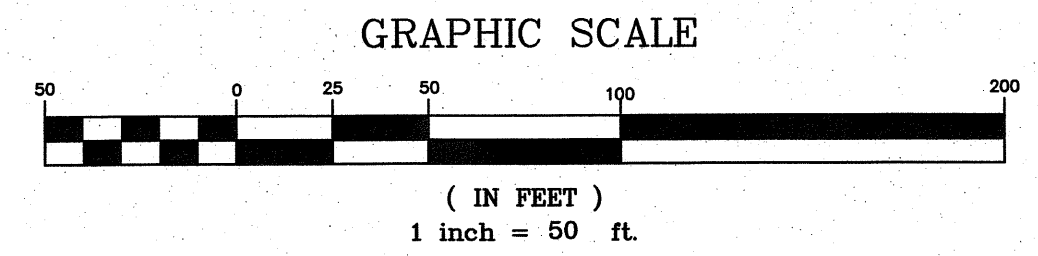
Michele M. Mustello
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



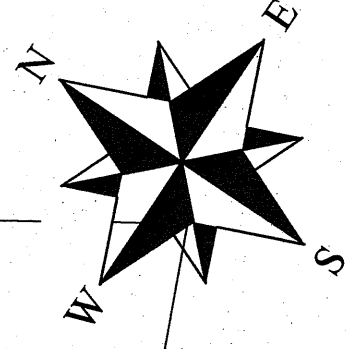
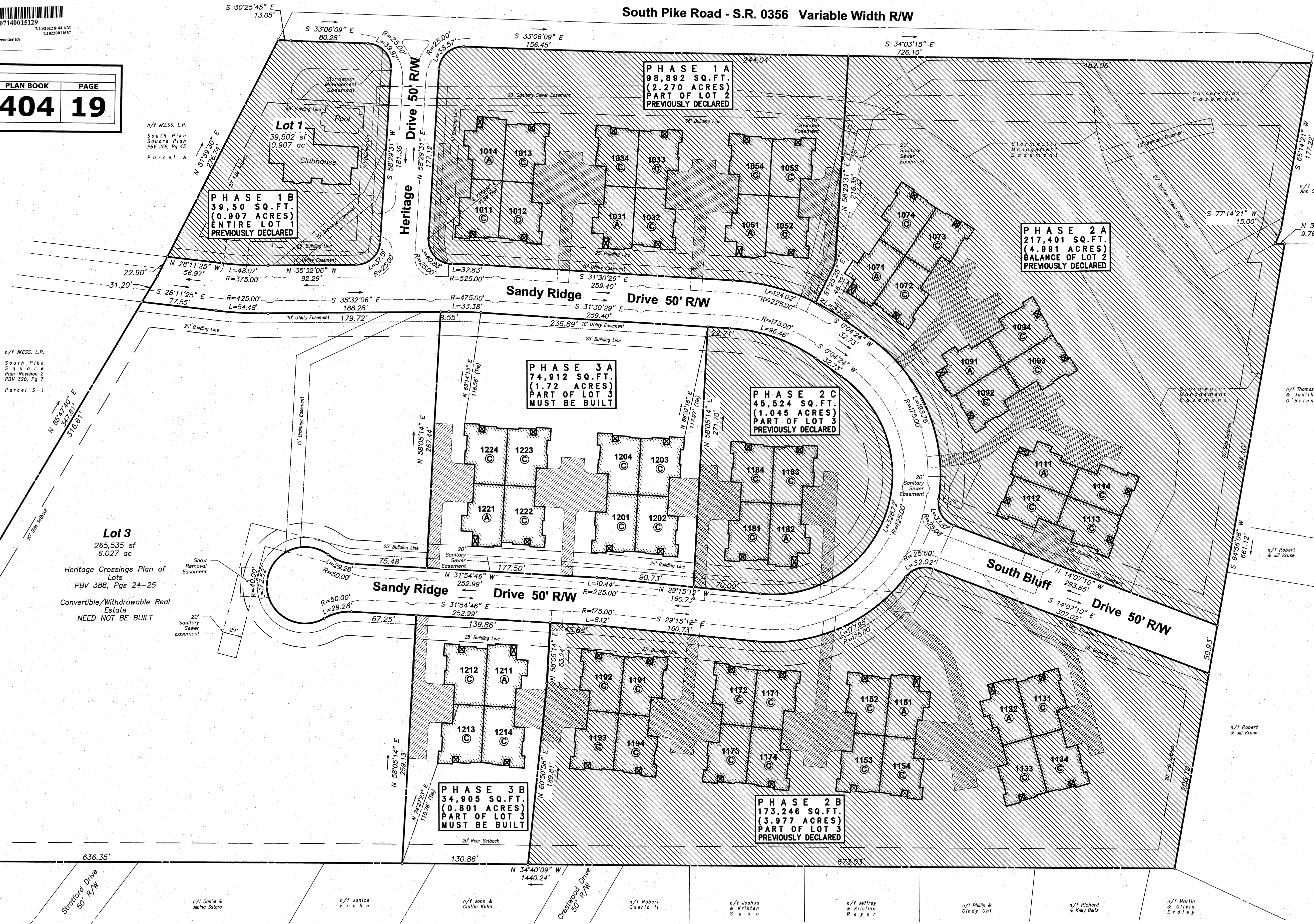
n/i JESS, L.P.
 South Pike Square
 Plan-Revision 2
 PBV 320, Pg 7
 Parcel S-1

n/i Woodberry Village Homeowners Association, Inc.

Condo Area Tabulation	LOT 1		LOT 2		LOT 3	
	SQ.FT.	ACRES	SQ.FT.	ACRES	SQ.FT.	ACRES
ORIGINAL TRACT:	39,502	0.907	316,293	7.261	591,122	13.570
CONDO PLAN NO. 1 PHASE 1A	0	0	98,892	2.270	0	0
CONDO PLAN NO. 1 PHASE 1B	39,502	0.907	0	0	0	0
CONDO PLAN NO. 2 PHASE 2A	0	0	217,401	4.991	0	0
CONDO PLAN NO. 2 PHASE 2B	0	0	0	0	173,246	3.977
CONDO PLAN NO. 2 PHASE 2C	0	0	0	0	45,524	1.045
CONDO PLAN NO. 3 PHASE 3A	0	0	0	0	74,912	1.720
CONDO PLAN NO. 3 PHASE 3B	0	0	0	0	34,905	0.801
AREA REMAINING FOR DEVELOPMENT (CONVERTIBLE/WITHDRAWABLE REAL ESTATE)	0.00	0.00	0.00	0.00	282,535	6.027



South Pike Road - S.R. 0356 Variable Width R/W



NOTES:

- Prepared for: Heritage Crossings Partners, L.P.
 P.O. Box 449
 Mars, PA 16046
- All porches, patios, decks and unit sidewalks are part of the dwelling unit and must be built.
 - All unit driveways are considered limited common elements and must be built.
 - See declaration which is recorded separately for architectural drawings related to building types, building elevations and unit dimensions.
 - Refer to the recorded plan referenced below of additional information regarding existing easements, rights of way, setbacks and restrictions of record.
- Plan Reference: Heritage Crossings Plan of Lots PBV 388, Pages 24-25
 Heritage Crossings Condominium Plan No. 1 PBV 392, Page 40
 Heritage Crossings Condominium Plan No. 2 PBV 398, Page 1

Owner/Developer
 Heritage Crossings Partners, L.P.
 Box 449
 Mars, PA 16046

DRAWING NUMBER: 1055-2224337
 DRAWING SCALE: 1"=50'
 DATE: July 5, 2022
 DRAWN BY: JSS
 REVISIONS:

Heritage Crossings Condominium Plan 3
 Buffalo 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

Instr: 202207140015222
 Page 1 of 14
 Michele Mustello
 Butler County Recorder PA

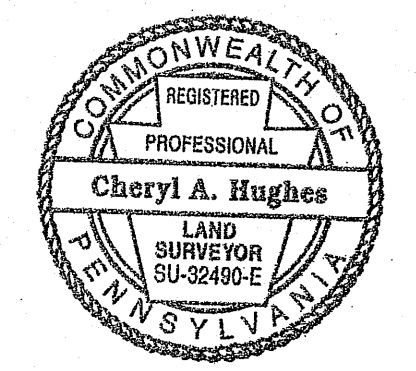
KNOW ALL MEN BY THESE PRESENTS, that I, Troy Moore, Executor of the Estate of John A. Moore, of the Township of Summit, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property,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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 27th day of June, 2022.
 ATTEST:
Rhann L. Stucky NOTARY PUBLIC
Troy Moore EXECUTOR

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 Troy Moore, Executor of the Estate of John A. Moore, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 27th day of June, 2022.
 My Commission expires the 8th day of April, 2023.

SEAL
Rhann L. Stucky
 NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Roxann L. Stucky, Notary Public
 Butler County
 My commission expires April 8, 2023
 Commission number 1288787
 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, and 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 May 14, 2022 SEAL *Cheryl A. Hughes*
 REC. NO. SU-32490-E

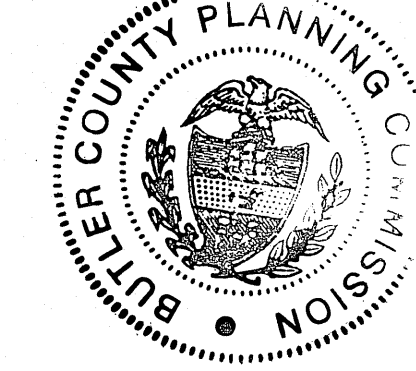
The Board of Supervisors of the Township of Summit hereby gives public notice that in approving this plan for recording purposes only, the Township of Summit assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and 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.

Rhann L. Stucky SECRETARY
William Adam CHAIRMAN/PRESIDENT

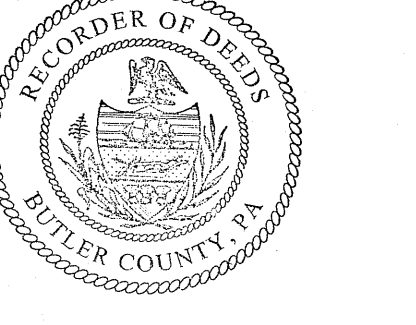
Approved by the Supervisors of the Township of Summit this 15th day of June, 2022.
Rhann L. Stucky SECRETARY
William Adam CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 14th day of June, 2022.
Roy E. M... SECRETARY
Cheryl A. Hughes CHAIRMAN/PRESIDENT

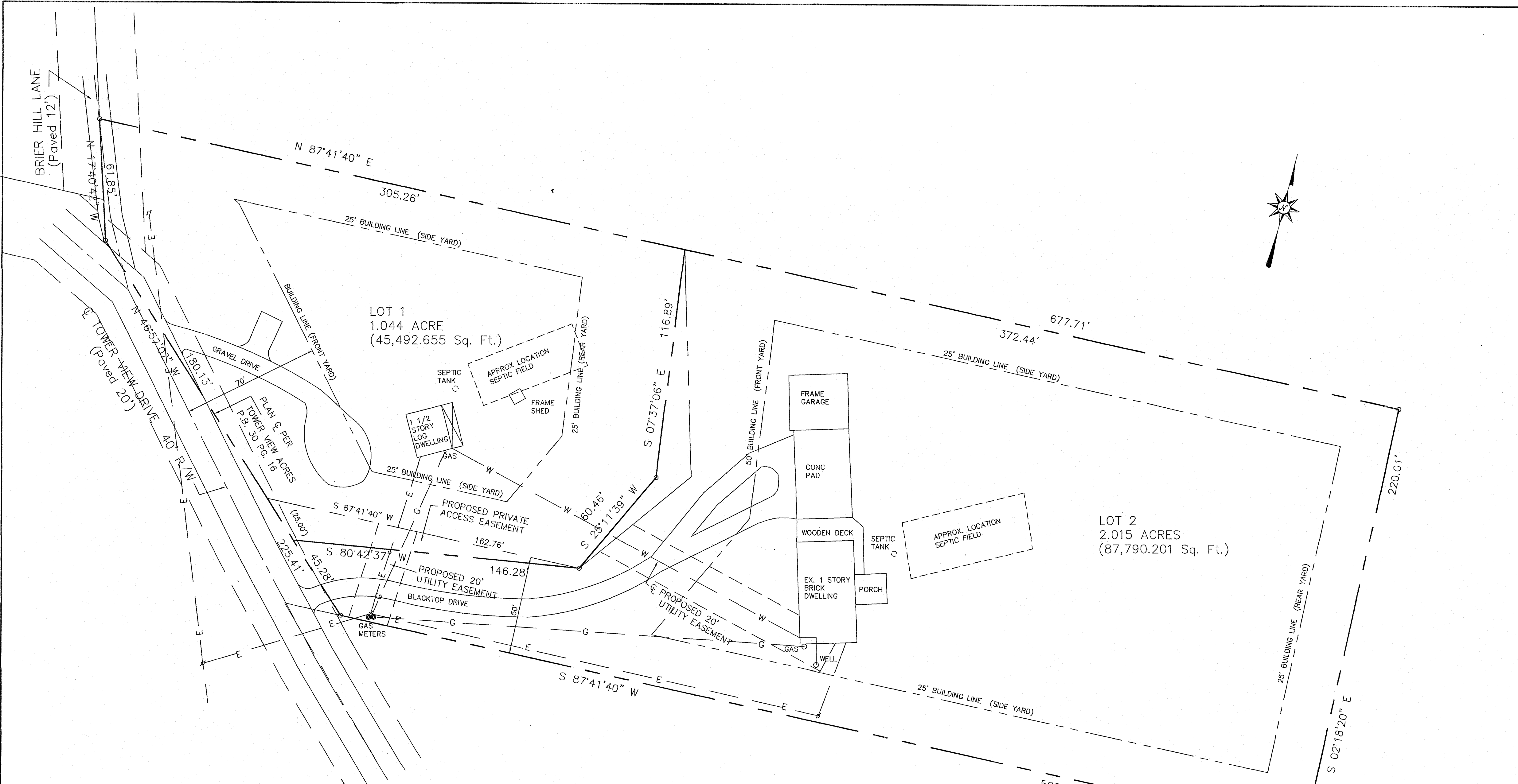
Reviewed by the Butler County Planning Commission this 15th day of JUNE, 2022.
R. H. ... SECRETARY
J. H. ... CHAIRMAN/PRESIDENT



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 404 page 21.
 Given under my hand and seal this 14th day of July, 2022.



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



N/F E.P. HEITZER
 WOODED
 LOT 1 OF P.B. 320 PG. 44

N/F E.P. HEITZER
 WOODED RESIDENTIAL

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: R-1
 BUILDING SETBACK REQUIREMENTS:
 50' FRONT YARD
 25' SIDE YARD
 25' REAR YARD

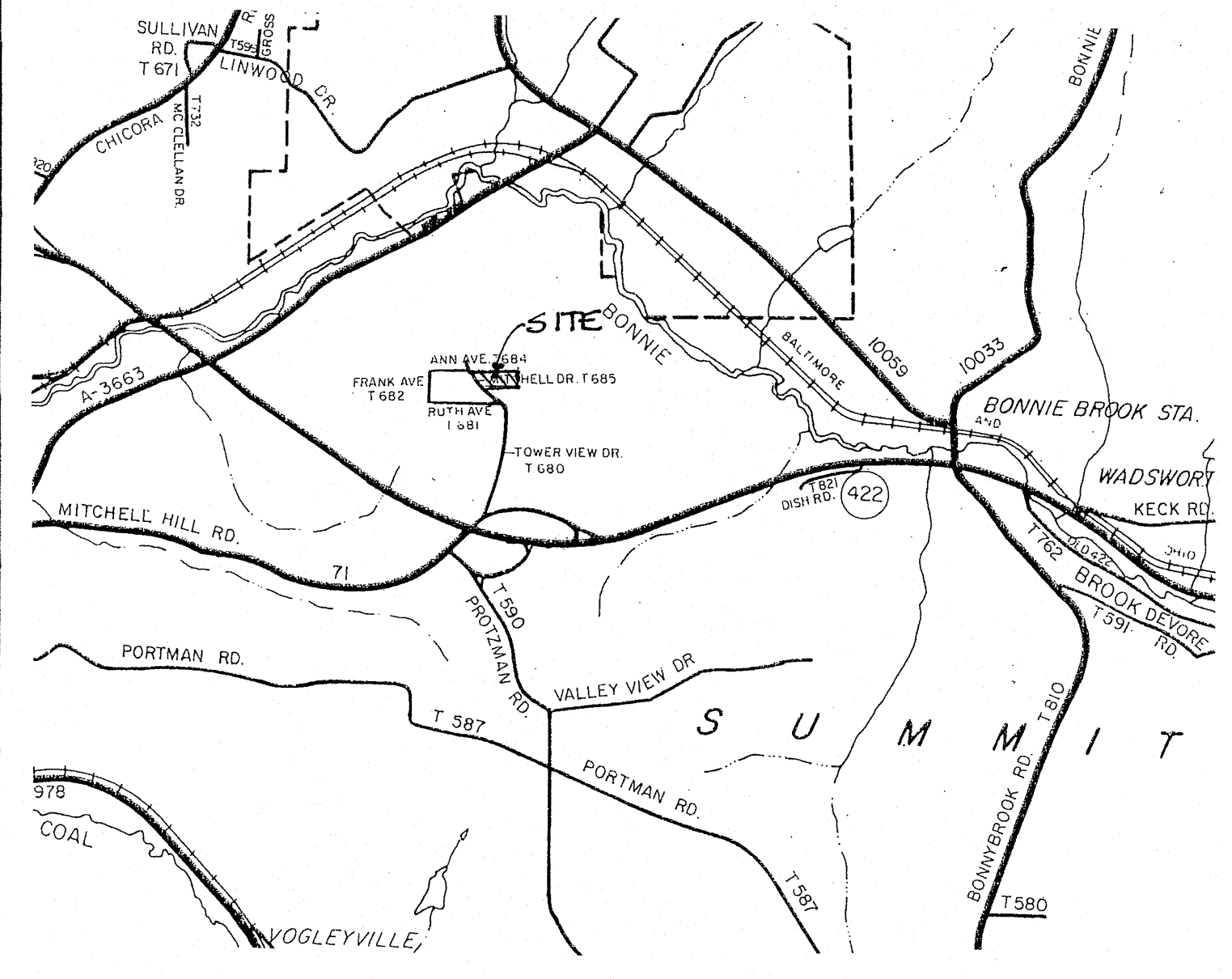
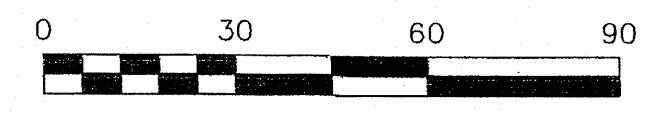
PROPERTY OWNER: ESTATE OF JOHN A. MOORE
 c/o TROY MOORE
 110 CONFEDERATE CIRCLE
 LOCUST GROVE, VA 22508

REF: ELSIE BUFFINGTON PLAN OF SUBDIVISION BY LAND SURVEYORS, INC., P.B. 320 PG. 44, 07/08/2010, #09-123.

NO SLOPE AREAS GREATER THAN 16% OR HAZARDOUS CONDITIONS EXIST WITHIN THE PLAN.

UTILITY LEGEND
 PEOPLES GAS CO. LLC
 P.O. BOX 747105
 PITTSBURGH, PA 15274-7105
 WEST PENN POWER
 P.O. BOX 3687
 AKRON, OH 44309-3687
 ARMSTRONG
 440 SOUTH BENBROOK ROAD
 BUTLER, PA 16001

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



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
404	21

L	Land Surveyors, Inc.
S	523 North Main Street
P	P.O. Box 1061
	Butler, PA 16003-1061
	(724) 287-6865
	Cheryl A. Hughes, PLS Owner
PLAN OF SUBDIVISION	
FOR: ESTATE OF JOHN A. MOORE	
SITUATE: SUMMIT TWP., BUTLER CO., PA	
Date 05/16/2022	Scale 1" = 30'
Parcel No. 290-2F18-15	Dwn By BEC
Address 130 TOWER VIEW DRIVE	Db-Pg 942-682
	Ckd By GAH
	Service No. 22-002

KNOW ALL MEN BY THESE PRESENTS, THAT IRMTRAUD NEER 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, IRMTRAUD NEER 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 GRADUES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON IRMTRAUD NEER 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 July 2022

ATTEST: *Gratrac Neer*
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED NAMED IRMTRAUD NEER 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 19th DAY OF July 2022
My Commission Expires 8/26/2023
Commission Number 1355410
Kara Livemore
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, THAT KEVIN KRUKORIAN 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, KEVIN KRUKORIAN 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 GRADUES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON KEVIN KRUKORIAN 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 July 2022

ATTEST: *Kevin Krikorian*
OWNER

STATE OF PA) SS: COUNTY OF BUTLER)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED KEVIN KRUKORIAN 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 19th DAY OF July 2022
My Commission Expires 8/26/2023
Commission Number 1355410
Kara Livemore
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, THAT TANIA ULLRICH 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, TANIA ULLRICH 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 GRADUES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON TANIA ULLRICH 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 July 2022

ATTEST: *Tania Ullrich*
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 TANIA ULLRICH 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 19th DAY OF July 2022
My Commission Expires 8/26/2023
Commission Number 1355410
Kara Livemore
NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 20th DAY OF July 2022
Vernie J. Nogg SECRETARY
John J. ... 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 TOWNSHIP STREETS, OR ROADS, OR GRADUES, 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 July 2022

Allen Connell SECRETARY
Paul A. ... CHAIRMAN
Thomas ... SUPERVISOR

BRANCHTON RD. S.R. 4010

N/F T. BEALS 280-3F92-17
S88°27'53"E 19.80' (DEED)

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

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N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

N/F A. ROBB 280-3F92-17A DBV 2473 PG 537

NOTE: THE RESIDUAL TRACT OF THIS PLAN HAS NOT BEEN SURVEYED. THE BOUNDARY LINES HAVE BEEN PLOTTED FROM COMPILATION OF EXISTING TAX RECORDS AND DEED DESCRIPTIONS.

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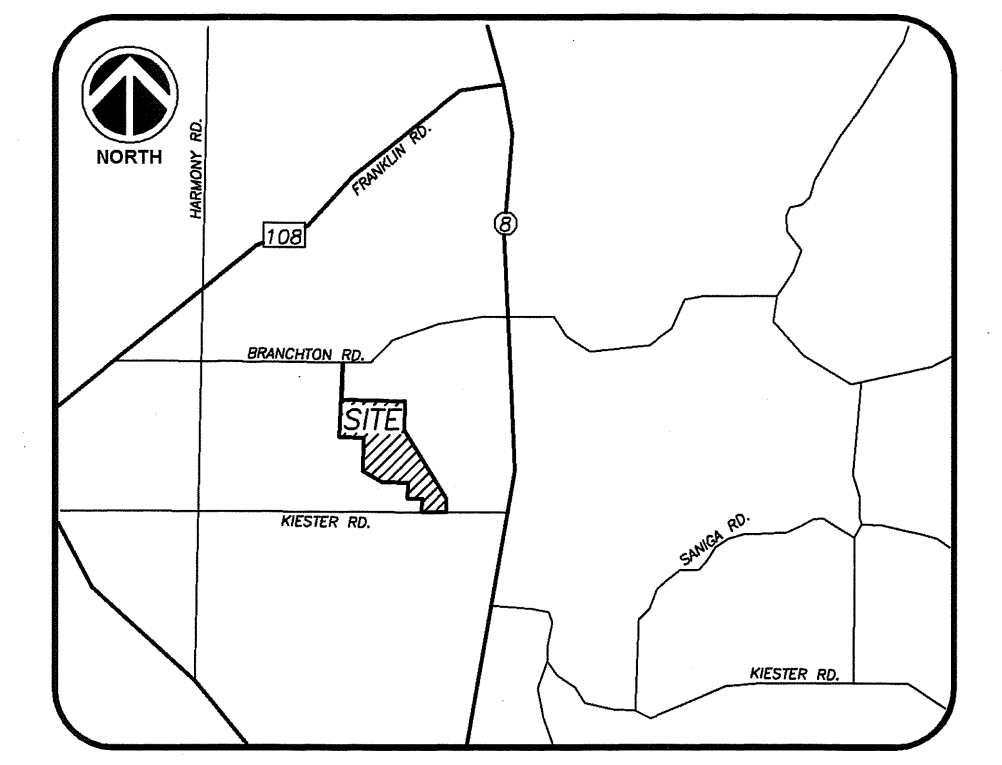
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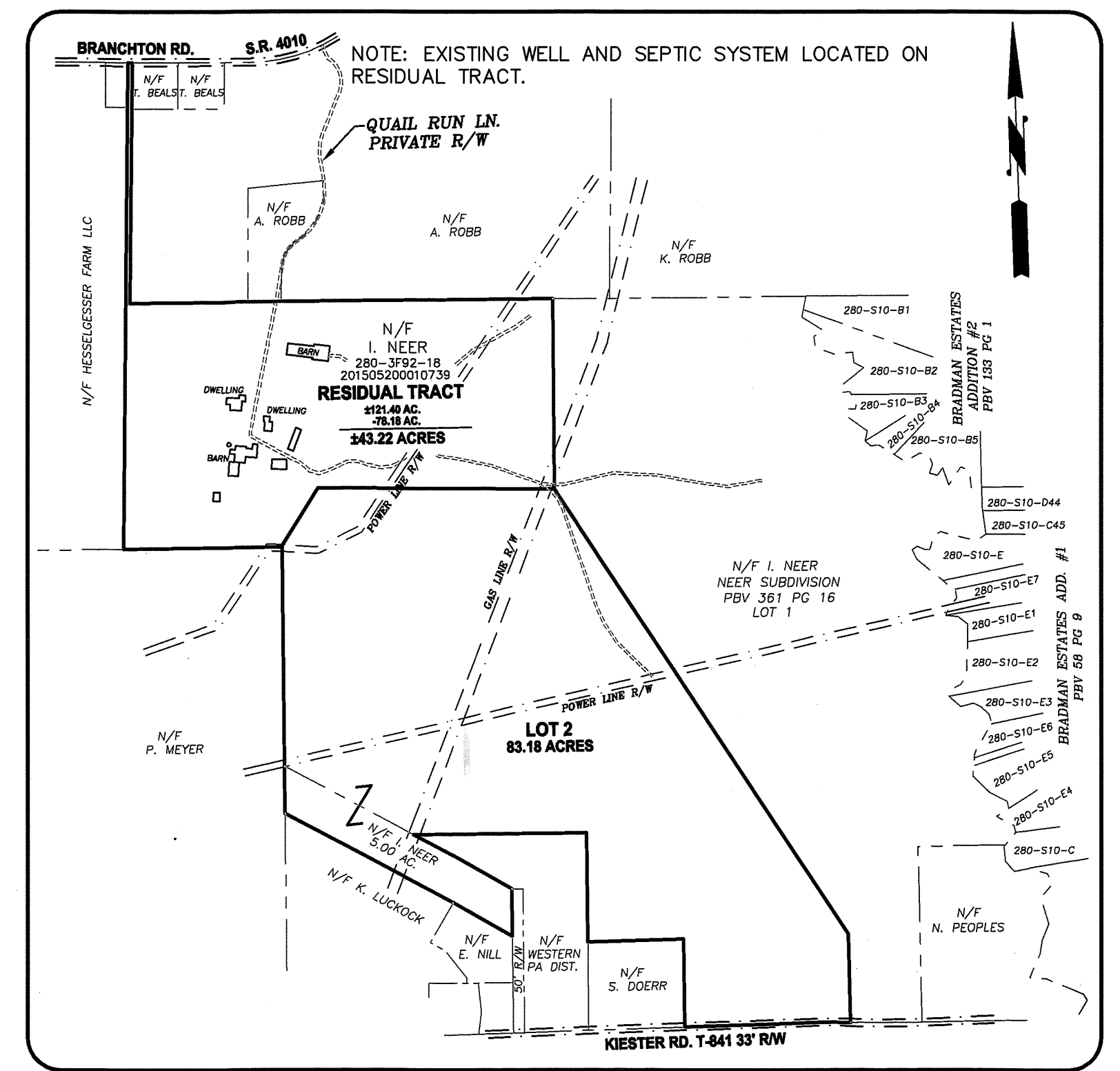
Instr: 20220710015753
Page 1 of 14880
Michele Mestello
Butler County Recorder PA
7212022 1109 ANI
130220012105

NON-BUILDING WAIVER
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion of this (LOT 2) property/subdivision has been approved by Slippery Rock Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Slippery Rock Township (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."



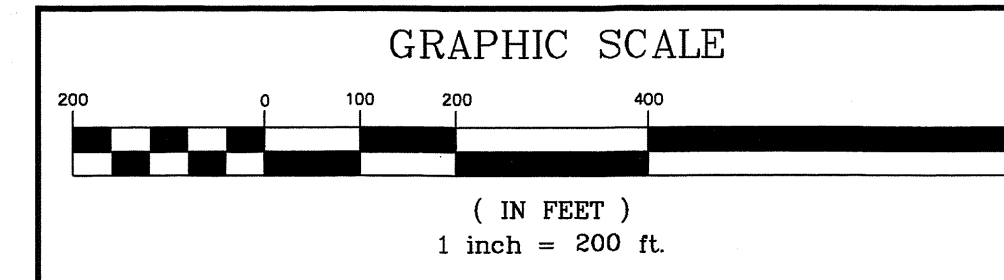
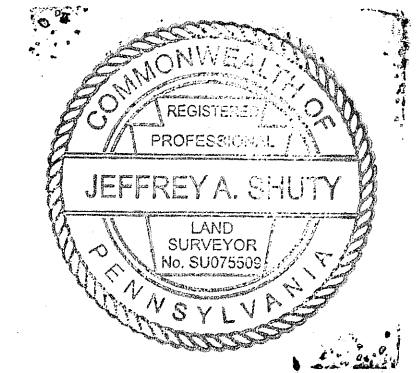
VICINITY MAP
NOT TO SCALE

PLAN BOOK	PAGE
404	22



RESIDUAL MAP
1" = 600'

TOTAL PLAN AREA	RESIDUAL TRACT	LOT 2
1126.40 ACRES	143.22 ACRES	83.18 ACRES



OWNER: IRMTRAUD NEER, KEVIN L. KRUKORIAN & TANIA ULLRICH
138 QUAIL RUN LANE
SLIPPERY ROCK, PA 16057
724-794-3278
TAX PARCEL: 280-3F92-21H
TAX PARCEL: 280-3F92-1B
DEED REF: 201505200010739
PBV 361 PG 16

ZONING AC-1 - AGRICULTURE
ALL OTHER USES
MIN. LOT AREA 2 ACRES
MIN. LOT WIDTH 200'
BUILDING SET BACKLINES:
FRONT YARD 40'
SIDE YARD 35'
REAR YARD 40'
MAX. HEIGHT 45'
MAX. COVERAGE 20%

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

Scale 1" = 200'
Date April 25, 2022
Revised Neer Subdivision No. 2
Situate in Slippery Rock Township
Butler County, Pa.
Prepared For
Kevin Krikorian
Job No. 2896
Sheet No. 1 of 1

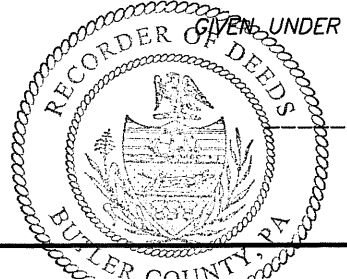
NOTE: PARCEL 280-3F92-21H (NEER) TO BE CONVEYED TO AND BECOME PART OF LOT 2.

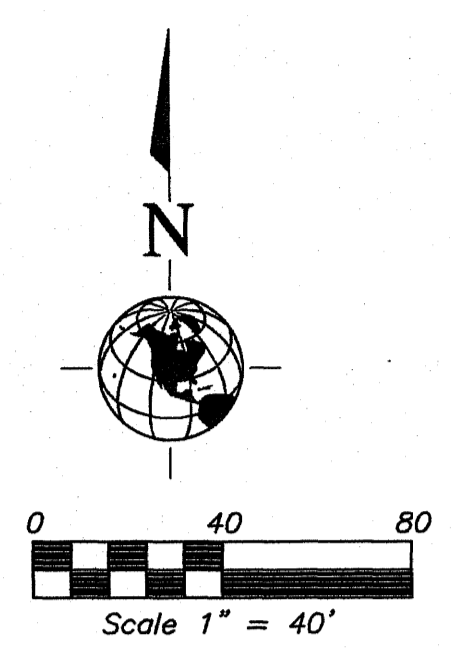
I, JEFFREY A. SHUTY, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.

5/8/2022
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF MAY 2022
R. H. ... SECRETARY
... CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER)
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 404 PAGE 22
GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF July 2022

Michele Mestello
MICHELE M. MESTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



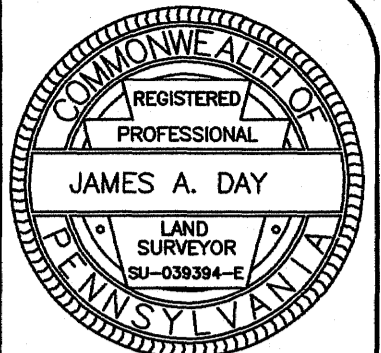


N/F Allegheny Clarion Valley Dev'l. Corp (Tax I.D. 020-1F45-12A Db 2513 - Pg 85)

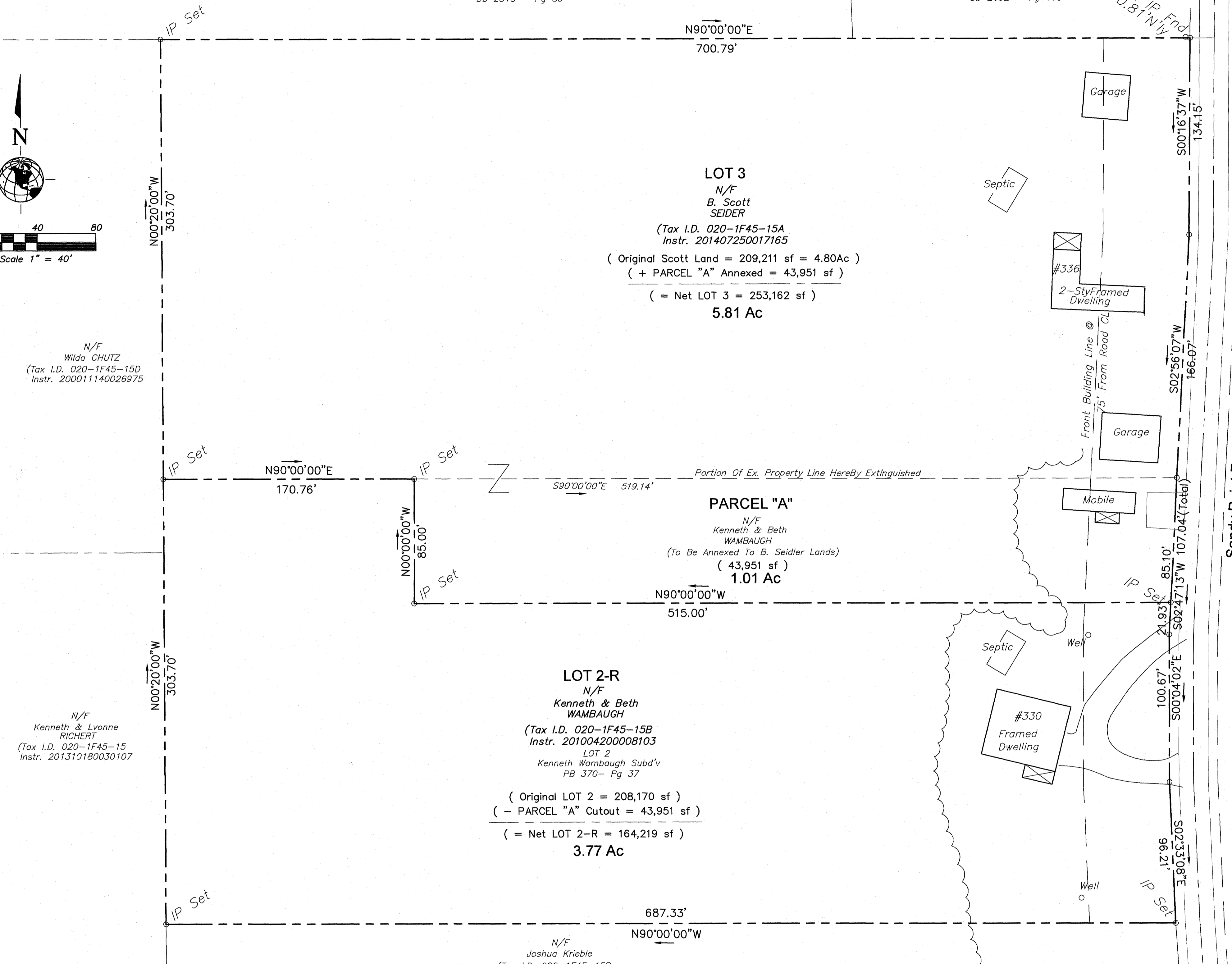
N/F Charles & Dixie ANCHORS (Tax I.D. 020-1F45-11 Db 2652 - Pg 163)

Instr: 202207220015897 Page 1 of 2444 Michele Mustello Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, THAT KENNETH A. WAMBAUGH AND B. SCOTT SEIDLER OF THE TOWNSHIP OF ALLEGHENY, BUTLER COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS LOT LINE REVISION PLAN OF OUR PROPERTY SITUATED IN THE TOWNSHIP OF ALLEGHENY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA.



Situated at: 330 & 336 SANDY POINT ROAD TOWNSHIP OF ALLEGHENY BUTLER COUNTY, PA



LOT 3 N/F B. Scott SEIDLER (Tax I.D. 020-1F45-15A Instr. 201407250017165) (Original Scott Land = 209,211 sf = 4.80Ac) (+ PARCEL "A" Annexed = 43,951 sf) (= Net LOT 3 = 253,162 sf) 5.81 Ac

PARCEL "A" N/F Kenneth & Beth WAMBAUGH (To Be Annexed To B. Seidler Lands) (43,951 sf) 1.01 Ac

LOT 2-R N/F Kenneth & Beth WAMBAUGH (Tax I.D. 020-1F45-15B Instr. 201004200008103) (Original LOT 2 = 208,170 sf) (- PARCEL "A" Cutout = 43,951 sf) (= Net LOT 2-R = 164,219 sf) 3.77 Ac

N/F Kenneth & Lvonne RICHERT (Tax I.D. 020-1F45-15 Instr. 201310180030107)

N/F Joshua Kriebler (Tax I.D. 020-1F45-15B Instr. 201806110011354) LOT 1 Kenneth Wambaugh Subd'v PB 370- Pg 37

- NOTES: 1. THIS PLAN PROPOSES A LOT LINE REVISION BETWEEN TWO PROPERTIES. NO NEW BUILDING LOT IS CREATED. 2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES. 3. SOME EXISTING BUILDINGS ARE NON-CONFORMING STRUCTURES WITH RESPECT TO FRONT YARD SETBACK. 4. PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND BECOME PART OF ADJOINING LAND OF B. SCOTT SEIDLER.

PROPERTY OWNERS: 020-1F45-15B: KENNETH WAMBAUGH 330 SANDY POINT ROAD EMLENTON, PA 16373 020-1F45-15A: B. SCOTT SEIDLER 336 SANDY POINT ROAD EMLENTON, PA 16373

1. KENNETH A. WAMBAUGH, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF KENNETH A. WAMBAUGH, AS RECORDED AS INSTRUMENT 201004200008103 BUTLER COUNTY RECORDER OF DEEDS OFFICE.

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER) SS: BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED KENNETH A. WAMBAUGH AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

1. B. SCOTT SEIDLER, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF B. SCOTT SEIDLER, AS RECORDED AS INSTRUMENT 201407250017165 BUTLER COUNTY RECORDER OF DEEDS OFFICE.

COMMONWEALTH OF PENNSYLVANIA) SS: COUNTY OF BUTLER) SS: BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED B. SCOTT SEIDLER AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL OF THE TOWNSHIP OF ALLEGHENY DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL 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 ALLEGHENY, BUTLER COUNTY, PENNSYLVANIA, ON THIS 14th DAY OF JULY, 2022.

ATTEST: [Signatures] SECRETARY CHAIRMAN (SEAL)

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

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF JULY, 2022. SECRETARY CHAIRMAN

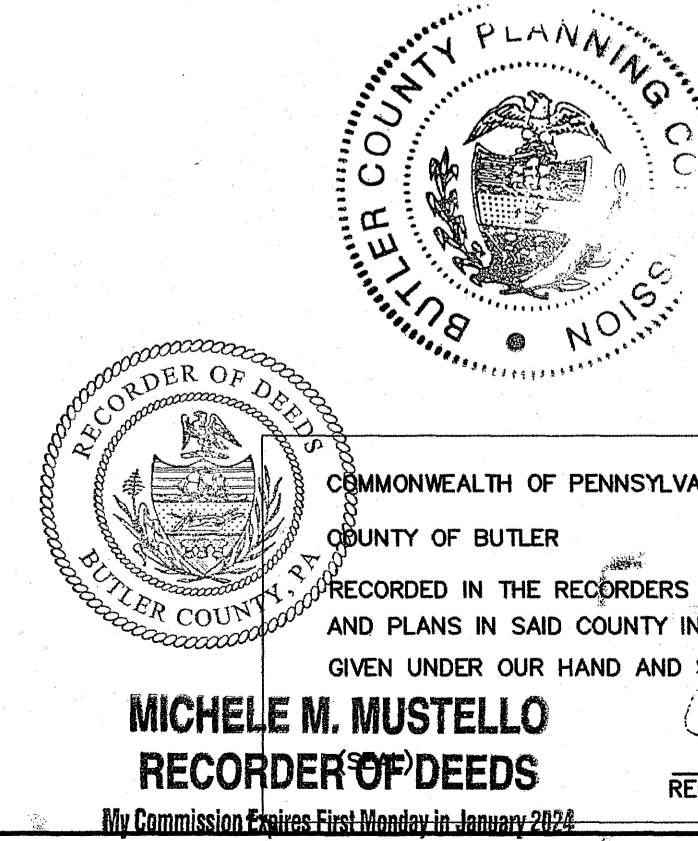
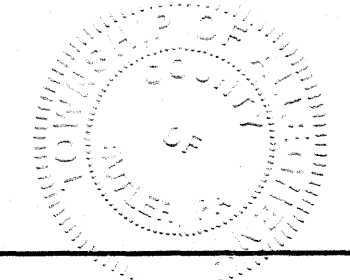


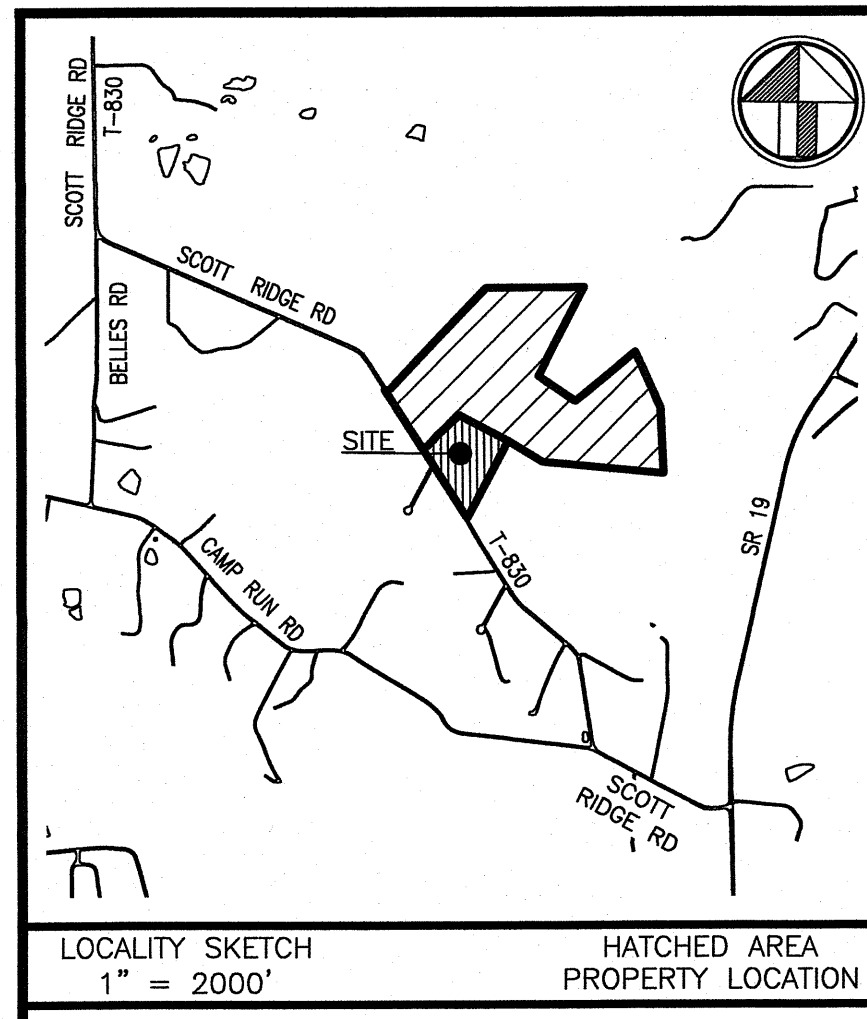
Table with columns PLAN BOOK and PAGE, containing values 404 and 23.

JAMES A. DAY, P.E., P.L.S. CONSULTING ENGINEERING AND SURVEYING SERVICES

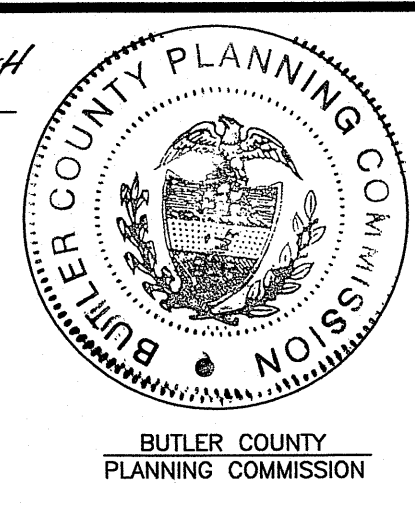
Scale: 1" = 40'

VICINITY MAP Ref: USGS Eau Claire & Emlenton Quads Scale: 1"=2000'





REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF MAY 2022. SECRETARY: [Signature] CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION: [Signature]



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

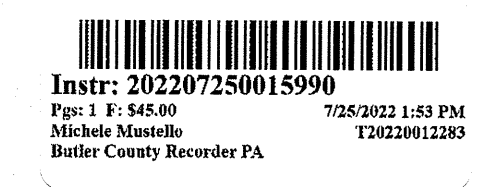
Thomas L. Thomas 043580-E PRINTED NAME & REGISTRATION NUMBER Signature: [Signature] DATE

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP ON THIS 16TH DAY OF MAY 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 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.

