

056-20-E85
 N/F HOMEACRE UNION CHAPEL
 EX. 1.000 ACRE
 + 1.000 ACRE (056-20-E86)
 2.000 ACRES TOTAL
 AFTER CONVEYANCE
 LOT 86 REVISED

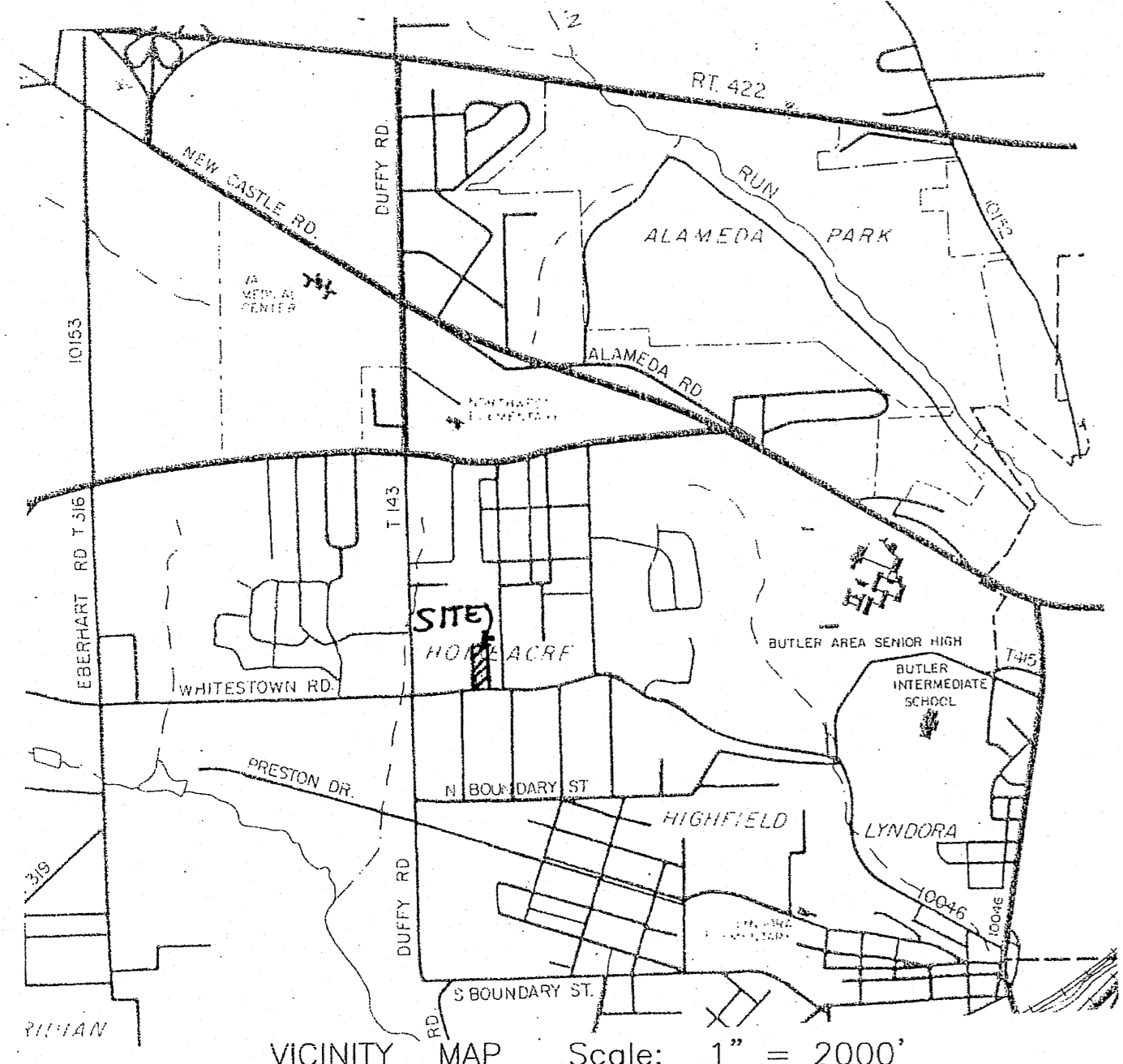
N/F M.H. GORDON
 056-20-E86
 N/F HOMEACRE UNION CHAPEL
 EX. 1.000 ACRE

LOT 84
 N/F P.M. HENRICKS

N/F W.F. CARROLL

N/F S.R. WARNICK

WHITESTOWN ROAD
 N 86°59'00" W 158.40'
 (Paved 31.84') S.R. 3002



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED: R-2
 BUILDING REQUIREMENTS:
 50' BUILDING LINE (FRONT YARD)
 20' BUILDING LINE (SIDE YARD)
 40' BUILDING LINE (REAR YARD)

PROPERTY OWNER: HOMEACRE UNION CHAPEL
 340 WHITESTOWN ROAD
 BUTLER, PA 16001

REF: LOTS 85 & 86 IN HOME ACRE PLAN OF LOTS, P.B. 9 PG. 1

THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO ONE LOT.
 EXISTING CHURCH IS SERVED BY PUBLIC WATER & SEWER.

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

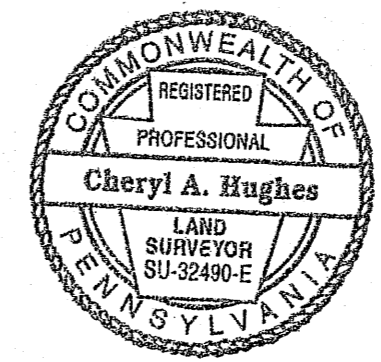
I, Timothy W. Boden
 Know all men by these Presents, that, we, the officers of Homeacre Union Chapel, a corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler for our heirs, executors, administrators and assigns, does hereby adopt this Plan for its property situated in Butler Township and does hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

We further agree that said plan is approved by the Township of Butler for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Butler Township Ordinance 730 and all other applicable ordinances have been completed and accepted by said township or until the township has approved a bond with sufficient surety to guarantee construction of the same.
 In Witness Whereof, we hereunto set our hand(s) and seal(s) this 25th day of August, 2022.
 David M. Crisman, Notary Public
 Timothy W. Boden, Officer

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Timothy W. Boden
 Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Officers of Homeacre Union Chapel, 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 25th day of August, 2022.
 My Commission Expires the 11th day of February, 2025.

David M. Crisman, Notary Public
 Timothy W. Boden, Owner

TITLE CLAUSE (NO MORTGAGE)
 I, the officers of Homeacre Union Chapel, representatives of the Homeacre Union Chapel Plan, do hereby certify that the title of this property is in the name of Homeacre Union Chapel, as recorded in Deed Book 923 page 128, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.
 David M. Crisman, Notary Public
 Timothy W. Boden, Owner

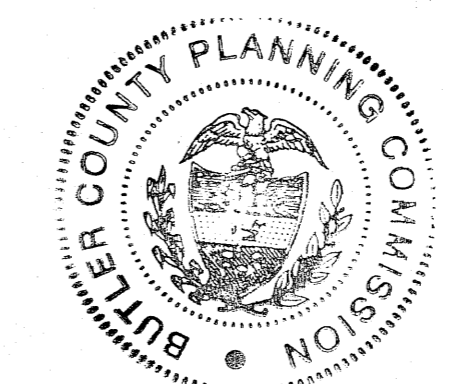


I, Cheryl A. Hughes, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.
 July 21, 2022
 Cheryl A. Hughes, Land Surveyor

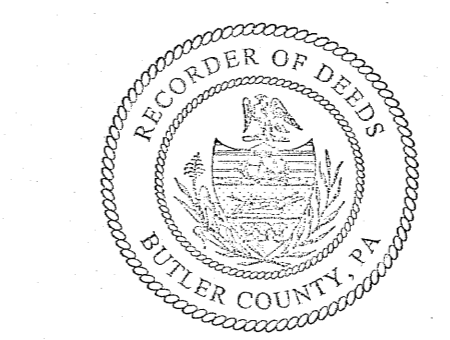
The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave and curb the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

Approved by the Board of Commissioners of the Township of Butler this 15th day of August, 2022.
 Theresa Siskler, Secretary
 Pauline, President of Board

Approved by the Butler Township Planning Commission this 2nd day of August, 2022.
 Evan Ortolano, Secretary
 Tomi Flynn, Chairman



Reviewed by the Butler County Planning Commission this 20th day of July, 2022.
 R. H. Gern, Secretary
 J. H. Gern, Chairman



COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER)
 Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 406 page 1
 Given under my hand and seal this 8th day of September, 2022.
 Michele M. Mustello, Recorder

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

REVISED 07/21/2022; ENGINEER'S REVIEW COMMENTS

L
 S
 J
 Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
 FOR: HOMEACRE UNION CHAPEL

SITUATE: BUTLER TWP., BUTLER CO., PA

PLAN BOOK	PAGE
406	1

Date 06/30/2022	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 056-20-E85 & E86	D.B.-Pg. 923-128	Service No.	22-076
Address 340 WHITESTOWN ROAD			

ALL SIGNATURES MUST BE IN BLACK PERMANENT MARKER

OWNER'S ADOPTION

I, JACOB MICHAEL LORCH THE UNDERSIGNED, HEREBY DECLARE THAT I, JACOB M. LORCH IS THE OWNER OF THE PROPERTY SHOWN ON THIS FINAL PLAN, THAT THE FINAL PLAN AND THE PROPOSED SUBDIVISION WAS MADE WITH THE OWNER'S CONSENT, AND THAT THE OWNER DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

JACOB MICHAEL LORCH

ACKNOWLEDGEMENT OF NOTARY PUBLIC:

COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED JACOB MICHAEL LORCH WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND SEAL THIS 11th DAY OF July 20 22

Sharon Wiegand (NOTARY PUBLIC)

Commonwealth of Pennsylvania - Notary Seal Sharon Wiegand, Notary Public Butler County My commission expires July 31, 2025 Commission number 1193912

MY COMMISSION EXPIRES THE 31 DAY OF July 20 25

CERTIFICATION OF TITLE (MORTGAGE CLAUSE AND CONSENT OF MORTGAGEE):

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE JACOB M. LORCH PLAN OF LOTS IS IN THE NAME OF JACOB MICHAEL LORCH AND IS RECORDED IN INSTRUMENT NUMBER 202110120028705.

WITNESS Nancy Chapple

JACOB MICHAEL LORCH

PROVIDENT FUNDING ASSOC. L.P. MORTGAGEE OF THE PROPERTY CONTAINED IN THE JACOB M. LORCH PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS Paula Sampson

NAME, TITLE, AND MORTGAGEE: Sharon M. Corkins A.V.P. Provident Funding Assoc. L.P.

SURVEYOR'S CERTIFICATION:

I DONALD P. TRANT, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO BY CERTIFY THAT THIS PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE STANDARDS OF THE BUTLER COUNTY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE SURVEY AND ALL ANGLES, DISTANCES, AND COURSES ARE ACCURATELY SHOWN, THAT THE MONUMENTS AND MARKERS AS SHOWN ON THE PLAT HAVE BEEN, OR WILL BE SET, AND TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

6/28/2022 (DATE)

DONALD P. TRANT REGISTRATION NUMBER SU-075022

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

RENEWED APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 20th DAY OF APRIL 2022

SECRETARY R. Hagen

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION J. Hagen

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER 22071

PROOF OF RECORDING:

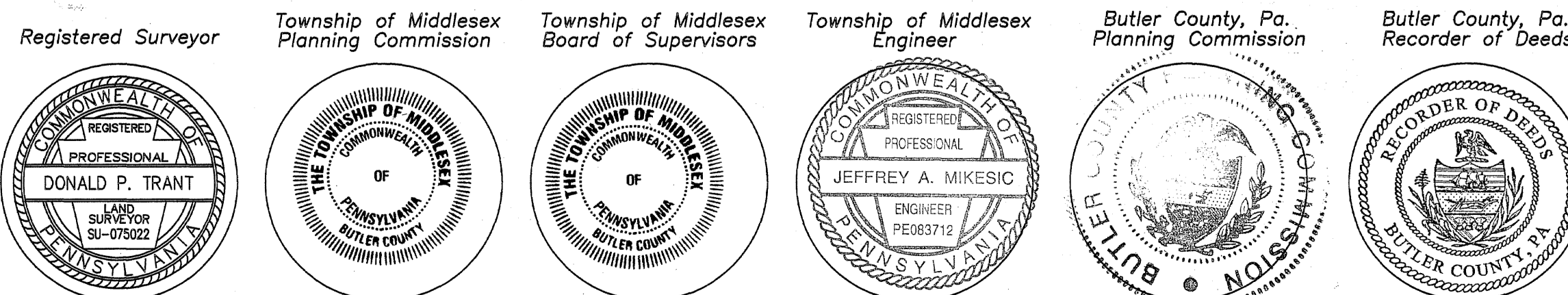
COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 406, PAGES 2-3

GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF September 20 22

RECORDER OF DEEDS Michele M. Mustello

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



MUNICIPAL DECLARATIONS:

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

SECRETARY Marla Klabnik

CHAIRMAN, BOARD OF SUPERVISORS

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

By the Supervisors:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. 13-2022 EFFECTIVE THIS 20 DAY OF July 20 22

SECRETARY Marla Klabnik

CHAIRMAN, BOARD OF SUPERVISORS

SIGNED AND NOTED AS APPROVED THIS 15 DAY OF JUNE 20 22

SECRETARY Marla Klabnik

CHAIRMAN, BOARD OF SUPERVISORS

By the Planning Commission:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 27 DAY OF APRIL 20 22

SECRETARY Marla Klabnik

CHAIRMAN, PLANNING COMMISSION

By the Municipal Engineer:

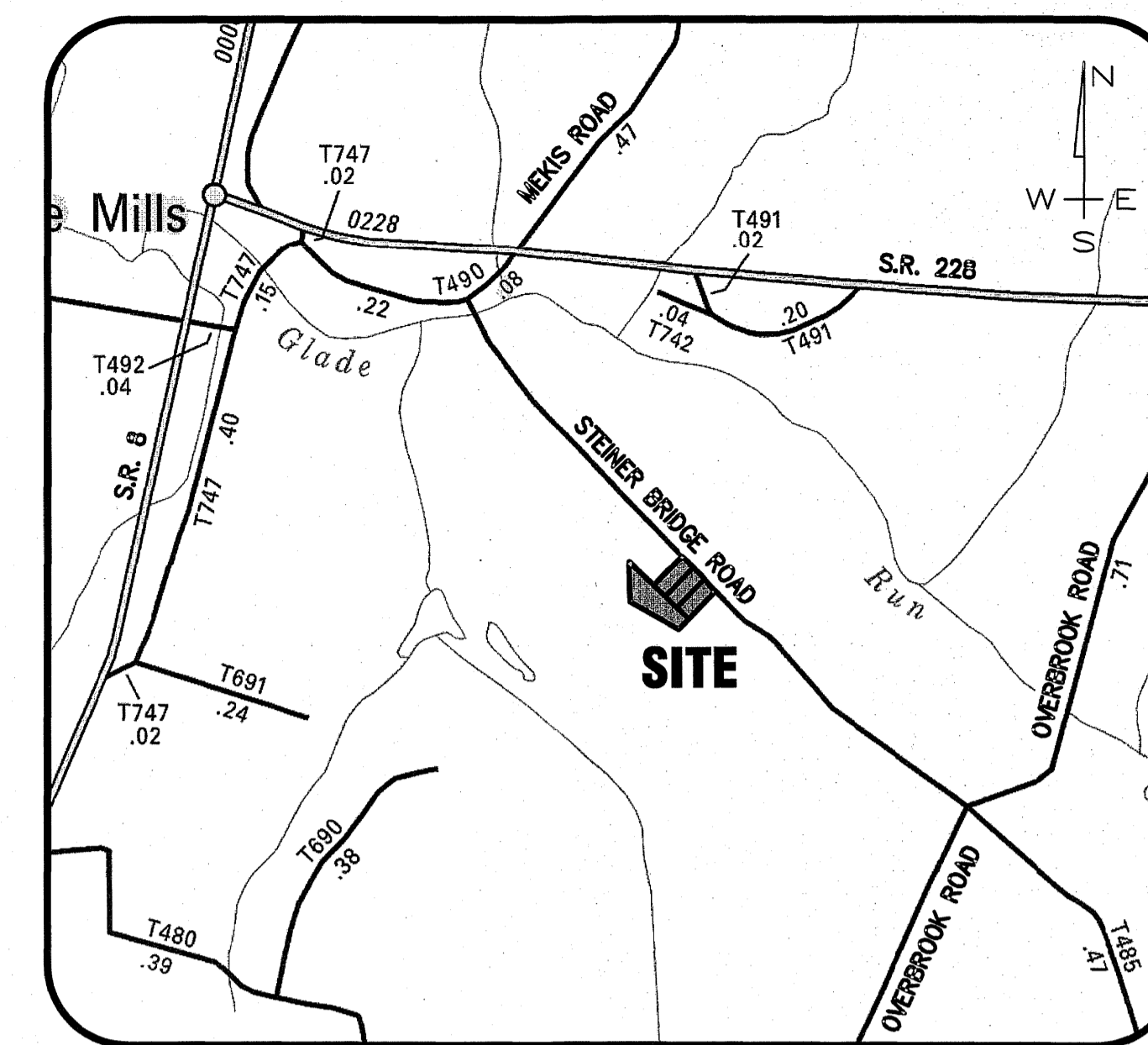
I, Jeffrey A. Mikescic, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF MIDDLESEX, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL THE ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY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

7/21/2022 DATE

PE 083712 REGISTRATION No.

SIGNATURE Jeffrey A. Mikescic

Instr: 202209130019510 9/13/2022 9:17 AM Page 2 of 888-09 Michele Mustello Butler County Recorder PA



LOCATION MAP

SCALE: 1" = 1000'

Table with 4 columns: LOT NUMBER, TAX PARCEL ID, SQUARE FEET, ACRES. Rows include A-4 & A-5, A-6, A-35, EXISTING AREA OUTSIDE RIGHT-OF-WAY, PLAN AREA (LOT 1, LOT 2, TOTAL PLAN AREA).

Table with 3 columns: ZONING AREA AND BULK REGULATIONS, REQUIREMENTS, PROVIDED. Rows include R-2 RESIDENTIAL DISTRICT, MIN. LOT SIZE, MIN. LOT WIDTH, MIN. FRONT YARD, MIN. REAR YARD, MIN. SIDE YARD.

(1) FOR SINGLE-FAMILY DWELLINGS.

Table with 2 columns: PLAN BOOK, PAGE. Values: 406, 2.

THIS PLAN IS A LOT LINE REVISION AND LOT CONSOLIDATION BETWEEN LOTS A-4, A-5, A-6 & A-35 RECORDED IN THE JESSE LONG PLAN SUBDIVISION No. 3, IN PLAN BOOK VOLUME 4, PAGE 23 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

OWNER: JACOB MICHAEL LORCH 548 STEINER BRIDGE ROAD VALENCIA, PA 16059

Table with 3 columns: REV. NO., DATE, DESCRIPTION. Row 1: 1, 6-27-22, Plan issued for recording.

DWG: G-1048-22-SUBDIV DRAWN BY: DUB CHECKED BY: DPT

548 STEINER BRIDGE ROAD MIDDLESEX TOWNSHIP - BUTLER COUNTY, PA SCALE: AS NOTED

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

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

JACOB M. LORCH PLAN OF LOTS MINOR SUBDIVISION FINAL PLAN PROJ. NO.: G-1048-22 DATE: 03-25-2022 SHEET 1 OF 2

Plot Date: 6/27/2022 1:05 PM File Name: Z:\GENERAL\G-1048-22\DRAWINGS\SETUP\G-1048-22-SUBDIVISION Layout1

- LEGEND**
- ☒ - STORM INLET
 - ⊙ - SANITARY MANHOLE
 - SAN — SANITARY SEWER
 - OH — POWER POLE WITH OVERHEAD WIRES
 - IP ○ - IRON PIN TO BE SET

PENNSYLVANIA ACT 187 (1996)
 REQUIRES NOTIFICATION TO UTILITY COMPANIES PRIOR TO ANY DIGGING, DRILLING, BLASTING OR EXCAVATING. CONTRACTOR SHALL CONTACT:
PA ONE-CALL
 1-800-242-1776
 PRIOR TO START OF WORK.
 EXISTING UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THE LOCATIONS MUST BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE PHYSICAL LOCATION OF ALL UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.
SERIAL #: 20220130099-000

GENERAL NOTES:
 All existing utilities shown on this plan were plotted based on the PA One Call requirement and location of visible aboveground facilities, markers, and as-built locations of visible storm and sanitary sewers structures only. These locations must be considered approximate. If field marking or flagging are performed by the utility company, these marks or flags were located. Accurate location of utilities must be performed by uncovering of lines or contacting PA One Call prior to any construction. Trant Corporation can not verify any underground utilities and accepts no responsibility for the location of any underground utilities. The Property owner is cautioned on the location of all underground utility facilities located on the property.
 The boundary survey was performed without benefit of a title search.
 The bearing system of the plan reflects a bearing system in the State Plane SPC83-Pennsylvania (South) Coordinate System.

REV. NO.	DATE	DESCRIPTION	BY
1	6-27-22	Plan issued for recording	DUB

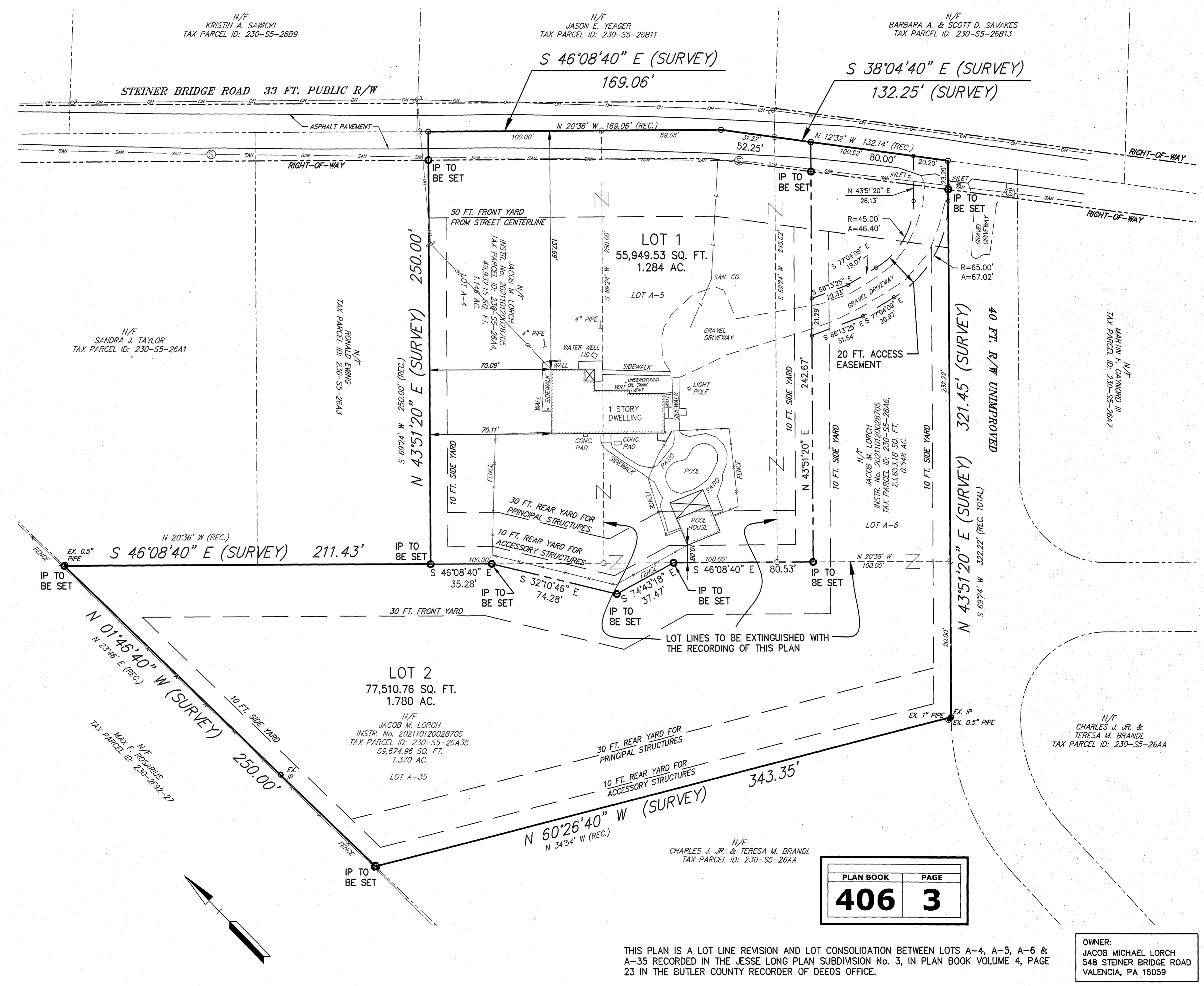
DWG: G-1048-22-SUBD.V
 DRAWN BY: DUB
 CHECKED BY: DPT

548 STEINER BRIDGE ROAD
MIDDLESEX TOWNSHIP - BUTLER COUNTY, PA

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

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

JACOB M. LORCH
PLAN OF LOTS
MINOR SUBDIVISION FINAL PLAN
 PROJ. NO.: G-1048-22
 DATE: 03-25-2022
SHEET 2 OF 2

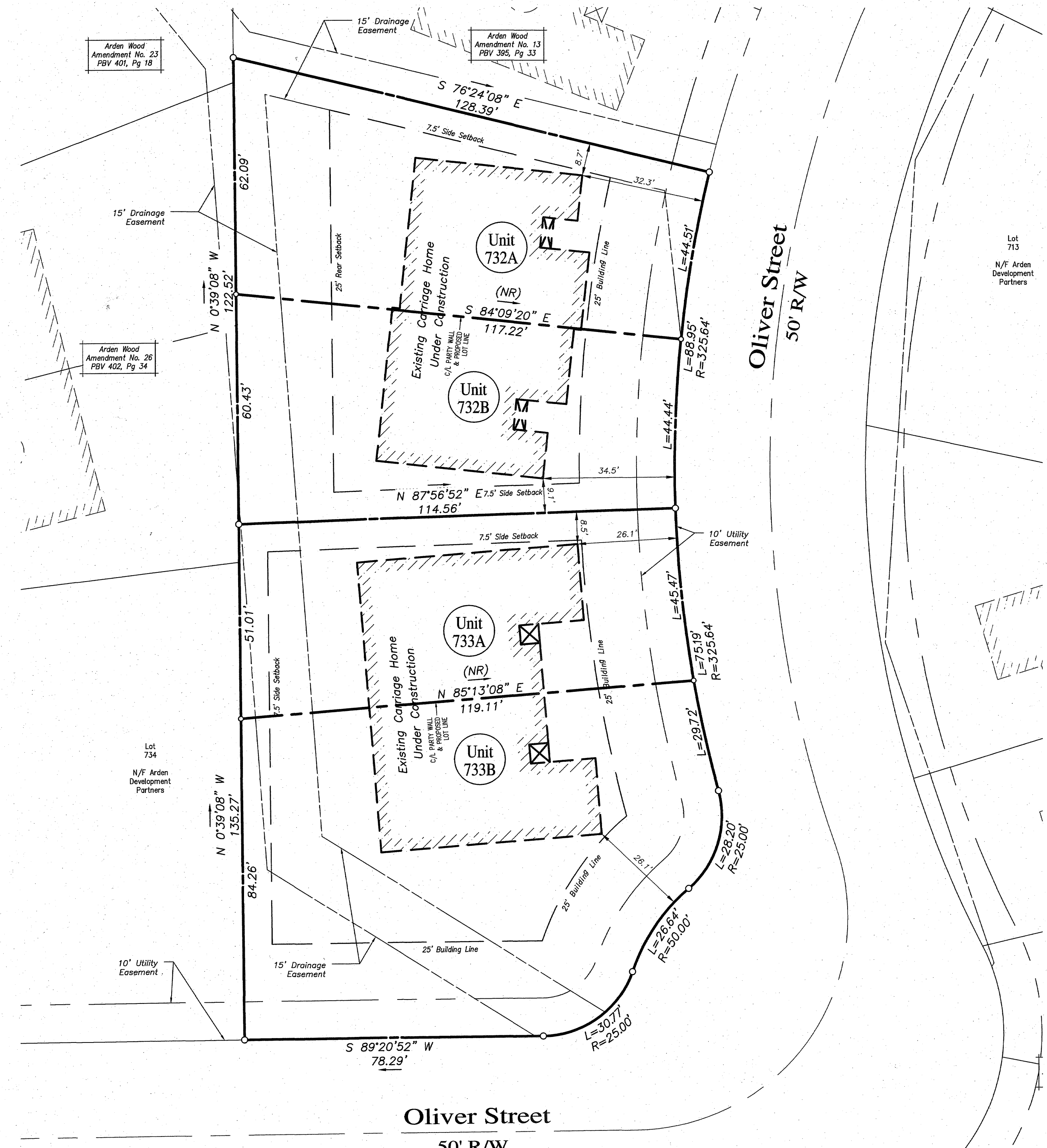
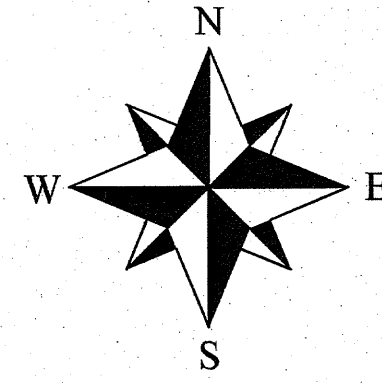


PLAN BOOK	PAGE
406	3

THIS PLAN IS A LOT LINE REVISION AND LOT CONSOLIDATION BETWEEN LOTS A-4, A-5, A-6 & A-35 RECORDED IN THE JESSE LONG PLAN SUBDIVISION No. 3, IN PLAN BOOK VOLUME 4, PAGE 23 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

OWNER:
 JACOB MICHAEL LORCH
 548 STEINER BRIDGE ROAD
 VALENCIA, PA 16059

Plot Date: 6/27/2022 11:56 AM File Name: Z:\GENERAL\G-1048-22\DRAWINGS\STEE-G-1048-22-SUBD.V.DWG Layout: 2



Review By Twp Engineer & Planning Director

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

Thomas L. Thompson
THOMAS L. THOMPSON
REGISTERED PROFESSIONAL ENGINEER
043880-E
PENNSYLVANIA

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 15th DAY OF August 2022 PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

C. Michael Mustello
TOWNSHIP PLANNING DIRECTOR
(SEAL)

BY RESOLUTION APPROVED ON THE 23 DAY OF August 2022 THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 29 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.
Peter Robertson V.P.
SIGNATURE AND TITLE OF OFFICER WITNESSING
8/23/22
DATE

James A. Spurdute
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF August 2022

(SEAL) Commonwealth of Pennsylvania - Notary Seal
James A. Spurdute
Butler County
My commission expires October 14, 2023
Commission number 1385573
NOTARY PUBLIC

Peter Robertson V.P.
HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 29 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 2022070014663 & 202206070012398. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

James A. Spurdute
SIGNATURE OF WITNESS
SIGNATURE AND TITLE OF AUTHORIZED OFFICER

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

James A. Spurdute
JAMES A. SPERDUTE, R.S. # 24451-E

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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 15th DAY OF August 2022

C. Michael Mustello
SECRETARY

James A. Spurdute
CHAIRPERSON

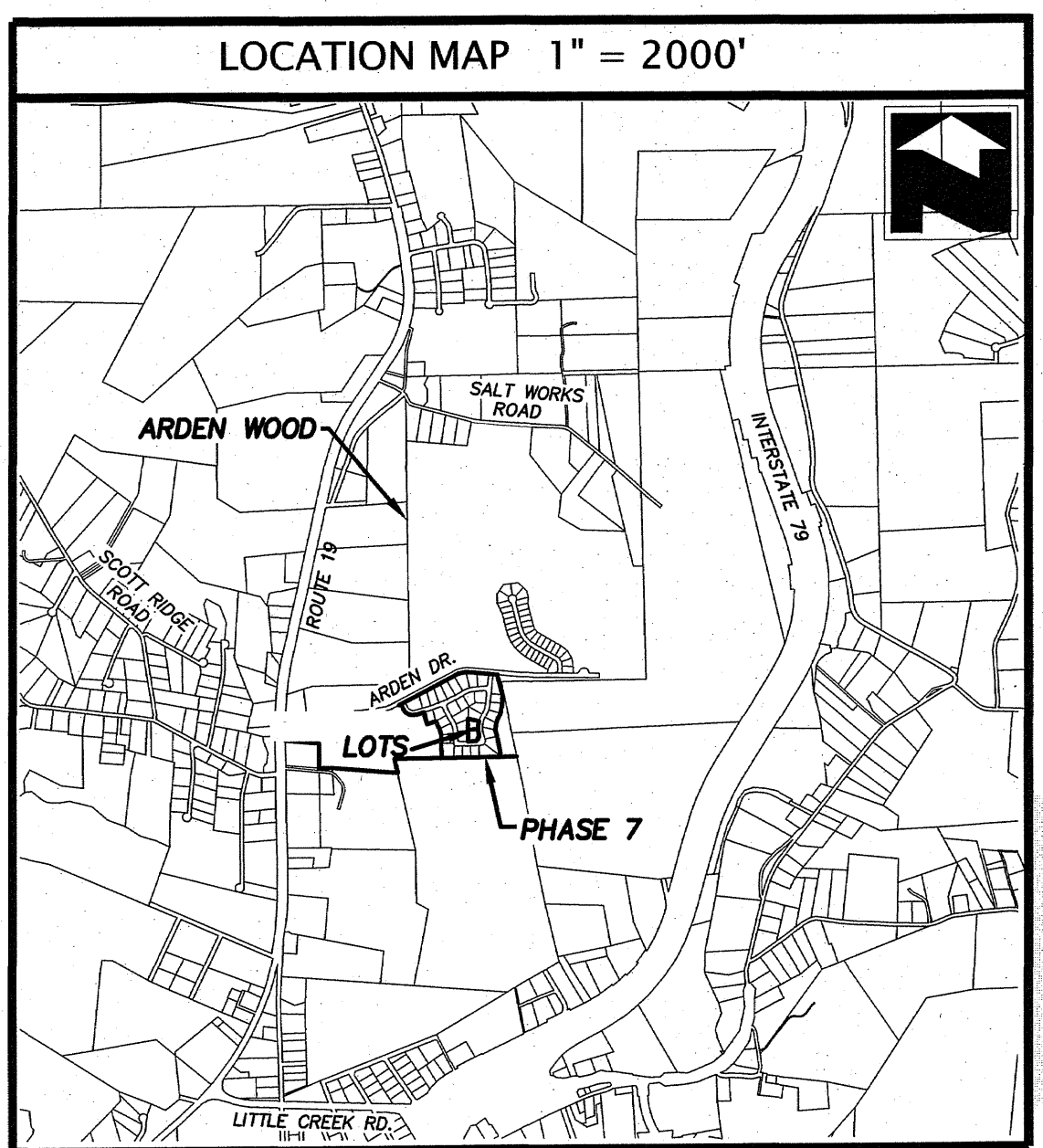
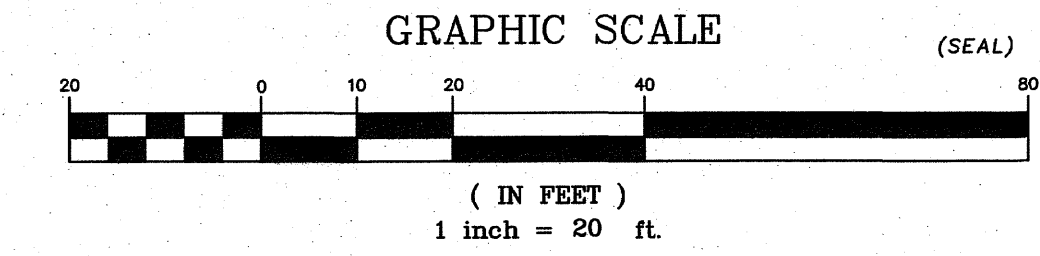
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 17th DAY OF August 2022

R. H. JRM
SECRETARY

James A. Spurdute
CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 406 PAGE 4 GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF SEPTEMBER 2022

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



GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF LOT 732 & 733 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS - PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9
- THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.
- IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.
- NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVIOUSLY ACCOUNTED FOR IN THE MASTER PLAN.

AFFECTED ZONING DISTRICT
R-2 RESIDENTIAL

- MINIMUM LOT WIDTH 110.00' @ BUILDING LINE
- MINIMUM FRONT SETBACK 25.00 FEET
- MINIMUM REAR SETBACK 25.00 FEET
- MINIMUM SIDE SETBACK 5.00 MIN/15.00 TOTAL
- MAXIMUM BUILDING HEIGHT 2.5 STORIES

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

PROPOSED LOT AREAS

	732A	732B	Total
Sq. Ft.	6,441.55	6,033.93	12,475.48
Acres	0.148	0.139	0.287

	733A	733B	Total
Sq. Ft.	5,602.04	10,102.37	15,704.41
Acres	0.129	0.232	0.361

Total area affected by this plan : 28,179.89 sf or 0.648 ac

PROPERTY REFERENCES

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

LOT REFERENCES:
LOT 732
TAX PARCEL 200-S7-B732
INSTRUMENT NO. 2022070014663

LOT 733
TAX PARCEL 200-S7-B733
INSTRUMENT NO. 202206070012398

DEVELOPER / PROPERTY OWNER:

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

DRAWING NUMBER: 1010-2224382
DRAWING SCALE: 1"=20'
DATE: July 21, 2022
DRAWN BY:
REVISIONS:

Arden Wood Amendment No. 29

Being a subdivision of Lots 732 & 733 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

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

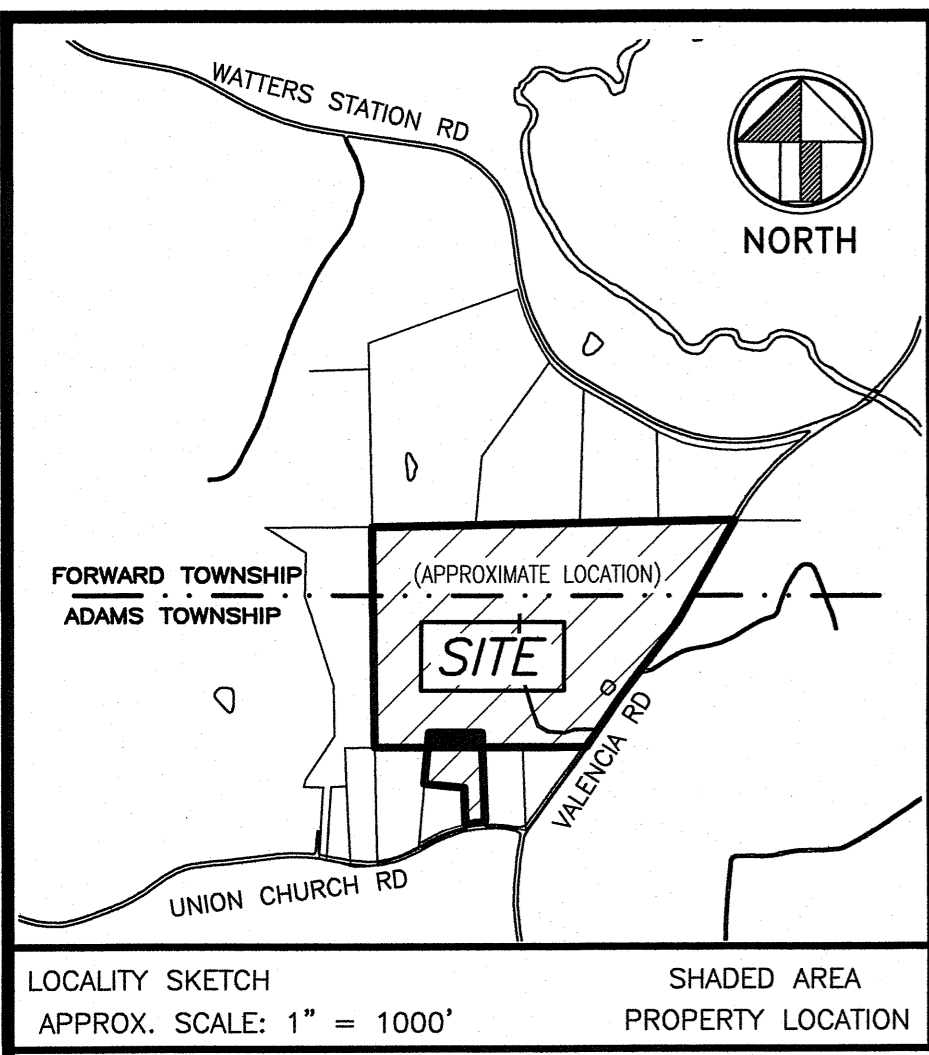
REGISTERED SURVEYOR: *James A. Spurdute*

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

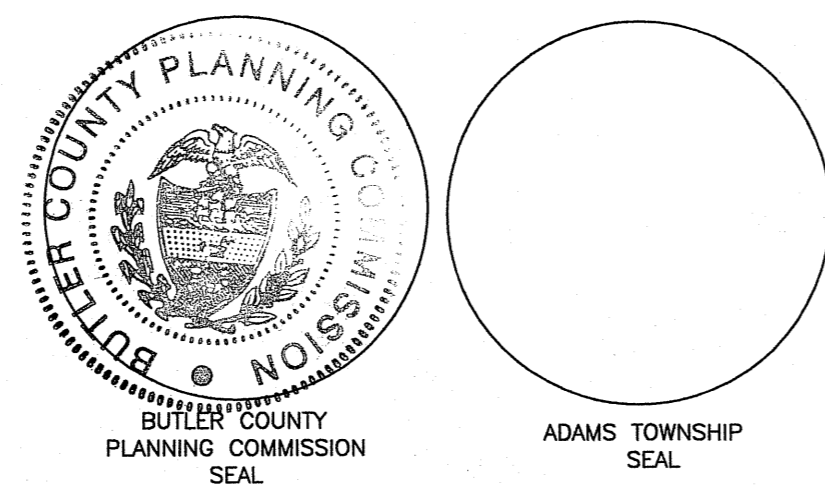
BUTLER COUNTY RECORDER OF DEEDS

PLAN BOOK	PAGE
406	4



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

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



INSET: 202209140019676
 Page 1 of 548.00
 Michele Mustello
 Butler County Recorder PA
 9/14/2022 3:09 PM
 1302091528

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

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

WE STEPHEN G. & DALLAS BRUSHY, OF ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, THE OWNERS OF THE LAND ADJACENT TO THIS LOT LINE REVISION PLAN, AS RECORDED IN INSTRUMENT NO. 201905020007793, BEING TAX PARCEL 010-3F70-A14BA AND FOR OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO THE RECORDING OF SAID PLAN INsofar AS IT AFFECTS OUR PROPERTY. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WE FURTHER AGREE TO THE NOTES, DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, DANIEL & COURTNEY DEMARCO, OF THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF ADAMS AND TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO US, DO DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF ADAMS AND TOWNSHIP OF FORWARD, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, TOWNSHIP OF ADAMS AND TOWNSHIP OF FORWARD, 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 DANIEL & COURTNEY DEMARCO, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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

09/07/2022 26400 E
 DATE REG. NO. SIGNATURE

PARCEL B-RESIDUAL
 ±40.011 ACRES
 DANIEL & COURTNEY DEMARCO
 INST #202101210001919
 TAX PARCEL #010-3F70-A13

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 25th DAY OF July, 2022

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

IN WITNESS WHEREOF, WE, HEREUNTO SET MY/OUR HAND(S) AND SEAL(S) THIS 7th DAY OF September, 2022

ATTEST: Amanda C. Cook, Notary Public
 STEPHEN G. BRUSHY, DALLAS BRUSHY

COMMONWEALTH OF PENNSYLVANIA }
 ALLEGHENY } SS
 COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED STEPHEN G. & DALLAS BRUSHY, 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 7th DAY OF September, 2022

MY COMMISSION EXPIRES THE 17th DAY OF December, 2023

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 7th DAY OF September, 2022

ATTEST: [Signature]
 NOTARY PUBLIC

[Signature]
 DANIEL DEMARCO

[Signature]
 COURTNEY DEMARCO

COMMONWEALTH OF PENNSYLVANIA }
 ALLEGHENY } SS
 COUNTY OF BUTLER }

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 28th DAY OF June, 2022

APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 13th DAY OF September, 2022

IF APPLICABLE

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.

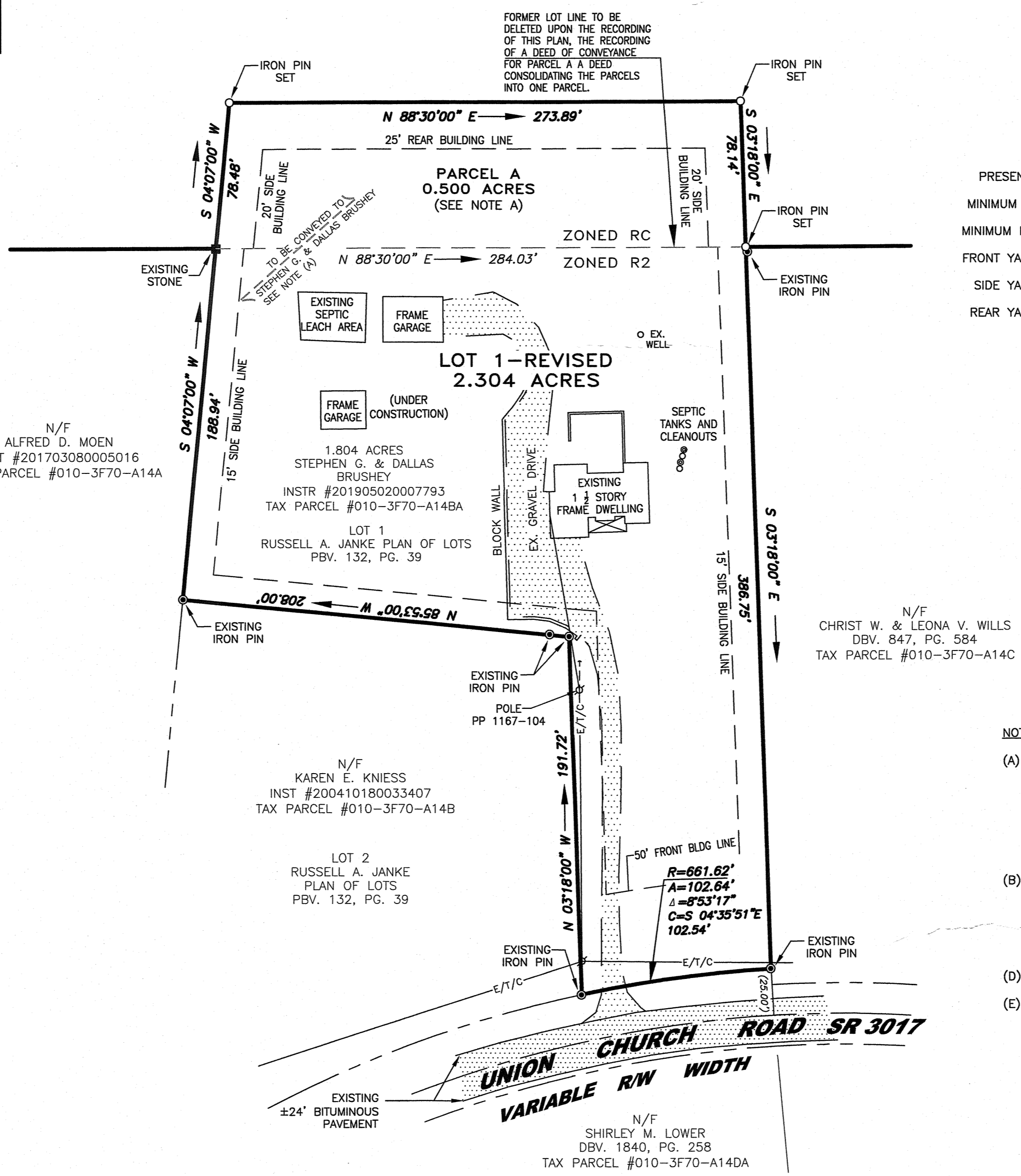
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FORWARD THIS 12th DAY OF July, 2022

[Signature]
 SECRETARY

[Signature]
 PRESIDENT

FORWARD TOWNSHIP SEAL:

PLAN BOOK PAGE
 406 5



ADAMS TOWNSHIP ZONING REQUIREMENTS:

PRESENT ZONING:	RC RURAL CONSERVATION DISTRICT	R2 RESIDENTIAL DISTRICT
MINIMUM LOT AREA:	43,560 SQUARE FEET	43,560 SQUARE FEET
MINIMUM LOT WIDTH:	150 FEET AT FRONT SETBACK LINE	125 FEET AT FRONT SETBACK LINE
FRONT YARD DEPTH:	50 FEET	50 FEET
SIDE YARD DEPTH:	20 FEET (TWO REQUIRED)	15 FEET (TWO REQUIRED)
REAR YARD DEPTH:	25 FEET	25 FEET

FORWARD TOWNSHIP PRESENT LOT & BLOCK REQUIREMENTS

CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED, ORD. NO. 2006-1, 6/20/2006

PRESENT ZONING DISTRICT:	NO ZONING	REQUIREMENT
MINIMUM LOT SIZE:	43,560 SQUARE FEET (1 ACRE)	
MINIMUM LOT WIDTH:	100 FEET AT THE BUILDING LINE	
MINIMUM FRONT YARD:	50 FEET	
MINIMUM REAR YARD:	20 FEET	
MINIMUM SIDE YARD:	15 FEET	

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED DANIEL & COURTNEY DEMARCO, 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 18th DAY OF September, 2022

MY COMMISSION EXPIRES THE 31st DAY OF August, 2024

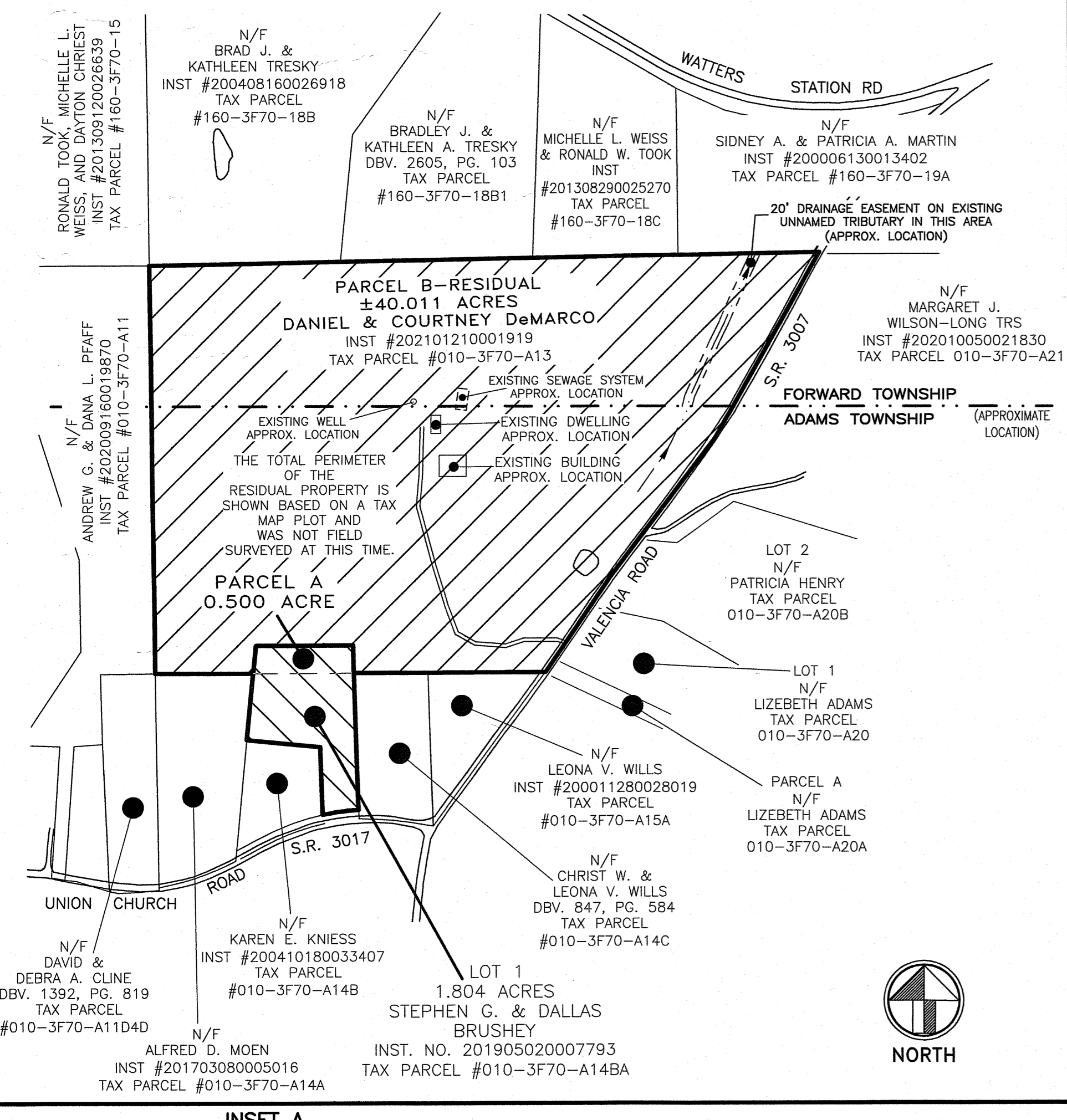
[Signature]
 NOTARY PUBLIC

WE, DANIEL & COURTNEY DEMARCO, OWNERS OF THE DEMARCO-BRUSHY LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS CERTIFICATE IS IN THE NAME OF DANIEL & COURTNEY DEMARCO, AS RECORDED IN INSTRUMENT NUMBER 202101210001919, RECORDER OF DEEDS OFFICE.

[Signature]
 WITNESS

[Signature]
 DANIEL DEMARCO

[Signature]
 COURTNEY DEMARCO



REVISED LOT CALCULATIONS

	PARCEL B-RESIDUAL TAX PARCEL NO. 010-3F70-A13	LOT 1-REVISED TAX PARCEL NO. 010-3F70-A14BA
EXISTING AREA	±40.511 ACRES (±1,764,615 SQ FT)	1.804 ACRES (TO ROAD R/W) (±78,582 SQ. FT. (TO ROAD R/W))
PARCEL A	- 0.500 ACRE (±21,780 SQ FT)	+ 0.500 ACRE (±21,780 SQ FT)
TOTAL REVISED LOT AREAS	±40.011 ACRES (±1,742,835 SQ FT)	2.304 ACRE (±100,362 SQ FT TO ROAD R/W)

±42.315 ACRES = TOTAL ACREAGE

PROPERTY ADDRESS: 311 UNION CHURCH ROAD MARS, PA 16046

OWNERS: STEPHEN G. & DALLAS BRUSHY
 311 UNION CHURCH ROAD
 MARS, PA 16046

PROPERTY ADDRESS: 416 VALENCIA ROAD MARS, PA 16046

OWNERS: DANIEL & COURTNEY DEMARCO
 416 VALENCIA ROAD
 MARS, PA 16046

DEED REFERENCE: INST. NO. 201905020007793
 TAX PARCEL NO.: 010-3F70-A14BA

DEED REFERENCE: INST #202101210001919
 TAX PARCEL NO.: 010-3F70-A13

DeMARCO-BRUSHY LOT LINE REVISION PLAN

[LOT LINE REVISION OF TAX PARCEL No. 010-3F70-A13 / LOT No. 2 OF THE RUSSELL A. JANKE PLAN OF LOTS (PBV 132, PG. 39) AND TAX PARCEL No. 010-3F70-A14BA]

SITUATE: ADAMS TOWNSHIP, BUTLER COUNTY, PA.
 FORWARD TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 3, 2022 SCALE: 1" = 50'

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

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

REVISIONS: JUNE 7, 2022 ADD FORWARD TOWNSHIP
 JUNE 27, 2022 FORWARD TWP-COMMENTS

DRAWN BY: JS/SM/TR
 CHECKED BY: T.R.

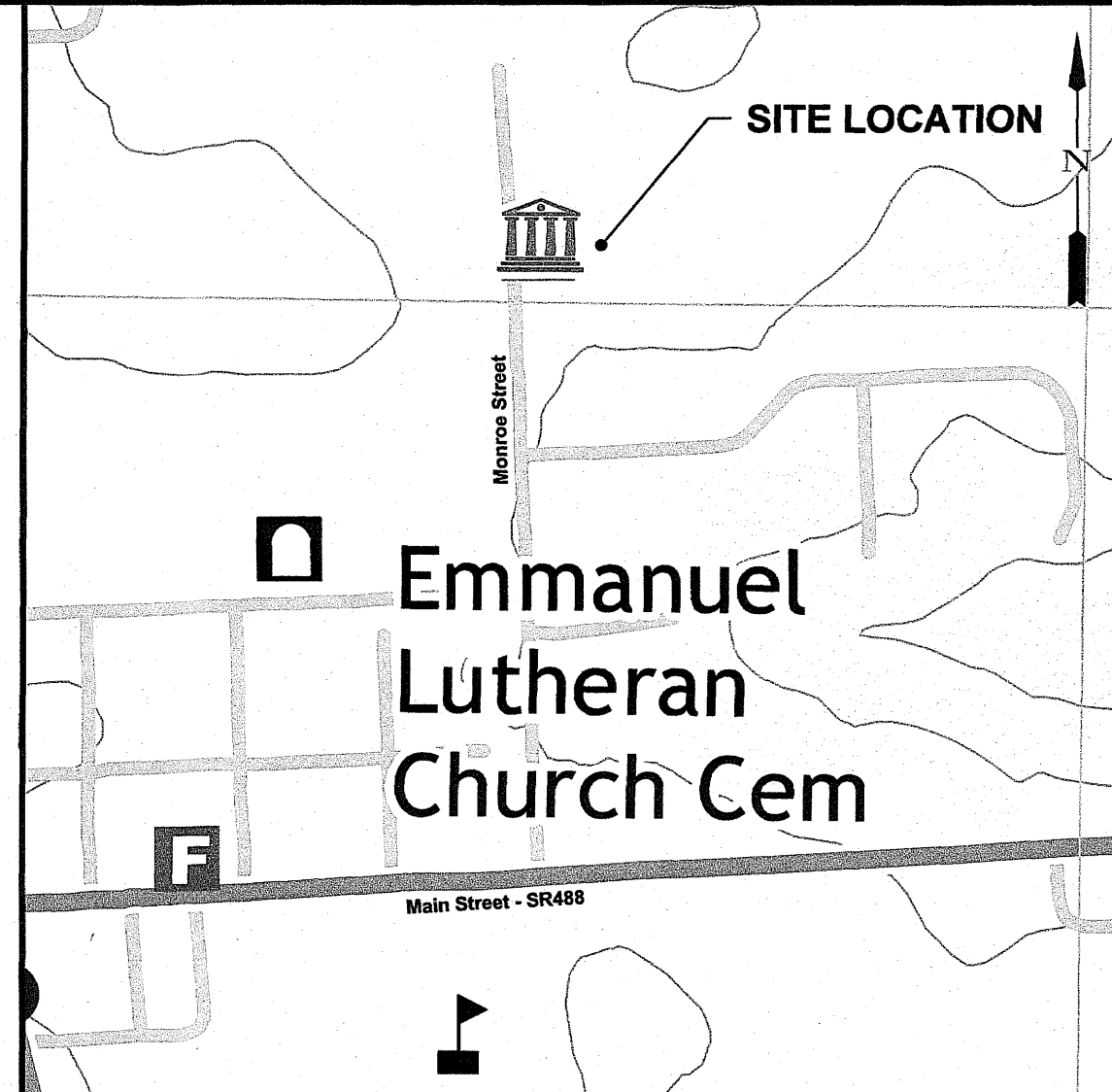
REGISTRATION NO. SU-051843E
 DWG. NO. 5650-2022-SUB SHEET 1 OF 1

NEO Page

S:\Active Clients\450 Prospect Borough\Prospect Maintenance Garage Land Development Plan\Drawings\CAD\02-00-000.dwg (C1) - Aug 01 2022 12:08:35 pm PLOTTED BY: egray

Instr: 202209140019680
Pg 1 of 16
Michele Mustello
Butler County Recorder PA

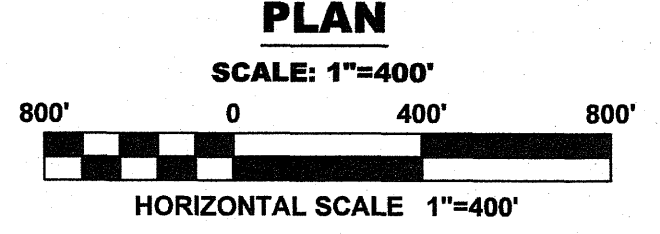
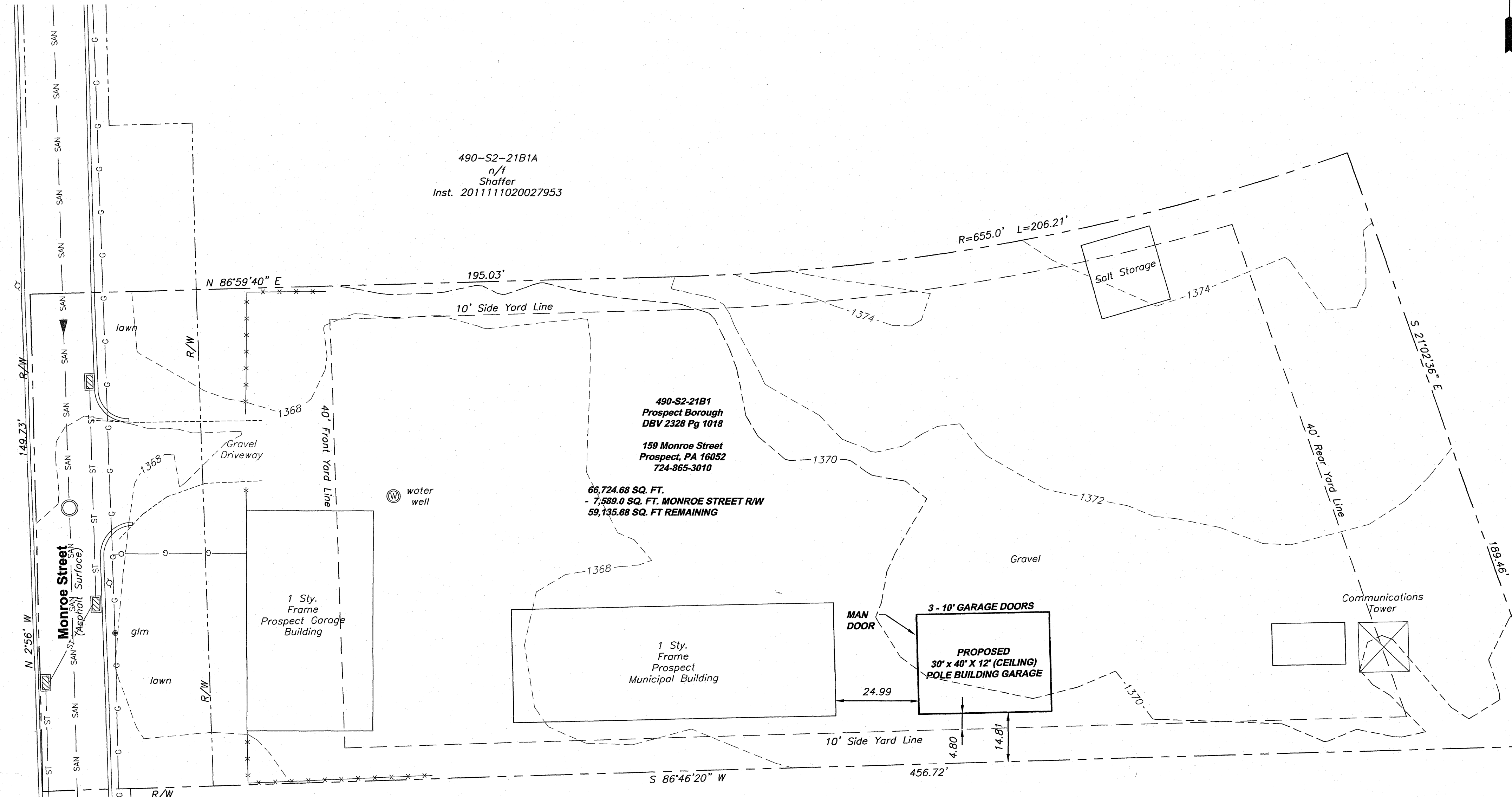
NOTE:
ITEMS IDENTIFIED WITH UPPER CASE TEXT ARE PROPOSED.
Items Identified with Mixed Case Text are Existing.