Carroll [Signature] TOWNSHIP PLANNING DIRECTOR

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER THIS 16TH DAY OF MAY 2022. [Signatures] SECRETARY PRESIDENT



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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS DAY OF July 1, 2022.

ATTEST: JAMAC, LLC CORPORATE SEAL [Signature] SECRETARY [Signature] PRESIDENT

COMMONWEALTH OF PENNSYLVANIA) COUNTY OF BUTLER)

ON THIS 1 DAY OF July 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED [Signature] OF JAMAC, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION BY AND AS FOR THE ACT AND DEED OF THE SAID JAMAC, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPENDENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION. [Signature] OF JAMAC, LLC WHO (NAME AND TITLE OF OFFICER) ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPENDENT'S OWN AND PROPER RESPECTIVE HANDWRITING.

Secretary [Signature] (NAME AND TITLE OF OFFICER) (SIGNATURE)

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 1ST DAY OF July 2022. COMMISSION EXPIRES THE 22 DAY OF July 2023.

[Signature] Notary Public (NOTARY PUBLIC) Seal: Commonwealth of Pennsylvania - Notary Seal Sarah G. Hancher, Notary Public Butler County My commission expires July 22, 2023 Commission number 1354069 Member, Pennsylvania Association of Notaries

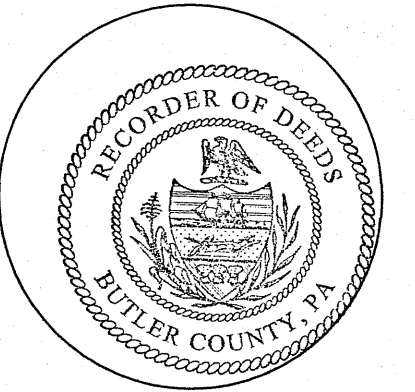
WE JAMAC, LLC, OWNERS OF THE JAMAC, LLC SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JAMAC, LLC, AS RECORDED IN INSTRUMENT NUMBER 200610020025348, RECORDER OF DEEDS OFFICE.

WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY. [Signature] Notary Public (NOTARY PUBLIC) [Signature] President (SIGNATURE OF OFFICER) TITLE OF OFFICER

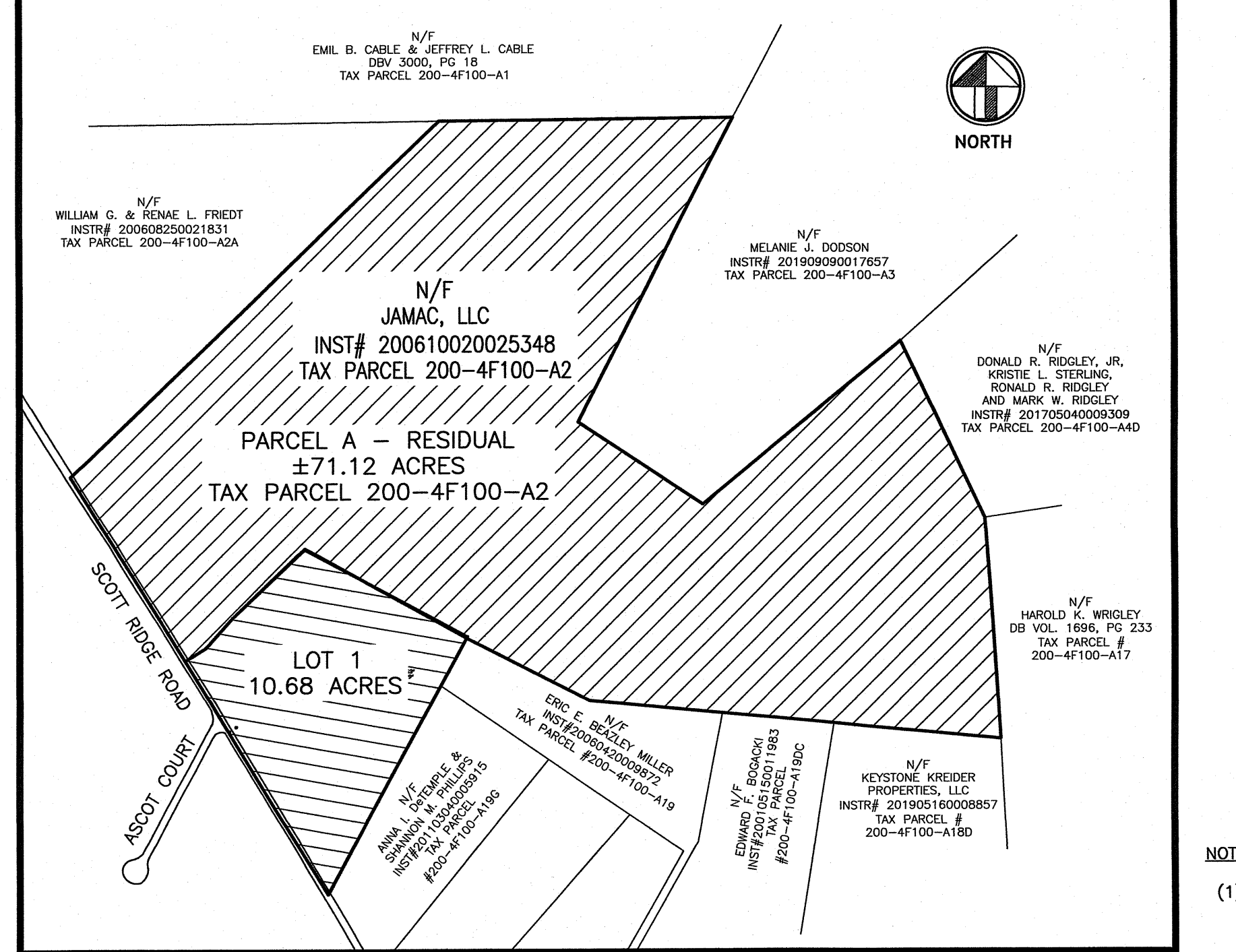
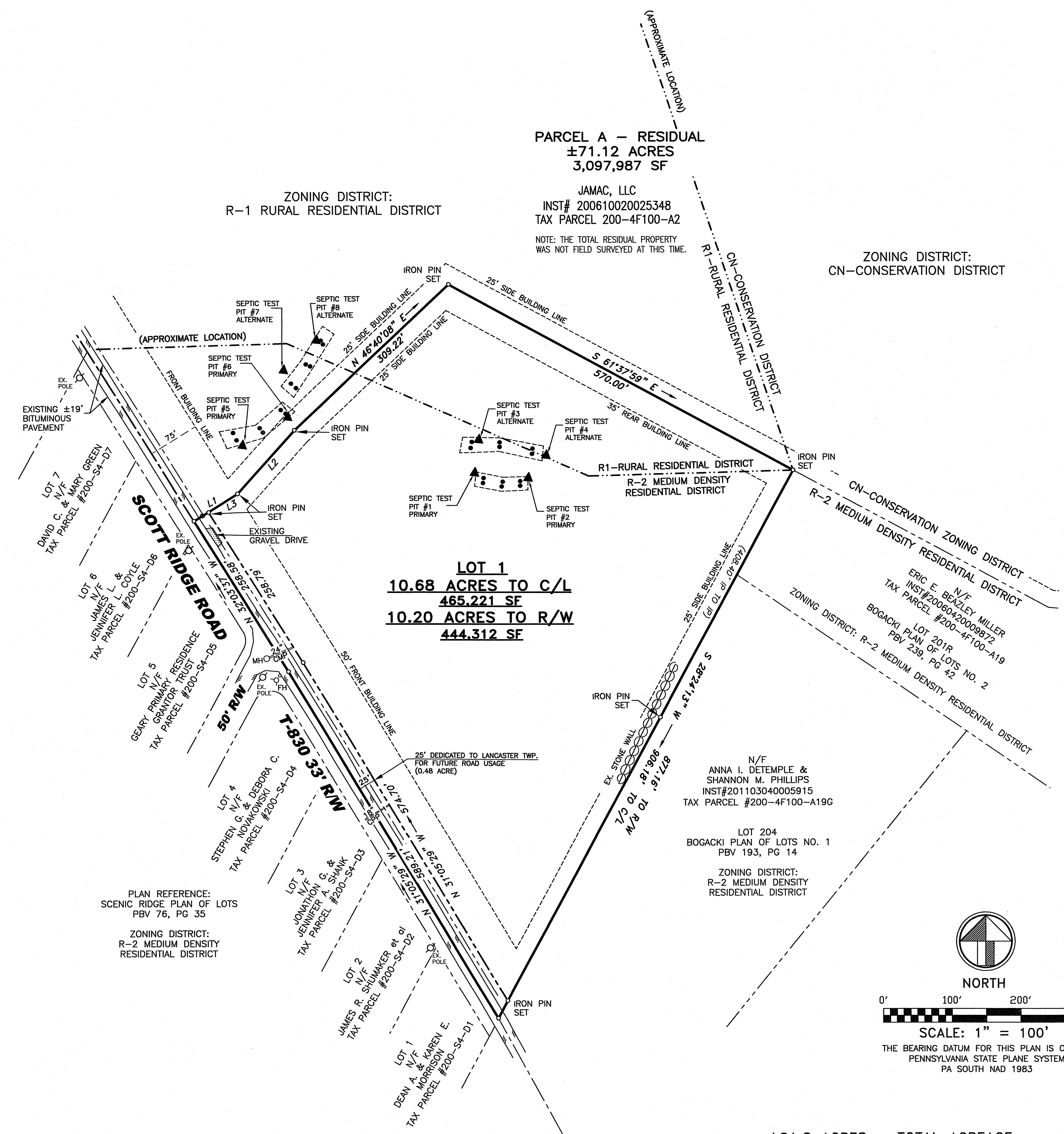
COMMONWEALTH OF PENNSYLVANIA) COUNTY OF BUTLER)

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 404 PAGE 24 THIS 25 DAY OF July 2022. GIVEN UNDER MY HAND AND SEAL.

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



LANCASTER TOWNSHIP LOT REQUIREMENTS. Table with columns for R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT, R-1 RURAL RESIDENTIAL DISTRICT, and CN CONSERVATION DISTRICT. Rows include Minimum Lot Area, Minimum Lot Width, Maximum Lot Coverage, and Building Setbacks.

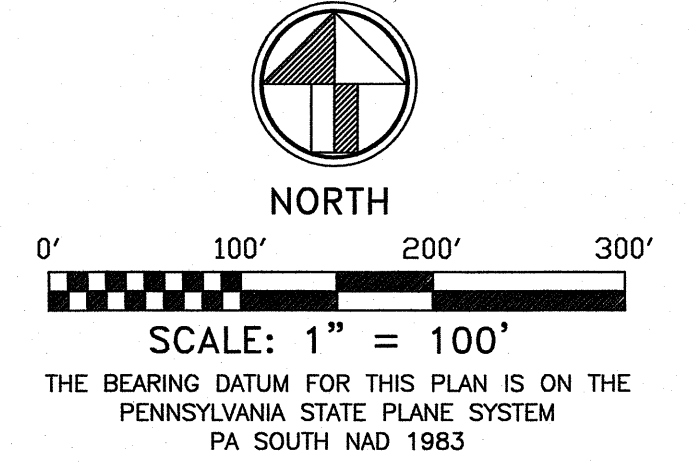


INSET A VICINITY MAP FOR TAX PARCEL 200-4F100-A2. SCALE: 1" = ±400'

- NOTES: (1) LOCATIONS OF ALL UTILITIES MAY OR MAY NOT BE SHOWN ON THIS PLAN. ANY SUBSURFACE UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA ONE CALL PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION TO VERIFY THE LOCATION, SIZE AND DEPTHS. CALL: 1-800-242-1776. (2) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS, LEASES AND AGREEMENTS OF PRIOR RECORD.

ADDITIONAL PROPERTY LINE DESCRIPTION INFORMATION. Table with columns: LINE, BEARING, DISTANCE. Rows: L1, L2, L3.

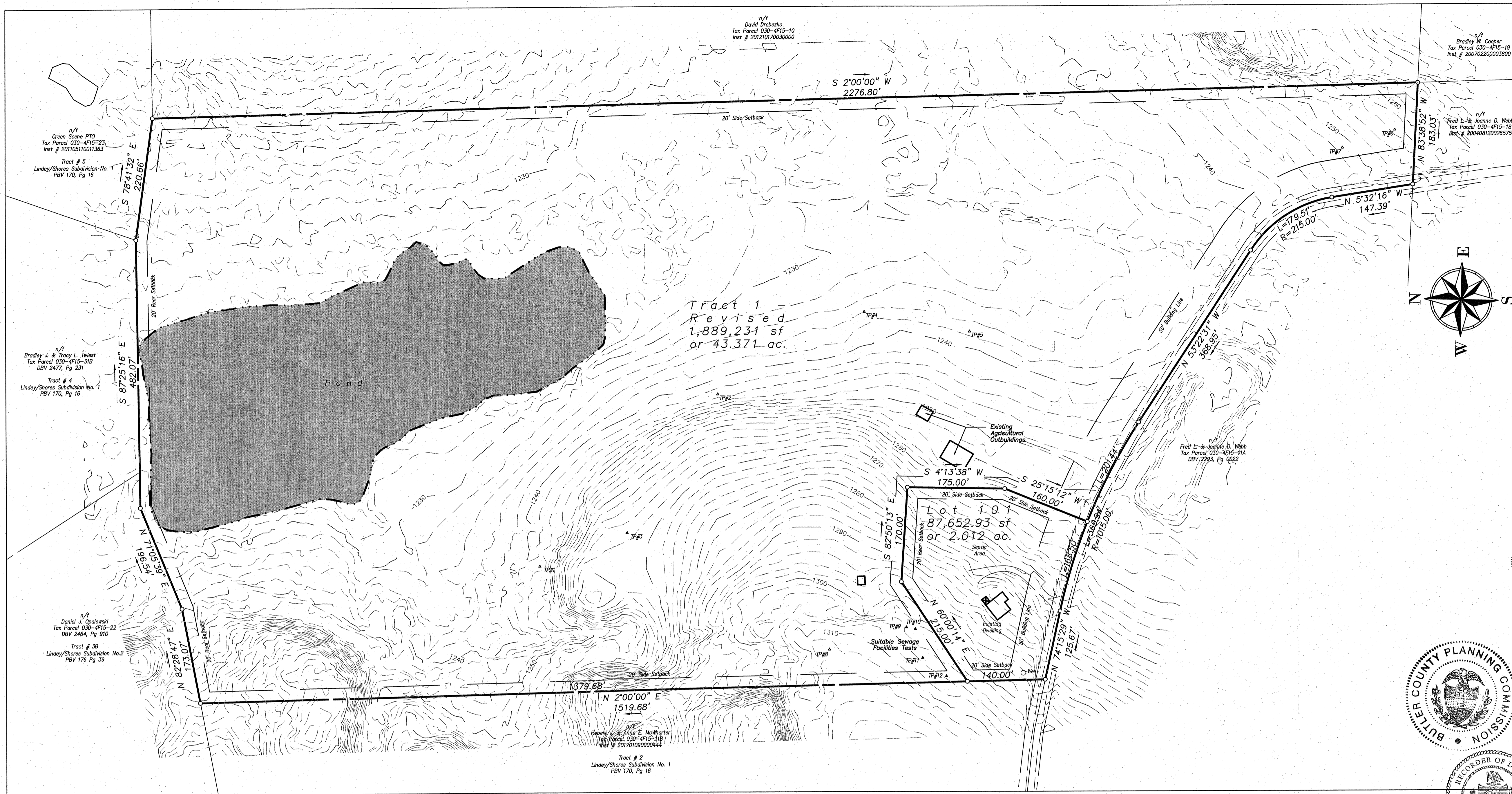
±81.8 ACRES = TOTAL ACREAGE. PROPERTY ADDRESS: SCOTT RIDGE ROAD HARMONY, PA 16037. OWNERS: JAMAC, LLC. DEED REFERENCE: INST. NO. 200610020025348. TAX PARCEL NO.: 200-4F100-A2.



PLAN BOOK 404, PAGE 24.

JAMAC, LLC SUBDIVISION PLAN. SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA. DATE: APRIL 26, 2022. SCALE: 1" = 100'

SURVEY TECH & ASSOCIATES, LLC. ENGINEERING LAND SURVEYS. 308 SENECA LANE - EVANS CITY, PA. 16033. PHONE (724) 432-3007. Includes notary seal for Tamara A. Ranalli and registration information.



Owner:
 Know all men by these presents; that Evans L. Plummer does hereby adopt this plan as its plan of lots of its property situate in Brady Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Brady, Evans L. Plummer hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Brady, my 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 Evans L. Plummer, my successors and assigns and purchasers of lots in this plan.

In witness whereof, we hereunto set our hand and seal this 12th day of July, 2022

Evans L. Plummer
 Owner

Notary Public:
 Commonwealth of Pennsylvania JSS
 County of Allegheny JSS

Before me, the subscriber, A Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared above named Evans L. Plummer 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 12th day of July, 2022

My commission expires the 18th day of July, 2025.

(Seal) Catherine A. Robb Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Catherine A. Robb, Notary Public
 Allegheny County
 My commission expires July 18, 2025
 Commission number 1038244
 Member, Pennsylvania Association of Notaries

Brady Township Planning Commission:
 Approved by the Brady Township Planning Commission this 20 day of July, 2022

Michelle Y. Stroman Secretary
Catherine Willis Chairman

Brady Township Board of Supervisors:

The Board of Supervisors of the Township of Brady hereby gives public notice that in approving this plan for Subdivision purposes only, the Township of Brady assumes no obligations, legal or otherwise, 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.

Approved by the Board of Supervisors of the Township of Brady this 20 day of July, 2022

Michelle Y. Stroman Secretary
Robert P. McConrad Chairman

Butler County Planning Commission:

Reviewed by the Butler County Planning Commission on this 16 day of MARCH 2022

R. H. Hagen Secretary
J. H. 7PM 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 404, page(s) 25.

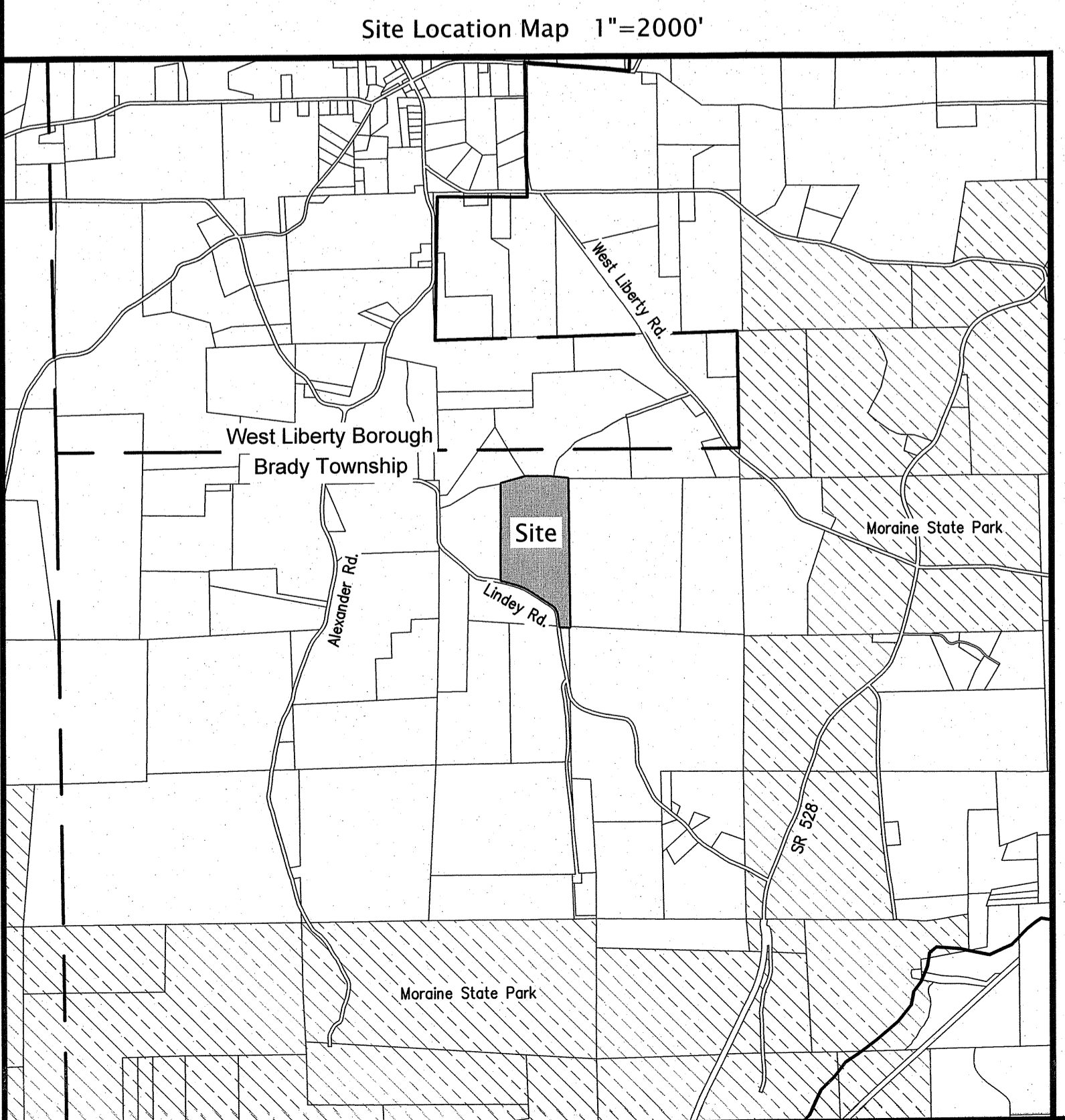
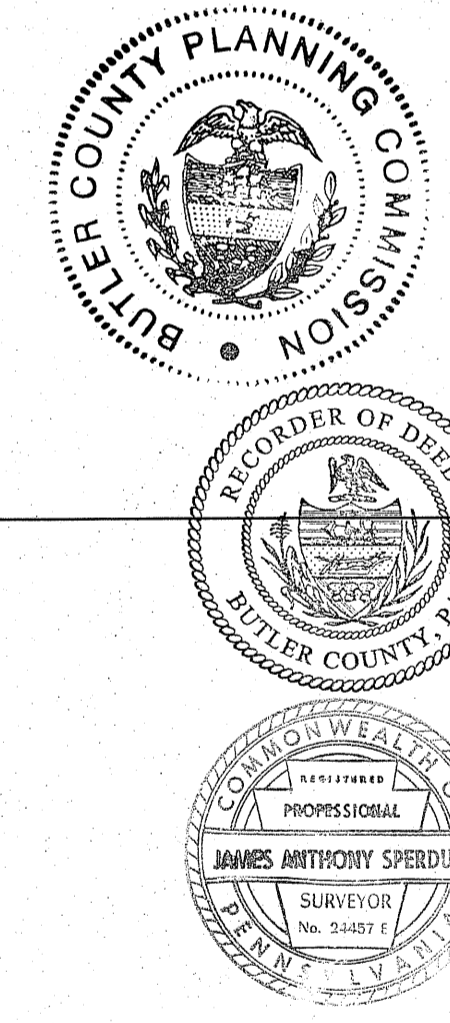
Given under my hand and seal this 26th day of July, 2022

MICHELE M. MUSTELLO Recorder of Deeds
Michele M. Mustello Recorder of Deeds

Surveyor: My Commission Expires First Monday in January 2024

I, James A. Spurdute, 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.

7/8/22
 Date James A. Spurdute
 James A. Spurdute, RS # 24457-E



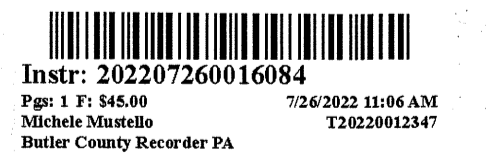
- General Plan Notes:**
- This plan is a re-subdivision of Tract 1 of the Lindey/Shores Subdivision Plan No. 1 as recorded in Plan Book 170, Page 16
 - Source of Water Supply : On Lot Wells
 - Sewage Disposal Method : On Lot Systems
 - Contours are taken from the Pennsylvania Spatial Data Access Site (PASDA) and are shown at 2 foot intervals.
 - Subject to any and all easements, rights of way, leases, agreements or other matters that may affect this property normally discovered through a complete title report.

Lot Areas:

Total Property	1,976,884.788 sq.ft.	45.383 Acres
Lot 101	87,652.93 sq.ft.	2.012 Acres
Tract 1 Revised	1,889,231.585 sq.ft.	43.371 Acres

<p>Property is zoned Agricultural/Residential</p> <p>Min Lot Area: 2 Acres Min Lot Width: 160.00 ft @ Building Line Front Setback: 50.00 ft Rear Setback: 20.00 ft Side Setback: 20.00 ft Accessory Setbacks: 10.00 ft (side/rear) Maximum Building Height: 35.00 ft</p>	<p>Owner</p> <p>Evans L. Plummer 325 Richey Avenue Pittsburgh, PA 15214</p> <p>Property Address: 245 Lindey Road Slippery Rock, PA 16057</p> <p>Tax Parcel 030-4F15-11 Inst # 201007080015008</p>	<p>DRAWING NUMBER: 1038-2123647 DRAWING SCALE: 1"=100' DATE: March 2, 2022 DRAWN BY: REVISIONS:</p>	<p>Evans L. Plummer Plan of Lots No. 1</p> <p>Being a Subdivision of Tract No. 1 of the Lindey/Shores Subdivision No. 1 Recorded in Plan Book 170, Page 16 Brady Township, Butler County, Pennsylvania</p>	<p>Sperdute Land Surveying A Division of Sheffler & Company</p> <p>108 Deer Lane Harmony, PA 16037 1712 Mount Nebo Road Sewickley, PA 15143</p> <p>Office Phone: 724-452-4362 Email: Info@SperduteSurveying.com</p>
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PLAN BOOK	PAGE
404	25



OWNER'S CERTIFICATION

WE, CLAUDIA A. HARVEY AND AMY L. BOOHER, 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 OR LAND DEVELOPMENT WERE 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 JULY, 2022.

Claudia A. Harvey
CLAUDIA A. HARVEY
Amy L. Booher
AMY L. BOOHER

ACKNOWLEDGMENT OF NOTARY PUBLIC

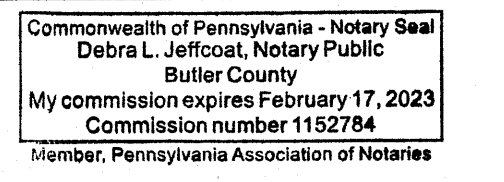
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, CLAUDIA A. HARVEY AND AMY L. BOOHER, 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 JULY, 2022.

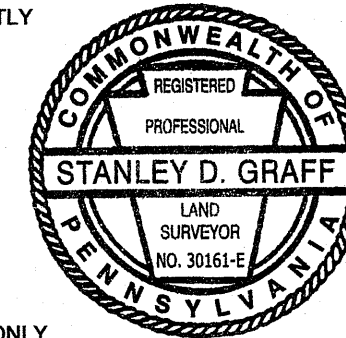
MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

Debra L. Jaffcoat
NOTARY PUBLIC



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

13 JULY 2022
DATE
Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-06191-4



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 13TH DAY OF July, 2022.

Jessica S. Zelenin
SECRETARY
Stanley D. Graff
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 13TH DAY OF July, 2022.

Aileen Gans
SECRETARY
Stanley D. Graff
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20TH DAY OF July, 2022.

R. H. Hagen
SECRETARY
Stanley D. Graff
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

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

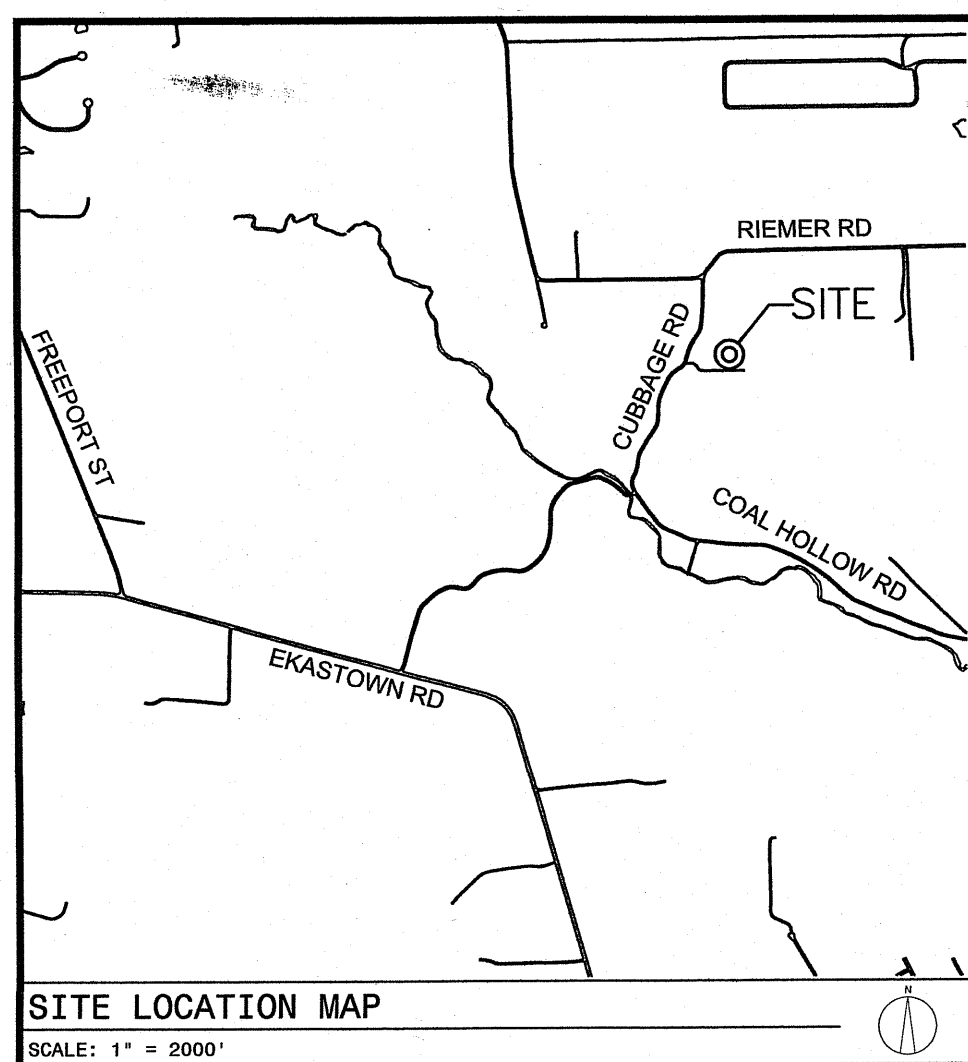
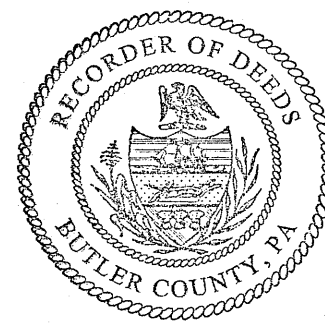
PLAN BOOK VOLUME 404, PAGE(S) 26

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF July, 2022.

Michele M. Mustello
RECORDER OF DEEDS

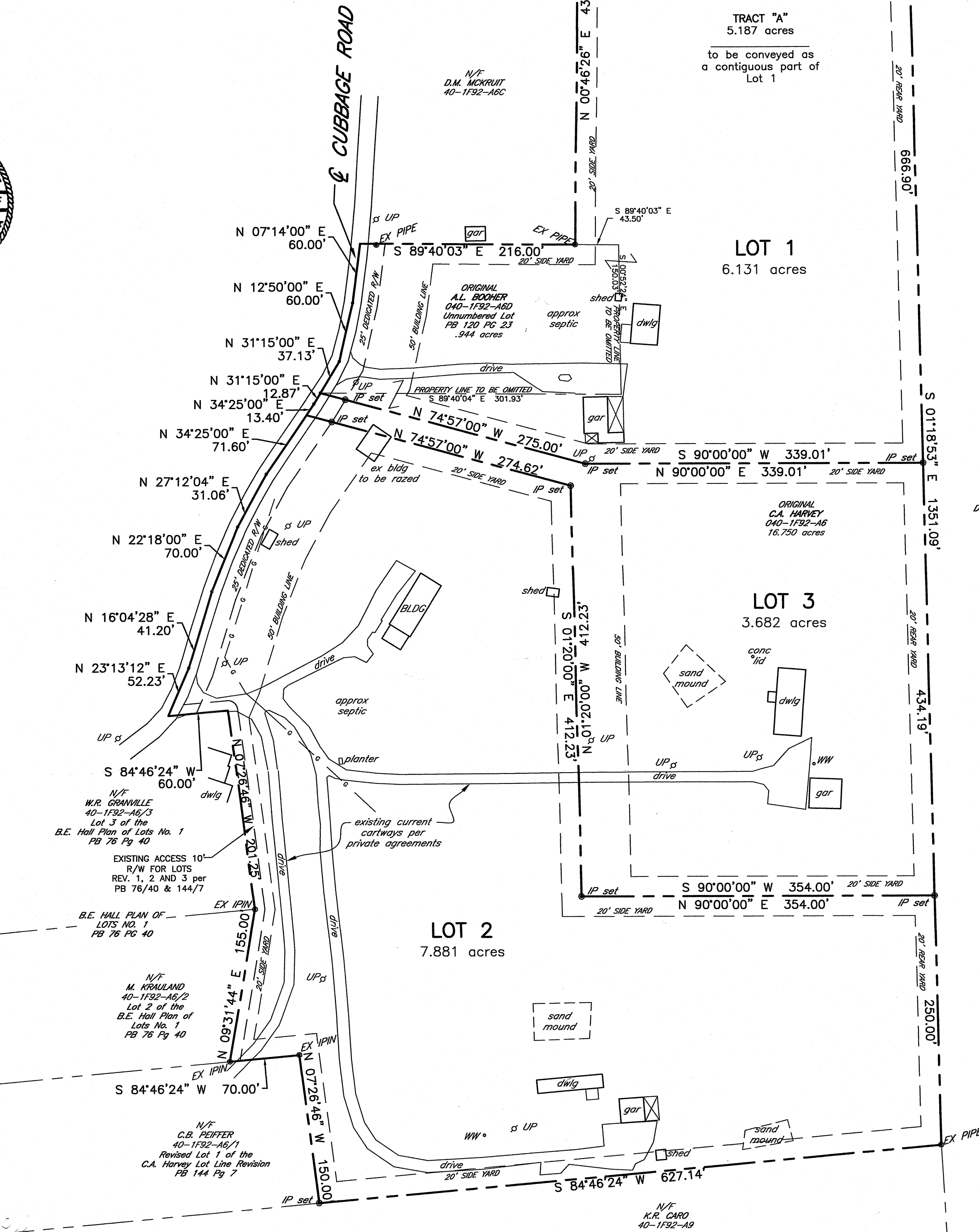
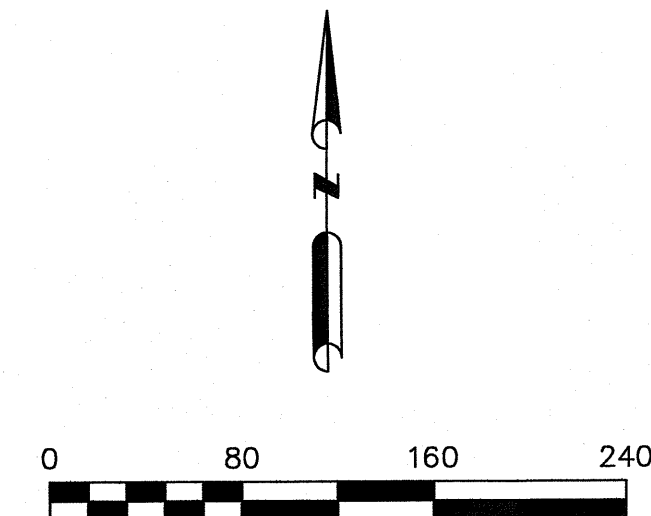
MICHELE M. MUSTELLO
RECORDER OF DEEDS

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.



C.A. HARVEY PLAN NO. 3

Being a lot subdivision of Butler County Tax Parcel 040-1F92-A6 as well as a lot line revision/consolidation with 040-1F92-A6D

INSTR: 202207270016217
Page 1 of 1 94566
Michele Mustello
Butler County Recorder PA
7372023 305 934
T2820012450

PROPERTY AREAS:

EXISTING TOTALS	
40-1F92-A6D	0.944 ACRES
+ 40-1F92-A6	16.750 ACRES
EXISTING TOTAL	17.694 ACRES
LOT 1	
ORIGINAL 1F92-A6D	0.944 ACRES
+ TRACT A	5.187 ACRES
LOT 1 TOTAL	6.131 ACRES
LOT 2	
ORIGINAL 1F92-A6	16.750 ACRES
- TRACT A	5.187 ACRES
- LOT 3	3.682 ACRES
LOT 2 TOTAL	7.881 ACRES
LOT 3	
ORIGINAL 1F92-A6	16.750 ACRES
- TRACT A	5.187 ACRES
- LOT 2	7.881 ACRES
LOT 3 TOTAL	3.682 ACRES
REVISED TOTALS	
LOT 1	6.131 ACRES
+ LOT 2	7.881 ACRES
+ LOT 3	3.682 ACRES
REVISED TOTAL	17.694 ACRES

GENERAL NOTES:

- OWNERS: 40-1F92-A6 - CLAUDIA HARVEY
40-1F92-A6D - AMY BOOHER
- ZONING DISTRICT: A-1 AGRICULTURAL
- SETBACKS: FRONT LINE - 50'
REAR & SIDE - 20'
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - J.A. OSCHER PROPERTY SUBDIVISION PLAN BOOK 108 PG 3
 - A. BOOHER SURVEY PLAN BOOK 120 PG 23
 - C.A. HARVEY PLAN NO. 2 PLAN BOOK 144 PG 7
 - M. KELLEY FARM PLAN NO. 2 PLAN BOOK 289 PG 3

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP ENGINEER REVIEW - CORNERS TO BE SET ADDED	SDG	7/12/2022
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 6/30/2022	SDG	7/5/2022



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
C.A. HARVEY PLAN NO. 3
BEING A
LOT LINE REVISION/ SUBDIVISION
FOR
CLAUDIA A. HARVEY
AMY L. BOOHER

SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
	BAG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
21-151	40-1F92-A6, A6D	B	

RECORDED	20
PLAN BOOK	PAGE
404	26
SHEET	of

KNOW ALL MEN BY THESE PRESENTS, THAT Cindy J. Stemper, Patricia L. Edwards Co-Executors of Charles Long Estate DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN MERCER TOWNSHIP AND HARRISVILLE BOROUGH, 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, TOWNSHIP OF MERCER AND BOROUGH OF HARRISVILLE, Cindy J. Stemper, Patricia L. Edwards Co-Executors, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF MERCER AND BOROUGH OF HARRISVILLE, 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 Cindy J. Stemper, Patricia L. Edwards Co-Executors OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 18th DAY OF May 2022.

ATTEST:
Cindy J. Stemper OWNER/EXECUTOR
Patricia L. Edwards OWNER/EXECUTOR

STATE OF Pennsylvania) SS: *Co-Executors of Charles Long Estate
COUNTY OF Butler

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED Cindy J. Stemper, Patricia L. Edwards 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 18th DAY OF May 2022.
MY COMMISSION EXPIRES THE 15th DAY OF July 2025.

Leulani Lohico
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Leulani Lohico, Notary Public
Butler County
My commission expires July 15, 2025
Commission number 1277839
Member, Pennsylvania Association of Notaries

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MERCER HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MERCER ASSUMES NO 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 MERCER, THIS 18th DAY OF July 2022.

John E. Burt VICE CHAIRMAN, BOARD OF SUPERVISORS
John E. Burt SUPERVISOR

REVIEWED/APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HARRISVILLE THIS 6 DAY OF July 2022.

Dina G. Ginter SECRETARY
Marcus Stommerlein PRESIDENT OF COUNCIL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 18th DAY OF May 2022.

R. Howard Grem SECRETARY
R. Howard Grem CHAIRMAN



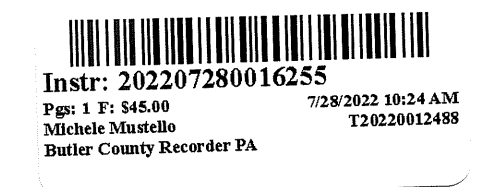
I, JEFFREY A. SHUTY, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.

5/18/2022 DATE
J.A. Shuty REC. NO. SU075509

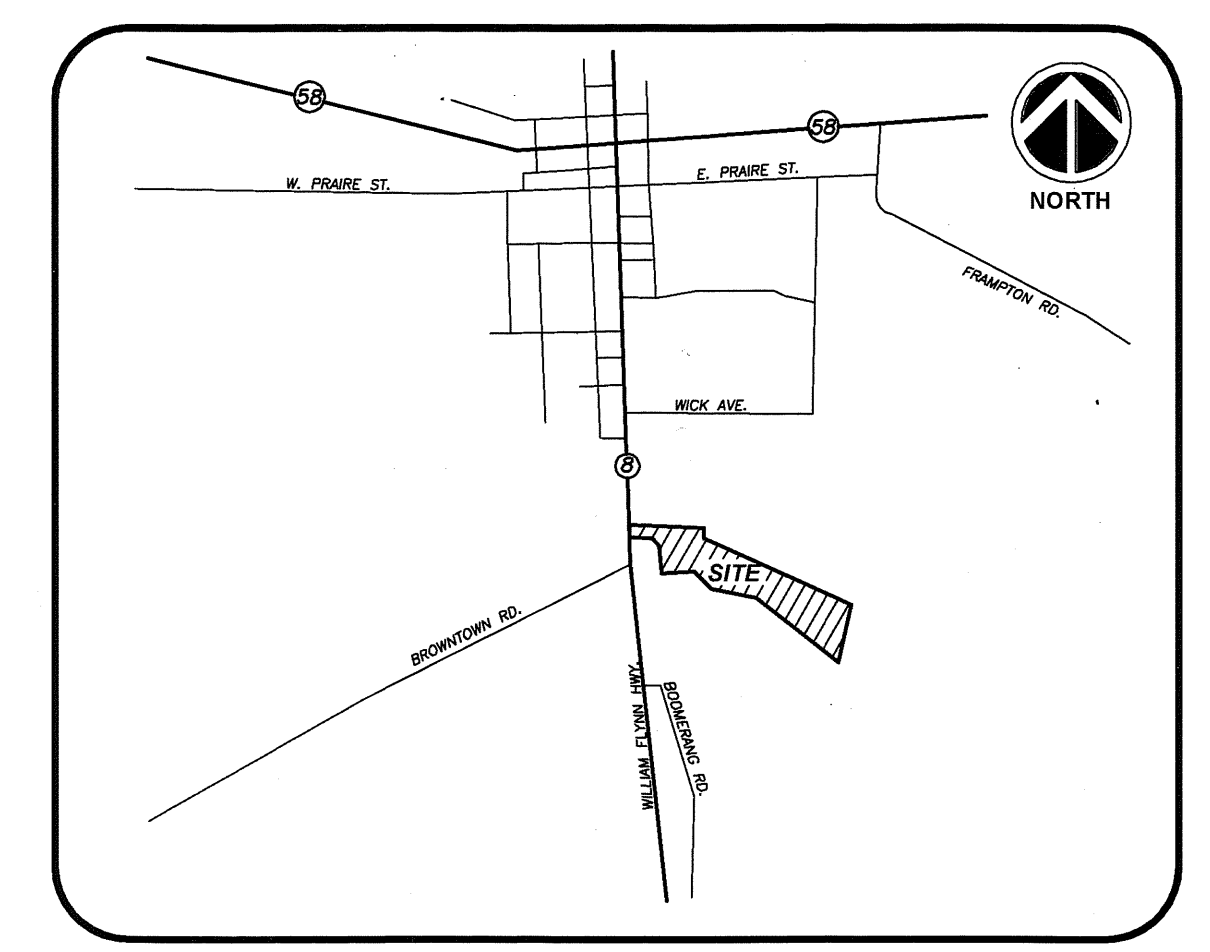
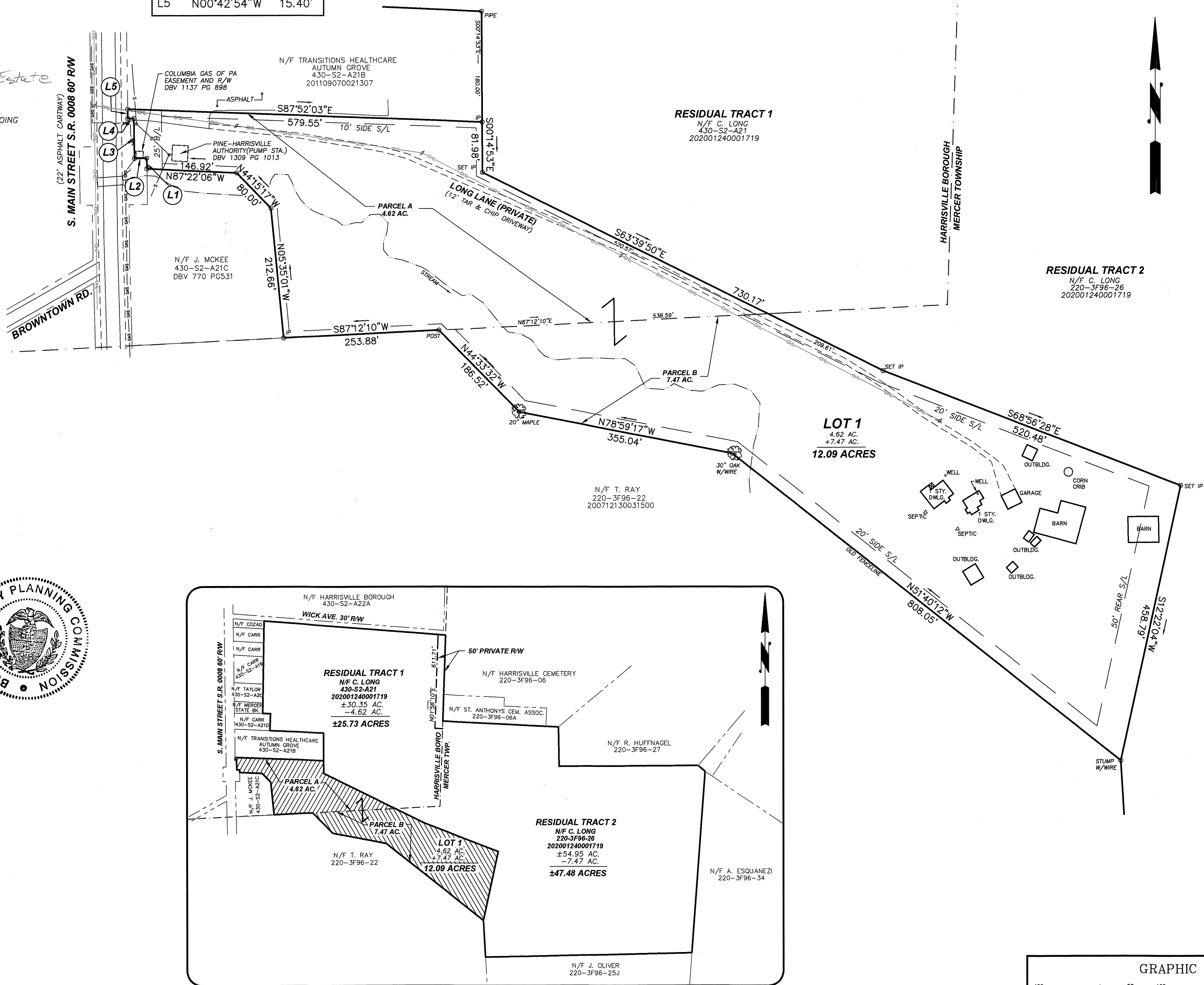
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 404 PAGE 27
GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF July 2022.