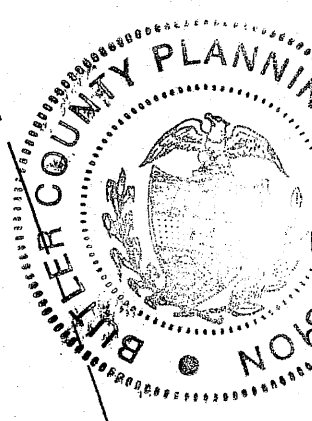
Revisions	Date

5175 Campbells Run Road
Pittsburgh, PA 15205
Phone: 412-464-0048
Fax: 412-464-0049
info@klhengineers.com

KLH ENGINEERS, INC
PROSPECT BOROUGH
BUTLER COUNTY, PENNSYLVANIA
PROSPECT MAINTENANCE GARAGE
LAND DEVELOPMENT PLAN



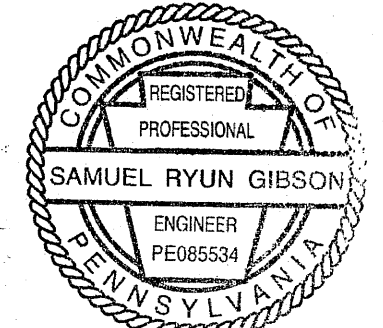
490-S2-21B1A
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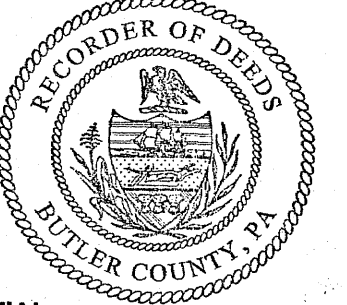
REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS
20th DAY OF APRIL, 2022.
SECRETARY: [Signature] CHAIRMAN: [Signature]

APPROVED BY THE PROSPECT BOROUGH PLANNING COMMISSION
THIS 1 DAY OF August, 2022.
SECRETARY: [Signature] CHAIRMAN: [Signature]

APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF
PROSPECT THIS 1 DAY OF August, 2022.
SECRETARY: [Signature] PRESIDENT OF COUNCIL: [Signature]



I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN
REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE BOROUGH
OF PROSPECT, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY
THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY.
DATE: 8/1/2022
SAMPLER R. GIBSON



COMMONWEALTH OF PENNSYLVANIA } SS:
COUNTY OF BUTLER }
RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS,
PLANS, ETC., IN SAID COUNTY: PLAN BOOK VOLUME 406 PAGE(S) 6
GIVEN UNDER MY HAND AND SEAL THIS 14 DAY OF September, 2022
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

The Borough of Prospect, of the Borough of Prospect, County of Butler, Commonwealth of Pennsylvania, is the owner of the
land shown on the Prospect Borough, Butler County, Pennsylvania Prospect Maintenance Garage Land Development Plan and hereby adopts
this Land Development Plan. This adoption and dedication shall be binding upon our successors and assigns.

In witness whereof, we hereunto set our hands and seals this 14 day of September, 2022.

Attest:
[Signature] Notary Public
By: [Signature] William Katz
Borough of Prospect

Commonwealth of Pennsylvania: ss
County of Butler: ss

On this 14th day of September, 2022, before a notary public, the undersigned officer, personally appeared
William Katz, who acknowledged himself to be the President of Prospect Borough Council and that he as such President,
being authorized to do so, executed the foregoing instrument for purposes therein contained by signing the
name of Prospect Borough by himself as President.
In witness whereof, I hereunto set my hand and official seal.

[Signature] Notary Public
My Commission expires: 6/28/2026

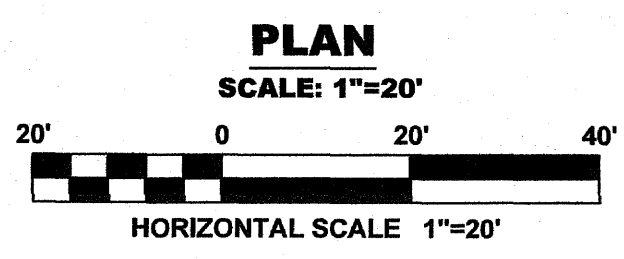
ZONING - R - RESIDENTIAL
(WITH PUBLIC SEWERS)
FRONT YARD DEPTH: 40 FEET
SIDE YARD DEPTH: 10 FEET
REAR YARD DEPTH: 40 FEET

PROJECT DATUM: NAD83 (NAV88) 3702 PENNSYLVANIA SOUTH

PER NFIP FLOOD INSURANCE RATE MAP 42019C0270D, THIS SITE
IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- NOTES:**
- PROPOSED BUILDING SHALL BE OWNED AND MAINTAINED BY PROSPECT BOROUGH.
 - PROPOSED BUILDING SHALL BE CONSTRUCTED ON PREVIOUSLY IMPERVIOUS (GRAVEL) SURFACE.

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Commonwealth of Pennsylvania - Notary Seal
Heather L. Nyberg, Notary Public
Butler County
My Commission Expires June 28, 2026
Commission Number 1422054
Member, Pennsylvania Association of Notaries

As Shown	April 2022	SDG	SDG	SRG
Date:				
Drawn By:				
Checked By:				
Approved By:				

Order No. 450-02-030
Drawing No. C1
Sheet No. 1 of 1

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 11 DAY OF Sept 2022

ATTEST:
[Signature] WITNESS
[Signature] JAMES E. SCHOONOVER OWNER
[Signature] WITNESS
[Signature] FLORENCE SCHOONOVER OWNER

STATE OF COLORADO) SS:
COUNTY OF Butler

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVE NAMED JAMES & FLORENCE SCHOONOVER 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 11 DAY OF Sept 2022.

MY COMMISSION EXPIRES THE 24 DAY OF Febr 2026

Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
Butler County
My Commission Expires February 24, 2026
Commission Number: 1231872

[Signature]
NOTARY PUBLIC

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

REVIEWED Butler County Planning Commission
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MARION, THIS 17TH DAY OF AUGUST, 2022.

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

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.

8/22/22
DATE

[Signature]
REG. NO. SU075509

REVIEWED/APPROVED BY THE Marion Twp Board of Supervisors THIS 12th DAY OF September 2022

[Signature] SECRETARY
[Signature] CHAIRMAN, Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

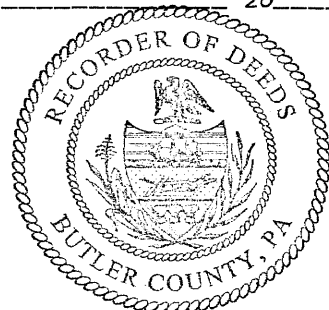
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 406 PAGE 7

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER 2022

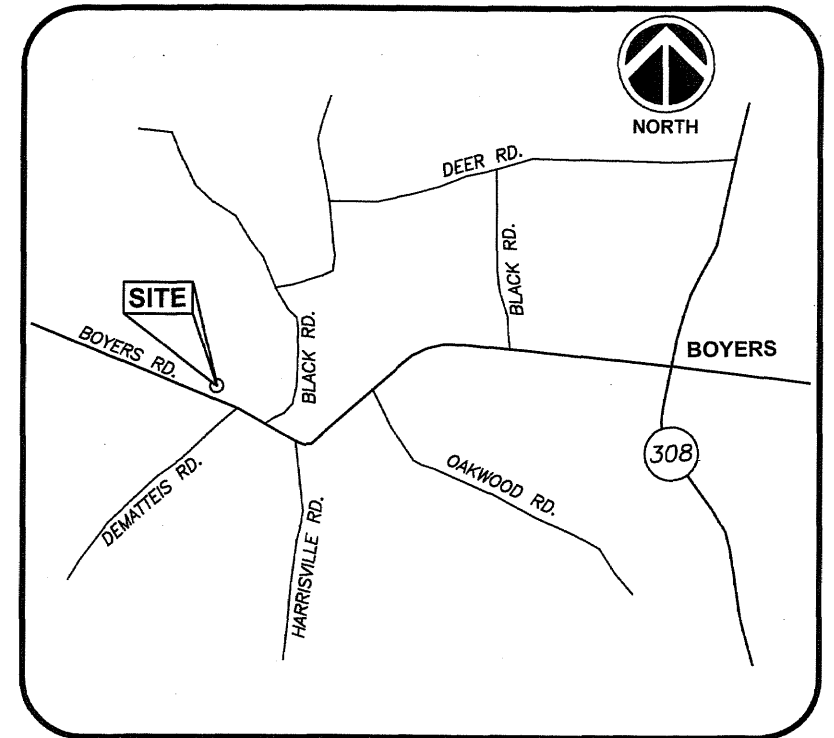
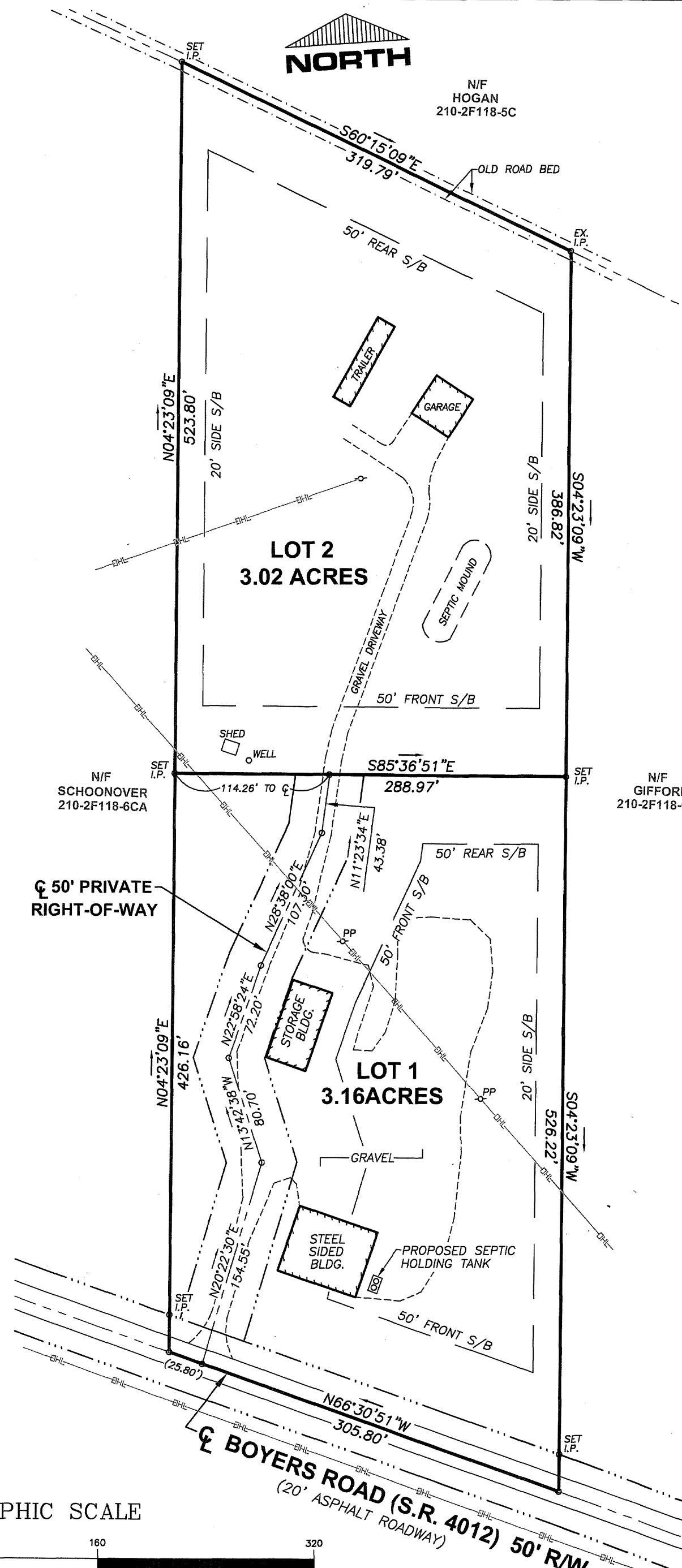
[Signature]
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS

My Commission Expires First Monday in January 2024



Instr: 202209150019703
Pg: 1 F: \$45.00
Michele Mustello
Butler County Recorder PA
9/15/2022 9:22 AM
T20220915149



RIGHT-OF-WAY NOTE:
THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN ACROSS LOT 1 OF THIS PLAN, SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1 & 2 OF THIS PLAN.

RESERVING UNTO THE GRANTOR THEIR HEIRS AND ASSIGNS THE RIGHT TO USE IN COMMON WITH THE GRANTEEES, THEIR HEIRS AND ASSIGNS.

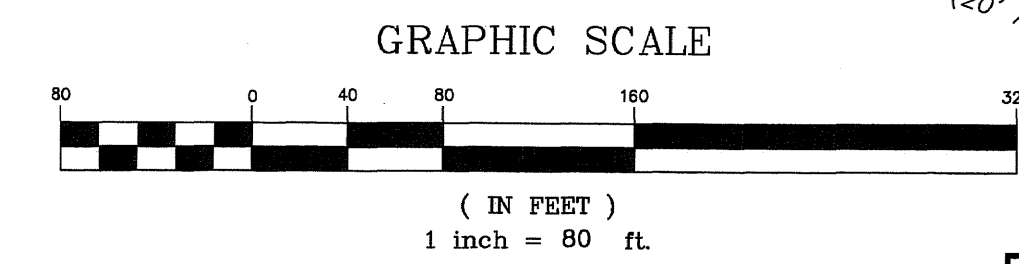
THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS AND THIS PRIVATE RIGHT OF WAY, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS 1 & 2 OF THIS PLAN AND OWNERS WITH ACCESS RIGHTS.

SEPTIC NOTE:
LOT 1 OF THIS PLAN HAS BEEN APPROVED FOR AN ON-LOT SEPTIC HOLDING TANK, PER MARION TOWNSHIP.

TAX ID: 210-2F118-6C
DB: 3001 PG. 37

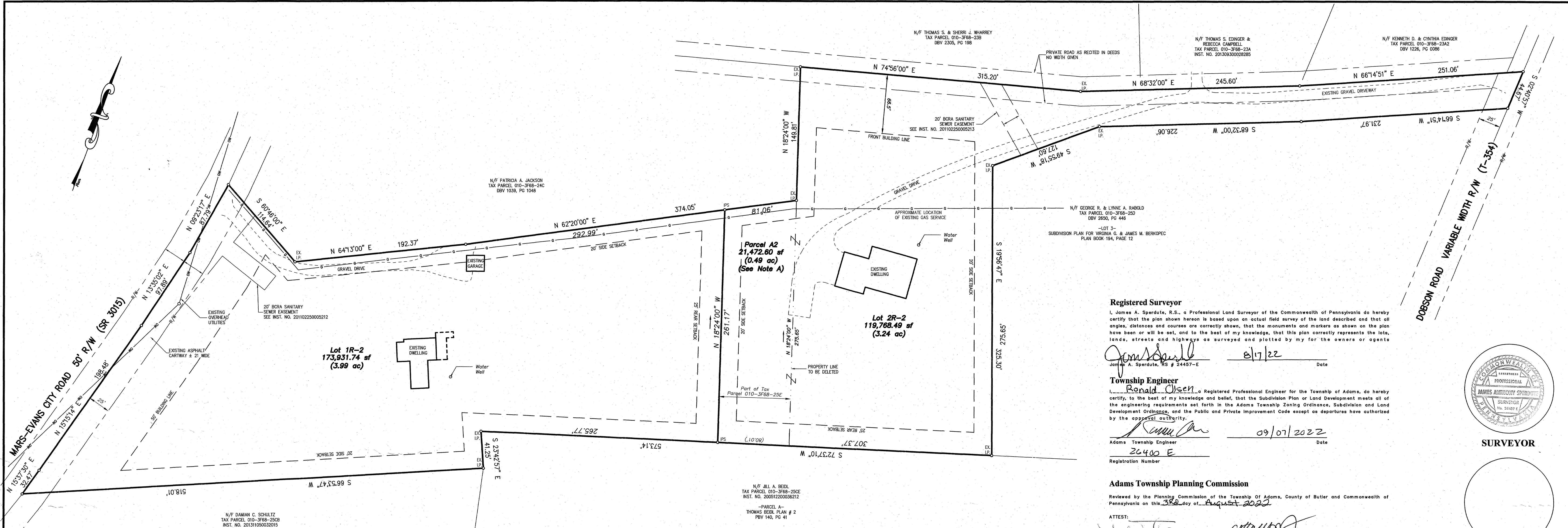
TOTAL PLAN AREA 6.18 ACRES
LOT 1 3.16 ACRES
LOT 2 3.02 ACRES

OWNER:
JAMES & FLORENCE SCHOONOVER
865 BOYERS RD.
BOYERS, PA 16020



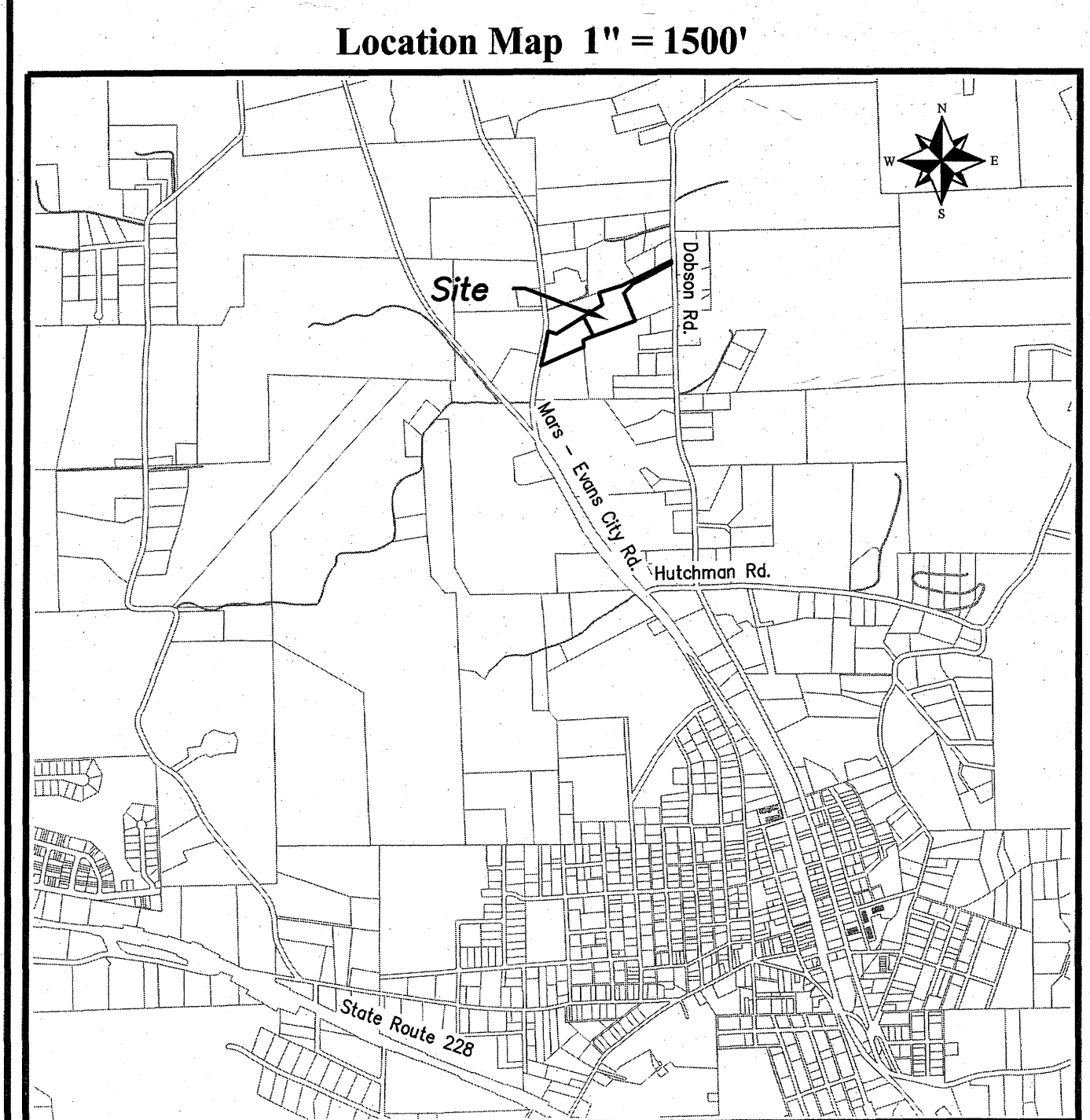
PLAN BOOK	PAGE
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NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889	Scale 1" = 80'	MINOR SUBDIVISION - FINAL PLAN SCHOONOVER - SUBDIVISION LOTS 1 & 2
	Date JULY 25, 2022	
Job No. 3515	Prepared For James & Florence Schoonover	Sheet No. 1 of 1



Existing & Proposed Lot Areas

Lot/Parcel	Original Sq.Ft.	Original Ac.	Parcel "A" Sq.Ft.	Parcel "A" Ac.	Revised Sq.Ft.	Revised Ac.
1R / Now 1R-2	195,404.34	4.486	-21,472.60	-0.49	173,931.74	3.99
2R/Now 2R-2	119,768.49	2.750	+21,472.60	+0.49	141,241.09	3.24



James M. & Amy J. Berkopec

Know all men by these presents that we, James M. & Amy J. Berkopec of the township of Adams, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of our property situated in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for Highway, drainage, sewage and utility purposes, all drives, roads, lands, rights or way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, we, James M. & Amy J. Berkopec hereby agree to and by these presents do release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon James M. & Amy J. Berkopec, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

In witness whereof, we hereunto set our hands and seals this 26 day of August, 2022.

Attest: *James M. Berkopec*
James M. Berkopec
Amy J. Berkopec
Amy J. Berkopec

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

We also certify that the title to our property as shown hereon is in the name of James M. & Amy J. Berkopec as recorded in the Butler County Recorder of Deeds Office at Instrument No. 202209160019833.

James M. Berkopec
James M. Berkopec
Amy J. Berkopec
Amy J. Berkopec

COMMONWEALTH OF PENNSYLVANIA ss:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named James M. & Amy J. Berkopec who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 26 day of August, 2022.

My commission expires the 10 day of June, 2023.

Charles W. Kennedy
Charles W. Kennedy
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1023312
Member, Pennsylvania Association of Notaries

Ryan Blythe & Laura L. Blythe

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

In witness whereof, we hereunto set our hands and seals this 29 day of August, 2022.

Attest: *Ryan Blythe*
Ryan Blythe
Laura L. Blythe
Laura L. Blythe

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

We also certify that the title to our property as shown hereon is in the name of Ryan Blythe & Laura L. Blythe as recorded in the Butler County Recorder of Deeds Office at Instrument No. 201804240007722.

Ryan Blythe
Ryan Blythe
Laura L. Blythe
Laura L. Blythe

COMMONWEALTH OF PENNSYLVANIA ss:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Ryan Blythe & Laura L. Blythe who acknowledged the foregoing release and dedication and plan of subdivision to be his/her/their act and deed and desired the same to be recorded as such.

Witness my hand and notarial seal this 29 day of August, 2022.

My commission expires 10 day of June, 2023.

Charles W. Kennedy
Charles W. Kennedy
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Charles W. Kennedy, Notary Public
Butler County
My commission expires June 10, 2023
Commission number 1023312
Member, Pennsylvania Association of Notaries

PLAN BOOK	PAGE
406	8

Registered Surveyor

I, James A. Spardute, R.S., a Professional Land Surveyor of the Commonwealth of Pennsylvania do hereby certify that the plan shown hereon is based upon an actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers as shown on the plan have been or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents

James A. Spardute
James A. Spardute, RS # 24457-E
8/17/22
Date

Township Engineer

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

Ronald Olsen
Ronald Olsen
Adams Township Engineer
26400 E
Registration Number
09/07/2022
Date

Adams Township Planning Commission

Reviewed by the Planning Commission of the Township of Adams, County of Butler and Commonwealth of Pennsylvania on this 26 day of August, 2022.

ATTEST:
Michelle Mustello
Michelle Mustello
Secretary

Edward Vogel
Edward Vogel
Chairperson

Adams Township Board of Supervisors

The Township Board of Supervisors of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plan by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor as an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Township Board of Supervisors.

This plot of subdivision is approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 22nd day of August, 2022.

ATTEST:
Edward Vogel
Edward Vogel
Chairperson
Michelle Mustello
Michelle Mustello
Secretary
Supervisor
Supervisor

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 15th day of June, 2022.

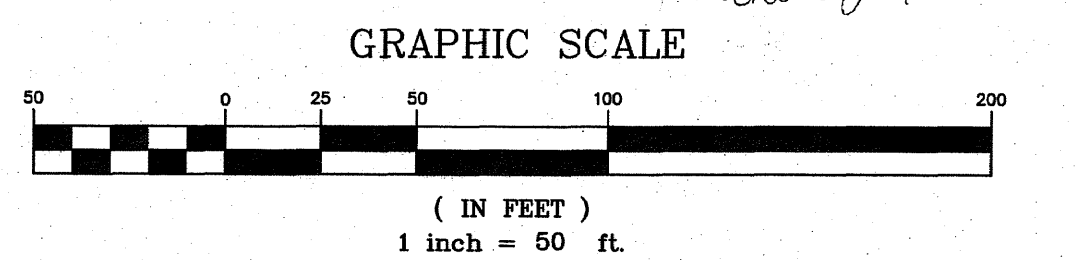
Director Secretary *R. Horn* ss: *J. Hines*
Butler Co. Plan # 202123

Butler County Recorder of Deeds
COMMONWEALTH OF PENNSYLVANIA ss:
COUNTY OF BUTLER

Recorded in the Office for the recording of deeds, plats, etc. in the County of Butler and Commonwealth of Pennsylvania in Plan Book Volume 406 Page(s) 8.

Given under my hand and seal this 16th day of September, 2022.

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



General Notes

A. Parcel "A2" - formerly part of Lot 1R is to be conveyed to and become an integral part of proposed Lot 2R-2 and is not to be considered a separate building lot.

B. This plan does not convey title. Upon recording of this plan, the owners must record deeds conveying Parcel "A2".

C. No new lots are being proposed by this plan.

D. Water: - Existing on lot wells

E. Sewer: - Existing BCRA Sanitary Sewer Service

Requirements for RC Zoning

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

Owners

Lot 1R	Lot 2R
James M. Berkopec Amy J. Berkopec 1085 Mars Evans City Rd. Mars, PA 16046	Ryan Blythe Laura L. Blythe 162 Dobson Road Mars, PA 16046
Tax Parcel 010-3F68-25 Inst# 20000323000162	Tax Parcel 010-3F68-25E Inst# 201804240007722

DRAWING NUMBER: 1001-2224238
DRAWING SCALE: 1"=50'
DATE: May 31, 2021
DRAWN BY:
REVISIONS:
07/15/2022 - per review

Berkopec & Blythe
Plan of Lot Line Revision

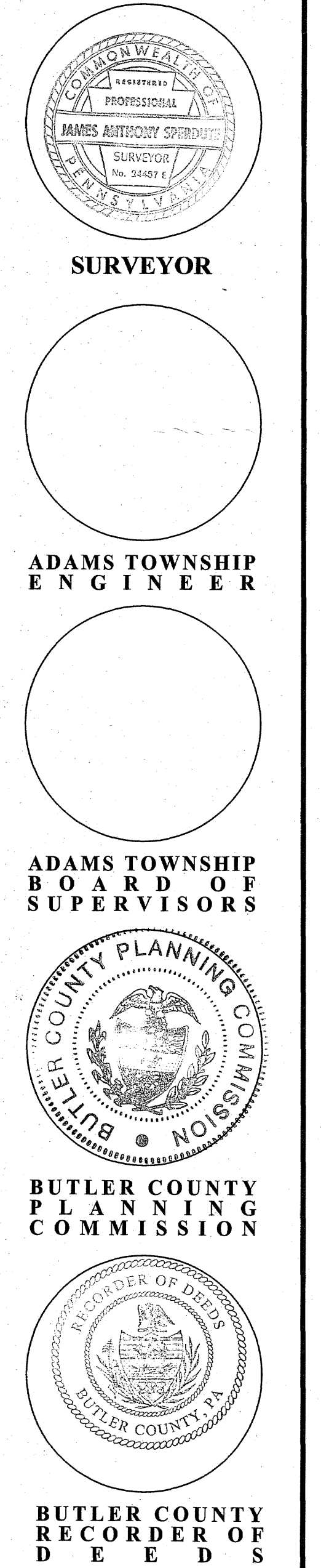
Being a revision to Lots 1R & 2R of the Berkopec Plan of Lot Line Revision as Recorded in Plan Book 346, Page 20

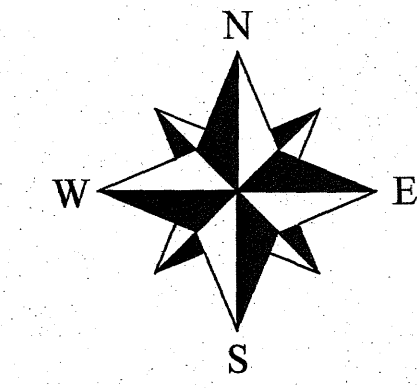
Adams Township, Butler County, Pennsylvania

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





NVR, Inc. - Owner

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 23 DAY OF August A.D. 2022

ATTEST:
[Signature]
OFFICER WITNESSING

[Signature]
VICE PRESIDENT, NVR, INC.

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

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

ON THIS 23 DAY OF August A.D. 2022 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Robertson VP OF NVR, INC. WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID, NVR, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS James A. Sperdute OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPARTMENT'S OWN AND PROPER RESPECTIVE HANDWRITING.

Commonwealth of Pennsylvania - Notary Seal
Jenniffer Lynn Sperdute, Notary Public
Butler County
My commission expires October 14, 2023
Commission Number 1328573
Member, Pennsylvania Association of Notaries

[Signature]
VICE PRESIDENT, NVR, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 23 DAY OF August A.D. 2022

[Signature]
NOTARY PUBLIC

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

Registered Surveyor

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

[Signature] 8/17/22
JAMES A. SPERDUTE, R.S. #24457-E DATE

Township Engineer

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

Ronald Olson 2/20/22 09/07/2022
PRINTED NAME & REGISTRATION NO. DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 22nd DAY OF August A.D. 2022

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

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

Butler County Planning Commission

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF August A.D. 2022

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

Butler County Recorder of Deeds

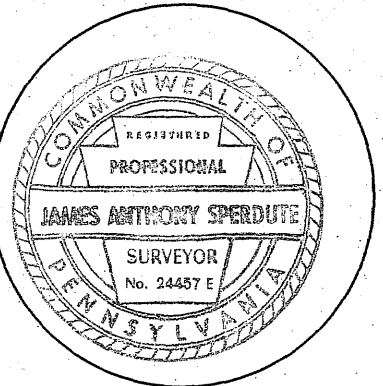
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

Inst: 202209160019834
Fig 1 F: 646.86
Michelle Mustello
Butler County Recorder PA

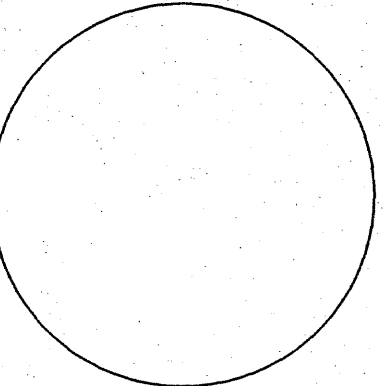
RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 406
PAGE 9

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF September A.D. 2022

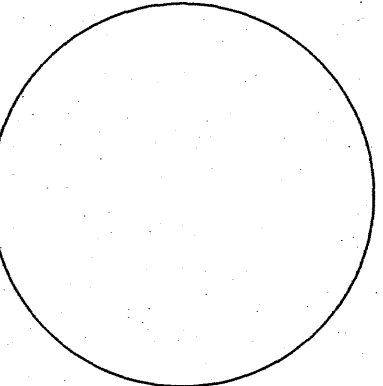
[Signature]
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



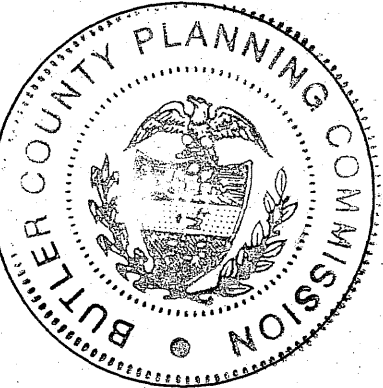
Registered Surveyor



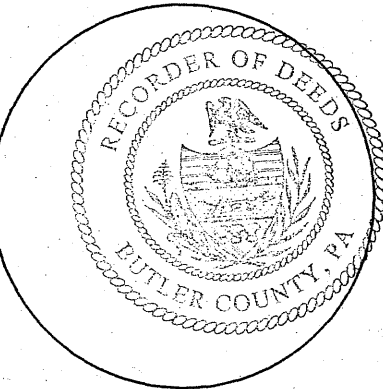
Township Engineer



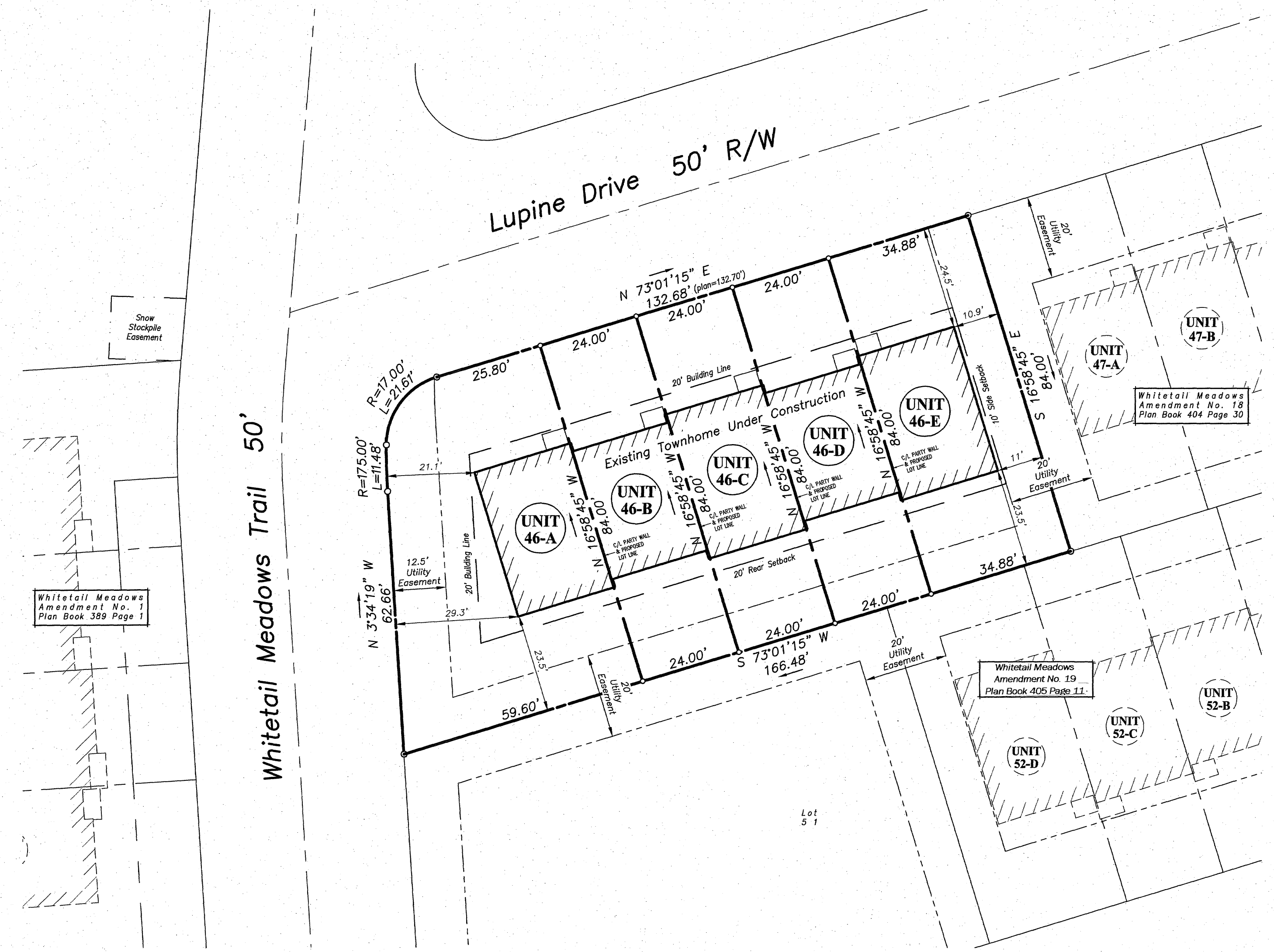
Adams Township Supervisors



Butler County Planning



Butler County Recorder of Deeds

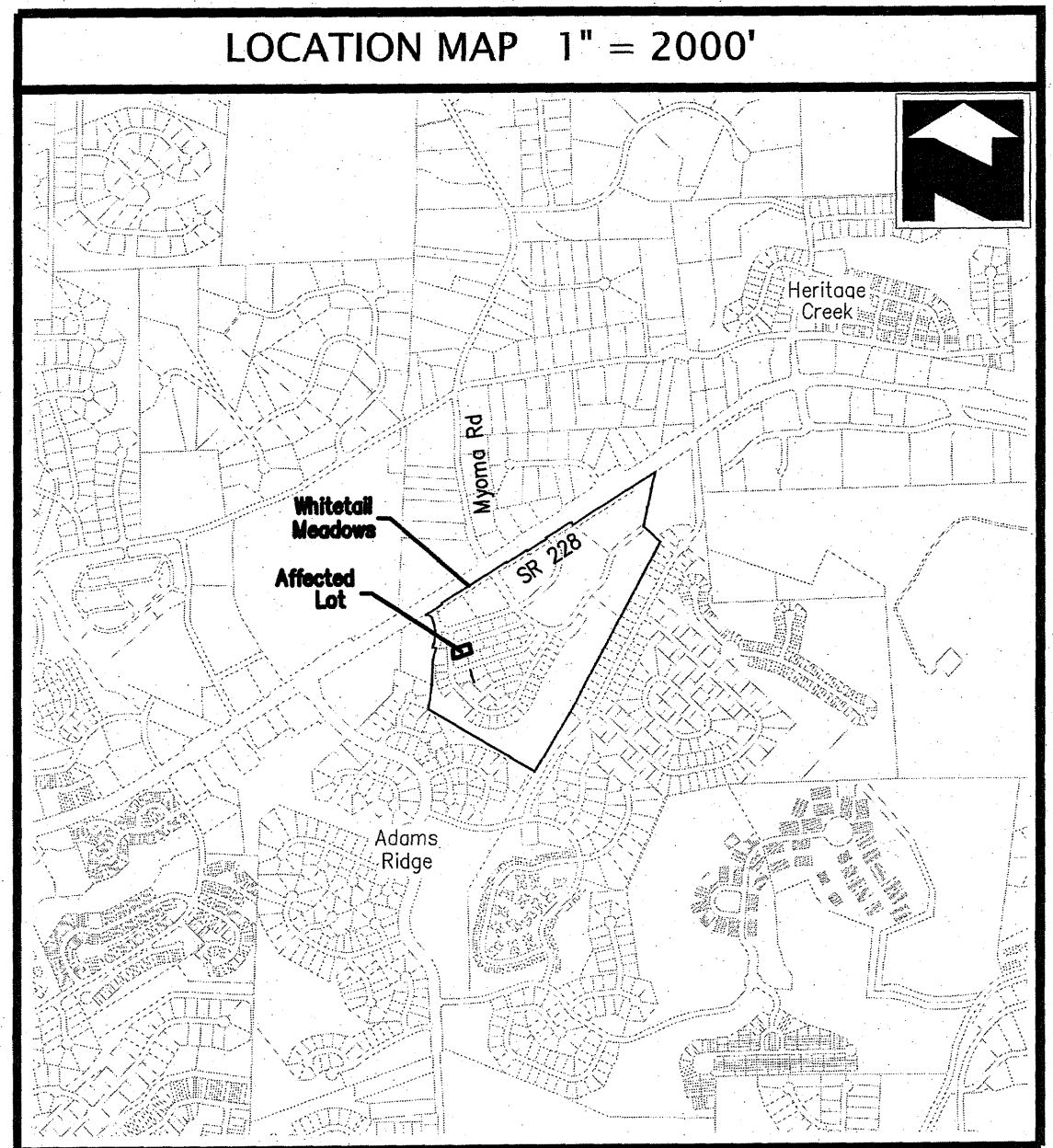
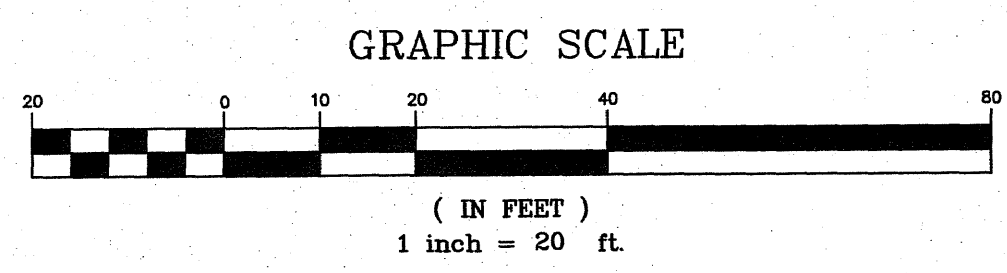


PLAN BOOK	PAGE
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Proposed Lot Areas

Unit	Sq.Ft.	Acres
46-A	4,125.020	0.095
46-B	2,016.000	0.046
46-C	2,016.000	0.046
46-D	2,016.000	0.046
46-E	2,929.640	0.067
Original Lot 46	13,102.660	0.301

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



General Plan Notes

- This plan is a resubdivision of Lot 46 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 14676

Lot Reference:
Tax Parcel 010-S25-AE46
INST# 202207290016365

DEVELOPER / PROPERTY OWNER

NVR
ONE PENN CENTER WEST, SUITE 220
PITTSBURGH, PA 14676
BUILT BY:
Ryan Homes

Drawing Number	1001-2224346
Drawing Scale	1"=20'
Date	July 7, 2022
Project Manager	
Revision	
08/17/2022...Add # 18 Info	

Whitetail Meadows Amendment No 20
Being A Revision to Lot 46 of the Hesperheide Subdivision Plan - Final
As Recorded in Plan Book 380, Pages 50-53
Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

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

Instr: 202209210020168
 Pg. 1 of 54.00
 Michele Mustello
 Butler County Recorder PA

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

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of March, 2022.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 15th day of March, 2022.

ATTEST:
 Amy L. Loullis
 NOTARY PUBLIC

ATTEST:
 Amy L. Loullis
 NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

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

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Robert W. McGinnis, 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 15th day of March, 2022.

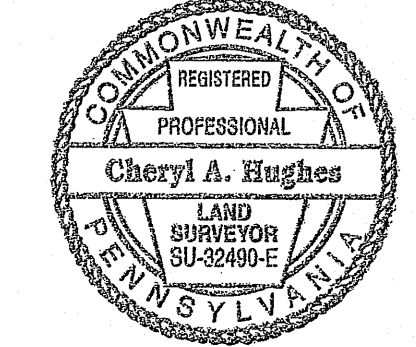
Sworn to and subscribed before me this day.
 WITNESS MY HAND AND NOTARIAL SEAL this 15th day of March, 2022.

My Commission expires the 8th day of August, 202023.

My Commission expires the 8th day of August, 2023.

SEAL
 Amy L. Loullis
 Commonweath of Pennsylvania - Notary Seal
 Amy L. Cornelius, Notary Public
 Butler County
 My commission expires August 8, 2023
 Commission number 1352547
 Member, Pennsylvania Association of Notaries

SEAL
 Amy L. Loullis
 Commonweath of Pennsylvania - Notary Seal
 Amy L. Cornelius, Notary Public
 Butler County
 My commission expires August 8, 2023
 Commission number 1352547
 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.
 November 16, 2022 SEAL
 DATE REG. NO. SU-32490-E
 Cheryl A. Hughes

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

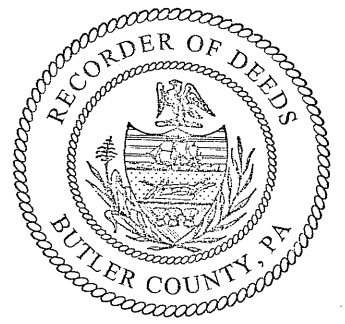
Approved by the Butler County Planning Commission this 17th day of August, 2022.
 R. H. [Signature] SECRETARY
 R. H. [Signature] CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 18th day of September, 2022.
 R. H. [Signature] SECRETARY
 R. H. [Signature] CHAIRMAN/PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER
 Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 406 page 10

Given under my hand and seal this 21st day of September, 2022.

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

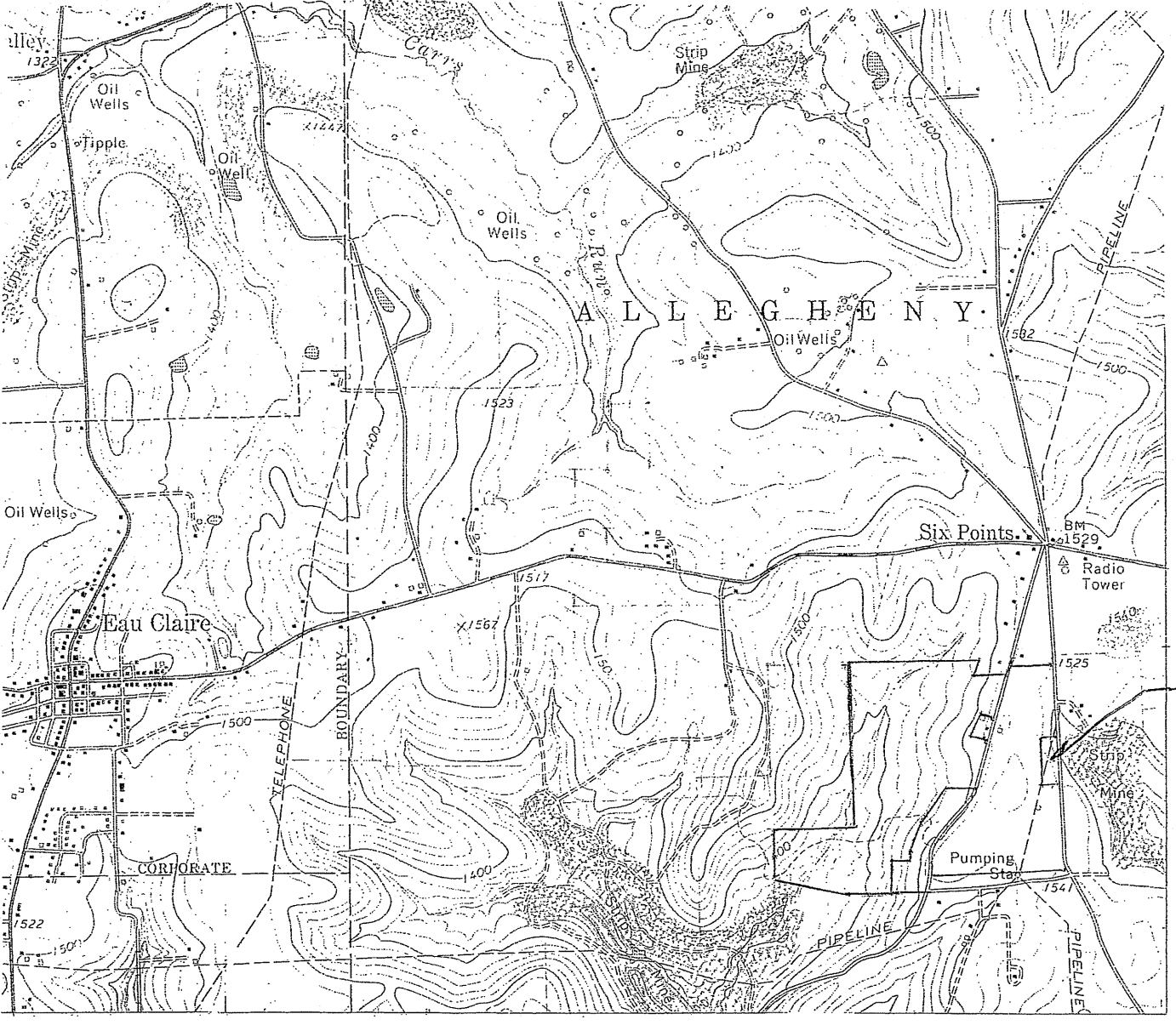


PLAN BOOK	PAGE
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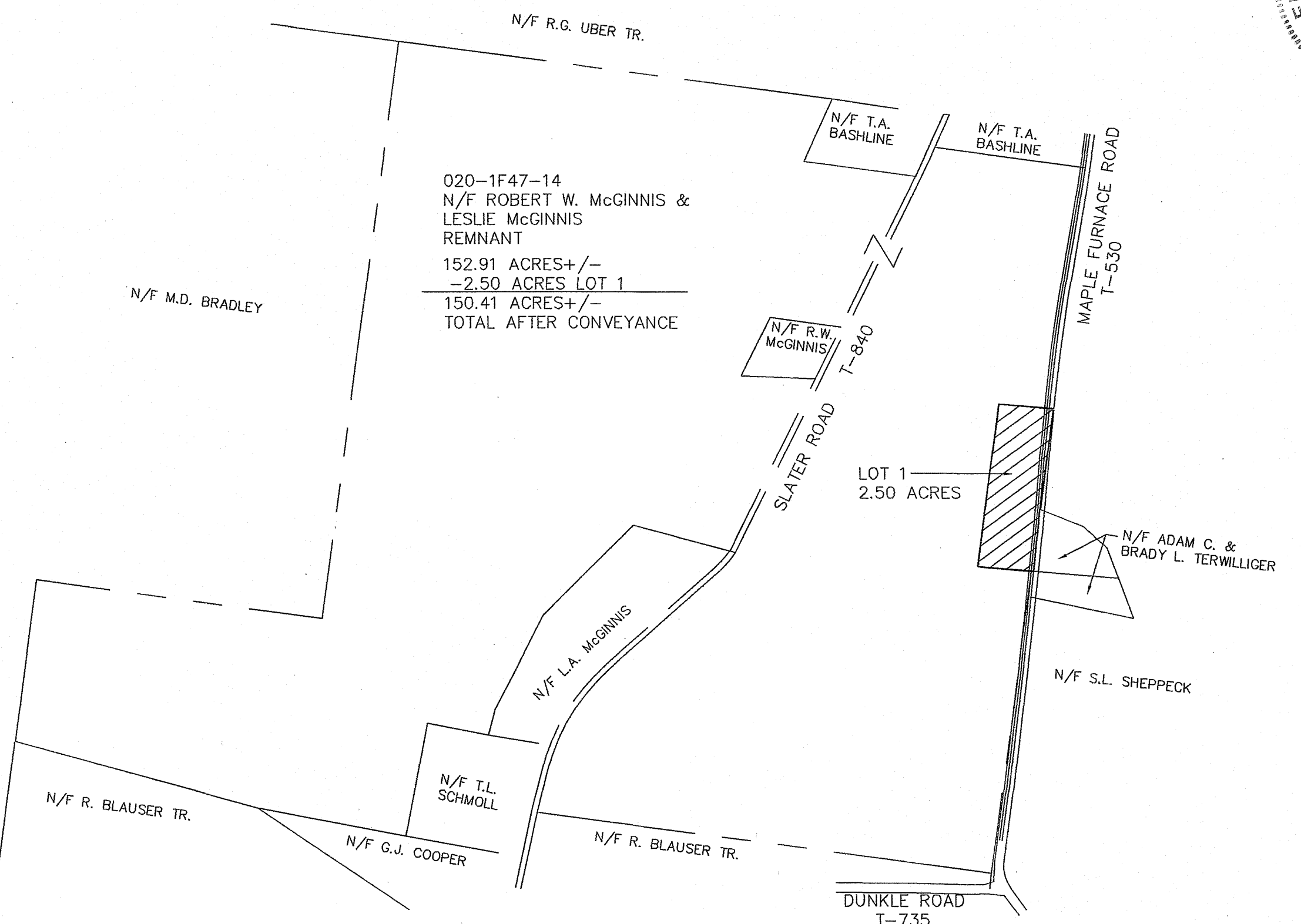
Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

PLAN OF SUBDIVISION
 FOR: ROBERT W. MCGINNIS
 and
 LESLIE MCGINNIS
 SITUATE: ALLEGHENY TWP., BUTLER CO., PA

Date 11/16/2021	Scale 1" = 200'	Dwn By BEC	Ckd By CAH
Parcel No. 020-1F47-14	Instrument #	Service No.	
Address MAPLE FURNACE ROAD	201802230003475	21-132	



VICINITY MAP Scale: 1" = 2000'



LOCATION MAP Scale: 1" = 400'

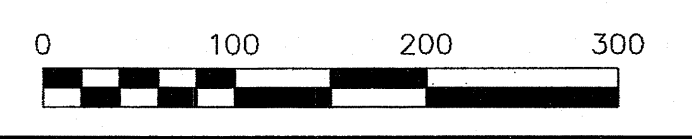
NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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

PROPERTY OWNERS: ROBERT W. MCGINNIS
 144 SLATER ROAD
 PARKER, PA 16049
 LESLIE MCGINNIS
 110 APRICOT LANE
 BUTLER, PA 16002

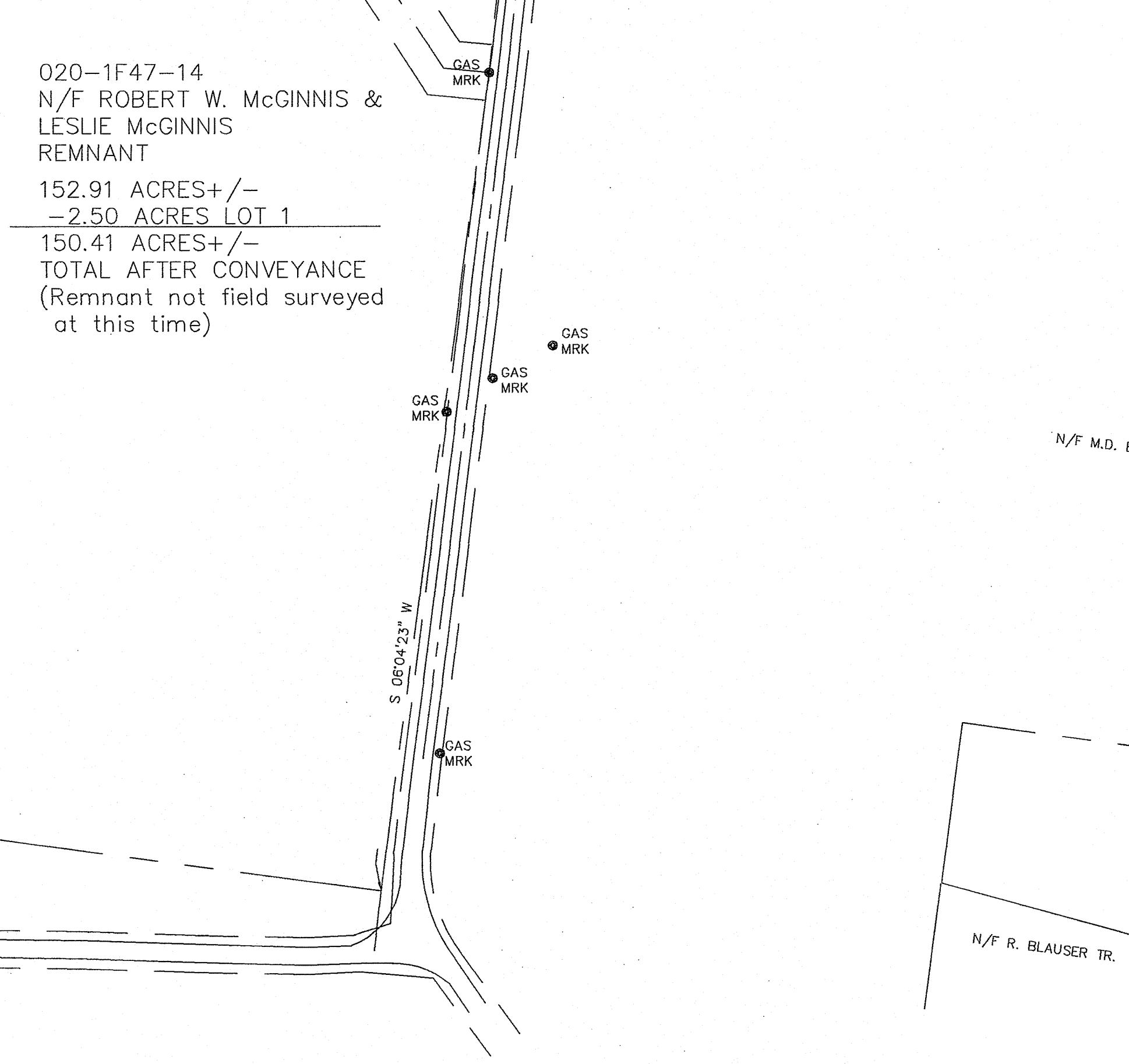
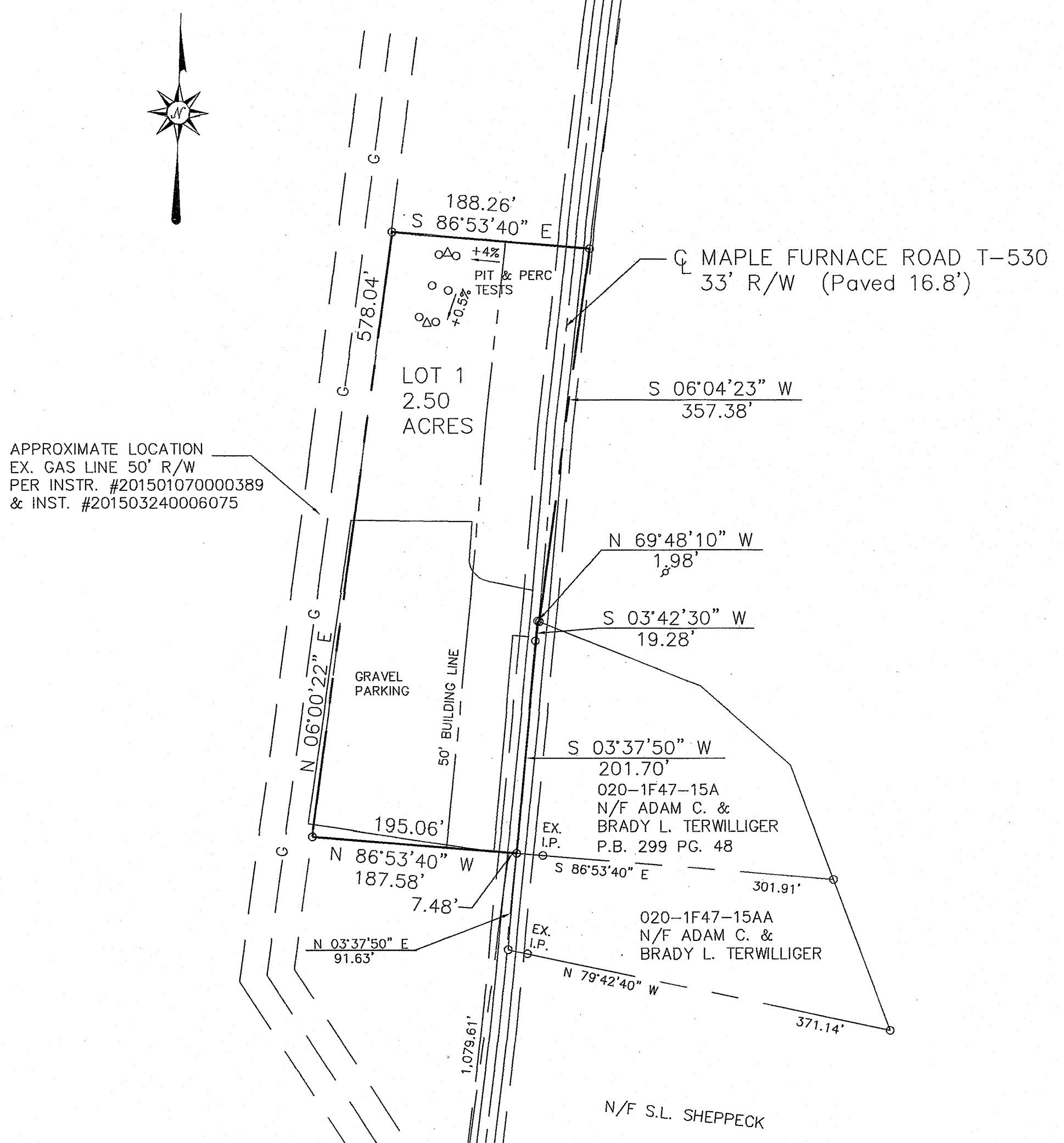
PROPOSED WATER WELL TO SERVE THIS LOT IS TO BE LOCATED OUTSIDE OF THE 100' ISOLATION DISTANCE FROM THE SEPTIC SYSTEM TO BE BUILT.