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

NOTE: The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"



L1	N00°42'54"W	17.44'
L2	S89°17'06"W	20.00'
L3	N00°42'54"W	65.00'
L4	S89°17'06"W	10.00'
L5	N00°42'54"W	15.40'



VICINITY MAP
NOT TO SCALE

50' PRIVATE RIGHT OF WAY

All conveyances under this plan are subject to the grantees shared responsibility of costs and expenses of maintaining any and all right-of-ways/roadways of this plan in good repair. The use by grantees of said right-of-ways/roadways shall be limited to ingress, egress, and regress and no use shall be expanded or modified without prior written consent of any and all landowner, shown on this plan and having interest in the right of way shown.

NON-BUILDING WAIVER

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURE use. No portion (OR RESIDUAL TRACT 1 & 2) of property/subdivision has been approved by HARRISVILLE BOROUGH, MERCER TOWNSHIP or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facilities. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (365 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of HARRISVILLE BOROUGH AND MERCER TOWNSHIP, who are 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."

TOTAL PLAN AREA	±85.29 ACRES
LOT 1	12.09 ACRES
RESIDUAL TRACT 1	±25.73 ACRES
RESIDUAL TRACT 2	±47.48 ACRES

GRAPHIC SCALE
100 0 50 100 200 300 400
(IN FEET)
1 inch = 100 ft.

OWNER:
CHARLES D. LONG
140 LONG LANE
HARRISVILLE, PA 16037
612-801-6108
PARCEL ID: 430-S2-A21
DEED REF: 202001240001719
PARCEL ID: 220-3F96-26
DEED REF: 202001240001719

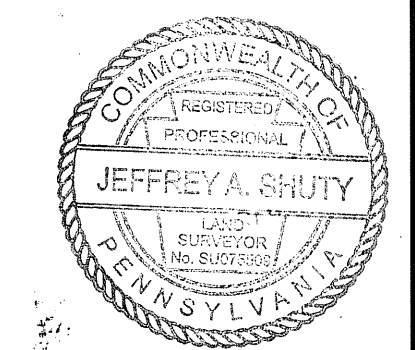
Scale 1" = 100'
Date April 21, 2022

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

Minor Subdivision-Final Plan
Charles Long Subdivision
Situate in Harrisville Borough & Mercer Twp.
Butler County, Pa.
Prepared For Estate of Charles Long
Job No. 3492

Sheet No. 1 of 1

PLAN BOOK	PAGE
404	27



OWNER'S CERTIFICATION

WE, RYAN S. & CASEY C. THOMAS, 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 OR LAND DEVELOPMENT WERE 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 12 DAY OF JULY, 2022.

[Signatures]
 RYAN S. THOMAS
 CASEY C. THOMAS

Instr: 202207290016412
 Page 1 of 144-00
 Michele Mustello
 Butler County Recorder PA
 7/29/2022 3:15 PM
 T2022072900

ACKNOWLEDGMENT OF NOTARY PUBLIC

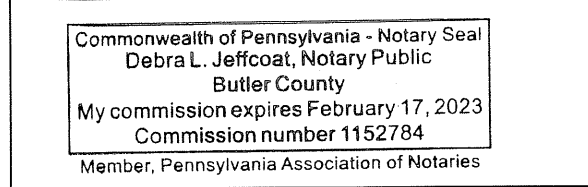
COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, RYAN S. & CASEY C. THOMAS, 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 12 DAY OF JULY, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

[Signature]
 NOTARY PUBLIC

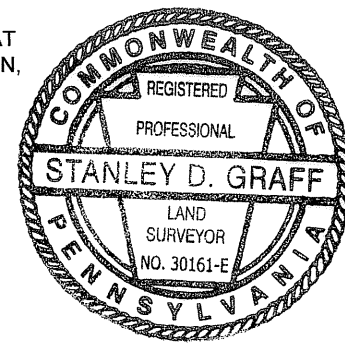


SURVEYOR'S CERTIFICATION

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 JULY 2022

[Signature]
 STANLEY D. GRAFF
 REG. NO. SU-000000



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 July, 2022.

[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 6th DAY OF July, 2022.

[Signature]
 SECRETARY
[Signature]
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF July, 2022.

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



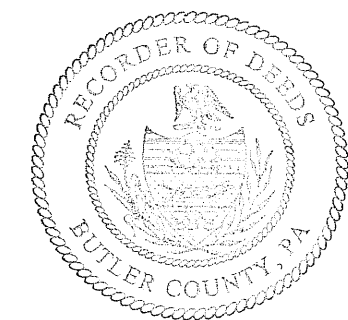
PROOF OF RECORDING

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

PLAN BOOK VOLUME 404 PAGE(S) 28

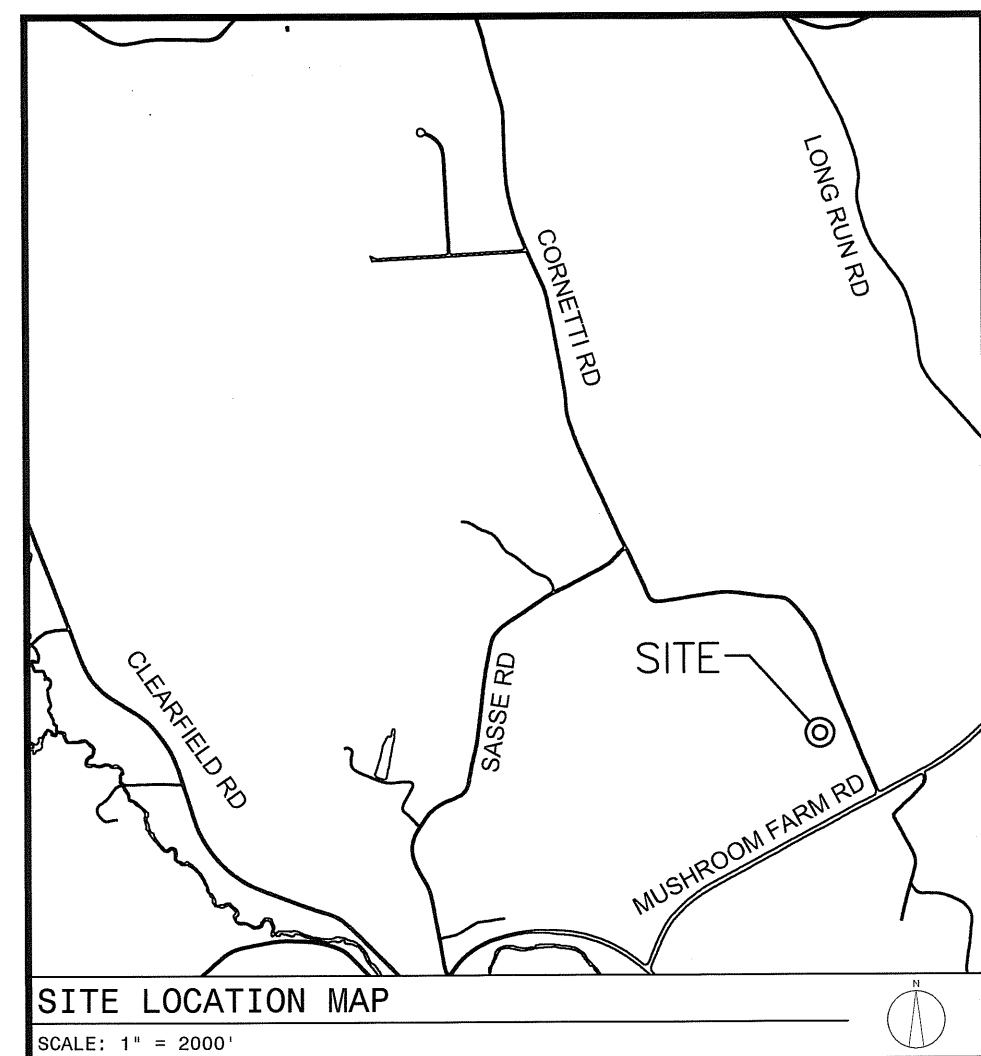
OPEN UNDER MY HAND AND SEAL THIS 25th DAY OF July, 2022.

[Signature]
 RECORDER OF DEEDS

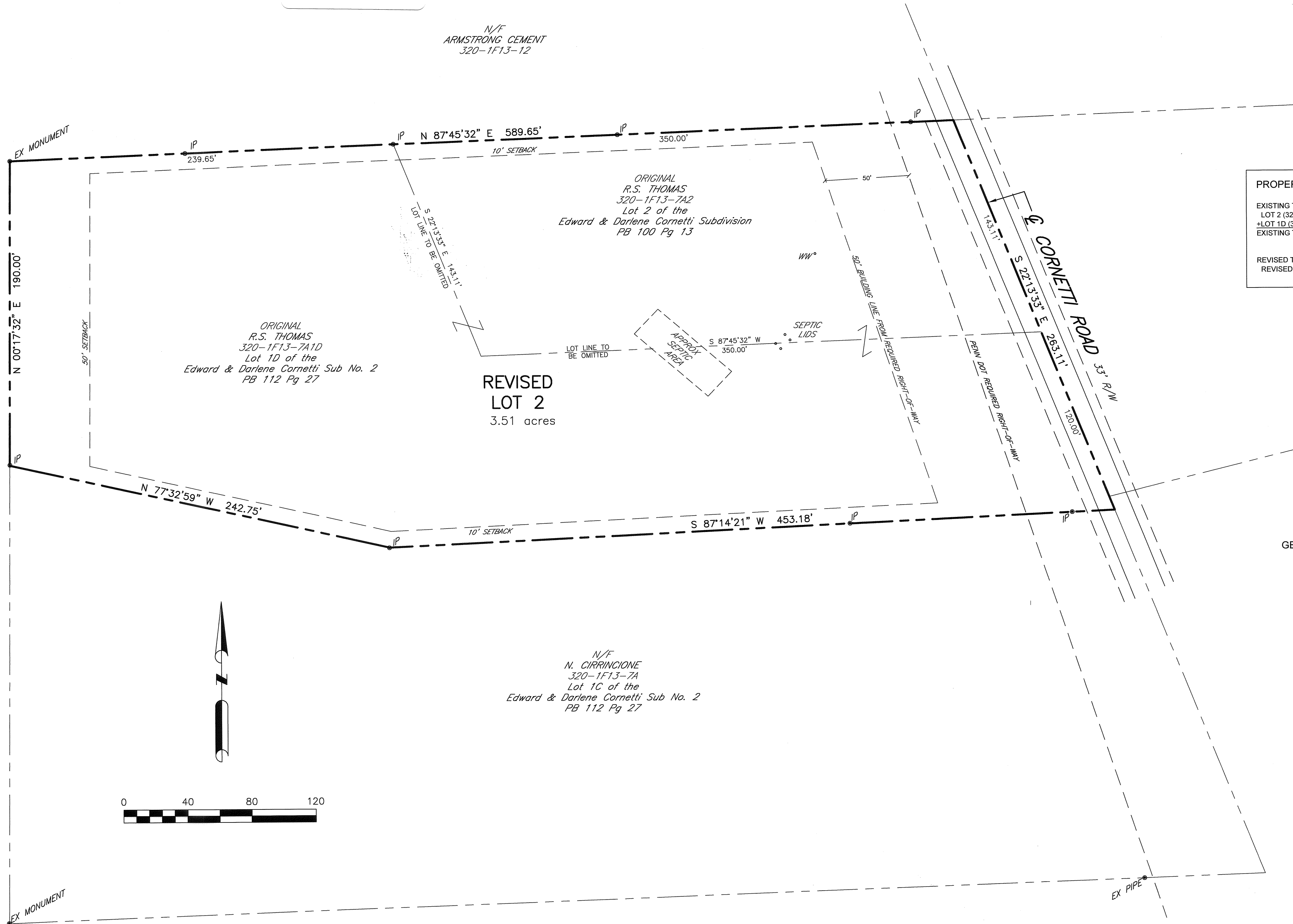


MICHELE M. MUSTELLO
 RECORDER OF DEEDS

My Commission Expires First Monday in January 2023



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



PROPERTY AREAS:

EXISTING TOTALS	
LOT 2 (320-1F13-7A2)	1.08 ACRES
LOT 1D (320-1A13-7A1D)	2.43 ACRES
EXISTING TOTAL	3.51 ACRES
REVISED TOTALS	
REVISED LOT 2	3.51 ACRES

GENERAL NOTES:

- TAX IDS: 320-1F13-7A2, 320-1F13-7A1D
- OWNERS: RYAN S. THOMAS, CASEY C. THOMAS
- ZONING DISTRICT: RESIDENTIAL AGRICULTURAL
- SETBACKS: SEE TABLE
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - EDWARD & DARLENE CORNETTI SUB PLAN BOOK 100 PG 13
 - EDWARD & DARLENE CORNETTI SUB NO 2 PLAN BOOK 112 PG 27
 - PENNDOT HIGHWAY DRAWINGS

REV	DESCRIPTION	BY	DATE



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

PROJECT DESCRIPTION
R.S. THOMAS PLAN
 BEING A
CONSOLIDATION
 FOR
RYAN S. & CASEY C. THOMAS

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/10/2022	BAG	Sdg	1" = 40'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-101	320-1F13-7A1D & 7A2	-	

WINFIELD TOWNSHIP RESIDENTIAL AGRICULTURAL DISTRICT	
Dimension	On-lot septic and water
Min. Lot Area	2 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	75 feet from CL
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet

RECORDED	20
PLAN BOOK	PAGE
404	28
SHEET	of

R.S. THOMAS PLAN

Being a consolidation of
 Lot 2 of Edward Cornetti Subdivision, Plan Book 100 Pg 13
 and
 Lot 1D of the Cornetti Subdivision No. 2, Plan Book 112 Pg 27
 and being Butler County Tax Parcels 320-1F13-7A2 (Lot 2) and
 320-1F13-7A1D (Lot 1D)

OWNER'S CERTIFICATION

WE, CHARLES MATUS III AND KATHRYN N. MATUS, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE 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 15 DAY OF JULY, 2022.

Charles Matus III
CHARLES MATUS III
Kathryn N. Matus
KATHRYN N. MATUS

ACKNOWLEDGMENT OF NOTARY PUBLIC

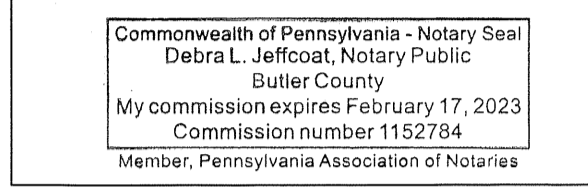
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, CHARLES MATUS III AND KATHRYN N. MATUS, 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 15 DAY OF JULY, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

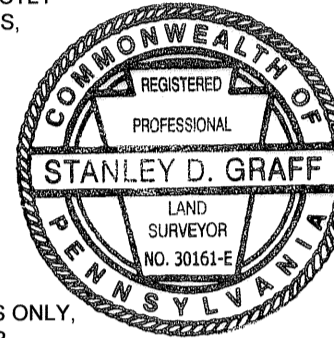
Debra L. Jeffcoat
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

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

7 JULY 2022
DATE
Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-001164-E



MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD THIS 28th DAY OF July, 2022.

Debra Altus SECRETARY
[Signature] CHAIRPERSON
BOARD OF SUPERVISORS

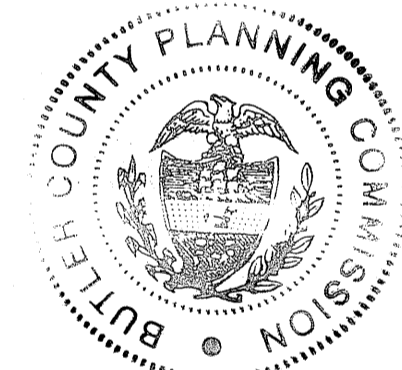
REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 6th DAY OF July, 2022.

Debra Altus SECRETARY
[Signature] CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF July, 2022.

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



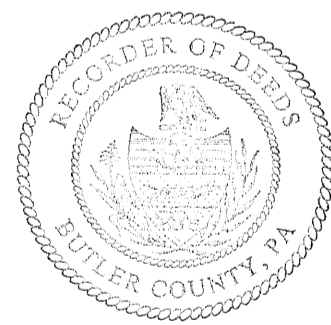
PROOF OF RECORDING

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

PLAN BOOK VOLUME 404, PAGE(S) 29

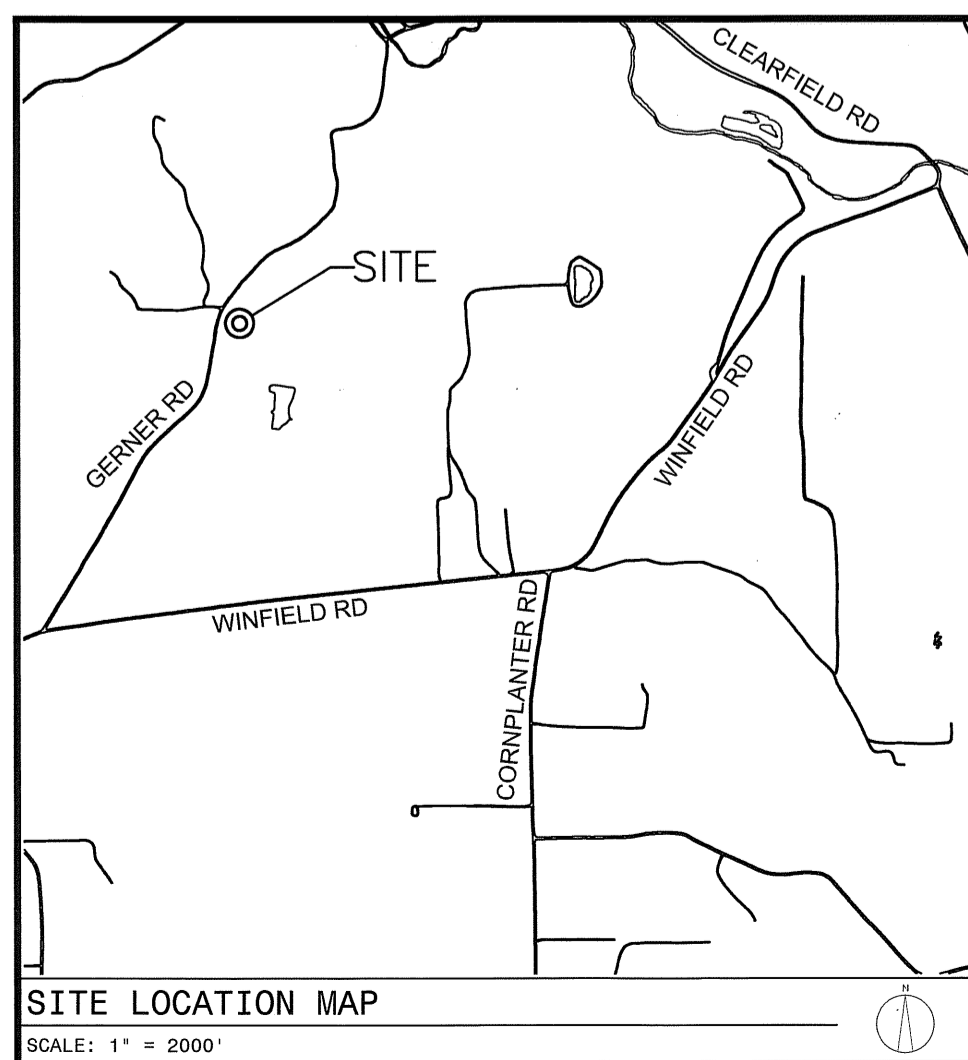
GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF July, 2022.

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 CERTIFICATION

WE, THE POWELL FAMILY PRIMARY RESIDENCE PROTECTOR TRUST, DATED 10-9-13, WILBERT C. POWELL, JR. AND CAROLYN POWELL, GRANTORS AND/OR TRUSTEES, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION OR LAND DEVELOPMENT WERE 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 18 DAY OF JULY, 2022.

Wilbert C. Powell Jr.
TRUSTEE
Carolyn Powell
TRUSTEE

ACKNOWLEDGMENT OF NOTARY PUBLIC

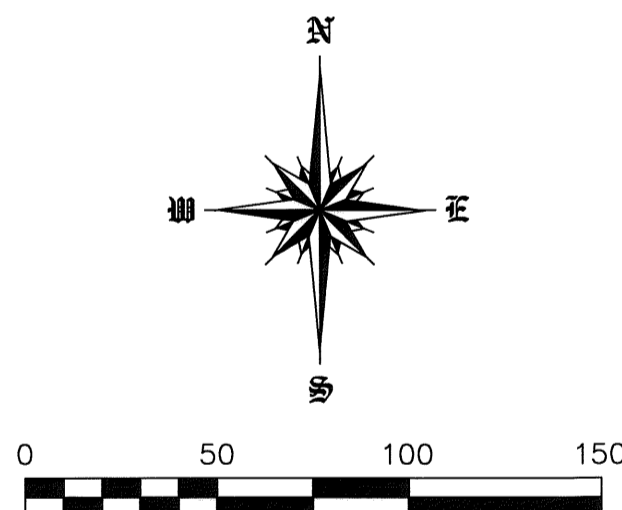
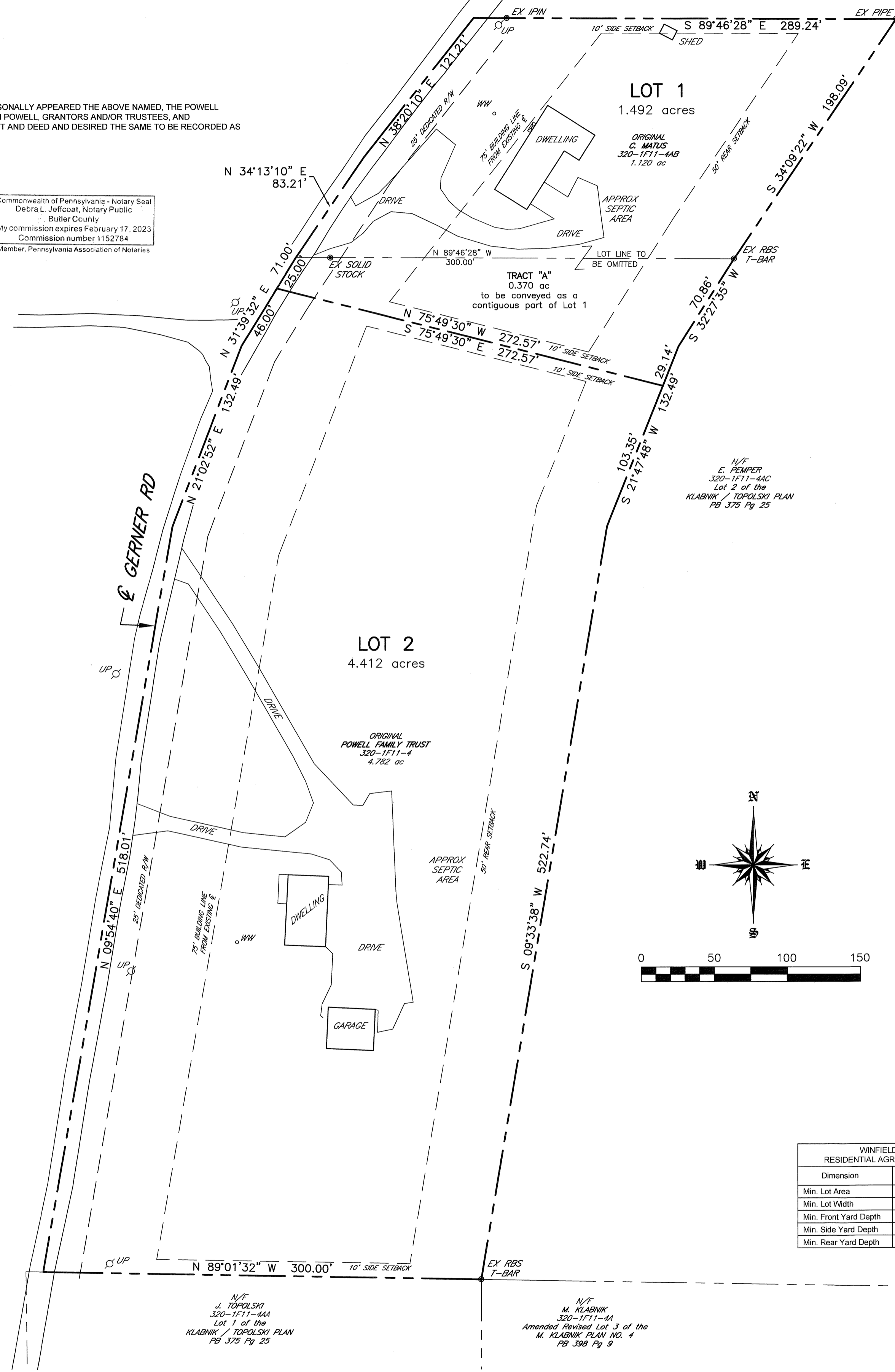
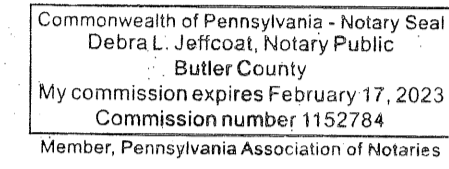
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, THE POWELL FAMILY PRIMARY RESIDENCE PROTECTOR TRUST, DATED 10-9-13, WILBERT C. POWELL, JR. AND CAROLYN POWELL, GRANTORS AND/OR TRUSTEES, 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 18 DAY OF JULY, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

Debra L. Jeffcoat
NOTARY PUBLIC



WINFIELD TOWNSHIP RESIDENTIAL AGRICULTURAL DISTRICT	
Dimension	On-lot septic and water
Min. Lot Area	2 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	75 feet from CL
Min. Side Yard Depth	10 feet
Min. Rear Yard Depth	50 feet

PROPERTY AREAS:	
EXISTING TOTALS	
320-1F11-4AB	1.120 AC
+320-1F11-4	4.782 AC
EXISTING TOTAL	5.902 AC
REVISED 1F11-4AB - LOT 1	
ORIGINAL 1F11-4AB	1.120 AC
+TRACT A	0.370 AC
LOT 1 TOTAL	1.490 AC
REVISED 1F11-4 - LOT 2	
ORIGINAL 1F11-4	4.782 AC
-TRACT A	0.370 AC
LOT 2 TOTAL	4.412 AC
REVISED TOTALS	
LOT 1	1.490 AC
+LOT 2	4.412 AC
REVISED TOTAL	5.902 AC

GENERAL NOTES:

- OWNERS: 320-1F11-4 - THOMAS & MARY GEIBEL
320-1F11-4AB - CHARLES & KATHRYN MATUS
- ZONING DISTRICT: RESIDENTIAL AGRICULTURE
- SETBACKS: SEE TABLE
- REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 1. KLABNIK / TOPOLSKI PLAN
PLAN BOOK 375 PG 25

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
MATUS / POWELL PLAN
BEING A
LOT LINE REVISION
FOR
CHARLES & KATHRYN MATUS
POWELL FAMILY TRUST

SITUA
WINFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

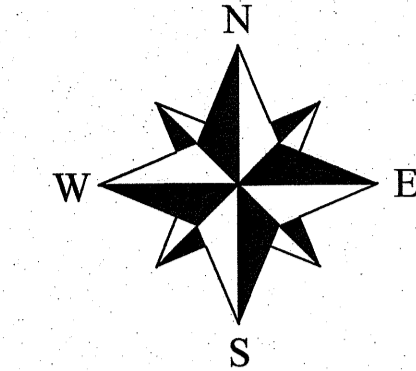
RECORDED	20
PLAN BOOK	PAGE
404	29
SHEET	of

DATE	DRAWN	CHECKED	SCALE
06/17/2022	SDG	Sdg	1" = 50'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-092	320-1F11-4 & 4AB	-	

MATUS / POWELL PLAN

Being a lot line revision of Butler County Tax Parcels
320-1F11-4 and 320-1F11-4AB

Instr: 202208010016538
 Page: 1 of 164-04
 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 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 29th DAY OF June, 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 29th DAY OF June, A.D. 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Yak Robertson 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 DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Yak Robertson OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS 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 29th DAY OF June, 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 OF SAID LOTS.

JAMES A. SPERDUTE, P.L.S. # 24457-E DATE 6/27/2022

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

Ron Olsen 26400 E DATE 7/6/2022
 PRINTED NAME & REGISTRATION NO. DATE

Adams Township Board of Supervisors
 APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 6 DAY OF July, 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
 CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS

Butler County Planning Commission
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF June, A.D. 2022

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

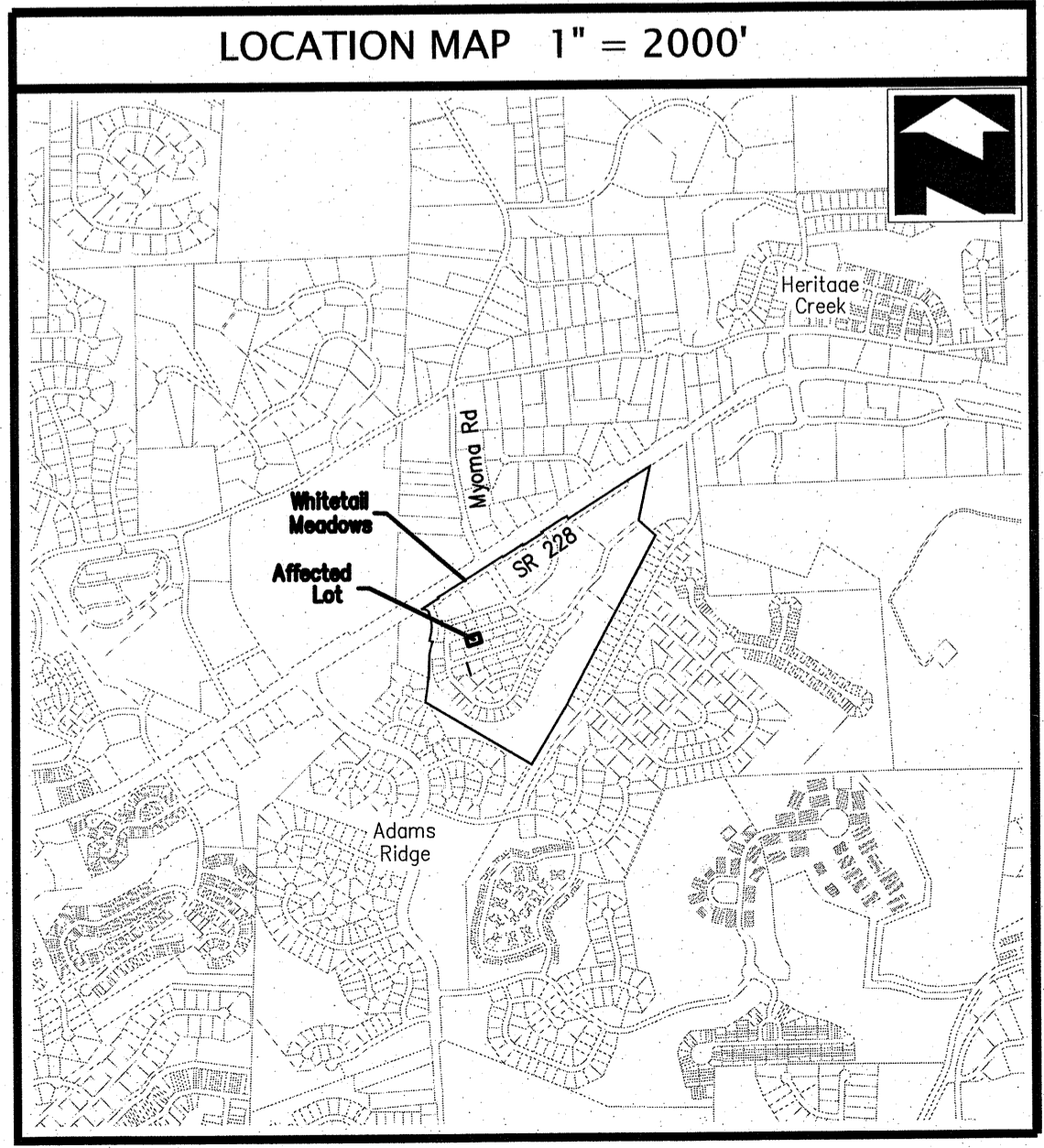
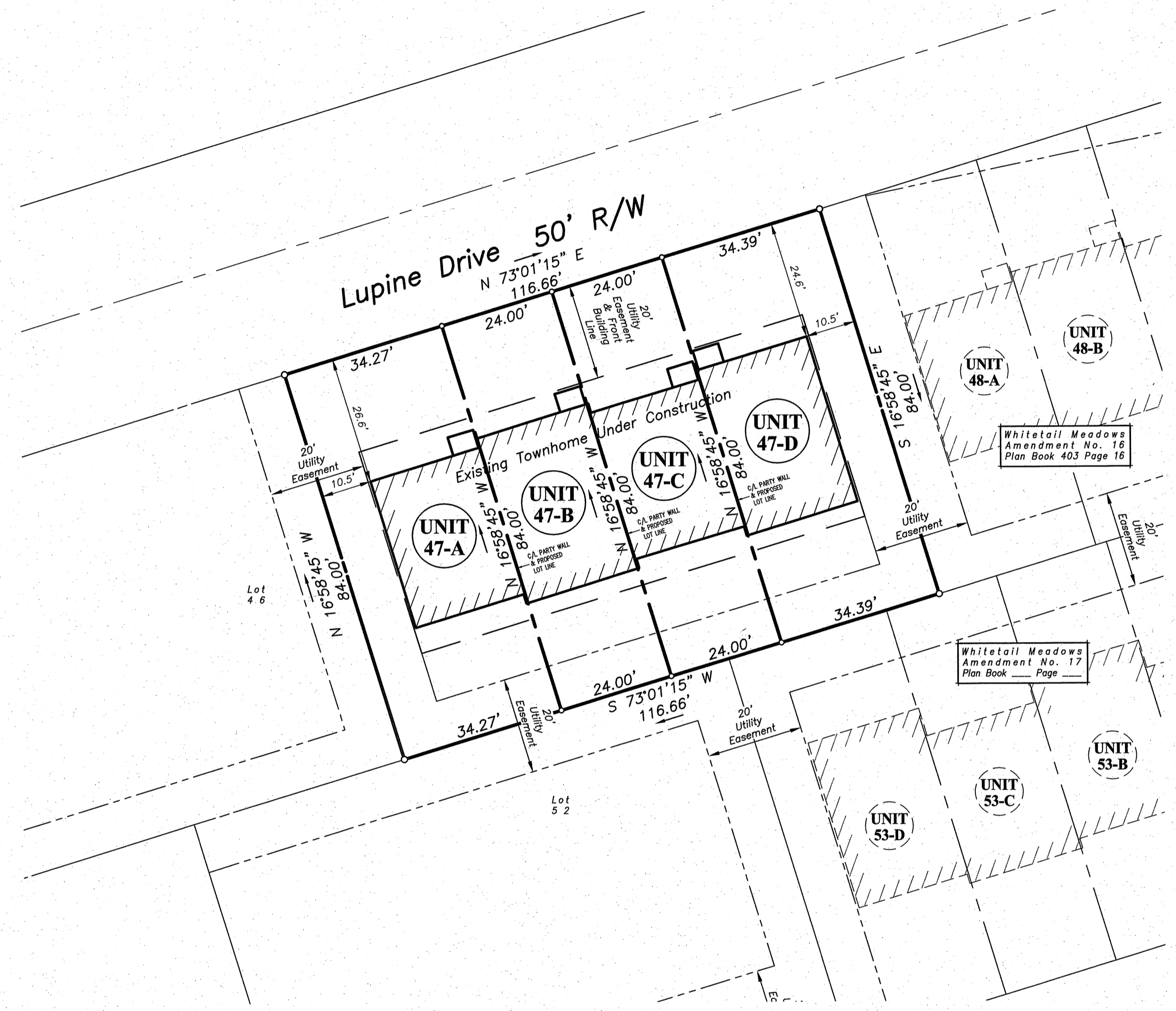
Butler County Recorder of Deeds
 COMMONWEALTH OF PENNSYLVANIA |
 COUNTY OF BUTLER |

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 404 PAGE 30

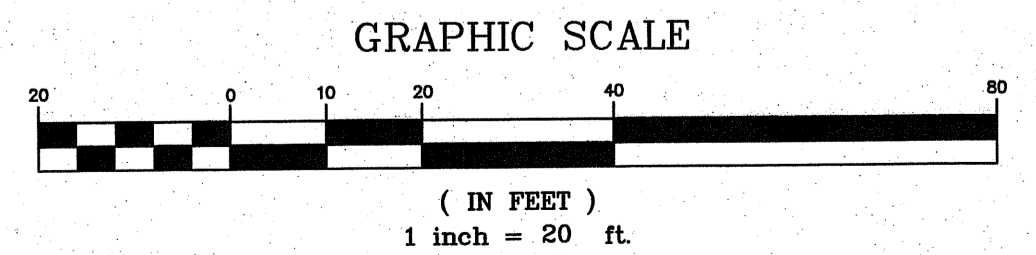
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF August, A.D. 2021

BUTLER COUNTY RECORDER OF DEEDS

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
47-A	2,879.025	0.066
47-B	2,016.00	0.046
47-C	2,016.00	0.046
47-D	2,888.688	0.066
TOTALS	9,799.713	0.224

PLAN BOOK **404** PAGE **30**

General Plan Notes

- This plan is a resubdivision of Lot 47 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-AE47
 INST# 20220420008736

DEVELOPER / PROPERTY OWNER:

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

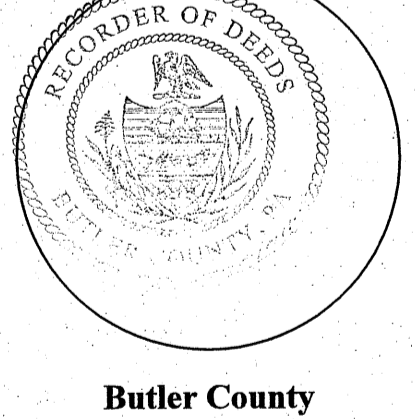
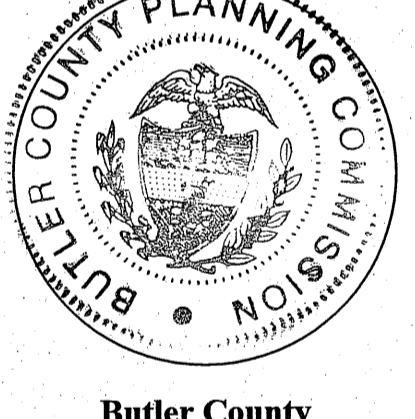
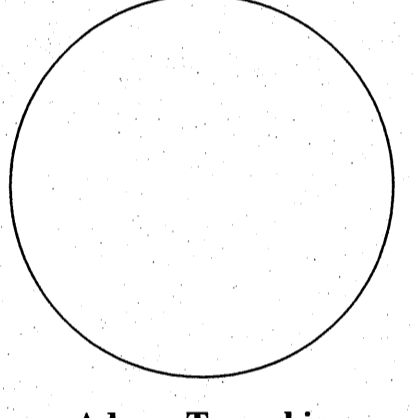
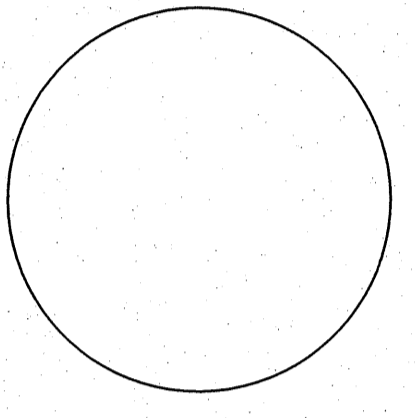
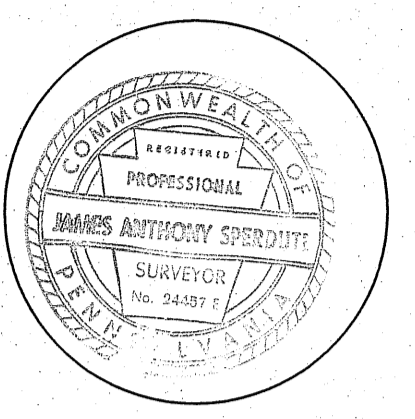
Drawing Number	1001-2224234
Drawing Scale	1"=20'
Date	May 31, 2022
Project Manager	
Revision	

Whitetail Meadows Amendment No 18
 Being A Revision to Lot 47 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



OWNER ADOPTION AND DEDICATION

WE, JOHN P. SCANLON & PAMELA P. SCANLON, OWNERS OF THE LAND SHOWN ON THE _____ SUBDIVISION, ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FURTHER ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WORTH, 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 WORTH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON THEIR HEIRS, EXECUTORS, AND ASSIGNS.

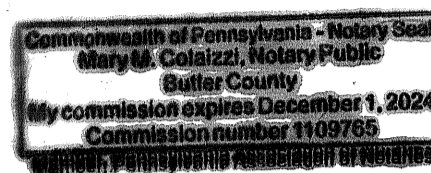
WITNESS
Krista K. King
 KRISTA K. KING
 WITNESS
Krista K. King
 KRISTA K. KING

John P. Scanlon
 JOHN P. SCANLON
Pamela P. Scanlon
 PAMELA P. SCANLON

ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JOHN P. SCANLON & PAMELA P. SCANLON, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARY SEAL THIS 1 DAY OF August, 2022.



Mary M. Colizzi
 MARY M. COLIZZI
 NOTARY PUBLIC

OWNER ADOPTION AND DEDICATION

WE, HENRY V. SOBAH & DEBRA K. SOBAH, OWNERS OF THE LAND SHOWN ON THE _____ SUBDIVISION, ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FURTHER ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WORTH, 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 WORTH, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON THEIR HEIRS, EXECUTORS, AND ASSIGNS.

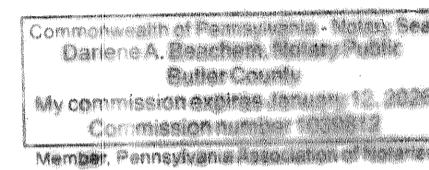
WITNESS
Darlene A. Beacher
 DARLENE A. BEACHER
 WITNESS
Darlene A. Beacher
 DARLENE A. BEACHER

Henry V. Sobah
 HENRY V. SOBAH
Debra K. Sobah
 DEBRA K. SOBAH

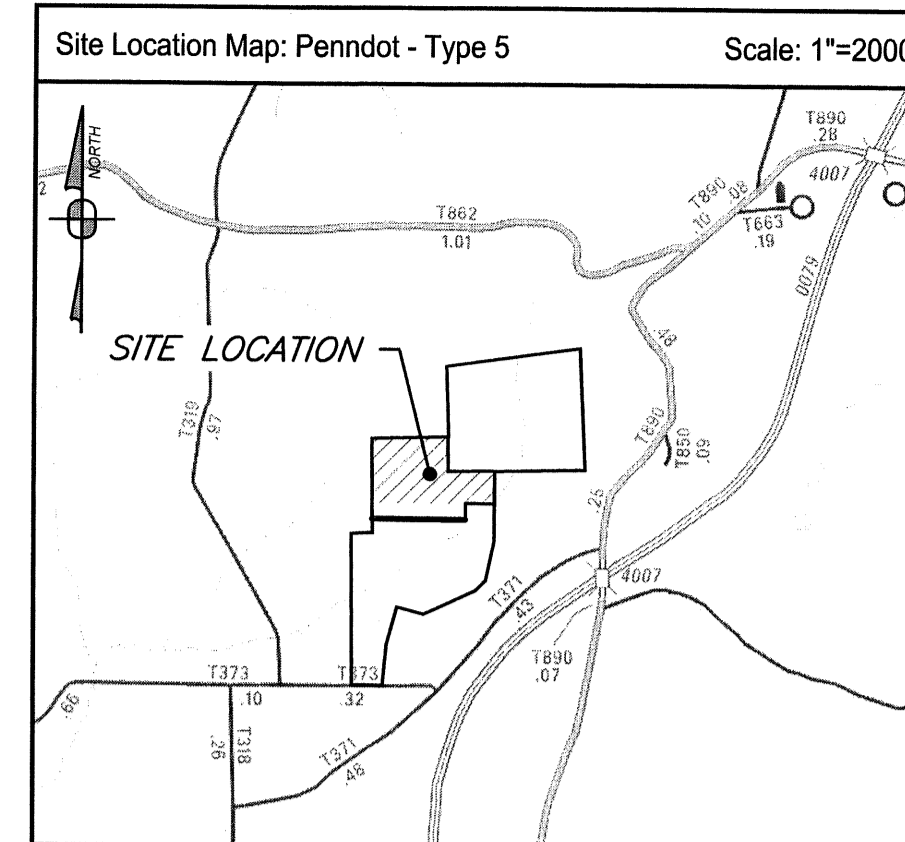
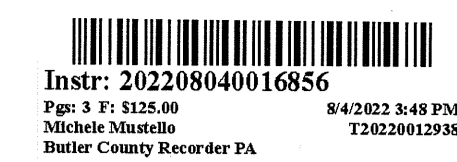
ACKNOWLEDGEMENT OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED HENRY V. SOBAH & DEBRA K. SOBAH, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARY SEAL THIS 2 DAY OF August, 2022.



Darlene A. Beacher
 DARLENE A. BEACHER
 NOTARY PUBLIC



AREA TABULATION:

EXISTING PARCELS:	
330-4F88-21AC-0000	57.018 ACRES - (2,483,693.71 SQ. FT.)
330-4F88-14G-0000	38.318 ACRES - (1,669,114.11 SQ. FT.)
TOTAL:	95.336 ACRES - (4,152,807.82 SQ. FT.)
PROPOSED PARCELS:	
LOT 1	58.318 ACRES - (2,540,322.81 SQ. FT.)
RESIDUAL LOT A	37.018 ACRES - (1,612,485.01 SQ. FT.)
TOTAL:	95.336 ACRES - (4,152,807.82 SQ. FT.)

ZONING INFORMATION:

SINGLE-FAMILY DWELLING (ON-LOT SEWAGE AND WATER)	
MINIMUM LOT AREA	1.5 ACRES
MINIMUM LOT WIDTH	150 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	50 FEET



PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, GARY A. SHEFFLER, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS ARE 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.

DATE: 6/3/2022
 SEAL: *Gary A. Sheffler*
 REGISTRATION NUMBER: SU-11786-E

BOARD OF SUPERVISORS FINAL APPROVAL CERTIFICATE

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF WORTH 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 SEWER THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR ROADS.

SECRETARY: *John M. King*
 DATE: 8-2-2022
 CHAIRMAN OF THE BOARD OF SUPERVISORS: *Franklin J. Bunde*

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 21ST DAY OF July, 2022
 SECRETARY: *Kim J. Pitt*
 CHAIRMAN: *Paul J. Mandy*

BUTLER COUNTY PLANNING COMMISSION ACKNOWLEDGMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION AT THE MEETING HELD THIS 20TH DAY OF JULY, 2022
 SECRETARY: *R. H. Jern*
 CHAIRMAN: *J. H. Jern*

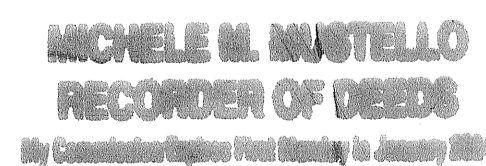
PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER }

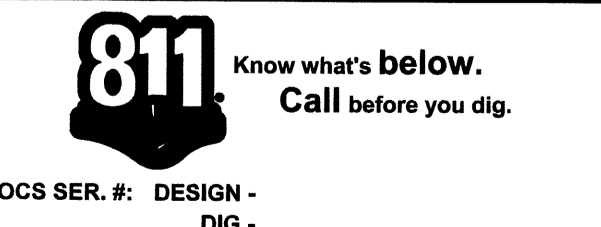
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 404 PAGE(S) 32-34

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF August, 2022

Michele M. Mustello
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS

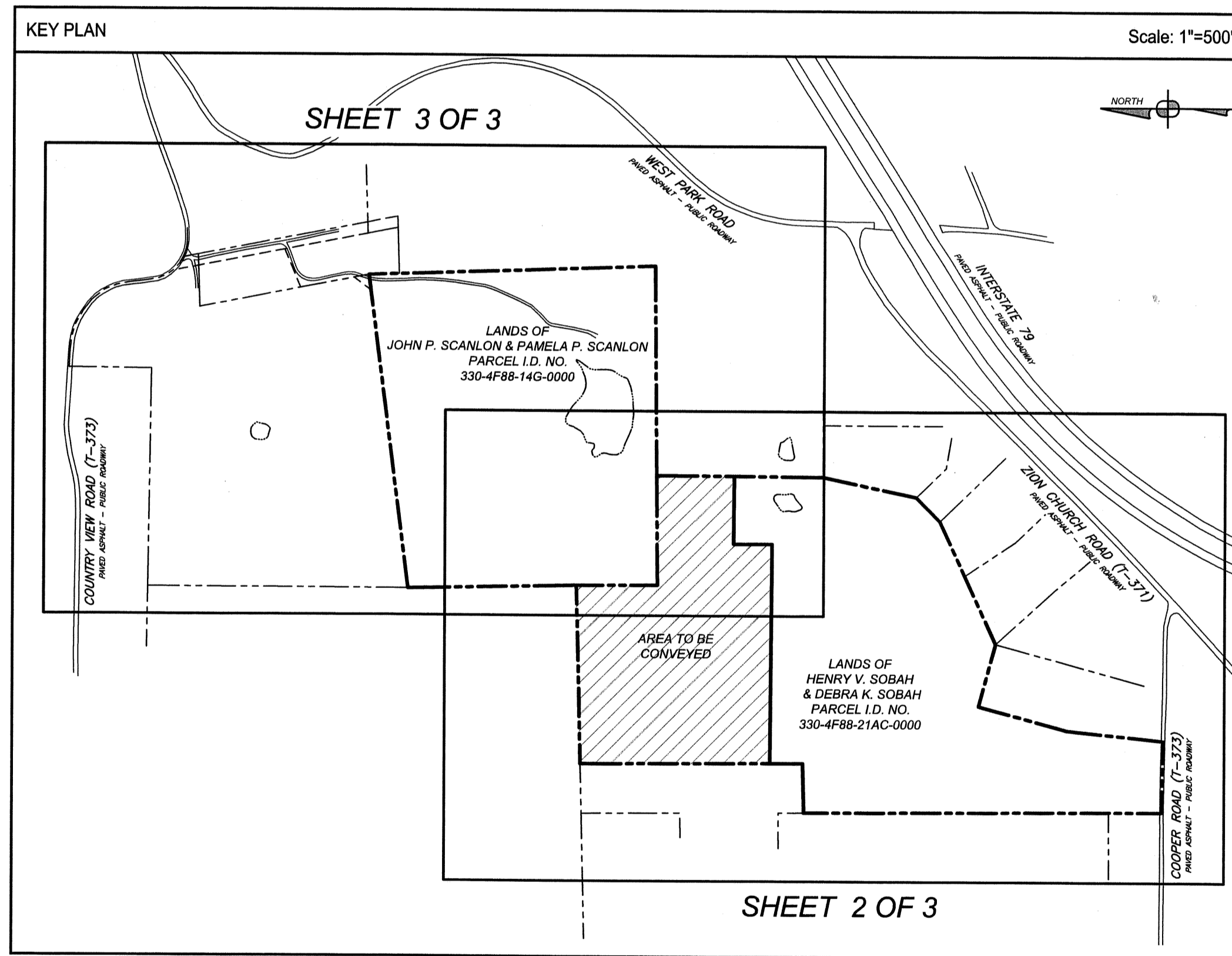


Owner: 330-4F88-21AC-0000
 Henry V. Sobah & Debra K. Sobah
 119 Cooper Rd.
 Slippery Rock, PA 16057



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

PLAN BOOK	PAGE
404	32



NON-BUILDING WAIVER CLAUSE

As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of agriculture use, which will not result in the generation of sewage requiring a permit under the Pennsylvania Sewage Facilities Act or Pennsylvania Clean Streams Law. No portion of this property/subdivision is approved by the municipality or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection or use of any sewage collection, conveyance, treatment or disposal system unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the PA 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 subdivision of any portion of this property should contact appropriate officials of the municipality, who are charged with the administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PORTION OF THE THE EXISTING PROPERTY PARCEL I.D. NO. 330-4F88-21AC-0000 OWNED BY HENRY V. SOBAH & DEBRA K. SOBAH (IN. 330-4F88-21AC-0000) AND CONSOLIDATE WITH THE EXISTING EXISTING PROPERTY PARCEL I.D. NO. 330-4F88-14G-0000 OWNED BY JOHN P. SCANLON & PAMELA P. SCANLON (IN. 201812170025443).
- BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH ZONE, GRID NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83(2011) DATUM UTILIZING THE KEYNETGPS VRS NETWORK.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SITE IS WITHIN A DESIGNATED ZONE X, AREA OF MINIMAL FLOOD HAZARD FLOODPLAIN AS DETERMINED FROM THE FLOOD INSURANCE STUDY FOR THE TOWNSHIP OF WORTH, BUTLER COUNTY, PENNSYLVANIA. SEE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 42019C02350. EFFECTIVE DATE: AUG. 2, 2018.

Date:	Revision Description:	By:	Professional Seal	Prepared By:
6-15-2022	ADDED SEPTIC LID & FIELD	D.B.M.		

Sheffler & Company, Inc.
 ENGINEERING • SURVEYING

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

Sobah - Scanlon Subdivision Plan No. 1

Being a Subdivision/Consolidation Plan of Butler County
 Block & Lot Nos. 330-4F88-14G-0000 & 330-4F88-21AC-000

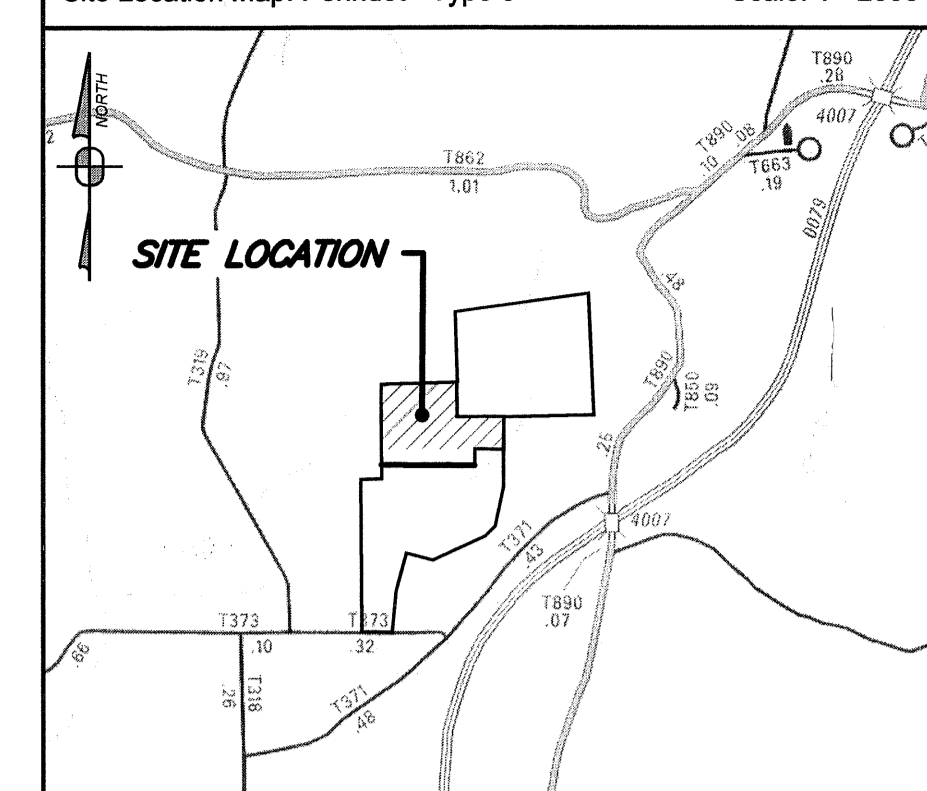
Prepared For:
John Scanlon

Situate In:
Worth Township, Butler County, Commonwealth of Pennsylvania

DRAWING SCALE: As Shown	DESIGNED BY: DBM
DATE ISSUED: June 15th 2022	REVIEWED BY: GAS
PROJECT JOB#: 4506	FIELD BOOK #: 4506
CADD#: 4506 - 100 PARADISE LN & 119 COOPER RD - SUBD.DWG	

John Scanlon
 100 Paradise Lane
 Slippery Rock, PA
 john.scanlon@condmark.com
 724-350-0428

Sheet No. **1** of **3**



PROPOSED LOT 1
2,540,322.81 SQ. FT.
58.318 ACRES

N/F
JOHN P. SCANLON & PAMELA P. SCANLON
IN. 201812170025443
PARCEL I.D. NO.
330-4F88-14G-0000
1,669,114.11 SQ. FT. (SURVEY)
38.318 ACRES (SURVEY)

PROPOSED LOT 1
2,540,322.81 SQ. FT.
58.318 ACRES

RESIDUAL LOT A
1,612,485.01 SQ. FT.
37.018 ACRES

LANDS OF
HENRY V. SOBAH & DEBRA K. SOBAH
IN. 199909100025219
PARCEL I.D. NO.
330-4F88-21AC-0000
BEING PARCEL A IN THE
VALLEY VUE PLAN OF LOTS
P.B.V. 200, PG. 43
2,483,693.71 SQ. FT. (SURVEY)
57.018 ACRES (SURVEY)

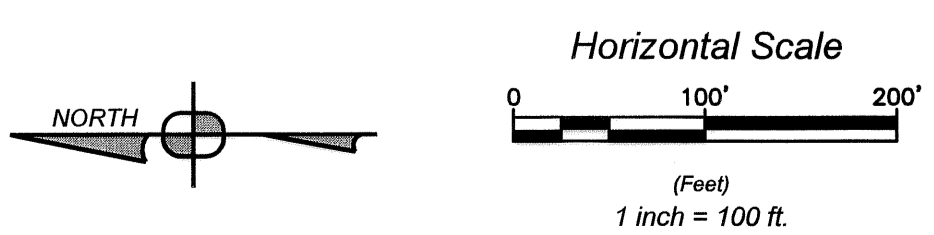
N/F
MARTIN T. ROGERS
IN. 200507280020281
PARCEL I.D. NO.
330-4F88-22E-0000
BEING LOT NO 1 IN THE
MARY BELLE DAVIS SUBDIVISION NO. 1
P.B.V. 183, PG. 4

THE PROPERTY IS IN, OR ABUTS, AN
AGRICULTURAL SECURITY AREA, AND THE
OWNER/RESIDENT MUST TOLERATE THE NOISE,
DUST, AND ODORS WHICH ARE INHERENT PARTS
OF NORMAL FARMING PRACTICES

PLAN BOOK	PAGE
404	33

Owner: 330-4F88-21AC-0000 Henry V. Sobah & Debra K. Sobah 119 Cooper Rd. Slippery Rock, PA 16057	Owner: 330-4F88-14G-0000 John P. Scanlon & Pamela P. Scanlon 100 Paradise Lane Slippery Rock, PA 16057
---	---

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.



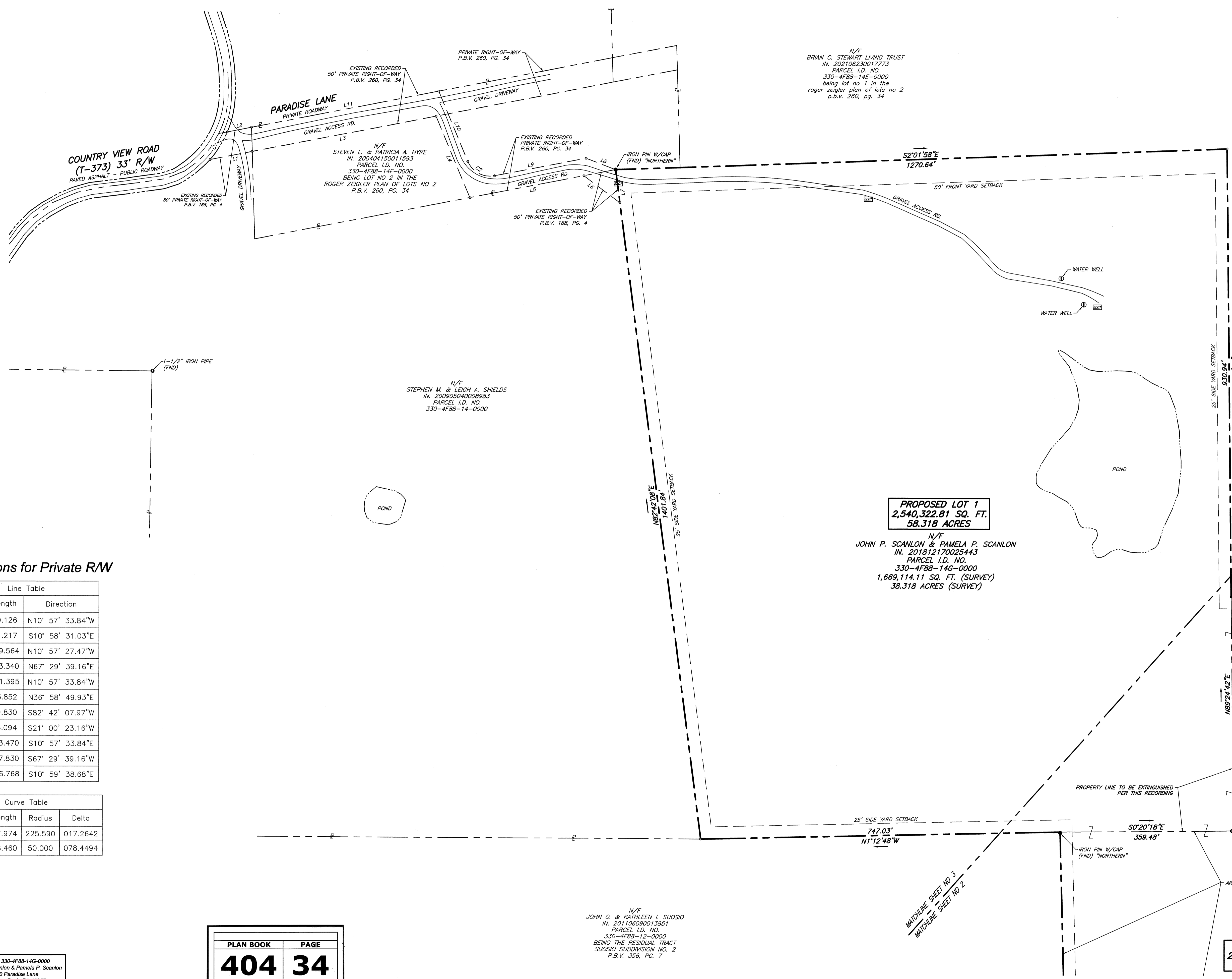
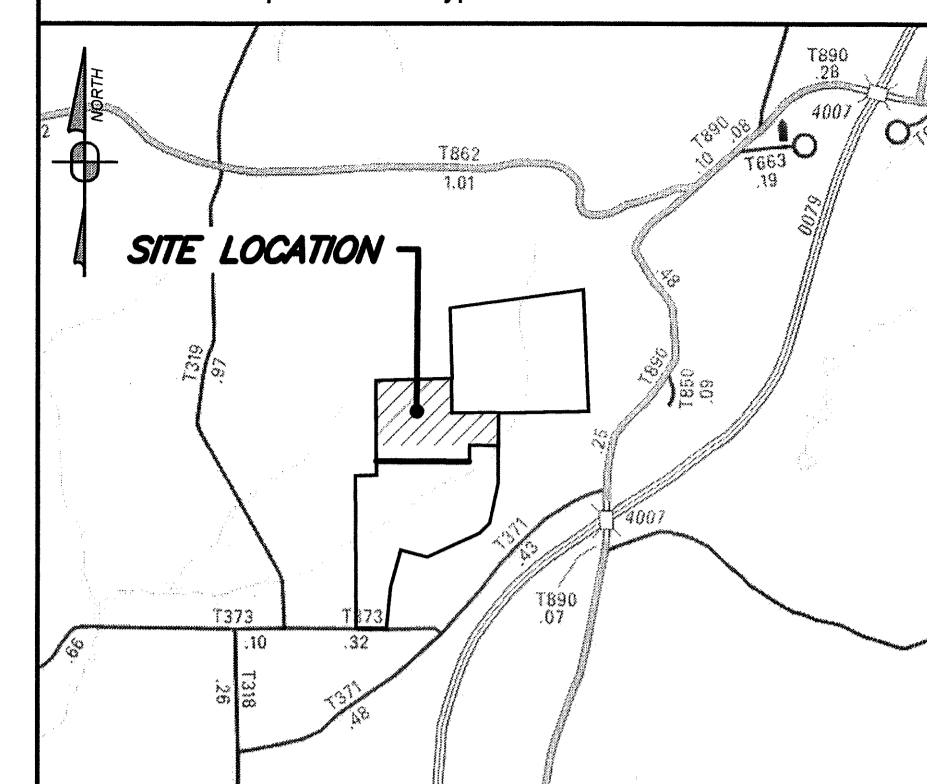
Date:	Revision Description:	By:	Professional Seal:
6-15-2022	ADDED SEPTIC LID & FIELD	D.B.M.	
7-25-2022	AGRICULTURAL NOTE	D.B.M.	

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING
1712 Mount Nebo Road
Sewickley, PA 15143
Office Phone: 412.219.4509
Email: info@shefflerco.com

Sobah - Scanlon Subdivision Plan No. 1
Prepared For:
John Scanlon
Situate In:
Worth Township, Butler County, Commonwealth of Pennsylvania

Being a Subdivision/Consolidation Plan of Butler County Block & Lot Nos. 330-4F88-14G-0000 & 330-4F88-21AC-0000	
DRAWING SCALE: As Shown	DESIGNED BY: DBM
DATE ISSUED: June 15th 2022	REVIEWED BY: GAS
PROJECT JOB#: 4506	FIELD BOOK #: 4506
CADD#: 4506 - 100 Paradise Ln & 119 Cooper Rd - Sub D.dwg	

John Scanlon
100 Paradise Lane
Slippery Rock, PA 16057
john.scanlon@centimark.com
724-350-0428
Sheet No.
2 of **3**



Descriptions for Private R/W

Line Table		
Line #	Length	Direction
L1	89.126	N10° 57' 33.84"W
L2	51.217	S10° 58' 31.03"E
L3	389.564	N10° 57' 27.47"W
L4	183.340	N67° 29' 39.16"E
L5	241.395	N10° 57' 33.84"W
L6	93.852	N36° 58' 49.93"E
L7	69.830	S82° 42' 07.97"W
L8	66.094	S21° 00' 23.16"W
L9	193.470	S10° 57' 33.84"E
L10	157.830	S67° 29' 39.16"W
L11	396.768	S10° 59' 38.68"E

Curve Table			
Curve #	Length	Radius	Delta
C1	67.974	225.590	017.2642
C2	68.460	50.000	078.4494

PLAN BOOK PAGE
404 34

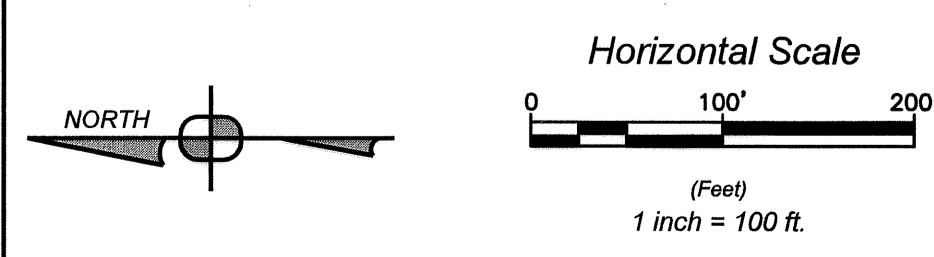
Owner: 330-4F88-21AC-0000
Henry V. Sobah & Debra K. Sobah
119 Cooper Rd.
Slippery Rock, PA 16057

Owner: 330-4F88-14G-0000
John P. Scanlon & Pamela P. Scanlon
100 Paradise Lane
Slippery Rock, PA 16057

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

POCS SER. #: DESIGN - DIG -

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.



Date:	Revision Description:	By:	Professional Seal:
6-15-2022	ADDED SEPTIC LID & FIELD	D.B.M.	

N/F
JOHN O. & KATHLEEN L. SUOSIO
IN. 201106090013851
PARCEL I.D. NO.
330-4F88-12-0000
BEING THE RESIDUAL TRACT
SUOSIO SUBDIVISION NO. 2
P.B.V. 356, PG. 7

Prepared By:
Sheffler & Company, Inc.
ENGINEERING • SURVEYING

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

Sobah - Scanlon Subdivision Plan No. 1

Prepared For:
John Scanlon

Situate In:
Worth Township, Butler County, Commonwealth of Pennsylvania

Being a Subdivision/Consolidation Plan of Butler County
Block & Lot Nos. 330-4F88-14G-0000 & 330-4F88-21AC-0000

DRAWING SCALE: As Shown DESIGNED BY: DBM
DATE ISSUED: June 15th 2022 REVIEWED BY: GAS
PROJECT JOB#: 4506 FIELD BOOK #: 4506
CADD#: 4506 - 100 Paradise Ln & 119 Cooper Rd - SubD.dwg

John Scanlon
100 Paradise Lane
Slippery Rock, PA 16057
john.scanlon@centimark.com
724-350-0428

Sheet No.
3 of **3**

OWNERS ADOPTION AND DEDICATION - FRANK L. SHIPLEY & MARIE H. EYLES

WE, OWNERS OR BENEFICIAL OWNERS OF THE LAND SHOWN ON THE HEREFORD MANOR ESTATES NO. 1 REVISION NO. 2 HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING ON OUR HEIRS, EXECUTORS, AND ASSIGNS.

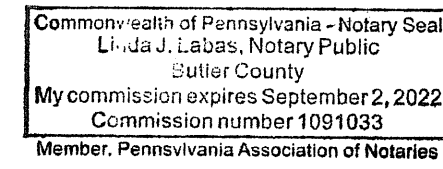
IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 21st DAY OF July 2022

ATTEST:

[Signature]
NOTARY PUBLIC

[Signature]
FRANK L. SHIPLEY

[Signature]
MARIE H. EYLES



ACKNOWLEDGEMENT OF NOTARY PUBLIC - FRANK L. SHIPLEY & MARIE H. EYLES

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler, PERSONALLY APPEARED THE ABOVE-NAMED FRANK L. SHIPLEY AND MARIE H. EYLES, AND ACKNOWLEDGED THE FORGOING ADOPTION AND DEDICATION TO BE HIS ACT.

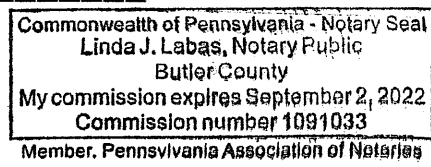
WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF July 2022

MY COMMISSION EXPIRES THE 2nd DAY OF September 2022

[Signature]
NOTARY PUBLIC

[Signature]
FRANK L. SHIPLEY

[Signature]
MARIE H. EYLES



CERTIFICATION OF TITLE AND NO MORTGAGE - FRANK L. SHIPLEY & MARIE H. EYLES

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE HEREFORD MANOR ESTATES NO. 1 REVISION NO. 2, IS IN THE NAME OF FRANK L. SHIPLEY AND MARIE H. EYLES, AND IS RECORDED IN INSTRUMENT NUMBER 201705040009319. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

[Signature]
WITNESS

[Signature]
FRANK L. SHIPLEY

[Signature]
MARIE H. EYLES

TOWNSHIP PLANNING DIRECTOR APPROVAL CERTIFICATE

APPROVED BY THE PLANNING DIRECTOR OF JACKSON TOWNSHIP THIS 13th DAY OF July 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]
TOWNSHIP SECRETARY

[Signature]
PLANNING DIRECTOR

TOWNSHIP BOARD OF SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP THIS 13th DAY OF July 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]
TOWNSHIP SECRETARY

[Signature]
CHAIRPERSON

SURVEYOR'S CERTIFICATION

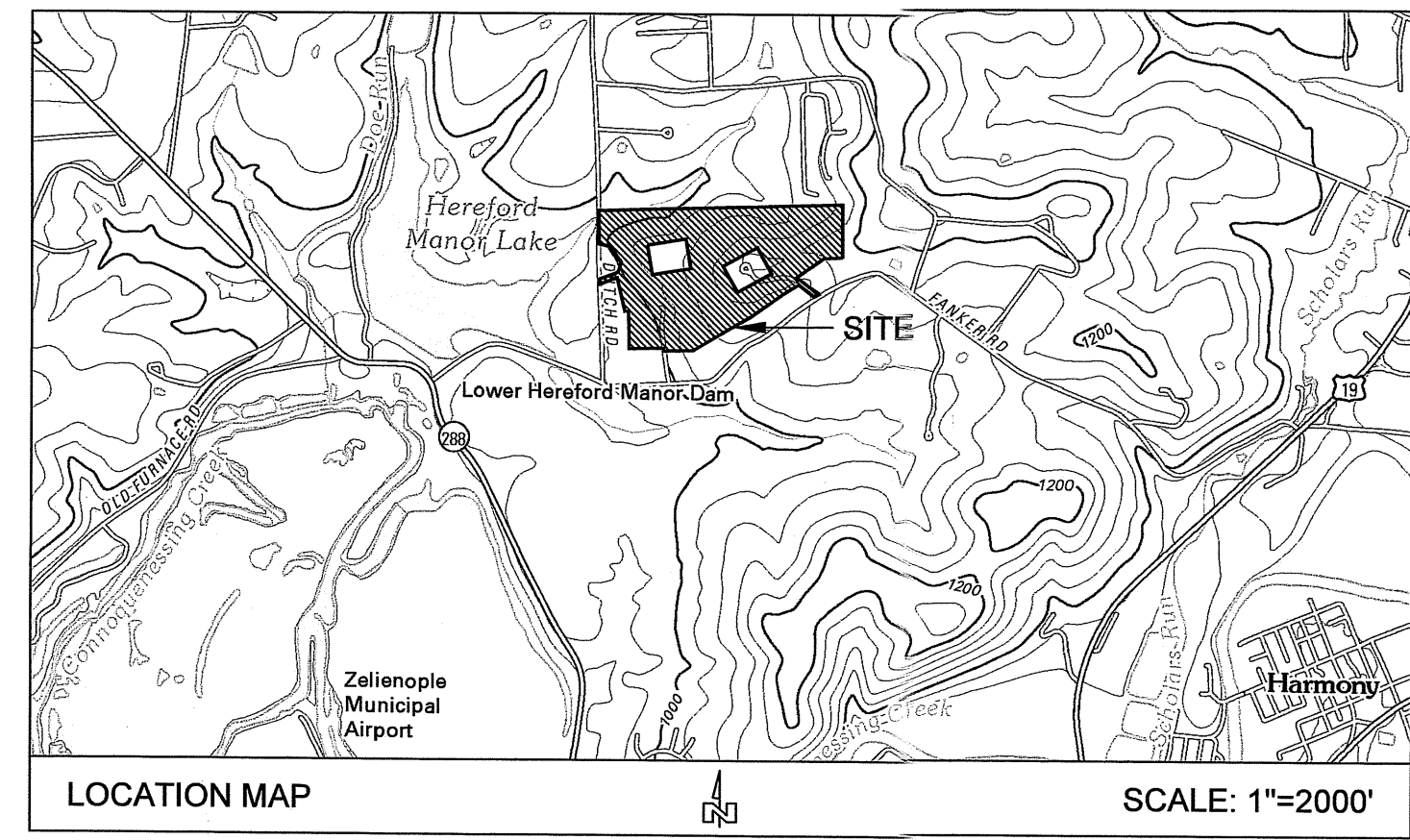
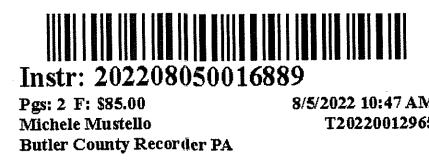
I HEREBY CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED BY THE ORDINANCES OF JACKSON TOWNSHIP.

7-14-2022
DATE

[Signature]
MARK B. SCHMIDT (PLS)

(SEAL)

SU-036950-E
REGISTERED NUMBER



USGS 7.5 MIN. QUADRANGLE
ZELIENOPE, PA 2010

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF July 2022

[Signature]
SECRETARY

[Signature]
CHAIRPERSON

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 404 PAGE(S) 35-36

GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF August 2022

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

[Signature]
RECORDER OF DEEDS

PROPERTY OWNERS	
TAX PARCEL:	180-4F127-1AD1
INSTR. NO.	200707160018401
FRANK L. SHIPLEY 121 DUTCH ROAD HARMONY, PA 16037 (724) 776-6060	
- & - MARIE H. EYLES 331 FANKER ROAD HARMONY, PA 16037 (724) 452-0455	

NOTES:

- THIS PLAN IS A SUBDIVISION OF LOT 1-R WITHIN THE HEREFORD MANOR ESTATES NO. 1 REVISED LOT 20 REVISION NO. 2 PLAN (P.B.V. 361 PG. 36).
- ALL DEED OR PLAN BEARINGS AND COORDINATES HAVE BEEN ROTATED AND CONVERTED TO PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS PLAN IS A CONSOLIDATION OF LOTS 22 AND 21 WITHIN THE HEREFORD MANOR ESTATES NO. 1 REVISED (PBV 126 Pg.12) AND LOT 1-R WITHIN THE HEREFORD MANOR ESTATES NO. 1 REVISED LOT 20 REVISION NO. 2 (P.B.V. 361 PG. 36). AND THE SUBDIVISION (LOT LINE REVISION) OF THE CONSOLIDATED LOTS.

EXISTING AREA TABULATION

LOT 21 (HEREFORD MANOR ESTATES NO. 1 REVISED)	= 134,400 SQ.FT. OR 3.0854 AC.
LOT 22 (HEREFORD MANOR ESTATES NO. 1 REVISED)	= 134,400 SQ.FT. OR 3.0854 AC.
LOT 1-R (HEREFORD MANOR ESTATES NO. 1 REVISED LOT 20 REVISION NO. 2)	= 2,358,528 SQ.FT. OR 54.1444 AC.
TOTAL PROPERTY	= 2,627,328 SQ.FT. OR 60.3152 ACRES

PROPOSED AREA TABULATION

LOT 1	= 1,313,664 SQ.FT. OR 30.1575 AC.
LOT 2	= 1,313,664 SQ.FT. OR 30.1575 AC.
TOTAL PROPERTY	= 2,627,328 SQ.FT. OR 60.3152 ACRES

ZONING = R - RESIDENTIAL DISTRICT	
MINIMUM LOT SIZE	= 65,340 SQ. FT. (1.5 ACRE)
MINIMUM LOT WIDTH AT STREET R.O.W. LINE	= 150 FT.
MINIMUM FRONT YARD	= 40 FT.
MINIMUM REAR YARD	= 40 FT. (ACCESSORY 10 FT.)
MINIMUM SIDE YARD	= 20 FT. (ACCESSORY 10 FT.)
MAXIMUM LOT COVERAGE	= 50%

Lot 1 is a Flag Lot and meets the requirements of a Flag Lot as per Section 27-402.J

J.1- One flag lot is permitted per existing or proposed block.

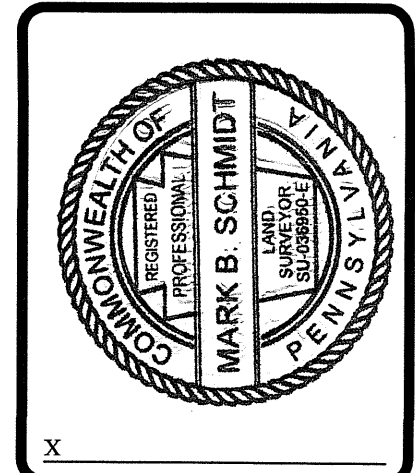
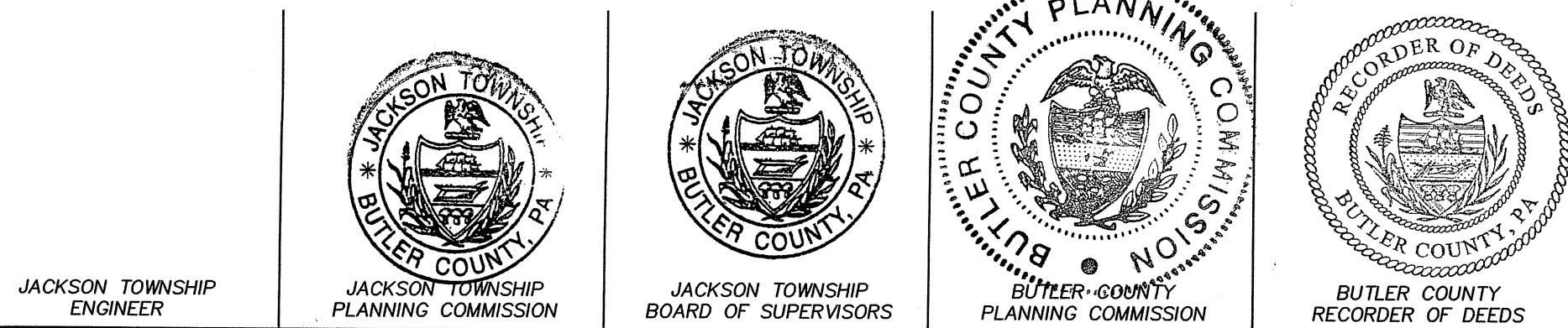
J.2- The strip accessing the portion of the lot the width of which is less than the minimum lot width at the building line shall not extend more than 500 feet from the right-of-way from which it is accessed. The frontage shall be located such that access to the adjoining street meets the minimum sight distance standards as required by Township and/or the Commonwealth.

J.3- The net area of the lot, excluding the access strip, shall meet the minimum lot size requirements of the R District.

Lot 1 Area (30.1576 Ac.) - Flag Area (0.2538 ac) = 29.9038 Ac.

J.4- The flag lot shall be subject to the standards as may otherwise be imposed by Chapter 22, Subdivision and Land Development.

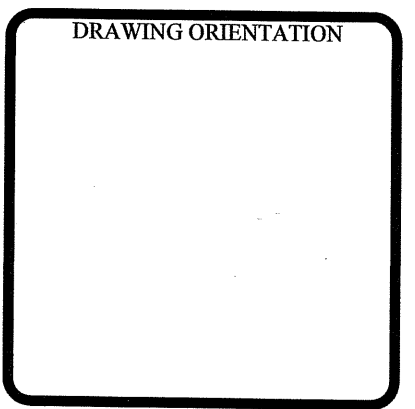
PLAN BOOK	PAGE
404	35



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

Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE: (724) 625-4544
FAX: (724) 625-4549

DATE ISSUED:	PROJECT STATUS:
June 16, 2022	PRELIMINARY/FINAL
NO.	DESCRIPTION
1	Address Municipal Comments
DATE	DATE
June 23, 2022	

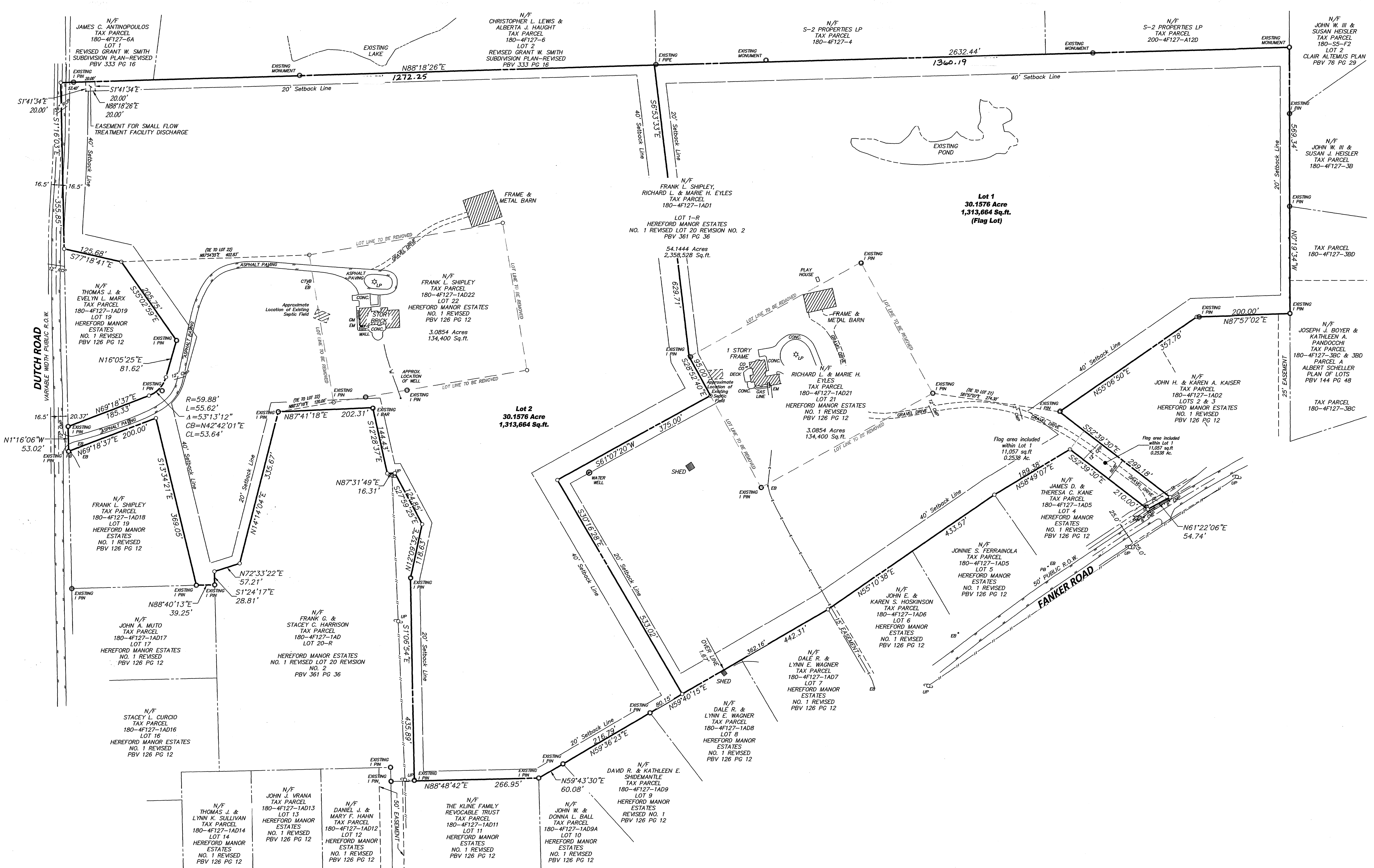


PROJECT TITLE:
Hereford Manor Estates No. 1 Revision No. 2
Lot Line Revision
Plan for Recording

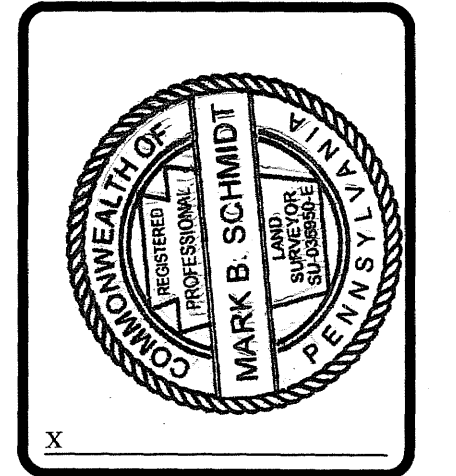
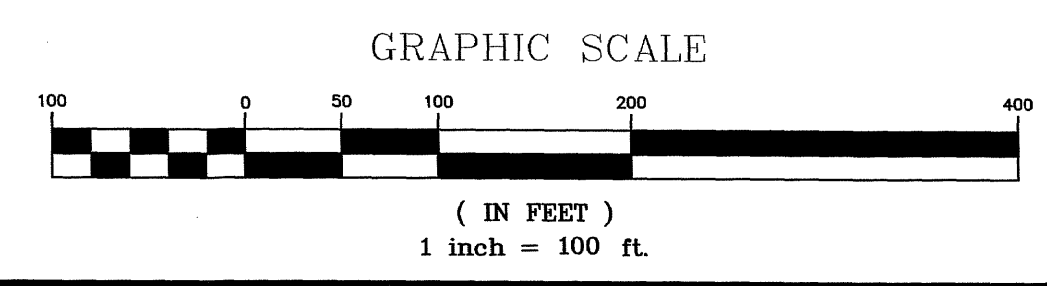
CLIENT ADDRESS:
Frank L. Shipley & Marie H. Eyles
921 Dutch Road and 331 Fanker Road
Harmony, Pa. 16037

PROJECT LOCATION:
Jackson Township
Butler County, Pennsylvania

DRAWN BY:	CHECKED BY:
Mal	
CAD FILE:	12052 Rec Plan.dwg
HORIZ. SCALE:	VERT. SCALE:
SHEET:	1 OF 2
REC-1	
PROJECT #:	12052



PLAN BOOK	PAGE
404	36

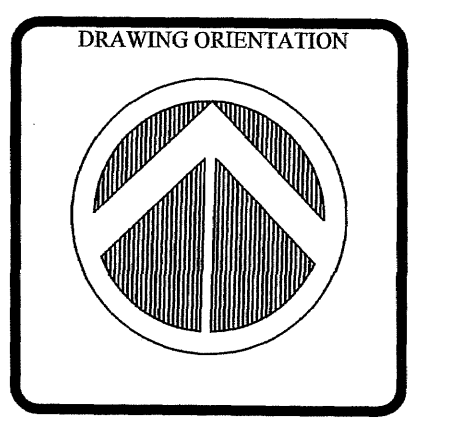


HAMPTON TECHNICAL ASSOCIATES
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.hampton-technical.com

Corporate Office
 Elma Technical Center
 55 Wilson Street, Suite 201
 Pittsburgh, PA 15223
 PHONE: (412) 781-9660
 FAX: (412) 781-5904

Mars Office
 123 Ridge Road, Suite B
 Valencia, PA 16059
 PHONE: (724) 625-4544
 FAX: (724) 625-4549

DATE REVISION	REVISION BY	REVISION FOR
JUNE 16, 2022	PRELIMINARY FINAL	ADDRESS MUNICIPAL COMMENTS



PROJECT TITLE:
Herford Manor Estates No. 1 Revision No. 2
Lot Line Revision
Plan for Recording

CLIENT ADDRESS:
 Frank L. Shipley & Marie H. Eyles
 121 Dutch Road and 331 Fanker Road
 Hammon, Pa. 16037

PROJECT LOCATION:
 Jackson Township
 Butler County, Pennsylvania

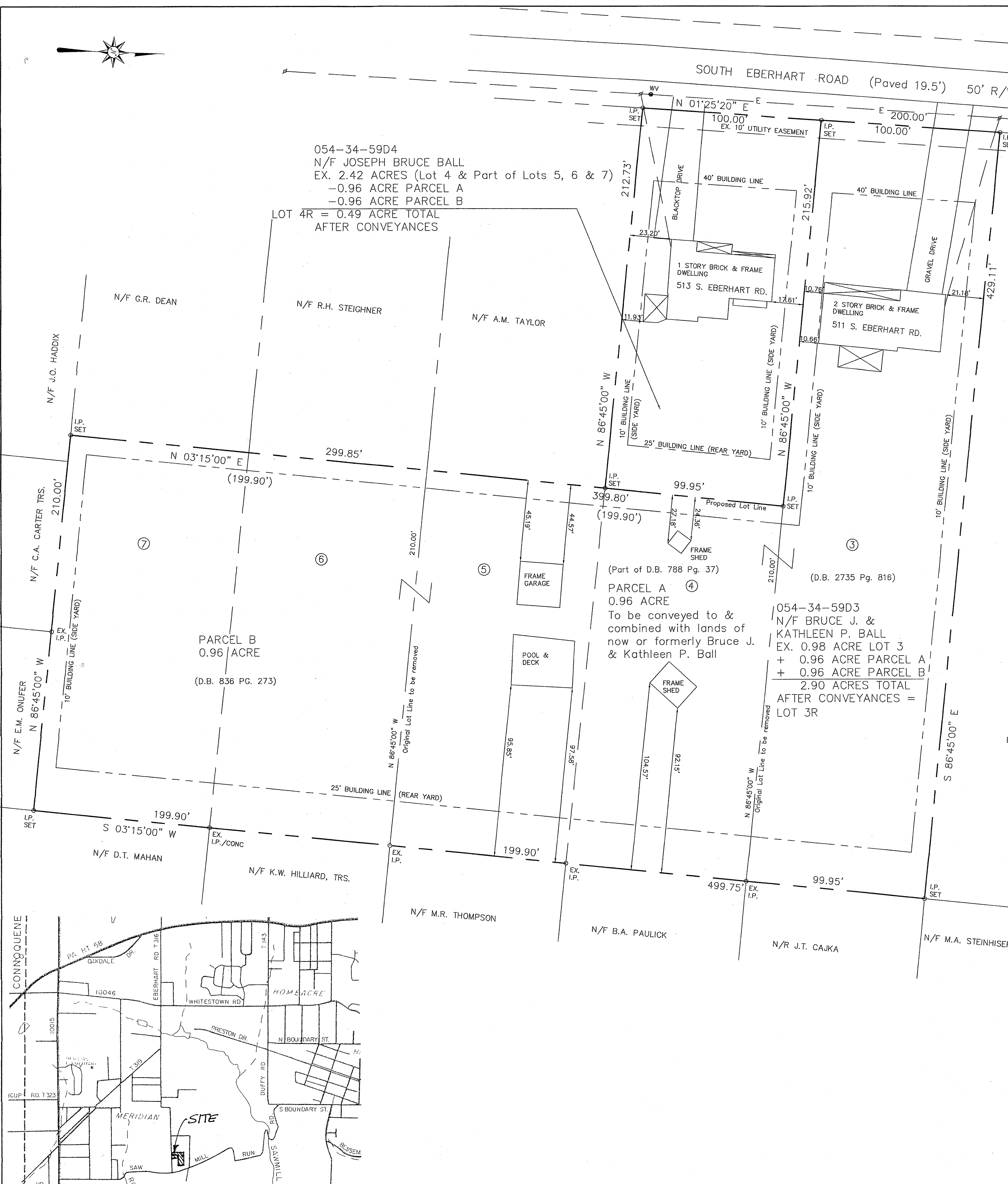
DRAWN BY: Mal
CHECKED BY:

CAD FILE: 12052 Rec Plan.dwg

HORIZ. SCALE: 1" = 100'
VERT. SCALE:

SHEET: 2 OF 2

PROJECT #: 12052



054-34-59D4
 N/F JOSEPH BRUCE BALL
 EX. 2.42 ACRES (Lot 4 & Part of Lots 5, 6 & 7)
 -0.96 ACRE PARCEL A
 -0.96 ACRE PARCEL B
 LOT 4R = 0.49 ACRE TOTAL
 AFTER CONVEYANCES

PARCEL B
 0.96 ACRE
 (D.B. 836 PG. 273)

PARCEL A
 0.96 ACRE
 To be conveyed to &
 combined with lands of
 now or formerly Bruce J.
 & Kathleen P. Ball

054-34-59D3
 N/F BRUCE J. &
 KATHLEEN P. BALL
 EX. 0.98 ACRE LOT 3
 + 0.96 ACRE PARCEL A
 + 0.96 ACRE PARCEL B
 2.90 ACRES TOTAL
 AFTER CONVEYANCES =
 LOT 3R

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

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

In Witness Whereof, I hereunto set my hand and seal this 1 day of July 2022
 Joseph B. Ball
 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 Joseph Bruce Ball, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 1 day of July 2022
 My Commission Expires the 12 day of Sept 2022

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

TITLE CLAUSE (NO MORTGAGE)
 I, Joseph Bruce Ball, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Joseph Bruce Ball as recorded in Deed Book Volume 836 page 273 and Deed Book Volume 788 page 37, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

In Witness Whereof, I hereunto set my hand and seal this 1 day of July 2022
 Joseph B. Ball
 OWNER

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

NOTES:

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

ZONING: R-1:
 BUILDING SETBACKS:
 40' FRONT YARD
 10' SIDE YARD
 25' REAR YARD

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

PROPERTY OWNERS: JOSEPH BRUCE BALL
 513 SOUTH EBERHART ROAD
 BUTLER, PA 16001
 BRUCE J. & KATHLEEN P. BALL
 511 SOUTH EBERHART ROAD
 BUTLER, PA 16001

REF: CORA M. MAXWELL PLAN, R.F. 30 PG. 41

BOTH DWELLINGS ARE SERVED BY PUBLIC WATER & SEWER.