REF: SUBDIVISION FOR TERWILLIGER BY LAND SURVEYORS, INC., 02/02/07, #06-174, P.B. 299 PG. 48.



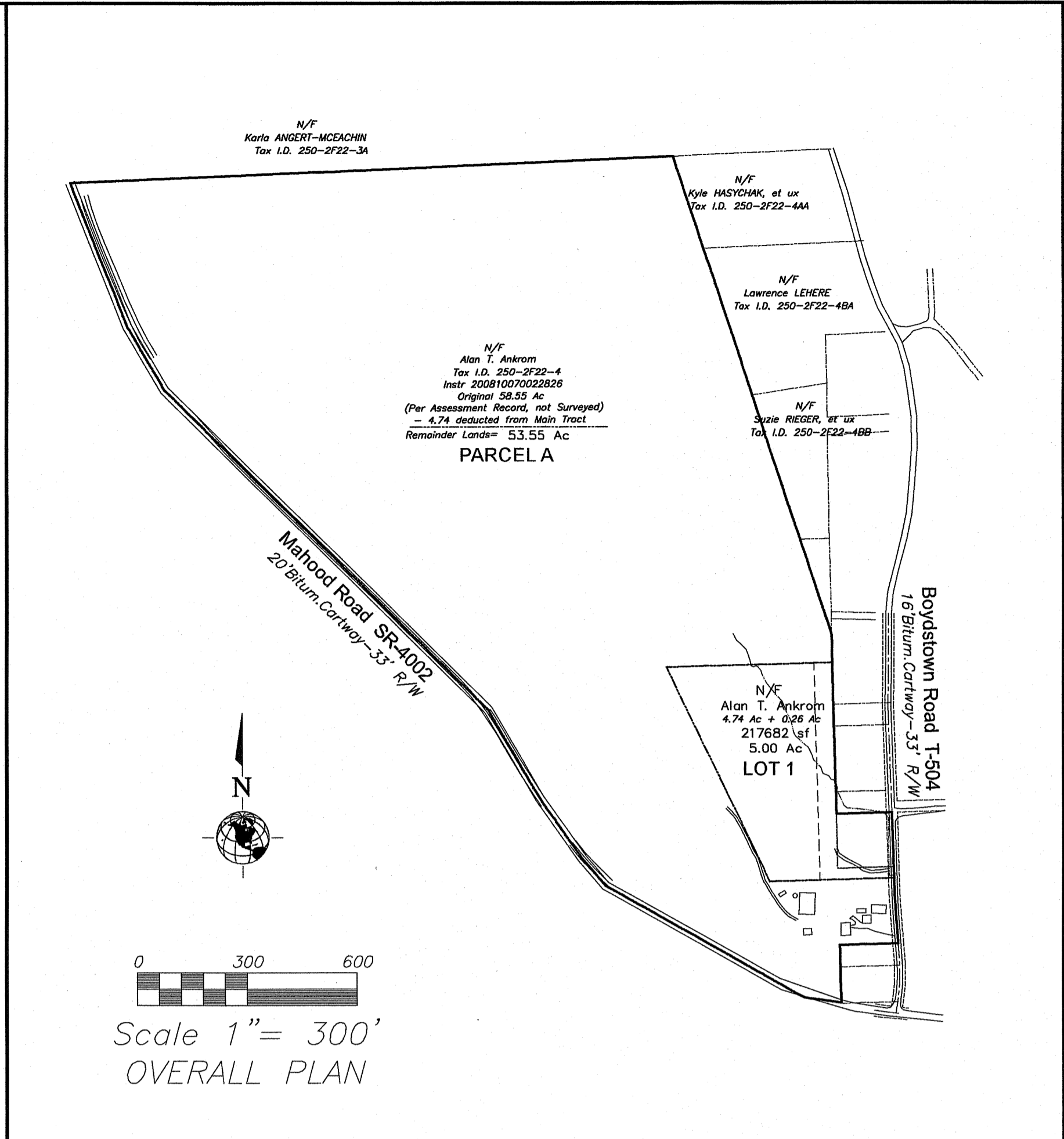
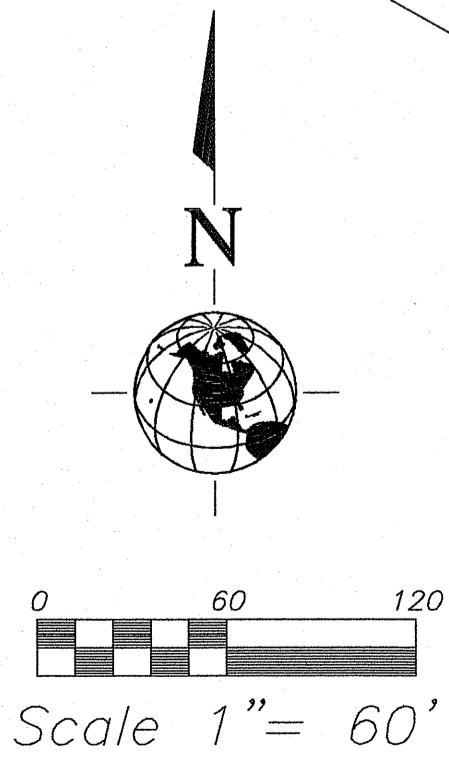
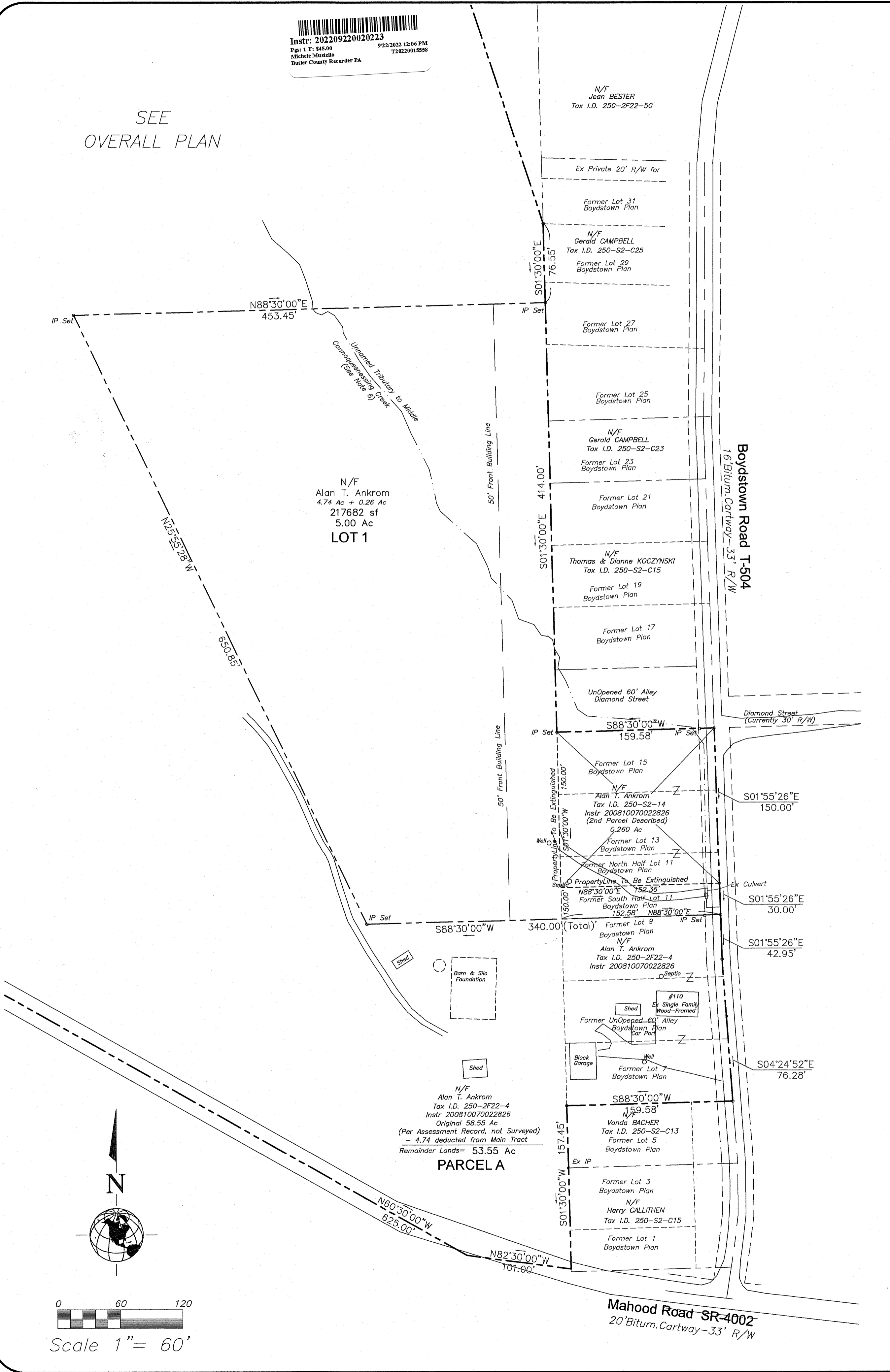
APPROXIMATE LOCATION EX. GAS LINE 50' R/W PER INSTR. #201501070000389 & INSTR. #201503240006075

020-1F47-14
 N/F ROBERT W. MCGINNIS & LESLIE MCGINNIS REMNANT
 152.91 ACRES +/-
 -2.50 ACRES LOT 1
 150.41 ACRES +/-
 TOTAL AFTER CONVEYANCE (Remnant not field surveyed at this time)

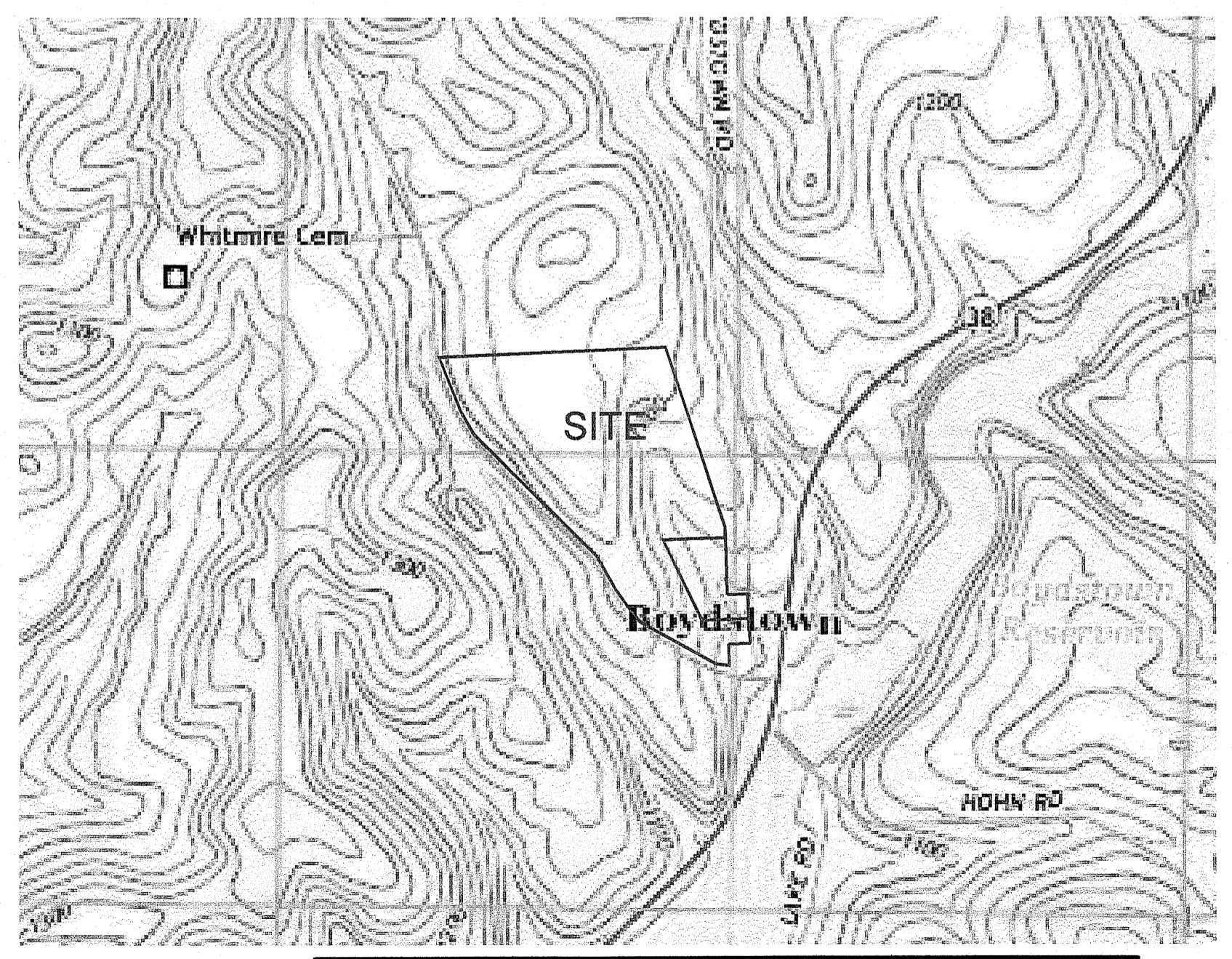


Instr: 202209220020223
 Pg 1 of 145.60
 Nathan Mando
 Butler County Recorder PA
 923-2023 12:04 PM
 232011558

SEE
 OVERALL PLAN



- PLAN NOTES:
1. THIS PLAN PROPOSES A LOT LINE REVISION. 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. FORMER LOT LINES OF BOYDSTOWN PLAN WITHIN NEW LOT 1 AND PARCEL A ARE HEREBY EXTINGUISHED AND OLD BOYDSTOWN LOTS CONSOLIDATED.
 4. A PADOUT HIGHWAY OCCUPANCY IS REQUIRED FOR ANY NEW DRIVEWAY CONNECTED TO MAHOOD ROAD, AN OAKLAND TOWNSHIP DRIVEWAY PERMIT IS REQUIRED FOR ANY NEW DRIVEWAY CONNECTED TO BOYDSTOWN ROAD.
 5. FRONT BUILDING SETBACK LINES FOR PARCEL A ARE TO BE 60' FROM ROAD RIGHT-OF-WAY. EXISTING BUILDINGS ON PARCEL A ARE EXISTING NON-CONFORMING. FRONT SETBACK LINE FOR NEW LOT 1 IS SHOWN AS 50' FROM EASTERN PROPERTY LINE.
 6. EXISTING EPIHEMERAL STREAM SHALL HAVE A PERMANENT 20' DRAINAGE EASEMENT CENTERED OVER ITS SWALE ON LOT 1 AND PARCEL A, WITH A 700' LENGTH NORTHWESTERLY FROM THE LOT 1 NORTH PROPERTY LINE.



OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT ALAN T. ANKROM, OF OAKLAND TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA THEREOF, DO HEREBY ADOPT THIS PLAN OF LOT LINE REVISION OF HIS PROPERTY SITUATED IN OAKLAND TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCORDING TO HIM, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY OAKLAND TOWNSHIP, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA.

I HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, OAKLAND TOWNSHIP, BUTLER COUNTY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PUBLIC USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED.

THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNER, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HERETO SET OUR HANDS AND SEALS THIS 7 DAY OF Sept, 2022.

ATTEST:
 [Signatures]
 NOTARY PUBLIC ALAN T. ANKROM
 My Commission Expires October 9, 2024
 Commission number 1020467
 Member, Pennsylvania Association of Notaries

INDIVIDUAL ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED ALAN T. ANKROM, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF Sept, 2022.

MY COMMISSION EXPIRES: 9 DAY OF oct, 2024

[Signatures]
 NOTARY PUBLIC (SIGNATURE) (SEAL)
 PRINTED NAME OF NOTARY PUBLIC
 My Commission Expires October 9, 2024
 Commission number 1020467
 Member, Pennsylvania Association of Notaries

WE, ALAN T. ANKROM, OWNER OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ALAN T. ANKROM, AS RECORDED AS INSTRUMENT 200810070022826 IN BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS _____ ALAN T. ANKROM

MORTGAGE CLAUSE

WE, _____ MORTGAGEE OF THE PROPERTY CONTAINED IN THIS ALAN ANKROM LOT LINE REVISION PLAN CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

NAME & TITLE _____
 WITNESS _____ MORTGAGEE

MUNICIPAL APPROVAL

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

REVIEWED AND APPROVED THIS 7th DAY OF September, 2022.

[Signatures]
 SECRETARY CHAIRMAN

OAKLAND TOWNSHIP PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE OAKLAND TOWNSHIP PLANNING COMMISSION THIS 13th DAY OF September, 2022.

[Signatures]
 SECRETARY CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION APPROVAL

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF AUG., 2022.

[Signatures]
 SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
 PLAN NUMBER: 22174

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY BUTLER COUNTY, PENNSYLVANIA, VOLUME 406 PAGE 11, GAVE UNDER OUR HAND AND SEAL THIS 22 DAY OF September, 2022.

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

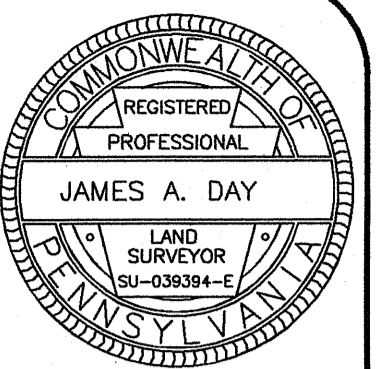
PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

DATE SEPT 03 '22 [Signature]
 REGISTRATION NO. SU-039394-E

SUBMISSION OWNER CONTACT:
 ALAN ANKROM
 110 BOYDSTOWN ROAD
 BUTLER, PA 16001

RECORDED
 PLAN BOOK 406 PAGE 11



Situated at:
 110 BOYDSTOWN ROAD
 OAKLAND TOWNSHIP, BUTLER COUNTY, PA

LOT LINE REVISION PLAN
 LANDS OF
 ALAN T. ANKROM

JAMES A. DAY, P.E., P.L.S.
 CONSULTING ENGINEERING SERVICES
 304 Beach Road
 Butler, PA 16001
 P/Ph: 724-288-3267
 email: jday@jdayinc.com

DRAWING DATE: 09-03-2022
 SCALE: 1" = 60'

OWNER'S CERTIFICATION

WE, BRYAN N. PAVLINA AND APRIL R. PAVLINA, 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 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 SEPTEMBER, 2022.

Bryan N. Pavlina
BRYAN N. PAVLINA

April R. Pavlina
APRIL R. PAVLINA

ACKNOWLEDGMENT OF NOTARY PUBLIC

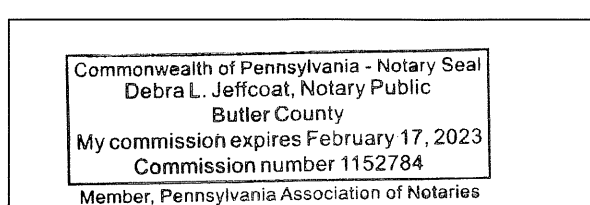
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, BRYAN N. PAVLINA AND APRIL R. PAVLINA, 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 SEPTEMBER, 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY, 2023.

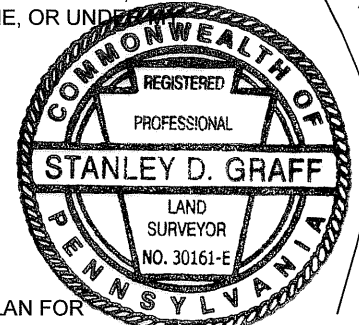
Debra L. Jeffcoat
NOTARY PUBLIC



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

13 SEPT 2022
DATE

Stanley D. Graff
STANLEY D. GRAFF
REG. NO. SU-559494E



MUNICIPAL DECLARATIONS
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 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 CLINTON THIS 19 DAY OF September, 2022.

Charles J. Kelly
SECRETARY

Stanley D. Graff
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLINTON THIS 6th DAY OF September, 2022.

Donna A. Bantz
SECRETARY

Patricia A. Hubler
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 17th DAY OF August, 2022.

R. Anglen
SECRETARY

John J. Gern
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

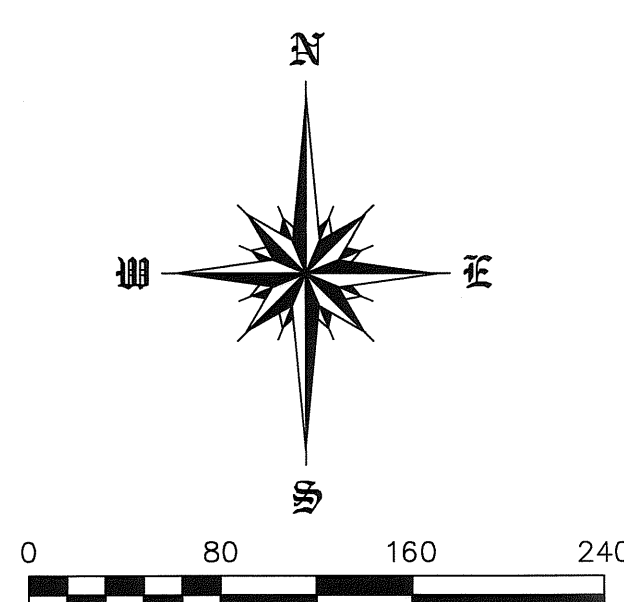
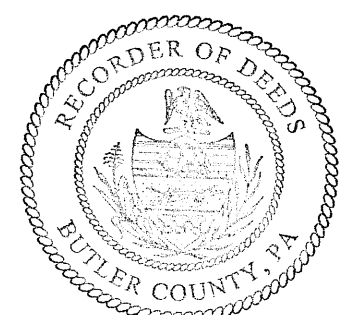
PROOF OF RECORDING

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

PLAN BOOK VOLUME 406, PAGE(S) 12

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF September, 2022.

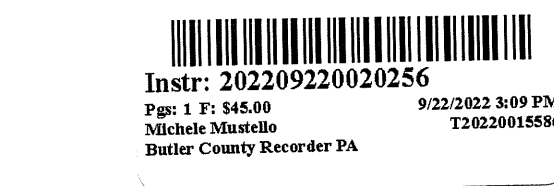
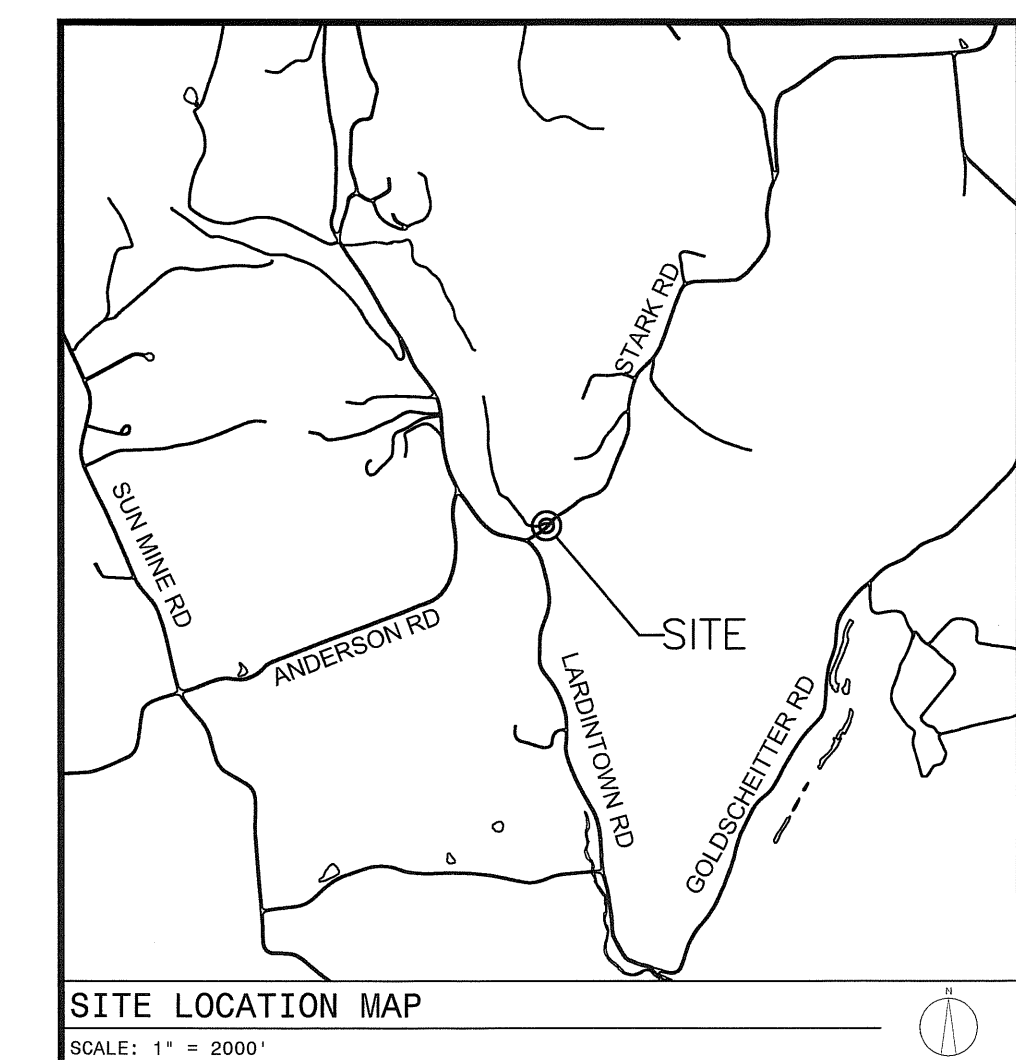
Michele M. Mustello
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



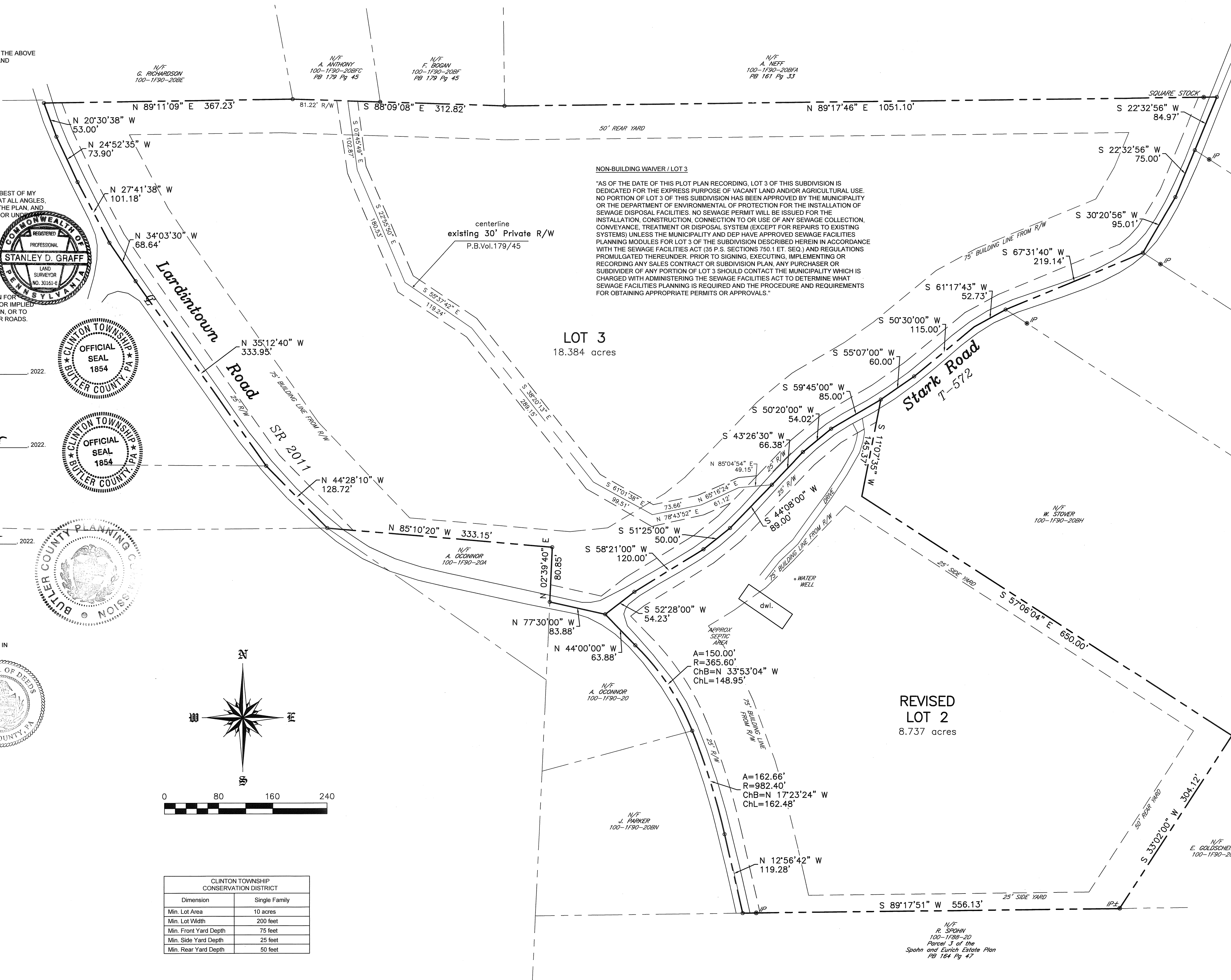
CLINTON TOWNSHIP CONSERVATION DISTRICT	
Dimension	Single Family
Min. Lot Area	10 acres
Min. Lot Width	200 feet
Min. Front Yard Depth	75 feet
Min. Side Yard Depth	25 feet
Min. Rear Yard Depth	50 feet

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

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



PROPERTY AREAS:	
EXISTING TOTALS	27.121 ACRES
REVISED TOTALS	8.737 ACRES
+LOT 2	18.384 ACRES
REVISED TOTAL	27.121 ACRES



- GENERAL NOTES:**
- TAX ID: 100-1F90-20B
 - PROPERTY OWNER: BRYAN AND APRIL PAVLINA
 - ADDRESS: 240 STARK RD SARVER, PA 16055
 - ZONING DISTRICT: C CONSERVATION
 - LOT REQUIREMENTS: SEE TABLE
 - REFERENCES:
 - 6.1. CURRENT DEEDS OF RECORD
 - 6.2. PREVIOUSLY RECORDED PLANS
 - 6.2.1. B. KUTSCH ESTATE PLAN PLAN BOOK 353 PG 16
 - 6.2.2. KUTSCH SUBDIVISION PLAN BOOK 179 PG 45
 - 6.2.3. SPOHN & EURICH ESTATE PLAN PLAN BOOK 164 PG 47
 - 6.2.4. KUTSCH SUBDIVISION PLAN BOOK 161 PG 33

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP PLANNING COMMISSION MEETING	SDG	9/9/2022
A	REVISIONS PER TOWNSHIP REVIEW	SDG	8/17/2022

GRAFF SURVEYING

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

PROJECT DESCRIPTION
B. PAVLINA PLAN
BEING A
SUBDIVISION
FOR
BRYAN AND APRIL PAVLINA

SITUA		CLINTON TOWNSHIP BUTLER COUNTY, PENNSYLVANIA	
DATE	DRAWN	CHECKED	SCALE
08/2/2022	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-142	100-1F90-20B	B	

B. PAVLINA PLAN

Being a subdivision of Lot 2 of the B. Kutsch Estate Plan, Plan Book 353 Page 16, and being Butler County Tax Parcel 100-1F90-20B

RECORDED	20
PLAN BOOK	PAGE
406	12
SHEET	of

KNOW ALL MEN BY THESE PRESENTS; THAT ROBERT P. SLATER, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CONCORD 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 OF BUTLER, AND TOWNSHIP OF CONCORD, ROBERT P. SLATER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ALLEGHENY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ROBERT P. SLATER MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 8 DAY OF Sept 2022.

ATTEST: [Signature] WITNESS
Robert P. Slater 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 ROBERT P. SLATER 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 6 DAY OF Sept 2022
MY COMMISSION EXPIRES THE 4 DAY OF April 2022

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kathy Jo Prichard, Notary Public
Butler County
My commission expires April 11, 2023
Commission number 1132228
Member, Pennsylvania Association of Notaries

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONCORD HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CONCORD ASSUMES NO 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 CONCORD, THIS 21 DAY OF September 2023.

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

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

8/22/22 DATE
[Signature] REG. NO. SU075509

APPROVED/REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF August 2022

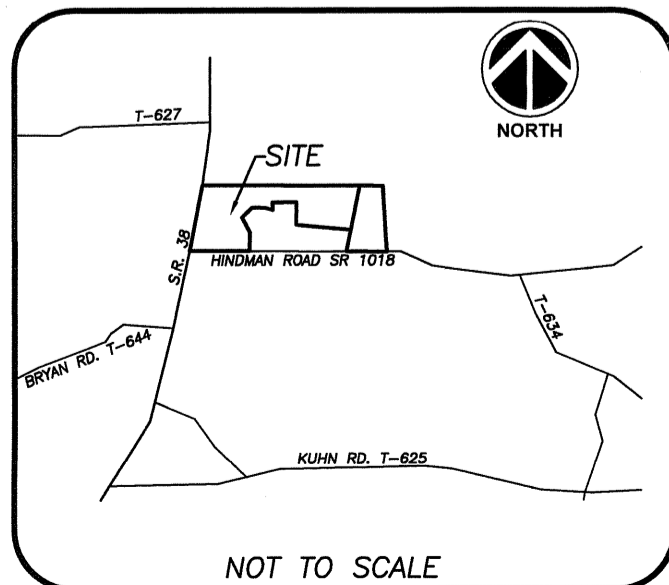
[Signature] SECRETARY
[Signature] CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 406 PAGE 13

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF September 2022

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



VICINITY MAP

PLAN BOOK	PAGE
406	13

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)"

KNOW ALL MEN BY THESE PRESENTS; THAT JAMES P. ZARNICK & KRIS ANN ZARNICK, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CONCORD 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 OF BUTLER, AND TOWNSHIP OF CONCORD, JAMES P. ZARNICK & KRIS ANN ZARNICK, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ALLEGHENY, 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 JAMES P. ZARNICK & KRIS ANN ZARNICK MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 9 DAY OF Sept 2022.

ATTEST: [Signature] WITNESS
James P. Zarnick OWNER
Kris Ann Zarnick OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

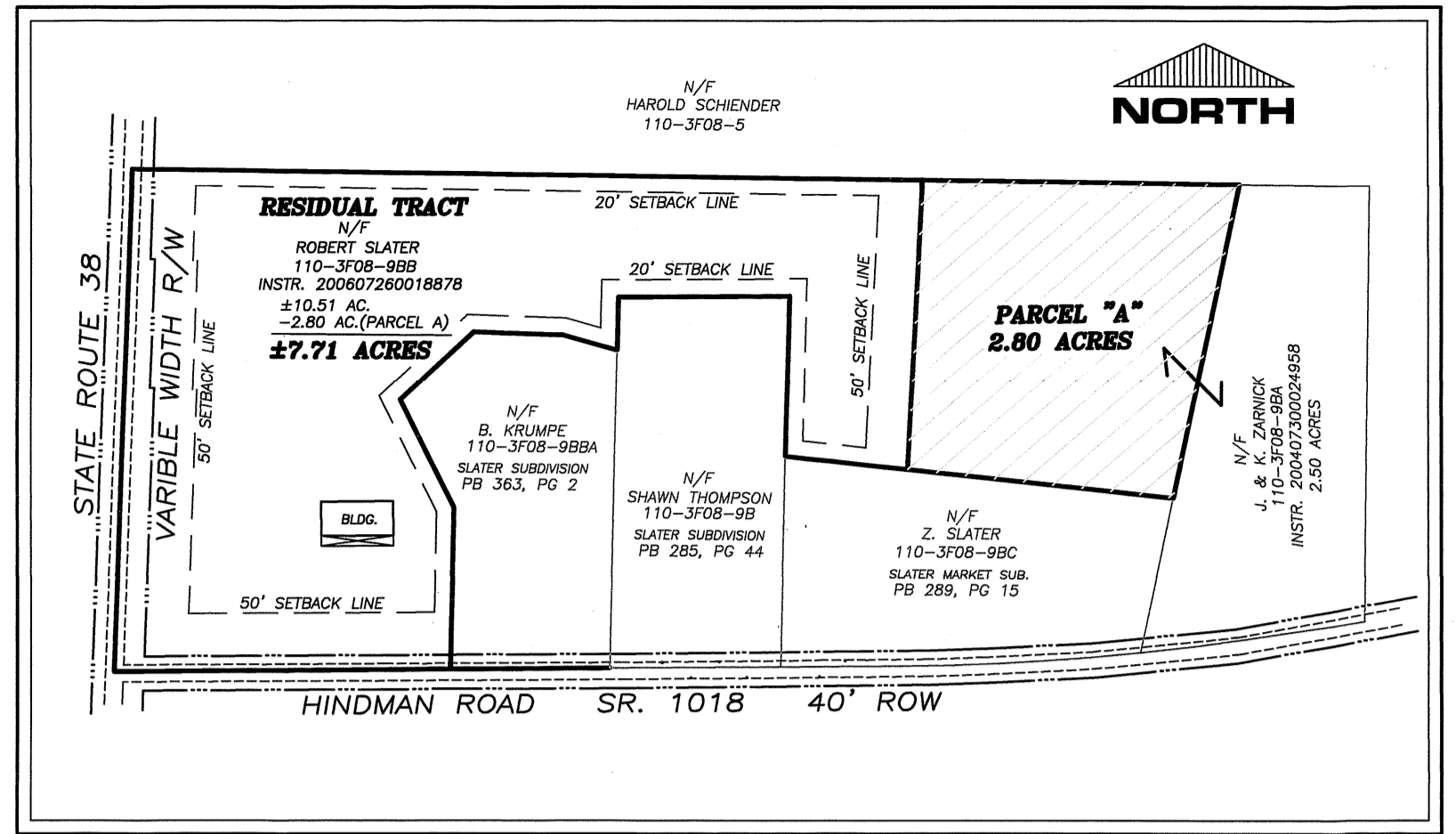
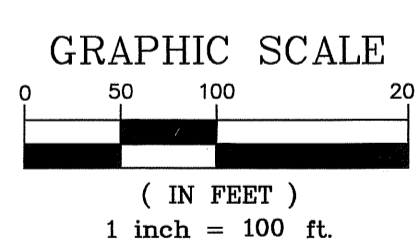
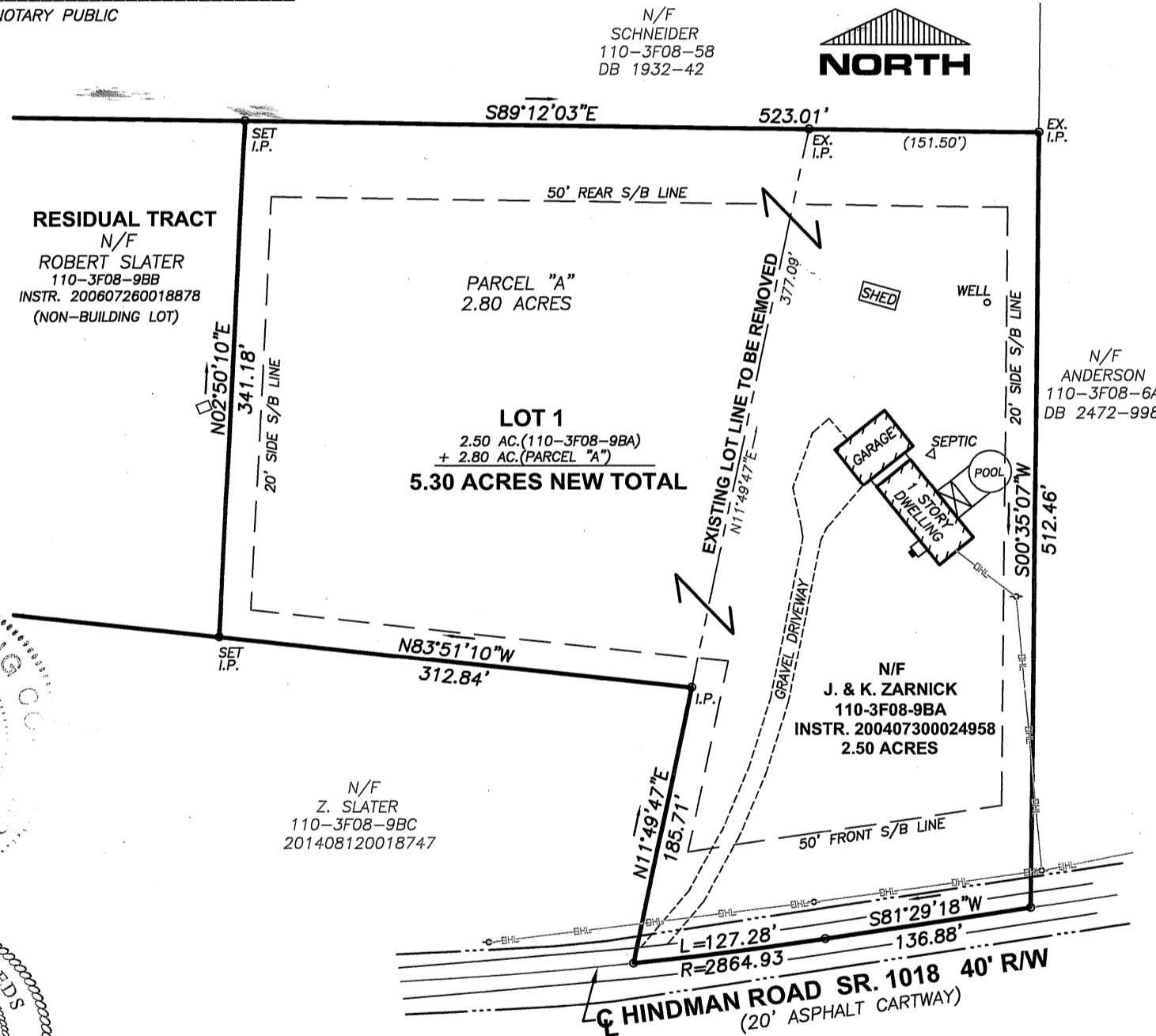
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED JAMES P. ZARNICK & KRIS ANN ZARNICK AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 6 DAY OF Sept 2022
MY COMMISSION EXPIRES THE 4 DAY OF April 2022

[Signature]
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Kathy Jo Prichard, Notary Public
Butler County
My commission expires April 11, 2023
Commission number 1132228
Member, Pennsylvania Association of Notaries



RESIDUAL TRACT MAP
SCALE: 1"=200'

Instr: 202209220020262
Pg 1 F: 44500
Michele Mustello
Butler County Recorder PA
9/22/2022 4:04 PM
T20220015591

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 AGRICULTURAL use. No portion of the RESIDUAL TRACT of this property/subdivision has been approved by CONCORD TWP. (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 subdivisor of any portion of this property should contact appropriate officials of CONCORD TWP. (municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

NOTE:
PARCEL "A" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED FROM PARCEL 110-3F08-9BB (SLATER) AND BECOME PART OF ADJOINING PARCEL 110-3F08-9BA (ZARNICK).

TOTAL PLAN AREA	±13.01 ACRES
RESIDUAL TRACT	±7.71 ACRES
PARCEL A	2.80 ACRES
110-3F08-9BA	2.50 ACRES

TAX PARCEL #110-3F08-9BA
DEED REF: INSTR. 200407300024958
PBV 181 PG. 8

TAX PARCEL #110-3F08-9BB
DEED REF: INSTR. 200607260018878
PBV 363 PG. 2
PBV 289 PG. 15
PBV 285 PG. 44
PBV 181 PG. 8

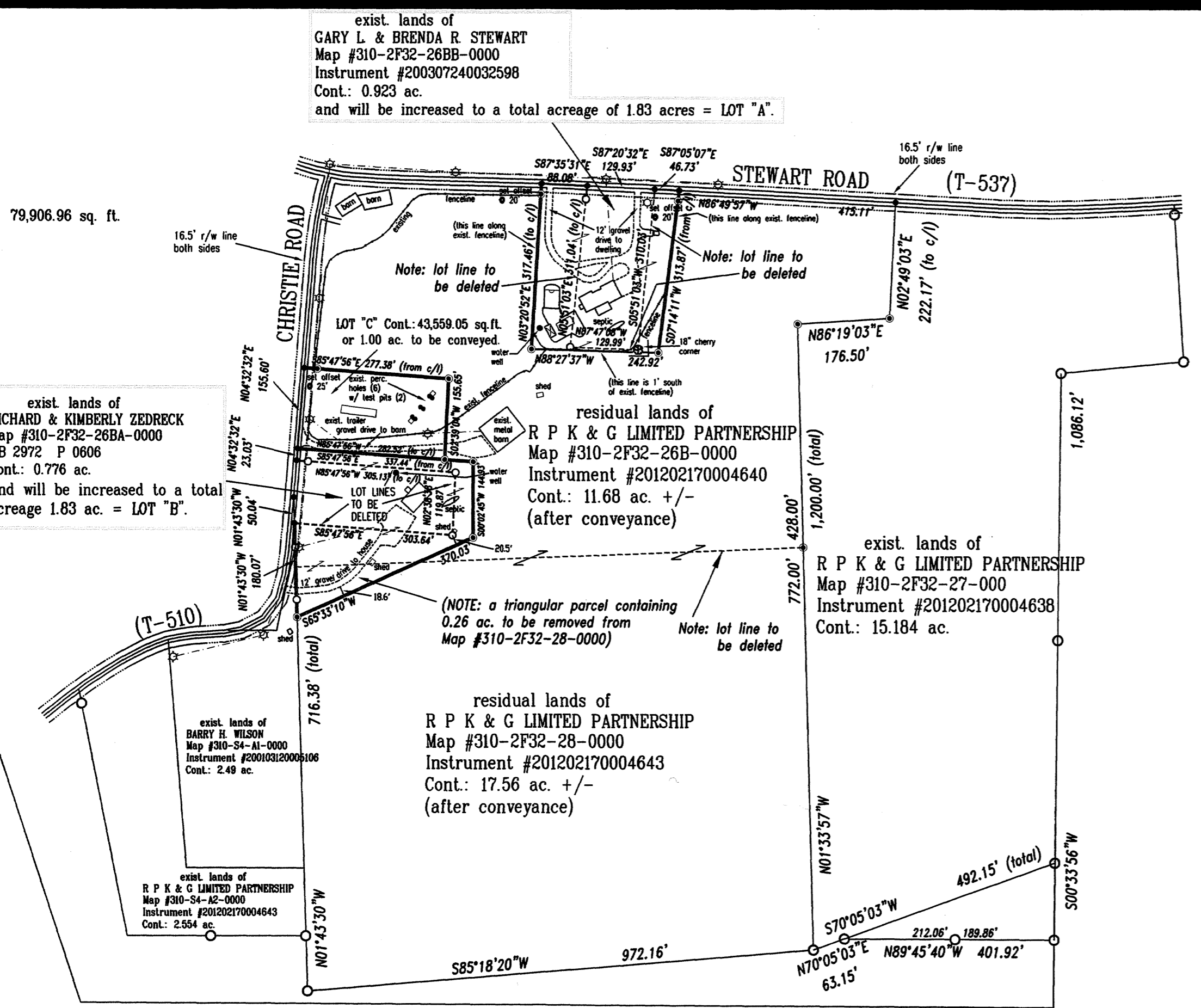
OWNER:
JAMES & KRIS ZARNICK
131 HINDMAN RD.
KARNS CITY, PA 16041

OWNER:
ROBERT P. SLATER
113 HINDMAN RD.
KARNS CITY, PA 16041

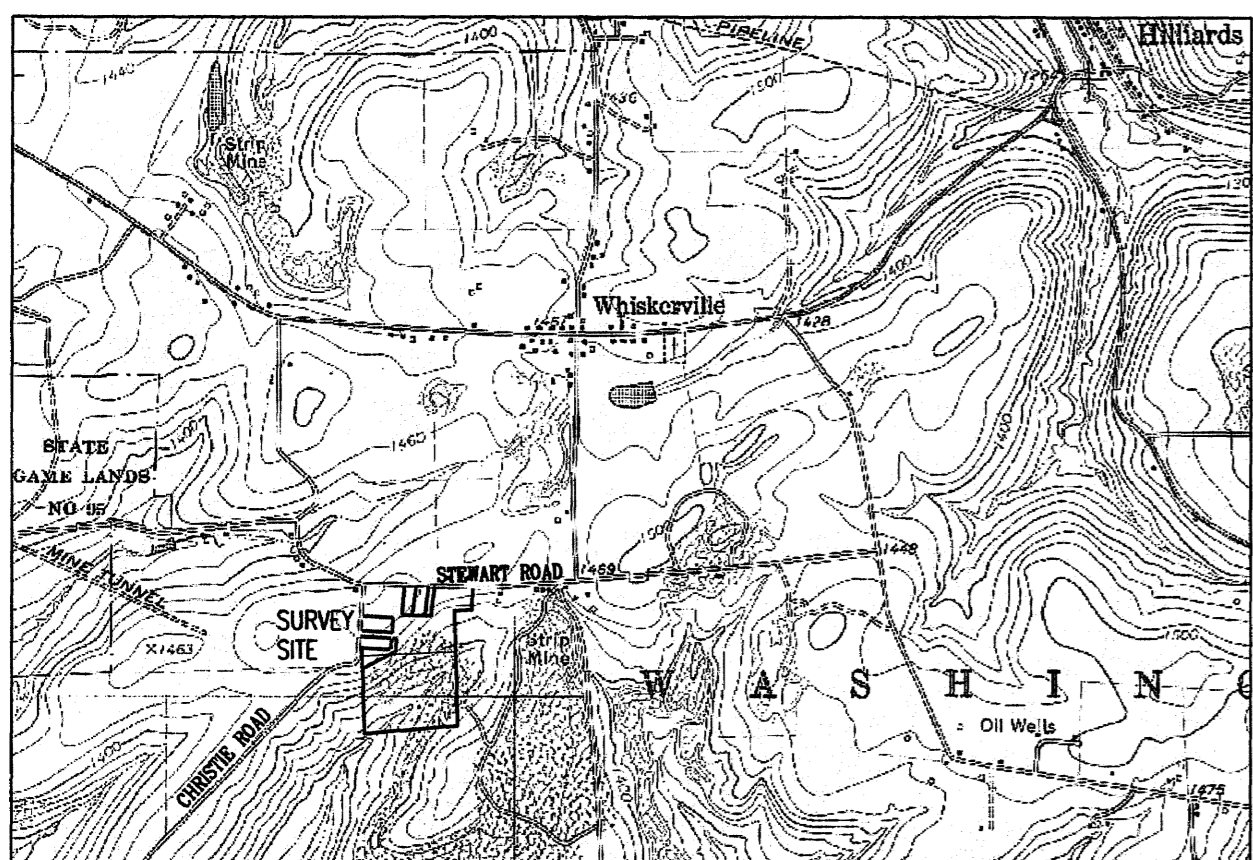


NORTHERN
SURVEYORS AND ASSOCIATES
137 LINK LANE
SLIPPERY ROCK, PA 16057
(724)530-6889

Scale 1" = 100'	MINOR SUBDIVISION - FINAL PLAN SLATER / ZARNICK - LOT LINE REVISION - LOT 1
Date April 4, 2017	
Job No. 3518	Situate in Concord Township Butler County, Pa. Prepared For Robert P. Slater Sheet No. 1 of 1



NOTE: RESIDUAL OF MAP #310-2F32-28-0000 (7.56 ACRES +/-) TO BE COMBINED WITH THE RESIDUAL OF MAP #310-2F32-26B-0000 (11.68 ACRES +/-) FOR A TOTAL OF 29.24 ACRES +/-.



TOPOGRAPHIC LOCATION MAP - HILLIARDS QUADRANGLE
APPROXIMATE SCALE: 1" = 2000'

BUILDING LINE OFFSETS ARE AS FOLLOWS:
FRONT: 50' from c/l road
SIDES: 20' from property lines
REAR: 50' from property lines

0' 200 400 600

MINOR SUBDIVISION PLAN

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

MINOR SUBDIVISION PLAN PREPARED FOR
R P K & G LIMITED PARTNERSHIP
situated in
WASHINGTON TOWNSHIP BUTLER COUNTY PENNSYLVANIA

Date: FEBRUARY 22, 2022 Job No.: RPK&G LTD PARTNERSHIP
Scale: 1" = 200' Drawn By: JFW

REVISIONS:
11/15/21 - added water wells.
1/20/22 - r/w line & adjointer name
05/24/22 - revise acreages as per assessment records.
06/14/22 - notation revisions.
09/19/22 - Note Lot A & Lot B

JAMES FRANCIS WERNER
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 39-28663
PENNSYLVANIA

OWNERS ADOPTION:
Know all men by these presents, that we, **RICHARD ZEDRECK & KIMBERLY ZEDRECK** of Washington Township, Butler County, Pennsylvania, ourselves our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situated in Washington Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever for public use for highway, drainage, sewage and utility purposes all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon this Plan with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said Plan and any future acceptance of said public highways, rights-of-way and easements by Washington Township, Butler County, Pennsylvania, we **RICHARD ZEDRECK & KIMBERLY ZEDRECK** hereby agree to and by these presents do release and forever discharge Washington Township, Butler County their successors or assigns from any liability for damages arising or to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon our heirs, executors, administrators and assigns and purchasers of lots in this Plan.

IN WITNESS WHEREOF, We hereto set our hands and seal(s) this 23rd day of September, A.D., 2022

ATTEST:
Owner: Richard Zedreck Richard Zedreck (SEAL)
Owner: Kimberly Zedreck Kimberly Zedreck (SEAL)
(Notary Public) Becky Anne Brenner
My Commission expires the 17th day of March, A.D., 2025

I, James F. Werner, a Professional Land Surveyor, registered by the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, courses and distances are correctly shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

This 19 day of SEPTEMBER, 2021 [Signature]
James F. Werner, PLS

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER: } SS:
PROPERTY OWNER/ADDRESS:
R P K & G LIMITED PARTNERSHIP
C/O GARY LEE STEWART &
KIMBERLY ANN ZEDRECK
222 Stewart Road
HILLIARDS, PA. 16040

Michelle M. Mustello
NOTE: THIS MAP MAY NOT SHOW ALL UTILITIES, EASEMENTS AND RIGHTS OF WAYS.

OWNERS ADOPTION:
Know all men by these presents, that we, **GARY L. STEWART & BRENDA R. STEWART** of Washington Township, Butler County, Pennsylvania, ourselves our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situated in Washington Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever for public use for highway, drainage, sewage and utility purposes all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon this Plan with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said Plan and any future acceptance of said public highways, rights-of-way and easements by Washington Township, Butler County, Pennsylvania, we **GARY L. STEWART & BRENDA R. STEWART** hereby agree to and by these presents do release and forever discharge Washington Township, Butler County their successors or assigns from any liability for damages arising or to arise from the appropriation of said ground for public highways and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon our heirs, executors, administrators and assigns and purchasers of lots in this Plan.

IN WITNESS WHEREOF, We hereto set our hands and seal(s) this 23rd day of September, A.D., 2022

ATTEST:
Owner: Gary L. Stewart Gary L. Stewart (SEAL)
Owner: Brenda R. Stewart Brenda R. Stewart (SEAL)
(Notary Public) Becky Anne Brenner
My Commission expires the 17th day of March, A.D., 2025

INDIVIDUAL ACKNOWLEDGEMENT:
STATE OF Pennsylvania SS
COUNTY OF Butler
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED
Gary L. Stewart (OWNER)
Brenda R. Stewart (OWNER)
AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF September, 2022

INDIVIDUAL ACKNOWLEDGEMENT:
STATE OF Pennsylvania SS
COUNTY OF Butler
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED
Richard Zedreck (OWNER)
Kimberly Zedreck (OWNER)
AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF September, 2022

NON-BUILDING WAIVER STATEMENT FOR THE RESIDUAL LANDS OF MAP #310-2F32-26B-0000 & MAP #310-2F32-28-0000:
"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 silviculture/agricultural use. No portion of the residual tract of this property/subdivision are approved by Washington Township or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivisor of any portion of this property should contact appropriate officials of Washington Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

APPROVED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 20th DAY OF July, 2022

R. Hu grm SECRETARY
J. Hu grm CHAIRMAN

RECORDED IN THE OFFICE FOR THE RECORDING OF DEED PLANS, ETC. IN SAID COUNTY IN
PLAN BOOK 406 VOLUME 14
GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF September, 2022

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

OWNERS ADOPTION:
KNOW ALL MEN BY THESE PRESENTS THAT R P K & G LIMITED PARTNERSHIP OF THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WHEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE-AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE RPK & G LIMITED PARTNERSHIP OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 23rd DAY OF September, 2022

Gary Lee Stewart (CO-MANAGING MEMBER)
Gary Lee Stewart (CO-MANAGING MEMBER)

STATE OF Pennsylvania SS
COUNTY OF Butler
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME
Gary Lee Stewart (CO-MANAGING MEMBER)

AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF September, 2022

Becky Anne Brenner
NOTARY SEAL

KNOW ALL MEN BY THESE PRESENTS THAT R P K & G LIMITED PARTNERSHIP OF THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF WASHINGTON, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WHEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE-AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES, THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE RPK & G LIMITED PARTNERSHIP OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS 23rd DAY OF September, 2022

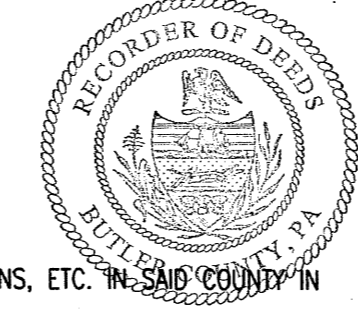
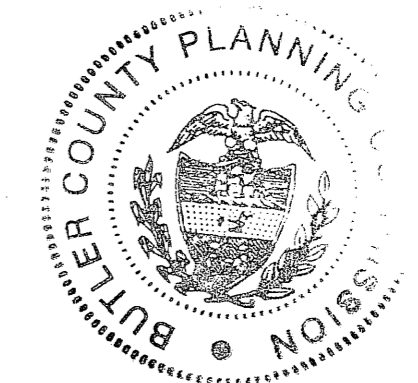
Kimberly Ann Zedreck (CO-MANAGING MEMBER)
Kimberly Ann Zedreck (CO-MANAGING MEMBER)

STATE OF Pennsylvania SS
COUNTY OF Butler
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME
Kimberly Ann Zedreck (CO-MANAGING MEMBER)

AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTARIAL SEAL THIS 23rd DAY OF September, 2022

Becky Anne Brenner
NOTARY SEAL

RECORDED:
PLAN BOOK 406 PAGE 14



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

IN WITNESS WHEREOF, WE HERETO SET MY HAND AND SEAL THIS 23 DAY OF AUGUST, 2022.
 Lloyd Brewer
 Ruth Ann Brewer

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF AUGUST, 2022.
 MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.

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

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

22 AUGUST 2022
 DATE
 Stanley D. Graff
 REG. NO. SU-030181-E
 N/F MAURHOFF 190-1F94-3

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JEFFERSON THIS 11TH DAY OF JULY, 2022.

John J. Farrell
 SECRETARY
L. John Goble
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 16TH DAY OF MAY, 2022.

Walter J. Fleming
 SECRETARY
Paul R. Bannan III
 CHAIRPERSON
 PLANNING COMMISSION

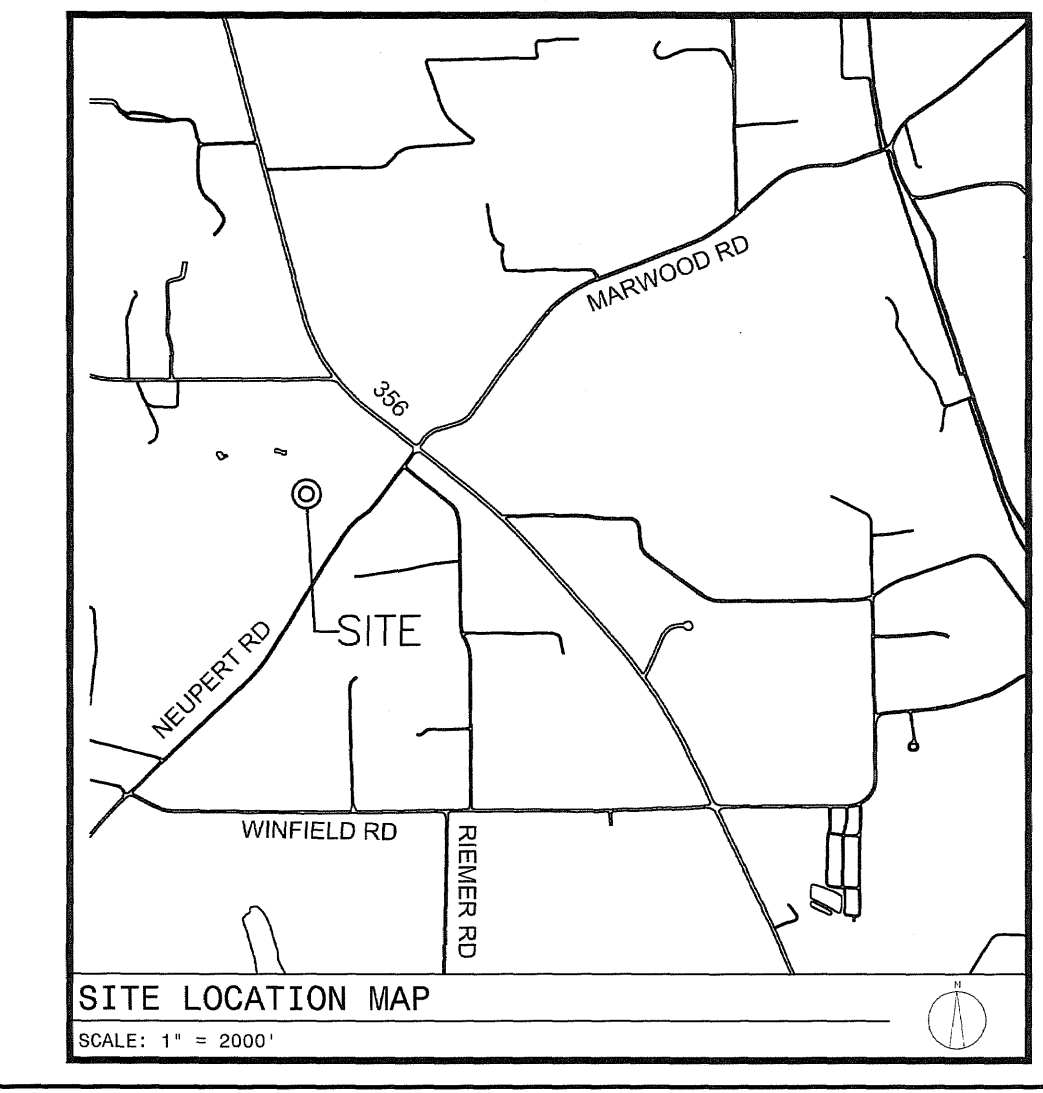
BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF MAY, 2022.

R. Han
 SECRETARY
S. Han
 CHAIRPERSON
 BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 406 PAGE(S) 15

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF SEPTEMBER, 2022.

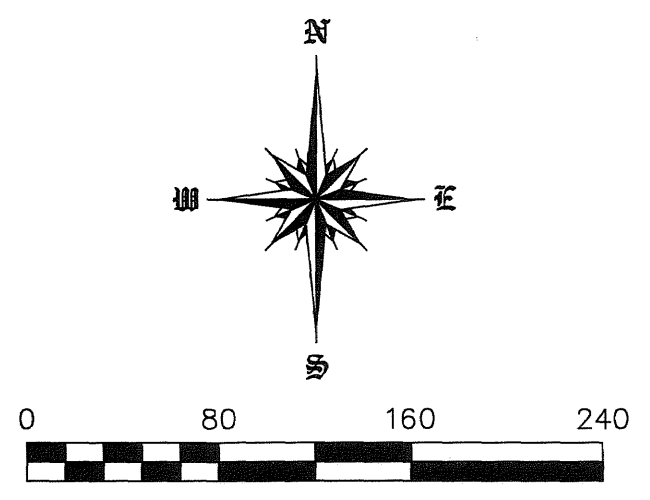
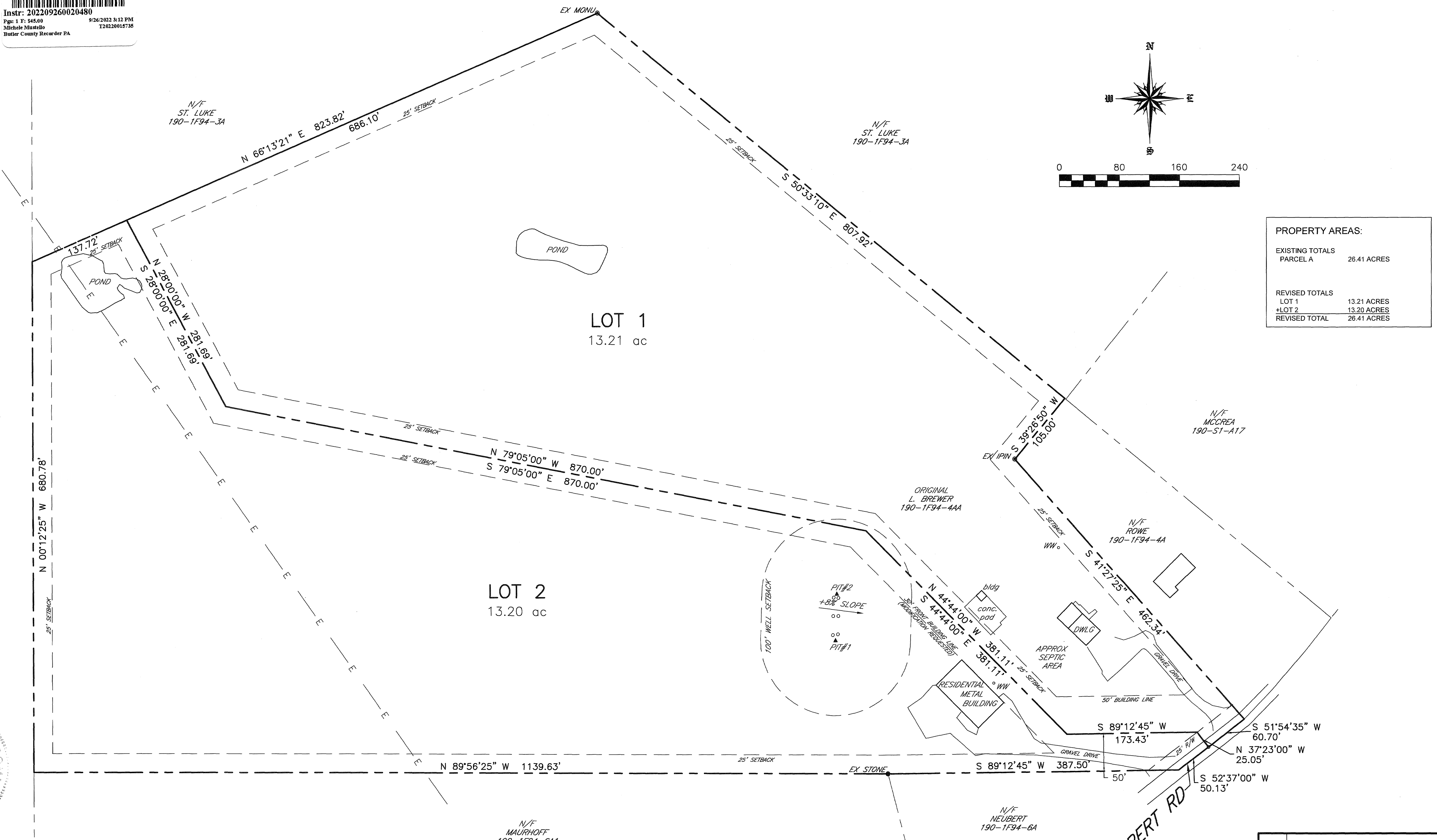
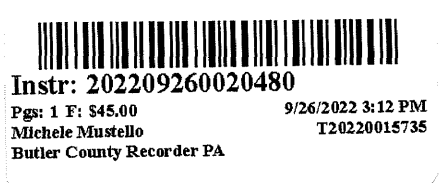
Michele M. Mustello
 RECORDER OF DEEDS
 My Commission Expires First Monday in January, 2024



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

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE
 KNOW ALL MEN BY THESE PRESENTS THAT WE, LLOYD BREWER AND RUTH ANN BREWER, OF THE TOWNSHIP OF JEFFERSON, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND FOR OUR GRANTEEES AND THEIR SUBSEQUENT PURCHASERS, DO HEREBY ACCEPT FULL AND COMPLETE RESPONSIBILITY, LIABILITY, EXPENSE AND PROVISION OF FACILITIES FOR THE CONTROL OF STORMWATER DRAINAGE OVER, ACROSS AND THROUGH THIS SUBDIVISION OF LAND UNTIL SUCH TIME AS WE, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS CONSTRUCT STORMWATER DRAINAGE FACILITIES IN ACCORDANCE WITH TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND THE SAME IS OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS AND UNTIL SUCH FORMAL ACCEPTANCE FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY RELEASE THE TOWNSHIP OF JEFFERSON FROM ANY RESPONSIBILITY IN CONNECTION THEREWITH. THIS ACCEPTANCE OF RESPONSIBILITY SHALL BE BINDING UPON LLOYD BREWER AND RUTH ANN BREWER, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, AND ALL PURCHASERS OF LOTS IN THIS PLAN OF SUBDIVISION.

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

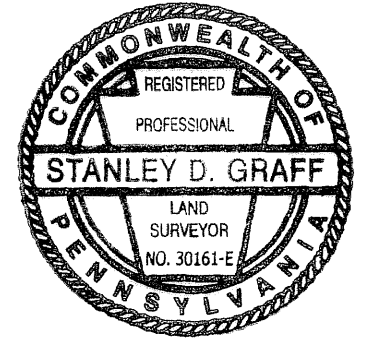


PROPERTY AREAS:

EXISTING TOTALS	PARCEL A	26.41 ACRES
REVISED TOTALS	LOT 1	13.21 ACRES
	LOT 2	13.20 ACRES
	REVISED TOTAL	26.41 ACRES

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

- GENERAL NOTES:**
- TAX ID: 190-1F94-4AA
 - PROPERTY OWNER: LLOYD AND RUTH BREWER
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
 FIRM: 42019C0445D
 FIRM EFFECTIVE: 8/2/2018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - RUTH FLORENCE BREWER PLAN OF SUBDIVISION
 PLAN BOOK 167 PG 8



L. BREWER PLAN

Being a subdivision of Parcel A of the Ruth Florence Brewer subdivision plan, Plan Book 167 Page 8, and being Butler County Tax Parcel 190-1F94-4AA

RECORDED	20
PLAN BOOK	PAGE
406	15
SHEET	of

REV	DESCRIPTION	BY	DATE
B	REVISIONS PER TOWNSHIP SUPERVISORS MEETING ON 7/11/2022	SDG	7/11/2022
A	REVISIONS PER TOWNSHIP PLANNING COMMISSION MEETING ON 5/16/2022	SDG	8/9/2022



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
L. BREWER PLAN
 BEING A
 SUBDIVISION
 FOR
LLOYD AND RUTH A. BREWER

SITUATE
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
9/15/2021	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
21-119	190-1F94-4AA	B	

OWNERS ADOPTION (ADAMS TOWNSHIP)
 WE, B3V PARTNERS, LP, OWNER OF THE LAND SHOWN ON THE SUNRISE ACRES SUBDIVISION PLAN - REVISION 1 TO PHASE 2 HEREBY ADOPTS THIS PLAN AS ITS LAND DEVELOPMENT AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO ADAMS TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 7 DAY OF Sept, 2022

ATTEST:
 B3V PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP
 BY: B3V HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY ITS GENERAL PARTNER
 Robert A. Brennan
 ROBERT A. BRENNAN
 MANAGER

Michelle Mustello
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 Pamela A. Fanto-Damico, Notary Public
 Butler County
 My commission expires July 2, 2023
 Commission number 1353821
 Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 2 DAY OF July A.D. 2023

ACKNOWLEDGMENT OF PARTNERSHIP (ADAMS TOWNSHIP)
 COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED ROBERT A. BRENNAN, MANAGER, OF B3V HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY THE GENERAL PARTNER OF B3V PARTNERS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7 DAY OF Sept, 2022

MY COMMISSION EXPIRES THE 2 DAY OF July, 2023
Michelle Mustello
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 Pamela A. Fanto-Damico, Notary Public
 Butler County
 My commission expires July 2, 2023
 Commission number 1353821
 Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE SUNRISE ACRES SUBDIVISION PLAN - REVISION 1 TO PHASE 2 IS IN THE NAME OF B3V PARTNERS, LP, AND IS RECORDED IN INSTRUMENT NO. 26400 E

Michelle Mustello
 WITNESS
Robert A. Brennan
 SIGNATURE OF GENERAL PARTNER

WASHINGTON FINANCIAL BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE SUNRISE ACRES SUBDIVISION PLAN - REVISION 1 TO PHASE 2 CONSENTS TO THE RECORDING OF THIS PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Michelle Mustello
 WITNESS
Michelle Mustello
 NAME, TITLE AND MORTGAGEE

PROFESSIONAL LAND SURVEYORS CERTIFICATION

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

DATE: 9/6/2022
 (SEAL)
 GARY A. SHEFFLER, JR. P.L.S.

TOWNSHIP ENGINEER'S CERTIFICATION

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

DATE: 09-26-2022
 (SEAL)
 NAME: 26400 E
 REGISTRATION NUMBER

TOWNSHIP PLANNING COMMISSION RECOMMENDATION FOR APPROVAL

THIS PLAN OF SUBDIVISION HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, ON THIS 7th DAY OF September, 2022

Michelle Mustello
 TOWNSHIP SECRETARY
Ronald Olsen
 CHAIRPERSON

APPROVAL BY TOWNSHIP OF ADAMS

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

THIS PLAN OF SUBDIVISION APPROVED BY ACTION OF THE TOWNSHIP BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS, BUTLER COUNTY, PENNSYLVANIA, AND SIGNED ON THIS 26th DAY OF September, 2022

Michelle Mustello
 TOWNSHIP SECRETARY
Ronald Olsen
 CHAIRPERSON

BUTLER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION AT A MEETING HELD THIS 22nd DAY OF SEPT, A.D. 2022 LETTER TO ADAMS TOWNSHIP BOARD OF SUPERVISORS DATED 8-15-22 A.D. 2022

Ronald Olsen
 CHAIRPERSON
Michelle Mustello
 SECRETARY



PROOF OF RECORDING

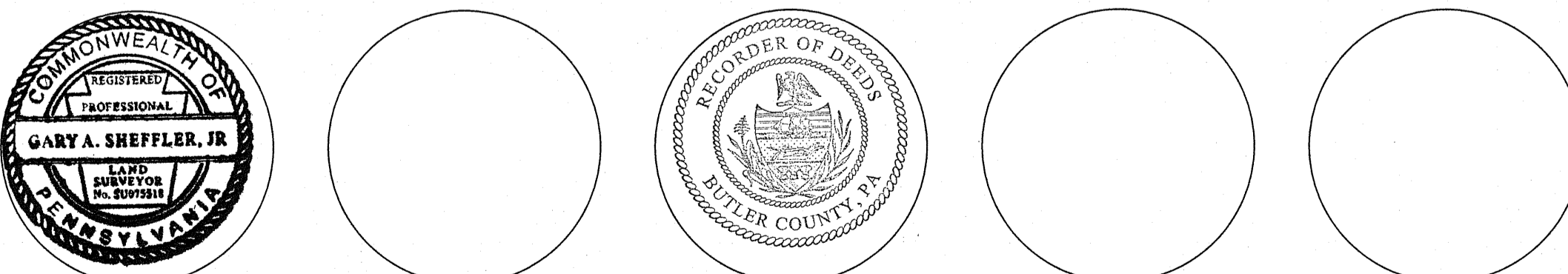
COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, PLATS, ETC. IN SAID COUNTY
 IN PLAN BOOK VOLUME 406 PAGE(S) 16

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF September, 2022

Michelle M. Mustello
 RECORDER OF DEEDS

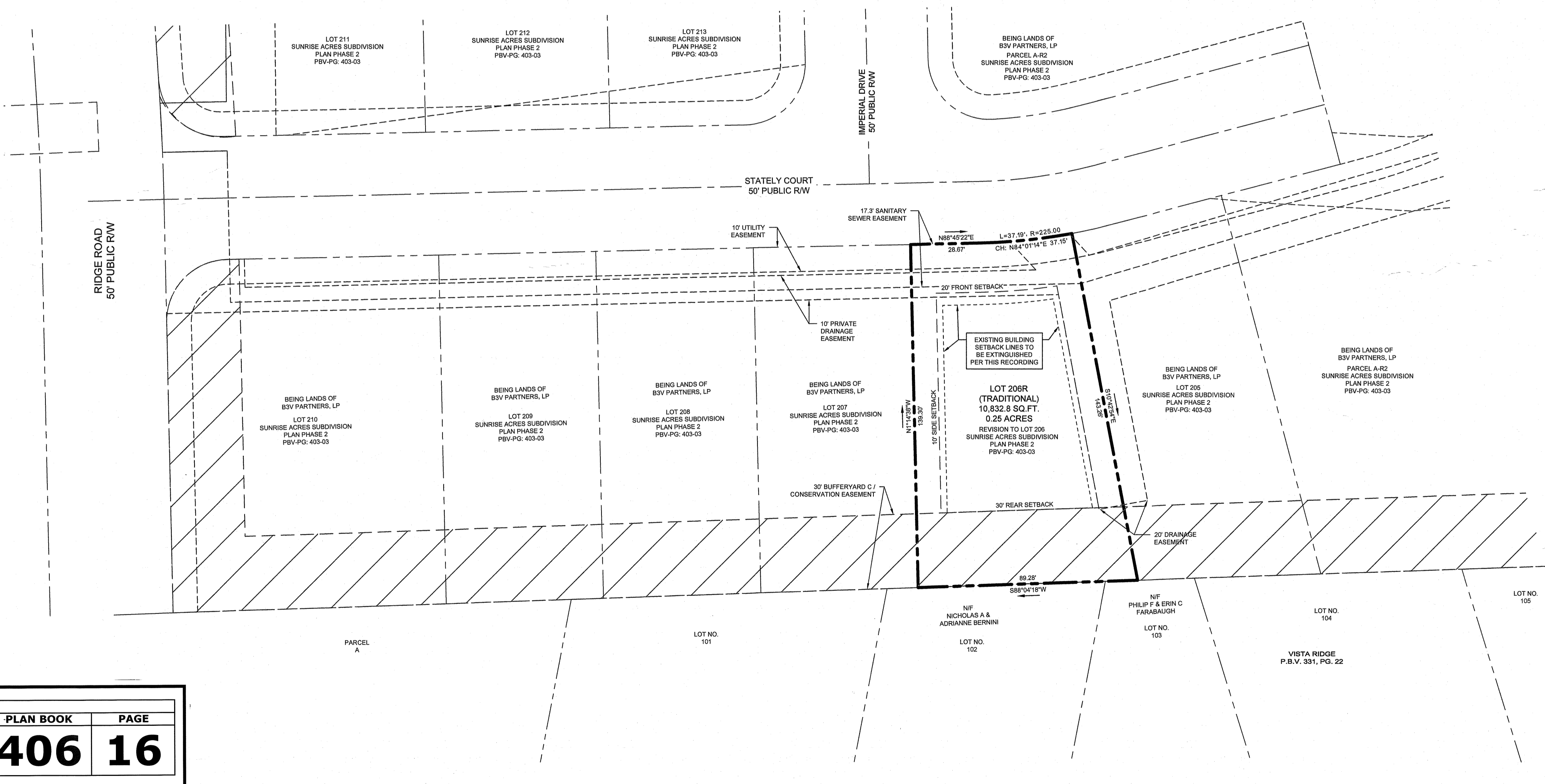
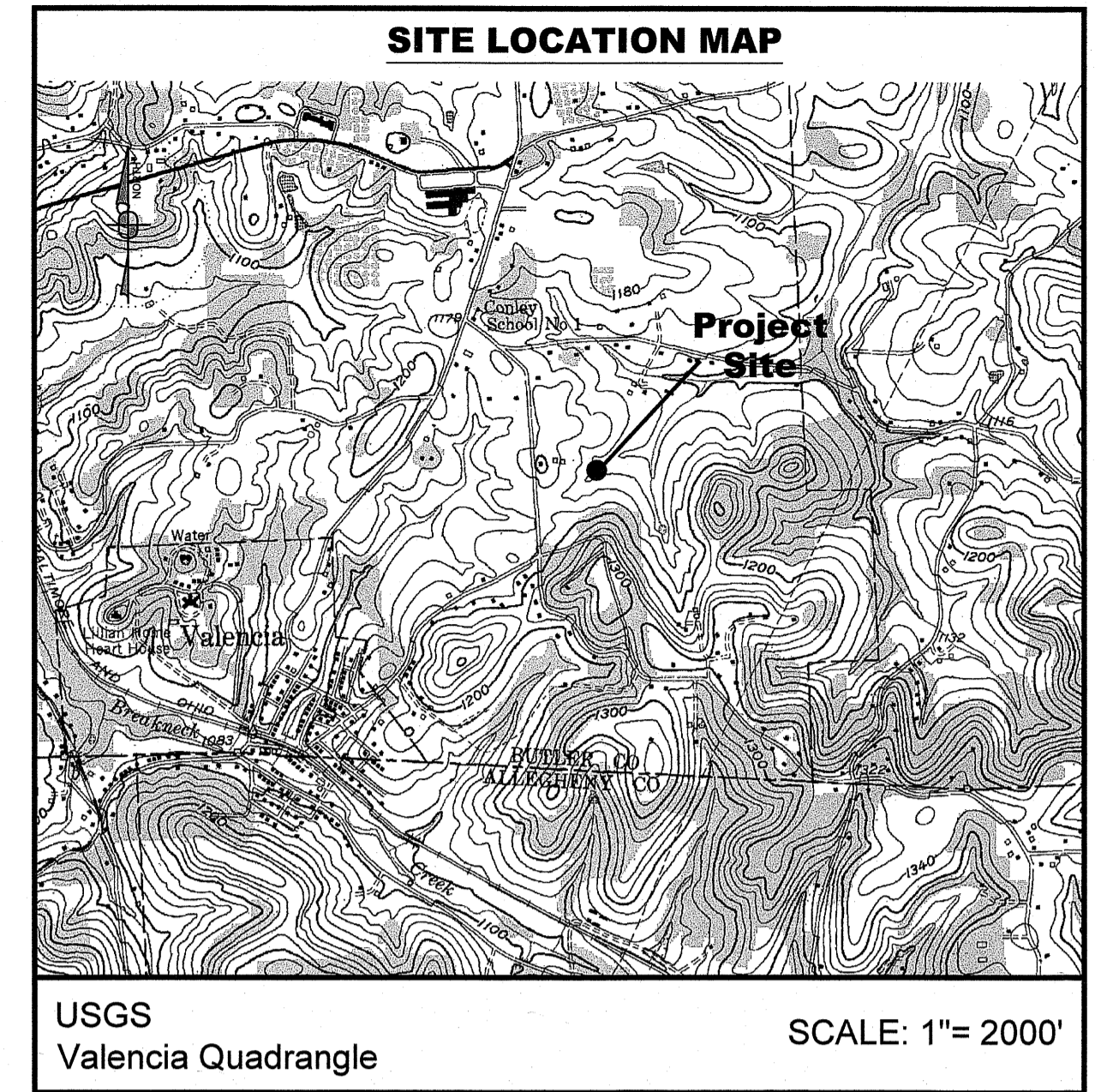
MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

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



PLAN BOOK PAGE
406 16

INSTR: 202209280020645
 Fig. 1 of: 84500 9/28/2022 2:42 PM
 Michele Mustello
 Butler County Recorder PA



<p>Know what's below. Call before you dig.</p> <p>POCS SER. #: DESIGN - 20181233614 DIG - 20181233608</p> <p>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.</p>	<p>Horizontal Scale 1 inch = 30 ft.</p>	Date:	Revision Description:	By:	Professional Seal:	Prepared By:	<p>SUNRISE ACRES Subdivision Plan - Revision 1 to Phase 2</p> <p>Prepared For: B3V Partners, LP</p> <p>Situates In: Adams Township, Butler County, Pennsylvania</p>	Being a revision to Front and Side Yard Setback lines for Lot 206 in the Sunrise Acres Subdivision Plan Phase 2, rec'd in PBV 403, Pg 03.	DRAWING SCALE: 1" = 30' DESIGNED BY: AGM DATE ISSUED: 8/12/2021 REVIEWED BY: GAS PROJECT JOB#: 3761 FIELD BOOK #: --- CADD#: 3761 - Sunrise - Ph2 - Rev REC - Lot 206.dwg	B3V Partners, LP Attn: Robert Brennan, Manager 800 S. Washington Street Evans City, PA 16033 Phone: 724-965-2929 Sheet No.
						<p>Sheffler & Company, Inc. ENGINEERING • SURVEYING</p> <p>1712 Mount Nebo Road Sewickley, PA 15143 Office Phone: 412-219-4509 Email: Info@ShefflerCo.com</p>		<p>REC1</p>		

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

IN WITNESS WHEREOF, we hereunto set our hands and seals this 23rd day

of September, 2022

ATTEST:

Laura L. Womer
 NOTARY PUBLIC

Joseph W. Caparosa
 OWNER
Marilyn J. Horan
 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 W. Caparosa and Marilyn J. Horan, and acknowledged the foregoing release and dedications and plan to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day,

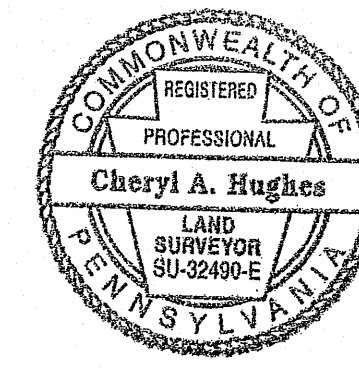
WITNESS MY HAND AND NOTARIAL SEAL this 23rd day of September, 2022.

My commission expires this 20th day of April, 2025.

SEAL

Laura L. Womer
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 Laura L. Womer, Notary Public
 Butler County
 My commission expires April 20, 2025
 Commission number 1311228
 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 correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

September 6, 2022
 DATE

Cheryl A. Hughes
 SIGNATURE OF LAND SURVEYOR
 REGISTRATION NUMBER SU-22490-E

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

Michelle Bradley
 CITY CLERK

Michelle Bradley
 SEAL
 MAYOR

Approval by the City Council of the City of Butler this 29 day of September, 2022

Michelle Bradley
 CITY CLERK

Michelle Bradley
 SEAL
 MAYOR

Approved by the Butler City Planning Commission this 28 day of Sept, 2022

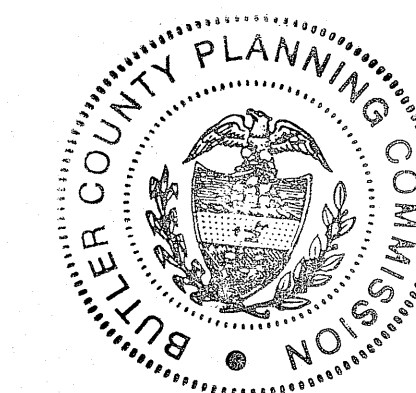
John P. ...
 SECRETARY

John P. ...
 SEAL
 CHAIRMAN

Approved by the Butler County Planning Commission this 21ST day of SEPT, 2022

R. Horan
 SECRETARY

R. Horan
 SEAL
 CHAIRMAN



COMMONWEALTH OF PENNSYLVANIA]SS:
 COUNTY OF BUTLER]

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan

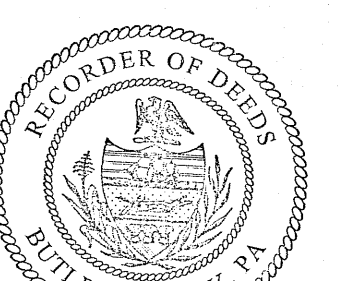
Book Volume 406 page 17

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

SEAL

Michelle Mustello
 RECORDER

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



REVISED 09/06/2022; BUTLER CO. PLANNING COMM. REVIEW COMMENTS
 REVISED 08/23/2022; CITY REVIEW COMMENT

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
MINOR SUBDIVISION FINAL PLAN	
FOR: JOSEPH W. CAPAROSA & MARILYN J. HORAN	
SITUATE: CITY OF BUTLER, BUTLER CO., PA	
Date 08/22/2022 Scale 1" = 30'	Dwn By BEC Ckd By CAH
Parcel No. 564-13-54	Instrument # 20140310004985 Service No. 22-103
Address 707 N. MAIN STREET	

NOTES:

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

REF: LOTS 13 & 14 OF MRS. MARY MILLER PLAN OF LOTS.

REF: PROPERTY SURVEY FOR JOSEPH W. CAPAROSA & MARILYN J. HORAN BY LAND SURVEYORS, INC., #21-202.

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

PROPERTY OWNERS: JOSEPH CAPAROSA
 MARILYN HORAN
 612 NORTH MCKEAN STREET
 BUTLER, PA 16001

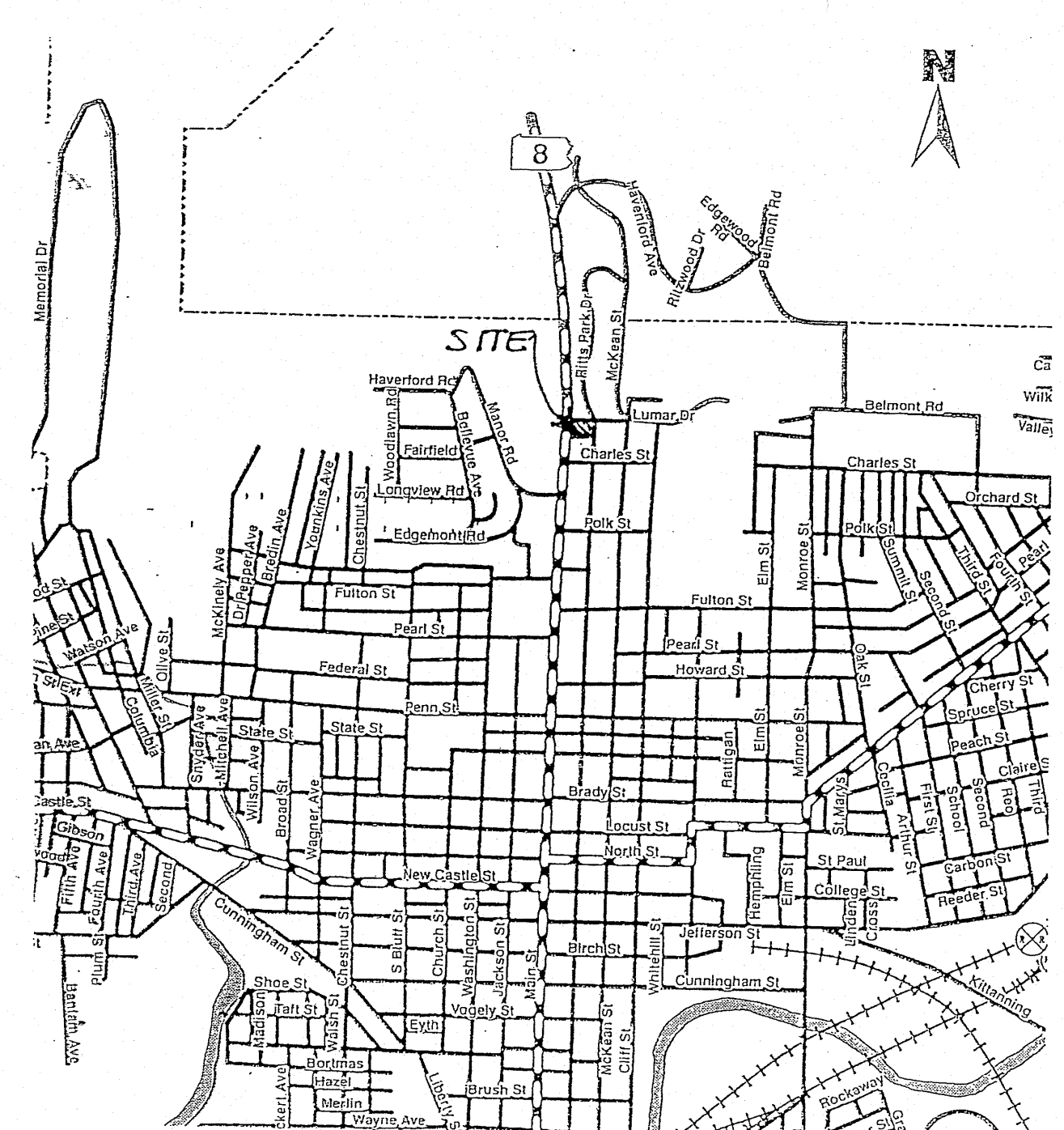
ZONED: R-1

VARIANCES GRANTED 06/28/2022 FOR:

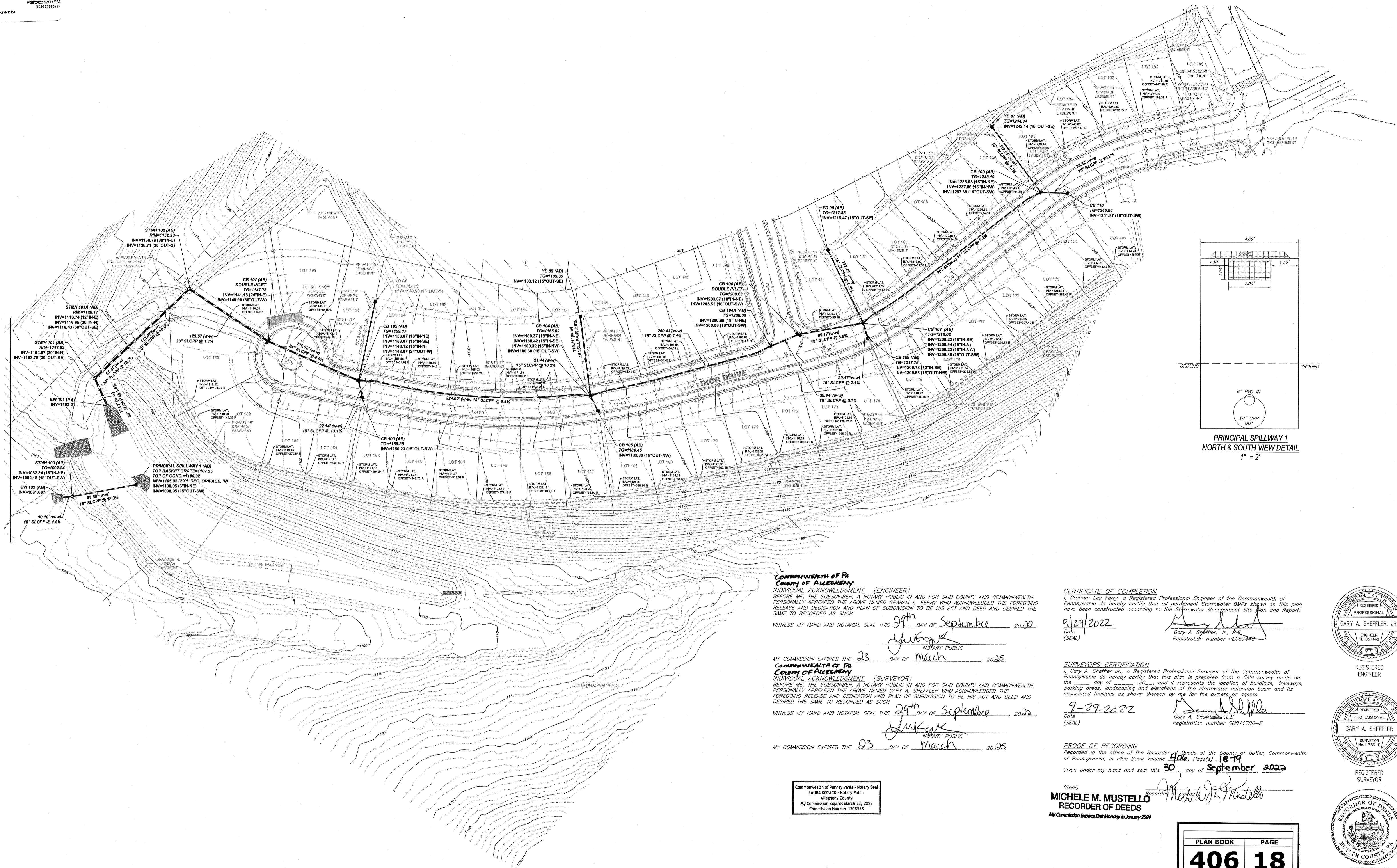
PARCEL A - 707 NORTH MAIN STREET
 ARTICLE V, 260-16D(1)(c): MINIMUM FRONT YARD SETBACK: 25 FEET
 ARTICLE V, 260-16D(1)(d): MINIMUM SIDE YARD SETBACK, CORNER LOT:
 YARD ABUTTING STREET: 15 FEET AND OPPOSITE SIDE YARD 7 1/2 FEET
 ARTICLE V, 260-17(A): MAXIMUM BUILDING HEIGHT, ONE-FAMILY DWELLING:
 30 FEET

PARCEL B - NORTH CEDAR STREET
 ARTICLE V, 260-16D(1)(c): MINIMUM FRONT YARD SETBACK: 25 FEET
 ARTICLE V, 260-16D(1)(d): MINIMUM SIDE YARD SETBACK: CORNER LOT:
 YARD ABUTTING STREET: 15 FEET AND OPPOSITE SIDE YARD 7 1/2 FEET
 ARTICLE V 260-13(A): PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS

PLAN BOOK	PAGE
406	17



VICINITY MAP



COMMONWEALTH OF PA
COUNTY OF ALLEGHENY
INDIVIDUAL ACKNOWLEDGMENT (ENGINEER)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED GRAHAM L. FERRY WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH
 WITNESS MY HAND AND NOTARIAL SEAL THIS 27th DAY OF September, 2022

Graham L. Ferry
 NOTARY PUBLIC

MY COMMISSION EXPIRES THE 23 DAY OF March, 2025
COMMONWEALTH OF PA
COUNTY OF ALLEGHENY
INDIVIDUAL ACKNOWLEDGMENT (SURVEYOR)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED GARY A. SHEFFLER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH
 WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF September, 2022

Gary A. Sheffler
 NOTARY PUBLIC

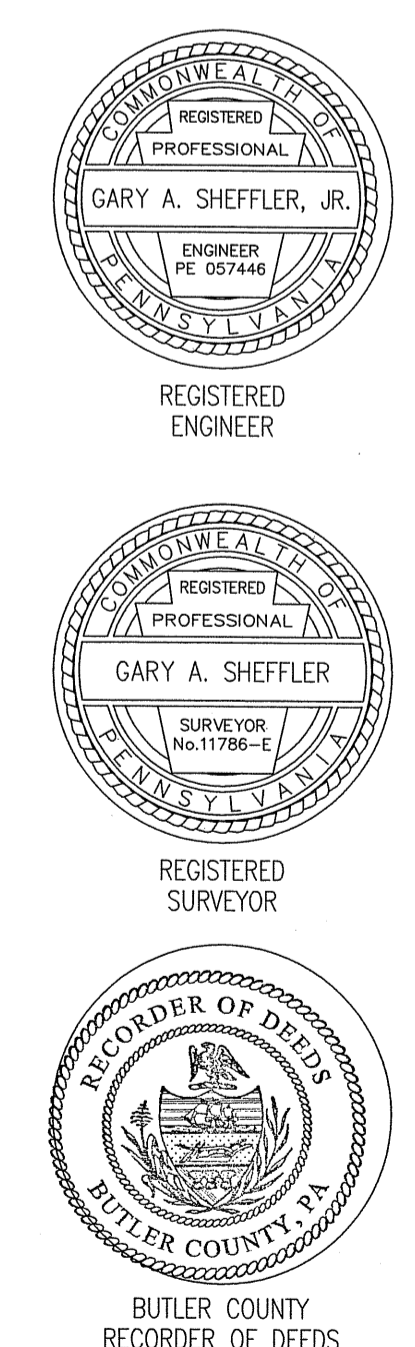
MY COMMISSION EXPIRES THE 23 DAY OF March, 2025

Commonwealth of Pennsylvania - Notary Seal
 LAURA KOYACK - Notary Public
 Allegheny County
 My Commission Expires March 23, 2025
 Commission Number 1308528

CERTIFICATE OF COMPLETION
 I, Graham Lee Ferry, a Registered Professional Engineer of the Commonwealth of Pennsylvania do hereby certify that this plan is prepared from a field survey made on the _____ day of _____, 20____, and it represents the location of buildings, driveways, parking areas, landscaping and elevations of the stormwater detention basin and its associated facilities as shown thereon by me for the owners or agents.
 Date: 9/29/2022
 (SEAL)
Gary A. Sheffler, Jr., P.E.
 Registratin number PE057446

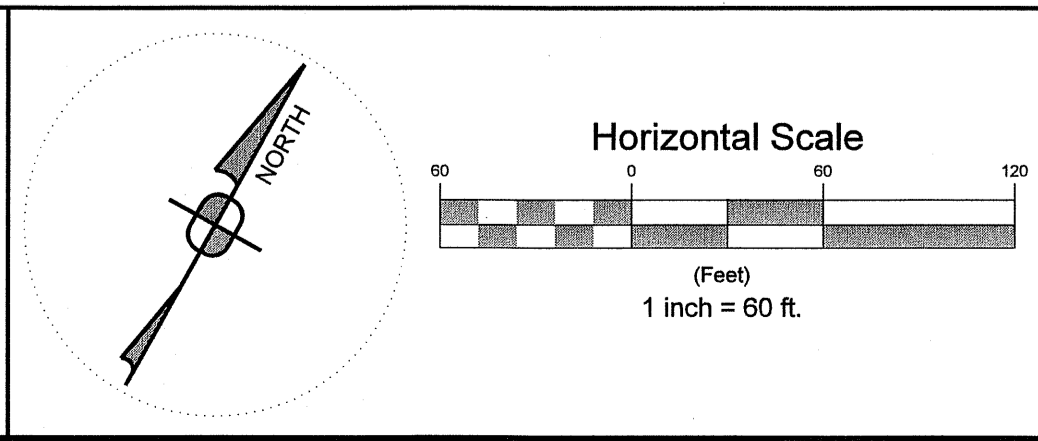
SURVEYORS CERTIFICATION
 I, Gary A. Sheffler, Jr., a Registered Professional Surveyor of the Commonwealth of Pennsylvania do hereby certify that this plan is prepared from a field survey made on the _____ day of _____, 20____, and it represents the location of buildings, driveways, parking areas, landscaping and elevations of the stormwater detention basin and its associated facilities as shown thereon by me for the owners or agents.
 Date: 9-29-2022
 (SEAL)
Gary A. Sheffler, Jr.
 Registration number SU011786-E

PROOF OF RECORDING
 Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 406, Page(s) 18-19
 Given under my hand and seal this 30 day of September, 2022
 (Seal)
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024



PLAN BOOK	PAGE
406	18

811 Know what's below. Call before you dig.
 POCs SER. #:
 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 CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared By:

Jackson Ridge
Planned Residential Development
 Prepared For:
PPDA, LP
 Situate In:
Jackson Township, Butler County, Pennsylvania

Partial Post Construction Stormwater Management

DRAWING SCALE:	1"=60'	DESIGNED BY:	AGM
DATE ISSUED:	9/29/2022	REVIEWED BY:	GAS
PROJECT JOB#:	3626	FIELD BOOK #:	3626
CADD#:	3626 - Jackson Ridge - Final PCSM - PART 2.dwg		

PPDA, LP
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Sheet No.
1 of 2

File: K:\Sheffler\Co\Sheffler\Project Files\Jobs 3600-3699\3626-02\2022\Drawings\Survey\3626 - PART 2.dwg/13/21

INDIVIDUAL ACKNOWLEDGMENT (ENGINEER)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED GRAHAM L. FERRY WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF September, 2022

 NOTARY PUBLIC

MY COMMISSION EXPIRES THE 23 DAY OF March, 2025

INDIVIDUAL ACKNOWLEDGMENT (SURVEYOR)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED GARY A. SHEFFLER WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF September, 2022

 NOTARY PUBLIC

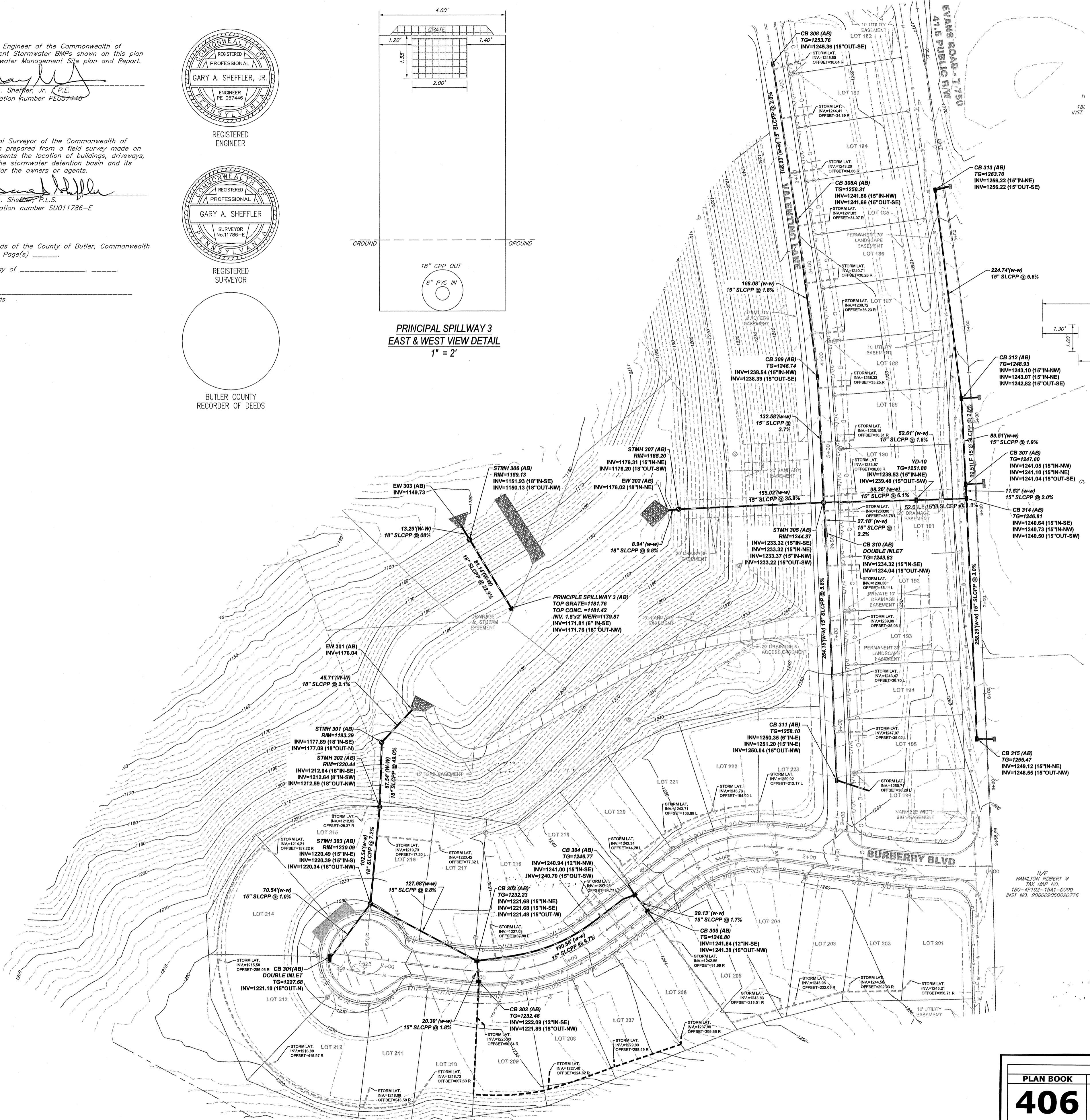
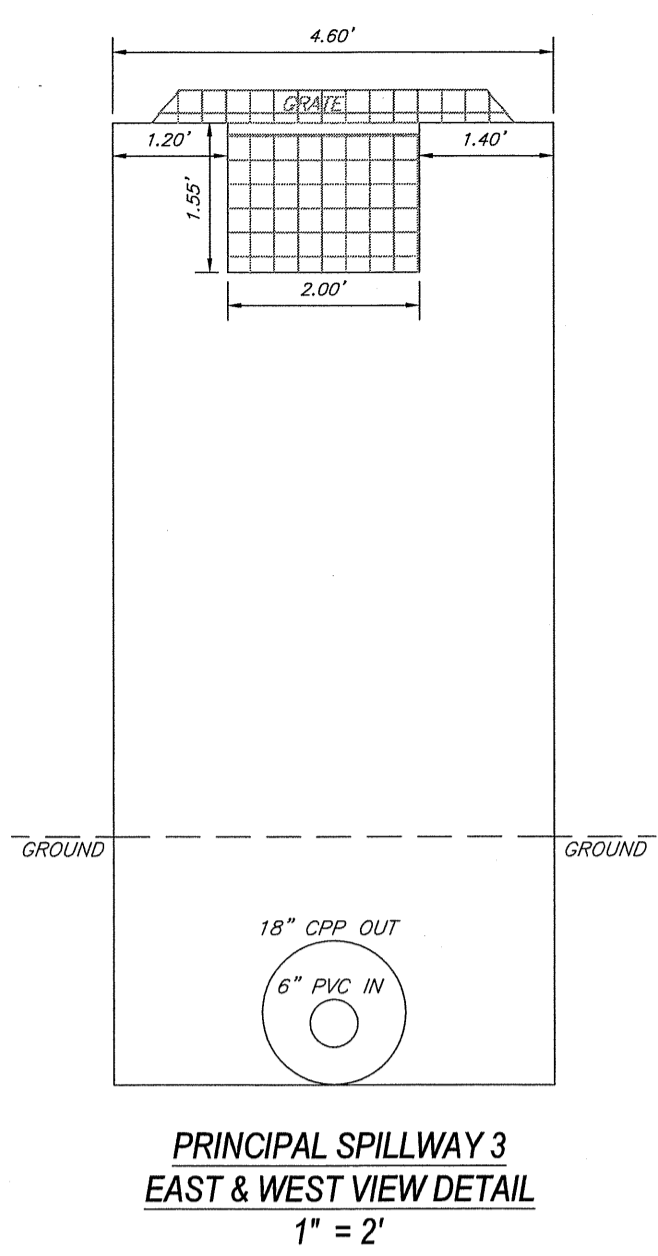
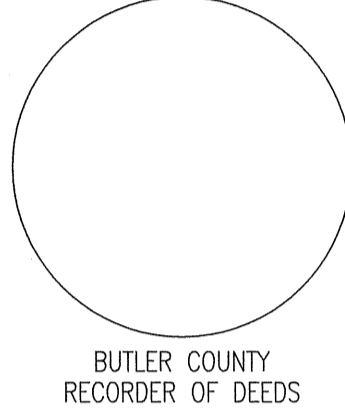
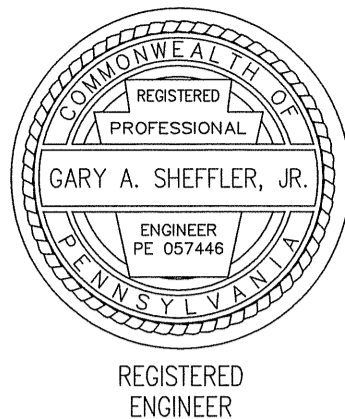
MY COMMISSION EXPIRES THE 23 DAY OF March, 2025

Commonwealth of Pennsylvania - Notary Seal
 LAURA KRYACK - Notary Public
 Allegheny County
 My Commission Expires March 23, 2025
 Commission Number 1308528

CERTIFICATE OF COMPLETION
 I, Graham Lee Ferry, a Registered Professional Engineer of the Commonwealth of Pennsylvania do hereby certify that this plan is prepared from a field survey made on the 29 day of September, 2022, and it represents the location of buildings, driveways, parking areas, landscaping and elevations of the stormwater detention basin and its associated facilities as shown thereon by me for the owners or agents.
 Date: 9/29/2022
 (SEAL) _____
 Gary A. Sheffler, Jr., P.E.
 Registration Number PE057448

SURVEYORS CERTIFICATION
 I, Gary A. Sheffler, Jr., a Registered Professional Surveyor of the Commonwealth of Pennsylvania do hereby certify that this plan is prepared from a field survey made on the 29 day of September, 2022, and it represents the location of buildings, driveways, parking areas, landscaping and elevations of the stormwater detention basin and its associated facilities as shown thereon by me for the owners or agents.
 Date: 9-29-2022
 (SEAL) _____
 Gary A. Sheffler, P.L.S.
 Registration Number SUD11786-E

PROOF OF RECORDING
 Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume _____, Page(s) _____.
 Given under my hand and seal this _____ day of _____, 20____.
 (Seal) _____
 Recorder of Deeds



PLAN BOOK **406** PAGE **19**

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

Horizontal Scale
 (Feet)
 1 inch = 60 ft.

Date:	Revision Description:	By:	Professional Seal

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

Jackson Ridge
 Planned Residential Development
 Prepared For:
PPDA, LP
 Situate In:
 Jackson Township, Butler County, Pennsylvania

Partial Post Construction Stormwater Management
 DRAWING SCALE: 1"=60'
 DATE ISSUED: 9/29/2022
 PROJECT JOB#: 3626
 CADD#: 3626 - Jackson Ridge - Final PCSM - PART 2.dwg

PPDA, LP
 215 Executive Drive, Suite 300
 Cranberry Township, PA 16066
 Sheet No.
2 of 2

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

Instr: 202210050021104
 Fgs: 1 F: 545.00 10/5/2022 11:36 AM
 Michele Mustello
 Butler County Recorder PA T20220016221

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 30th DAY OF September 2022.

ATTEST:
David Severin
 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 DAVID SEVERIN 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 30th DAY OF September 2022.
 MY COMMISSION EXPIRES THE 26th DAY OF August 2025.

Heidi M. Gahagan
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 HEIDI M. GAHAGAN - Notary Public
 Butler County
 My Commission Expires August 26, 2025
 Commission Number 1278672

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

REVIEWED/APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO, THIS 4th DAY OF OCTOBER 2022.

Lucas J. Klingbe SECRETARY
[Signature] CHAIRMAN, BOARD OF SUPERVISORS
 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.

9/29/2022 DATE
[Signature] REG. NO. SU075509

[Signature] /APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF September 2022.

R. Hinn SECRETARY
J. Hinn CHAIRMAN
 Butler Co Plan # 22202

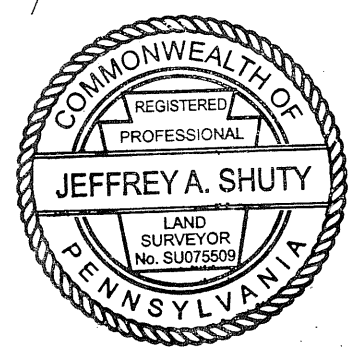
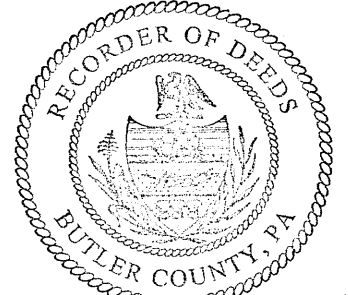
COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 406 PAGE 20

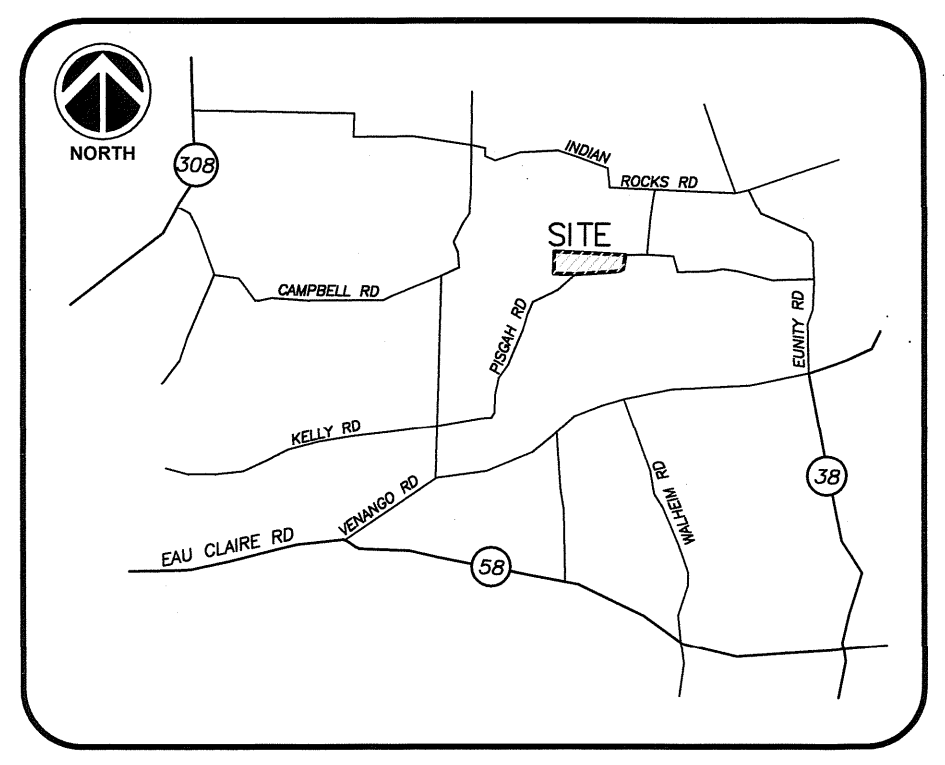
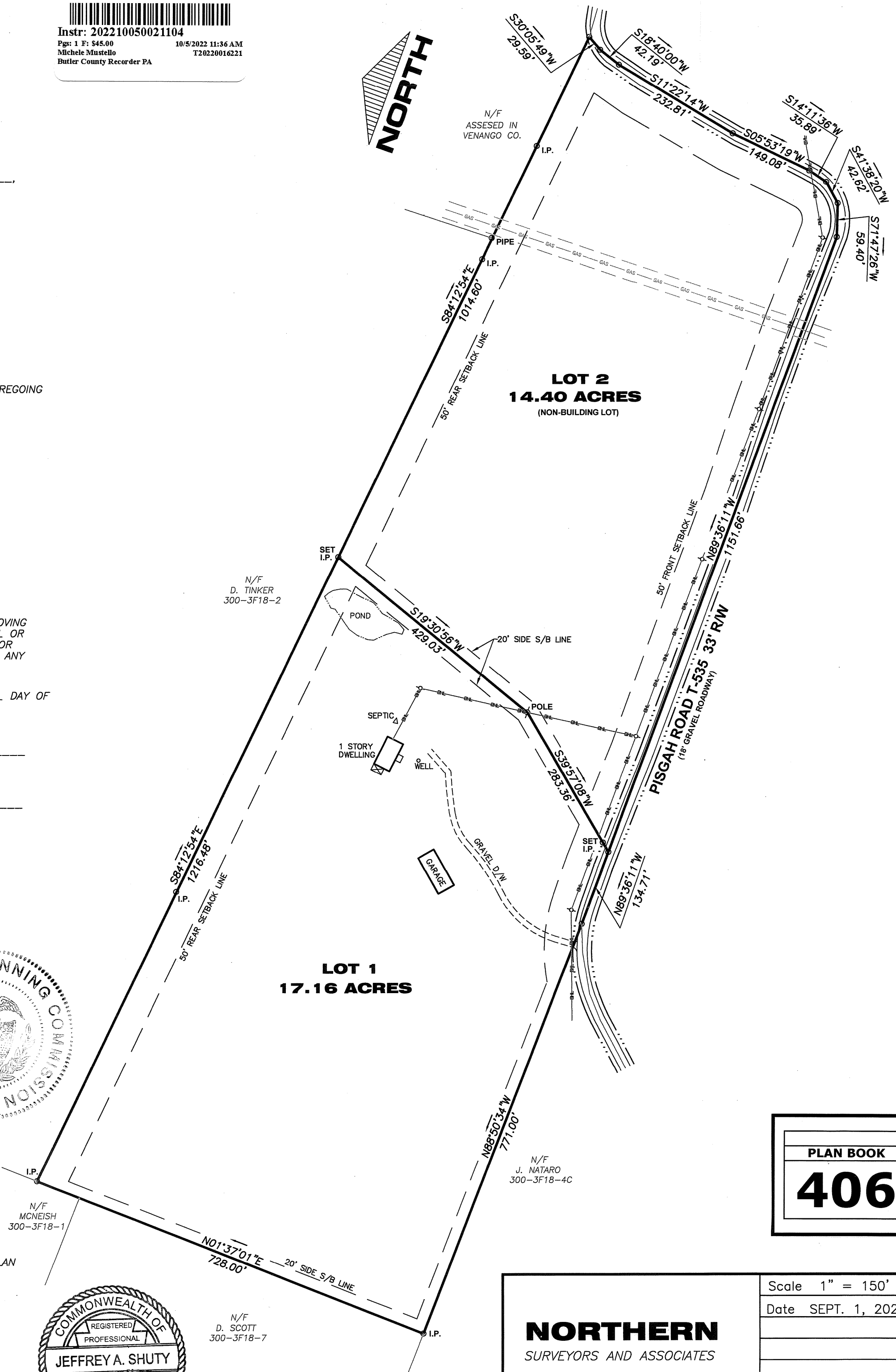
GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF October 2022.

[Signature]
 RECORDER

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

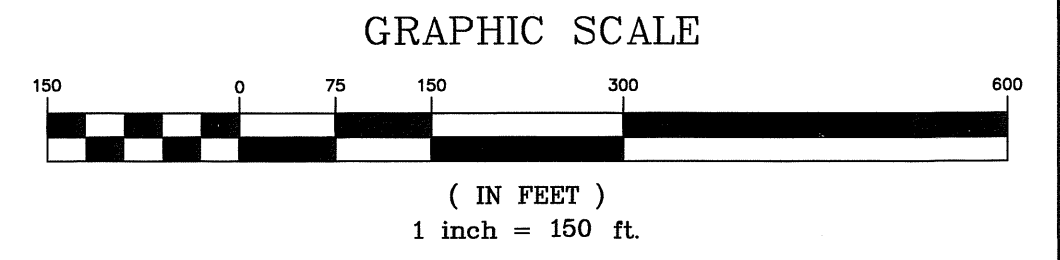


N/F D. SCOTT
 300-3F18-7



VICINITY MAP
 NOT TO SCALE

NON-BUILDING WAIVER
 LOTS 2
 "As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of AGRICULTURAL use. No portion of lot 2 of this property/subdivision has been approved by Venango 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 Venango 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."



TOTAL PLAN AREA =	31.56 ACRES
LOT 1	17.16 ACRES
LOT 2	14.40 ACRES

PLAN BOOK	PAGE
406	20

TAX PARCEL: 300-3F18-2A-000
 DEED BK: 2437 PG: 549

OWNER:
 DAVID SEVERIN
 135 PISGAH RD.
 BOYERS, PA 16020

NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889	Scale 1" = 150'	MINOR SUBDIVISION - FINAL PLAN SEVERIN SUBDIVISION - LOTS 1 & 2
	Date SEPT. 1, 2022	
Job No. 3529	Prepared For DAVID SEVERIN	Sheet No. 1 of 1

Know All Men By these presents, that we Ronald J. Jack, Kimberly L. Smith and John Jason Jack, owners of the land associated with this Ekastown - Sarver Road Consolidation Plan, of the township of Buffalo, County of Butler and State of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our Plan of Subdivision of our property, situated in the Township of Buffalo, County of Butler and Commonwealth of Pennsylvania, and for diver advantages accruing to (me, us), do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lands, rights-of-way, easements, ways and other public highways shown upon 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 Buffalo or County of Butler, we hereby agree to and by these presents do release the Township of Buffalo their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. This dedication and release shall be binding upon Ronald J. Jack, Kimberly L. Smith and John Jason Jack, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 9th day of September, 2022.

ATTEST:
Candice M. Moser Notary Public
Ronald J. Jack
Candice M. Moser Notary Public
Kimberly L. Smith
John Jason Jack Notary Public
John Jason Jack

My commission expires the 1st day of November, A.D., 2025.

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Ronald J. Jack, Kimberly L. Smith and John Jason Jack, and acknowledged the foregoing adoption and dedication to be their act and deed.

Witness my hand and notarial seal this 9th day of September, 2022.
 My Commission expires the 1st day of November, 2025.

Candice M. Moser Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Candice M. Moser, Notary Public
 Butler County
 My commission expires November 1, 2025
 Commission number 1409465
 Member, Pennsylvania Association of Notaries

We Ronald J. Jack, Kimberly L. Smith and John Jason Jack, hereby certify that the title to this property contained in the Ekastown-Sarver Road Consolidation Plan is in the name of Ronald J. Jack, Kimberly L. Smith and John Jason Jack and is recorded in instrument Number 201207030018801.

Candice M. Moser Notary Public
Ronald J. Jack
Candice M. Moser Notary Public
Kimberly L. Smith
John Jason Jack Notary Public
John Jason Jack

I hereby certify that to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Buffalo Township Subdivision and Land Development Ordinance #136.

AUGUST 23, 2022
 Date
Steve A. Liadis
 Steve A. Liadis, P.L.S.
 Registration Number SU-511-A

At a meeting held on SEPTEMBER 7th 22, 2022, the Buffalo Township Planning Commission reviewed this plan and a copy of the review comments is on file in the Township office.