THE PURPOSE OF THIS PLAN IS TO CONVEY PARCEL A AND B TO ADJOINING LANDS OF BRUCE J. & KATHLEEN P. BALL, NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

Know all men by these Presents, that we, Bruce J. and Kathleen P. Ball, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and 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.

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

In Witness Whereof, we hereunto set our hands and seals this 1 day of July 2022
 Bruce J. Ball
 OWNER
 Kathleen P. Ball
 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 Bruce J. and Kathleen P. Ball, 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 1 day of July 2022
 My Commission Expires the 19 day of May 2026

NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA - Notary Seal
 Nicole Lynn Tascarella, Notary Public
 Butler County
 My commission expires May 19, 2026
 Commission number 1283652
 Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)
 We, Bruce J. and Kathleen P. Ball, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Bruce J. and Kathleen P. Ball, as recorded in Deed Book Volume 2735 page 816, Recorder of Deeds Office.

In Witness Whereof, I hereunto set my hand and seal this 1 day of July 2022
 Bruce J. Ball
 OWNER
 Kathleen P. Ball
 OWNER

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

TITLE CLAUSE (NO MORTGAGE)
 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.

In Witness Whereof, I hereunto set my hand and seal this 3 day of May 2022
 Cheryl A. Hughes
 REGISTERED SURVEYOR
 No. SU-32490-E

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

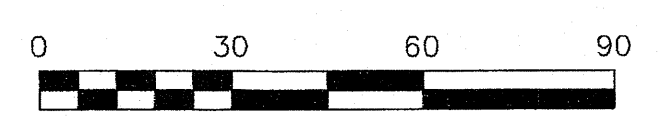
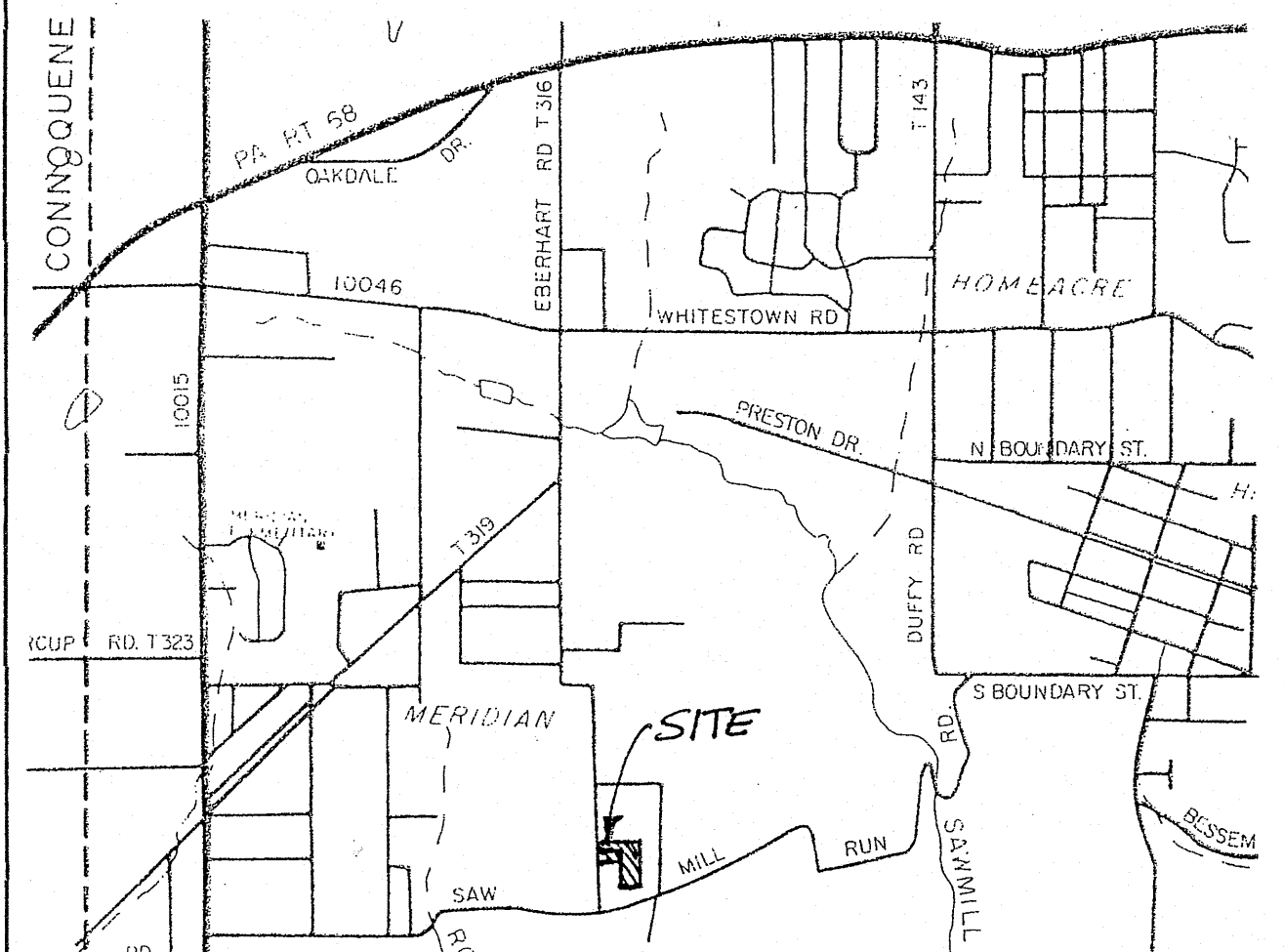
Approved by the Board of Commissioners of the Township of Butler this 20th day of June 2022
 Theresa Guile
 SECRETARY
 Neilan
 PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 7th day of JUNE 2022
 Carl Cobi JEH
 SECRETARY
 Paul Hester JEH
 CHAIRMAN

Reviewed by the Butler County Planning Commission this 18th day of May 2022
 R. Han
 SECRETARY
 J. Himm
 CHAIRMAN
 Butler Co. Plan # 22099

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 404 page 37

Given under my hand and seal this 5th day of August 2022
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



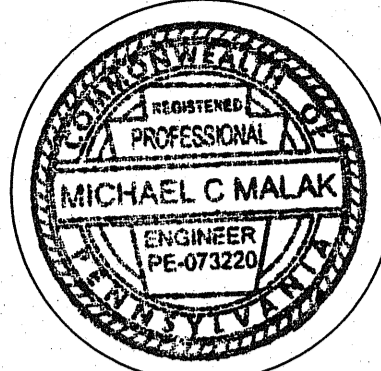
PLAN BOOK	PAGE
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Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 15003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

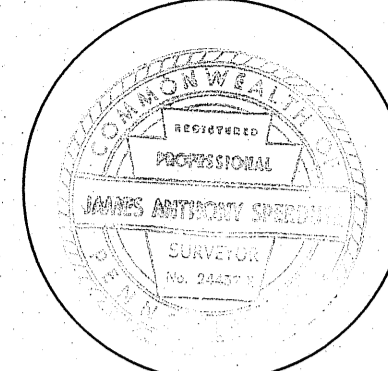
LOT LINE REVISION
 FOR: JOSEPH BRUCE BALL
 and
 BRUCE J. & KATHLEEN P. BALL
 SITUATE: BUTLER TWP., BUTLER CO., PA

Date 05/03/2022	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 054-34-59D3 & 59D4	Db-Pg 2735-816		Service No.
Address 511/513 S. EBERHART RD.	836-275		22-025

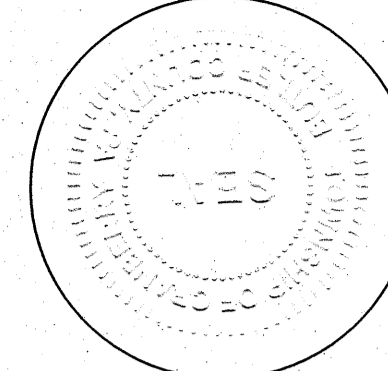
Instr: 202209050016953
 Page 1 of 54-00
 Michele Mustello
 Butler County Recorder PA



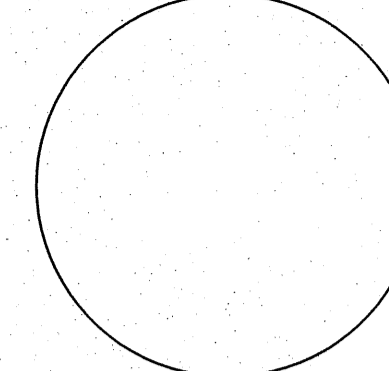
TOWNSHIP ENGINEER



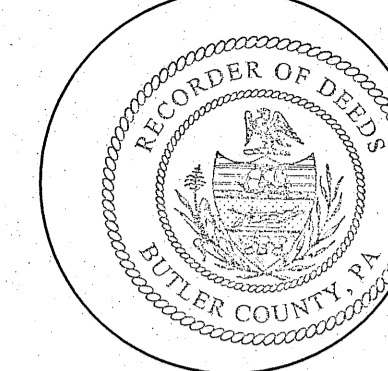
REGISTERED SURVEYOR



CRANBERRY TWP BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION



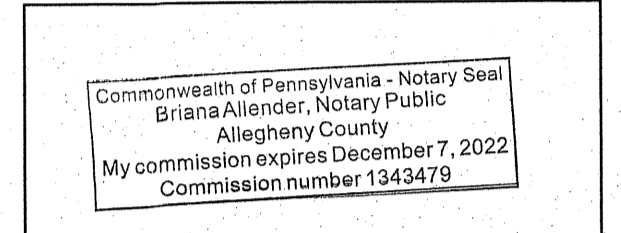
BUTLER COUNTY RECORDER OF DEEDS

BY RESOLUTION APPROVED ON THE 29 DAY OF June 2022, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 51 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 AND TITLE OF OFFICER WITNESS: [Signature]
 DATE: 6/20/22
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER: [Signature] NVR, INC.
 DATE: 6/20/22

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 29th DAY OF June 2022
 (SEAL) [Signature]
 NOTARY PUBLIC



I, Pete Robertson, VP of NVR Inc HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 51 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. INSTRUMENT NO. 202205160010677. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
 SIGNATURE OF WITNESS: [Signature]
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER: [Signature]

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
 DATE: 6/20/22
 JAMES A. SPERDUITE, R.S. # 24457-E

I, Michael C Malak A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.
 DATE: 7/13/22
 SIGNATURE: [Signature]
 REGISTRATION NO: 25-273220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2022-57 EFFECTIVE THIS 12th DAY OF July 2022

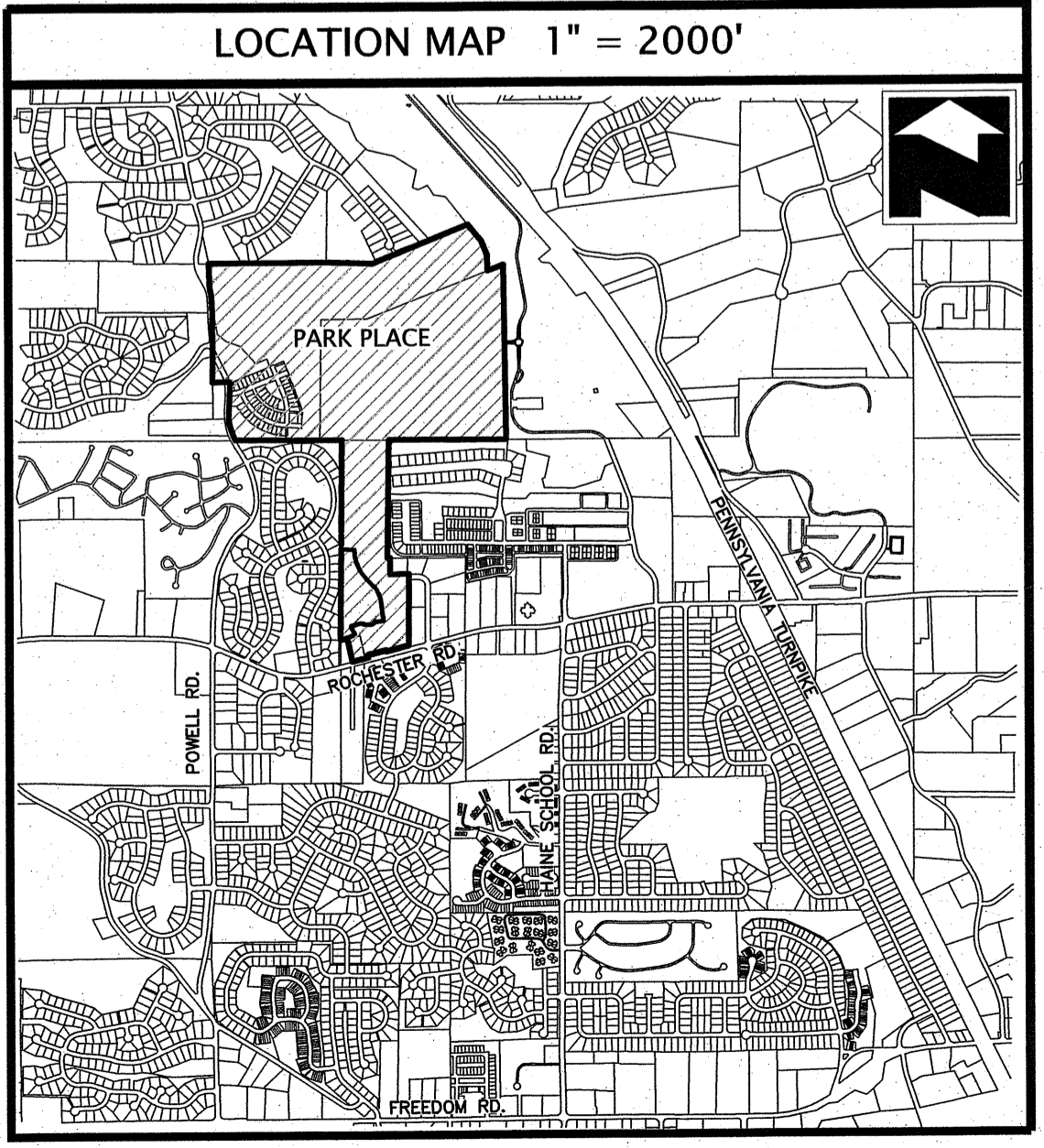
SECRETARY: [Signature]
 CHAIRPERSON: [Signature]
 TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION NO. 2022-57 HAVE BEEN MET IN ACCORDANCE WITH SECTION 22-305 AND 22-307 OF THE TOWNSHIP CODE OF ORDINANCES.
 TOWNSHIP MANAGER: [Signature]

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF July 2022
 SECRETARY: [Signature]
 CHAIRPERSON: [Signature]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 404 PAGE 38
 GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF August 2022
 RECORDER OF DEEDS: [Signature]

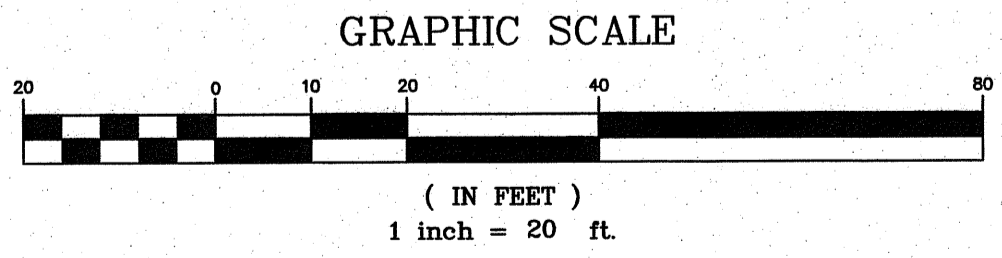
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

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Lot Area Tabulation

Unit	Sq.Ft.	Acres
7-8A	2,408.619	0.055
7-8B	1,510.000	0.035
7-8C	1,510.000	0.035
7-8D	2,263.060	0.052
Total	7,691.679	0.177



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 7-8 OF THE PARK PLACE PHASE 7 RESIDENTIAL SUBDIVISION AS RECORDED IN PLAN BOOK 390, PAGES 9-13
- 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 7-8
 TAX PARCEL 130-S46-AB
 INST# 202205160010677

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

DRAWING NUMBER: 1004-2224267
DRAWING SCALE: 1"=20'
DATE: June 9, 2022
DRAWN BY:
REVISIONS:
 06/13/2022...per review

PARK PLACE AMENDMENT NO. 51

BEING A RE-SUBDIVISION OF PARCEL TH 7-8
 PARK PLACE-PHASE 7 RESIDENTIAL SUBDIVISION
 AS RECORDED IN PLAN BOOK 390, PAGES 9-13
 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. Sperdute, RS # 24457-E

KNOW ALL MEN BY THESE PRESENTS; THAT KIM E. GLENN PROKOP DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN WORTH 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 WORTH, KIM E. GLENN PROKOP HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF WORTH, 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 KIM E. GLENN PROKOP MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 25th DAY OF July 2022.

ATTEST:
Kim E. Glenn Prokop OWNER

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Butler) SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED KIM E. GLENN PROKOP AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 25th DAY OF July 2022.
MY COMMISSION EXPIRES THE 14th DAY OF April 2025.

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

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.

7/22/22 DATE
REG. NO. SU075509

REVIEWED BY THE WORTH TOWNSHIP PLANNING COMMISSION THIS 21st DAY OF July 2022
Keith G. Prokop SECRETARY
Kevin J. Monte CHAIRMAN

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

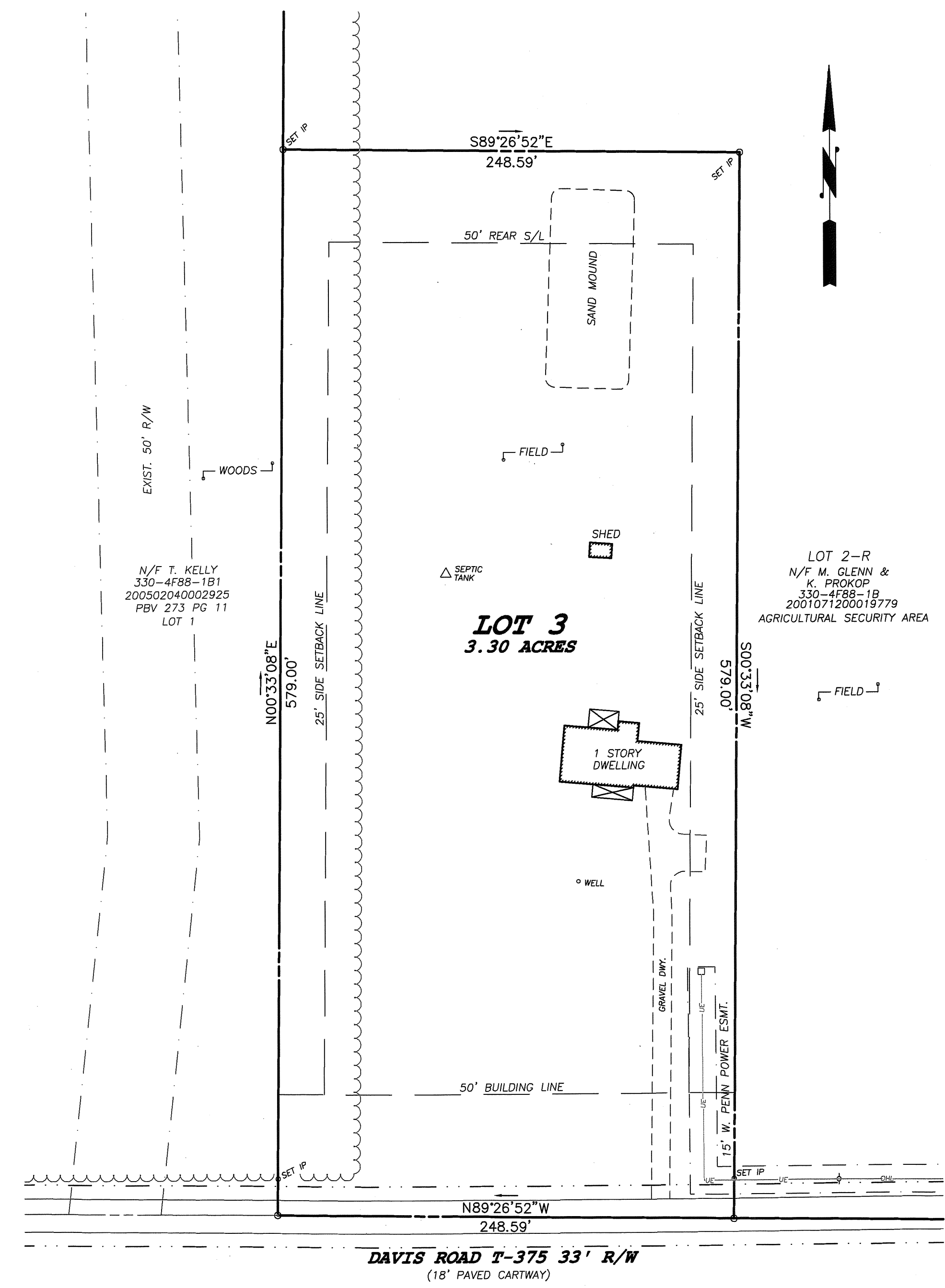
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WORTH, THIS 2 DAY OF August 2022.
Shan. Shanor SECRETARY
Kevin J. Monte CHAIRMAN
Ramond G. Runkel SUPERVISOR

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15th DAY OF August 2022.
R. J. Prokop SECRETARY
Shan. Shanor CHAIRMAN

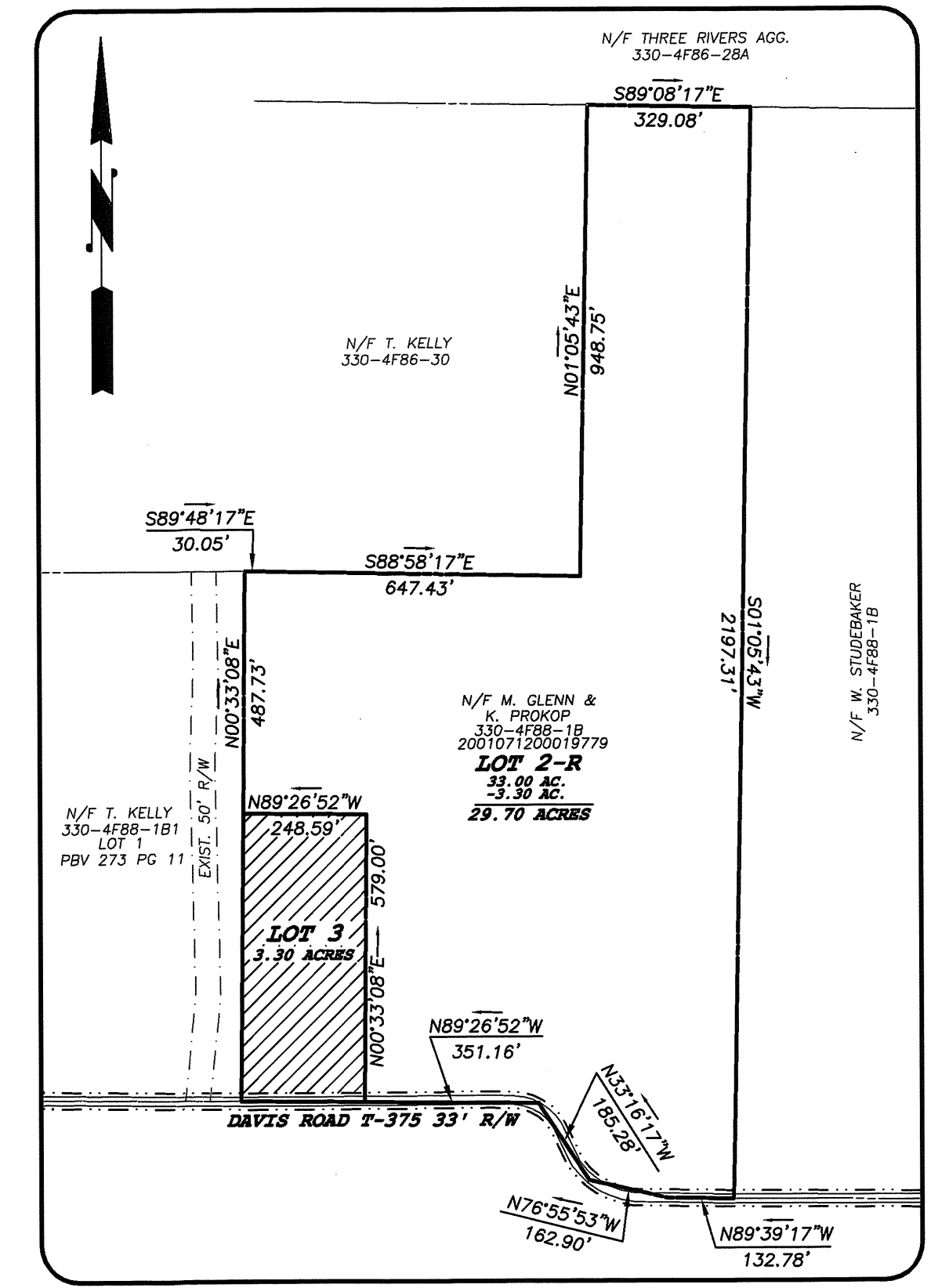
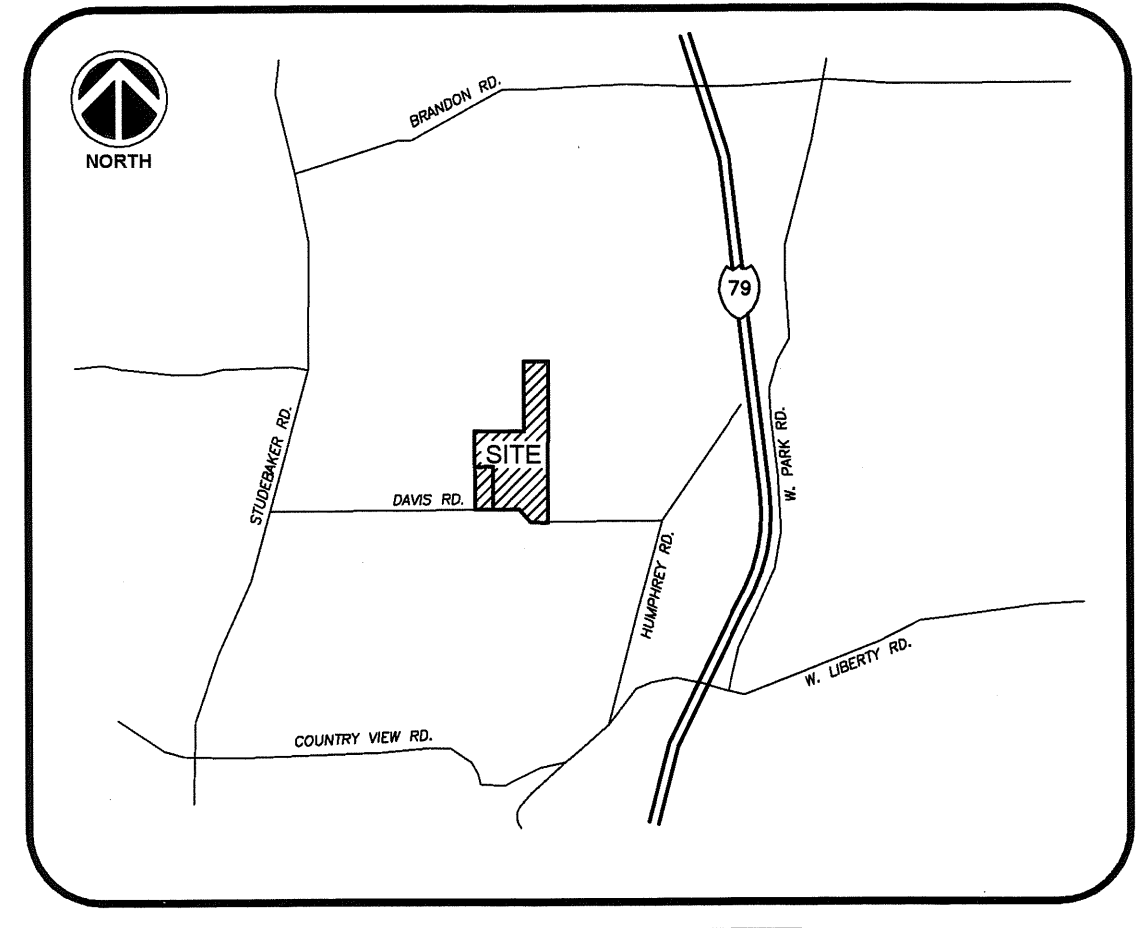
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 404 PAGE 39
GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF August 2022

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

Inst: 202208080017030
Pg 1 of 246-00
Michele Mustello
Butler County Recorder PA



NON-BUILDING WAIVER
LOT 2-R
As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURAL use. No portion (OR LOT NUMBER 2-R) of property/subdivision has been approved by WORTH TOWNSHIP or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facilities. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (365 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of WORTH TOWNSHIP - who are 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: THIS PROPERTY IS IN, OR ABUTS AN AGRICULTURAL SECURITY AREA, AND THE OWNER/RESIDENTS MUST TOLERATE THE NOISE, DUST AND ODORS WHICH ARE INHERENT PARTS OF NORMAL FARMING PRACTICES.

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

OWNER:
KIM E. PROKOP
10575 MCCLURE ST.
CONNEAUT LAKE, PA 16318
724-651-0232
TAX PARCEL 330-4F88-1B
DEED REF: 200107200019779
PBV 273 PG 11

Scale 1" = 50'
Date June 29, 2022

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

Glenn Subdivision No. 2
Situate in Worth Township
Butler County, Pa.
Prepared For Kim Prokop

Job No. 3508

Sheet No. 1 of 1

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KNOW ALL MEN BY THESE PRESENTS, THAT I JANEL C. MEIER OF THE MUDDY CREEK TOWNSHIP OF COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATED IN THE TOWNSHIP OF MUDDY CREEK, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO HEREBY 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 SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER OR TOWNSHIP OF MUDDY CREEK, I JANEL C. MEIER HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF MUDDY CREEK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND OTHER PUBLIC USES, AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON JANEL C. MEIER MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HERETO SET OUR HANDS AND SEALS THIS 29 DAY OF JULY 2022.

ATTEST: Janel C. Meier
OWNER/EXECUTOR

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-22-22
Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

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

Janel C. Meier
OWNER/EXECUTOR

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 29 OF JULY 2022

Janel C. Meier
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-22-22
SEAL

CERTIFICATE OF TITLE—NO MORTGAGE

I, JANEL C. MEIER, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF RONALD E. & SUSAN E. TAMUTY AND ARE RECORDED IN INSTRUMENT NO. 200701090000730. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Janel C. Meier
OWNER/EXECUTOR

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 5 DAY OF JULY 2022.

ATTEST: Marnie Chuba SECRETARY
Jamy A. Bolle CHAIRMAN

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 20 DAY OF JULY 2022.

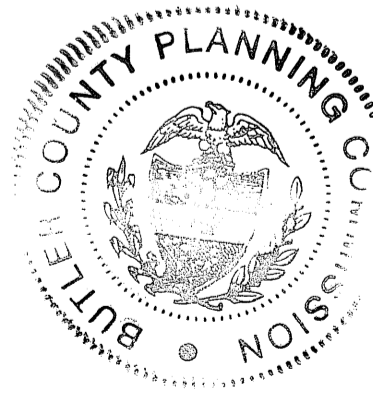
ATTEST: Abigail G. Munn SECRETARY, BOARD OF SUPERVISORS
Dale R. Kuhn CHAIRMAN, BOARD OF SUPERVISORS

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

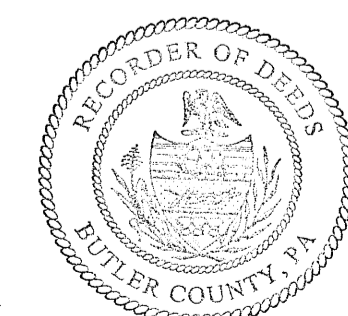
SEAL 7/27/2022
DATE 7/27/2022
Jeffrey A. Shuty
REG. NO. SU075509

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20TH DAY OF JULY 2022

R. Ann Smith SEC.
J. K. ... CHAIR

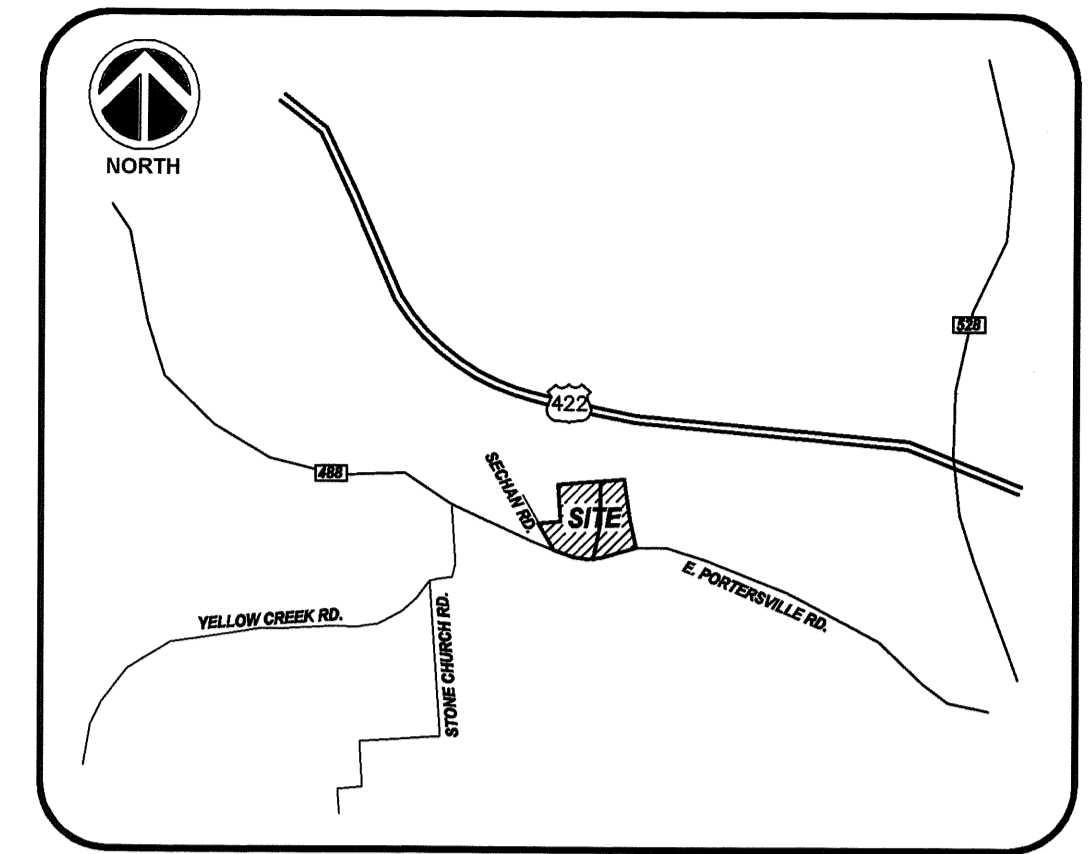
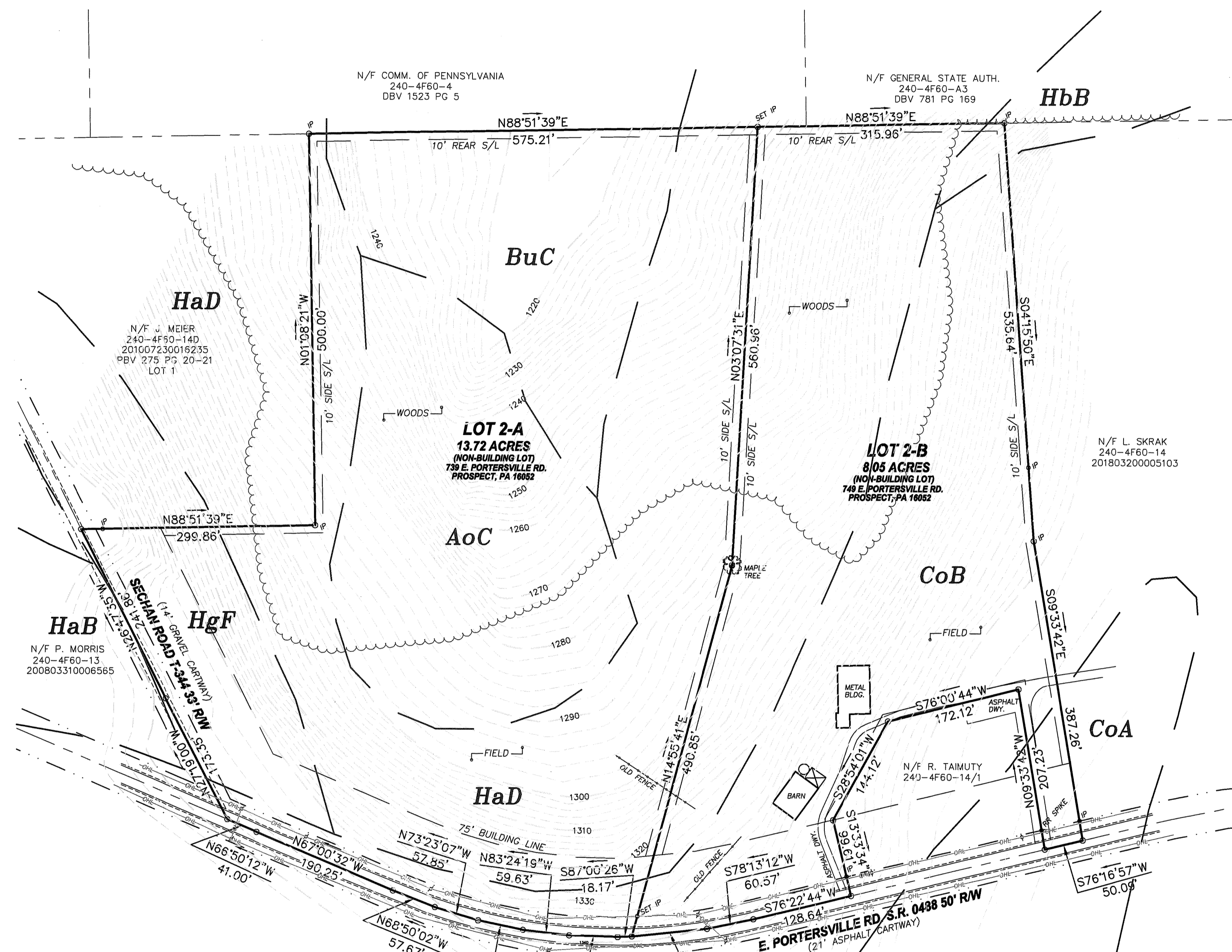


COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY, AT INSTRUMENT NUMBER 20220808017048
GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF August, A.D. 2022
Michele M. Mustello
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



NON-BUILDING WAIVER
LOT 2-A AND LOT 2-B
Instr: 20220808017048
Fig 1 P: 44-89
Michele Mustello
Butler County Recorder PA

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of SETTLEMENT OF ESTATE use. No portion (OR LOT NUMBERS 2A & 2-B) of property/subdivision has been approved by MUDDY CREEK TOWNSHIP or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facilities. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (365 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of MUDDY CREEK TOWNSHIP, who are 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."



VICINITY MAP
1" = 2000'

NOTE:
The municipality can issue final approval of the subdivision plan or building permit if the plan or permit contains the wording that "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No. 428)"

PLAN BOOK	PAGE
404	40

TOTAL PLAN AREA	21.77 ACRES
LOT 2-A	13.72 ACRES
LOT 2-B	8.05 ACRES

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

BUILDING SETBACKS:
FRONT 75'
SIDE 10'
REAR 10'

OWNER:
RONALD & SUSAN TAMUTY
753 E. PORTERSVILLE RD.
PROSPECT, PA 16052
724-712-4622

PARCEL ID: 240-4F60-14F
DEED REF: 200701090000730
PBV 275 PG 20-21

Scale 1" = 100'
Date April 19, 2022

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

Situate in Muddy Creek Township
Butler County, Pa.

Prepared For Taimuty Estate

Job No. 3500

Sheet No. 1 of 1

KNOW ALL MEN BY THESE PRESENTS; THAT GREGORY S. & LAURA M. WALTER DO HEREBY ADOPT THIS PLAN AS ITS PLAN OF ITS PROPERTY SITUATE IN CLEARFIELD 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 CLEARFIELD, GREGORY S. & LAURA M. WALTER HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CLEARFIELD, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM 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 GREGORY S. & LAURA M. WALTER OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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

ATTEST:
Gregory S. Walter OWNER
Laura M. Walter 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 GREGORY S. & LAURA M. WALTER 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 28th DAY OF July 2022
MY COMMISSION EXPIRES THE 22nd DAY OF January 2024.

Ryan J. Wisniewski
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Ryan J. Wisniewski, Notary Public
Butler County
My commission expires January 20, 2024
Commission number 1362274
Member, Pennsylvania Association of Notaries

APPROVED BY THE CLEARFIELD TOWNSHIP PLANNING COMMISSION THIS 12th DAY OF Aug, 2022.

Gregory S. Walter SECRETARY
Laura M. Walter CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CLEARFIELD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CLEARFIELD ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS, OR ROADS, OR 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 CLEARFIELD, THIS 2nd DAY OF August, 2022.

Gregory S. Walter SECRETARY
Laura M. Walter CHAIRMAN, BOARD OF SUPERVISORS
Richard S. ... SUPERVISOR

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

7/28/2022 DATE
REG. NO. SU075509

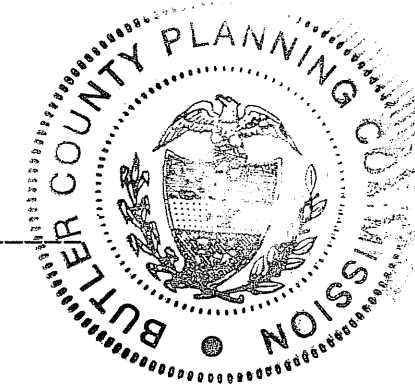
REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF July 2022.