Juan Grage Secretary
Steve A. Liadis Chairman

At a meeting held on SEPTEMBER 14th 22, 2022, the Buffalo Township Board of Supervisors granted Final Plan Approval of this project, including the complete set of plans marked JACK EKASTOWN LOT CONSOLIDATION PLAN which are dated AUGUST 23rd, 2022.

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

Juan Grage Secretary
Steve A. Liadis Chairman

The Butler County Planning Commission, as required by the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended. Reviewed this plan on Aug. 17th, 2022 and a copy of the review is on file at the office of the Planning Commission in BCPC File No. 22177.

This certificate does not indicate approval or disapproval of the plan by the Butler County Planning Commission, and the Commissions does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the Commonwealth or the Federal Government.

R. H. GRM Secretary
J. H. GRM Chairman

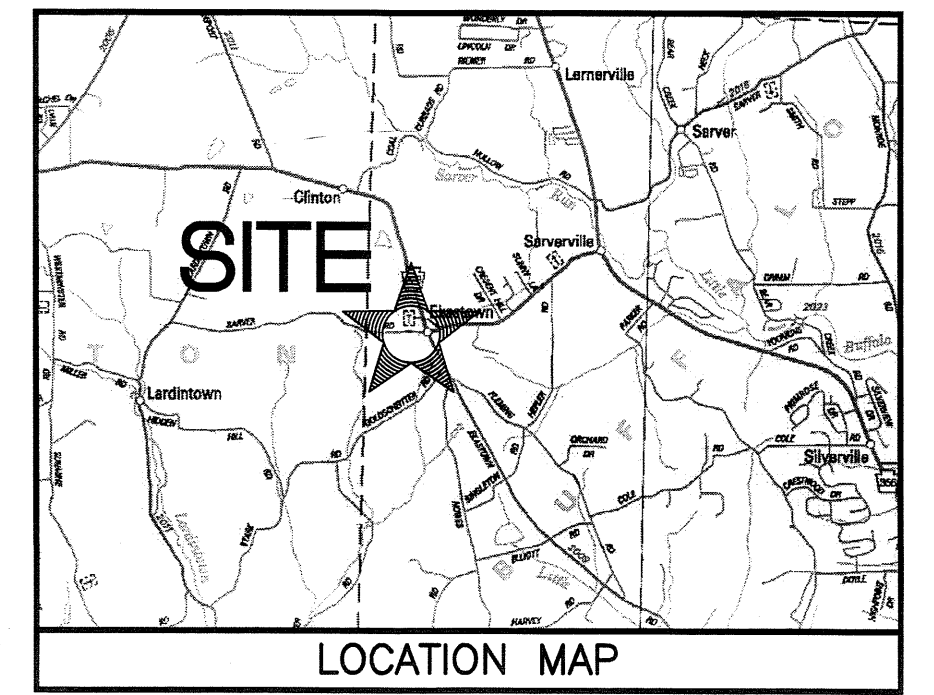
COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 406, page(s) 21.

Given under my hand and seal this 6th day of October, 2022.

Michele M. Mustello Recorder
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday In January 2027

PLAN BOOK	PAGE
406	21



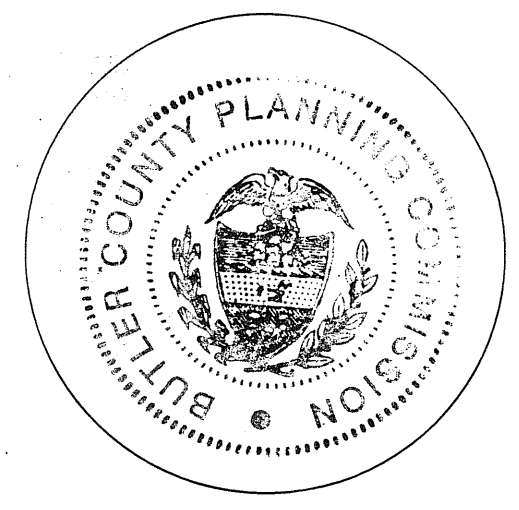
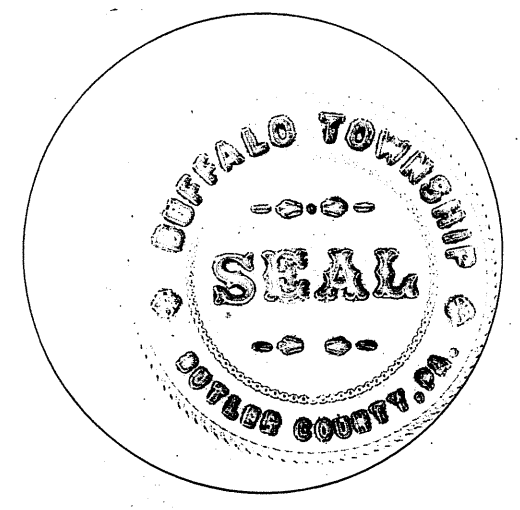
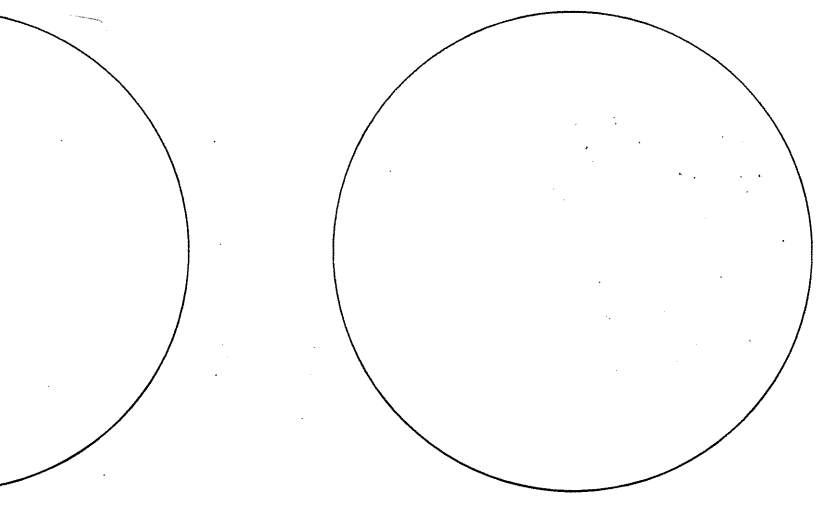
Juan Grage Secretary
Steve A. Liadis Chairman

NOTARY PUBLIC
 Commonwealth of Pennsylvania - Notary Seal
 Candice M. Moser, Notary Public
 Butler County
 My commission expires November 1, 2025
 Commission number 1409465
 Member, Pennsylvania Association of Notaries

NOTARY PUBLIC
 MUNICIPAL ENGINEER
 BUFFALO TOWNSHIP
 BUTLER CO. PLANNING COMM.
 RECORDER OF DEEDS

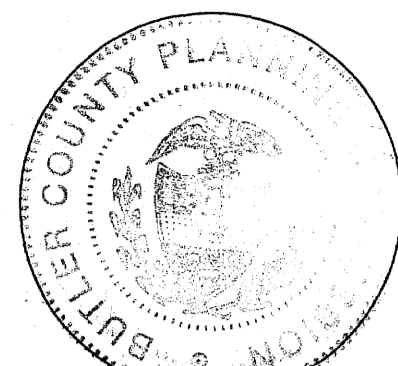
JACK - EKASTOWN CONSOLIDATION PLAN
 BEING A CONSOLIDATION OF REVISED TAX PARCEL A2C AND A2D AS DEPICTED ON THE LOT LINE REVISION PLAN AS RECORDED IN P.B.V. 195, PAGE 25

PLAN MADE FOR	Ronald J. Jack Kimberly L. Smith John Jason Jack
SITUATE IN	BUFFALO TOWNSHIP BUTLER COUNTY, PA
LIADIS ENGINEERING & SURVEYING, INC. 3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216	
SCALE: 1" = 20'	AUGUST 23, 2022
DRAWING No. 26536-D	



REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION, LETTERS TO FORWARD TOWNSHIP BOARD OF SUPERVISORS AND JACKSON TOWNSHIP SUPERVISORS DATED July 20, 2022

R. An gen SECRETARY
J. H. gen CHAIRMAN



BUTLER COUNTY PLANNING COMMISSION SEAL

REVIEWED AND APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF FORWARD THIS 28 DAY OF June, 2022

Bette Spithale SECRETARY
Mark M. M. M. CHAIRMAN

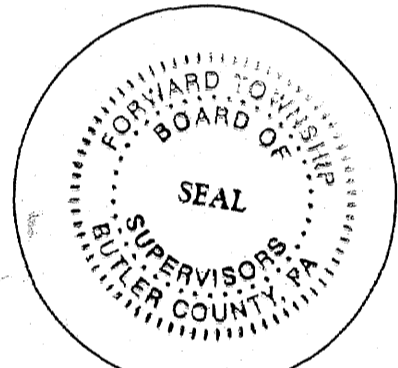
APPROVED BY THE FORWARD TOWNSHIP ENGINEER THIS 27 DAY OF September, 2022.

IF APPLICABLE *Devin Cogen*

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 12 DAY OF July, 2022

Bette Spithale SECRETARY
Mark M. M. M. PRESIDENT



FORWARD TOWNSHIP SEAL

APPROVED BY THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON ON THIS 24 DAY OF August, 2022 PURSUANT TO CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMENDED. THE PLANNING DIRECTOR OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 5 DAY OF October, 2022

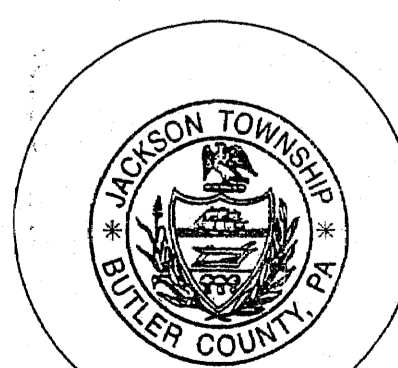
Nikki Calen TOWNSHIP SECRETARY
Nikki Calen PLANNING DIRECTOR

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THIS 24 DAY OF August, 2022. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LANDS OR FACILITIES. SIGNED AND NOTED AS APPROVED THIS 5 DAY OF October, 2022

Nikki Calen TOWNSHIP SECRETARY
Nikki Calen CHAIRPERSON

THIS PLAT WAS DELIVERED TO applicant JACKSON TOWNSHIP ON THE 6 DAY OF October, 2022

Nikki Calen PLANNING DIRECTOR



JACKSON TOWNSHIP SEAL

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MELVIN D. & JAMIE ANN MUSULIN, OF THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF PROPERTY SITUATE IN THE TOWNSHIPS OF FORWARD AND JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO 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 TOWNSHIPS OF FORWARD AND JACKSON, THEIR 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 TOWNSHIPS OF FORWARD AND JACKSON FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIPS 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 AND JACKSON TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIPS OR UNTIL THE TOWNSHIPS HAVE APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS DAY OF Sept, 2022

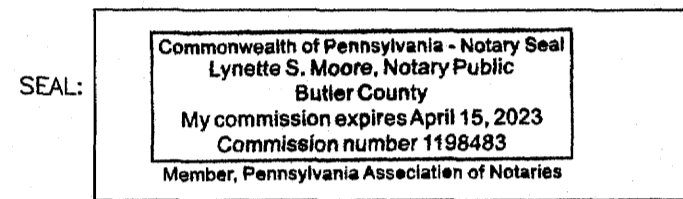
ATTEST:
[Signature] NOTARY PUBLIC
Melvin D. Musulin MELVIN D. MUSULIN
Jamie Ann Musulin JAMIE ANN MUSULIN

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED MELVIN D. & JAMIE ANN MUSULIN AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS 11 DAY OF SEPT, 2022

MY COMMISSION EXPIRES THE 15 DAY OF APRIL, 2023

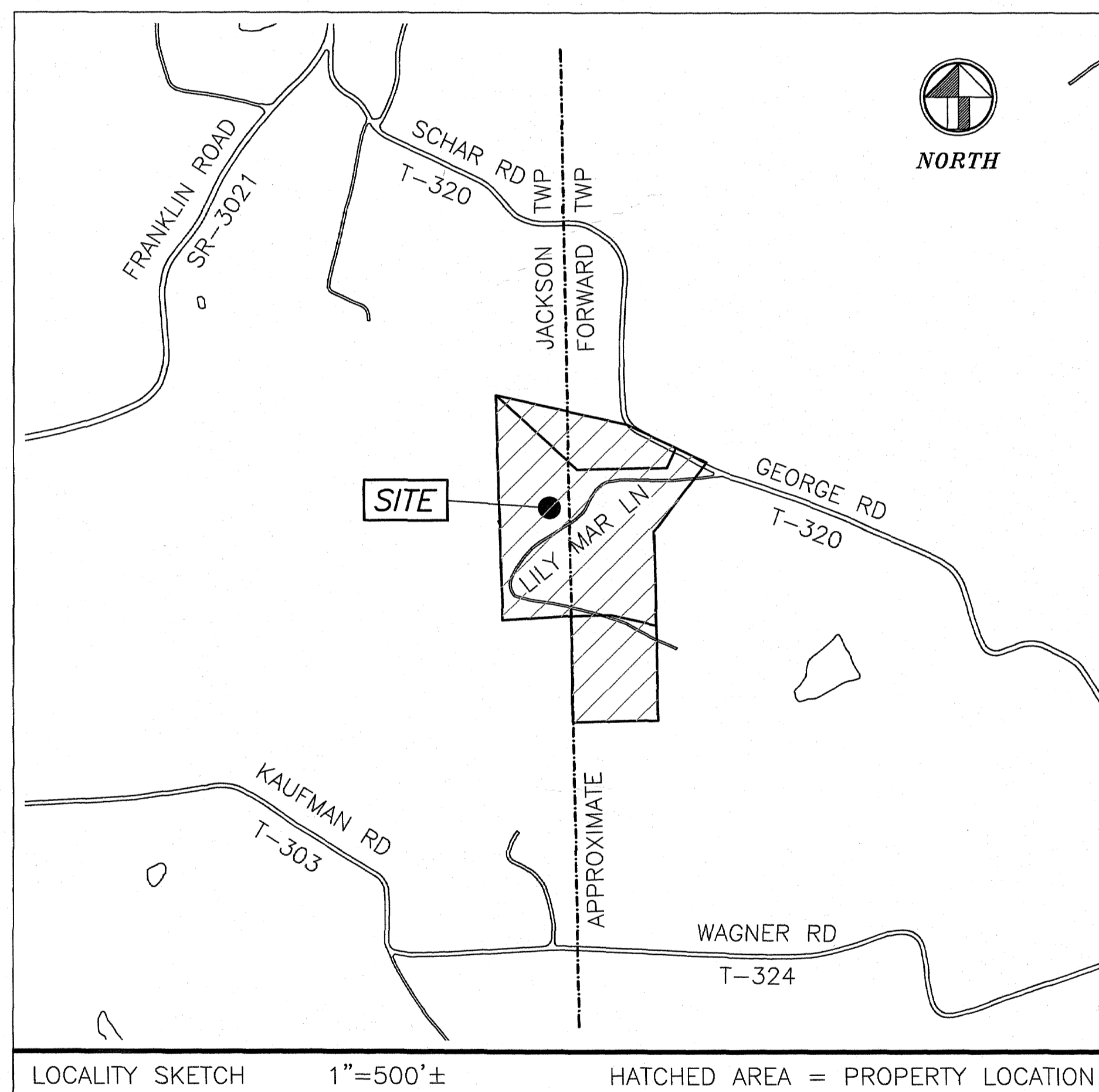
[Signature] NOTARY PUBLIC



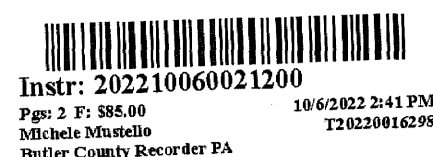
WE, MELVIN D. & JAMIE ANN MUSULIN, OWNERS OF THE McCOSBY-MUSULIN LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF MELVIN D. & JAMIE ANN MUSULIN, AS RECORDED IN INSTRUMENT 200402040003655, RECORDER OF DEEDS OFFICE.

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

[Signature] WITNESS
Melvin D. Musulin MELVIN D. MUSULIN
Jamie Ann Musulin JAMIE ANN MUSULIN



LOCALITY SKETCH 1"=500'± HATCHED AREA = PROPERTY LOCATION



INSTR: 20221006021200
Page: 1 of 88-88
10/23/2022 2:41:34
AMANDA J. LAMOURIA
Notary Public
Butler County Recorder PA
7322891629

KNOW ALL MEN BY THESE PRESENTS, THAT I, JUDITH M. McCOSBY, TRUSTEE OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE TOWNSHIPS OF FORWARD AND JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO 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 I RELEASE, REMISE AND DISCHARGE THE TOWNSHIPS OF FORWARD AND JACKSON, THEIR 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 TOWNSHIPS OF FORWARD AND JACKSON FOR "PLANNING PURPOSES ONLY" AND THAT SAID TOWNSHIPS 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 AND JACKSON TOWNSHIP ORDINANCES HAVE BEEN COMPLETED AND ACCEPTED BY SAID TOWNSHIPS OR UNTIL THE TOWNSHIPS HAVE APPROVED A BOND WITH SUFFICIENT SURETY TO GUARANTEE CONSTRUCTION OF THE SAME.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS DAY OF Sept, 2022

ATTEST:
[Signature] NOTARY PUBLIC
Judith M. McCosby JUDITH M. McCOSBY (TRUSTEE)

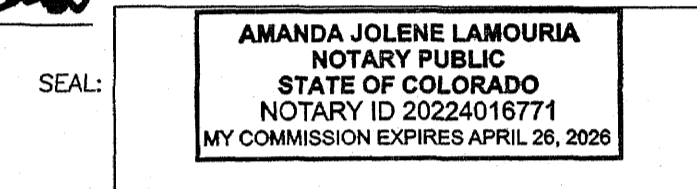
STATE OF Colorado }
COUNTY OF Jefferson } SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF Colorado AND COUNTY OF Jefferson, PERSONALLY APPEARED JUDITH M. McCOSBY, TRUSTEE OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS 13 DAY OF Sept, 2022

MY COMMISSION EXPIRES THE 20 DAY OF April, 2026

[Signature] NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS, THAT I, JAMES F. McCOSBY, JR., TRUSTEE OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF PROPERTY SITUATE IN THE TOWNSHIPS OF FORWARD AND JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO 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 I RELEASE, REMISE AND DISCHARGE THE TOWNSHIPS OF FORWARD AND JACKSON, THEIR 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.

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IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS DAY OF Sept, 2022

ATTEST:
[Signature] NOTARY PUBLIC
James F. McCosby, Jr. JAMES F. McCOSBY, JR. (TRUSTEE)

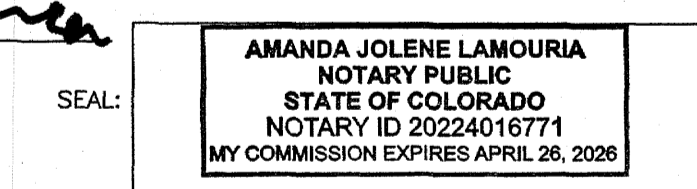
STATE OF Colorado }
COUNTY OF Jefferson } SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF Colorado AND COUNTY OF Jefferson, PERSONALLY APPEARED JAMES F. McCOSBY, JR., TRUSTEE OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS 13 DAY OF Sept, 2022

MY COMMISSION EXPIRES THE 20 DAY OF April, 2026

[Signature] NOTARY PUBLIC



KNOW ALL MEN BY THESE PRESENTS, THAT WE, JAMIE MUSULIN, AND JOSEPH S. McCOSBY, TRUSTEES OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, OF THE TOWNSHIP OF FORWARD, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND THE TOWNSHIP OF JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF PROPERTY SITUATE IN THE TOWNSHIPS OF FORWARD AND JACKSON, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND DO 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 TOWNSHIPS OF FORWARD AND JACKSON, THEIR 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.

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IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 11 DAY OF Sept, 2022

ATTEST:
[Signature] NOTARY PUBLIC
Jamie Musulin JAMIE MUSULIN (TRUSTEE)
[Signature] NOTARY PUBLIC
Joseph S. McCosby JOSEPH S. McCOSBY (TRUSTEE)

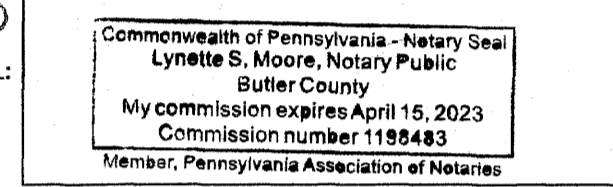
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED JAMIE MUSULIN, AND JOSEPH S. McCOSBY, TRUSTEES OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH.

SWORN TO SUBSCRIBED BEFORE ME THIS 11 DAY OF SEPT, 2022

MY COMMISSION EXPIRES THE 15 DAY OF APRIL, 2023

[Signature] NOTARY PUBLIC



WE, JUDITH M. McCOSBY, JAMIE MUSULIN, JAMES F. McCOSBY, JR. AND JOSEPH S. McCOSBY, TRUSTEES OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THE JAMES F. & MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST AS RECORDED IN INSTRUMENT 201003260006221, RECORDER OF DEEDS OFFICE.

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

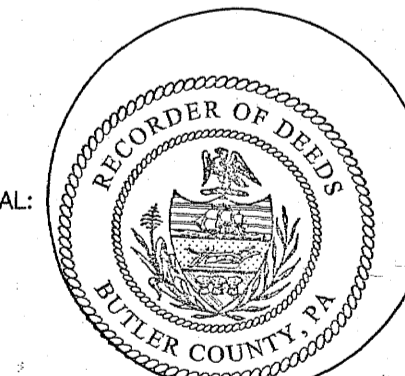
[Signatures] WITNESSES
Jamie M. M. M. JUDITH M. McCOSBY (TRUSTEE)
Jamie Musulin JAMIE MUSULIN (TRUSTEE)
[Signature] WITNESS
James F. McCosby, Jr. JAMES F. McCOSBY, JR. (TRUSTEE)
[Signature] WITNESS
Joseph S. McCosby JOSEPH S. McCOSBY (TRUSTEE)

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER } SS

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN PLAN BOOK VOLUME 406, PAGE 22-23

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

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



McCOSBY-MUSULIN LOT LINE REVISION PLAN
(REVISION OF LOTS 2, 3, & 4 OF THE JAMES McCOSBY PLAN OF LOTS REVISED (PB VOL 184, PG. 10))

SITUATE: FORWARD TOWNSHIP & JACKSON TOWNSHIP, BUTLER COUNTY, PA.

DATE: JUNE 20, 2022 SCALE: 1" = 60'

PLAN BOOK	PAGE
406	22

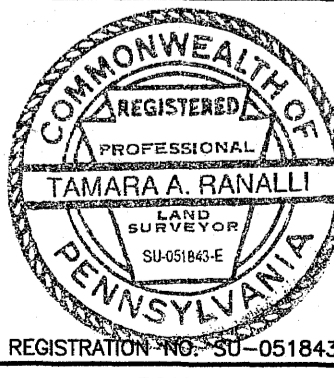
OWNERS: MELVIN D. & JAMIE ANN MUSULIN 134 LILY MAR LANE EVANS CITY, PA 16033
OWNERS: JAMES F. AND MARY ALICE McCOSBY FAMILY IRREVOCABLE TRUST JAMIE MUSULIN (TRUSTEE) JOSEPH S. McCOSBY (TRUSTEE) JAMES F. McCOSBY, JR. (TRUSTEE) JUDITH M. McCOSBY (TRUSTEE) 117 LILY MAR LANE EVANS CITY, PA 16033

DEED REFERENCE: INSTR #200402040003655 TAX PARCEL NO.: 160-4F31-37

DEED REFERENCE: INSTR #201003260006221 TAX PARCEL NO.: 160-4F31-38 AND 160-4F31-35

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

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



REVISIONS: AUGUST 25, 2022 --ADD TRUSTEE SIGNOFFS/NOTARIES/OTHER STATES
DRAWN BY: S.M./T.R. CHECKED BY: T.R. DWG. NO: 5617-2022-SUB SHEET 1 OF 2

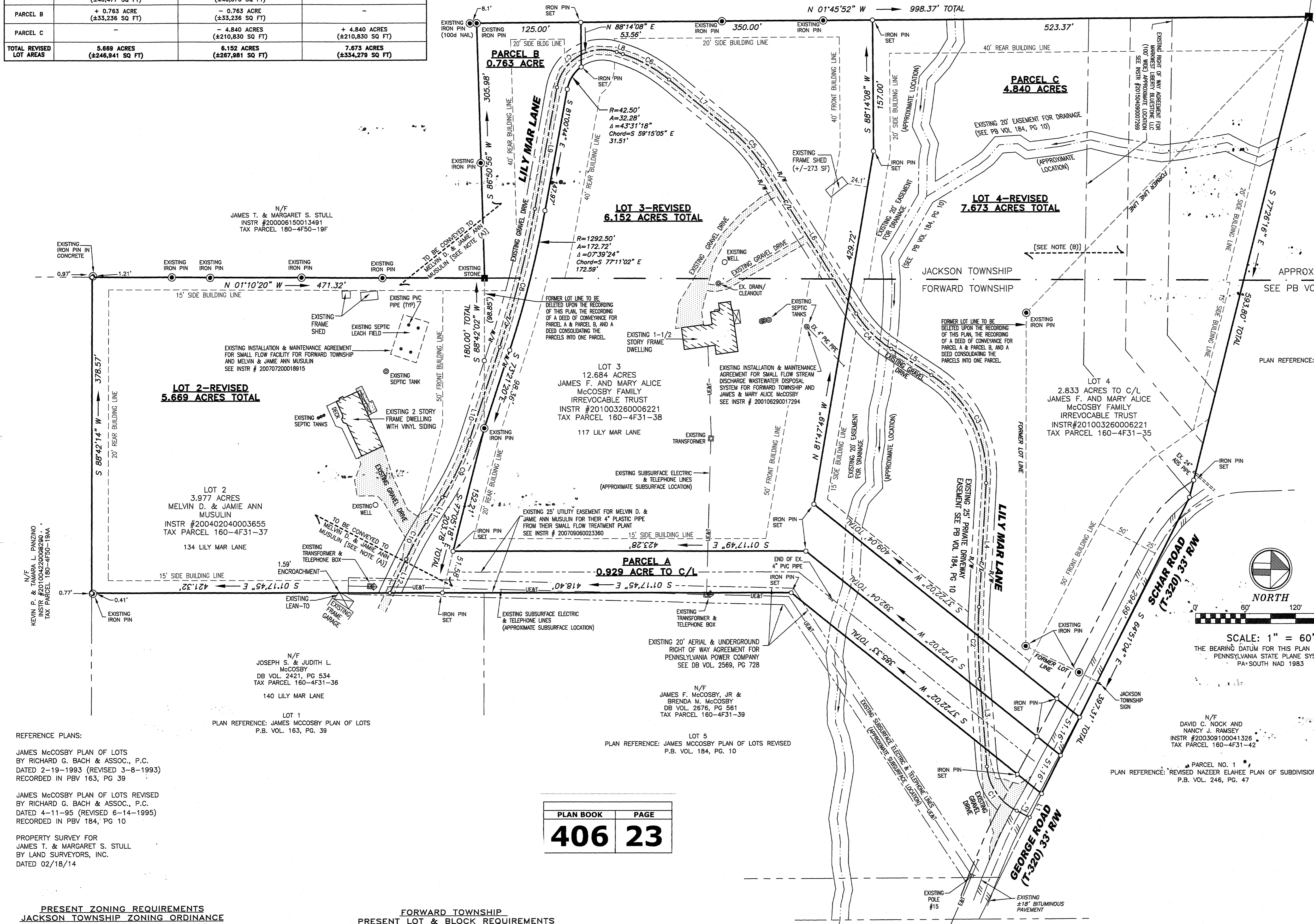
REVISED LOT CALCULATIONS			
	LOT 2-REVISED TAX PARCEL NO. 160-4F31-37	LOT 3-REVISED TAX PARCEL NO. 160-4F31-38	LOT 4-REVISED TAX PARCEL NO. - 160-4F31-35
EXISTING AREA	3.977 ACRES (±173,238 SQ. FT.)	12.684 ACRES (±552,515 SQ FT)	2.833 ACRES (±123,405 SQ FT)
PARCEL A	+ 0.929 ACRE (±40,477 SQ FT)	- 0.929 ACRE (±40,075 SQ FT)	-
PARCEL B	+ 0.763 ACRE (±33,236 SQ FT)	- 0.763 ACRE (±33,236 SQ FT)	-
PARCEL C	-	- 4.840 ACRES (±210,830 SQ FT)	+ 4.840 ACRES (±210,830 SQ FT)
TOTAL REVISED LOT AREAS	5.669 ACRES (±246,841 SQ FT)	6.152 ACRES (±267,891 SQ FT)	7.673 ACRES (±334,279 SQ FT)

N/F
JAMES T. & MARGARET S. STULL
INSTR #20006150013491
TAX PARCEL 160-4F50-19F

**LILY MAR LANE 25' PRIVATE ACCESS EASEMENT
CENTERLINE DESCRIPTION INFORMATION**

LINE	BEARING	DISTANCE
L1	S 64°51'04" E	31.55'
L2	S 29°08'56" W	17.61'
L3	N 83°58'40" E	105.31'
L4	S 88°05'11" E	148.91'
L5	N 33°37'07" E	57.40'
L6	N 56°14'36" E	209.74'
L7	N 38°01'00" E	97.73'
L8	N 17°11'45" E	17.91'
L9	S 81°00'44" E	147.97'
L10	N 73°21'20" W	116.76'
L11	S 58°39'41" E	34.85'
L12	S 65°50'30" E	44.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	164.00'	86.74'	86.49'	S 43°34'48" W	58°49'43"
C2	625.00'	86.56'	86.49'	N 87°56'45" E	7°56'08"
C3	145.00'	152.59'	145.85'	N 61°45'58" E	60°17'42"
C4	140.00'	60.17'	59.71'	N 43°55'51" E	24°37'09"
C5	175.00'	55.67'	55.44'	S 47°07'48" W	18°13'36"
C6	175.00'	63.59'	63.24'	N 27°36'23" E	20°49'13"
C7	55.00'	94.27'	83.15'	N 31°54'28" W	98°12'31"
C8	1280.00'	171.05'	170.99'	N 77°11'02" E	7°59'24"
C9	300.00'	76.94'	76.73'	S 68°00'31" E	14°41'36"
C10	400.00'	51.06'	51.02'	S 62°19'06" E	7°18'46"



NOTICE:
AS OF THE DATE OF THIS PLAN RECORDING, THE SUBDIVISION DESCRIBED HEREIN IS IN AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A LOT LINE REVISION. NO PORTION OF LOT NO. 4-REVISED HAS BEEN APPROVED BY FORWARD TOWNSHIP OR JACKSON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. SAID LOT NO. 4-REVISED IS NOT TO BE CONSIDERED AS A "BUILDABLE LOT" UNTIL AS SUCH TIME AS A DEPARTMENT OF ENVIRONMENTAL PROTECTION SANITARY SEWAGE PERMIT IS ISSUED. 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 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 THE REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF FORWARD TOWNSHIP OR JACKSON TOWNSHIP WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
SEE JAMES MCCOSBY PLAN OF LOTS REVISED RECORDED IN PLAN BOOK VOLUME 184, PAGE 10

- LILY MAR LANE, PRIVATE LANE,
AN EXISTING 25' PRIVATE ACCESS EASEMENT**
- LILY MAR LANE, AN EXISTING PRIVATE LANE, THE EXISTING 25' PRIVATE DRIVEWAY EASEMENT, AS PREVIOUSLY RECORDED IN THE JAMES MCCOSBY PLAN OF LOTS REVISED IN PLAN BOOK VOLUME 184, PAGE 10, IS NOT INTENDED AS A PUBLIC DRIVE/ROAD/STREET, AND HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC DRIVE/ROAD/STREET BY FORWARD TOWNSHIP AND/OR JACKSON TOWNSHIP.
 - THE PRIVATE LANE, LILY MAR LANE, THE EXISTING 25' PRIVATE DRIVEWAY EASEMENT, AS SHOWN ON THIS PLAN SHALL BE A MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, UTILITIES, INGRESS, EGRESS AND REGRESS TO/ FROM LOT 2-REVISED, LOT 3-REVISED, LOT 4-REVISED AND LOT 1 AND LOT 5 OF JAMES MCCOSBY PLAN OF LOTS REVISED IN PLAN BOOK VOLUME 184, PAGE 10.
 - THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE AND/OR GRADING OF THE PRIVATE DRIVE/ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S) OF LOT 1, LOT 2-REVISED, LOT 3-REVISED, LOT 4-REVISED AND LOT 5 IS TO BE RECORDED IN A PRIVATE DRIVE CONVEYANCE, USE, MAINTENANCE, AND REPAIR AGREEMENT. THE ORIGINAL SHALL BE RECORDED IN THE PUBLIC RECORDS AT THE OFFICE OF THE RECORDER OF DEEDS, BUTLER COUNTY, PENNSYLVANIA.
 - FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE FORWARD TOWNSHIP AND/OR JACKSON TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE LANE HEREBY ESTABLISHED.

- NOTES:**
- PARCEL A AND PARCEL B, LANDS OF JAMES F. & MARY ALICE MCCOSBY FAMILY IRREVOCABLE TRUST, ARE TO BE CONVEYED TO MELVIN D. & JAMIE ANN MUSULIN, AND ARE TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F31-37, THE ADJOINING LANDS AS PRESENTLY OWNED BY MELVIN D. & JAMIE ANN MUSULIN, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 200402040003655, PARCEL A AND PARCEL B ARE TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F31-37 AND BECOME ONE LOT KNOWN AS LOT 2-REVISED, CONSISTING OF 5.669 ACRES. SAID PARCELS ARE NOT TO BE CONSIDERED AS SEPARATE BUILDABLE LOTS.
 - PARCEL C, LANDS OF JAMES F. & MARY ALICE MCCOSBY FAMILY IRREVOCABLE TRUST, IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 160-4F31-35, THE ADJOINING LANDS AS PRESENTLY OWNED BY JAMES F. & MARY ALICE MCCOSBY FAMILY IRREVOCABLE TRUST, AS RECORDED IN BUTLER COUNTY RECORDER OF DEEDS IN INSTRUMENT NUMBER 201003260006221, PARCEL C IS TO BECOME AN INTEGRAL PART OF TAX PARCEL 160-4F31-35 AND BECOME ONE LOT KNOWN AS LOT 4-REVISED, CONSISTING OF 7.673 ACRES. SAID PARCEL IS NOT TO BE CONSIDERED AS A SEPARATE BUILDABLE LOT.
 - ALL LOCATIONS OF SUBSURFACE UTILITIES AND/OR OTHER UTILITIES MAY OR MAY NOT BE DETERMINED BY THIS SURVEY.
ANY SUBSURFACE UTILITIES SHOWN 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 LOCATIONS, SIZE AND DEPTHS. CALL 1-800-242-1776.
 - THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

MCCOSBY-MUSULIN LOT LINE REVISION PLAN
(REVISION OF LOTS 2, 3, & 4 OF THE JAMES MCCOSBY PLAN OF LOTS REVISED (PB VOL 184, PG. 10))

SITUATE: FORWARD TOWNSHIP & JACKSON TOWNSHIP, BUTLER COUNTY, PA
DATE: JUNE 20, 2022 SCALE: 1" = 60'

**PRESENT ZONING REQUIREMENTS
JACKSON TOWNSHIP ZONING ORDINANCE**
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED, ORDAINED AND ENACTED DECEMBER 20, 2018

PRESENT ZONING DISTRICT:	REQUIREMENT
"R" RESIDENTIAL DISTRICT	
MINIMUM LOT SIZE:	1.5 ACRES (65,340 SQUARE FEET)
MINIMUM LOT WIDTH:	150 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM REAR YARD:	40 FEET; (ACCESSORY 10 FEET IF LESS THAN 600 SF)
MINIMUM SIDE YARD:	20 FEET; (ACCESSORY 10 FEET IF LESS THAN 600 SF)
MAXIMUM LOT COVERAGE:	50%

**FORWARD TOWNSHIP
PRESENT LOT & BLOCK REQUIREMENTS**
CHAPTER 22 SECTION 22-407 OF THE FORWARD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AMENDED, ORD. NO. 2006-1, 6/20/2006

PRESENT ZONING DISTRICT:	REQUIREMENT
NO ZONING	
MINIMUM LOT SIZE:	43,560 SQUARE FEET (1 ACRE)
MINIMUM LOT WIDTH:	100 FEET AT THE BUILDING LINE
MINIMUM FRONT YARD:	50 FEET
MINIMUM REAR YARD:	20 FEET
MINIMUM SIDE YARD:	15 FEET

19.494 ACRES = TOTAL ACRES

OWNERS: MELVIN D. & JAMIE ANN MUSULIN
134 LILY MAR LANE
EVANS CITY, PA 16033

OWNERS: JAMES F. AND MARY ALICE MCCOSBY FAMILY IRREVOCABLE TRUST
JAMIE MUSULIN (TRUSTEE)
JOSEPH S. MCCOSBY (TRUSTEE)
JAMES F. MCCOSBY, JR. (TRUSTEE)
JUDITH M. MCCOSBY (TRUSTEE)
EVANS CITY, PA 16033

DEED REFERENCE: INSTR #200402040003655
TAX PARCEL NO.: 160-4F31-37

DEED REFERENCE: INSTR #201003260006221
TAX PARCEL NO.: 160-4F31-38 AND 160-4F31-35

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

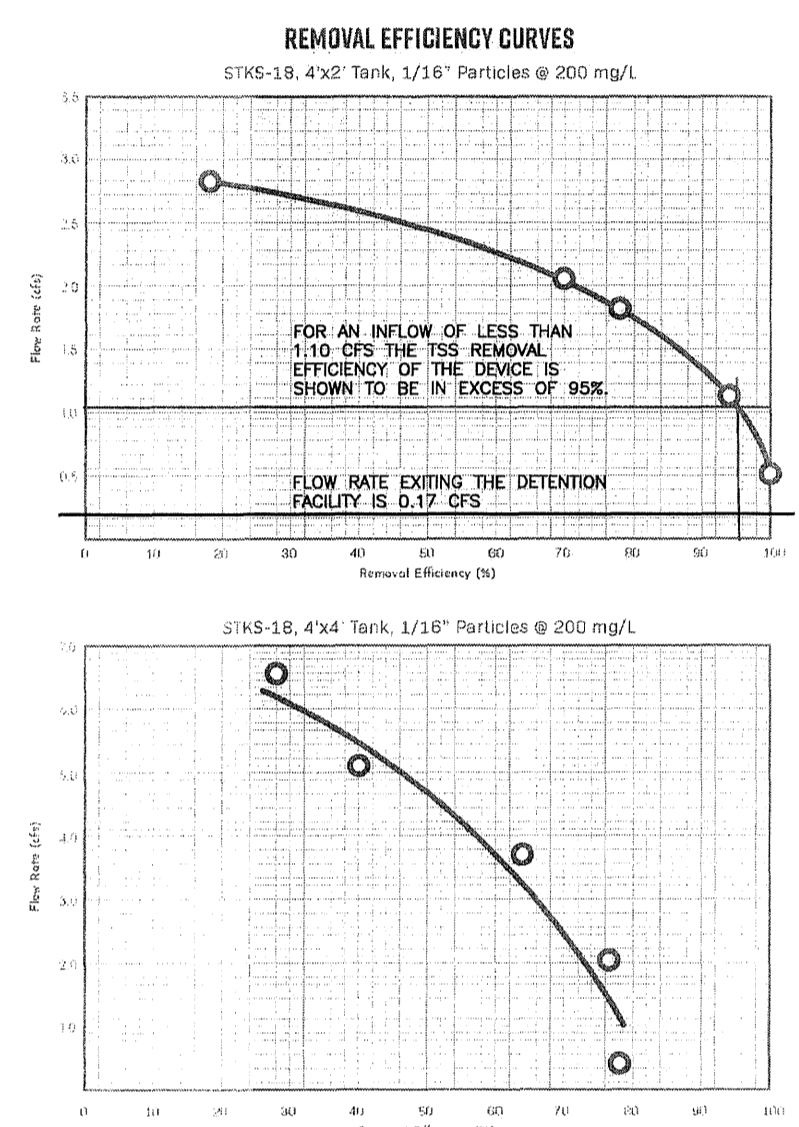
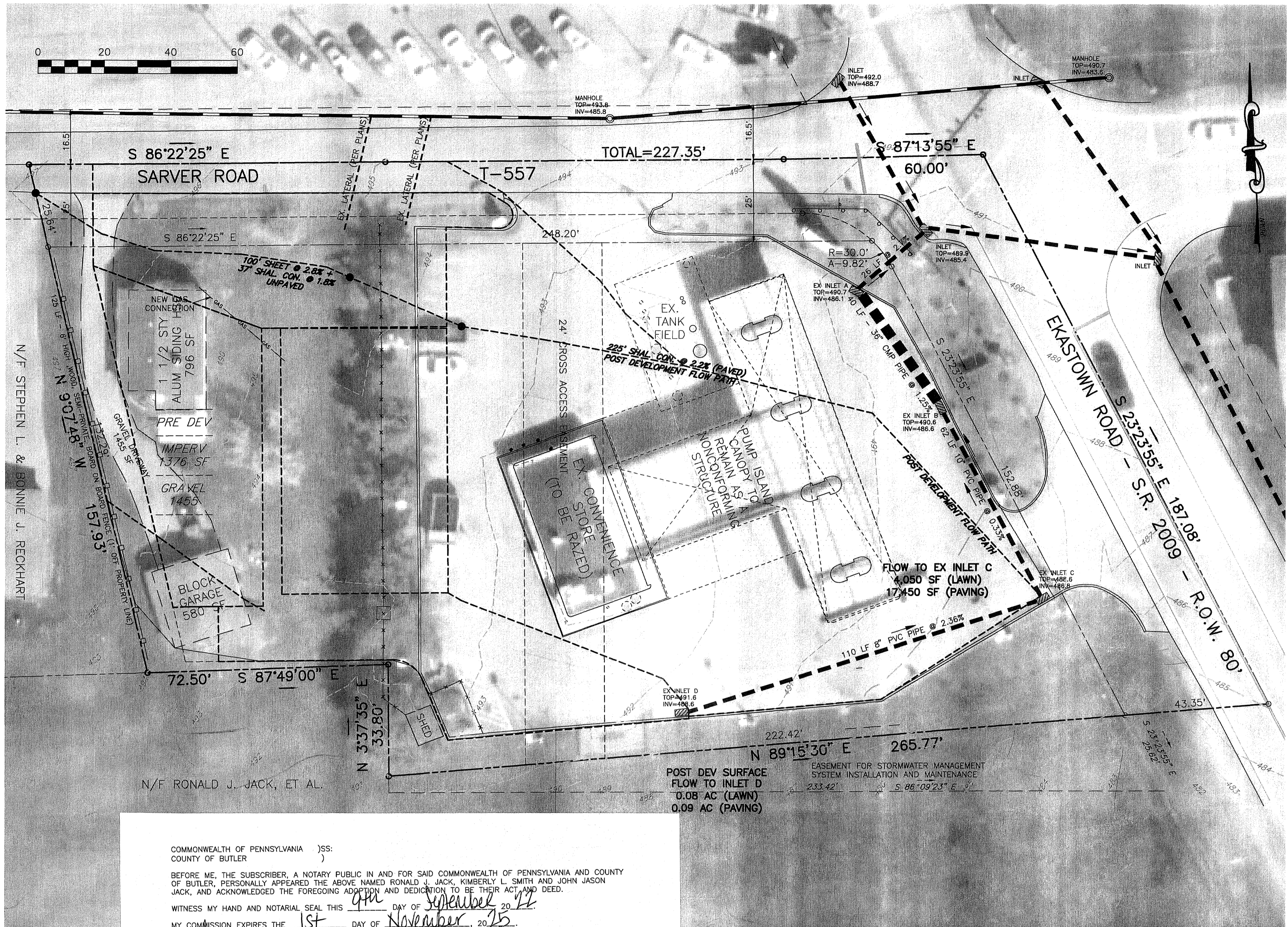
TAMARA A. RANALLI
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. SU-051843E

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

REVISIONS: JUNE 29, 2022
DATE: JUNE 20, 2022
DRAWN BY: S.M./T.R.
CHECKED BY: T.R.

DWG. NO: 5617-2022-SUB
SHEET 2 OF 2

Instr: 202210070021219
 Pg: 2 of 8889
 10/7/2022 8:34 AM
 Notary Public
 Butler County Recorder PA
 12022901618



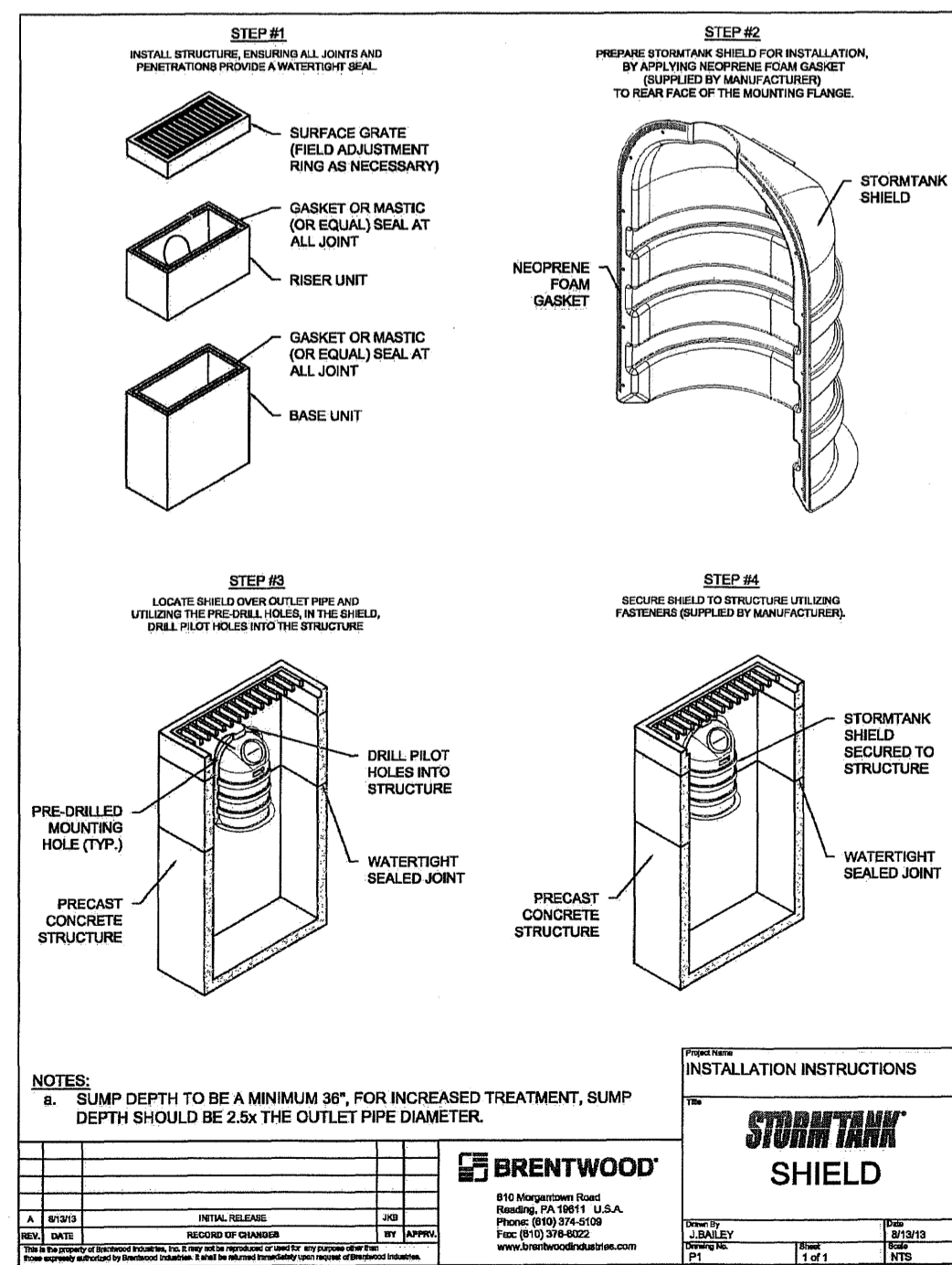
PLAN BOOK PAGE
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STORMTANK
 Expert Results

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED RONALD J. JACK, KIMBERLY L. SMITH AND JOHN JASON JACK, AND ACKNOWLEDGED THE FOREGOING ASSIGNMENT AND DEDICATION TO BE THEIR ACT AND DEED.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF September, 2022.
 MY COMMISSION EXPIRES THE 1st DAY OF November, 2025.

Candice N. Moser
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 Candice N. Moser, Notary Public
 Butler County
 My Commission expires November 1, 2025
 Commission number 1409465
 Member, Pennsylvania Association of Notaries



DESIGN GUIDELINES
 REV. 1 8/13/13

The StormTank® Shield is a stormwater treatment device, intended to improve the treatment efficiency of sump/inlet water quality BMPs. By installing a StormTank® Shield in any sump/inlet, debris and contaminants with a density less than water are prevented from exiting the inlet during the first flush of runoff. This increases the treatment efficiency of the BMP, while also increasing the flow length and time of concentration that is vital to particle settling.

StormTank® Shield Design Guidelines:

- StormTank® Shield hood shall enclose the entire opening area of the outlet pipe.
- StormTank® Shield sizing should be selected to ensure flow capacity is not reduced beyond the capacity of the upslope system (tailwater condition).
- The stormwater structure, to contain a StormTank® Shield, shall be sized to contain a minimum 36" deep sump (for increased treatment, the sump should be a minimum 2.5x pipe diameter).
- The structure shall be installed to ensure a watertight seal at all joints and penetrations. It is recommended that all seals be made with a gasket or mastic (or equal).

BRENTWOOD
 Brentwood Industries, Inc.
 600 Montgomery Road, Reading, PA 19601, USA
 Phone: 610.376.6000 Fax: 610.376.6022
 Email: info@brentwood.com

DESIGN ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 STEVE A. LIADIS
 ENGINEER 21741-E

MUNICIPAL ENGINEER

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

I, Ronald J. Jack, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF BUFFALO TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

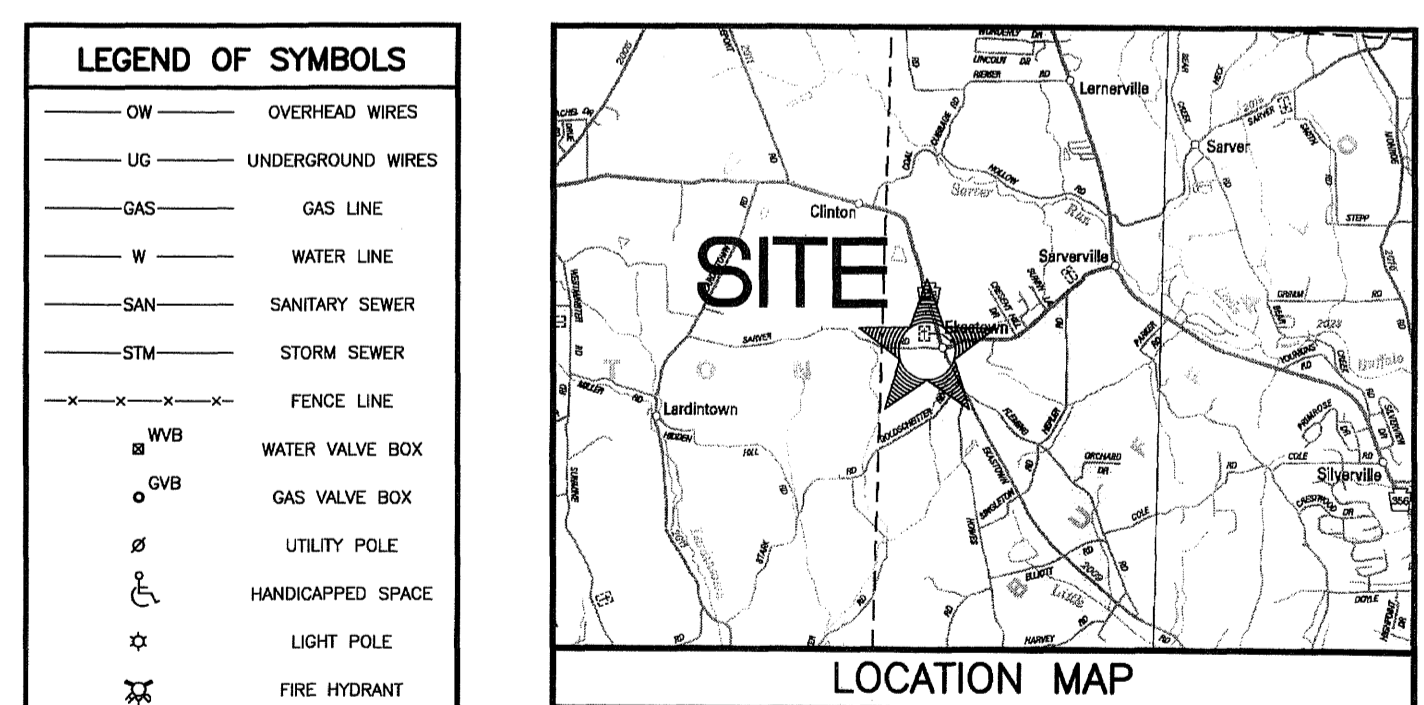
I, BANKSON ENGINEERS, INC., HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF BUFFALO TOWNSHIP'S STORMWATER MANAGEMENT ORDINANCE.

WE, RONALD J. JACK, *Ronald J. Jack*
 KIMBERLY L. SMITH, *Kimberly L. Smith*
 JOHN JASON JACK, *John Jason Jack*

(LANDOWNERS) UNDERSTAND THAT THE STORMWATER BMP ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY BUFFALO TOWNSHIP.

COMMONWEALTH OF PENNSYLVANIA)
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 406, PAGE(S) 24-25
 GIVEN UNDER BY HAND AND SEAL THIS 7th DAY OF October, 2022.