R. ... SECRETARY
J. ... CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

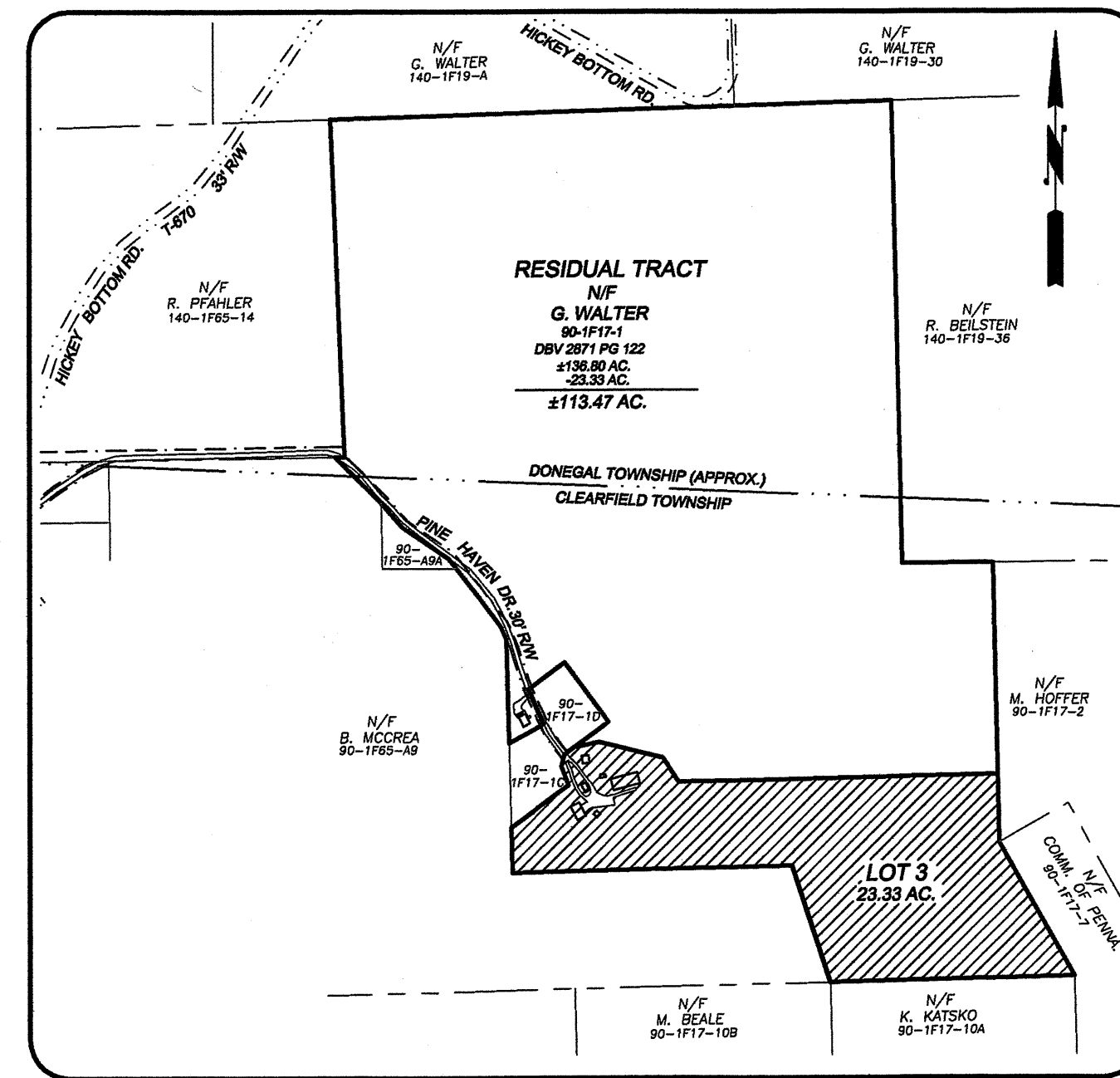
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 404 PAGE 41
GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF August 2022.

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



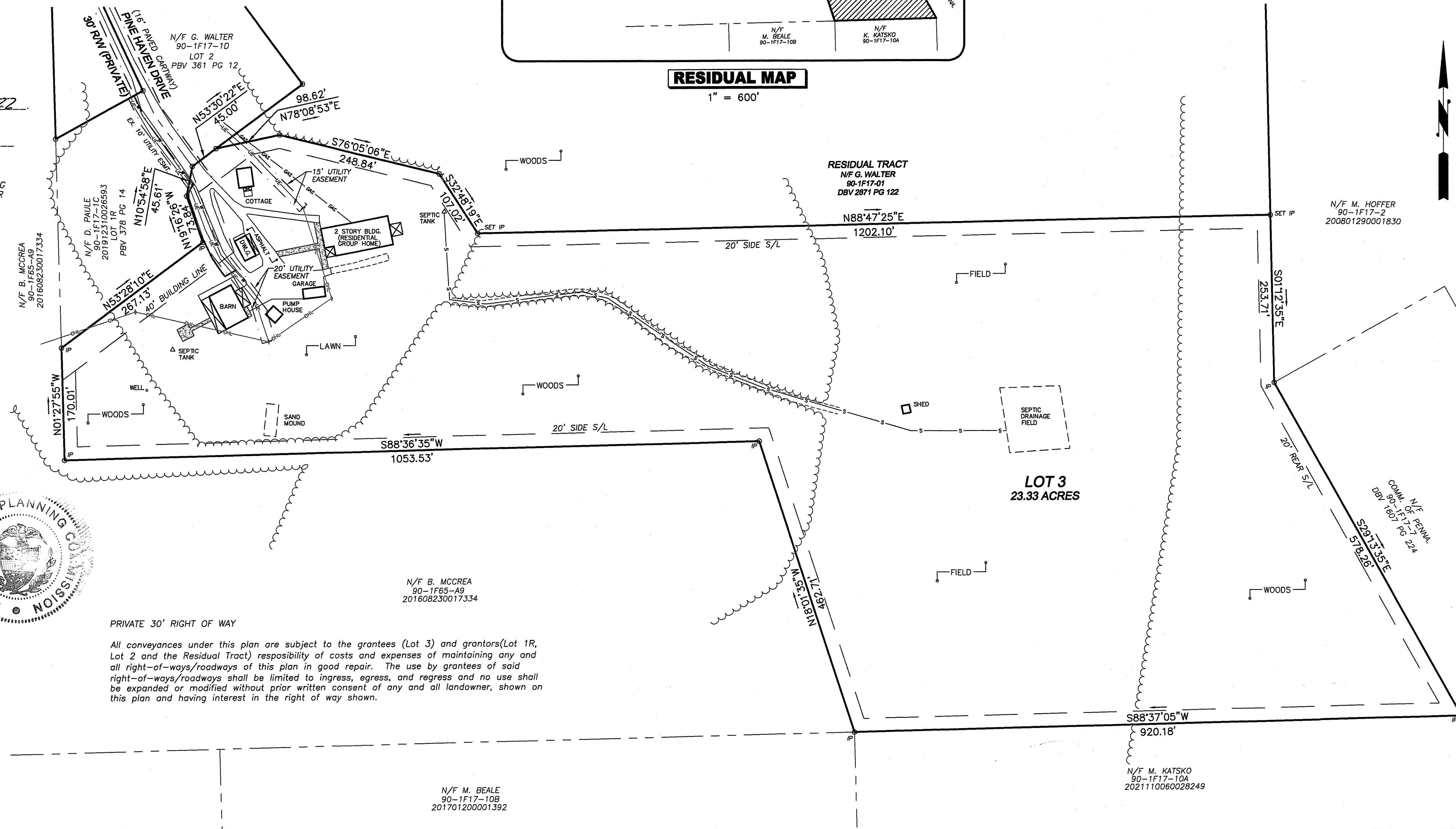
PRIVATE 30' RIGHT OF WAY

All conveyances under this plan are subject to the grantees (Lot 3) and grantors (Lot 1R, Lot 2 and the Residual Tract) responsibility of costs and expenses of maintaining any and all right-of-ways/roadways of this plan in good repair. The use by grantees of said right-of-ways/roadways shall be limited to ingress, egress, and regress and no use shall be expanded or modified without prior written consent of any and all landowner, shown on this plan and having interest in the right of way shown.



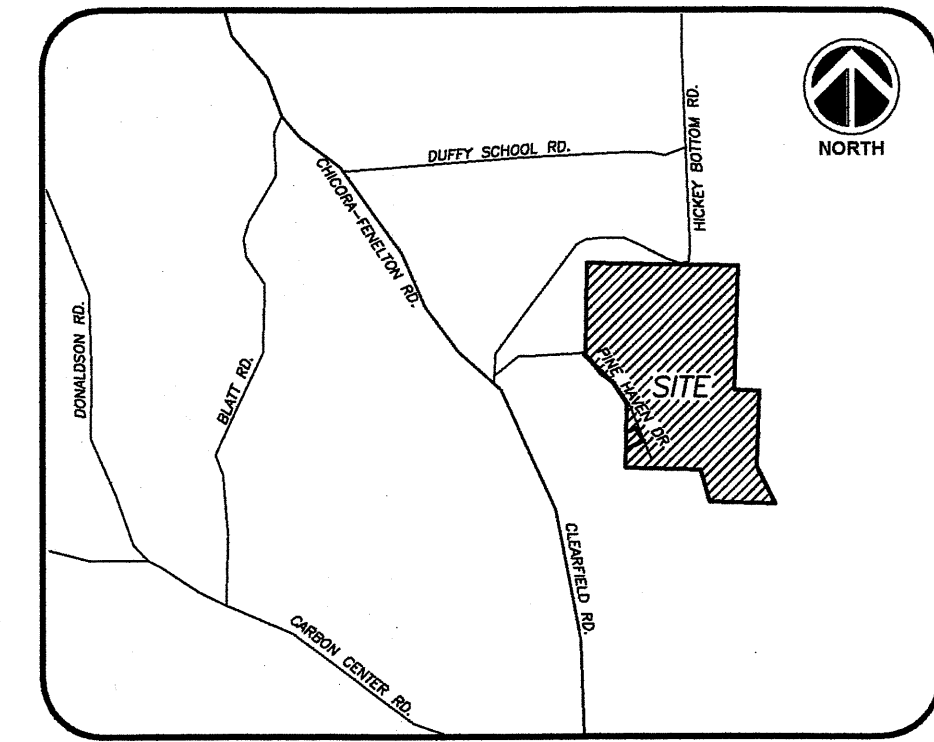
RESIDUAL MAP
1" = 600'

- NOTES:
1. 15' UTILITY EASEMENT TO BE CENTERED ALONG THE UNDERGROUND ELECTRIC LINE.
2. 20' UTILITY EASEMENT TO BE CENTERED ALONG THE UNDERGROUND ELECTRIC AND WATER LINES.

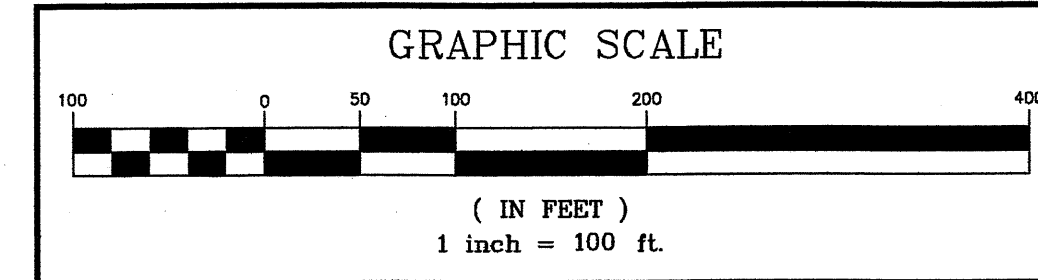


NON-BUILDING WAIVER
RESIDUAL TRACT

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

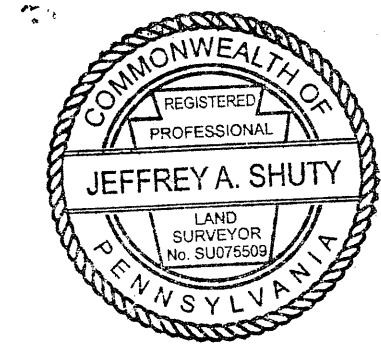


VICINITY MAP
NOT TO SCALE



OWNER:
GREGORY S. & LAURA M. WALTER
199 PINE HAVEN DR.
FENELTON, PA 16034
724-822-1846
TAX PARCEL: 090-1F17-01
DEED REF: DBV 2871 PG 122

PLAN BOOK 404 PAGE 41



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

Scale 1" = 100'
Date July 5, 2022
Job No. 3509
Situate in Clearfield Township
Butler County, Pa.
Prepared For Greg Walter
Sheet No. 1 of 1

TOTAL PLAN AREA 136.80 ACRES
LOT 3 23.33 ACRES

Instr: 202208090017160
 Page 1 of 24
 Nicole M. Mustello
 Butler County Recorder PA

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas L. Weiland, 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 Douglas L. Weiland, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

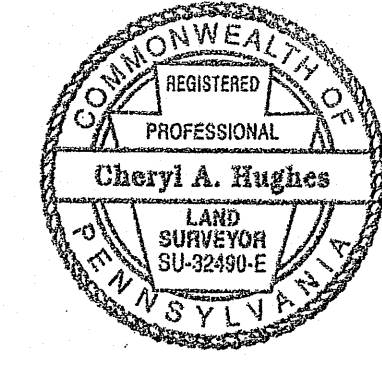
IN WITNESS WHEREOF, we hereunto set our hands and seals this 18th day of July, 2022

ATTEST:
 Roxane L. Stickney, Notary Public
 Douglas L. Weiland, 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 Douglas L. Weiland, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 18th day of July, 2022.
 My Commission expires the 9th day of April, 2023.

SEAL
 Roxane L. Stickney, Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Roxane L. Stickney, Notary Public
 Butler County
 My Commission Expires April 8, 2023
 Commission Number 1289787
 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.
 June 27, 2022
 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.

Roxane L. Stickney, Notary Public
 William Adams, Chairman/President

Approved by the Supervisors of the Township of Summit this 20th day of July, 2022

Roxane L. Stickney, Notary Public
 William Adams, Chairman/President

Approved by the Summit Township Planning Commission this 12th day of July, 2022

Dawn R. Miller, Notary Public
 Cynthia H. Kravner, Chairman/President

Approved by the Butler County Planning Commission this 15th day of July, 2022

Dawn R. Miller, Notary Public
 Robert H. G. R. Hu, Chairman/President

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

Dawn R. Miller, Notary Public
 Dawn R. Miller, Chairman/President

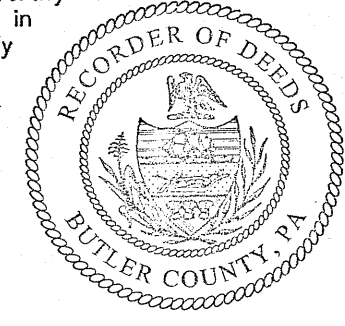
Approved by the Supervisors of the Township of Oakland this 3rd day of August, 2022

Dawn R. Miller, Notary Public
 Dawn R. Miller, Chairman/President

Reviewed by the Oakland Township Planning Commission this 8th day of August, 2022

Dawn R. Miller, Notary Public
 Dawn R. Miller, Chairman/President

TITLE CLAUSE (NO MORTGAGE)
 I, Douglas L. Weiland, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Douglas L. Weiland as recorded in Instrument Number 200811260026127, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.
 Douglas L. Weiland, OWNER



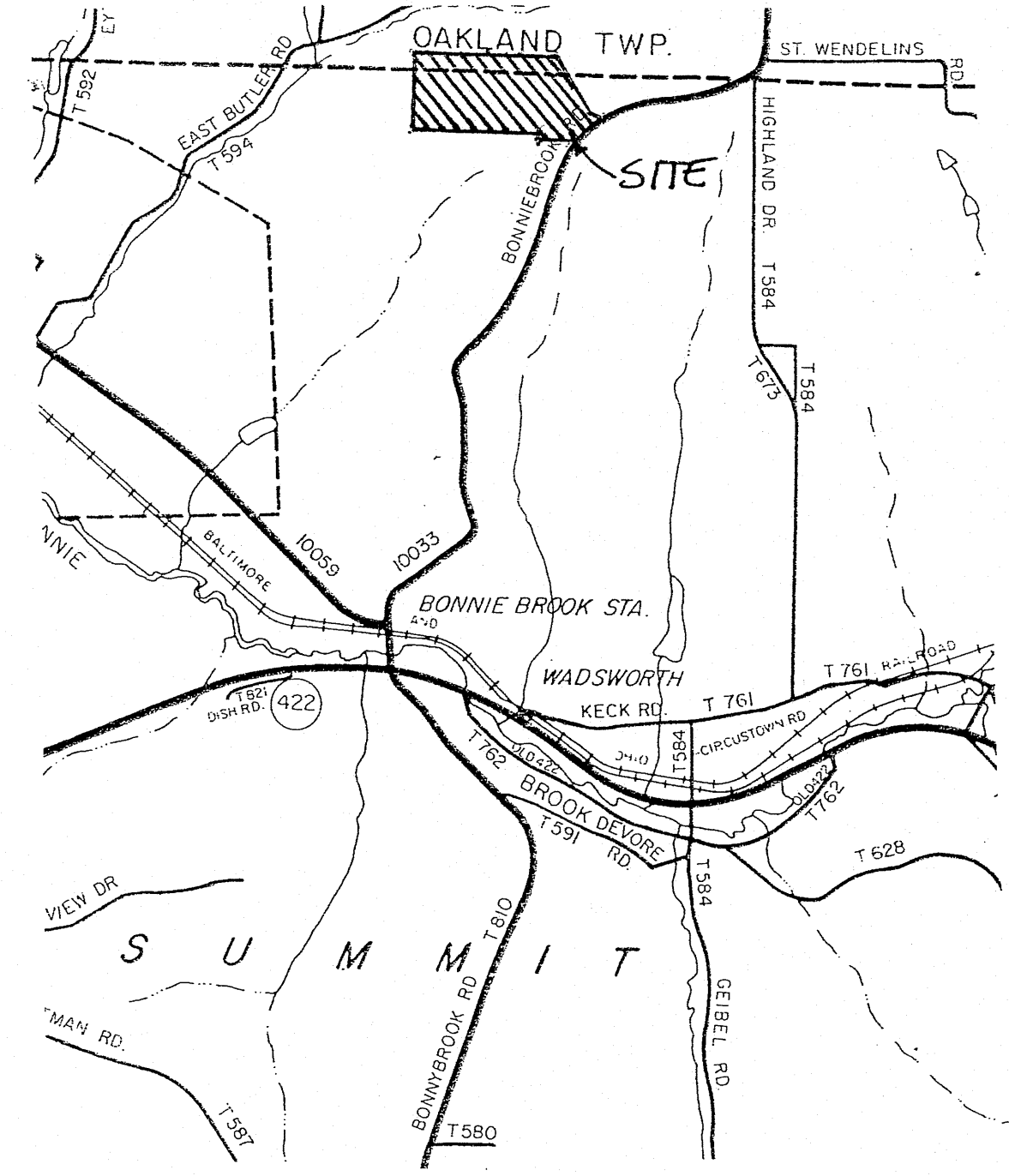
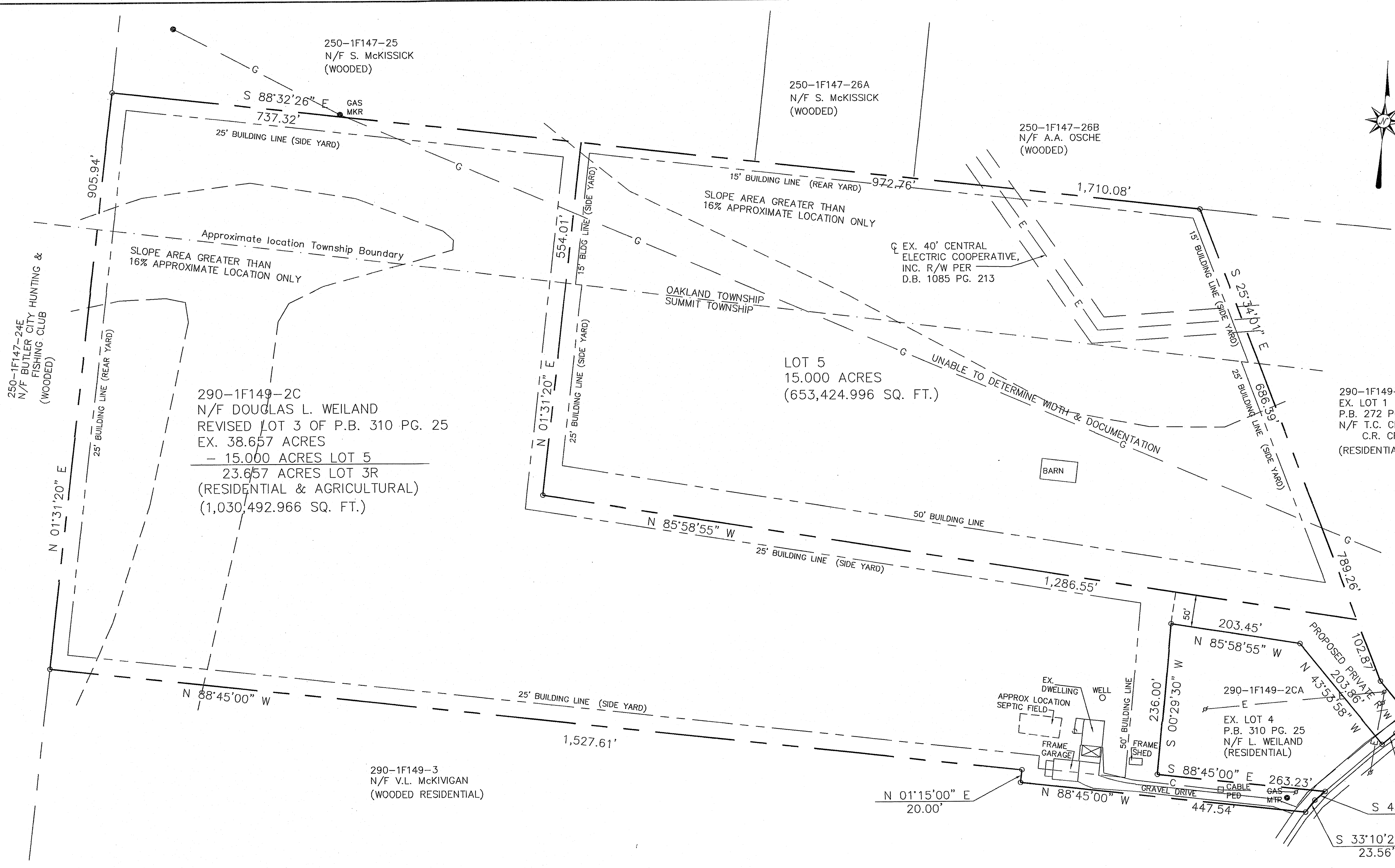
COMMONWEALTH OF PENNSYLVANIA:SS
 COUNTY OF BUTLER
 Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 404 page 42

Given under my hand and seal this 9th day of August, 2022
 Michele M. Mustello, Recorder of Deeds
 My Commission Expires First Monday in January 2024

REVISED 06/27/2022; ENGINEER'S REVIEW COMMENTS
 L Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
 FOR: DOUGLAS L. WEILAND
 SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 06/07/2022 Scale 1" = 100' Dwn By BEC Ckd By CAH
 Parcel No. 290-1F149-2C Instrument # 200811260026127 Service No. 22-015



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

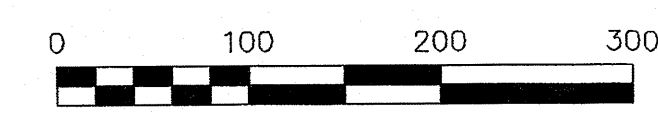
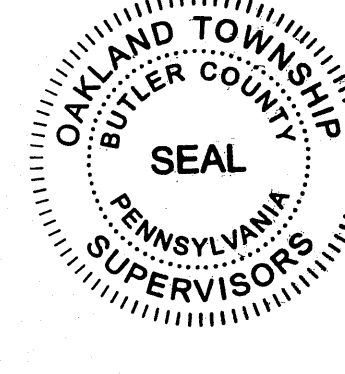
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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

PROPERTY OWNER: DOUGLAS WEILAND
 899 BONNIEBROOK ROAD
 BUTLER, PA 16002

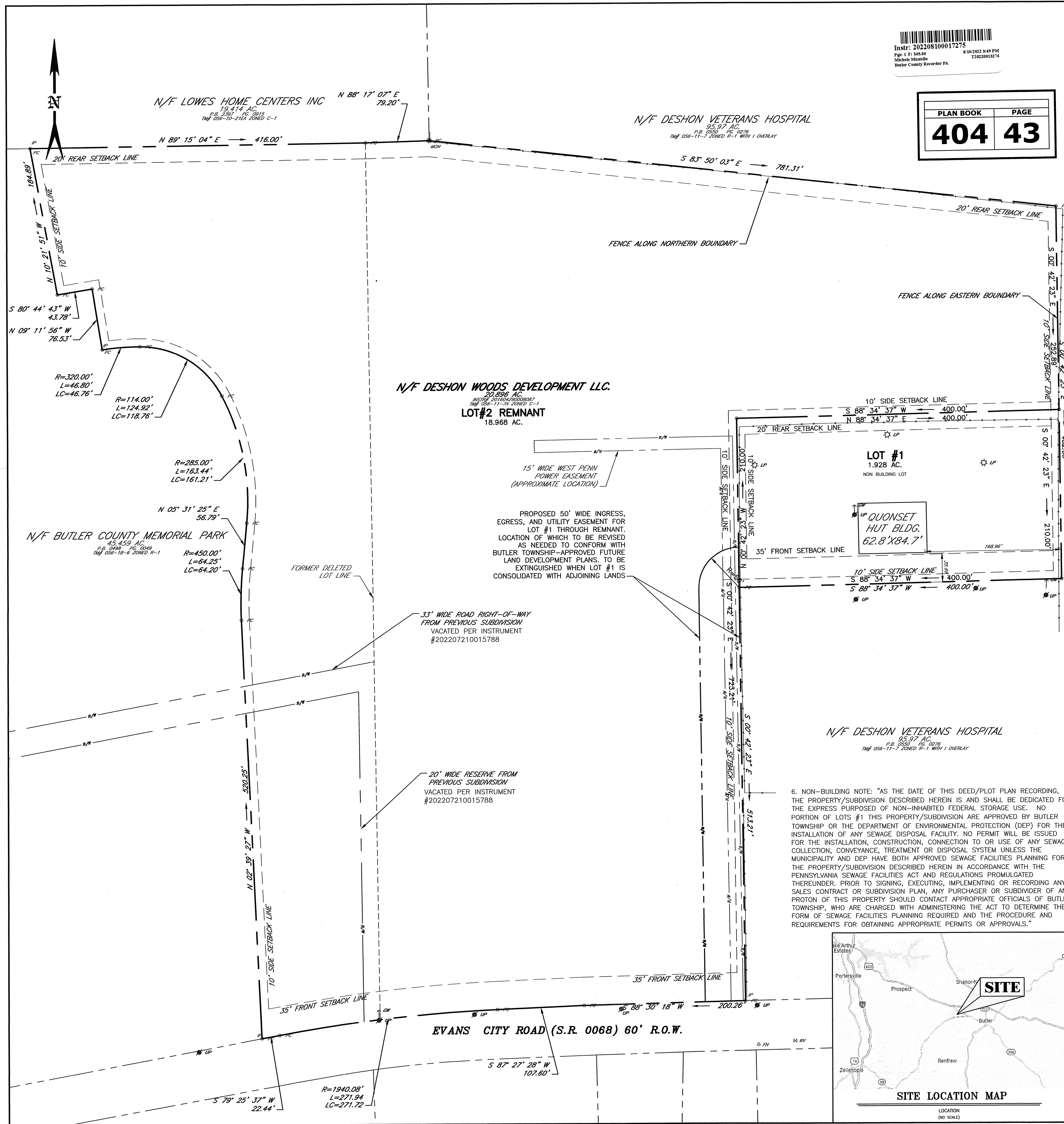
ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS OF SAID EASEMENTS SHALL BE LIMITED TO INGRESS, EGRESS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

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 5 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY SUMMIT & OAKLAND TOWNSHIPS OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS REMNANT SHOULD CONTACT APPROPRIATE OFFICIALS OF SUMMIT & OAKLAND TOWNSHIPS, 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
 404 42

VICINITY MAP Scale: 1" = 2000'



Inst: 202208100017275
Page: 1 of 14540
Michele Mustello
Butler County Recorder PA

GENERAL NOTES:

- PROPERTY OWNER IS DESHON WOODS DEVELOPMENT LLC HAVING AN ADDRESS OF 150 TIMBERLINE LANE, BUTLER, PA, 16001.
- PROPOSED LOT #1 IS TO BE A NON-BUILDING LOT UNTIL SUCH TIME THAT A SEWAGE PERMIT HAS BEEN ACQUIRED. (SEE NOTE 6. ON SHEET C050)
- THE 50' WIDE PROPOSED INGRESS, EGRESS, AND UTILITY EASEMENT TO BE USED UNTIL SUCH TIME THAT LOT #1 IS CONSOLIDATED WITH ADJACENT LANDS. MAY BE MODIFIED PER FUTURE LAND DEVELOPMENT PLANS APPROVED BY BUTLER TOWNSHIP
- EXISTING FEATURES ARE DESIGNATED IN SLANT LETTERING AND PROPOSED FEATURES ARE DESIGNATED WITH PERPENDICULAR LETTERING.
- C-1 ZONING DISTRICT REQUIREMENTS
 - LOT AREA 20,000 SF MINIMUM (83,983 PROVIDED)
 - LOT WIDTH 100 FT MINIMUM (400 FT PROVIDED)
 - FRONT SETBACK 35 FEET
 - SIDE SETBACK 10 FEET
 - REAR SETBACK 20 FEET
 - MAXIMUM HEIGHT 50 FEET

HIGHWAY CERTIFICATION:

A HIGHWAY OCCUPANCY PERMIT (HOP) IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT DESHON WOODS DEVELOPMENT LLC, A CORPORATION DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR ITSELF, ITS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DOES HEREBY ADOPT THIS PLAN FOR ITS PROPERTY SITUATE IN BUTLER TOWNSHIP AND DOES HEREBY DEDICATE FOREVER FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, WAYS, RIGHTS-OF-WAY, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND IT RELEASES, REMISES AND DISCHARGES 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-WAY.

IT FURTHER AGREES THAT SAID PLAN IS APPROVED BY THE TOWNSHIP OF BUTLER FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIP SHALL NOT ISSUE ANY "BUILDING PERMITS" FOR LOTS CONTAINED HEREIN, NOR SHALL ANY LOTS BE DEEDED UNTIL EITHER ALL OF SAID ROADS AND IMPROVEMENTS IN ACCORDANCE WITH BUTLER TOWNSHIP ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIP OR UNTIL THE TOWNSHIP HAS APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 3rd DAY OF August, 2022.

Carol A. Augustine NOTARY PUBLIC
Dr. Nantley OWNER
not named OWNER

CORPORATION ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED D. M. NANTLEY Managing Member of DESHON WOODS DEVELOPMENT LLC WHO BEING DULY SWORN, DEPOSED AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE DEED OF THE SAID DESHON WOODS DEVELOPMENT LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS MANAGING MEMBER OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING. *Dr. Nantley*

SWORN TO AND SUBSCRIBED BEFORE ME THIS 3rd DAY OF August, 2022.

MY COMMISSION EXPIRES THE 16th DAY OF February, 2026. *Carol A. Augustine* NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Carol A. Augustine, Notary Public
Butler County
My commission expires February 16, 2026
Commission number 1185278
Member, Pennsylvania Association of Notaries

TITLE CLAUSE

DESHON WOODS DEVELOPMENT LLC, OWNERS OF THE DESHON WOODS DEVELOPMENT LLC SUBDIVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DESHON WOODS DEVELOPMENT LLC AS RECORDED IN INSTRUMENT NUMBER 20160429008087, RECORDERS OF DEEDS OFFICE.

Ronald Adams WITNESS
Dr. Nantley OWNER

I NONE MORTGAGEE OF THE PROPERTY EMBROED IN THIS PLAN OR SUBDIVISION, WERNER SUBDIVISION PLAN, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

Ronald Adams WITNESS
Dr. Nantley OWNER

LOCAL AUTHORITY STIPULATION

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

Thomas Guich SECRETARY
Rudolph PRESIDENT

MUNICIPAL APPROVAL

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 26 DAY OF JULY, 2022.

Thomas Guich SECRETARY
Rudolph PRESIDENT

TOWNSHIP PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER TOWNSHIP THIS 18th DAY OF April, 2022. *Carol A. Augustine* SECRETARY

COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20th DAY OF April, 2022. *Carol A. Augustine* CHAIRMAN

PROOF OF RECORDING

* COMMONWEALTH OF PENNSYLVANIA)SS: CHAIRPERSON, BUTLER COUNTY PLANNING COMMISSION (SEAL)

COUNTY OF BUTLER
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY INSTRUMENT NUMBER Book 404 Page 43 202208100017275 GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF August, 2022.

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

SURVEYOR CERTIFICATION

I RONALD OLSEN, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT 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.

Ronald Olsen
RONALD OLSEN PLS # SU-963-A

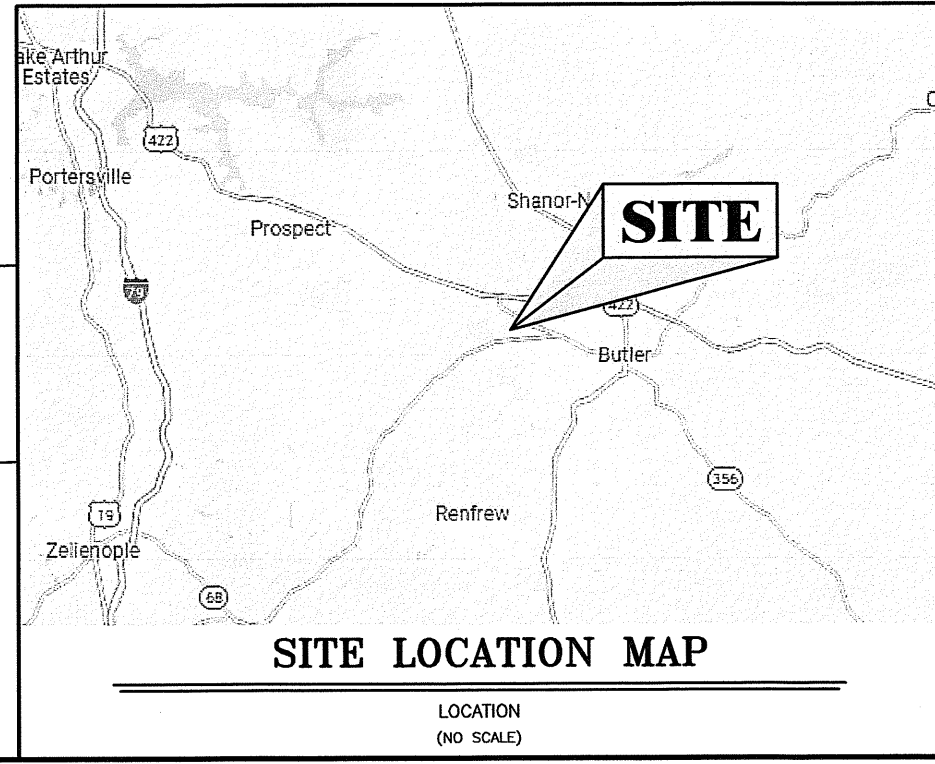
OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS-COMMUNITY PLANNERS-SURVEYORS-GRANTS WRITERS-PROJECT AND PERMIT ADMINISTRATORS
282 NORTH PINE ROAD, SAVERY, PENNSYLVANIA 16253, TELEPHONE # (724) 282-4786

DESHON WOODS DEVELOPMENT LLC DATE: 03/07/2022

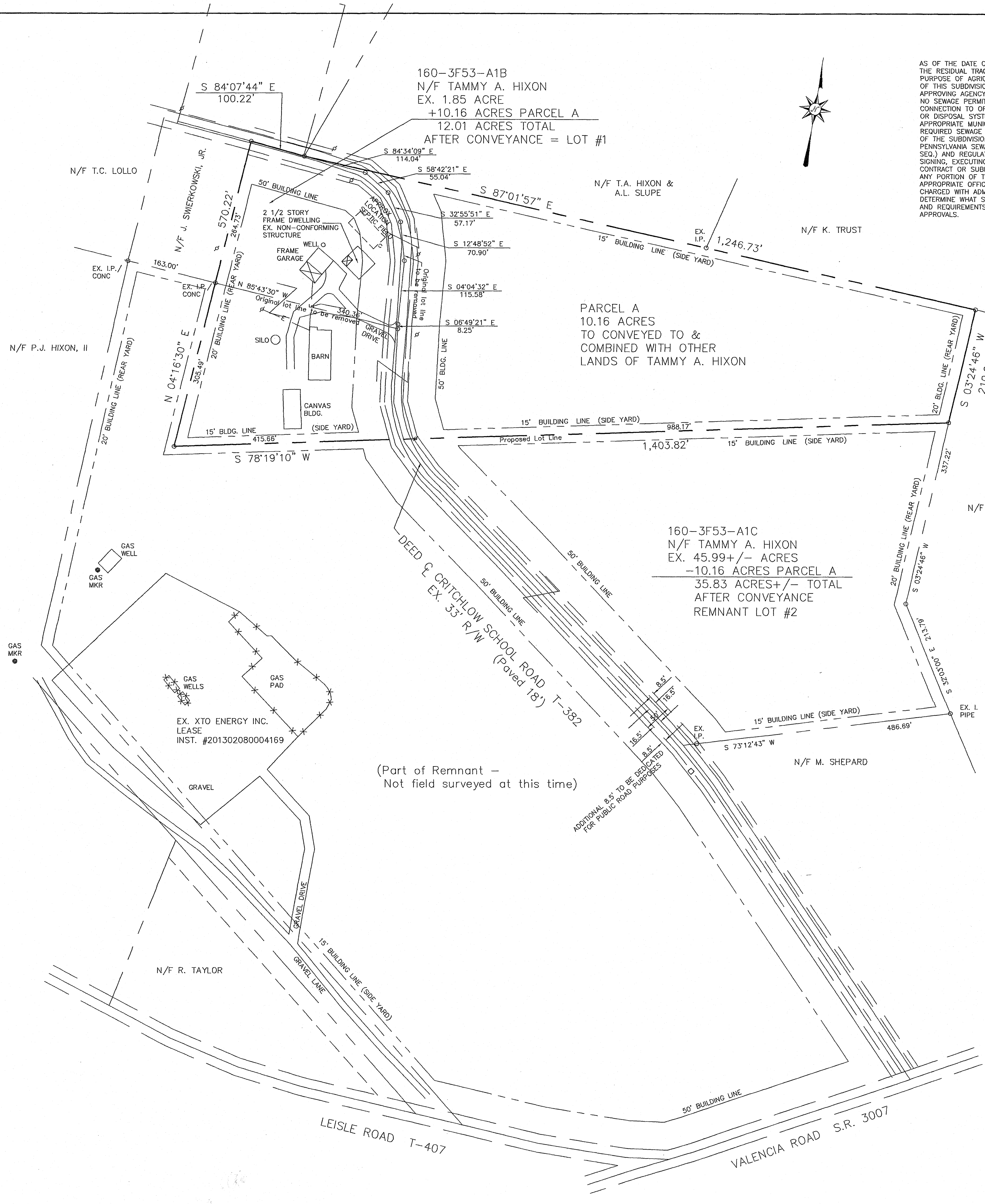
SUBDIVISION PLAN SHEET NO. REV.
BUTLER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA **C050 E**

SCALE 0 60 120' CHKD. BY: RWC DRAWN BY: RWC PROJECT NO. 201842A

REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
E	ADDED VACATION RECORDING INFORMATION	RWC	RO	7/22/2022
D	ADDED NON-BUILDING NOTE TO PLAN	RWC	RO	5/4/2022
C	FORMAL RESUBMISSION TO TOWNSHIP	RWC	RO	3/31/2022
B	REVISED PER TWP EGR COMMENTS	RWC	RWC	03/23/2022
A	SUBMISSION TO BUTLER TOWNSHIP	RWC	RWC	03/08/2022



6. NON-BUILDING NOTE: "AS THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSES OF NON-INHABITED FEDERAL STORAGE USE. NO PORTION OF LOTS #1 THIS PROPERTY/SUBDIVISION ARE APPROVED BY BUTLER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF BUTLER TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT LOT 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT LOT 2 OF THIS SUBDIVISION HAS BEEN APPROVED BY FORWARD TOWNSHIP OR THE APPROVING AGENCY 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 APPROPRIATE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT LOT 2 OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THE RESIDUAL TRACT LOT 2 SHOULD CONTACT THE APPROPRIATE OFFICIALS OF FORWARD TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

Instr: 202208110017371
Page: 1 of 44
Michele Mustello
Butler County Recorder PA

PLAN BOOK PAGE
404 44

KNOW ALL MEN BY THESE PRESENTS, that I, Tammy Annette Hixon, of the Township of Forward, 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 Forward 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 Forward, its successors or assigns, of and from all liability, courses of action, claim or damages arising from or pertaining to in any manner said roads and rights-of-way.

I further agree that said plan is approved by the Township of Forward 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 Forward Township Ordinances have been completed and accepted by said Township or until the Township has approved a bond with sufficient surety to guarantee construction of same.

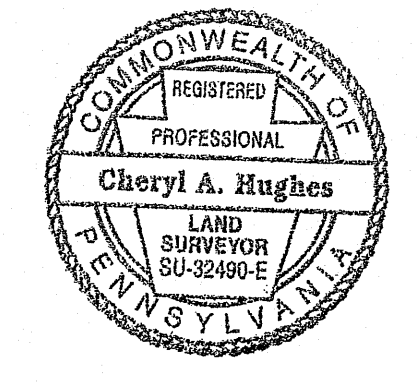
IN WITNESS WHEREOF, I hereunto set my hand and seal this 4 day of Aug, 2022
ATTEST: *[Signature]*
NOTARY PUBLIC OWNER

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Tammy Annette Hixon, 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 4 day of Aug, 2022

My Commission expires the 12 day of Sept, 2022
SEAL: *[Signature]*
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires Sep 12, 2022
Commission Number 1192974

I, Tammy Annette Hixon, owner of the Tammy Annette Hixon Plan, do hereby certify that the title of this property is in the name of as recorded in Instrument Number 202204140008339, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.
OWNER: *[Signature]*



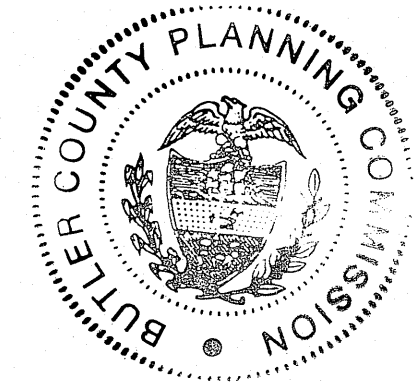
I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that in my professional opinion all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.
DATE: July 27, 2022 SEAL: *[Signature]*
REG. NO. SU-32490-E

NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
PROPERTY OWNER: TAMMY ANNETTE HIXON
214 CRITCHLOW SCHOOL ROAD
RENFREW, PA 16053

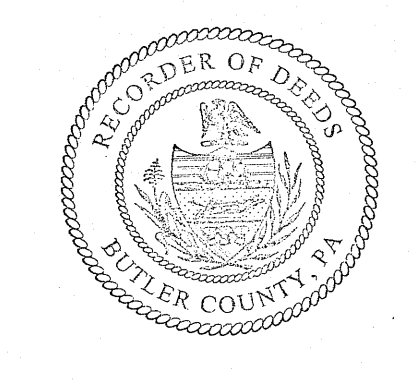
The Board of Supervisors of the Township of Forward hereby gives public notice that in approving this plan for recording purposes only, the Township of Forward assumes no obligation, legal or otherwise, expressed or implied, either to accept said streets or roads or grade, pave and curb the streets in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

Approved by the Supervisors of the Township of Forward this 9 day of August, 2022
Secretary: *[Signature]* SEAL: *[Signature]*
CHAIRMAN OF BOARD: *[Signature]*

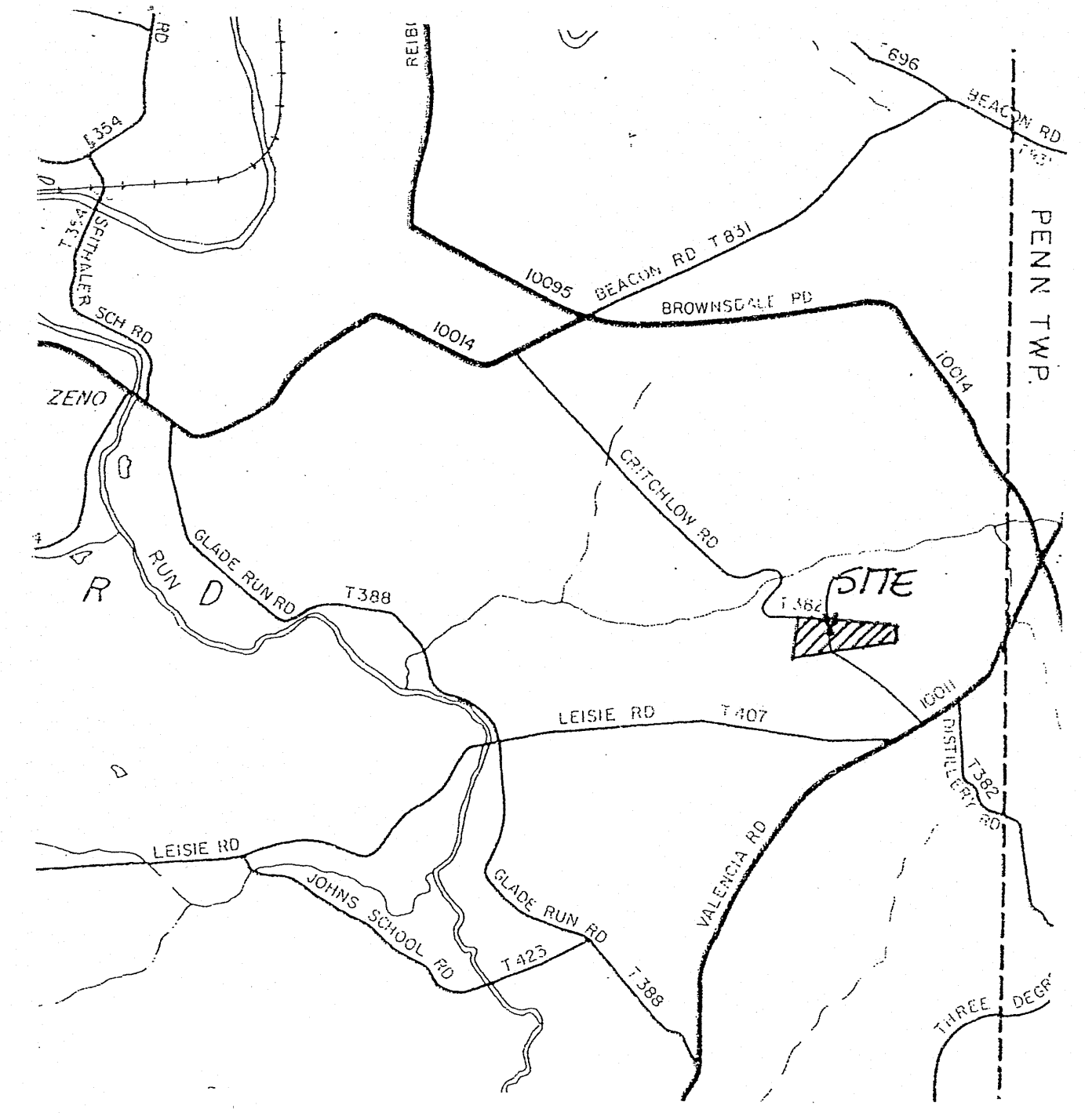
Approved by the Forward Township Planning Commission this 26 day of July, 2022
Secretary: *[Signature]* SEAL: *[Signature]*
CHAIRMAN: *[Signature]*



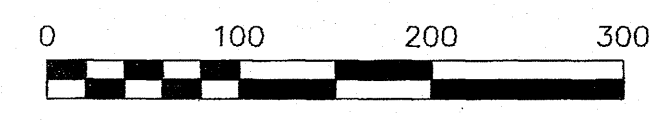
Reviewed by the Butler County Planning Commission this 20th day of July, 2022
Secretary: *[Signature]* SEAL: *[Signature]*
CHAIRMAN: *[Signature]*



COMMONWEALTH OF PENNSYLVANIA)SS: COUNTY OF BUTLER
Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 404 page 44
Given under my hand and seal this 17th day of August, 2022
SEAL: *[Signature]*
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



VICINITY MAP Scale: 1" = 2000'



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: TAMMY ANNETTE HIXON SITUATE: FORWARD TWP., BUTLER CO., PA Date 06/22/2022 Scale 1" = 100' Dwn By BEC Ckd By CAH Parcel No. 160-3F53-A1B & A1C Instrument # 202204140008339 Service No. 22-052 Address 214 CRITCHLOW SCHOOL RD.

LOT LINE REVISION

OWNER'S CERTIFICATION
 (I or We), William D Skillew, Trustee
 (Name of owner or owners, name and title of registered professional or representative)
 the undersigned, hereby declare that I (or we or name of partnership, corporation, etc.)
 (s or we) the owner(s) of the property shown on this final plan, that the final plan and
 the proposed subdivision or land development were made with the owner's consent,
 and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (I or we) have set (my or our) hand(s) and seal(s) this
12 day of August, 2022.
William D Skillew, Trustee of MYATLE S MILLER
REVOCABLE Living TRUST
 (Owner Signature)

(Owner signature)

OWNER'S CERTIFICATION
 (I or We), Brian S. Hochbein
 (Name of owner or owners, name and title of registered professional or representative)
 the undersigned, hereby declare that I (or we or name of partnership, corporation, etc.)
 (s or we) the owner(s) of the property shown on this final plan, that the final plan and
 the proposed subdivision or land development were made with the owner's consent,
 and that the owner(s) desire(s) the final plan to be recorded as such.

In witness whereof (I or we) have set (my or our) hand(s) and seal(s) this
12 day of August, 2022.
Brian S. Hochbein
 (Owner signature)

(Owner signature)

PROFESSIONAL CERTIFICATE
 I, ROBERT E. JACKSON, a Professional Surveyor of the Commonwealth of
 Pennsylvania, do hereby certify that the plan, map, subdivision and
 Development Ordinance and the Survey and Land
 Courses are accurately shown, that the surveys and all angles, distances, and
 on the plan have been, or will be set, and to the best of my knowledge, that
 the plan correctly reflects the survey and all highways as
 surveyed and plotted by me for the owners or agents.

Robert Eugene Jackson
 (Professional's Name)
 15500
 (Professional's Registration No.)
 August 8, 2022
 (Date)

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF Butler)
 Before me, the undersigned, a Notary Public in and for said County and Commonwealth, personally appeared the
 above named William D. Skillew and Brian S. Hochbein
 (Name of owner or owners, name and title of registered professional 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.

WITNES MY HAND AND NOTARIAL SEAL this 12 day of August, 2022.
Robert E. Jackson
 (Signature)

My commission expires the 15 day of January, 2024.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
) SS:
 COUNTY OF BUTLER)
 Recorded in the office for the recording of deeds, plat and plans in said County, in Plan
 Book Volume 104 Page(s) 45
 Given under my hand and seal this 12 day of August, 2022.

MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires 13 January 13, 2024
 Commission Number: 130420
 Name: Pennsylvania Recorder of Deeds

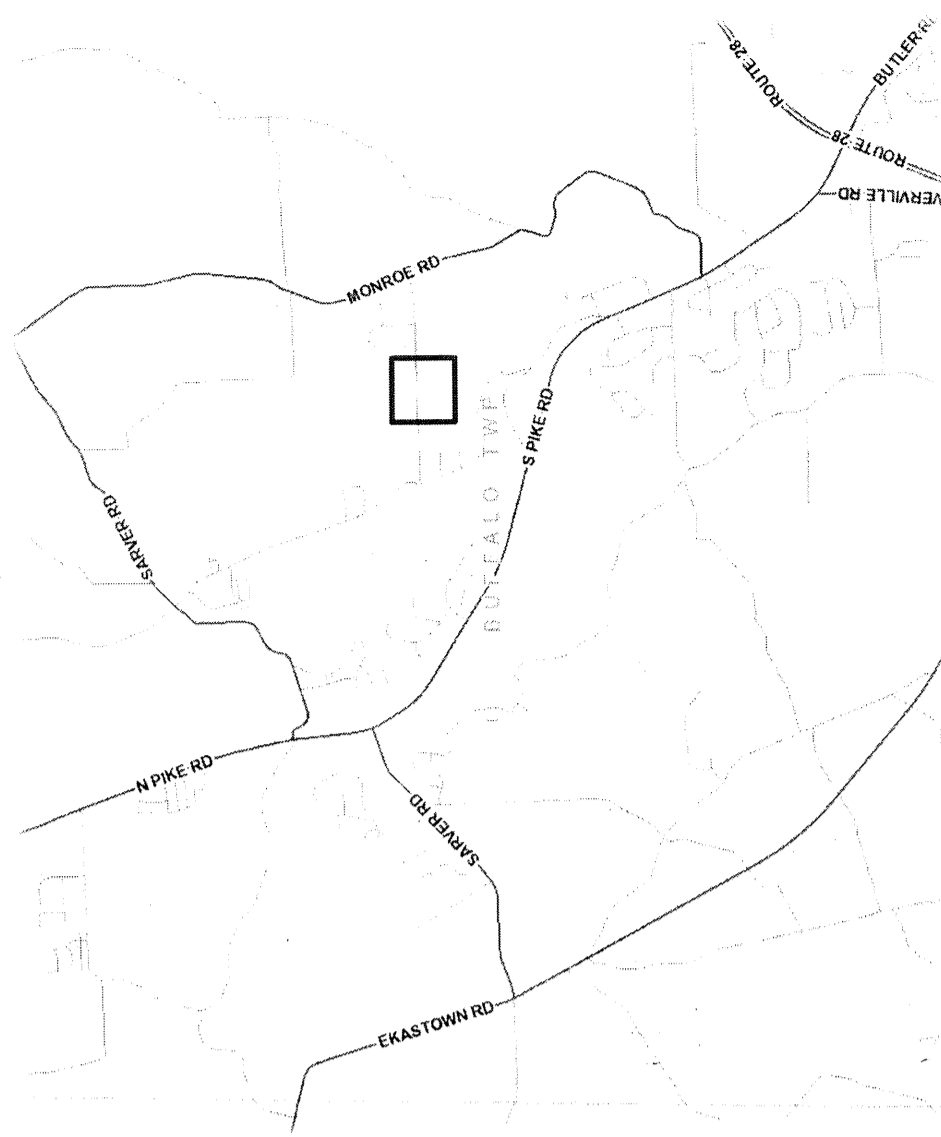
BUTLER COUNTY PLANNING COMMISSION APPROVAL
 REVIEWED by the Butler County Planning Commission
 this 12 day of July, 2022.
John Shewase (Secretary)
John Shewase (Chairman)

See Comments On File at the Butler County Planning Commission
 Plan Number: 22140
 SEAL

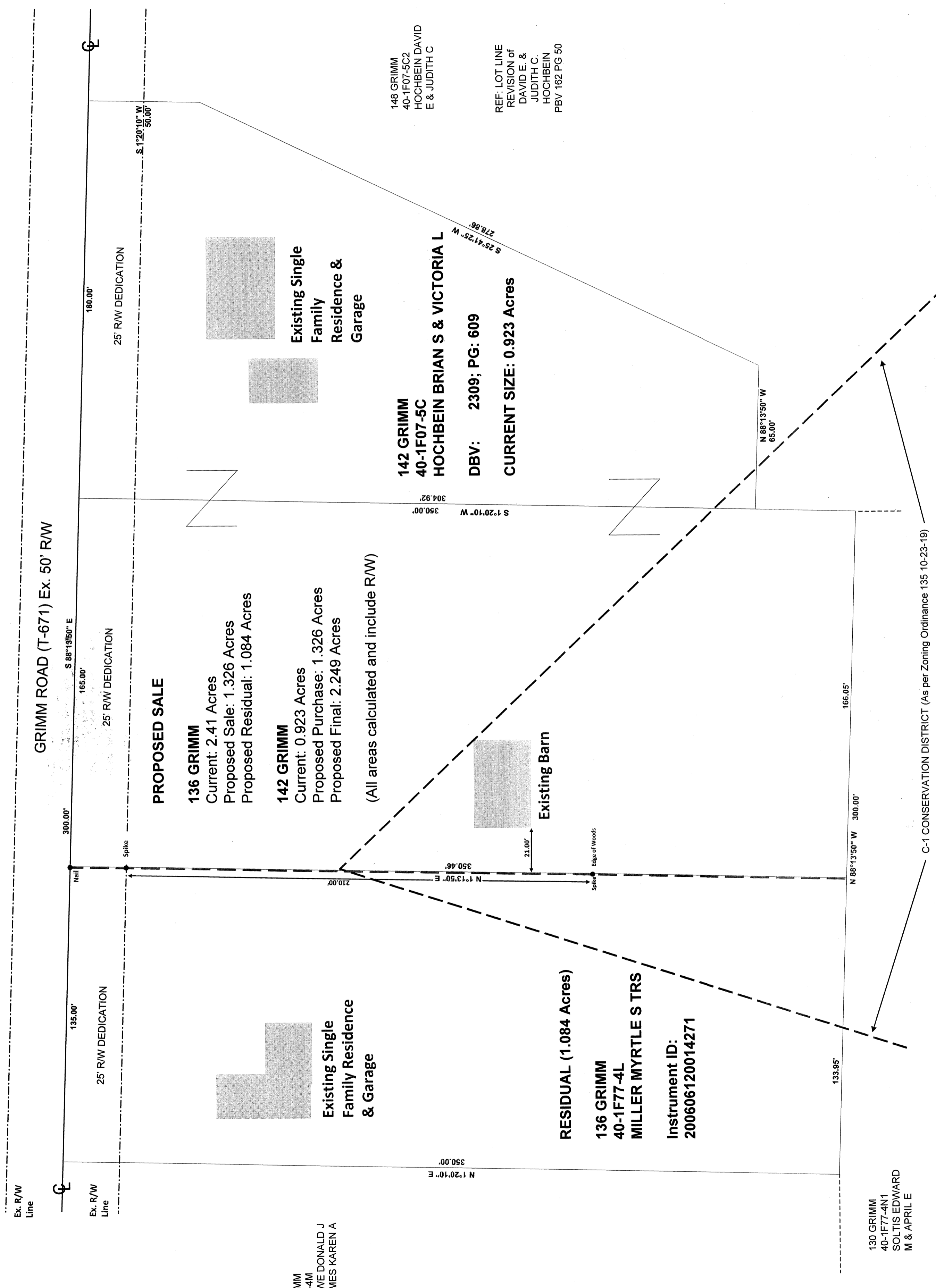
MUNICIPAL REVIEW

Reviewed by the Planning Commission of the Township of Buffalo
 this 6 day of July, 2022.
Kevin Moore (Secretary)
Kevin Moore (Chairman)

Approved by the Board of Supervisors of the Township of Buffalo
 this 13 day of July, 2022.
James J. Goff (Secretary)
James J. Goff (Chairman)



LOCATION MAP



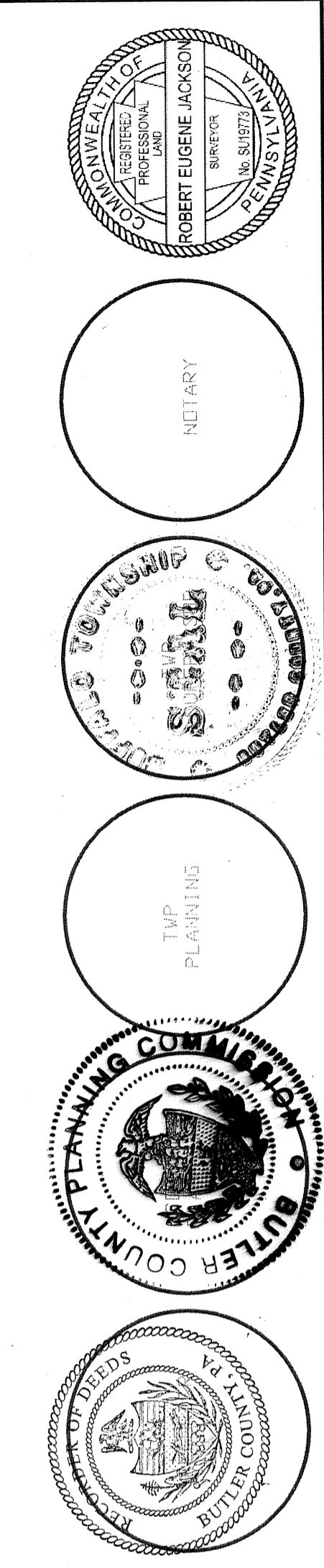
Inset: 202208120017451
 Page: 1 of 545.00
 Michele Mustello
 Butler County Recorder PA
 8/12/2022 8:37 PM
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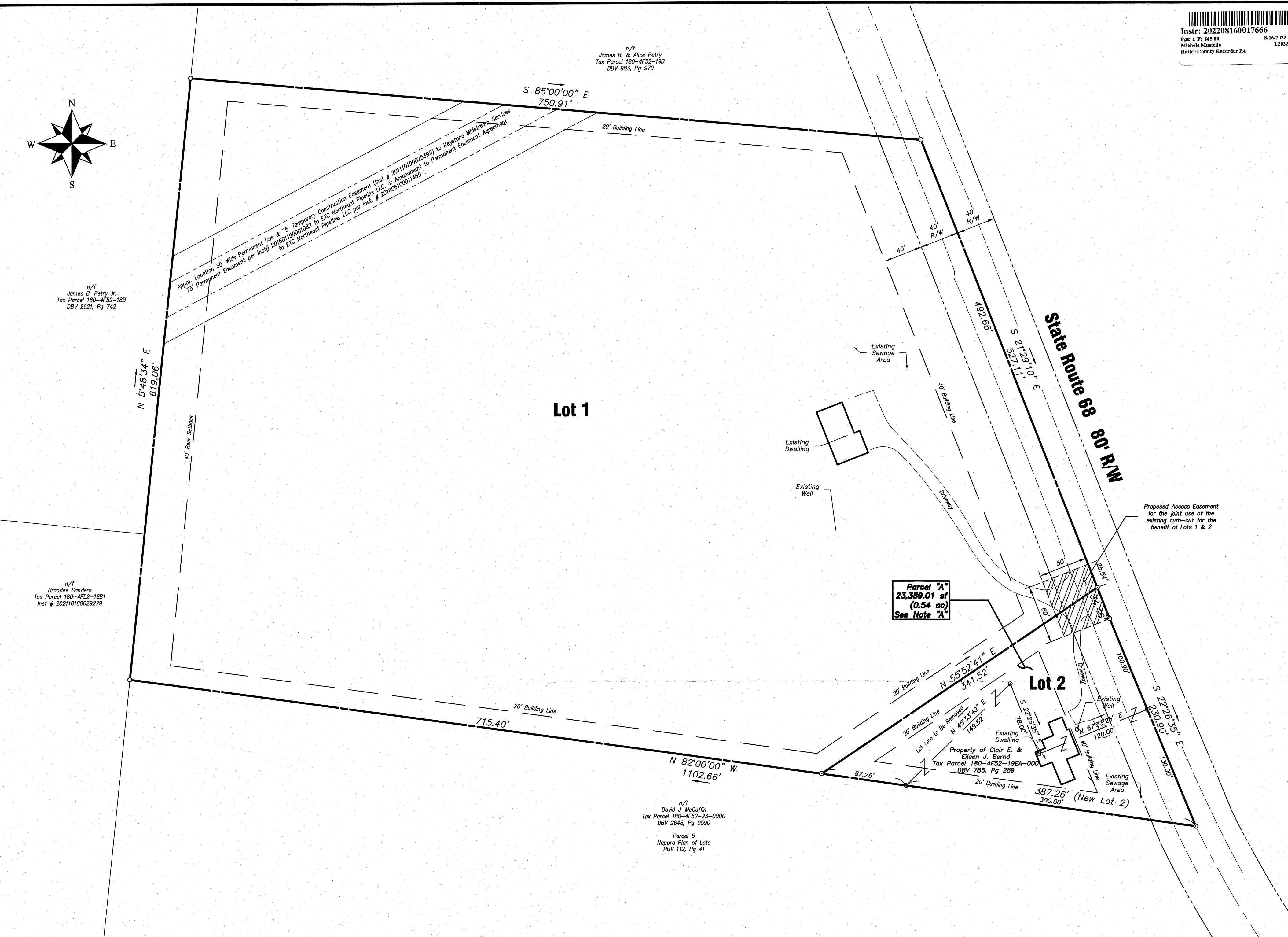
PLAN BOOK PAGE
404 45

HOCHBEIN MILLER LOT LINE REVISION
 SITUATE IN: BUFFALO TOWNSHIP
 BUTLER COUNTY, PA
 MADE FOR: BRIAN HOCHBEIN
 142 GRIMM ROAD
 SARVER, PA 16055
 SCALE - 1" = 30'
 JULY 6, 2022
 PREPARED BY: R.E. JACKSON, P.E. - P.L.S.
 984 CHERRY LANE ROAD
 APOLLO, PA 15613
 724-478-1250

Current Zoning: A-1 Agricultural
 Proposed Use: Single Family Residential
 Minimum Requirements
 Lot Area: 80,000 sq ft
 Lot Frontage: 150 ft
 Front Yard: 50 ft
 Side Yard: 20 ft
 Rear Yard: 20 ft

NOTE: Subject to any and all existing rights of way and easements of record

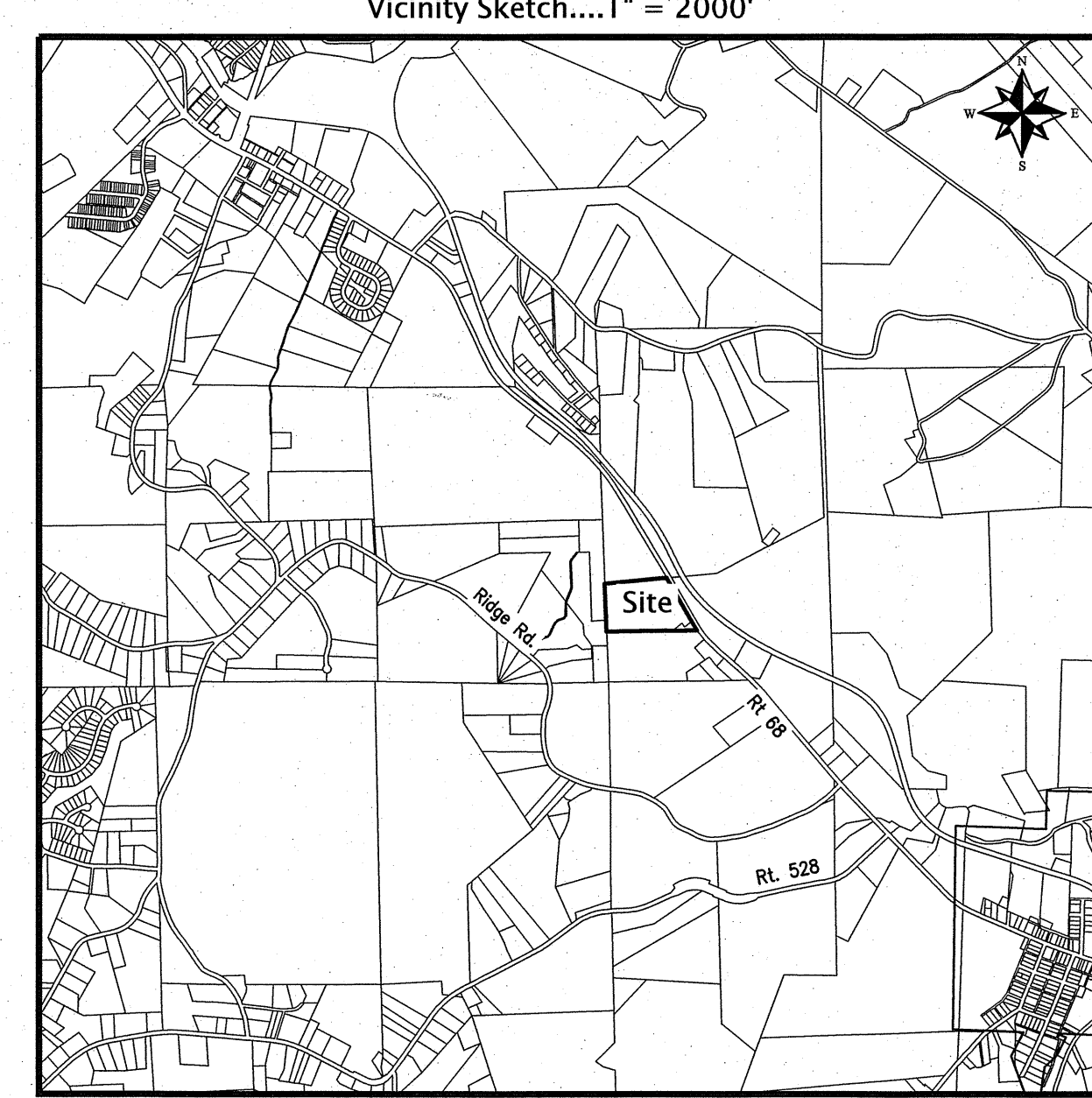




Affected Zoning District:	R-Residential w/ Transitional Overlay
Minimum Lot Area	1.5 Acres
Minimum Lot Width	150.00 Feet
Minimum Front Setback	40.00 Feet
Minimum Side Setback	20.00 Feet
Minimum Rear Setback	40.00 Feet
Maximum Lot Coverage	50%

PLAN BOOK	PAGE
404	47

Owner	Tax Parcel #	Deed Reference	Original Area (SF)	Original Acres (AC)	Parcel A (SF)	Parcel A (AC)	Revised Area (SF)	Revised Area (AC)	
Michael E. Bernd	180-4F52-19E	Inst # 201402110002953	573,213.70	13.16	23,389.01	0.54	549,824.69	12.62	Now Lot 1
Clair E. & Eileen J. Bernd	180-4F52-19EA	DBV 786, Pg 289	20,898.28	0.48	23,389.01	0.54	44,287.29	1.02	Now Lot 2
Total Property Affected By This Plan: 594,111.98 sf or 13.64 Acres									



Instr: 202208160017666
 Page 1 of 14
 Michele Mustello
 Butler County Recorder PA

Clair E. & Eileen J. Bernd (Deceased) - Michael E. Bernd Executor
 I, Michael E. Bernd, Executor of the Estate of Clair E. & Eileen J. Bernd, owners of the land shown on the Bernd Plan of Lots hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to 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 15th day of August 2022
 ATTEST:
 Notary Public: *Sarah G. Hancher*
 Michael E. Bernd Ex.
 Clair E. Bernd (Deceased) - Michael S. Bernd, Executor
 Michael E. Bernd Ex.
 Eileen J. Bernd (Deceased) - Michael S. Bernd, Executor

Michael E. Bernd
 I, Michael E. Bernd, owner of the land shown on the Bernd Plan of Lots hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to 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 15th day of August 2022
 ATTEST:
 Notary Public: *Sarah G. Hancher*
 Michael E. Bernd

Commonwealth of Pennsylvania :
 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 E. Bernd, Executor of the Estate of Clair E. & Eileen J. Bernd and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 15th day of August 2022
 My Commission Expires the 22nd day of July 2023
 Notary Public: *Sarah G. Hancher*

Commonwealth of Pennsylvania :
 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 E. Bernd, and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 15th day of August 2022
 My Commission Expires the 22nd day of July 2023
 Notary Public: *Sarah G. Hancher*

I hereby certify that the title to the property contained in the Bernd Plan of Lots is in the name of Clair E. Bernd & Eileen J. Bernd (Deceased) - Michael E. Bernd, Executor and is recorded at Deed Book 786, Page 289. I further certify that there is no mortgage, lien or other encumbrance against this property.
 Witness: *Michael E. Bernd Ex.*
 Michael E. Bernd (Deceased) - Michael S. Bernd, Executor
 Michael E. Bernd Ex.
 Eileen J. Bernd (Deceased) - Michael S. Bernd, Executor

I hereby certify that the title to the property contained in the Bernd Plan of Lots is in the name of Michael E. Bernd and is recorded at Instrument No. 201402110002953. I further certify that there is no mortgage, lien or other encumbrance against this property.
 Witness: *Michael E. Bernd*
 Michael E. Bernd

General Plan Notes:
Property Owners:
 Michael E. Bernd
 Tax Parcel 180-4F52-19E
 Inst # 201402110002953
Property/Mailing Address:
 2179 Evans City Road
 Zelenople, PA 16063
Clair E. & Eileen J. Bernd, (Deceased)
 Michael E. Bernd, Executor
Property Address:
 2169 Evans City Road
 Zelenople, PA 16063
Mailing Address:
 Clair E. & Eileen J. Bernd, (Deceased)
 Michael E. Bernd, Executor
 2179 Evans City Road
 Zelenople, PA 16063

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. Spurdute* Date: 6/27/22
 James A. Spurdute R.S. # 2457-E
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: *Benjamin L. Gilbert* Date: 8/12/2022
 Benjamin L. Gilbert PE 077507
 Printed Name & Registration Number
Jackson Township Board of Supervisors
 Approved by the Board of Supervisors of Jackson Township on the 15th day of August 2022 subject to certain conditions referenced in the Township decision letter dated July 15, 2022. The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligations 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 14th day of August 2022
 Township Manager / Secretary: *[Signature]* Chairperson: *[Signature]*
Jackson Township Planning Director
 Approved by the Planning Director of Jackson Township on the 15th day of July 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 July 15, 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 4th day of August 2022
 Township Manager / Secretary: *[Signature]* Chairperson: *Nikki Colton*
 This plan was delivered to applicant by Jackson Township on the 11th day of August 2022
 Secretary: *R. Han* Planning Director: *[Signature]*
 BC Plan # 22143

- Notes:**
- A. The purpose of this plan is to revise the lot line between Tax Parcels 180-4F52-19E & 180-4F52-19EA by transferring Parcel "A" between parties. Parcel "A" is to be conveyed to and become an integral part of Tax Parcel 180-4F52-19EA and is not to be considered a separate building lot. The transfer of Parcel "A" must be done by deed conveying title. This plan does not transfer title or ownership of any parcel shown.
 - B. Lots 1 and 2 both are currently served by existing on lot wells & sewage disposal systems.
 - C. The proposed common access easement between Lots 1 and 2 along Route 68 as shown shall be for the benefit of Lots 1 and 2 allowing free and un-interrupted access over, across and through Lots 1 and 2 for the common use of the existing driveway. Upon conveyance of any lot in this plan, an ownership and maintenance agreement shall be recorded at the Butler County Recorder of Deeds Office identifying the rights, responsibilities and costs associated with maintenance of this share areas.
 - D. Lot areas in the table below are to the centerline of Rt 68 which by description is the deed boundary for both parcels. Right of way areas have not been subtracted from these areas.

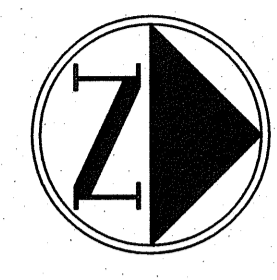
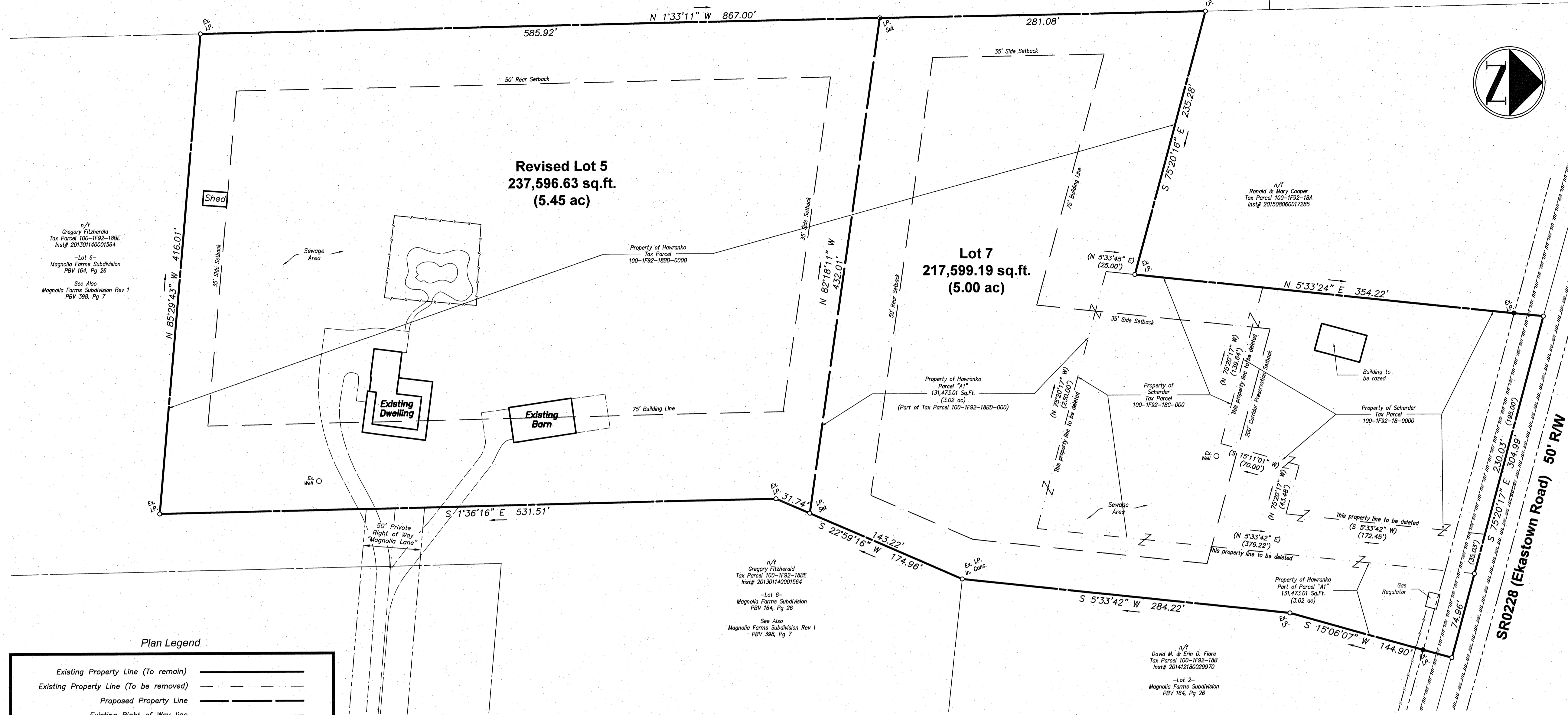
Butler County Planning Commission
 Reviewed Butler County Planning Commission this 20th day of July 2022
 Secretary: *R. Han* Chairperson: *[Signature]*
 BC Plan # 22143
Butler County Recorder of Deeds
 Commonwealth of Pennsylvania :
 County of Butler : SS
 Recorded in the Recorder of Deeds office for the recording of deeds, plans, etc. in Butler County, Commonwealth of Pennsylvania in Plan Book Volume 404, Pages 47
 Given under my hand and seal this 16th day of August 2022
 Recorder: *Michele Mustello*
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024
GRAPHIC SCALE
 0 30 60 120 240
 (IN FEET)
 1 inch = 60 ft.

DRAWING NUMBER: 1009-2224251
 DRAWING SCALE: 1"=60'
 DATE: June 27, 2022
 DRAWN BY:
 REVISIONS:
 Preliminary/Final Land Subdivision Plan for:
Bernd Plan of Lots
 Being lot line revision between Tax Parcels
 180-4F52-19EA & 180-4F52-19E
 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

n/i
Frank W. & Lisa L. Bogacz
Tax Parcel 100-1F92-17A-0000
-Lot 5-
J.R.P. Bogacz Plan
PBV 261 Pg 43

Instr: 202208170017768
Pg 1 of 1
Michele Mustello
Butler County Recorder PA



n/i
Gregory Fitzherald
Tax Parcel 100-1F92-18BE
Inst# 201301140001564
-Lot 6-
Magnolia Farms Subdivision
PBV 164, Pg 26
See Also
Magnolia Farms Subdivision Rev 1
PBV 398, Pg 7

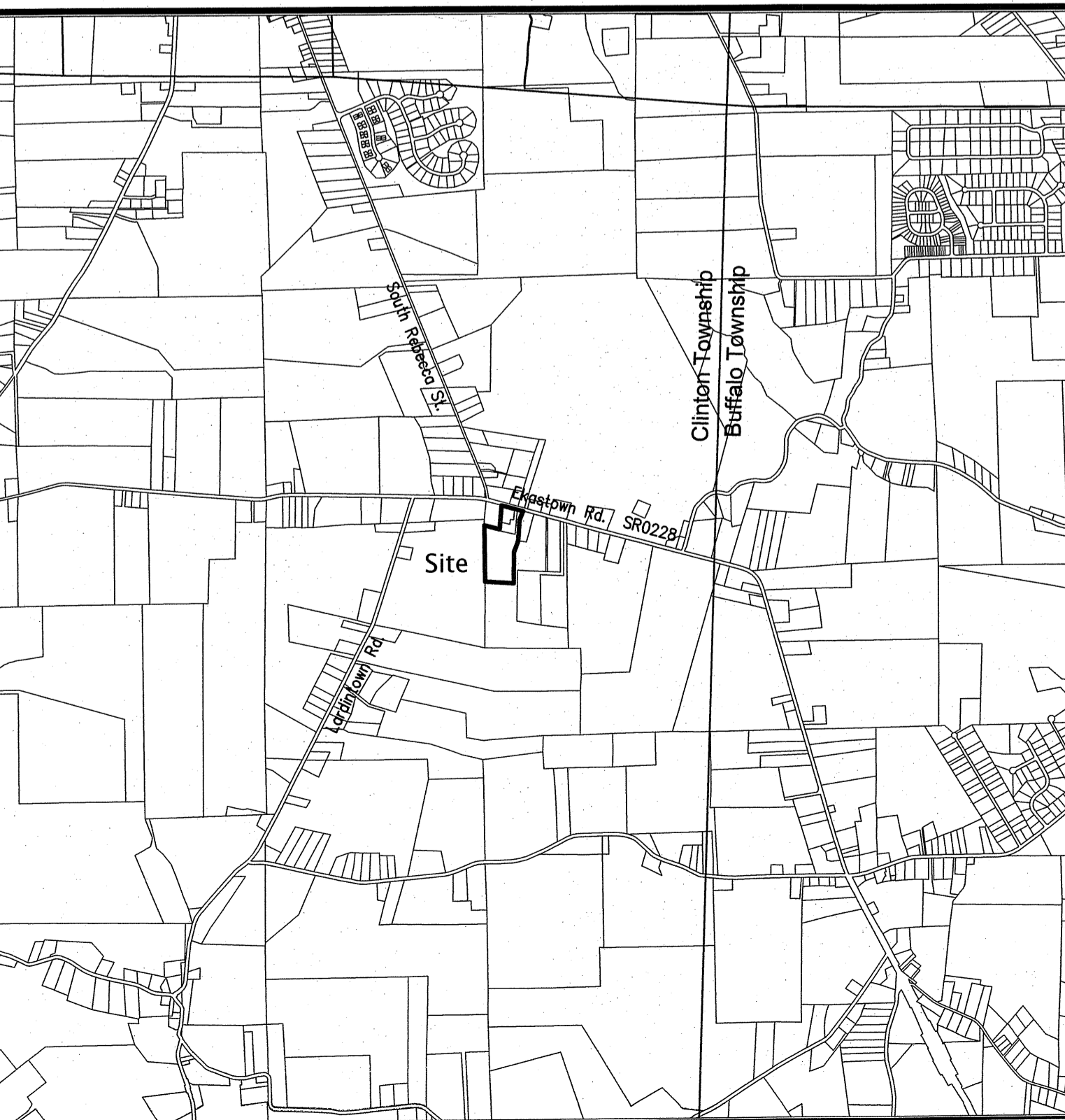
n/i
Gregory Fitzherald
Tax Parcel 100-1F92-18BE
Inst# 201301140001564
-Lot 6-
Magnolia Farms Subdivision
PBV 164, Pg 26
See Also
Magnolia Farms Subdivision Rev 1
PBV 398, Pg 7

n/i
David M. & Erin D. Fiore
Tax Parcel 100-1F92-18B
Inst# 2014121800025070
-Lot 2-
Magnolia Farms Subdivision
PBV 164, Pg 26

Plan Legend

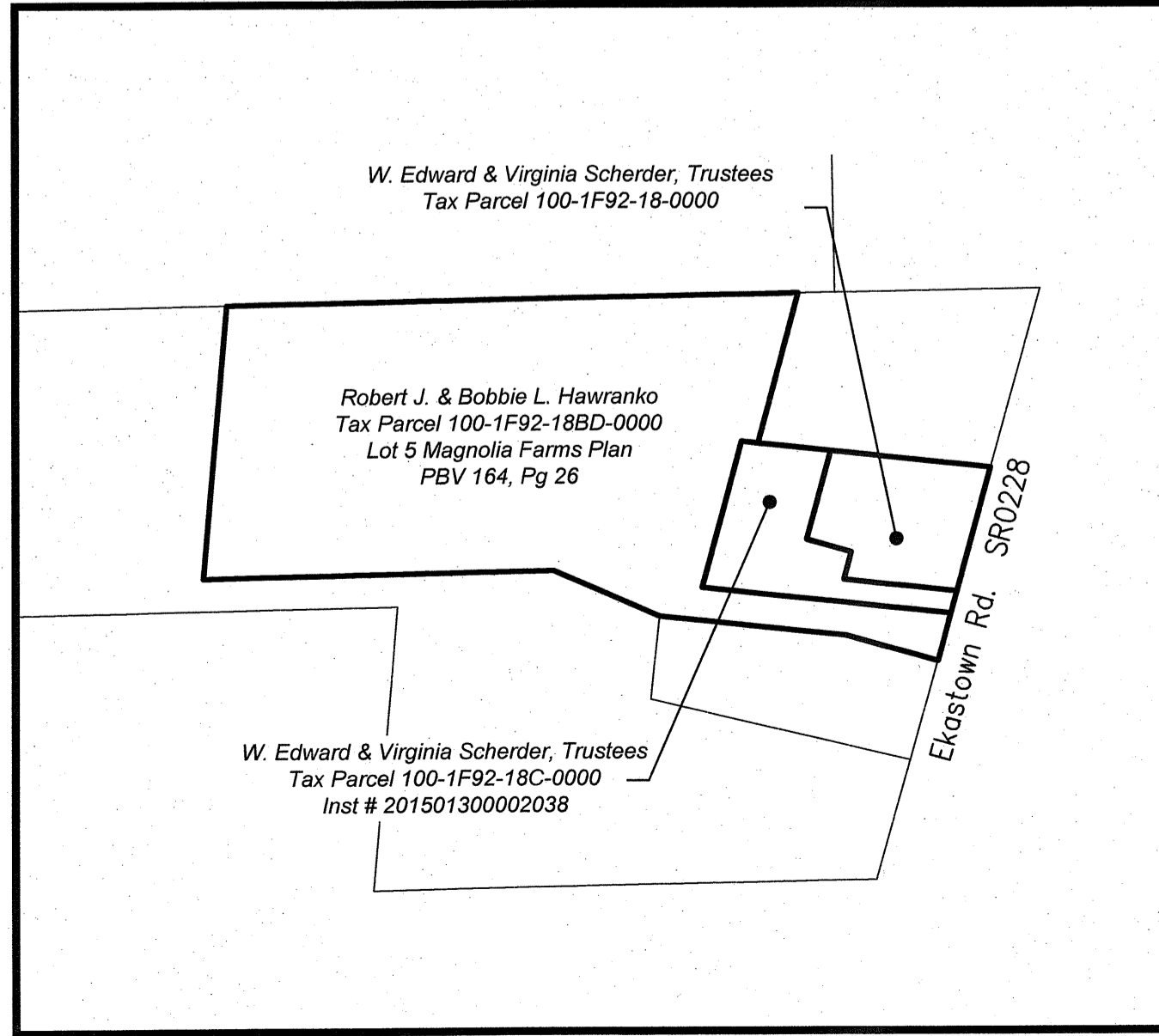
Existing Property Line (To remain)	—————
Existing Property Line (To be removed)	- - - - -
Proposed Property Line	—————
Existing Right of Way line	—————
Building Setback Line	—————
Edge of Asphalt Cartway	—————
Existing Driveway	—————
Existing Fence	—————

Site Location Map 1"=2000'



PLAN BOOK	PAGE
404	48

Original Lot Condition - PBV 164, Pg 26 1"=500'



General Plan Notes:

- Property Owners**
Robert J. & Bobbie L. Hawranko
200 Magnolia Lane
Sarver, PA 16055
- Tax Parcel 100-1F92-18BD-0000
Deed Book 2551, Page 1030
- Also being known as Lot 5 of the Magnolia Farms Plan of Subdivision, PBV 164, Pg 26
- W. Edward & Virginia Scherder**
Trustees of the W. Edward Scherder & Virginia Scherder Revocable Trust U/A DTD October 23, 2014
197 Magnolia Lane
Sarver, PA 16055
- Tax Parcels 100-1F92-18-0000 & 100-1F92-18C-0000
Instrument No. 201501300002038
- The purpose of this plan is to consolidate Tax Parcels 100-1F92-18-0000, 100-1F92-18C-0000 & proposed Parcel "A1" into one contiguous lot resulting in Revised Lot 5 and Lot 7.
 - This plan does not convey title. Any transfer of land must be by deed of conveyance and refer to this plan.
 - Lot 5 has an existing sewage disposal system and on lot well.
 - Lot 7 will be served by the existing sewage disposal system and on lot well from the prior homes that were formerly on Tax Parcel 100-1F92-18C-0000
 - This plan is subject to any and all easements, agreements, covenants, rights of way, leases and other items normally found in a full title search, both recorded and un-recorded.
- If applicable for Lot 7: A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law" before access to a state highway is permitted.
- Current Zoning: Agricultural Conservation w/ Corridor Preservation Overlay

Lot Area Table (Original)

Tax Parcel	Sq. Ft.	Acres
Tax Parcel 100-1F92-18-0000 Lands of Scherder	43,392.05	0.996
Tax Parcel 100-1F92-18C-0000 Lands of Scherder	42,734.13	0.981
Tax Parcel 100-1F92-18BD-0000 Lands of Hawranko (Lot 5)	369,069.64	8.473
Total Property Affected by this plan:	455,195.82	10.45

Revised Lot Areas

Parcel "A1" (Part of Original Lot 5)	131,473.01	3.02
Tax Parcel 100-1F92-18-0000	43,392.05	1.00
Tax Parcel 100-1F92-18C-0000	42,734.13	0.98
Proposed Lot 7	= 217,599.19	5.00
Lot 5 (Original)	369,069.64	8.473
Parcel "A1"	- 131,473.01	3.02
Revised Lot 5	= 237,596.63	5.45

DRAWING NUMBER: 1048-2224119
DRAWING SCALE: 1"=50'
DATE: June 6, 2022
DRAWN BY:
REVISIONS:
07/26/2022...Per Review
08/01/2022...Per Planning Comm.

Magnolia Farms Subdivision No. 3
Being a consolidation and subdivision of Tax Parcels 100-1F92-18-0000, 100-1F92-18C-0000 & 100-1F92-18BD
Clinton Township, Butler County Pennsylvania

Owner:
Know all men by these presents; that Robert J. & Bobbie L. Hawranko, does hereby adopt this plan as its plan of lots of its property situate in Clinton Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Clinton, Robert J. & Bobbie L. Hawranko hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Clinton, my successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Robert J. & Bobbie L. Hawranko, my successors and assigns and purchasers of lots in this plan.

In witness whereof, we, hereunto set our hand and seal this 4th day of August, 2022

Owner: *Robert J. & Bobbie L. Hawranko*

Notary Public:
Commonwealth of Pennsylvania JSS
County of Butler JSS

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared above named Robert J. & Bobbie L. Hawranko 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 4th day of August, 2022

My commission expires the 9th day of May, 2022

(Seal) *James A. Spurdute* Notary Public
Commonwealth of Pennsylvania - Notary Seal
Allegheny County
My commission expires May 9, 2025
Commission number 1005831
Member, Pennsylvania Association of Notaries

Clinton Township Planning Commission:
Approved by the Clinton Township Planning Commission this 8th day of August, 2022

Secretary: *James A. Spurdute* Chairman: *Kevin M. Con*

Clinton Township Board of Supervisors:
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 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 roads.

Approved by the Board of Supervisors of the Township of Clinton this 8th day of August, 2022

Secretary: *Ashley J. Kahley* Chairman: *Kevin M. Con*

Butler County Planning Commission:
Reviewed by the Butler County Planning Commission on this 20th day of July, 2022

Secretary: *Robert J. Spurdute* Chairman: *James A. Spurdute*

Owner:
Know all men by these presents; that W. Edward & Virginia Scherder, Trustees of the W. Edward Scherder & Virginia Scherder Revocable Trust U/A DTD October 23, 2014, does hereby adopt this plan as its plan of lots of its property situate in Clinton Township, Butler County, Pennsylvania. And for divers advantages accruing to it, does hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County or Butler, and Township of Clinton, W. Edward & Virginia Scherder, Trustees of the W. Edward Scherder & Virginia Scherder Revocable Trust U/A DTD October 23, 2014 hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Clinton, my 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 W. Edward & Virginia Scherder, Trustees of the W. Edward Scherder & Virginia Scherder Revocable Trust U/A DTD October 23, 2014, my successors and assigns and purchasers of lots in this plan.