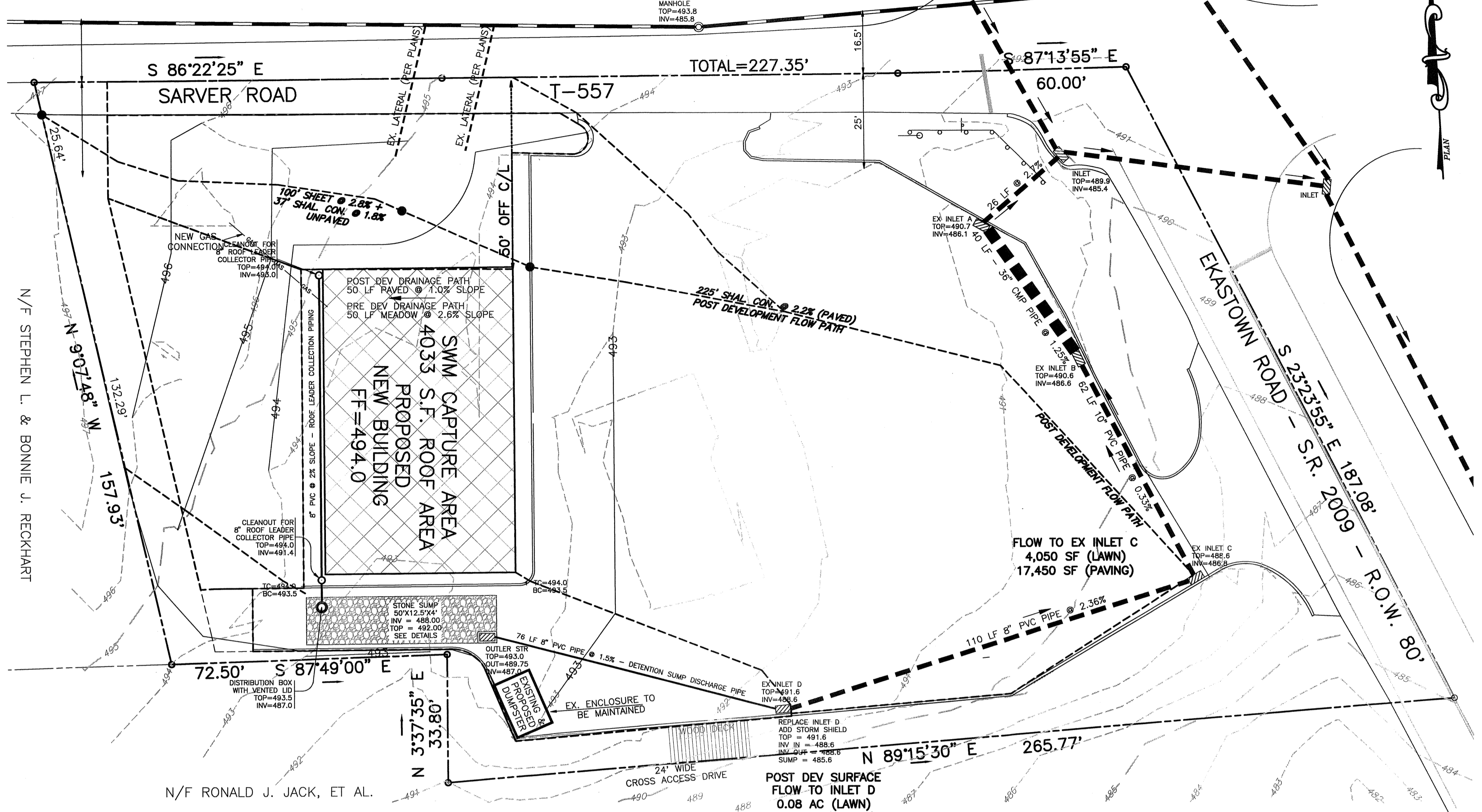
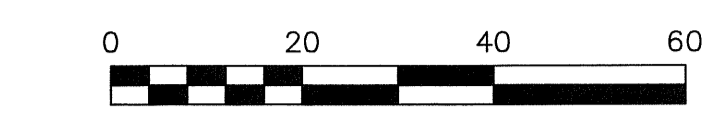
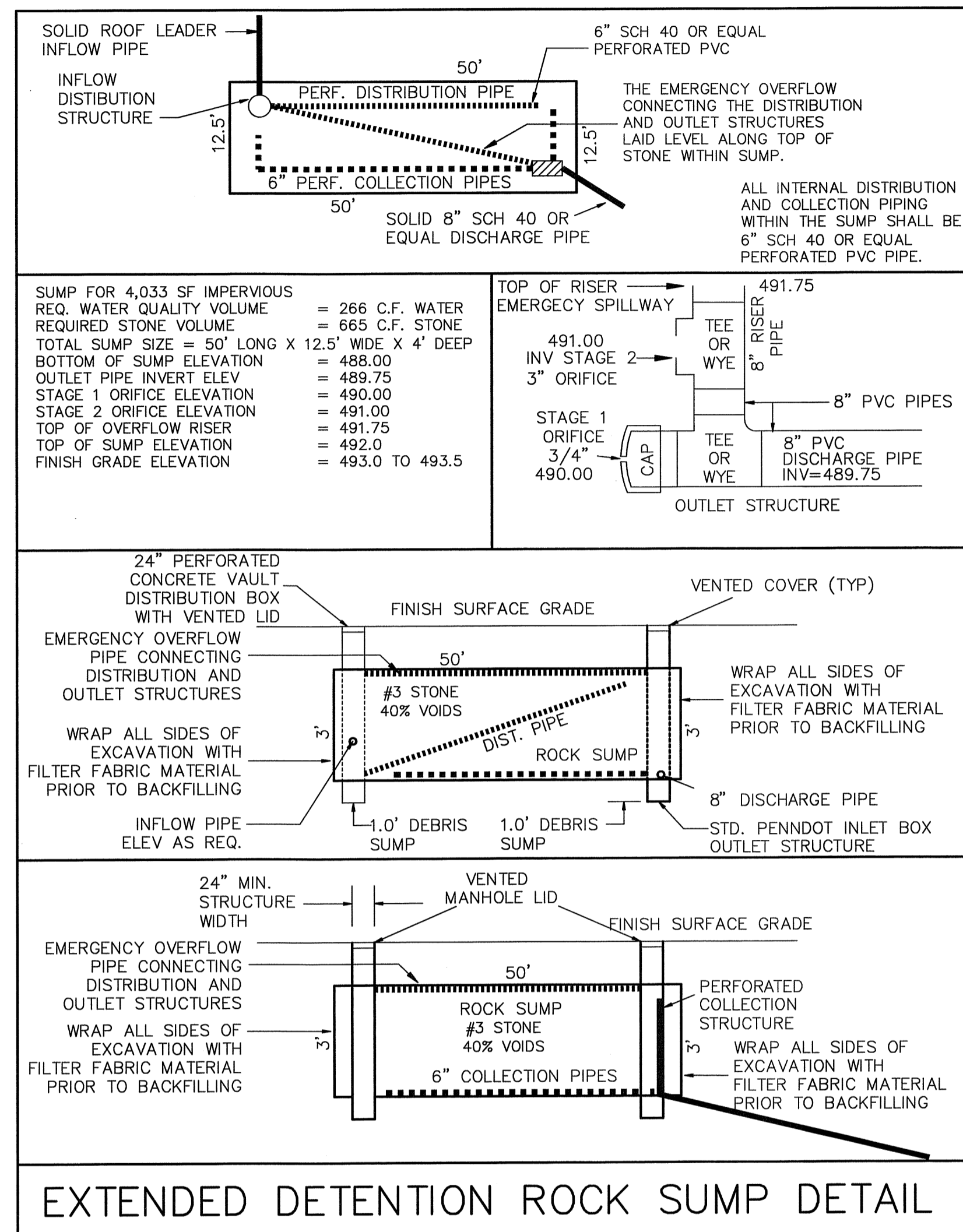
Michele M. Mustello
 RECORDER



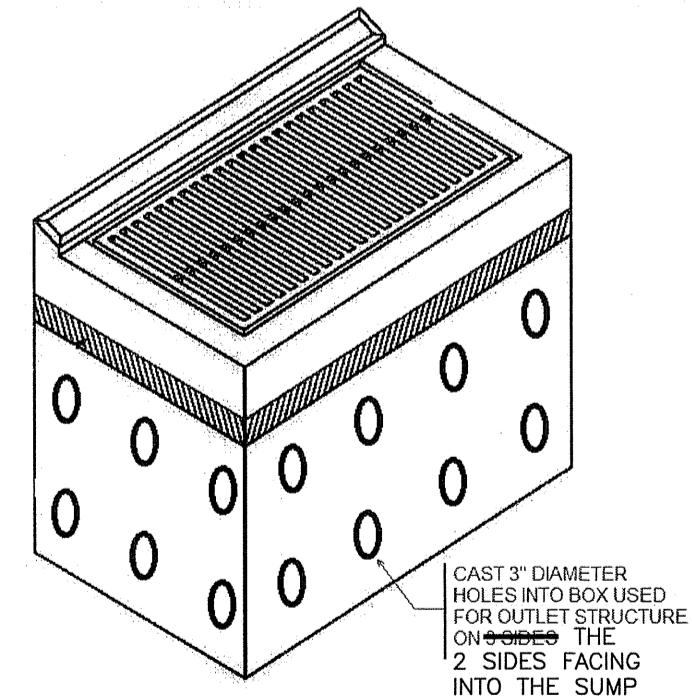
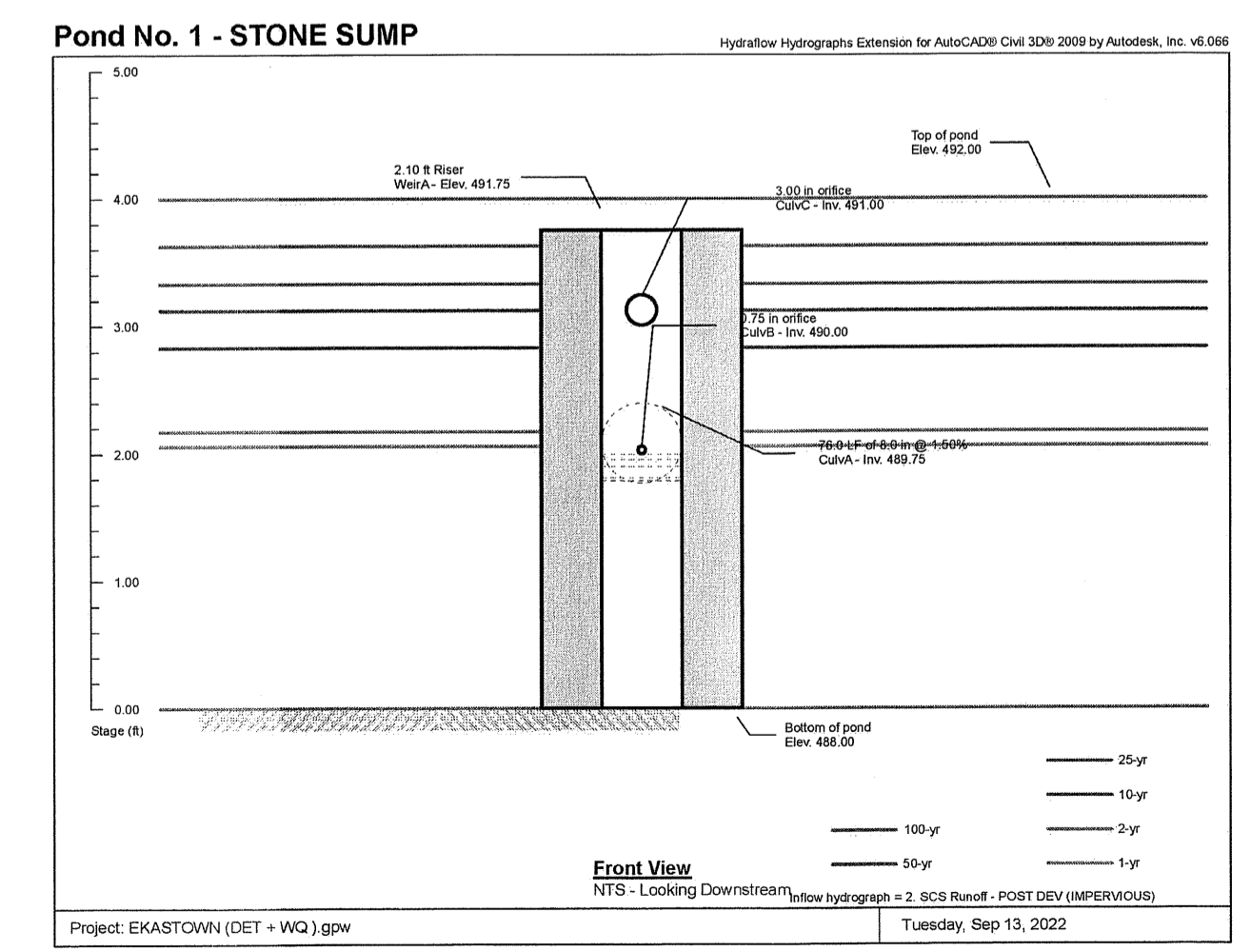
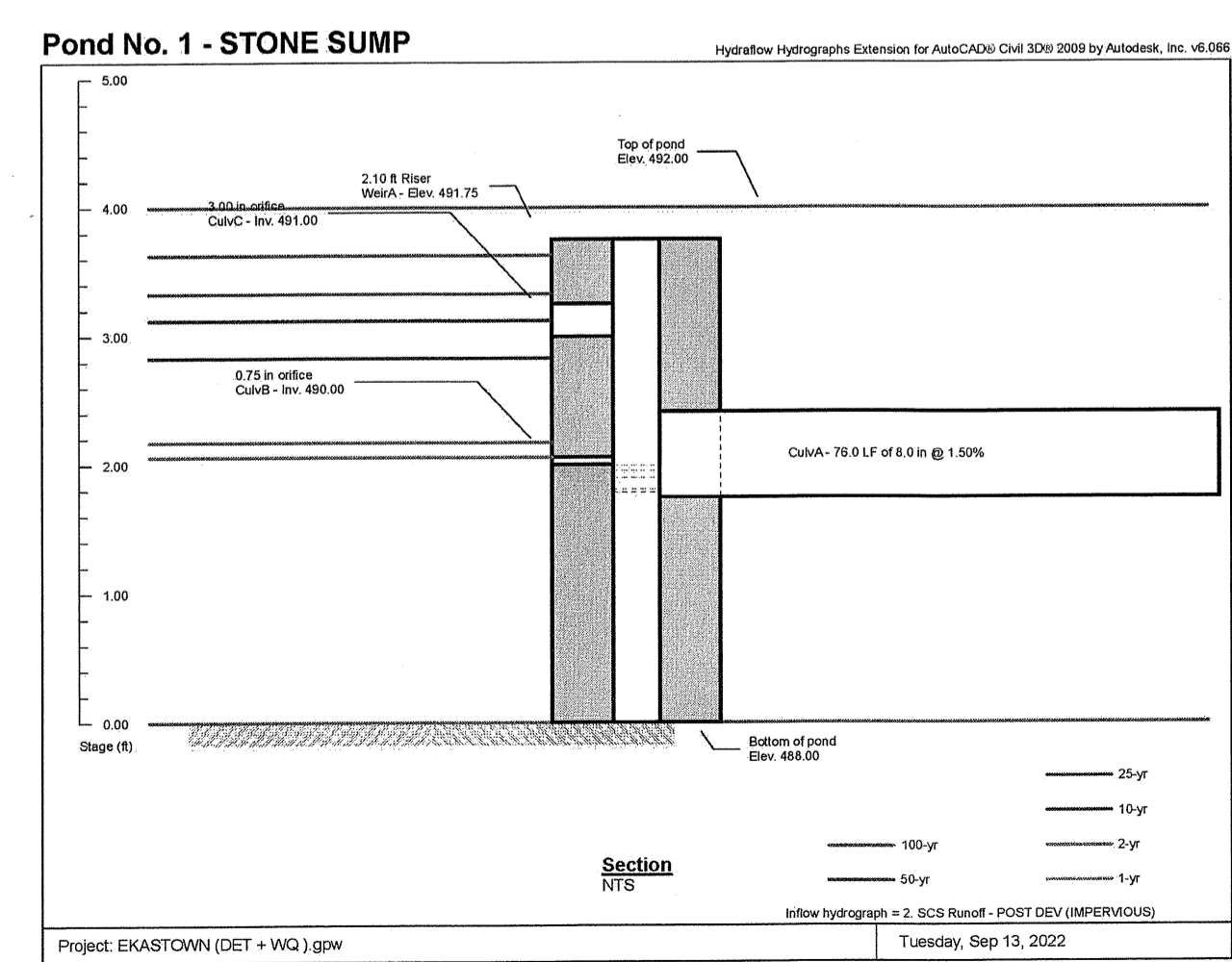
EXISTING CONDITIONS
 STORMWATER MANAGEMENT PLAN

REVISIONS:	PLAN MADE FOR	PAR MAR OIL COMPANY	 REGISTERED PROFESSIONAL ENGINEER STEVE A. LIADIS ENGINEER 21741-E
	SITUATE IN	BUFFALO TOWNSHIP BUTLER COUNTY, PA	
PER REVIEW - 09/13/22	LIADIS ENGINEERING & SURVEYING, INC.		SHEET 3 OF 8
PER REVIEW - 09/09/22	3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216		
PER REVIEW - 07/22/22	SCALE: 1" = 20'	DECEMBER 16, 2021	

DRAWING No. 26536-D

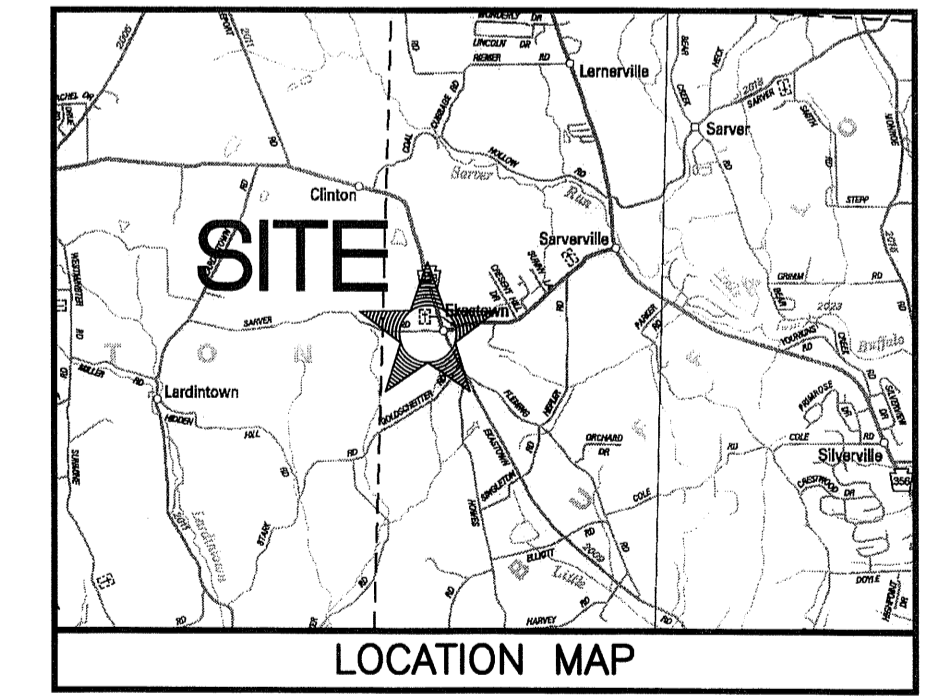


PLAN BOOK	PAGE
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LEGEND OF SYMBOLS

- OW OVERHEAD WIRES
- UG UNDERGROUND WIRES
- GAS LINE
- WATER LINE
- SN SANITARY SEWER
- STM STORM SEWER
- FENCE LINE
- WB WATER VALVE BOX
- GV GAS VALVE BOX
- U UTILITY POLE
- H HANDICAPPED SPACE
- L LIGHT POLE
- F FIRE HYDRANT



POST REDEVELOPMENT STORMWATER MANAGEMENT PLAN

REVISIONS:	PLAN MADE FOR	PAR MAR OIL COMPANY	
	SITUATE IN	BUFFALO TOWNSHIP BUTLER COUNTY, PA	
	LIADIS ENGINEERING & SURVEYING, INC.	3100 BANKSVILLE ROAD - PITTSBURGH, PA 15216	
PER REVIEW - 09/13/22	SCALE: 1" = 20'	DECEMBER 16, 2021	SHEET 4 OF 8
PER REVIEW - 09/09/22			DRAWING No. 26536-D
PER REVIEW - 07/22/22			

Know all men by these Presents, that I, Spencer Geibel 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 10th day of October, 2022.
Laura L. Womer
NOTARY PUBLIC
Spencer Geibel
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 Spencer Geibel, 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 10th day of October, 2022.
My Commission Expires the 20th day of April, 2025.
SEAL
Laura L. Womer
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Laura L. Womer, Notary Public
Butler County
My commission expires April 20, 2025
Commission number 1311228
Member, Pennsylvania Association of Notaries

TITLE CLAUSE (MORTGAGE CLAUSE)
I, Spencer Geibel, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the name of Spencer Geibel as recorded in Instrument Number 201805090008989 Recorder of Deeds Office.
Laura L. Womer
WITNESS
Spencer Geibel
OWNER

We, First Commonwealth Bank, mortgagee of the property embraced in this plan or subdivision in the names of Spencer Geibel and Caparosa Properties, Inc., do hereby consent to the recording of said plan in the Recorder's Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.
Laura L. Womer
WITNESS
Cheryl A. Hughes
MORTGAGEE

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

June 30, 2022
DATE
Cheryl A. Hughes
SIGNATURE AND REG. NO. SU-32490-E

The Board of Commissioners of the Township of Butler hereby gives public notice that in approving this plan for recording purposes only, the Township assumes no obligations, legal or otherwise, expressed or implied, either to accept said streets 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 Diebler
SECRETARY
Spencer Geibel
PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 27 day of SEPTEMBER, 2022.
Thomas Diebler
SECRETARY
Spencer Geibel
PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 27 day of SEPT, 2022.
Erest R. Oettinger
SECRETARY
Spencer Geibel
CHAIRMAN

Reviewed by the Butler County Planning Commission this 15th day of JUNE, 2022.
R. H. JRM
SECRETARY
Spencer Geibel
CHAIRMAN

REVISED 6/30/2022; ENGINEER'S REVIEW COMMENTS

L S J	Land Surveyors, Inc. 523 North Main Street, P.O. Box 1061 Butler, PA 16003-1061 (724)287-6865 Cheryl A. Hughes, P.L.S. Owner			
	CONSOLIDATION PLAN FOR: SPENCER GEIBEL AND CAPAROSA PROPERTIES, INC. SITUATE: BUTLER TWP., BUTLER CO., PA			
Date 6/06/2022	Scale 1" = 50'	Dwn By BEC	Ckd By CAH	Disk
Parcel No. 056-21-17, 17A		Db-Pg 1478-242		Service No.
Address 140 NEW CASTLE ROAD		INSTR.# 201805090008989		22-005

PLAN BOOK	PAGE
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Know all men by these Presents, that I, Joseph Caparosa, owner of Caparosa Properties, Inc., a Corporation duly registered under the laws of the Commonwealth of Pennsylvania, of the Township of Butler, County of Butler and State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this Plan as our Plan of our property situated in Butler Township and do hereby dedicate forever for public use for highway and utility purposes, all drives, roads, lanes, ways, rights of way, and other public highways shown upon the plan, and we release, remise and discharge the Township of Butler, its successors or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights of ways.

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

In Witness Whereof, we hereunto set our hands and seals this 21st day of September, 2022.
Laura L. Womer
NOTARY PUBLIC
Joseph Caparosa
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 Caparosa, PRESIDENT (Title of Officer) of Caparosa Properties, Inc., who being duly sworn, deposed and said that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said Caparosa Properties, Inc., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as PRESIDENT (Title of Officer) of said corporation, in attestation of the due execution and delivery of said release and dedication in this deponent's own and proper and respective handwriting.

Joseph Caparosa
PRESIDENT
(Title of Officer)

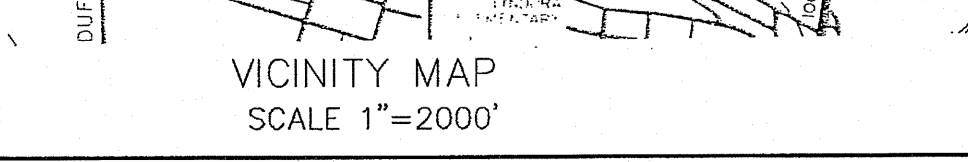
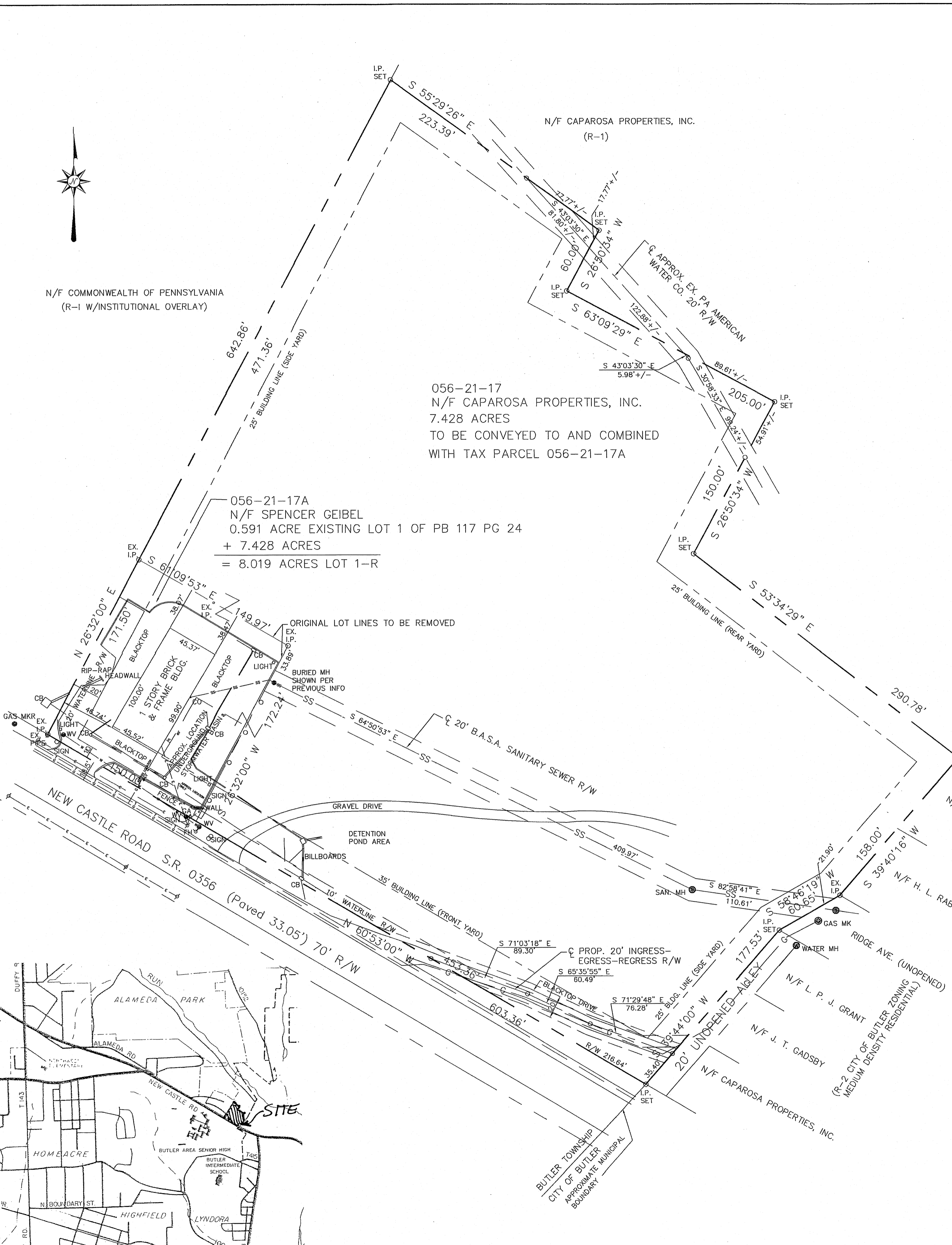
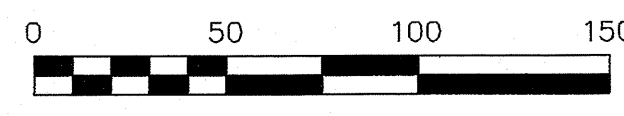
Sworn to and subscribed before me this 21st day of September, 2022.
My Commission Expires the 20th day of April, 2025.
SEAL
Laura L. Womer
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
Laura L. Womer, Notary Public
Butler County
My commission expires April 20, 2025
Commission number 1311228
Member, Pennsylvania Association of Notaries

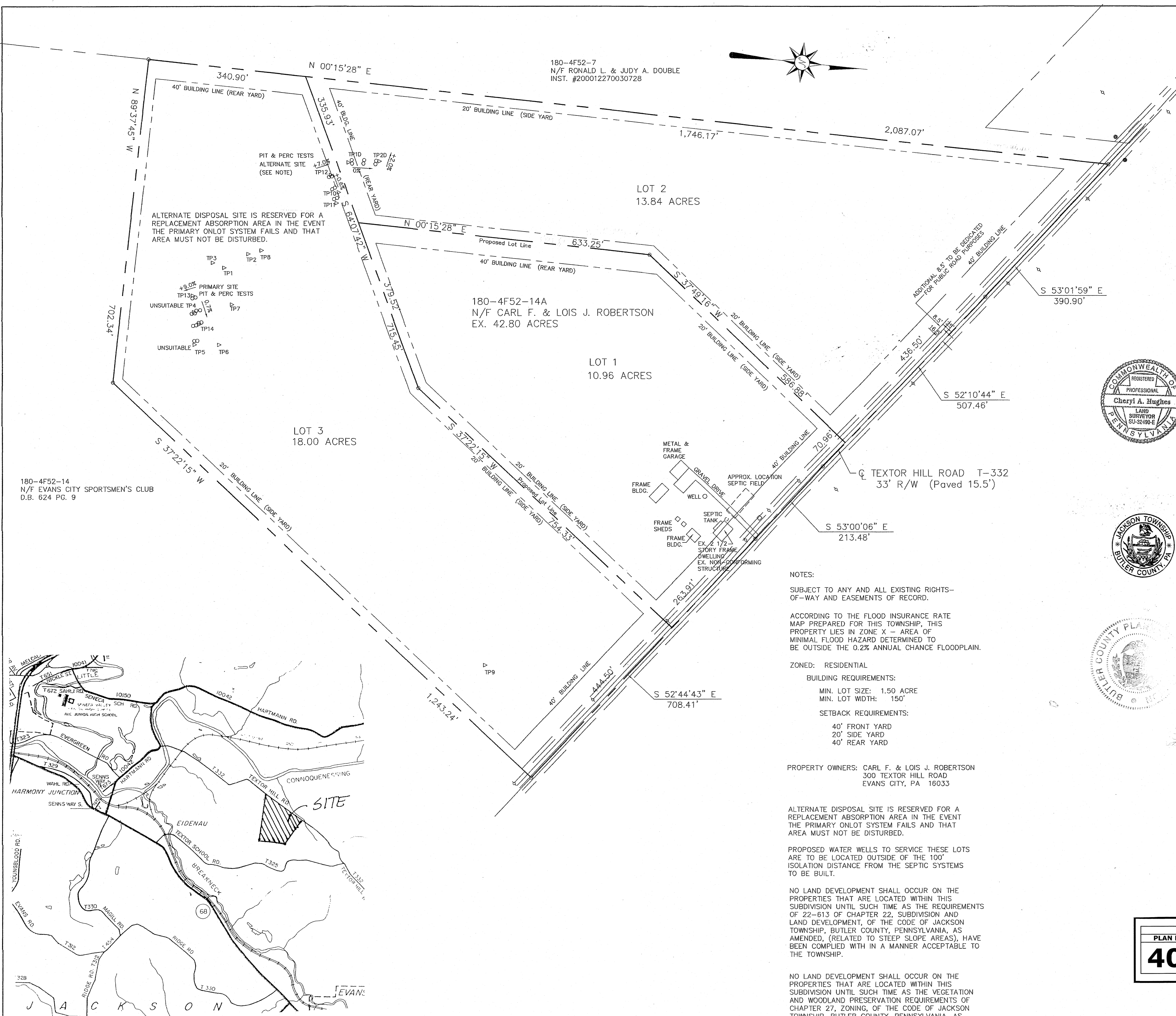
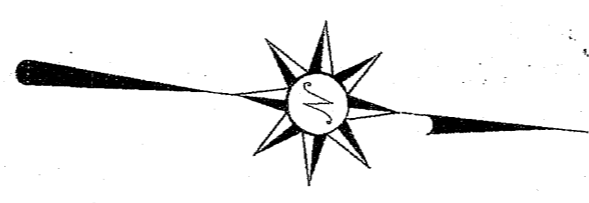
TITLE CLAUSE (NO MORTGAGE)
We, Caparosa Properties, Inc., owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Caparosa Properties, Inc., as recorded in Deed Book Volume 1478 page 242, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.
Wesley Clardy
WITNESS
Joseph Caparosa
OWNER
Joseph Caparosa
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 406 page 26.
Given under my hand and seal this 11th day of October, 2022.
SEAL
Michele M. Mustello
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

NOTES:
SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD
REF: LOT 1 OF SUBDIVISION FOR CAPAROSA BY ZARNICK & SEYBERT, INC., P.B. 117 PG. 24, 03/31/87, #87-001.
UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.
REF: TOPOGRAPHIC & PROPERTY SURVEY FOR SPENCER GEIBEL BY LAND SURVEYORS, INC., 04/27/18, #18-036.
THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO COMBINE ADJOINING TAX PARCELS 056-21-17 AND 17A.
ZONING: C-2; CONVENIENCE COMMERCIAL
BUILDING SET BACK REQUIREMENTS:
35' FRONT YARD
25' SIDE YARD (FROM R ZONE)
25' REAR YARD (FROM R ZONE)

PROPERTY OWNERS: SPENCER GEIBEL
140 NEW CASTLE ROAD
BUTLER, PA 16001
CAPAROSA PROPERTIES, INC.
540 FAIRGROUND HILL ROAD
BUTLER, PA 16001
A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR ACCESS ONTO A STATE HIGHWAY PURSUANT TO SECTION 420 OF PA STATE HIGHWAY LAW.





180-4F52-14
 N/F EVANS CITY SPORTSMEN'S CLUB
 D.B. 624 PG. 9

180-4F52-7
 N/F RONALD L. & JUDY A. DOUBLE
 INST. #200012270030728

180-4F52-14A
 N/F CARL F. & LOIS J. ROBERTSON
 EX. 42.80 ACRES

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONED: RESIDENTIAL
 BUILDING REQUIREMENTS:
 MIN. LOT SIZE: 1.50 ACRE
 MIN. LOT WIDTH: 150'
 SETBACK REQUIREMENTS:
 40' FRONT YARD
 20' SIDE YARD
 40' REAR YARD

PROPERTY OWNERS: CARL F. & LOIS J. ROBERTSON
 300 TEXTOR HILL ROAD
 EVANS CITY, PA 16033

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

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

NO LAND DEVELOPMENT SHALL OCCUR ON THE PROPERTIES THAT ARE LOCATED WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE REQUIREMENTS OF 22-613 OF CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AS AMENDED, (RELATED TO STEEP SLOPE AREAS), HAVE BEEN COMPLIED WITH IN A MANNER ACCEPTABLE TO THE TOWNSHIP.

NO LAND DEVELOPMENT SHALL OCCUR ON THE PROPERTIES THAT ARE LOCATED WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE VEGETATION AND WOODLAND PRESERVATION REQUIREMENTS OF CHAPTER 27, ZONING, OF THE CODE OF JACKSON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AS AMENDED, HAVE BEEN COMPLIED WITH IN A MANNER ACCEPTABLE TO THE TOWNSHIP.

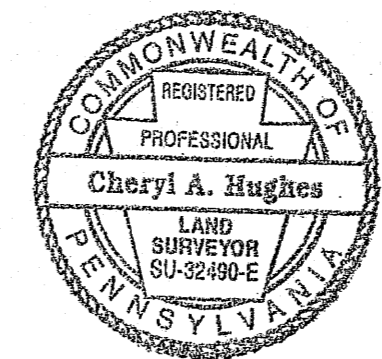
We, Carl F. and Lois J. Robertson, owners of the land shown on the Carl F. and Lois J. Robertson Plan of Subdivision hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding on our heirs, executors and assigns.

IN WITNESS OF WHICH, to this we, set our hands and seals this 16th day of September, 2022
 ATTEST:
Sarah G. Hancher Notary Public
Carl F. Robert Owner
Lois J. Robertson Owner

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Carl F. and Lois J. Robertson, and acknowledged the foregoing adoption and dedication to be their act.
 Witness my hand and notarial seal this 16th day of September, 2022
 My commission expires the 22 day of July, 2023

Sarah G. Hancher (SEAL)
 Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Sarah G. Hancher, Notary Public
 Butler County
 My commission expires July 22, 2023
 Commission number 1354089
 Member, Pennsylvania Association of Notaries

TITLE CLAUSE (NO MORTGAGE)
 We, Carl F. and Lois J. Robertson, hereby certify that the title of the property contained in the Carl F. and Lois J. Robertson Plan of Subdivision is in the names of Carl F. and Lois J. Robertson and is recorded in Instrument Number 202007310015380. We further certify that there is no mortgage, lien or other encumbrance against this property.
Carl F. Robert Owner
Lois J. Robertson Owner



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.
Cheryl A. Hughes
 REC. # SU-32490E August 5, 2022 DATE

Jackson Township agrees not to issue building permits until the "Planning Module for Land Development" has been approved in accordance with the regulations of the Pennsylvania Department of Environmental Protection.
 DATE 8/17/22 TOWNSHIP MANAGER/SECRETARY [Signature]

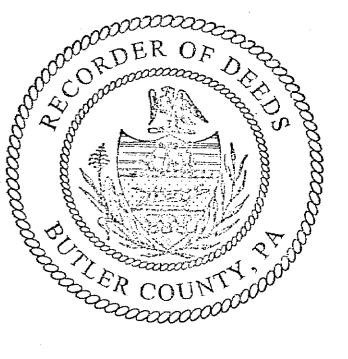
Approved by the Board of Supervisors of Jackson Township this 17th day of August, 2022
 The Board of Supervisors of Jackson Township gives notice that in approving this plan for recording Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
 TOWNSHIP SECRETARY [Signature] CHAIRPERSON [Signature]

Approved by the Planning Director of Jackson Township this 2nd day of August, 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.
 TOWNSHIP SECRETARY [Signature] PLANNING DIRECTOR [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 Butler County, Commonwealth of Pennsylvania,
 in Plan Book Volume 406 page(s) 27
 Given under my hand and seal this 11th day of October, 2022

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

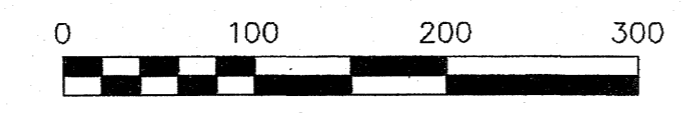


REVISED 06/05/2022; TOWNSHIP REVIEW COMMENTS
 REVISED 07/27/2022; TOWNSHIP REVIEW COMMENTS

PLAN BOOK	PAGE
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L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-8865 Cheryl A. Hughes, PLS Owner
	PLAN OF SUBDIVISION FOR: CARL F. & LOIS J. ROBERTSON SITUATE: JACKSON TWP., BUTLER CO., PA
Date 06/21/2022 Scale 1" = 100'	Dwn By BEC Ckd By CAH
Parcel No. 180-4F52-14A	Instrument # 202007310015380 Service No. 21-197
Address 300 TEXTOR HILL ROAD	

VICINITY MAP Scale: 1" = 2000'



OWNER'S CERTIFICATION

WE, KENNETH H. WALDRON, SHANNON V. WALDRON, AND MARGARET E. WALDRON, 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 26 DAY OF SEPTEMBER, 2022.

Kenneth H. Waldron
KENNETH H. WALDRON
Shannon V. Waldron
SHANNON V. WALDRON

ACKNOWLEDGMENT OF NOTARY PUBLIC

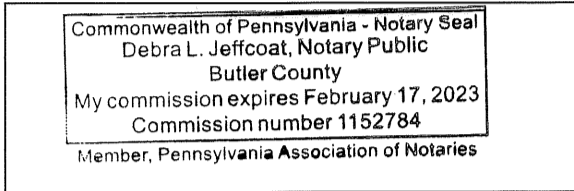
COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, KENNETH H. WALDRON, SHANNON V. WALDRON, AND MARGARET E. WALDRON, 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 26 DAY OF SEPTEMBER, 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY, 2023.

Debra L. Jeffcoat
NOTARY PUBLIC

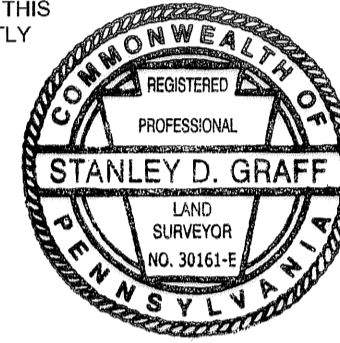


SURVEYOR'S CERTIFICATION

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.

DATE: 16 SEPT. 2022

Stanley D. Graff
STANLEY D. GRAFF
REG. NO. 30439101-E



MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF BUFFALO ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OF 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 10TH DAY OF JULY, 2022.

Jessica J. Johnson
SECRETARY
Samuel J. Grogan
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUFFALO THIS 10TH DAY OF JULY, 2022.

Stephanie R. Pankratz
SECRETARY
Robert M. ...
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. ...
SECRETARY
Stacy ...
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

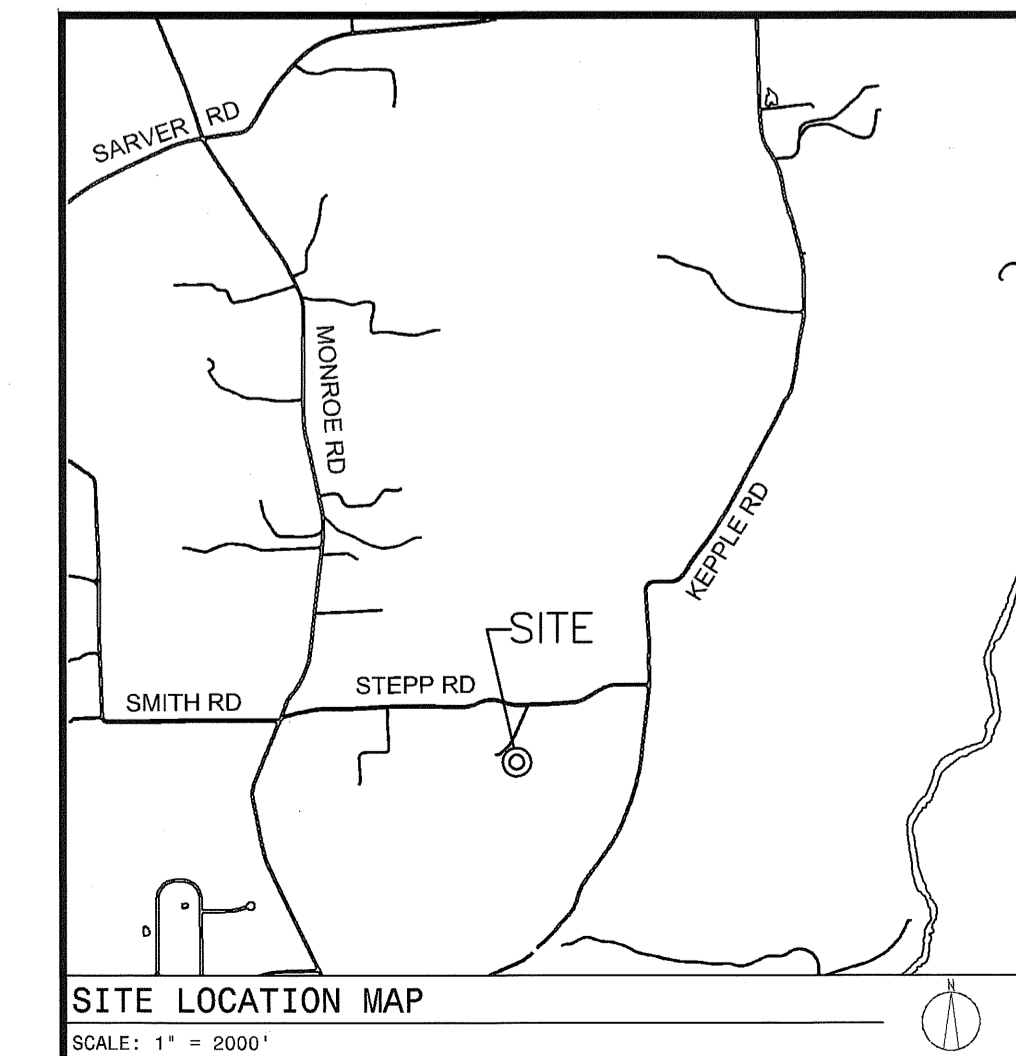
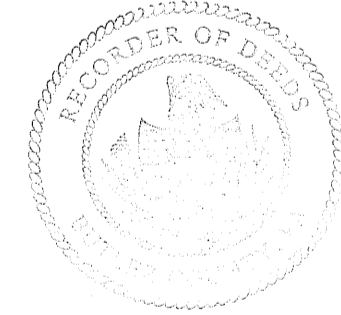
PROOF OF RECORDING

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

PLAN BOOK VOLUME 406 PAGE(S) 28

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF OCTOBER, 2022.

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



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

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.

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

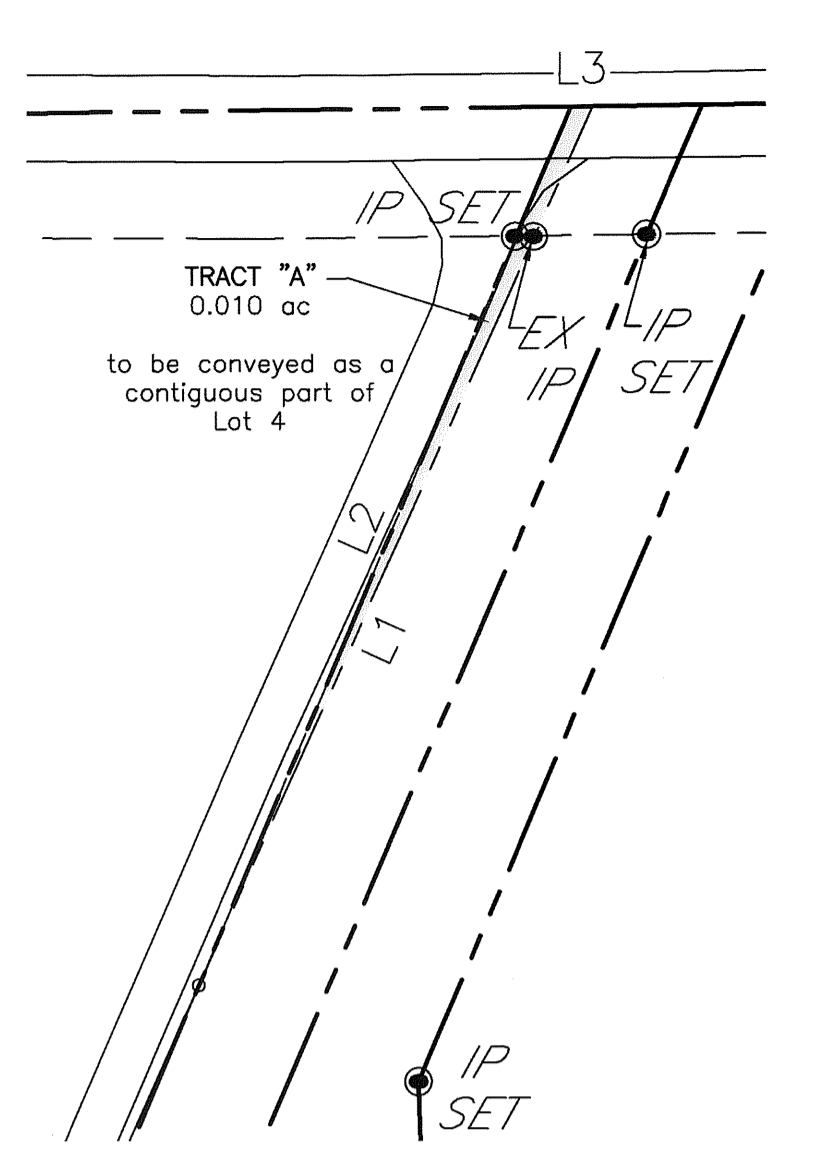
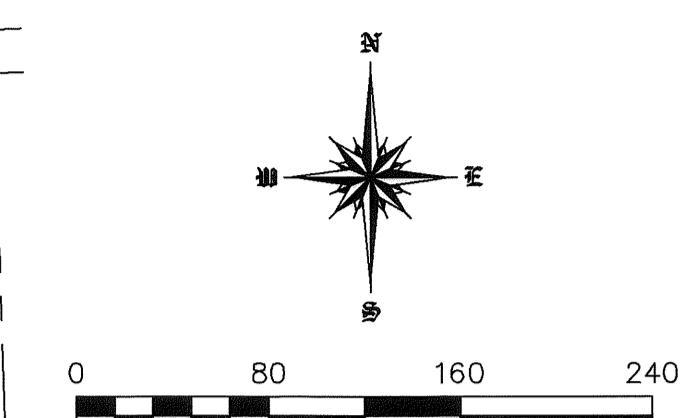
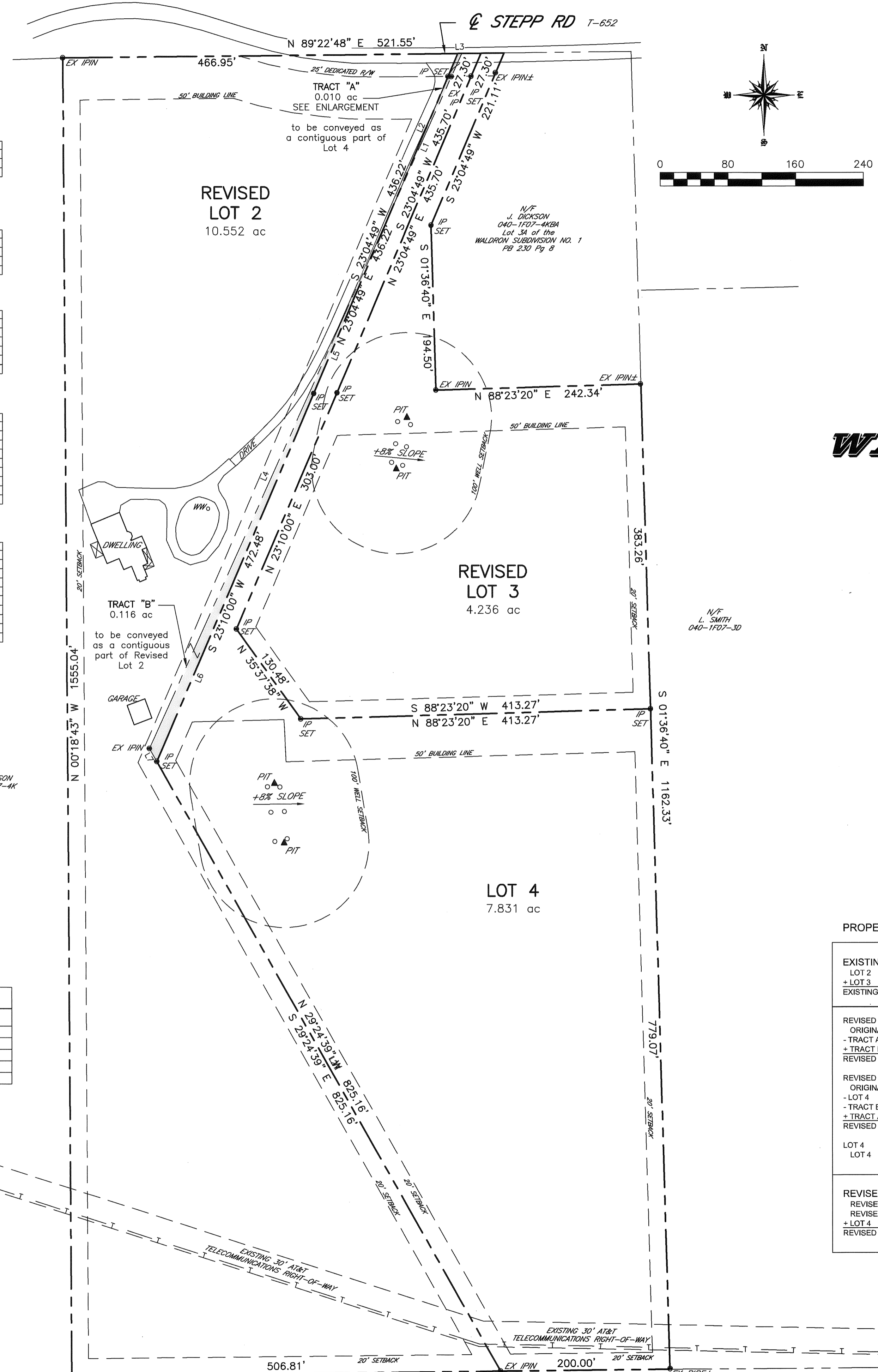
TRACT "A" 0.010 ac	
LINE BEARING	DISTANCE
L1 S 24°17'07" W	200.52'
L2 N 23°04'49" E	198.63'
L3 N 89°22'48" E	4.61'

TRACT "B" 0.116 ac	
LINE BEARING	DISTANCE
L4 N 24°17'07" W	699.48'
L5 S 23°04'49" W	237.60'
L6 S 23°10'00" W	472.48'
L7 N 29°24'39" W	825.16'
L8 N 89°22'48" E	11555.04'

REVISED LOT 2 10.552 ac	
LINE BEARING	DISTANCE
S 89°22'48" W	466.94'
N 23°04'49" E	436.22'
N 23°10'00" E	472.48'
N 29°24'39" W	825.16'
S 89°22'14" W	506.81'
S 00°18'43" E	11555.04'

REVISED LOT 3 4.236 ac	
LINE BEARING	DISTANCE
N 23°04'49" E	221.11'
S 01°36'40" E	194.50'
N 88°23'20" W	242.34'
S 01°36'40" E	183.26'
S 88°23'20" W	413.27'
N 55°37'58" W	130.48'
N 29°24'39" W	825.16'
N 23°10'00" E	472.48'
N 23°04'49" E	436.22'
N 89°22'48" E	27.30'

LOT 4 7.831 ac	
LINE BEARING	DISTANCE
S 23°04'49" W	435.70'
S 23°10'00" W	303.00'
N 88°23'20" W	413.27'
S 01°36'40" E	779.07'
S 89°22'14" W	200.00'
N 29°24'39" W	825.16'
N 23°10'00" E	472.48'
N 23°04'49" E	436.22'
N 89°22'48" E	27.30'



WALDRON PLAN No. 2

Being a subdivision and lot line revision Lot 2 of the Minich Subdivision No. 1 and Lot 3 (residual) of the Waldron Subdivision No. 1, and being Butler County Tax Parcels 040-1F07-4KB (Lot 3) and 040-1F07-4KC (Lot 2)

- GENERAL NOTES:**
- TAX IDS: 040-1F07-4KB, 040-1F07-4KC
 - PROPERTY OWNERS: KENNETH & SHANNON WALDRON (1F07-4KB), MARGARET WALDRON (1F07-4KC)
 - ZONING DISTRICT: A-1 AGRICULTURAL
 - LOT REQUIREMENTS: SEE TABLE
 - FEMA FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM: 42019C05900 FIRM EFFECTIVE: 8/2/2018
 - REFERENCES: 6.1. CURRENT DEEDS OF RECORD; 6.2. PREVIOUSLY RECORDED PLANS (6.2.1. WALDRON SUBDIVISION NO. 1 PLAN BOOK 230 PG 8; 6.2.2. MINICH SUBDIVISION NO. 1 PLAN BOOK 202 PG 38)

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
LOT 2	10.446 AC
+ LOT 3	12.173 AC
EXISTING TOTAL	22.619 AC
REVISED LOT 2	
ORIGINAL LOT 2	10.446 AC
- TRACT A	0.010 AC
+ TRACT B	0.116 AC
REVISED LOT 2	10.552 AC
REVISED LOT 3	
ORIGINAL LOT 3	12.173 AC
- LOT 4	7.831 AC
+ TRACT B	0.116 AC
+ TRACT A	0.010 AC
REVISED LOT 3	4.236 AC
LOT 4	
LOT 4	7.831 AC
REVISED TOTALS	
REVISED LOT 2	10.552 AC
REVISED LOT 3	4.236 AC
+ LOT 4	7.831 AC
REVISED TOTAL	22.619 AC

RECORDED	20
PLAN BOOK	PAGE
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SHEET	of

B	REVISED TRACT A LABEL	SDG	9/14/2022
A	REVISED LOTS 3 AND 4 PER OWNER	SDG	8/1/2022
REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 10656
P: 724-352-3811 E: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT DESCRIPTION
WALDRON PLAN NO. 2
BEING A
SUBDIVISION / LOT LINE REVISION
FOR
KENNETH & SHANNON WALDRON
MARGARET WALDRON

SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
06/17/2022	SDG	Sdg	1" = 80'
PROJECT NO.	TAX PARCEL NO.	REVISION	
22-046	040-1F07-4KB, 4KC	B	

OWNER'S CERTIFICATION

I, GREGORY F. WILSON, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER 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 DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 29 DAY OF SEPTEMBER, 2022.

Gregory F. Wilson
GREGORY F. WILSON

ACKNOWLEDGMENT OF NOTARY PUBLIC

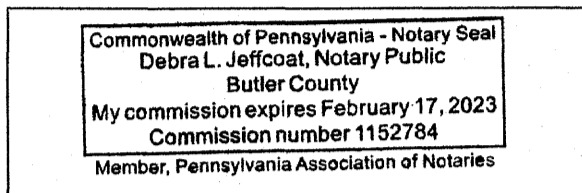
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, GREGORY F. WILSON, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF SEPTEMBER, 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY, 2023.

Debra L. Joffcoat
NOTARY PUBLIC

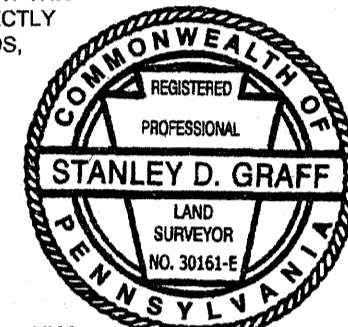


SURVEYOR'S CERTIFICATION

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.

29 SEPT 2022
DATE

Stanley D. Graff
REG. NO. SU-050476



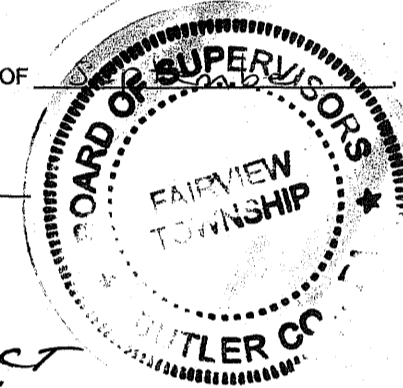
MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF FAIRVIEW 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 FAIRVIEW THIS 12 DAY OF OCTOBER, 2022.

Charles W. Neft
CHAIRPERSON
BOARD OF SUPERVISORS



BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 10 DAY OF OCTOBER, 2022.

Butler County Planning Commission officials and dates.

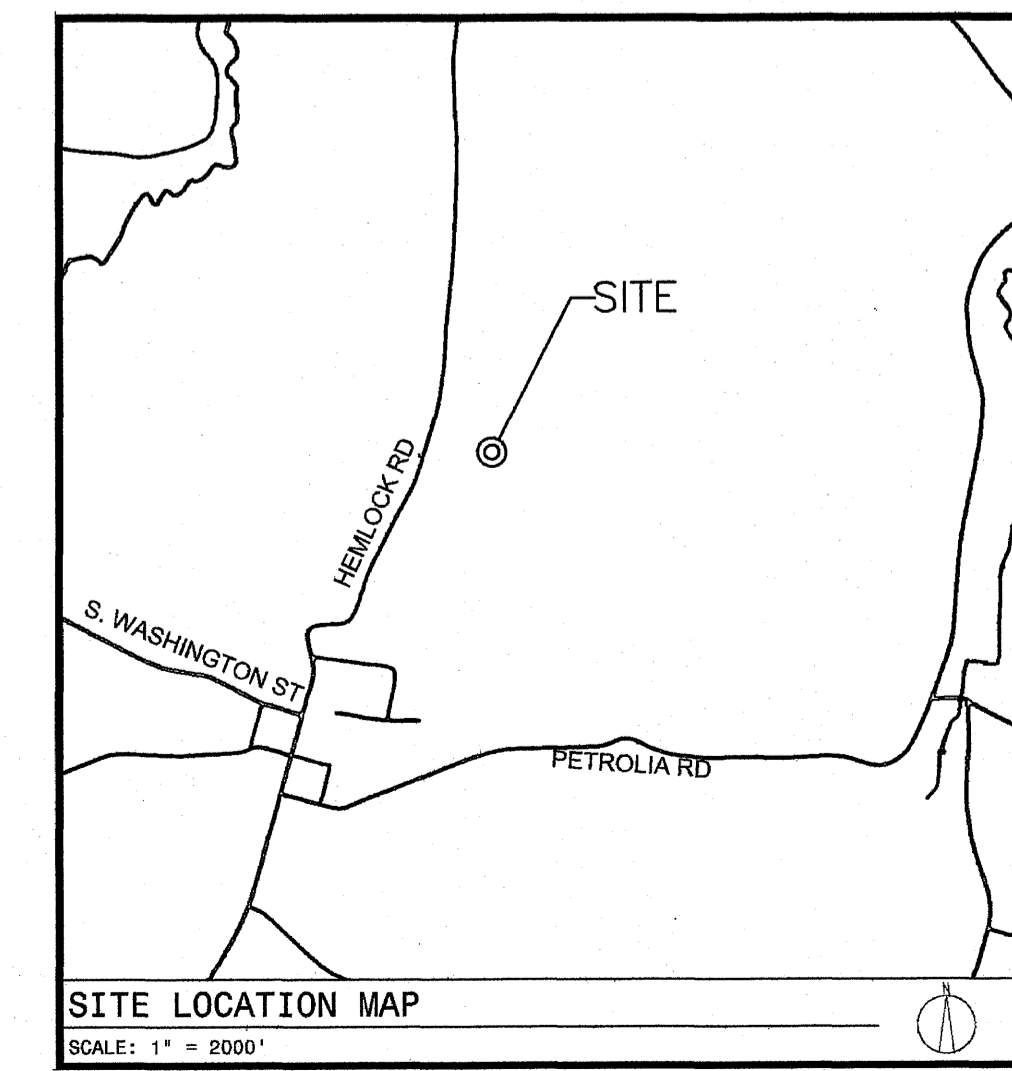
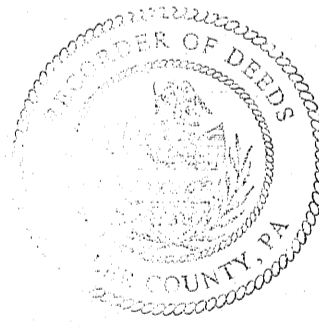
PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 406 PAGE(S) 29.

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

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS



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

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.

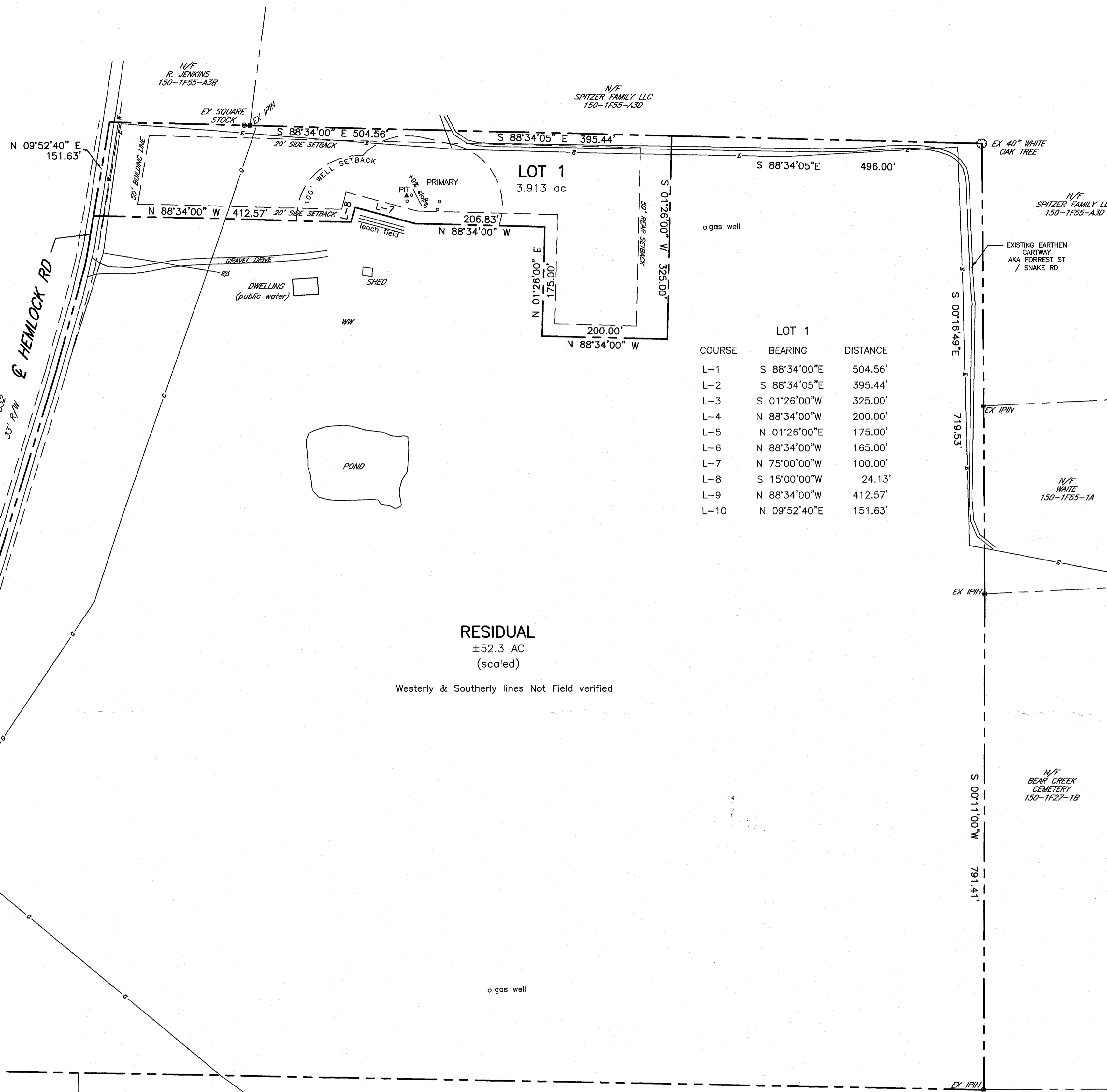


Table with 3 columns: COURSE, BEARING, DISTANCE. Lists 10 courses for Lot 1.

RESIDUAL ±52.3 AC (scaled)

Westerly & Southerly lines Not Field verified

- GENERAL NOTES: 1. TAX ID: 150-1F55-A4, 2. OWNER: GREGORY F. WILSON, 3. ADDRESS: 161 HEMLOCK RD, PETROLIA, PA 16050, 4. SETBACKS: SEE TABLE, 5. REFERENCES: 5.1. CURRENT DEEDS OF RECORD 5.1.1. SPITZER FAMILY INST 201703060004728

Table with 2 columns: Dimension, Single Family with On Lot Sewage. Lists minimum lot area, width, depth, and rear yard depth.

Table with 4 columns: REV, DESCRIPTION, BY, DATE. Revision table.



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

PROJECT DESCRIPTION
G. WILSON PLAN
BEING A
MINOR SUBDIVISION FINAL PLAN
FOR
GREGORY F. WILSON

SITUATE
FAIRVIEW TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Table with 4 columns: DATE, DRAWN, CHECKED, SCALE. Includes drawing date (04/20/2022), scale (1" = 100'), and project/tax parcel numbers.

G. WILSON PLAN

Being a subdivision of Butler County Tax Parcel 150-1F55-A4

Table with 2 columns: PLAN BOOK, PAGE. Shows recorded plan book 406 and page 29.

Inst: 202210110021425
Page 2 of 2
Notary Public
Butler County Recorder PA

AUBREY TRUST

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN M. AUBREY, TRUSTEE OF THE GEORGE G. AUBREY FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 25, 1994...

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...

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 23 DAY OF SEPTEMBER 2022.

John M. Aubrey
Trustee of the George G. Aubrey Family Irrevocable Trust Agreement

ACKNOWLEDGMENT OF NOTARY PUBLIC
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED, JOHN M. AUBREY, TRUSTEE OF THE GEORGE G. AUBREY FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 25, 1994...

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF SEPTEMBER 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY 2023

Debra L. Jeffcoat
Notary Public

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

CERTIFICATION OF TITLE (NO MORTGAGE)

I, JOHN M. AUBREY, TRUSTEE OF THE GEORGE G. AUBREY FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 25, 1994, OWNER OF PROPERTY IN THE AUBREY/MILLER PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE AUBREY/MILLER PLAN IS IN THE NAME OF GEORGE G. AUBREY FAMILY IRREVOCABLE TRUST AGREEMENT DATED MARCH 25, 1994 AND IS RECORDED IN INSTRUMENT NUMBER 201802001897...

John M. Aubrey
Trustee of the George G. Aubrey Family Irrevocable Trust Agreement

MILLER

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT WE, JEFFREY P. MILLER AND MEGAN M. GROH MILLER, OF THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA...

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...

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS 26 DAY OF SEPTEMBER 2022.

Jeffrey P. Miller
Megan M. Groh Miller

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF SEPTEMBER 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY 2023

Debra L. Jeffcoat
Notary Public

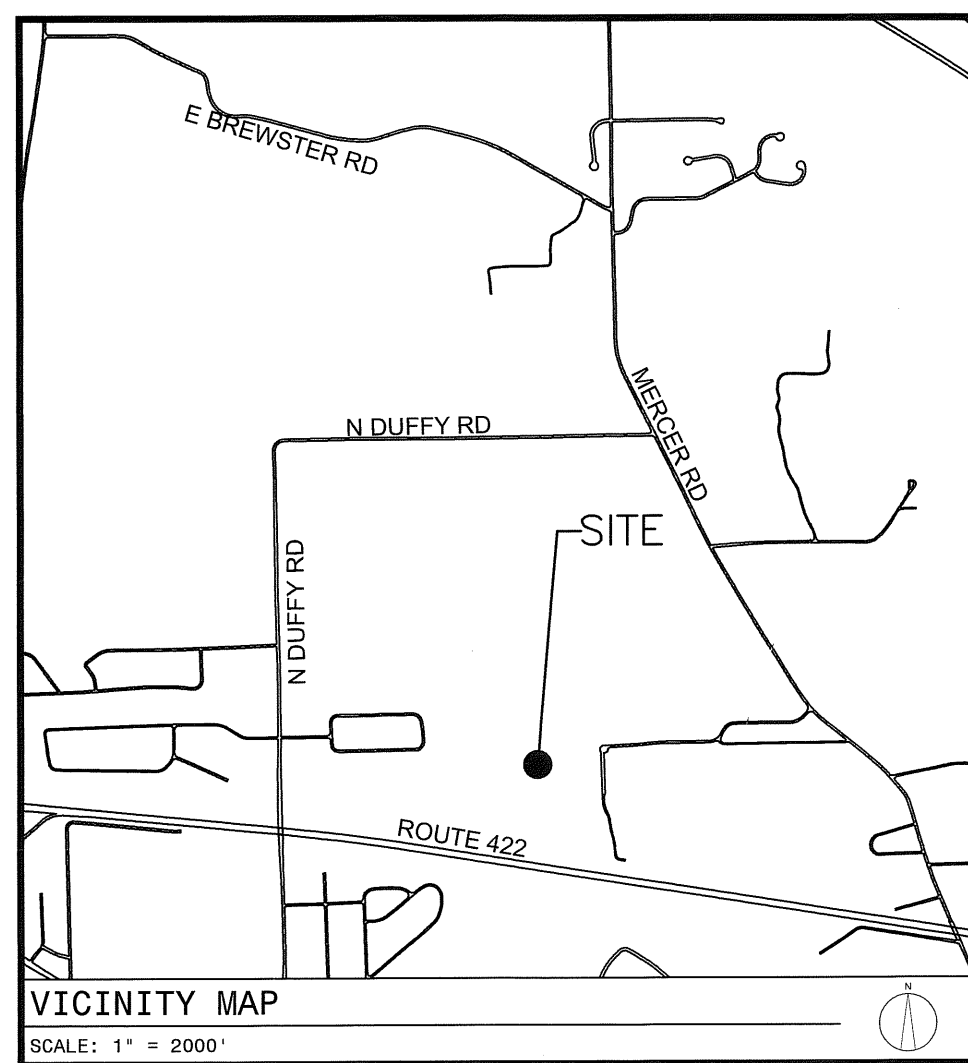
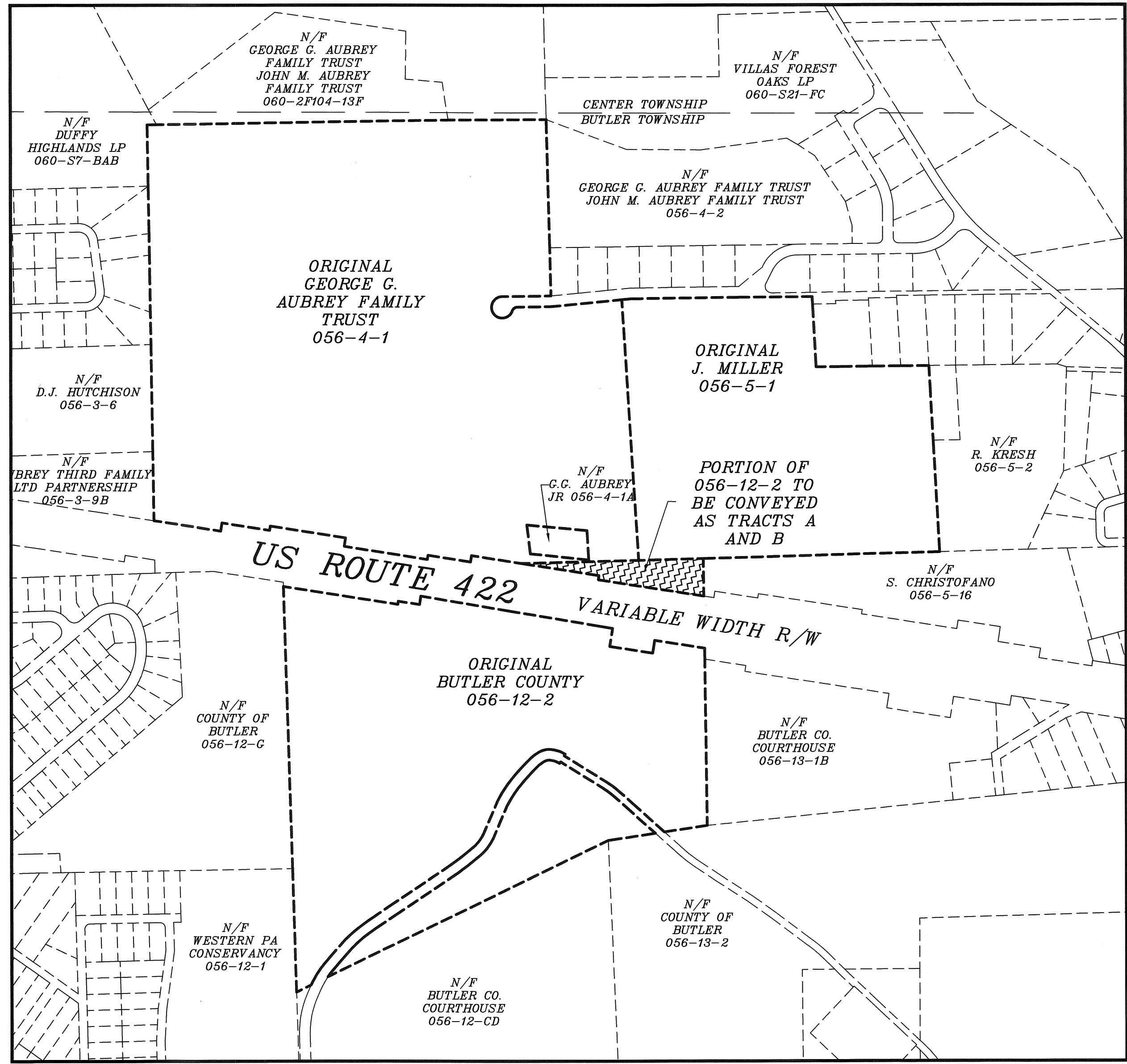
Commonwealth of Pennsylvania - Notary Seal
Debra L. Jeffcoat, Notary Public
Butler County
My commission expires February 17, 2023
Commission number 1152784

CERTIFICATION OF TITLE (NO MORTGAGE)

WE, JEFFREY P. MILLER AND MEGAN M. GROH MILLER, OWNERS OF PROPERTY IN THE AUBREY/MILLER PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE AUBREY/MILLER PLAN IS IN THE NAME OF JEFFREY P. MILLER AND MEGAN M. GROH MILLER AND IS RECORDED IN INSTRUMENT NUMBER 20170725022122...

Jeffrey P. Miller
Megan M. Groh Miller

AUBREY / MILLER PLAN



GENERAL NOTES:

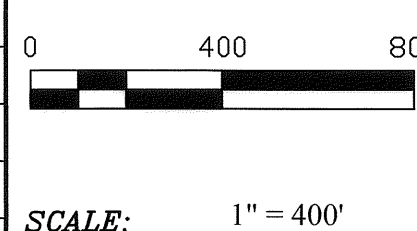
- 1. OWNERS: GEORGE AUBREY 157 AUBREY DR BUTLER, PA 16001; JEFFREY MILLER 117 AUBREY LANE BUTLER, PA 16001; BUTLER COUNTY 184 ALEMEDA PARK BUTLER, PA 16001.
2. ZONING: 056-4-1 - R-2 MULTI FAMILY RESIDENTIAL; 056-5-1 - A-1 AGRICULTURAL; REVISED 056-12-2 - A-1 AGRICULTURAL TRACTS A AND B; R-1 SINGLE FAMILY RESIDENTIAL.
SEE BUTLER TOWNSHIP'S ZONING ATTACHMENT 1 FOR CURRENT TABLE OF BULK, DIMENSIONAL AND GENERAL REQUIREMENTS.

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

HIGHWAY OCCUPANCY PERMIT: A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428).

Table with 4 columns: REV., DESCRIPTION, BY, DATE, REFERENCE DRAWINGS. Includes revision A for township engineer review and reference to Swidzinski Plan PB 84/17 and G. Aubrey Plan PB 364/20.



DRAWN BY: SDG
DATE: 10/21/21
CHECKED BY: Sdg
DATE:
APPROVED:



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

PROJECT: AUBREY / MILLER PLAN: BEING A LOT LINE REVISION OF BUTLER COUNTY TAX PARCELS 056-4-1, 056-5-1 AND 056-12-2.
BUTLER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

Table with 2 columns: DWG. No. (21-201), RECORDED PLAN BOOK (406), PAGE (30). Includes 'SHEET 1 of 2'.

BUTLER COUNTY

OWNER'S ADOPTION
KNOW ALL MEN BY THESE PRESENTS THAT I, H. WILLIAM WHITE III, SOLICITOR OF THE COUNTY OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF OUR PROPERTIES, SITUATE IN THE TOWNSHIP OF BUTLER, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA...

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...

IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL THIS 26th DAY OF SEPTEMBER 2022.

H. William White III
Solicitor

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF SEPTEMBER 2022.

MY COMMISSION EXPIRES THE 5th DAY OF OCTOBER 2023

Balazs Rodgers
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Balazs Rodgers, Notary Public
Butler County
My commission expires October 5, 2023

CERTIFICATION OF TITLE (NO MORTGAGE)

I, H. WILLIAM WHITE III, SOLICITOR FOR THE OWNER OF PROPERTY IN THE AUBREY/MILLER PLAN, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE AUBREY/MILLER PLAN IS IN THE NAME OF BUTLER COUNTY AND IS RECORDED IN DEED BOOK NUMBER 888 PAGE 129, BUTLER COUNTY RECORDER OF DEEDS OFFICE. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THESE PROPERTIES.

Balazs Rodgers
Witness

BUTLER TOWNSHIP

BUTLER TOWNSHIP MUNICIPAL DECLARATIONS
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, SEWER, 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 COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS 19th DAY OF September 2022.

Theresa Gish
Secretary

Board of Commissioners

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BUTLER THIS 6th DAY OF September 2022.

Ernest R. Steinhilber
Secretary

R. Hand 964
Chairperson

BUTLER COUNTY PLANNING

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

R. Hand 964
Secretary

Butler County Planning Commission

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 406, PAGE(S) 30-31. GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF October 2022.

Michele M. Mustello
Recorder of Deeds

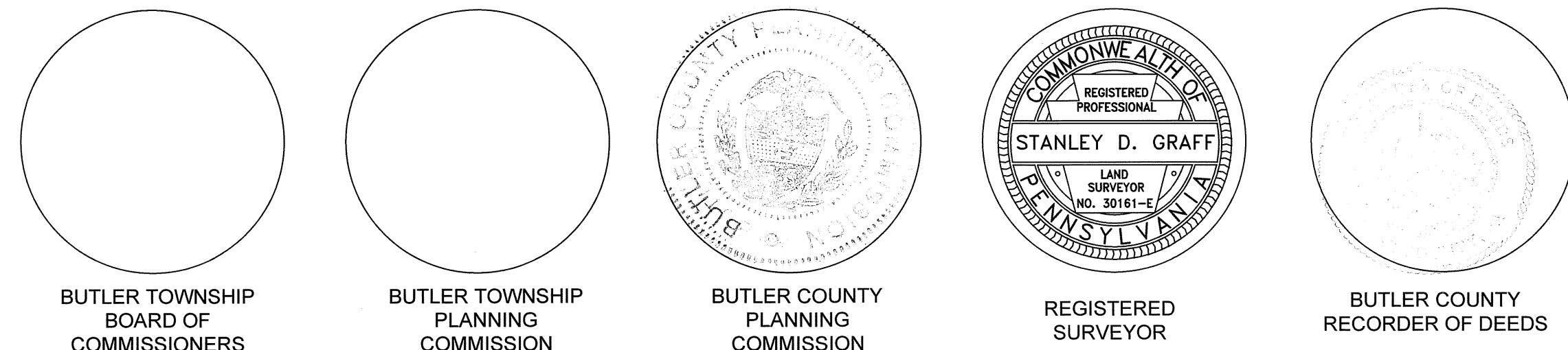
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024

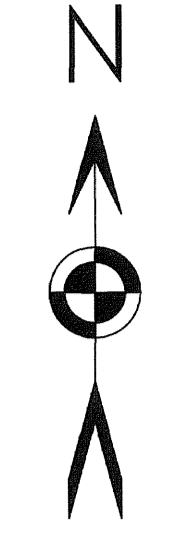
SURVEYOR

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

September 1, 2022
DATE

Stanley D. Graff
Reg. No. SU-0301616





**REVISED
056-4-1**
93.691 AC

056-4-1 93.093 AC
± Tract "A" 0.598 AC
REVISED 4-1 93.691 AC

NOTE: SUBJECT TO AND TOGETHER WITH ANY EXISTING STRUCTURES AND UTILITIES

ORIGINAL
GEORGE C. AUBREY
FAMILY TRUST
056-4-1
ZONED: R-2

**REVISED
056-5-1**
36.570 AC

056-5-1 35.694 AC
± Tract "B" 0.876 AC
REVISED 5-1 36.570 AC

ORIGINAL
J. MILLER
056-5-1
ZONED: A-1

**REVISED
056-12-2**
65.96 AC

056-12-2 65.96 AC
- Tract "A" 0.598 AC
- Tract "B" 0.876 AC
REVISED 12-2 64.49 AC

ASSESSED/
NOT FIELD VERIFIED

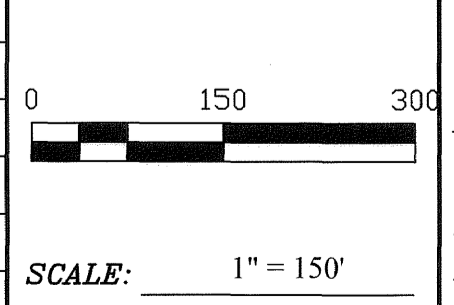
ORIGINAL
BUTLER COUNTY
056-12-2
ZONED: A-1

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

HIGHWAY OCCUPANCY PERMIT: A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (P.L. 1242, NO. 428)

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 8/24/2022	SDG	8/28/22	Swidzinski Plan PB 84/17 The Links Phase I PB 132/29 G. Aubrey Plan PB 364/20



DRAWN BY: SDG
DATE: 10/21/21
CHECKED BY: Sdg
DATE:
APPROVED:

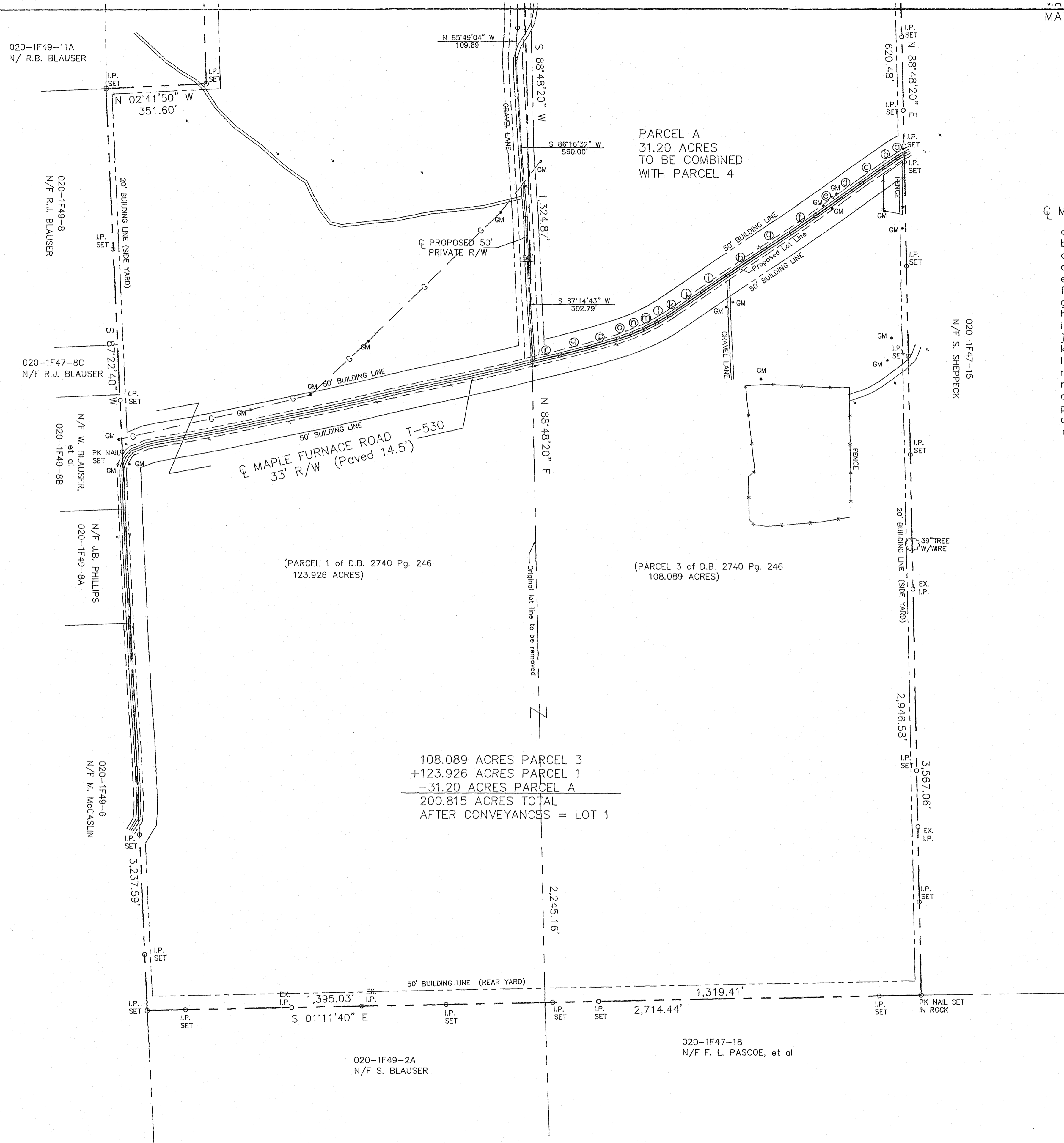


GRAFF SURVEYING LLC
PO BOX 521 | SAXONBURG, PA 16056
P: 724-352-3811 F: 724-352-1059
INFO@GRAFFSURVEYING.COM
WWW.GRAFFSURVEYING.COM

PROJECT AUBREY / MILLER PLAN :
BEING A LOT LINE REVISION OF BUTLER COUNTY
TAX PARCELS 056-4-1, 056-5-1 AND 056-12-2

BUTLER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DWG.No.	21-201
RECORDED	20
PLAN BOOK	PAGE
406	31
SHEET	2 of 2



MATCHLINE



Instr: 202210120021485
 Fig 2 of 866-88 10/12/2022 10:25 AM
 Michele Mustello
 Butler County Recorder PA

MAPLE FURNACE ROAD DESCRIPTION

a	S 28°37'55"	E	25.33'
b	S 34°43'23"	E	62.82'
c	S 35°15'34"	E	93.05'
d	S 35°31'56"	E	91.27'
e	S 35°01'19"	E	105.46'
f	S 34°41'38"	E	105.13'
g	S 34°00'17"	E	105.97'
h	S 33°55'39"	E	161.26'
i	S 34°36'08"	E	106.48'
j	S 34°18'56"	E	100.41'
k	S 34°10'59"	E	46.01'
l	S 31°03'36"	E	47.17'
m	S 26°23'30"	E	48.00'
n	S 23°00'50"	E	48.63'
o	S 19°16'39"	E	50.74'
p	S 16°29'01"	E	105.19'
q	S 14°42'13"	E	106.40'
r	S 13°25'25"	E	100.20'

I, C. Steven Blausler, Trustee of the Richard Blausler Revocable Trust, the undersigned, hereby declare that I am the owner 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 owners desire the final plan to be recorded as such.
 IN WITNESS WHEREOF, I hereunto set my hand and seal this 07th day of September, 2022.

ATTEST:
C. Steven Blausler
 C. Steven Blausler, Trustee

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

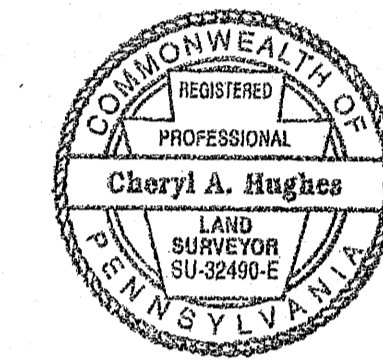
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named C. Steven Blausler, Trustee of the Richard Blausler Revocable Trust, who acknowledged the foregoing final plan of subdivision or land development to be his act and deed and desired 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 September, 2022.

My Commission expires the 11th day of February, 2025.

SEAL
David M. Crissman
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
 David M. Crissman, Notary Public
 Butler County
 My commission expires February 11, 2025
 Commission number 1390760
 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 true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plot have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

DATE August 29, 2022 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

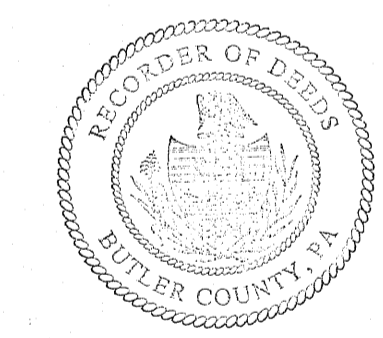
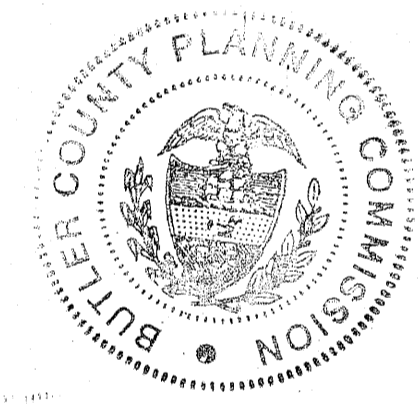
Reviewed by the Supervisors of the Township of Allegheny this 11th day of October, 2022.

SECRETARY *David R. Pennington* SEAL *David R. Pennington*
 CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 21st day of SEPT, 2022.

SECRETARY *R. H. ...* SEAL *D. H. ...*
 CHAIRMAN/PRESIDENT

See Comments on File at the Butler County Planning Commission
 Plan Number: 22204



COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plans, etc. in said County in Plan Book Volume 406, page 32-33.
 Given under my hand and seal this 12th day of October, 2022.

SEAL
Michele M. Mustello
 RECORDER

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

NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 REF: PROPERTY SURVEY FOR RICHARD BLAUSER REVOCABLE TRUST BY LAND SURVEYORS, INC., 06/01/18, #18-011.
 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.

ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEE'S, THEIR HEIRS, SUCCESSORS AND ASSIGNS SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL EASEMENTS IN GOOD REPAIR. THE USE BY GRANTEE'S, 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.

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE 4 EXISTING PARCEL INTO NEW LOTS 1 AND 2.

PLAN BOOK PAGE
406 32

Sheet 1 of 2

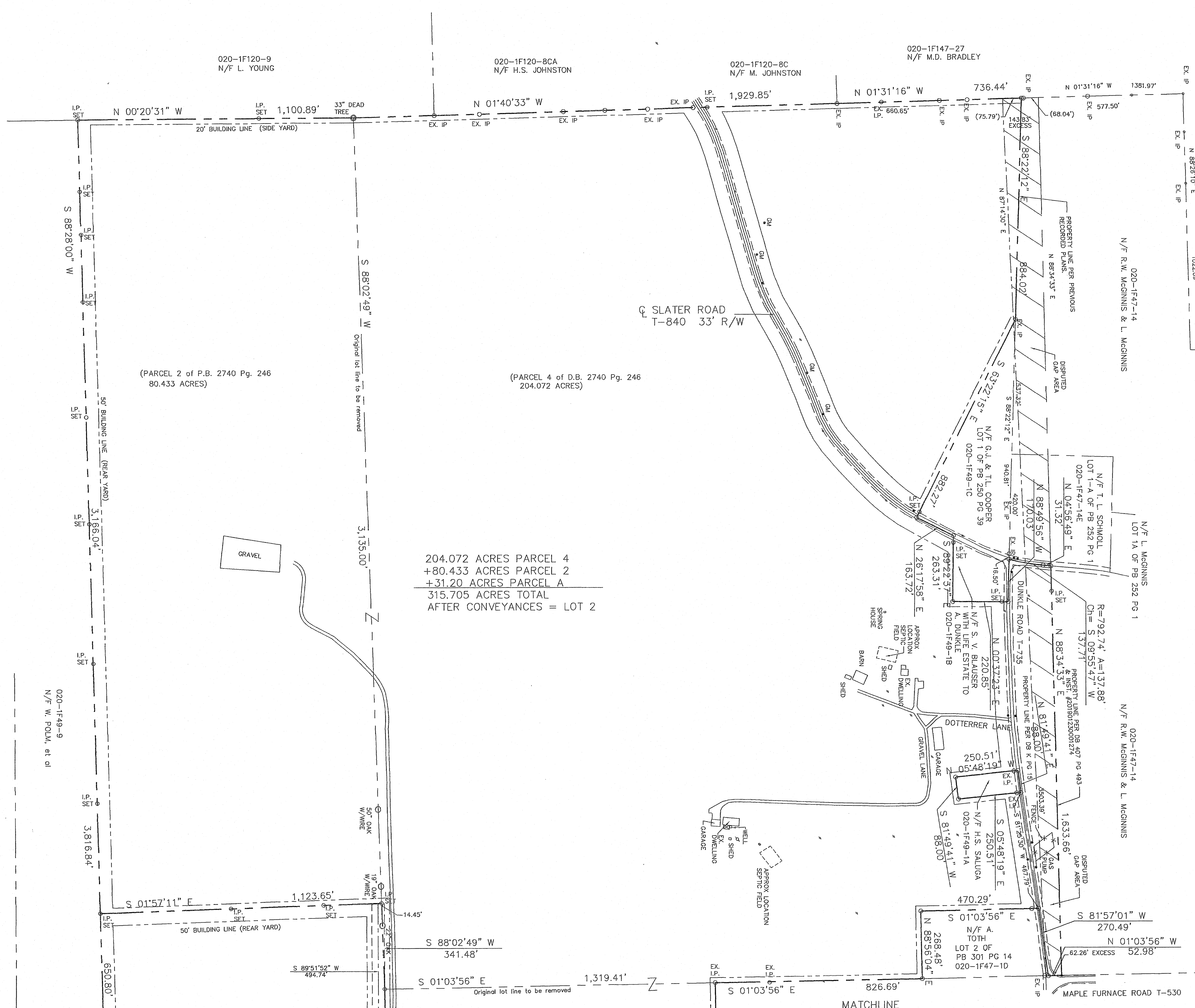
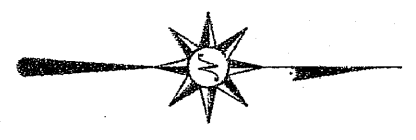
L
S
J
 Land Surveyors, Inc.
 523 North Main Street
 P.O. Box 1061
 Butler, PA 16003-1061
 (724) 287-6865
 Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: RICHARD BLAUSER REVOCABLE TRUST

SITUATE: ALLEGHENY TWP., BUTLER CO., PA

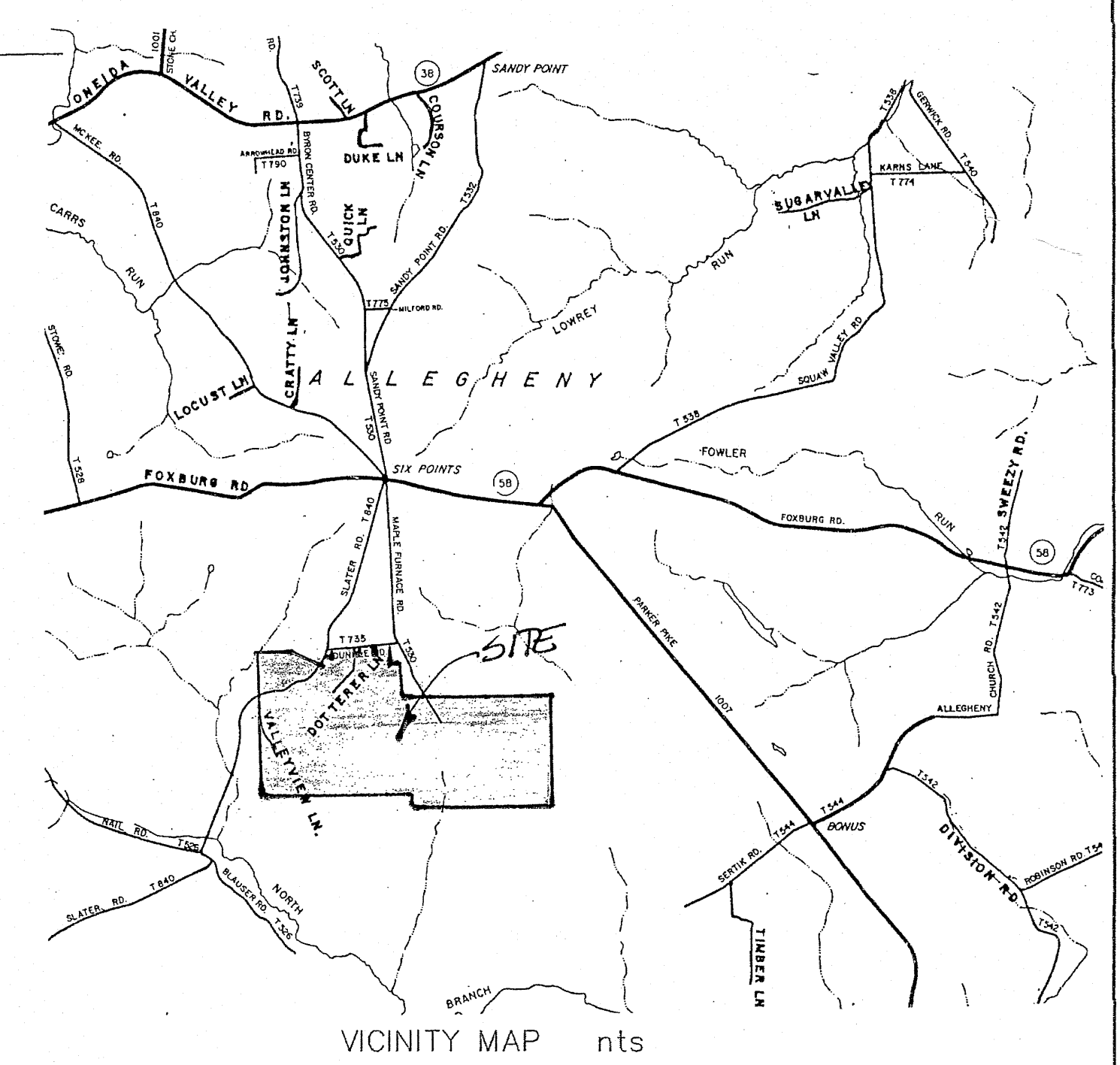
Date 08/29/2022	Scale 1" = 200'	Dwn By BEC	Ckd By CAH
Parcel No. 020-1F49-1	Db-Pg 2740-245	Inst. #201901230001274	Service No. 22-072



(PARCEL 2 of P.B. 2740 Pg. 246
80.433 ACRES)

(PARCEL 4 of D.B. 2740 Pg. 246
204.072 ACRES)

204.072 ACRES PARCEL 4
+80.433 ACRES PARCEL 2
+31.20 ACRES PARCEL A
315.705 ACRES TOTAL
AFTER CONVEYANCES = LOT 2



Sheet 2 of 2

L J J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner		
	LOT LINE REVISION FOR: RICHARD BLAUSER REVOCABLE TRUST SITUATE: ALLEGHENY TWP., BUTLER CO., PA		
Date 06/29/2022	Scale 1" = 200'	Dwn By BEC	Ckd By CAH
Parcel No. 020-1F49-1	Db-Pg 2740-245	Service No. 22-072	
Address		Inst. #201901230001274	

PLAN BOOK	PAGE
406	33

MATCHLINE

KNOW ALL MEN BY THESE PRESENTS; THAT HARRY & SHARON MOYER, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN CHERRY 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 OF BUTLER, AND TOWNSHIP OF CHERRY, HARRY & SHARON MOYER, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CHERRY, 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 HARRY & SHARON MOYER, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 13 DAY OF Oct, 2022.

ATTEST:
 [Signature] WITNESS
 [Signature] OWNER
 [Signature] WITNESS
 [Signature] OWNER

STATE OF PA ss:
 COUNTY OF Butler

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ABOVE NAMED HARRY & SHARON MOYER 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 13 DAY OF Oct, 2022
 MY COMMISSION EXPIRES THE 24 DAY OF Febr, 2026

[Signature]
 NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jarah Roxberry, Notary Public
 Butler County
 My Commission Expires February 24, 2026
 Commission Number 1281872

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF CHERRY ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS, OR ROADS, OR 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 CHERRY, THIS 10/14 DAY OF 2022.

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

I, JEFFREY A. SHUTY, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.
8/22/22 DATE
 [Signature] REG. NO. SU075509

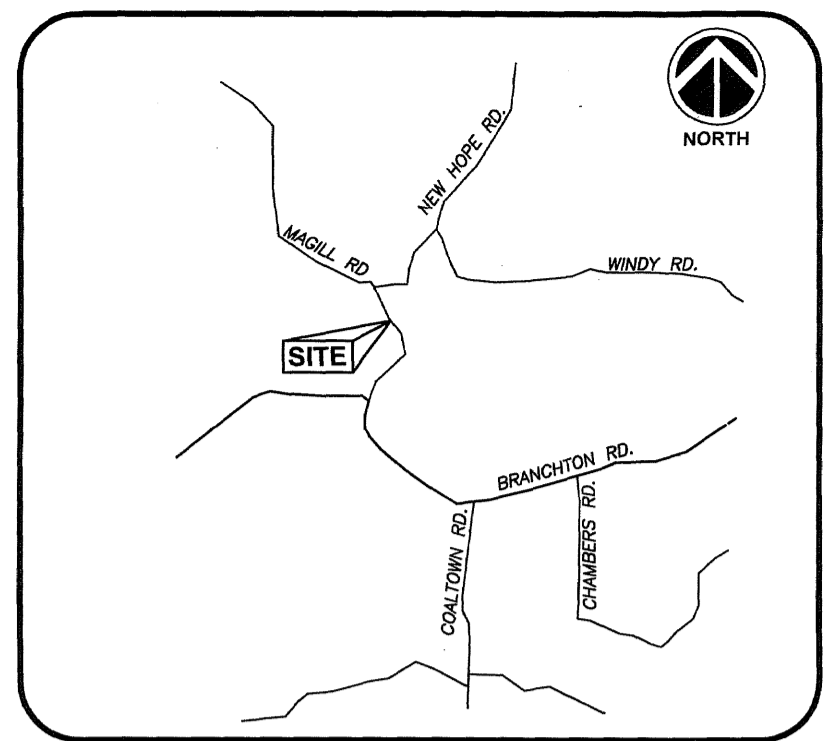
APPROVED
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF AUG., 2022
 [Signature] SECRETARY
 [Signature] CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA) SS:
 COUNTY OF BUTLER)
 RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 406 PAGE 34
 GIVEN UNDER MY HAND AND SEAL THIS 13th DAY OF October, 2022.
 [Signature]
 RECORDER

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

NON-BUILDING WAIVER NOTE:
 *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 LOT 2 of this property/subdivision has been approved by CHERRY 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 CHERRY 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."

Instr: 202210130021591
 10/13/2022 1:32 PM
 Page: 1 of 5
 Michele Mustello
 Butler County Recorder PA



VICINITY MAP
 NOT TO SCALE

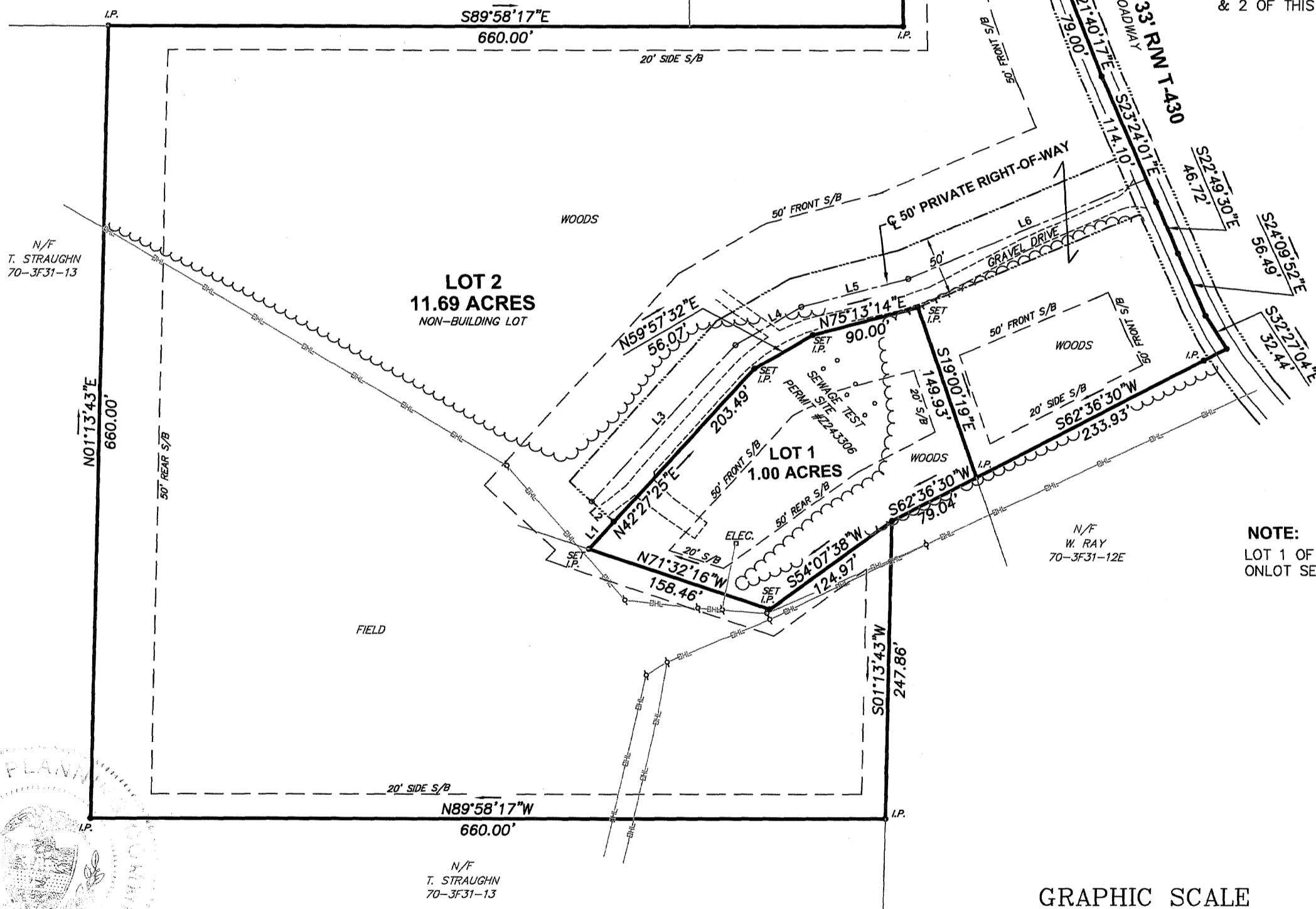
RIGHT-OF-WAY NOTE:
 THE PRIVATE RIGHT-OF-WAY AS SHOWN ON THIS PLAN ACROSS LOT 2 OF THIS PLAN, SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOTS 1 & 2 OF THIS PLAN.

RESERVING UNTO THE GRANTOR THEIR HEIRS AND ASSIGNS THE RIGHT TO USE IN COMMON WITH THE GRANTEE, THEIR HEIRS AND ASSIGNS.

THE MAINTENANCE AND/OR REPAIR OF NONPUBLIC STREETS AND THIS PRIVATE RIGHT OF WAY, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS 1 & 2 OF THIS PLAN AND OWNERS WITH ACCESS RIGHTS.

50' PRIVATE R/W LINE TABLE

LINE	BEARING	DISTANCE
L1	N42°27'25"E	30.60'
L2	N47°32'35"W	25.00'
L3	N42°27'25"E	176.74'
L4	N59°57'32"E	63.27'
L5	N75°13'14"E	91.59'
L6	N67°10'30"E	214.49' TO C



PLAN BOOK	PAGE
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NOTE:
 LOT 1 OF THIS PLAN HAS BEEN APPROVED FOR INSTALLATION OF ONLOT SEWAGE DISPOSAL SYSTEM, PERMIT HAS BEEN ISSUED # Z243306.

TAX ID: 070-3F31-13G
 INSTR: 202204010007290
 PLAN BK. 243 PG. 44

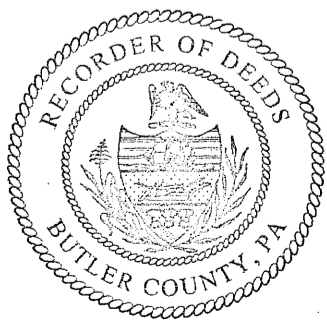
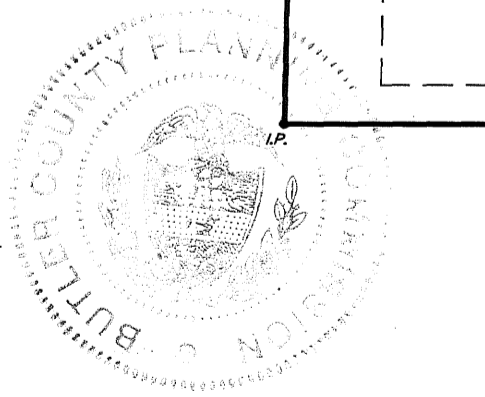
TOTAL PLAN AREA 12.69 ACRES
 LOT 1 1.00 ACRES
 LOT 2 11.69 ACRES

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

OWNER:
 HARRY & SHARON MOYER
 158 NEW HOPE RD.
 SLIPPERY ROCK, PA 16057
 724-794-6585



NORTHERN SURVEYORS AND ASSOCIATES 137 LINK LANE SLIPPERY ROCK, PA 16057 (724)530-6889	Scale 1" = 100'	MINOR SUBDIVISION - FINAL PLAN MOYER - SUBDIVISION LOTS 1 & 2
	Date JULY 25, 2022	
Job No. 3515	Situate in Cherry Township Butler County, Pa.	
	Prepared For HARRY & SHARON MOYER Sheet No. 1 of 1	

020-1F122-11
N/F K.B. HARVEY

020-1F122-13
N/F R. BERBERICH

Instr: 202210170021697
Page 1 of 4446
10/17/2022 9:45 AM
Michele Mustello
Butler County Recorder PA

I, Bonnie L. Hile, the undersigned, hereby declare that I am the owner 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 owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26th day of Sept, 2022

ATTEST:
Bonnie L. Hile
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 Bonnie L. Hile, who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day, 26 day of September, 2022

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of September, 2022

My Commission expires the 27 day of May, 2023

SEAL
Abelia Hempling
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ABELIA HEMPLING - Notary Public
Armstrong County
My Commission Expires May 27, 2023
Commission Number: 124278

I, Kim D. Armstrong, the undersigned, hereby declare that I am the owner 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 owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26th day of September, 2022

ATTEST:
Kim D. Armstrong
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 Kim D. Armstrong, who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day, 26 day of September, 2022

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of September, 2022

My Commission expires the 27 day of May, 2023

SEAL
Abelia Hempling
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ABELIA HEMPLING - Notary Public
Armstrong County
My Commission Expires May 27, 2023
Commission Number: 124278

I, Tracey B. Johnston, the undersigned, hereby declare that I am the owner 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 owners desire the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26th day of SEPTEMBER, 2022

ATTEST:
Tracey B. Johnston
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 Tracey B. Johnston, who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day, 26 day of September, 2022

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of September, 2022

My Commission expires the 27 day of May, 2023

SEAL
Abelia Hempling
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ABELIA HEMPLING - Notary Public
Armstrong County
My Commission Expires May 27, 2023
Commission Number: 124278

I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plot have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 26th day of September 9, 2022 SEAL Cheryl A. Hughes
DATE September 9, 2022 REG. NO. SD-32490-E

Reviewed by the Supervisors of the Township of Allegheny this 4th day of September, 2022
Michelle Mustello SECRETARY SEAL Carol Stover CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 21st day of SEPT, 2022
R. H. JRM SECRETARY SEAL J. H. JRM CHAIRMAN/PRESIDENT

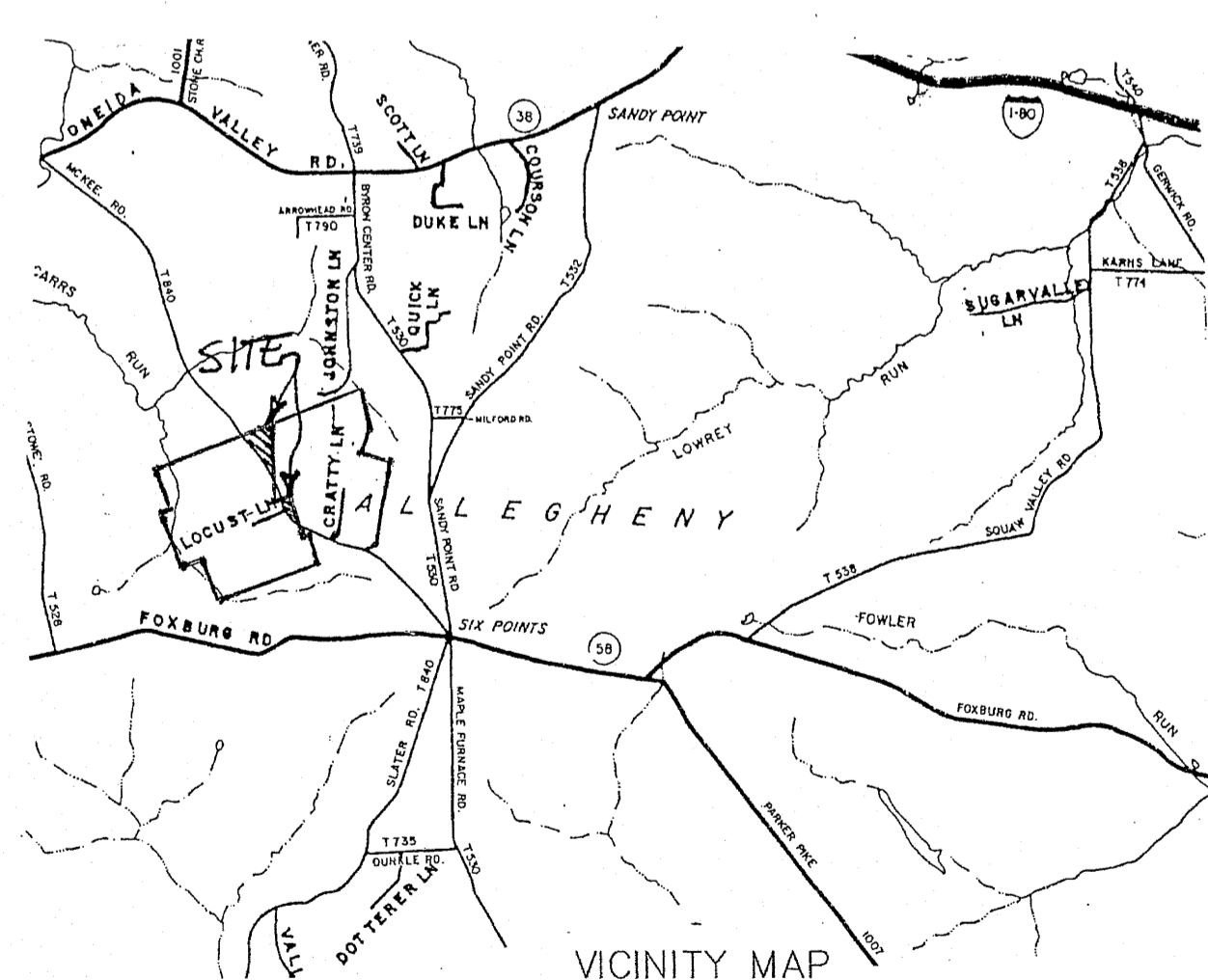
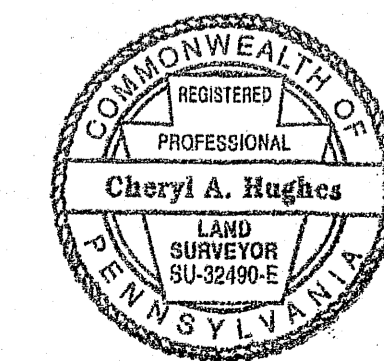
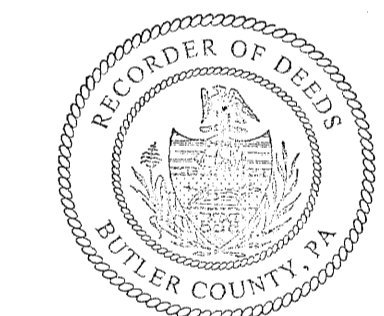
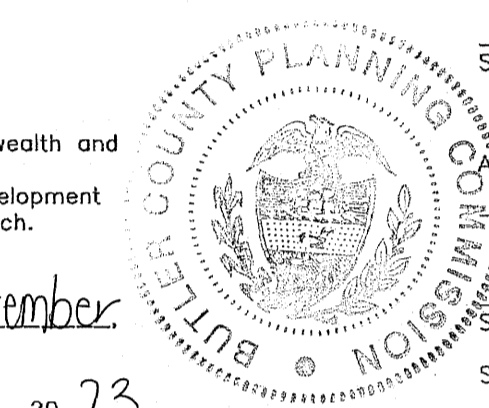
See Comments on File at the Butler County Planning Commission
Plan Number: 22211

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Recorded in the office for the recording of deeds, plans, etc. in said County in Plan Book Volume 406 page 35

Given under my hand and seal this 17th day of October, 2022

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



Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

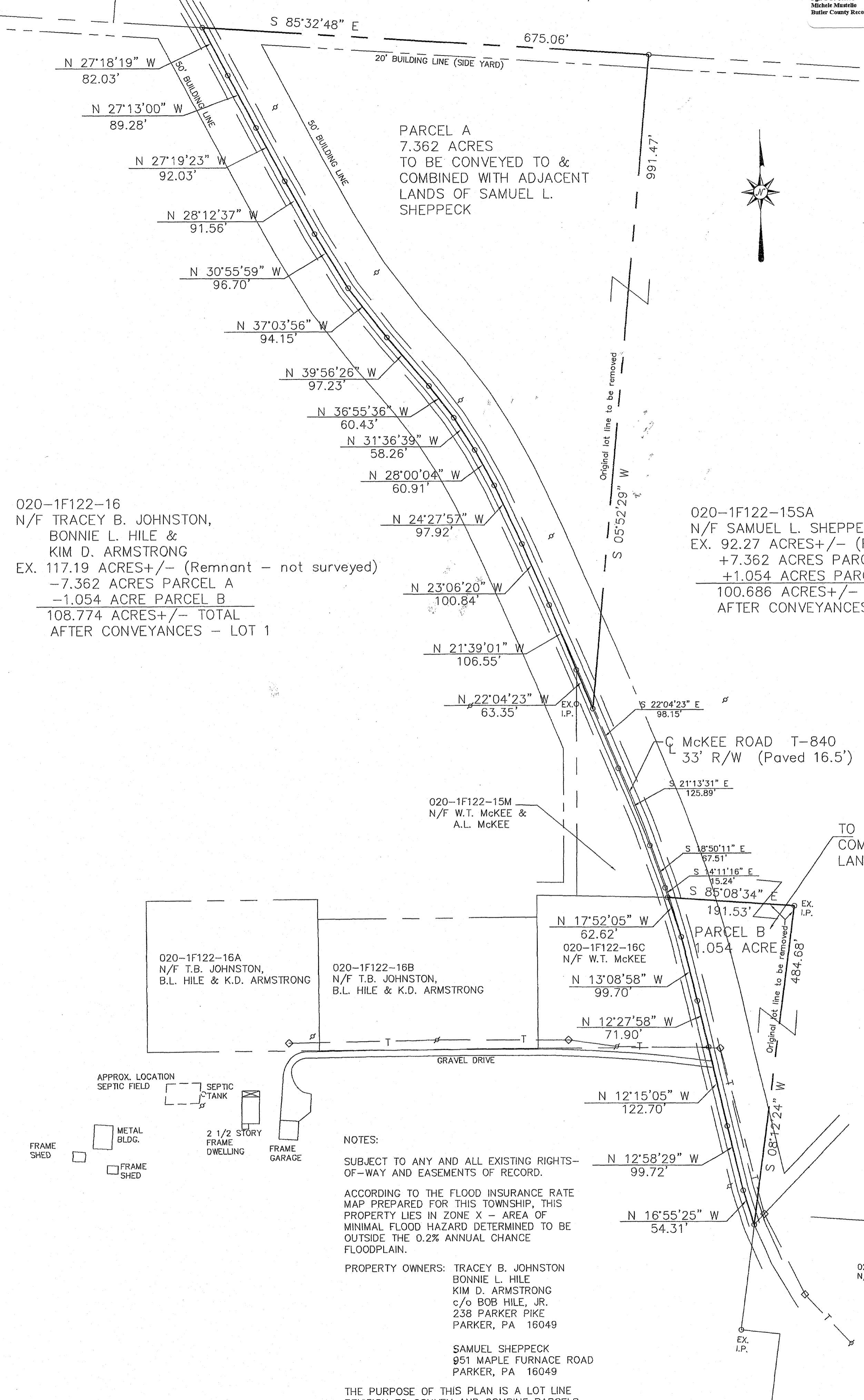
LOT LINE REVISION
FOR: TRACEY B. JOHNSTON, BONNIE L. HILE, & KIM D. ARMSTRONG
and
SAMUEL L. SHEPPECK
SITUATE: ALLEGHENY TWP., BUTLER CO., PA

Date 09/09/22 | Scale 1" = 100' | Dwn By BEC | Ckd By CAH
Parcel No. 020-1F122-18 & 19SA | Inst. # 20171210027133 | Service No. 20091109026389 | 22-091

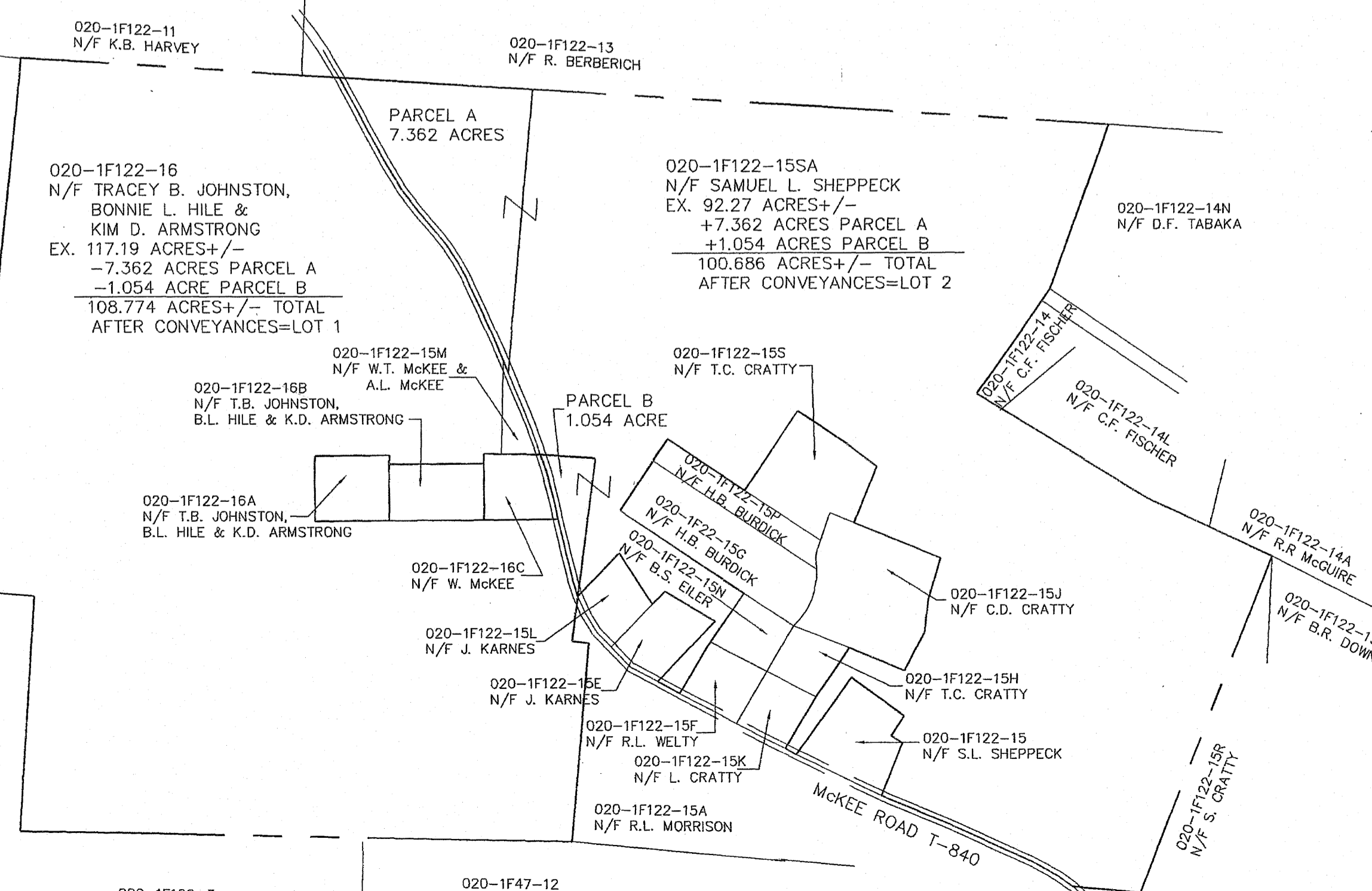
020-1F122-16
N/F TRACEY B. JOHNSTON,
BONNIE L. HILE &
KIM D. ARMSTRONG
EX. 117.19 ACRES+/- (Remnant - not surveyed)
-7.362 ACRES PARCEL A
-1.054 ACRE PARCEL B
108.774 ACRES+/- TOTAL
AFTER CONVEYANCES - LOT 1

020-1F122-15SA
N/F SAMUEL L. SHEPPECK
EX. 92.27 ACRES+/- (Remnant - not surveyed)
+7.362 ACRES PARCEL A
+1.054 ACRES PARCEL B
100.686 ACRES+/- TOTAL
AFTER CONVEYANCES - LOT 2

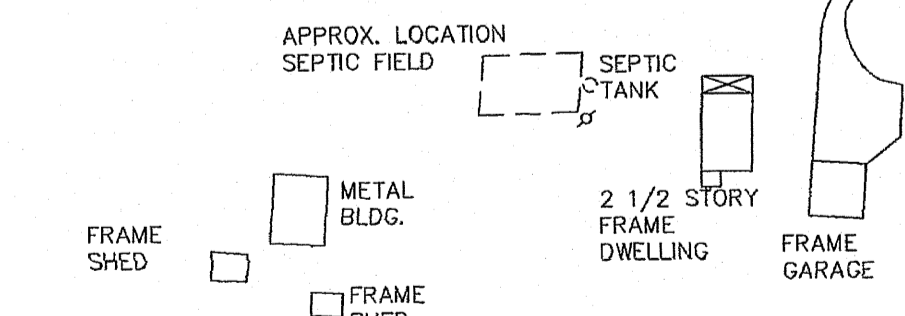
PLAN BOOK PAGE
406 35



TO BE CONVEYED TO &
COMBINED WITH ADJACENT
LANDS OF SAMUEL L. SHEPPECK



020-1F120-3 N/F K.A. HARRIS
020-1F47-12 N/F R.G. UBER TRS et al
Scale: 1" = 400'



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

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

PROPERTY OWNERS: TRACEY B. JOHNSTON
BONNIE L. HILE
KIM D. ARMSTRONG
c/o BOB HILE, JR.
238 PARKER PIKE
PARKER, PA 16049

SAMUEL SHEPPECK
951 MAPLE FURNACE ROAD
PARKER, PA 16049

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION TO CONVEY AND COMBINE PARCELS A & B WITH ADJOINING LANDS OF SAMUEL L. SHEPPECK. NO NEW BUILDING LOTS ARE CREATED BY THIS PLAN.

I, Rosalyn D. Johnston, Executrix of the Estate of Dale E. Anthony, the undersigned, hereby declare that I am the owner 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 desires the final plan to be recorded as such.