In witness whereof, we, hereunto set our hand and seal this 4th day of August, 2022

Owner: *W. Edward & Virginia Scherder*

Notary Public:
Commonwealth of Pennsylvania JSS
County of Butler JSS

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared above named W. Edward & Virginia Scherder, Trustees of the W. Edward Scherder & Virginia Scherder Revocable Trust U/A DTD October 23, 2014 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 4th day of August, 2022

My commission expires the 9th day of May, 2022

(Seal) *James A. Spurdute* Notary Public
Commonwealth of Pennsylvania - Notary Seal
Allegheny County
My commission expires May 9, 2025
Commission number 1005831
Member, Pennsylvania Association of Notaries

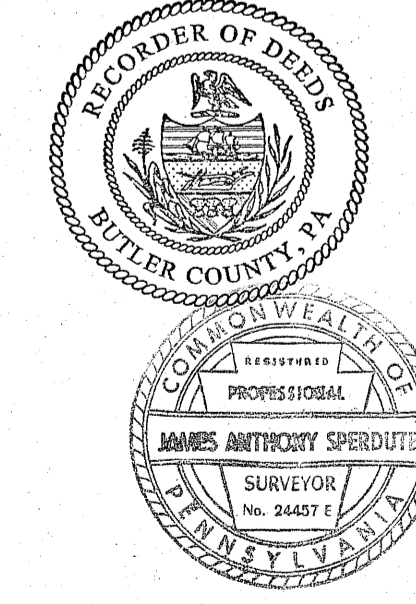
Butler County Recorder of Deeds:
Recorded in the office of the Recorder of Deeds of Butler County, Commonwealth of Pennsylvania, in Plan Book Volume 104 page(s) 48

Given under my hand and seal this 17th day of August, 2022

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

Surveyor:
I, James A. Spurdute, 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.

Date: 8/2/22
James A. Spurdute, RS #24457-E



Spurdute 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@spurdutesurveying.com

OWNERS ADOPTION
(SIPPEL ENTERPRISES LP & GARY A. SIPPEL)
Sippel Enterprises LP and Gary A. Sippel, owners of a portion of the land shown on the "Cranberry Springs - Subdivision Plan" hereby adopt this plan as their Plan of Lots and Irrevocably dedicate all streets and other property identified for dedication on the plan, including but not limited to Lot 6, Lot 7, Lot 8 and Lot 9, to the public. This adoption and dedication shall be binding upon the Partnership, the Individual, and upon their respective heirs, executors, successors, and assigns.

WITNESS: SIPPEL ENTERPRISES, L.P.
By: Sippel Corp., general partner
Date: 8-11-2022
By: Gary A. Sippel, President
Date: 8-11-2022
By: Gary A. Sippel, Individually
Date: 8-11-2022

Before me, the undersigned Notary Public, in and for the Commonwealth of Pennsylvania, and County of **Butler**, personally appeared Gary A. Sippel, individually and as President of Sippel Corp., general partner of Sippel Enterprises, L.P. and acknowledged the foregoing Adoption and Dedication to be the act of the partnership and Gary A. Sippel, individually.

Witness my hand and notarial seal this 11th day of August, 2022.

My commission expires the 7th day of January, 2026.

Notary Public: *DeAnna R. Dattilo*

Commonwealth of Pennsylvania - Notary Seal
DeAnna R. Dattilo, Notary Public
Butler County
My commission expires January 7, 2026
Commission number 1253755
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE
(SIPPEL ENTERPRISES LP & GARY A. SIPPEL)
We hereby certify that the title to the portion of the property contained in the "Cranberry Springs-Subdivision Plan" owned by Sippel Enterprises L.P. and Gary A. Sippel is recorded at Instrument Nos. 201612270030665, 201408250020104, and 20160014621.

WITNESS: SIPPEL ENTERPRISES, L.P.
By: Sippel Corp., general partner
Date: 8-11-2022
By: Gary A. Sippel, President
Date: 8-11-2022
By: Gary A. Sippel, Individually
Date: 8-11-2022

MORTGAGE CLAUSE
We, Dollar Bank, mortgagee of the property contained in the "Cranberry Springs - Subdivision Plan" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness: *John P. Casin*
Name, Title of Dollar Bank
Sr. Vice President

OWNERS ADOPTION
(CRANBERRY REAL ESTATE HOLDINGS LLC)
Cranberry Real Estate Holdings LLC, owner of a portion of the land shown on the "Cranberry Springs - Subdivision Plan" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan, including Lot 6, Lot 7, Lot 8 and Lot 9, to the public. This adoption and dedication shall be binding upon the company and upon its successor and assigns.

WITNESS: CRANBERRY REAL ESTATE HOLDINGS LLC
By: Renee L. Versaw, Manager
Date: 8-4-22
By: Tracey Nypevar, Manager
Date: 8-4-22

Before me, the undersigned Notary Public, in and for the Commonwealth of Pennsylvania, and County of **Butler**, personally appeared Renee L. Versaw and Tracey Nypevar, Managers of Cranberry Real Estate Holdings LLC, and acknowledged the foregoing Adoption and Dedication to be the act of the company.

Witness my hand and notarial seal this 11th day of August, 2022.

My commission expires the 31st day of July, 2026.

Notary Public: *Nicholas Fisher Nypevar*

Commonwealth of Pennsylvania - Notary Seal
Nicholas Fisher Nypevar, Notary Public
Butler County
My commission expires July 31, 2026
Commission number 1284914
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE
(CRANBERRY REAL ESTATE HOLDINGS LLC)
I hereby certify that the title to the portion of the property owned by Cranberry Real Estate Holdings LLC as shown on the "Cranberry Springs - Subdivision Plan" is in the name of UPMC Presbyterian ShadySide, and is recorded at Instrument No. 2014604120006727. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: CRANBERRY REAL ESTATE HOLDINGS LLC
By: Renee L. Versaw, Manager
Date: 8-4-22
By: Tracey Nypevar, Manager
Date: 8-4-22

OWNERS ADOPTION
(UPMC PRESBYTERIAN SHADYSIDE)
UPMC Presbyterian ShadySide, owners of a portion of the land shown on the "Cranberry Springs - Subdivision Plan" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan, including but not limited to Lot 6, Lot 7, Lot 8 and Lot 9, to the public. This adoption and dedication shall be binding upon UPMC Presbyterian ShadySide and upon its successors and assigns.

WITNESS: UPMC PRESBYTERIAN SHADYSIDE
By: Margaret Bell
Date: 8-11-2022
By: VP Real Estate UPMC
Date: 8-11-2022

Before me, the undersigned Notary Public, in and for the Commonwealth of Pennsylvania, and County of **Allegheny**, personally appeared the above named Margaret Bell as VP Real Estate of UPMC Presbyterian ShadySide, and acknowledged the foregoing Adoption and Dedication to be the act of UPMC Presbyterian ShadySide.

Witness my hand and notarial seal this 21st day of August, 2022.

My commission expires the 10th day of November, 2022.

Notary Public: *Brian T. Lindauer*

Commonwealth of Pennsylvania - Notary Seal
Brian T. Lindauer, Notary Public
Allegheny County
My commission expires November 12, 2022
Commission number 1085995
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE
(UPMC PRESBYTERIAN SHADYSIDE)
I hereby certify that the title to the portion of the property owned by UPMC Presbyterian ShadySide contained in the "Cranberry Springs - Subdivision Plan" is in the name of UPMC Presbyterian ShadySide, and is recorded at Instrument No. 2014604120006727. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS: UPMC PRESBYTERIAN SHADYSIDE
By: Margaret Bell
Date: 8-11-2022
By: VP Real Estate UPMC
Date: 8-11-2022

OWNERS ADOPTION
(CRANBERRY SPRINGS DEVELOPMENT GROUP I LP)
The Cranberry Springs Development Group I LP, owner of a portion of the land shown on the "Cranberry Springs - Subdivision Plan" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan, including Lot 6, Lot 7, Lot 8 and Lot 9, to the public. This adoption and dedication shall be binding upon the partnership and upon its successors and assigns.

WITNESS: CRANBERRY SPRINGS DEVELOPMENT GROUP I LP
By: Sippel Corp., its general partner
Date: 8-11-2022
By: Gary A. Sippel, President
Date: 8-11-2022

Before me, the undersigned Notary Public, in and for the Commonwealth of Pennsylvania, and County of **Butler**, personally appeared Gary A. Sippel as President of Sippel Corp., general partner of Cranberry Springs Development Group I LP and acknowledged the foregoing Adoption and Dedication to be the act of the limited partnership.

Witness my hand and notarial seal this 11th day of August, 2022.

My commission expires the 11th day of January, 2026.

Notary Public: *DeAnna R. Dattilo*

Commonwealth of Pennsylvania - Notary Seal
DeAnna R. Dattilo, Notary Public
Butler County
My commission expires January 7, 2026
Commission number 1253755
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE
(CRANBERRY SPRINGS DEVELOPMENT GROUP I LP)
I hereby certify that the title to the portion of the property owned by Cranberry Springs Development Group I LP contained in the "Cranberry Springs - Subdivision Plan" is in the name of Cranberry Springs Development Group I LP, and is recorded in Instrument No. 20151100204230.

WITNESS: CRANBERRY SPRINGS DEVELOPMENT GROUP I LP
By: Sippel Corp., general partner
Date: 8-11-2022
By: Gary A. Sippel, President
Date: 8-11-2022

MORTGAGE CLAUSE
We, Dollar Bank, mortgagee of the property contained in the "Cranberry Springs - Subdivision Plan" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness: *John P. Casin*
Name, Title of Dollar Bank
Sr. Vice President

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

Secretary: *Deanna R. Dattilo*
Chairman, Board of Supervisors: *Richard M. Holley*

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES
The Township of Cranberry agrees not to issue building permits until the "Planning Module for Land development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.

Secretary: *Deanna R. Dattilo*
Date: 8/12/22

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS APPROVAL
Approved by the Board of Supervisors of the Township of Cranberry by Resolution No. 2022-59 on the 10th day of August, 2022.

Secretary: *Deanna R. Dattilo*
Chairman, Board of Supervisors: *Richard M. Holley*

CRANBERRY TOWNSHIP MANAGER APPROVAL
I, Daniel D. Santoro, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Resolution No. 2022-59 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager: *Daniel D. Santoro*

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

Signature: *Michael C. Malak*
Registration Number: 06-073220
Date: 8/12/22

BUTLER COUNTY PLANNING COMMISSION REVIEW
Reviewed by the Butler County Planning Commission on this 17th day of August, 2022.

Secretary: *R. H. Gern*
Chairman, Butler County Planning Commission: *R. H. Gern*

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 404, Page 49.

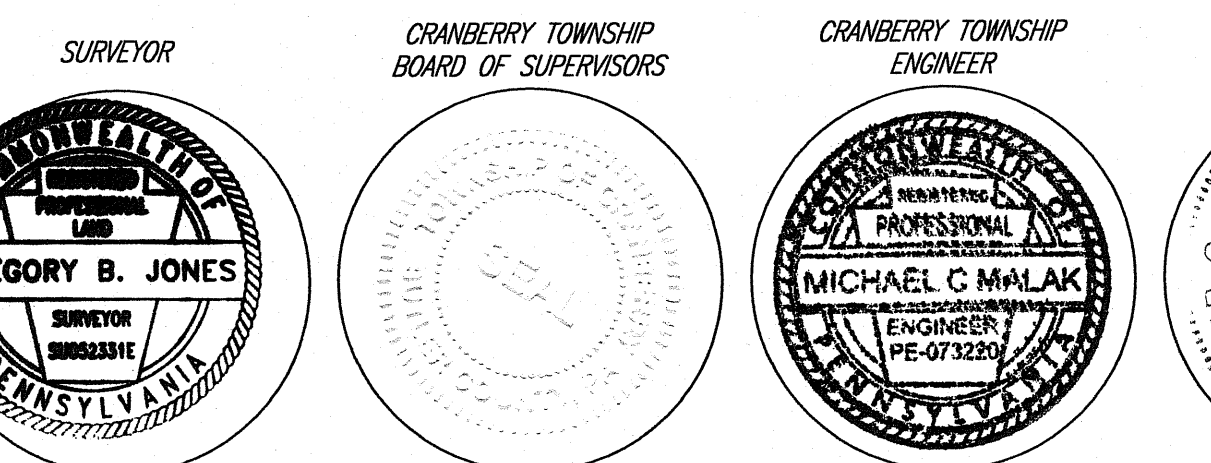
Given under my hand and seal this 18th day of August, 2022.

Recorder of Deeds: *Michele M. Mustello*

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

GENERAL NOTES:

- NO PAVE SETBACK ALONG COOLSPPRINGS DRIVE IS WAIVED AND MODIFIED.
- NO GRADING WITHIN 10 FEET ALONG THE PROPERTY LINES OF SIPPEL ENTERPRISES LP, GARY A. SIPPEL, CRANBERRY REAL ESTATE HOLDINGS LLC AND CRANBERRY SPRINGS DEVELOPMENT GROUP I LP. IS WAIVED/MODIFIED.
- ALL OF THE EASEMENTS SHOWN ON LOT 1, LOT 2, LOT 3, LOT 4 AND RESIDUAL PARCEL A ARE FOR THE EXCLUSIVE BENEFIT OF PROPERTY OWNED BY SIPPEL ENTERPRISES LP AND GARY A. SIPPEL. NO OTHER OWNERS JOINING IN THIS PLAN HAVE ANY RIGHTS OR INTEREST IN THOSE EASEMENTS AND/OR RESTRICTIONS. ACCORDINGLY, THESE ACCESS AND UTILITY EASEMENTS, AND OTHER RESTRICTIONS, MAY BE VACATED AND/OR MODIFIED BY SIPPEL ENTERPRISES LP AND GARY A. SIPPEL, INDIVIDUALLY, WITHOUT THE JOINDER OF ANY OTHER PARTIES.
- COOLSPPRINGS DRIVE PRIVATE RIGHT-OF-WAY AS ESTABLISHED BY PRIOR PLANS IS HEREBY VACATED, TERMINATED AND ABANDONED UPON THE RECORDING OF THIS PLAN. UPON RECORDING OF THIS PLAN, THE ONLY PRIVATE RIGHTS IN COOLSPPRINGS DRIVE SHALL BE THOSE APPURTENANT TO PROPERTY ADJACENT TO A ROAD DEDICATED TO THE PUBLIC, INCLUDING THE SHARED, NONEXCLUSIVE RIGHT OF INGRESS, EGRESS AND EGRESS OVER THE COOLSPPRINGS DRIVE UNTIL ACCEPTED BY THE TOWNSHIP.



SITE ZONING CHART

ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'
ZONING DISTRICT:	BRK BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

PLAN BOOK PAGE

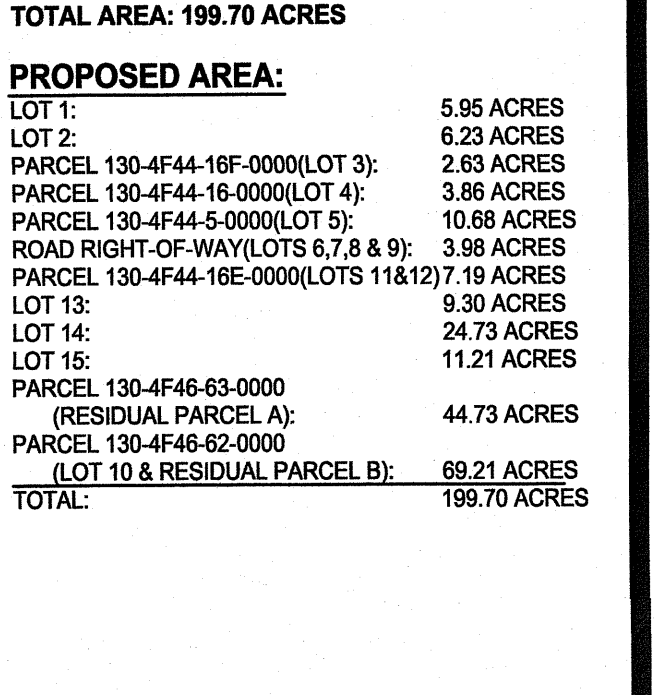
PLAN BOOK	PAGE
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EXISTING AREA:

PARCEL ID: 130-4F48-63-0000 (LOTS 1,2,3,10& RESIDUAL PARCEL A)	OWNER: SIPPEL ENTERPRISES LP. INSTRUMENT #20102270030665 AREA: 60.58 ACRES
PARCEL ID: 130-4F44-16F-0000 (LOTS 3 & 7)	OWNER: CRANBERRY SPRINGS DEV. GROUP I LP. INSTRUMENT #20151100204230 AREA: 2.84 ACRES
PARCEL ID: 130-4F44-16-0000 (LOTS 4 & 6)	OWNER: SIPPEL ENTERPRISES LP. INSTRUMENT #201012270030665 AREA: 4.23 ACRES
PARCEL ID: 130-4F44-5-0000 (LOTS 5 & 8)	OWNER: UPMC PRESBYTERIAN SHADYSIDE INSTRUMENT #201403110005110 AREA: 11.11 ACRES
PARCEL ID: 130-4F44-16E-0000 (LOT 12)	OWNER: SIPPEL ENTERPRISES LP. INSTRUMENT #201408250020104 AREA: 5.37 ACRES
PARCEL ID: 130-4F48-62-0000 (LOTS 1, 13, 14 & RESIDUAL PARCEL B)	OWNER: CRANBERRY REAL ESTATE HOLDINGS LLC INSTRUMENT #201604120006727 AREA: 115.57 ACRES

PROPOSED AREA:

LOT 1:	5.95 ACRES
LOT 2:	2.23 ACRES
PARCEL 130-4F44-16F-0000(LOT 3):	2.83 ACRES
PARCEL 130-4F44-16-0000(LOT 4):	3.86 ACRES
PARCEL 130-4F44-5-0000(LOT 5):	10.68 ACRES
ROAD RIGHT-OF-WAY(LOTS 6, 7, 8 & 9):	3.98 ACRES
PARCEL 130-4F44-16E-0000(LOTS 11&12):	7.16 ACRES
LOT 13:	9.30 ACRES
LOT 14:	24.73 ACRES
LOT 15:	11.21 ACRES
PARCEL 130-4F46-63-0000 (RESIDUAL PARCEL A):	44.73 ACRES
PARCEL 130-4F46-62-0000 (LOT 10 & RESIDUAL PARCEL B):	69.21 ACRES
TOTAL:	199.70 ACRES



Drawing Scale:
1" = 200'

ISSUED FOR REVIEW

Waterford Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

PVE

Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:
Sippel Enterprises
2591 Wexford Bayne Road, #100
Sewickley, PA 15143

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DATE ISSUED: APRIL 18, 2022

DATE	DESCRIPTION
06/16/2022	Adjusted Parcel Lines
07/11/2022	Added General Notes
07/13/2022	Revised Lot Configuration
07/18/2022	Revised General Notes
07/20/2022	Revised owners adoptions and certifications
07/21/2022	Revised General Notes
07/25/2022	Revised owners certifications
08/01/2022	Revised Lot 11

Situate In:
Cranberry Township, Butler County, PA

Project Name:
Cranberry Springs

Drawing Name:
Subdivision Plan
Sheet 1 of 5

Project No:
160212

Drawing No:
C-1200

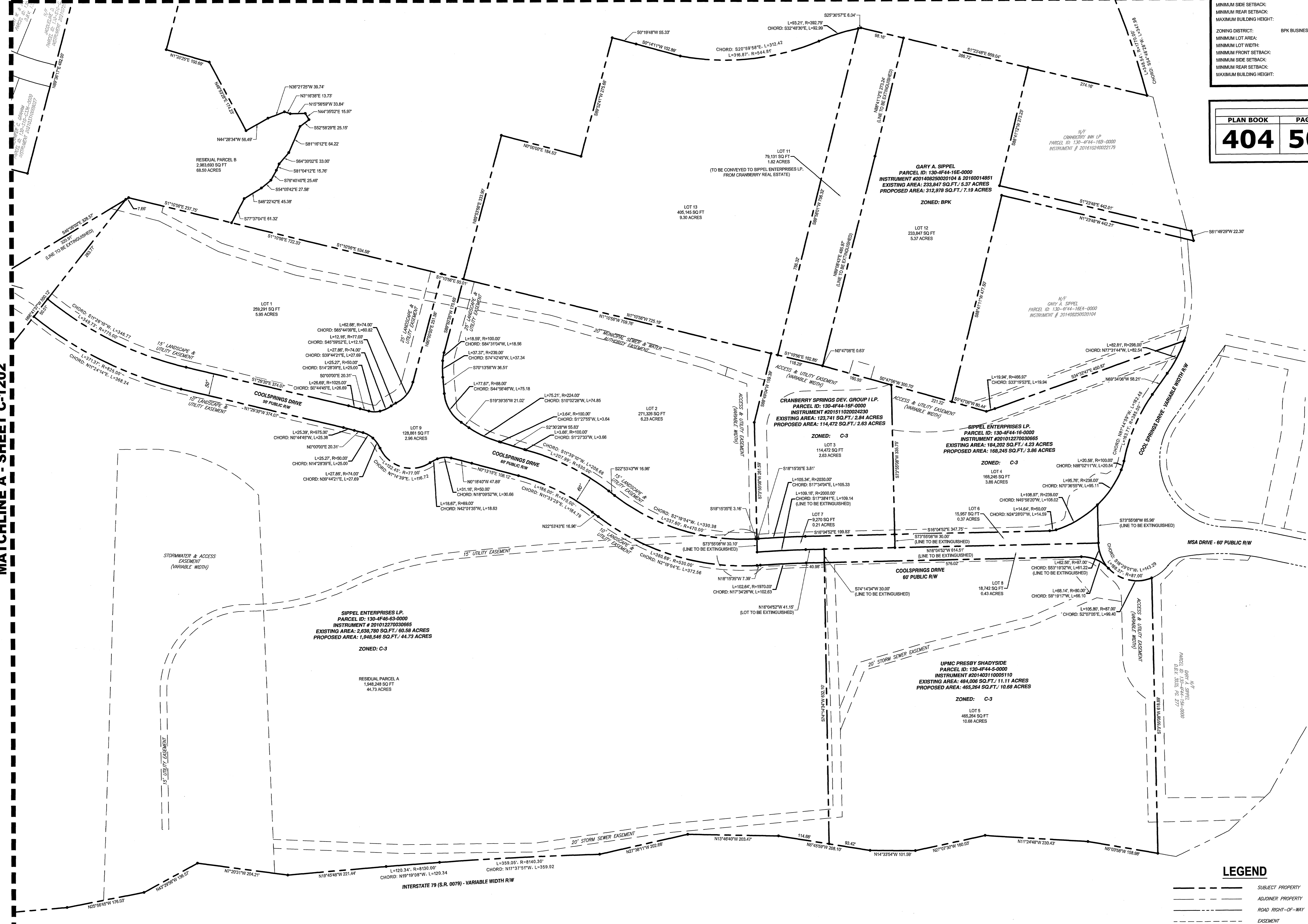
MATCHLINE B - SHEET C-1203

SITE ZONING CHART	
ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	30'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'
ZONING DISTRICT:	BPK BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

AREA TABULATION	
EXISTING AREA:	
PARCEL ID: 130-4F46-63-0000 (LOTS 1,2,8,10& RESIDUAL PARCEL A)	1.82 ACRES
OWNER: SIPPEL ENTERPRISES LP.	
INSTRUMENT #20102270030665	
AREA: 60.58 ACRES	
PROPOSED AREA:	
PARCEL ID: 130-4F44-16F-0000 (LOTS 3 & 7)	2.84 ACRES
OWNER: CRANBERRY SPRINGS DEV. GROUP I LP.	
INSTRUMENT #20115110024230	
AREA: 2.84 ACRES	
TOTAL AREA: 199.70 ACRES	

PLAN BOOK	PAGE
404	50

MATCHLINE A - SHEET C-1202



PROPOSED AREA:	
LOT 1:	5.95 ACRES
LOT 2:	6.23 ACRES
PARCEL 130-4F44-16F-0000 (LOT 3):	2.63 ACRES
PARCEL 130-4F44-16-0000 (LOT 4):	3.86 ACRES
PARCEL 130-4F44-5-0000 (LOT 5):	10.88 ACRES
ROAD RIGHT-OF-WAY (LOTS 6, 7, 8 & 9):	3.98 ACRES
PARCEL 130-4F44-16E-0000 (LOTS 11 & 12):	7.19 ACRES
LOT 13:	9.30 ACRES
LOT 14:	24.73 ACRES
LOT 15:	11.21 ACRES
PARCEL 130-4F46-63-0000 (RESIDUAL PARCEL A):	44.73 ACRES
PARCEL 130-4F46-63-0000 (LOT 10 & RESIDUAL PARCEL B):	69.21 ACRES
TOTAL:	199.70 ACRES

Drawing Scale: 1" = 100'

ISSUED FOR REVIEW

Waterfront Corporate Park III, Suite 101 P: 724-444-1100
 2000 Georgetowne Drive F: 724-444-1104
 Sewickley, PA 15143 www.pve-llc.com



Prepared For:
Sippel Enterprises
 2591 Wexford Bayne Road, #100
 Sewickley, PA 15143

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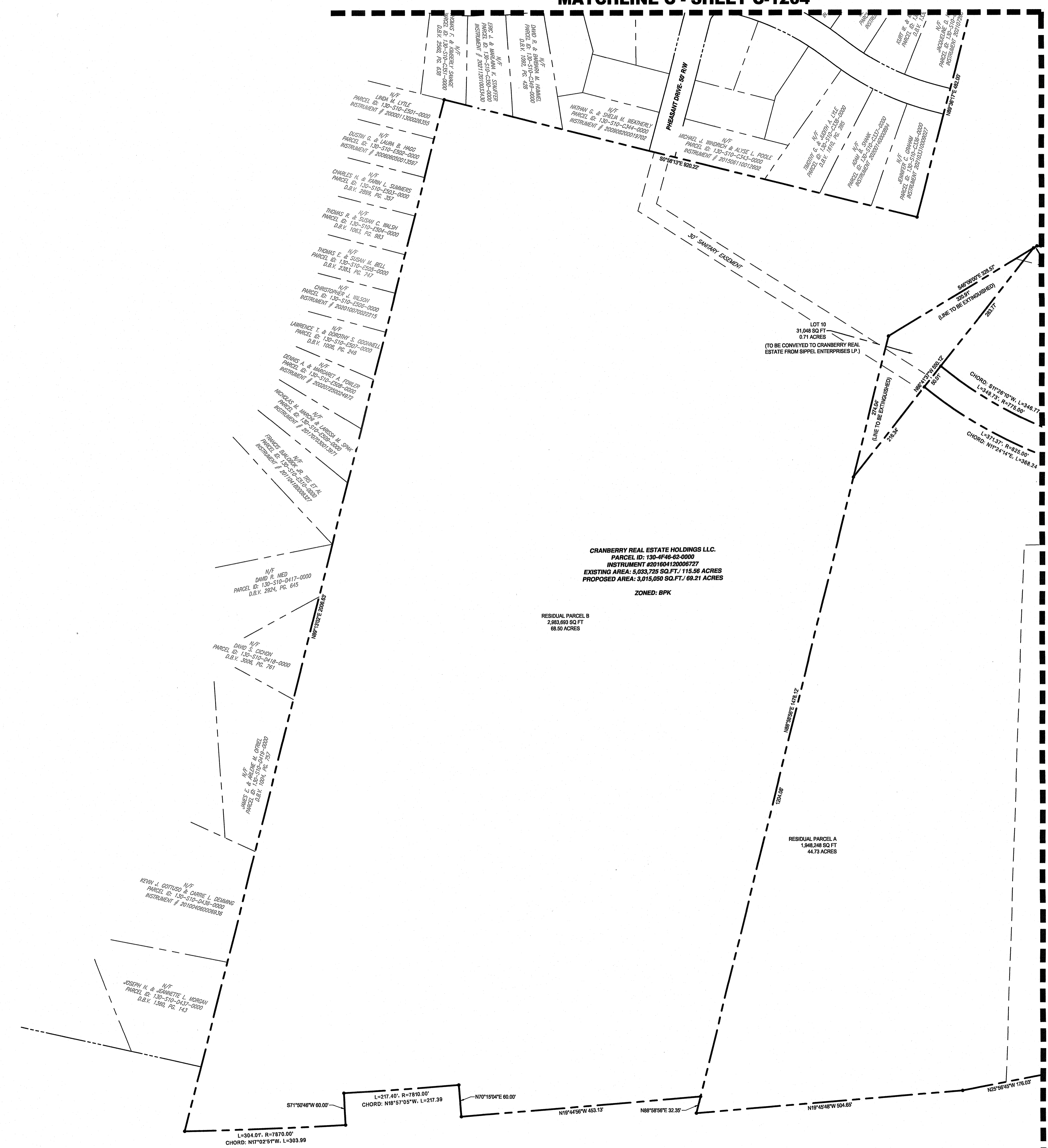
811 Know what's below. Call before you dig.

DATE ISSUED:		APRIL 18, 2022
PLAN REVISIONS		
DATE	DESCRIPTION	
1 06/16/2022	Adjusted Parcel Lines	
2 07/11/2022	Added General Notes	
3 07/13/2022	Revised Lot Configuration	
4 07/16/2022	Revised General Notes	
5 07/20/2022	Revised owners adoptions and certifications	
6 07/21/2022	Revised General Notes	
7 07/25/2022	Revised owners certifications	
8 08/01/2022	Revised Lot 11	
9		
10		

Situate In:	Cranberry Township, Butler County, PA
Project Name:	Cranberry Springs
Drawing Name:	Subdivision Plan Sheet 2 of 5
Project No:	160212
Drawing No:	C-1201

LEGEND	
	SUBJECT PROPERTY
	ADJONER PROPERTY
	ROAD RIGHT-OF-WAY
	EASEMENT

MATCHLINE C - SHEET C-1204



SITE ZONING CHART

ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	30'
ZONING DISTRICT:	BPK BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

AREA TABULATION

EXISTING AREA:

PARCEL ID: 130-4F46-63-0000 (LOTS 1,2,9,10& RESIDUAL PARCEL A)	OWNER: SIPPEL ENTERPRISES LP.	INSTRUMENT #20102270030665	AREA: 60.58 ACRES
PARCEL ID: 130-4F44-18F-0000 (LOTS 3 & 7)	OWNER: CRANBERRY SPRINGS DEV. GROUP I LP.	INSTRUMENT #2015110024230	AREA: 2.84 ACRES
PARCEL ID: 130-4F44-16-0000 (LOTS 4 & 6)	OWNER: SIPPEL ENTERPRISES LP.	INSTRUMENT #201012270030665	AREA: 4.23 ACRES
PARCEL ID: 130-4F44-5-0000 (LOTS 5 & 8)	OWNER: UPMC PRESBY SHADYSIDE	INSTRUMENT #20140310005110	AREA: 11.11 ACRES
PARCEL ID: 130-4F44-16E-0000 (LOT 12)	OWNER: SIPPEL ENTERPRISES LP.	INSTRUMENT #2201408250020104	AREA: 5.37 ACRES
PARCEL ID: 130-4F46-62-0000 (LOTS 1, 13, 14 & RESIDUAL PARCEL B)	OWNER: CRANBERRY REAL ESTATE HOLDINGS LLC	INSTRUMENT #201604120006727	AREA: 115.57 ACRES

TOTAL AREA: 199.70 ACRES

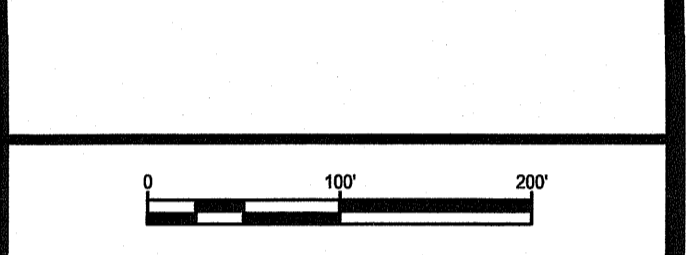
LEGEND

- SUBJECT PROPERTY
- ADJOINER PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

PLAN BOOK	PAGE
404	51

PROPOSED AREA:

LOT 1:	5.95 ACRES
LOT 2:	6.23 ACRES
PARCEL 130-4F44-16F-0000(LOT 3):	2.83 ACRES
PARCEL 130-4F44-16-0000(LOT 4):	3.86 ACRES
PARCEL 130-4F44-5-0000(LOT 5):	10.68 ACRES
ROAD RIGHT-OF-WAY(LOTS 6, 7, 8 & 9):	3.98 ACRES
PARCEL 130-4F44-16E-0000(LOTS 11&12):	7.19 ACRES
LOT 13:	9.20 ACRES
LOT 14:	24.73 ACRES
LOT 15:	11.21 ACRES
PARCEL 130-4F46-63-0000 (RESIDUAL PARCEL A):	44.73 ACRES
PARCEL 130-4F46-62-0000 (LOT 10 & RESIDUAL PARCEL B):	69.21 ACRES
TOTAL:	199.70 ACRES



Drawing Scale:
1" = 100'

ISSUED FOR REVIEW

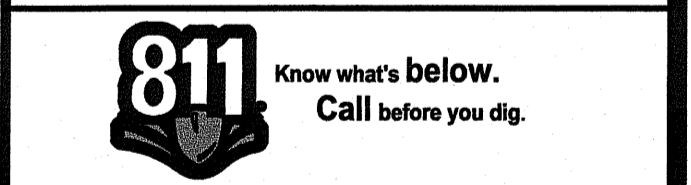
Waterford Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143

P: 724-444-1100
F: 724-444-1104
www.pve-tc.com



Prepared For:
Sippel Enterprises
2591 Wexford Bayne Road, #100
Sewickley, PA 15143

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DATE ISSUED: APRIL 18, 2022

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	06/16/2022	Adjusted Parcel Lines
2	07/11/2022	Added General Notes
3	07/13/2022	Revised Lot Configuration
4	07/18/2022	Revised General Notes
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6	07/21/2022	Revised General Notes
7	07/25/2022	Revised owners certifications
8	08/01/2022	Revised Lot 11
9		
10		

Situate In:
Cranberry Township, Butler County, PA

Project Name:
Cranberry Springs

Drawing Name:
Subdivision Plan Sheet 3 of 5

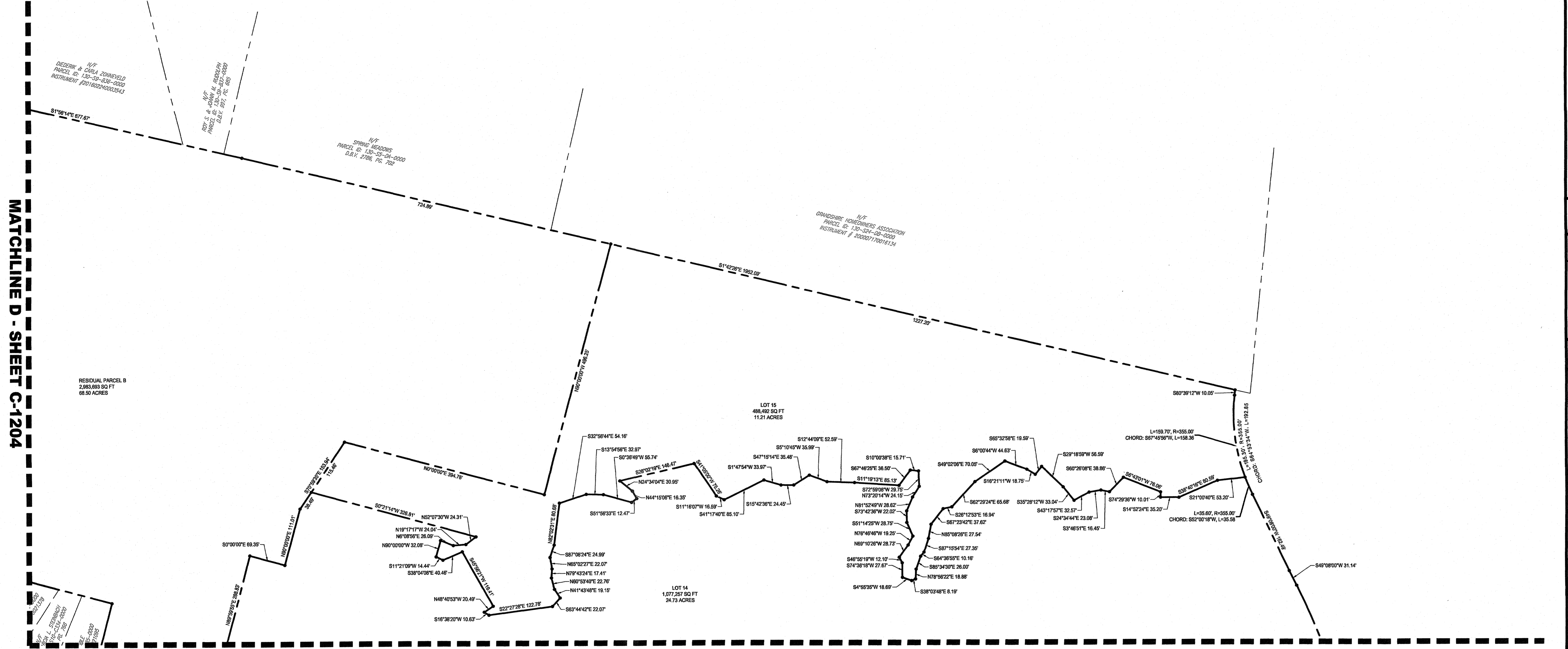
Project No: **160212** Drawing No: **C-1202**

SITE ZONING CHART	
ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	80'
MINIMUM FRONT SETBACK:	20'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'
ZONING DISTRICT:	BPK BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

AREA TABULATION	
EXISTING AREA:	
PARCEL ID: 130-4F46-63-0000 (LOTS 1,2,9,10& RESIDUAL PARCEL A)	OWNER: SIPPEL ENTERPRISES LP. INSTRUMENT #20102270030665 AREA: 60.58 ACRES
PARCEL ID: 130-4F44-16F-0000 (LOTS 3 & 7)	OWNER: CRANBERRY SPRINGS DEV. GROUP I LP. INSTRUMENT #2015110024230 AREA: 2.84 ACRES
PARCEL ID: 130-4F44-16-0000 (LOTS 4 & 6)	OWNER: SIPPEL ENTERPRISES LP. INSTRUMENT #201012270030665 AREA: 4.23 ACRES
PARCEL ID: 130-4F44-5-0000 (LOTS 5 & 8)	OWNER: LPMC PRESBY SHADYSIDE INSTRUMENT #201403110005110 AREA: 11.11 ACRES
PARCEL ID: 130-4F44-16E-0000 (LOT 12)	OWNER: SIPPEL ENTERPRISES LP. INSTRUMENT #2201408250020104 AREA: 5.37 ACRES
PARCEL ID: 130-4F46-62-0000 (LOTS 1, 13, 14 & RESIDUAL PARCEL B)	OWNER: CRANBERRY REAL ESTATE HOLDINGS LLC INSTRUMENT #201604120006727 AREA: 115.67 ACRES
TOTAL AREA: 199.70 ACRES	
PROPOSED AREA:	
LOT 1:	5.95 ACRES
LOT 2:	6.23 ACRES
PARCEL 130-4F44-16F-0000(LOT 3):	2.63 ACRES
PARCEL 130-4F44-16-0000(LOT 4):	3.88 ACRES
PARCEL 130-4F44-5-0000(LOT 5):	10.89 ACRES
ROAD RIGHT-OF-WAY(LOTS 6,7,8 & 9):	3.98 ACRES
PARCEL 130-4F44-16E-0000(LOTS 11&12):	7.19 ACRES
LOT 13:	9.30 ACRES
LOT 14:	24.73 ACRES
LOT 15:	11.21 ACRES
PARCEL 130-4F46-63-0000 (RESIDUAL PARCEL A):	44.73 ACRES
PARCEL 130-4F46-62-0000 (LOT 10 & RESIDUAL PARCEL B):	69.21 ACRES
TOTAL:	199.70 ACRES

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT



LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD RIGHT-OF-WAY
- EASEMENT

ISSUED FOR REVIEW

Westford Corporate Park II, Suite 101
2000 Georgeowne Drive
Sewickley, PA 15143

F: 724-444-1103
www.pre-llc.com

Civil Engineering | Land Development | Structure Design
Land Planning | Landscape Architecture | Environmental

Prepared For:

Sippel Enterprises
2591 Wexford Bayne Road, #100
Sewickley, PA 15143

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07/20/2022	Revised owners acquisitions and certifications
07/21/2022	Revised General Notes
07/25/2022	Revised owners certifications
08/01/2022	Revised Lot 11

Situate In:
Cranberry Township, Butler County, PA

Project Name:
Cranberry Springs

Drawing Name:
Subdivision Plan
Sheet 4 of 5

Project No: **160212** Drawing No: **C-1203**

MATCHLINE D - SHEET C-1204

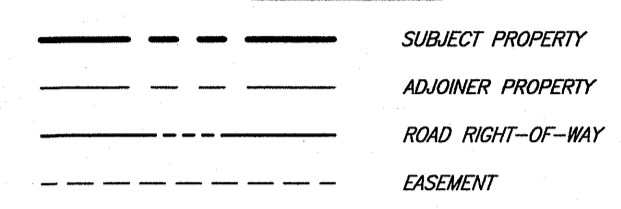
MATCHLINE B - SHEET C-1201



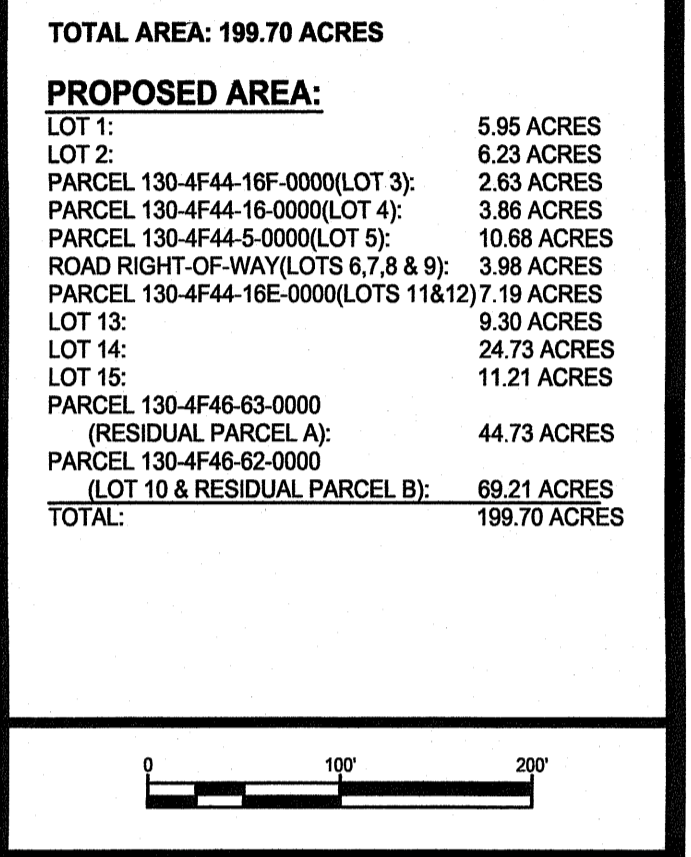
SITE ZONING CHART	
ZONING DISTRICT:	C-3 REGIONAL COMMERCIAL 1 ACRE
MINIMUM LOT AREA:	807
MINIMUM LOT WIDTH:	25'
MINIMUM FRONT SETBACK:	30'
MINIMUM SIDE SETBACK:	30'
MINIMUM REAR SETBACK:	30'
MAXIMUM BUILDING HEIGHT:	50'
ZONING DISTRICT:	BP-K BUSINESS PARK DISTRICT
MINIMUM LOT AREA:	3 ACRES
MINIMUM LOT WIDTH:	250'
MINIMUM FRONT SETBACK:	25'
MINIMUM SIDE SETBACK:	25'
MINIMUM REAR SETBACK:	50'
MAXIMUM BUILDING HEIGHT:	50'

AREA TABULATION	
EXISTING AREA:	
PARCEL ID: 130-4F46-63-0000 (LOTS 1,2,9,10& RESIDUAL PARCEL A)	OWNER: SIPPEL ENTERPRISES LP.
INSTRUMENT #201012270030665	AREA: 60.58 ACRES
PARCEL ID: 130-4F44-16F-0000 (LOTS 3 & 7)	OWNER: CRANBERRY SPRINGS DEV. GROUP I LP.
INSTRUMENT #2015110024230	AREA: 2.84 ACRES
PARCEL ID: 130-4F44-16-0000 (LOTS 4 & 6)	OWNER: SIPPEL ENTERPRISES LP.
INSTRUMENT #201012270030665	AREA: 4.23 ACRES
PARCEL ID: 130-4F44-5-0000 (LOTS 5 & 8)	OWNER: UPMC PRESBY SHADYSIDE
INSTRUMENT #20140310005110	AREA: 11.11 ACRES
PARCEL ID: 130-4F44-16E-0000 (LOT 12)	OWNER: SIPPEL ENTERPRISES LP.
INSTRUMENT #2201408250020104	AREA: 5.37 ACRES
PARCEL ID: 130-4F46-62-0000 (LOTS 1, 13, 14 & RESIDUAL PARCEL B)	OWNER: CRANBERRY REAL ESTATE HOLDINGS LLC
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LOT 14:	24.73 ACRES
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TOTAL:	199.70 ACRES

LEGEND



PLAN BOOK	PAGE
404	53



Drawing Scale:
1" = 100'

ISSUED FOR REVIEW

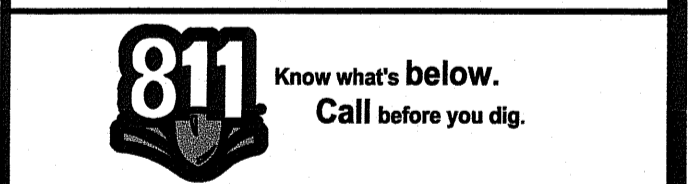
Waterfront Corporate Park III, Suite 101
2000 Georgetown Drive
Sewickley, PA 15143



Prepared For:

Sippel Enterprises
2591 Wexford Bayne Road, #100
Sewickley, PA 15143

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PLAN REVISIONS		
NO.	DATE	DESCRIPTION
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6	07/21/2022	Revised General Notes
7	07/25/2022	Revised owners certifications
8	08/01/2022	Revised Lot 11
9		
10		

Situate In:
Cranberry Township, Butler County, PA

Project Name:
Cranberry Springs

Drawing Name:
Subdivision Plan Sheet 5 of 5

Project No: **160212** Drawing No: **C-1204**