IN WITNESS WHEREOF, I hereunto set my hand and seal this _____ day of Oct 5th, 2022

ATTEST:
Rosalyn D. Johnston
 Rosalyn D. Johnston, EXECUTRIX

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 Rosalyn D. Johnston, Executrix of the Estate of Dale E. Anthony, who acknowledged the foregoing final plan of subdivision or land development to be her act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day, _____
 WITNESS MY HAND AND NOTARIAL SEAL this 5th day of Oct, 2022

My Commission expires the 16th day of April, 2026

SEAL
Mary A. Leacock
 Notary Public
 Commonwealth of Pennsylvania - Notary Seal
 Mary Ann Leacock, Notary Public
 Butler County
 My Commission expires April 16, 2026
 Commission number 11506657
 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 true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plot have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
 DATE September 28, 2022 SEAL *Cheryl A. Hughes*
 REG. NO. SU-32490-E

Reviewed by the Council of the Borough of Chicora this 10th day of October, 2022

Janet J... SECRETARY SEAL *Barbara Gray* CHAIRMAN/PRESIDENT

Approved by the Butler County Planning Commission this 21st day of SEPT., 2022

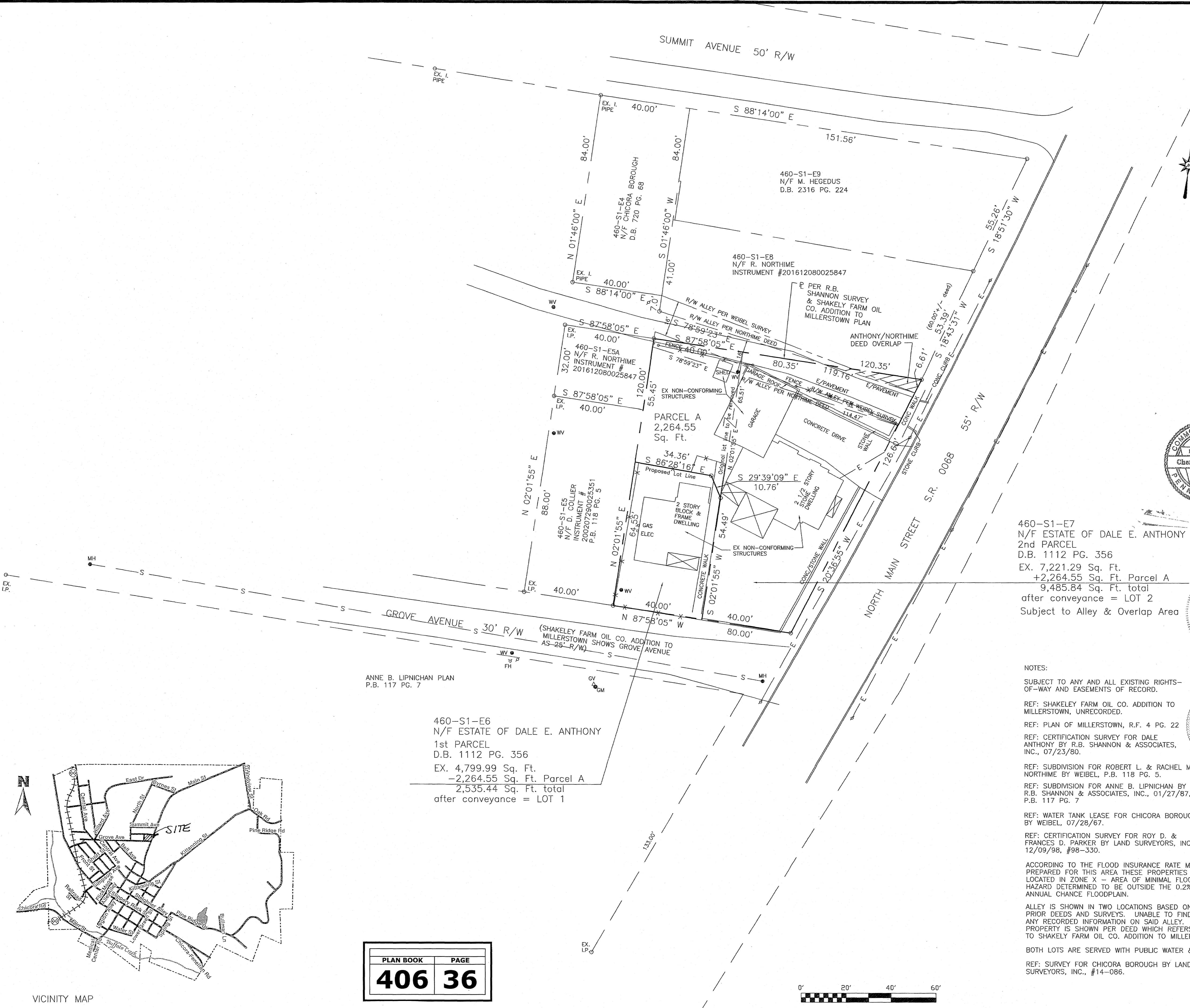
R. Hu g r m SECRETARY SEAL *J. Hu g r m* CHAIRMAN/PRESIDENT

See Comments on File at the Butler County Planning Commission
 Plan Number: 22207

COMMONWEALTH OF PENNSYLVANIA)SS:
 COUNTY OF BUTLER
 Recorded in the office for the recording of deeds, plans, etc. in said County in Plan Book Volume 406 page 36
 Given under my hand and seal this 17th day of October, 2022
 SEAL *Michele M. Mustello*
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

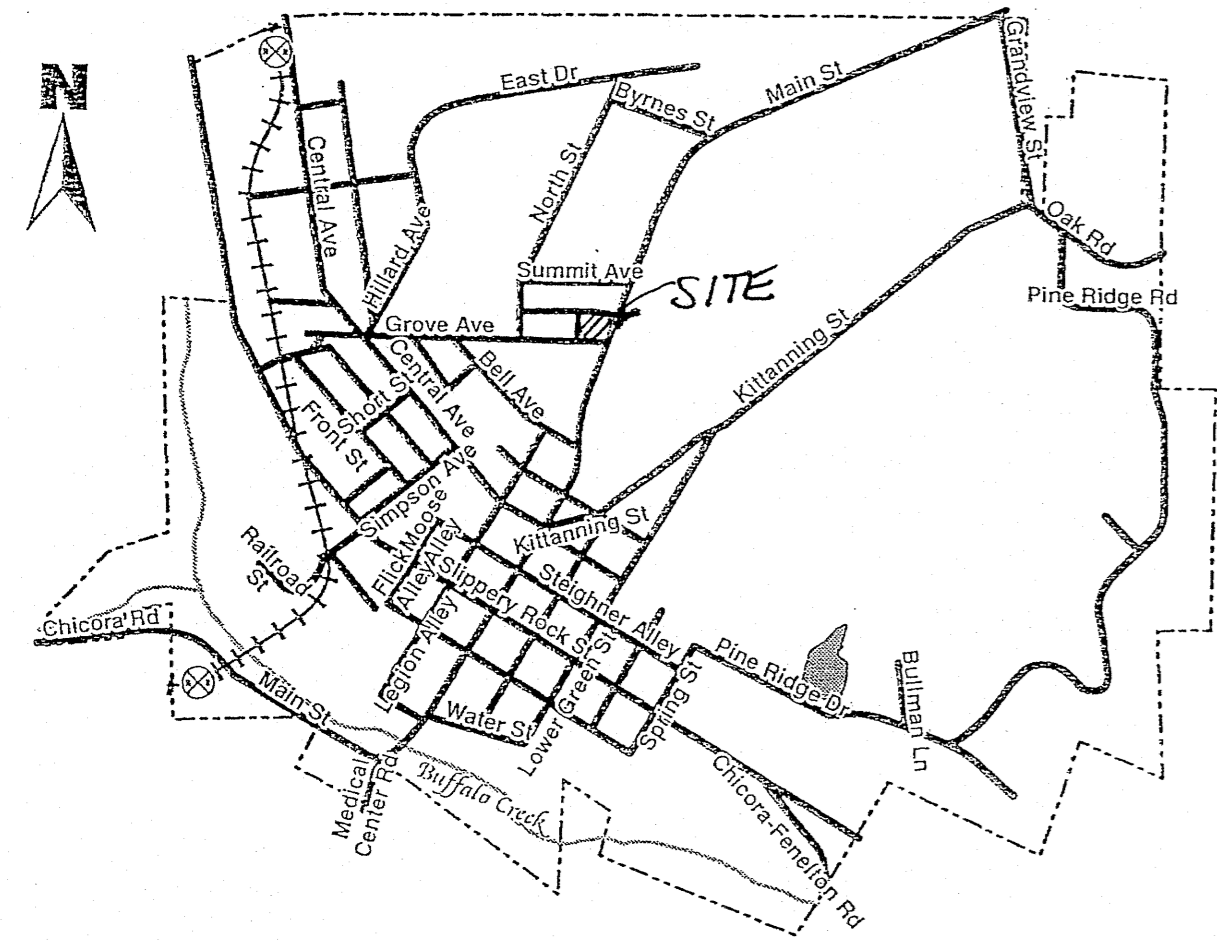
460-S1-E7
 N/F ESTATE OF DALE E. ANTHONY
 2nd PARCEL
 D.B. 1112 PG. 356
 EX. 7,221.29 Sq. Ft.
 +2,264.55 Sq. Ft. Parcel A
 9,485.84 Sq. Ft. total
 after conveyance = LOT 2
 Subject to Alley & Overlap Area

- NOTES:
- SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 - REF: SHAKELEY FARM OIL CO. ADDITION TO MILLERSTOWN, UNRECORDED.
 - REF: PLAN OF MILLERSTOWN, R.F. 4 PG. 22
 - REF: CERTIFICATION SURVEY FOR DALE ANTHONY BY R.B. SHANNON & ASSOCIATES, INC., 07/23/80.
 - REF: SUBDIVISION FOR ROBERT L. & RACHEL M. NORTHIME BY WEIBEL, P.B. 118 PG. 5.
 - REF: SUBDIVISION FOR ANNE B. LIPNICHAN BY R.B. SHANNON & ASSOCIATES, INC., 01/27/87, P.B. 117 PG. 7
 - REF: WATER TANK LEASE FOR CHICORA BOROUGH BY WEIBEL, 07/28/67.
 - REF: CERTIFICATION SURVEY FOR ROY D. & FRANCES D. PARKER BY LAND SURVEYORS, INC., 12/09/98, #98-330.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS AREA THESE PROPERTIES ARE LOCATED IN ZONE X - AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ALLEY IS SHOWN IN TWO LOCATIONS BASED ON PRIOR DEEDS AND SURVEYS. UNABLE TO FIND ANY RECORDED INFORMATION ON SAID ALLEY. PROPERTY IS SHOWN PER DEED WHICH REFERS TO SHAKELEY FARM OIL CO. ADDITION TO MILLERSTOWN.
 - BOTH LOTS ARE SERVED WITH PUBLIC WATER & SEWER.
 - REF: SURVEY FOR CHICORA BOROUGH BY LAND SURVEYORS, INC., #14-086.



ANNE B. LIPNICHAN PLAN
 P.B. 117 PG. 7

460-S1-E6
 N/F ESTATE OF DALE E. ANTHONY
 1st PARCEL
 D.B. 1112 PG. 356
 EX. 4,799.99 Sq. Ft.
 -2,264.55 Sq. Ft. Parcel A
 2,535.44 Sq. Ft. total
 after conveyance = LOT 1

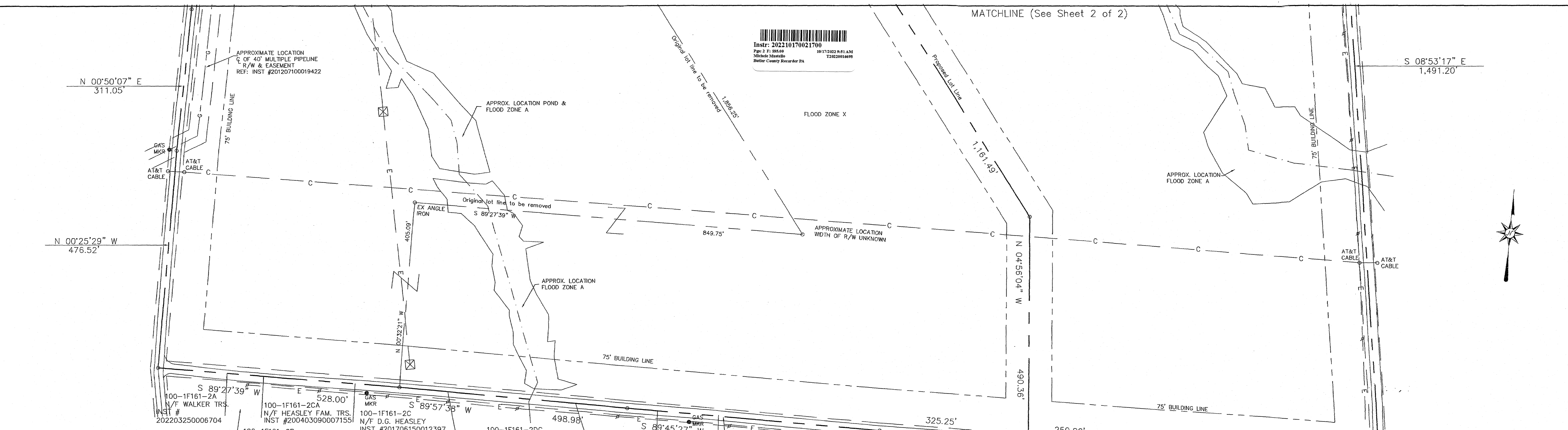


PLAN BOOK	PAGE
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REVISED 09/28/2022

L	Land Surveyors, Inc.
S	523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
J	
LOT LINE REVISION	
FOR: ESTATE OF DALE E. ANTHONY	
SITUATE: CHICORA BORO., BUTLER CO., PA	
Date 09/07/22	Scale 1" = 20'
Dwn By BEC	Ckd By CAH
Parcel No. 460-S1-E6 & E7	Db-Pg
Address 103 GROVE AVE/400 N. MAIN ST.	1112-356
	Service No. 22-120



INSTR: 202210170021700
 Pg: 2 F: 885.60 10/17/2022 9:51 AM
 White Mountain
 Butler County Recorder PA T3020816695

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 LOTS 2 & 3 OF THE PLAN AS SHOWN HEREON. NO PORTION OF THIS PROPERTY/SUBDIVISION HAS BEEN APPROVED BY CLINTON TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND THE DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF LOT 2 & 3 SHOULD CONTACT APPROPRIATE OFFICIALS OF CLINTON 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.

KNOW ALL MEN BY THESE PRESENTS, that I, Douglas G. Kerr, Executor, of the Estate of W. Gregg Kerr, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my Plan of Lots of my property, situate in Township of Clinton, County of Butler and Commonwealth of Pennsylvania, and do hereby dedicate forever, for public use for highway and utility purposes, all drives, roads, lanes, right-of-ways, ways and other public highways shown upon the plan, and I hereby release and forever discharge the Township of Clinton, its successors or assigns, from any liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and and right-of-ways. This dedication and release shall be binding upon the above named property owner, his heirs, executors, administrators and assigns and purchasers of lots in this plan.

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 obligation, legal or otherwise, expressed or implied, either to accept said streets as Township streets or roads or grade, pave or 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.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 6th day of October, 2022.
 ATTEST:
 Ashley Lynn Kohley, Notary Public
 Douglas G. Kerr, Executor

Approved by the Supervisors of the Township of Clinton this 10 day of October, 2022.
 Approved by the Clinton Township Planning Commission this 10 day of October, 2022.

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 G. Kerr, Executor, of the Estate of W. Gregg Kerr, 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: 6 day of October, 2022.
 My Commission expires the 6 day of May, 2022.

Reviewed by the Butler County Planning Commission this 19th day of OCT., 2022.

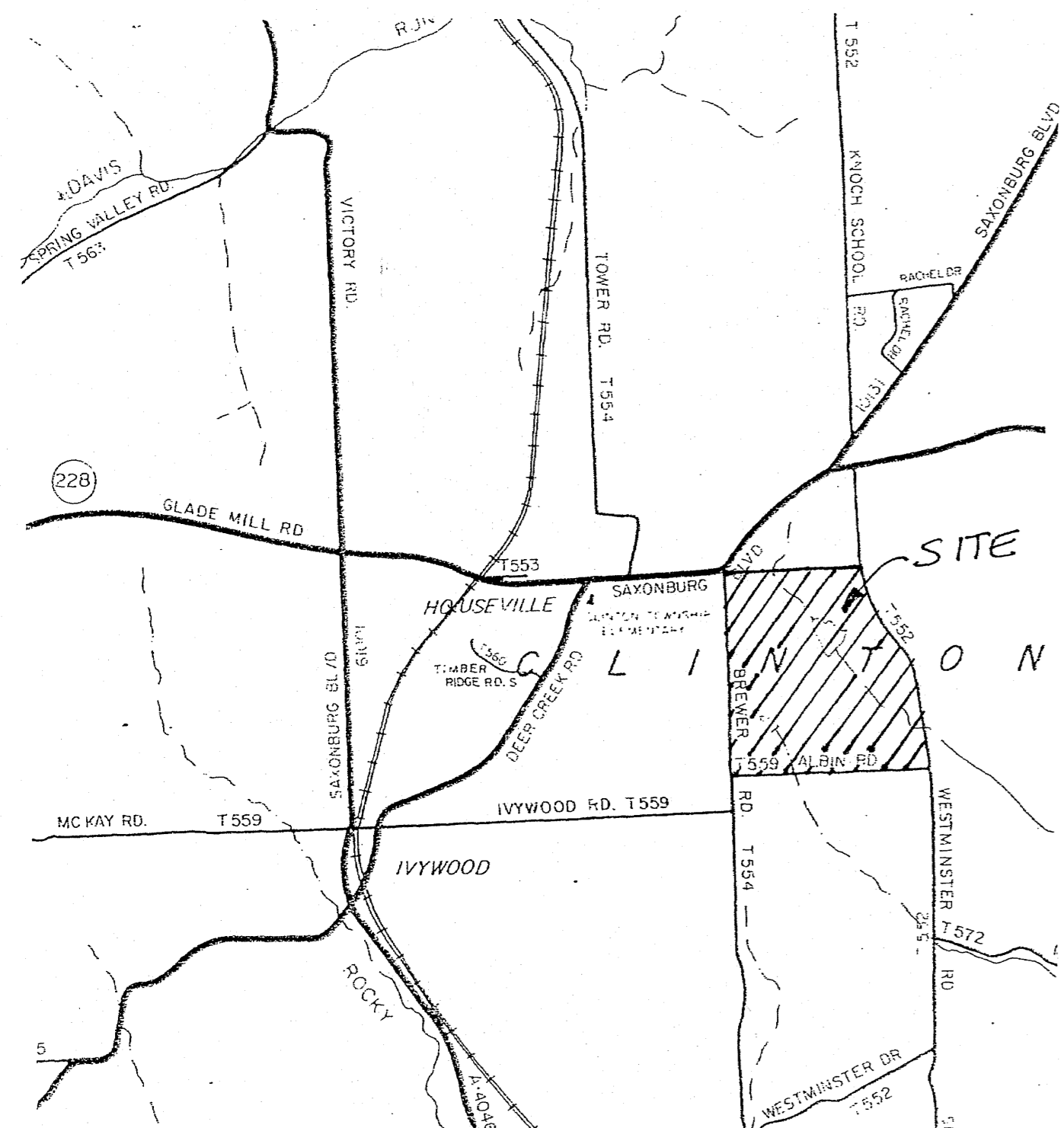
SEAL
 Ashley Lynn Kohley, Notary Public
 My commission expires May 6, 2025
 Commission number 1396742
 Member, Pennsylvania Association of Notaries

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 406 PAGE 37-38.
 Given under my hand and seal this 17th day of October, 2022.

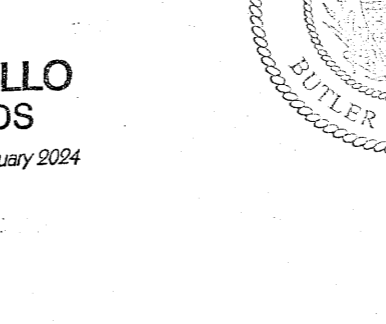
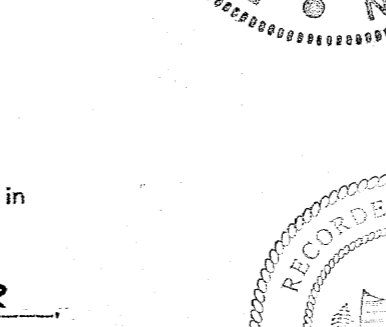
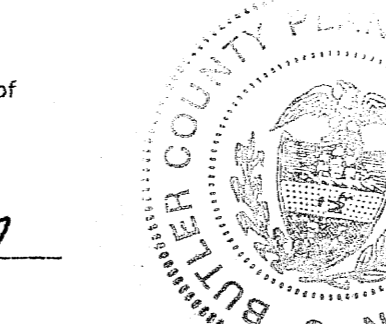
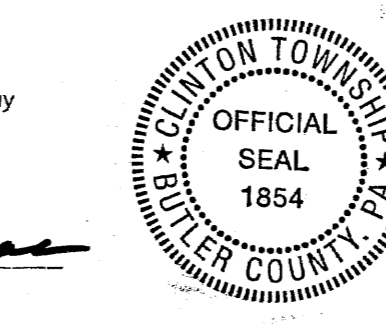
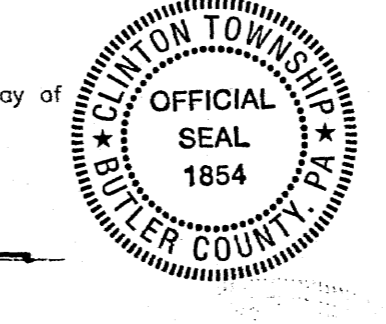
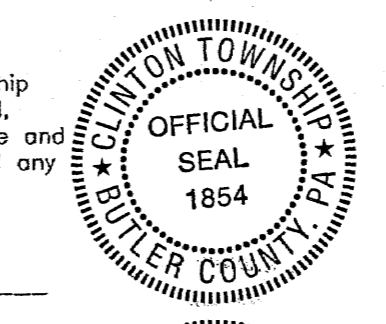
I, Cheryl A. Hughes, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan as shown hereon is based upon actual field survey of the land described and that all angles, distances and courses are correctly shown, that the monuments and markers have been set as shown on the plan, and that this plan represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.
 DATE October 4, 2022 SEAL Cheryl A. Hughes
 REG. NO. SU-32490-E

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 406 page 37-38.
 Given under my hand and seal this 17th day of October, 2022.
 MICHELE M. MUSTELLO
 RECORDER OF DEEDS
 My Commission Expires First Monday in January 2024

I, Douglas G. Kerr, Executor, of the Estate of W. Gregg Kerr, owner of the Estate of W. Gregg Kerr Plan of Lots, do hereby certify that the title of this property is in the name of W. Gregg Kerr, as recorded in Deed Book Volume 571 page 82, and Deed Book Volume 1287 page 1044, Recorder of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.
 Ashley Lynn Kohley, Notary Public
 Douglas G. Kerr, Executor, ESTATE OF W. GREGG KERR



VICINITY MAP Scale: 1" = 2000'



NOTES:
 SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 ZONING DISTRICT: AGRICULTURE CONSERVATION W/CORRIDOR PRESERVATION
 PROPERTY OWNER: ESTATE OF W. GREGG KERR
 c/o DOUGLAS KERR
 121 BREWER ROAD, BOX 626
 SAXONBURG, PA 16056

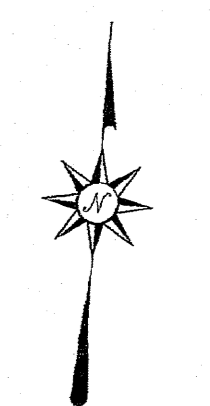
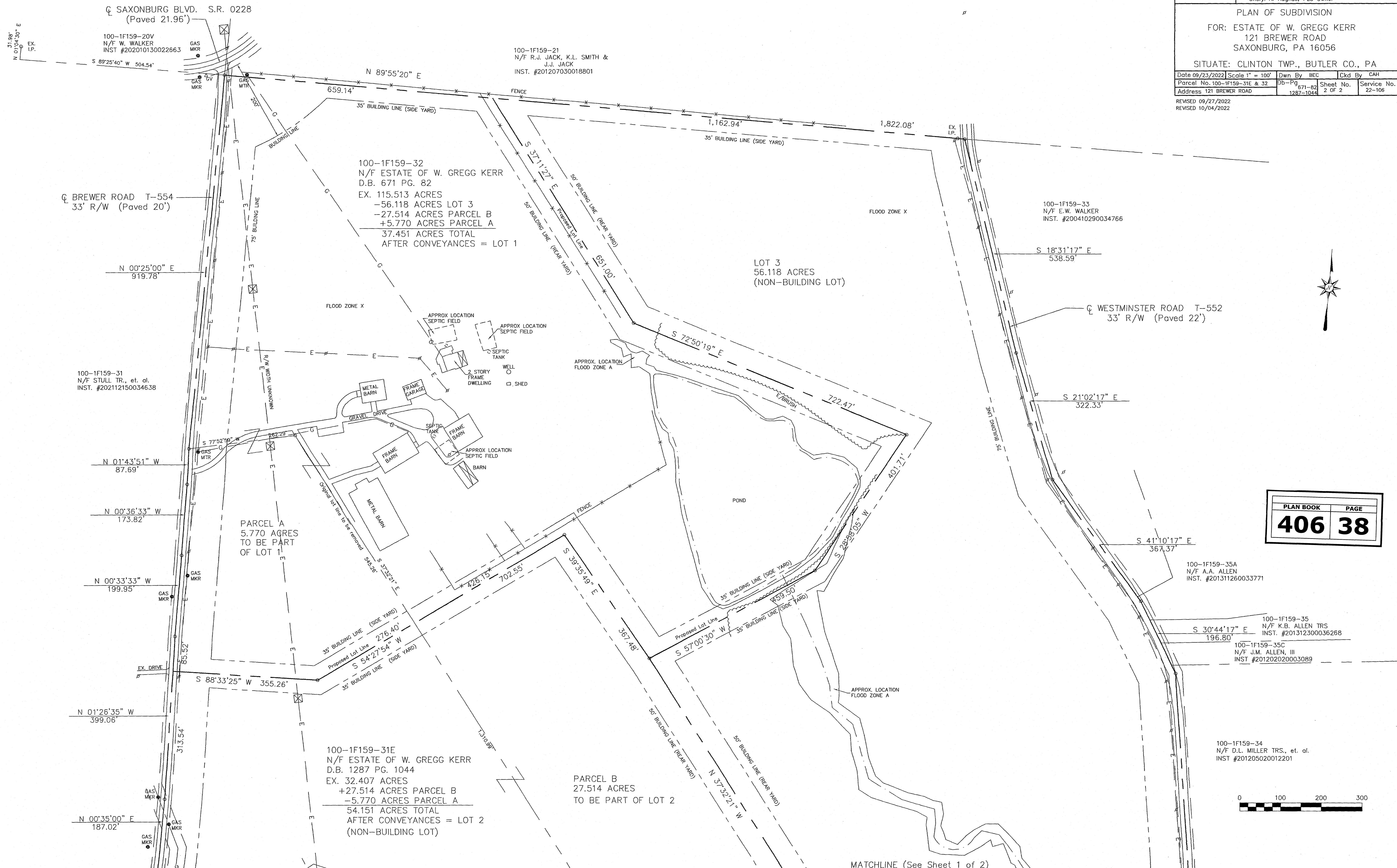
ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONES A & X:
 ZONE A: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED.
 ZONE X: AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PLAN BOOK	PAGE
406	37

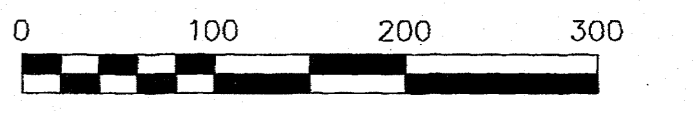


REVISED 10/04/2022
 REVISED 09/27/2022

L S J	Land Surveyors, Inc. 523 North Main Street P.O. Box 1061 Butler, PA 16003-1061 (724) 287-6865 Cheryl A. Hughes, PLS Owner
	PLAN OF SUBDIVISION FOR: ESTATE OF W. GREGG KERR 121 BREWER ROAD SAXONBURG, PA 16056
SITUATE: CLINTON TWP., BUTLER CO., PA	
Date 09/23/2022 Scale 1" = 100'	Dwn By BEC Ckd By CAH
Parcel No. 100-1F159-31E & 32	Db-Pg 671-82 Sheet No. 1 of 2 Service No. 22-106
Address 121 BREWER ROAD	1287-1044



PLAN BOOK	PAGE
406	38

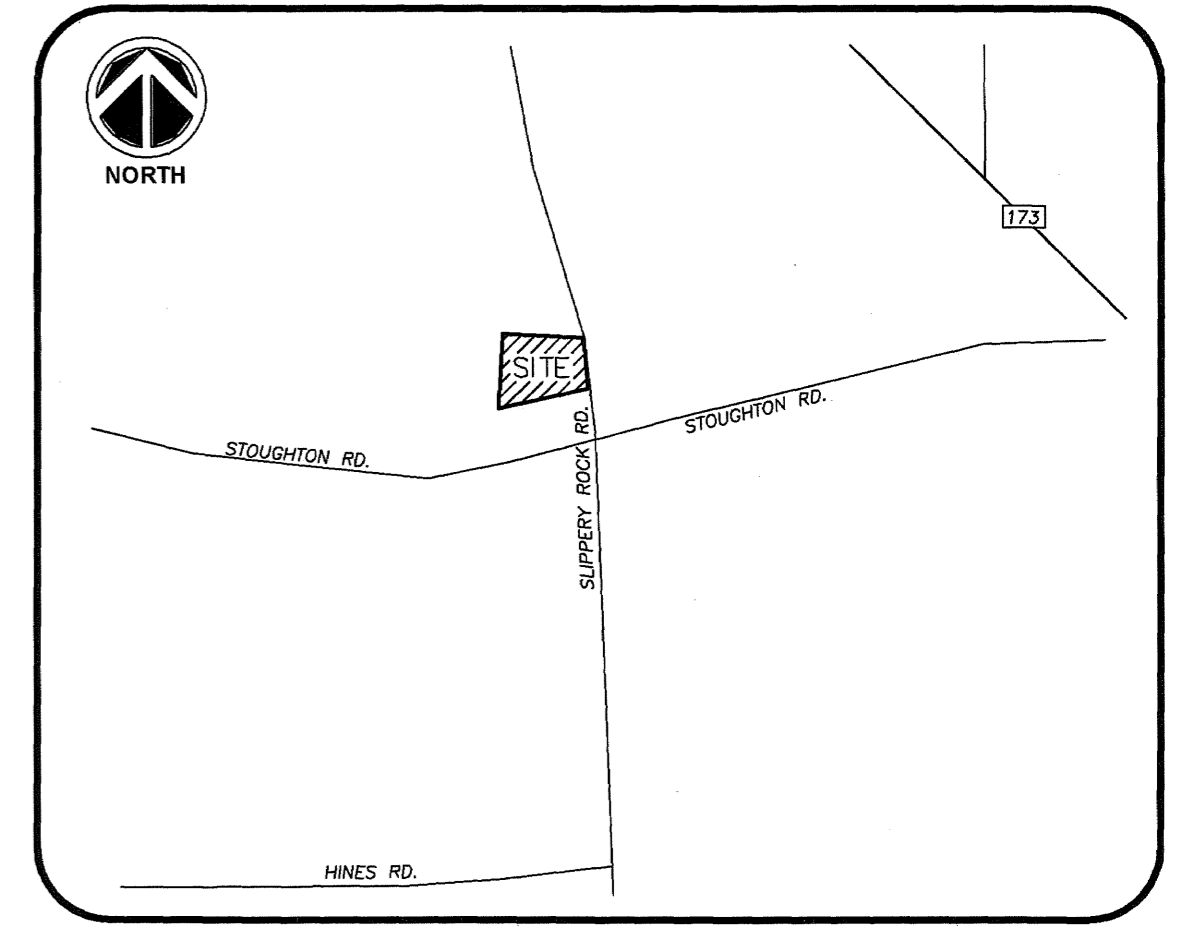


MATCHLINE (See Sheet 1 of 2)

KNOW ALL MEN BY THESE PRESENTS, THAT Linda L. McDeavitt Esq. DOES HEREBY ADOPT THIS PLAN AS ITS PLAN 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, Linda L. McDeavitt Esq. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON MY SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

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)"

INSTR: 202210170021701
Page 1 of 1 546.00
Michele Mustello
Butler County Recorder PA 7202081606



VICINITY MAP
NOT TO SCALE

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 31st DAY OF May 2022
ATTEST: Linda L. McDeavitt Esq.
OWNER/EXECUTOR

STATE OF Pennsylvania) ss:
COUNTY OF Butler)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVE NAMED David P. McDevitt
EXECUTOR OF THE ESTATE OF Linda L. McDeavitt
AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.
WITNESS MY HAND AND SEAL THIS 31st DAY OF May 2022
MY COMMISSION EXPIRES THE 15th DAY OF July 2025

Paul L. Ladd
NOTARY PUBLIC
Commonwealth of Pennsylvania - Notary Seal
LouAnn LoDico, Notary Public
Butler County
My commission expires July 15, 2025
Commission number 1277839
Member, Pennsylvania Association of Notaries

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 10th DAY OF October 2022

Kevin J. Hogg SECRETARY
Tracy Swartz CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 10th DAY OF October 2022

Paul A. Dick CHAIRMAN, BOARD OF SUPERVISORS
Timothy 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.

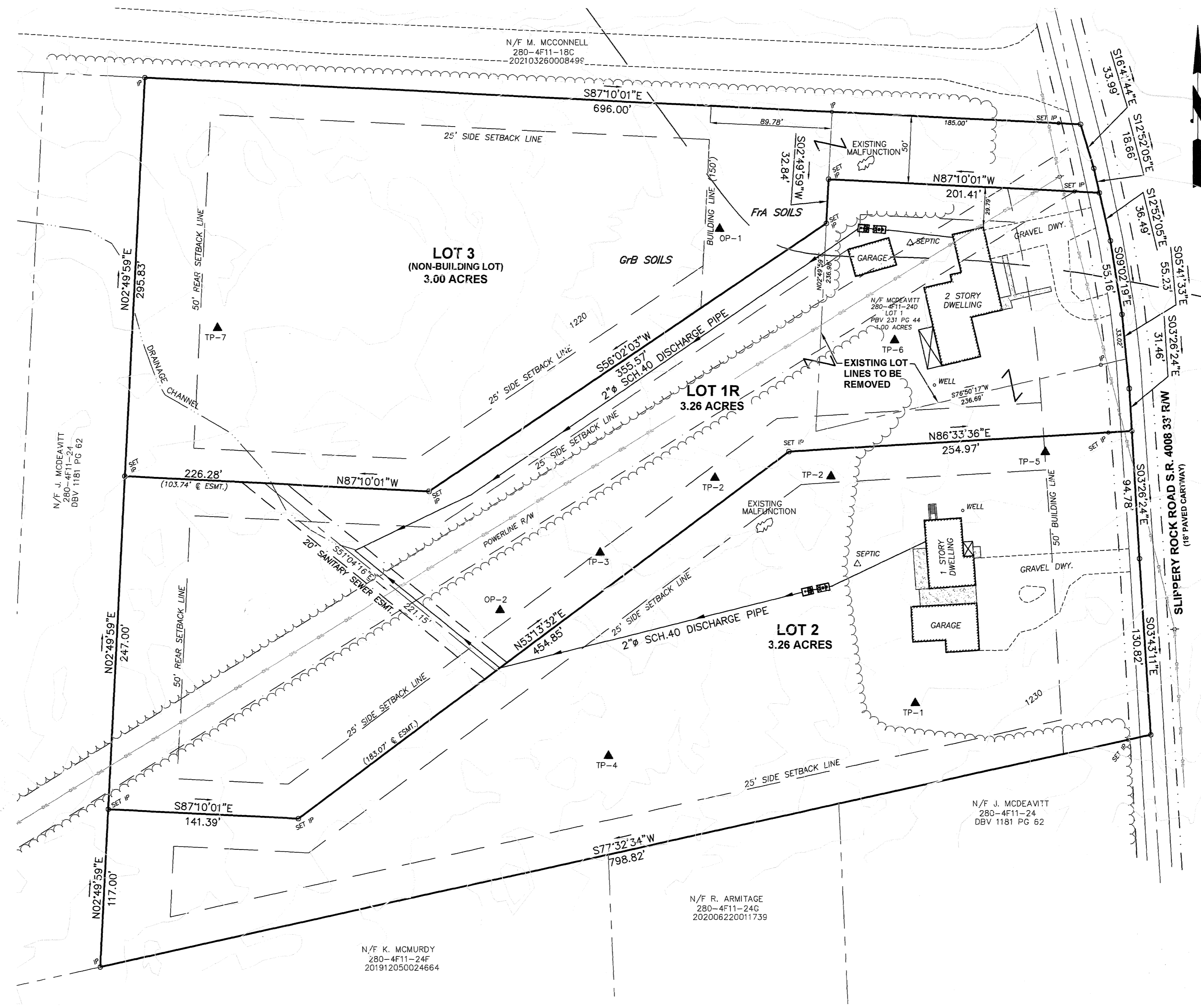
5/27/2022 DATE
REG. NO. SU075509

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21st DAY OF July 2021

R. H. JRM SECRETARY
J. H. JRM CHAIRMAN

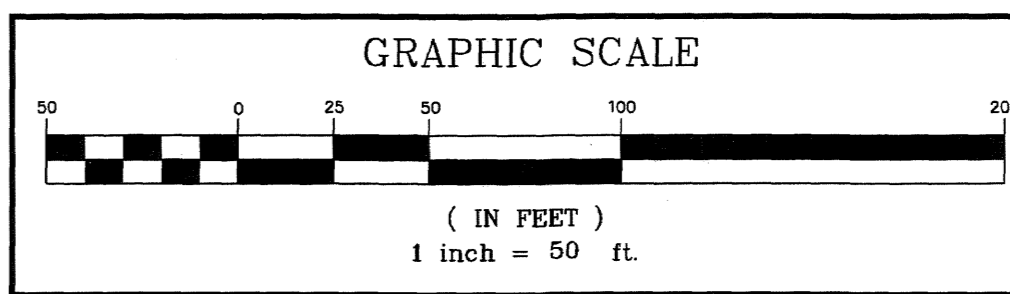
COMMONWEALTH OF PENNSYLVANIA) ss:
COUNTY OF BUTLER)
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 406 PAGE 39
GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF October 2022

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



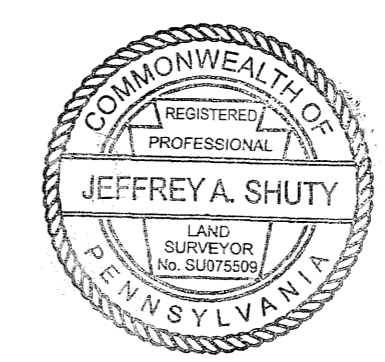
NON-BUILDING WAIVER
LOT 3
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of SETTLEMENT OF ESTATE use. No portion (OR LOT NUMBER 3) of property/subdivision has been approved by SLIPPERY ROCK TOWNSHIP or the 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 subdivisor of any portion of this property should contact appropriate officials of SLIPPERY ROCK 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 9.52 ACRES	
LOT 1R	3.26 AC.
LOT 2	3.26 AC.
LOT 3	3.00 AC.
PARCEL ID: 280-4F11-24DA	PARCEL ID: 280-4F11-24D
DEED REF: DBV 951 PG 362	DEED REF: DBV 951 PG 362
	PBV 231 PG 44



OWNER: ESTATE OF LINDA MCDEAVITT 512 SLIPPERY ROCK ROAD SLIPPERY ROCK, PA 16057 724-290-5402	ZONING - RC-1 RURAL CONSERVATION MIN. LOT AREA 1 ACRE MIN. LOT WIDTH 150' SETBACKS: FRONT YARD 50' SIDE YARD 25' REAR YARD 50' MAX. BLDG. HT. 35' MAX. COVERAGE 15%
--	---

PLAN BOOK	PAGE
406	39



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

Scale 1" = 50'	McDeavitt Subdivision
Date May 27, 2021	
March 7, 2022	Situate in Slippy Rock Township Butler County, Pa.
Job No. 3410	Prepared For Estate of Linda McDeavitt
	Sheet No. 1 of 1

OWNER'S CERTIFICATION - 060-2F63-31

I, PETER M. MOSELEY, REBECCA E. HACK, ANDREW J. MOSELEY, AND DAVID E. MOSELEY, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER 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, I HAVE SET MY HAND AND SEAL THIS 29th DAY OF September, 2022.

x NA PETER M. MOSELEY x Rebecca E. Hack REBECCA E. HACK

x NA ANDREW J. MOSELEY x NA DAVID E. MOSELEY

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, PETER M. MOSELEY, REBECCA E. HACK, ANDREW J. MOSELEY, AND DAVID E. MOSELEY, 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 29th DAY OF September, 2022.

MY COMMISSION EXPIRES THE 7th DAY OF November, 2025.

x Stanley D. Graff NOTARY PUBLIC

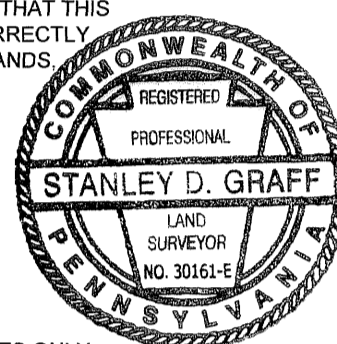
Commonwealth of Pennsylvania - Notary Seal JAMES A. HACKETT, Notary Public, Butler County, My Commission Expires November 17, 2025, Commission Number 1252748.

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.

8 SEPT. 2022 DATE

x Stanley D. Graff REG. NO. SU-009461-6



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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CENTER THIS 10th DAY OF August, 2022.

x Robert M. Sean CHAIRPERSON BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CENTER THIS 20th DAY OF July, 2022.

x Anissa W. Sean CHAIRPERSON PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

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

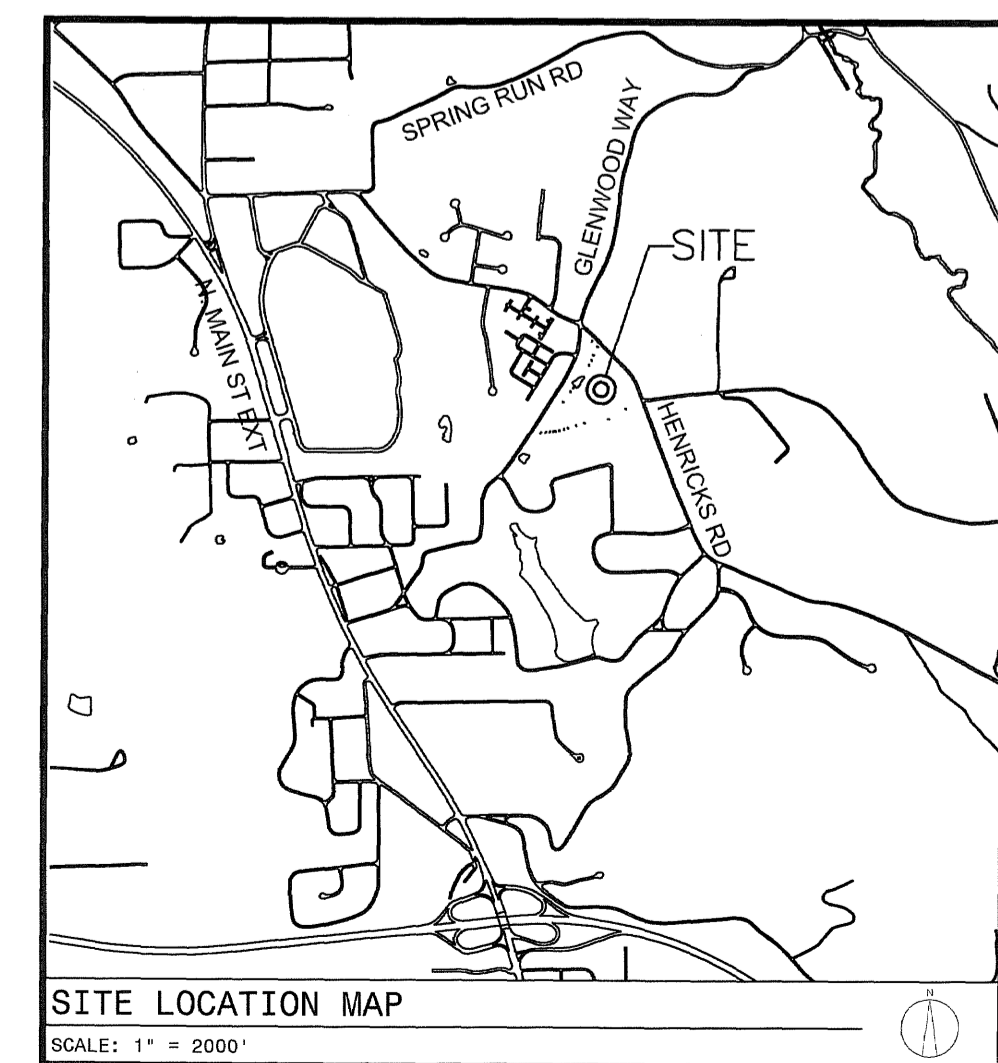
x R. H. JRM CHAIRPERSON BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 406 PAGE(S) 40-41

GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF October, 2022.

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



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

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

INSTR: 202210180021838 Page 2 of 58.60 Michele Mustello Butler County Recorder PA 1919-2022 31.64 AM 732-266-9797

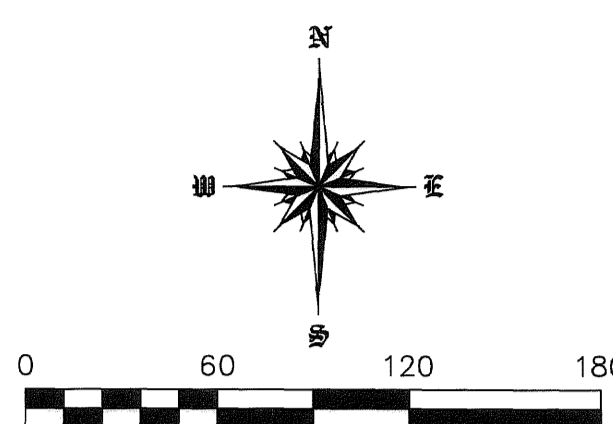


Table with 2 columns: Dimension and All Permitted Uses. Rows include Min. Lot Area (0.5 acre), Min. Lot Width (100 feet), Min. Front Yard Depth (35 feet from R/W), Min. Side Yard Depth (15 feet), and Min. Rear Yard Depth (35 feet).

OWNER'S CERTIFICATION - 060-2F63-32BB

I, DONALD E. SCOTT, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF 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 DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 9 DAY OF September, 2022.

x Donald E. Scott DONALD E. SCOTT

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, DONALD E. SCOTT, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF September, 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY, 2023.

x Debra L. Jeffcoat NOTARY PUBLIC

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

OWNER'S CERTIFICATION - 060-2F63-32BC

WE, JOHN DELUGA AND LYNN DELUGA, 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 9 DAY OF September, 2022.

x John Deluga x Lynn Deluga JOHN DELUGA LYNN DELUGA

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER }

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, JOHN DELUGA AND LYNN DELUGA, 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 9 DAY OF September, 2022.

MY COMMISSION EXPIRES THE 23 DAY OF FEBRUARY, 2023.

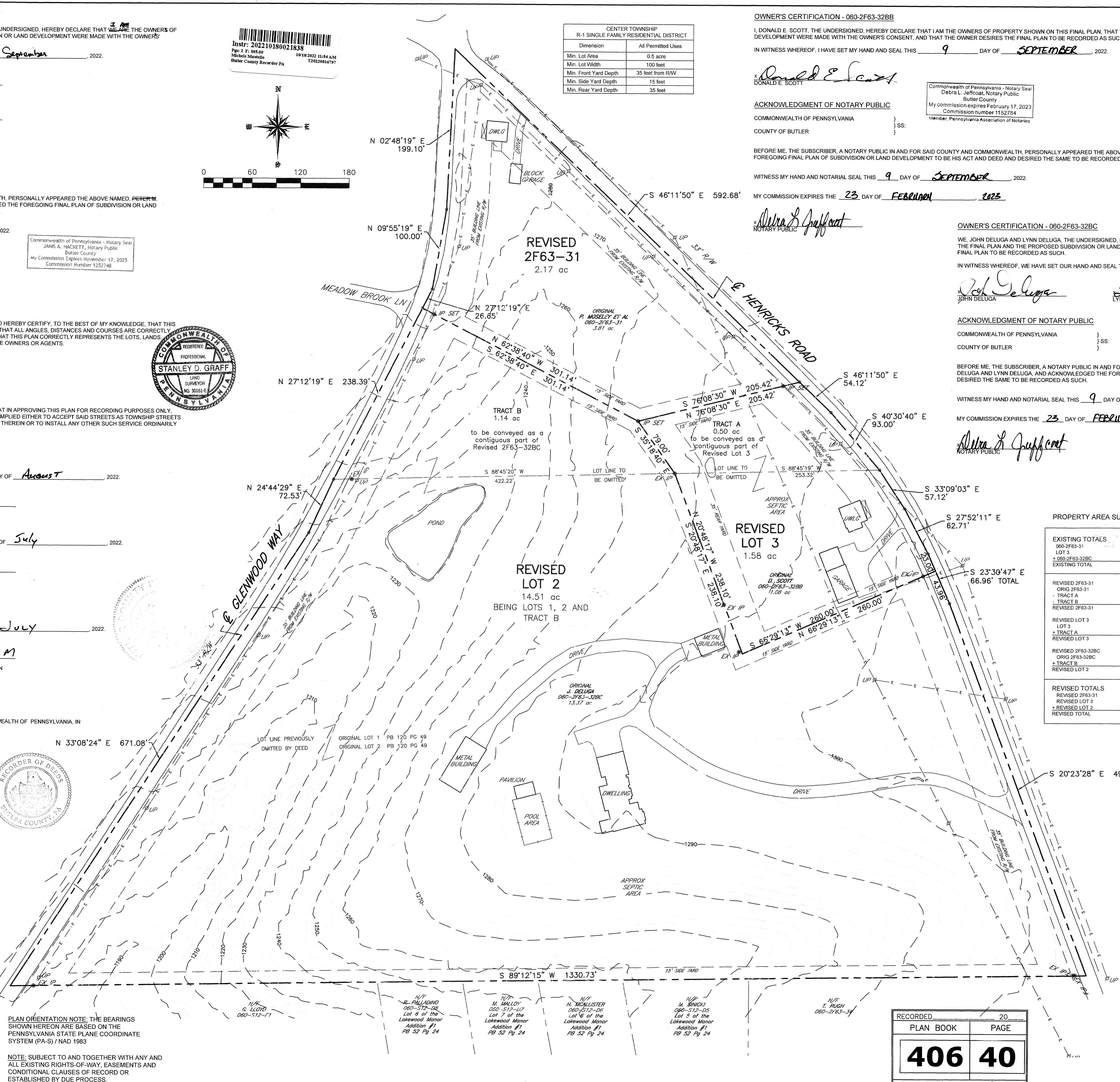
x Debra L. Jeffcoat NOTARY PUBLIC

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

- GENERAL NOTES: 1. PROPERTY OWNER: 060-2F63-32BC: JOHN & LYNN DELUGA 060-2F63-32BB: DONALD SCOTT 060-2F63-31: PETER MOSELEY REBECCA HACK ANDREW MOSELEY DAVID MOSELEY 2. STREET ADDRESS: DONALD SCOTT 220 HENRICKS RD BUTLER, PA 16001 3. PHONE NUMBER: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT CORE INFIL OVERLAY 4. ZONING DISTRICT: SEE TABLE 5. LOT REQUIREMENTS: ZONE X - AREA OF MINIMAL FLOOD HAZARD FIRM 401920349 FIRM EFFECTIVE: 8/22/018 6. FEMA FLOOD ZONE: 7. REFERENCES: 7.1 CURRENT DEEDS OF RECORD 7.2 PREVIOUSLY RECORDED PLANS 7.2.1 HAAS SUBDIVISION PLAN BOOK 120 PG 49 7.2.2 HAAS SUBDIVISION PLAN BOOK 83 PG 24 7.2.3 LAKEWOOD MANOR ADDITION #1 PLAN BOOK 52 PG 24

PROPERTY AREA SUMMARY:

Table with 2 columns: Description and Area (AC). Rows include Existing Totals (060-2F63-31: 3.81 AC, LOT 3: 1.08 AC, 060-2F63-32BC: 13.37 AC, EXISTING TOTAL: 18.26 AC), Revised 2F63-31 (Orig 2F63-31: 3.81 AC, Tract A: 0.50 AC, Tract B: 1.14 AC, Revised 2F63-31: 2.17 AC), Revised Lot 3 (Lot 3: 1.08 AC, Tract A: 0.50 AC, Revised Lot 3: 1.58 AC), Revised 2F63-32BC (Orig 2F63-32BC: 13.37 AC, Tract B: 1.14 AC, Revised Lot 2: 14.51 AC), Revised Totals (Revised 2F63-31: 2.17 AC, Revised Lot 3: 1.58 AC, Revised Lot 2: 14.51 AC, Revised Total: 18.26 AC).



RECORDED PLAN BOOK 406 PAGE 40 SHEET 1 of 2

GRAFF SURVEYING LLC logo and contact information: PO BOX 521 | SAXONBURG, PA 16056 P: 724-352-3811 F: 724-352-1059 INFO@GRAFFSURVEYING.COM WWW.GRAFFSURVEYING.COM. Project Description: E. MOSELEY ESTATE PLAN BEING A LOT LINE REVISION FOR MOSELEY HEIRS, DONALD SCOTT AND JOHN & LYNN DELUGA. Situate: CENTER TOWNSHIP BUTLER COUNTY, PENNSYLVANIA. Date: 07/06/2022, Drawn: SDG, Checked: Sdg, Scale: 1" = 60'. Project No: 22-109, Tax Parcel No: 060-2F63-31, 32BB, 32BC, Revision: A.

OWNER'S CERTIFICATION - 060-2F63-31

I, PETER M. MOSELEY, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF 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 DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET OUR HAND AND SEAL THIS 17 DAY OF September, 2022.

x Peter M. Moseley
PETER M. MOSELEY

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF FLORIDA }
COUNTY OF HALTOM } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, PETER M. MOSELEY, 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 17 DAY OF September, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF October, 2025

x Jonny Kay
NOTARY PUBLIC

JASMINE Y. KNOX
Commission # HH 187546
Expires October 17, 2025
Bonded Title Output Notary Services

OWNER'S CERTIFICATION - 060-2F63-31

I, ANDREW J. MOSELEY, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF 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 DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET OUR HAND AND SEAL THIS 27 DAY OF September, 2022.

x Andrew J. Moseley
ANDREW J. MOSELEY

ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF New Jersey }
COUNTY OF Atlantic } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, ANDREW J. MOSELEY, 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 27th DAY OF September, 2022.

MY COMMISSION EXPIRES THE 28th DAY OF February, 2027

x Timothy S. Lobiondo
NOTARY PUBLIC

TIMOTHY S LOBIONDO
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB 28TH, 2027
COMMISSION # 60116684

OWNER'S CERTIFICATION - 060-2F63-31

I, DAVID E. MOSELEY, THE UNDERSIGNED, HEREBY DECLARE THAT I AM THE OWNER OF 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 DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF, I HAVE SET OUR HAND AND SEAL THIS 23 DAY OF September, 2022.

x David E. Moseley
DAVID E. MOSELEY

ACKNOWLEDGMENT OF NOTARY PUBLIC

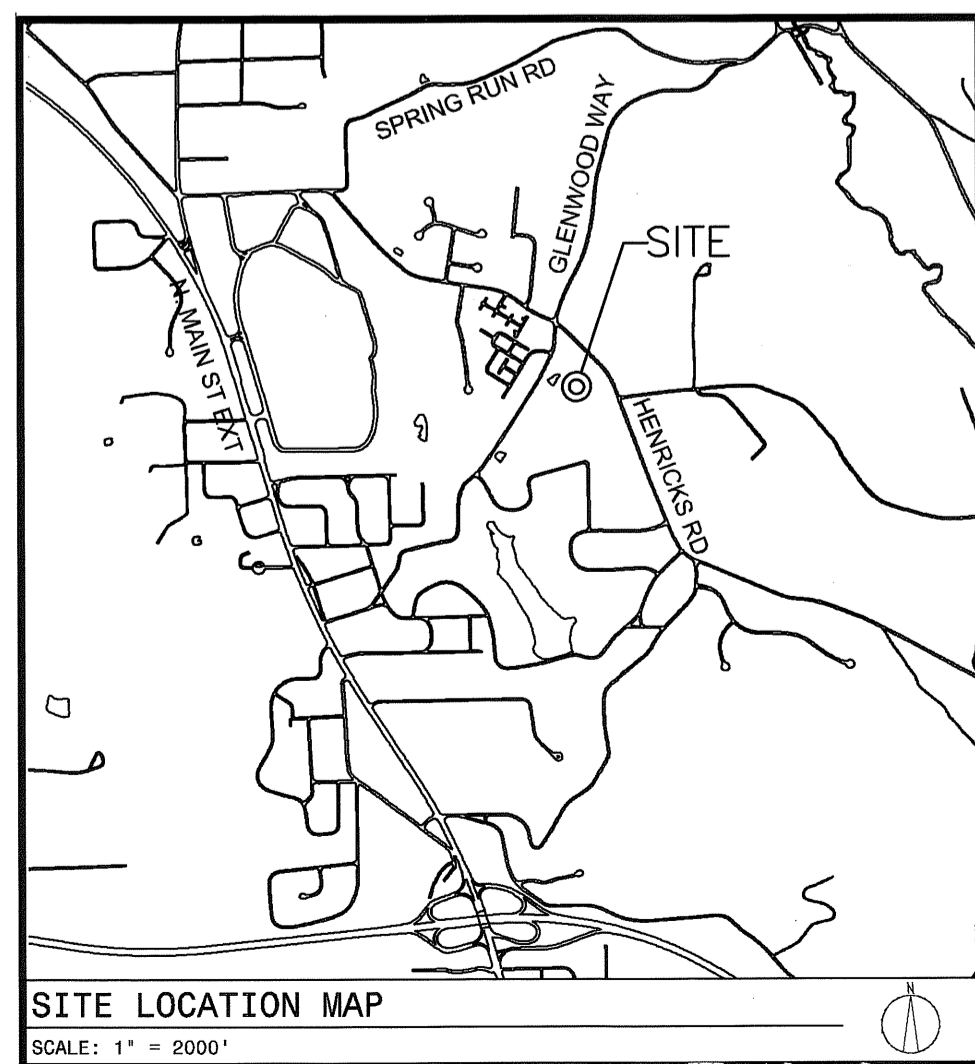
STATE OF South Carolina }
COUNTY OF Greenville } SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, DAVID E. MOSELEY, 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 23rd DAY OF September, 2022.

MY COMMISSION EXPIRES THE _____ DAY OF _____, _____
My Commission Expires
December 14, 2026

x Stephanie G. Galt
NOTARY PUBLIC



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.

GENERAL NOTES:

- PROPERTY OWNER: 060-2F63-32BC: JOHN & LYNN DELUGA
060-2F63-32BB: DONALD SCOTT
060-2F63-31: PETER MOSELEY
REBECCA HACK
ANDREW MOSELEY
DAVID MOSELEY
- STREET ADDRESS: DONALD SCOTT
220 HENRICKS RD
BUTLER, PA 16001
- PHONE NUMBER: R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
CORE HILL OVERLAY
- ZONING DISTRICT: SEE TABLE
- LOT REQUIREMENTS: ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM: 420190224D
FIRM EFFECTIVE: 8/2/2018
- REFERENCES
7.1. CURRENT DEEDS OF RECORD
7.2. PREVIOUSLY RECORDED PLANS
7.2.1. HAAS SUBDIVISION
PLAN BOOK 120 PG 49
7.2.2. HAAS SUBDIVISION
PLAN BOOK 83 PG 24
7.2.3. LAKEWOOD HANOK ADDITION #1
PLAN BOOK 52 PG 24

RECORDED	20
PLAN BOOK	PAGE
406	41
SHEET	of
2	2

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/21/2022	SDG	7/25/2022

GRAFF SURVEYING

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

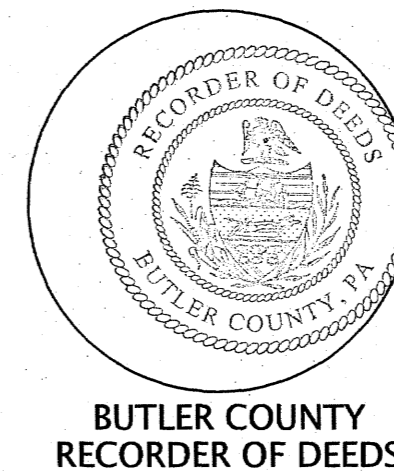
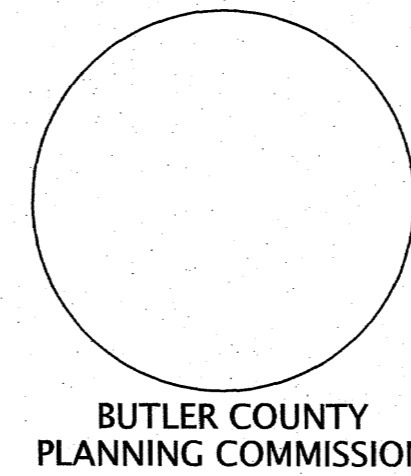
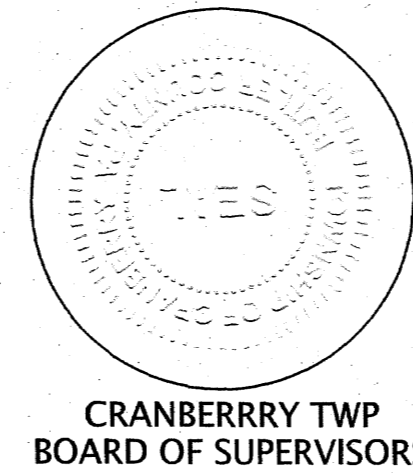
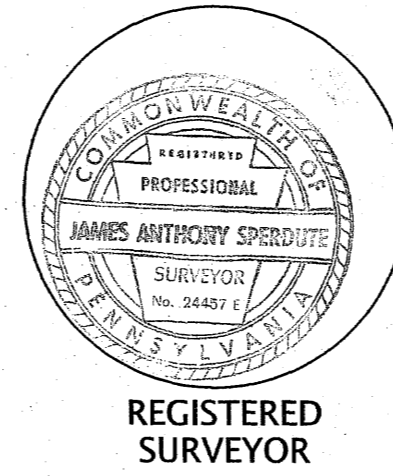
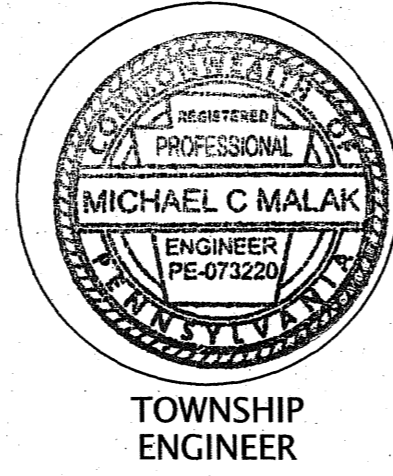
PROJECT DESCRIPTION
E. MOSELEY ESTATE PLAN
BEING A
LOT LINE REVISION
FOR
MOSELEY HEIRS, DONALD SCOTT AND JOHN & LYNN DELUGA

SITUATE
CENTER TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/06/2022	SDG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-109	060-2F63-31, 32BB, 32BC	A

Instr: 202210190021969
 Page 1 of 16-08
 Michael Mustello
 Butler County Recorder PA

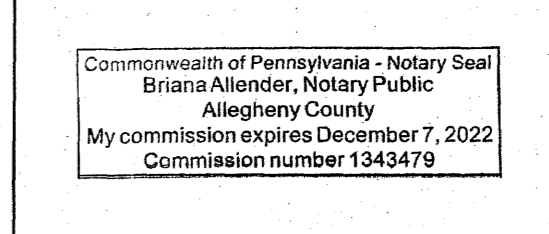


BY RESOLUTION APPROVED ON THE 17th DAY OF October, 2022, THE BOARD OF DIRECTORS OF NVR, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE PARK PLACE AMENDMENT NO. 52 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

[Signature]
 SIGNATURE AND TITLE OF OFFICER WITNESS
 DATE 10/17/22
 NVR, INC.
[Signature] - VP
 SIGNATURE AND TITLE OF AUTHORIZED OFFICER
 Pete Robertson

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF October, 2022
 (SEAL) *[Signature]*
 NOTARY PUBLIC



I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE PARK PLACE AMENDMENT NO. 52 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202207210015760 I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.
[Signature] SIGNATURE OF WITNESS
[Signature] - VP SIGNATURE AND TITLE OF AUTHORIZED OFFICER

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.
October 6, 2022
 DATE *[Signature]*
 JAMES A. SPERDUTE, R.S. # 24457-E

I, Michael C Malak, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE TOWNSHIP SUBDIVISION AND ZONING ORDINANCE EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.
 DATE 10/17/22
 SIGNATURE *[Signature]*
 REGISTRATION NO. PE-073220

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 2022-77 EFFECTIVE THIS 16th DAY OF OCTOBER, 2022

[Signature] SECRETARY
[Signature] VICE-CHAIRPERSON
[Signature] TOWNSHIP MANAGER

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF SEPT., 2022

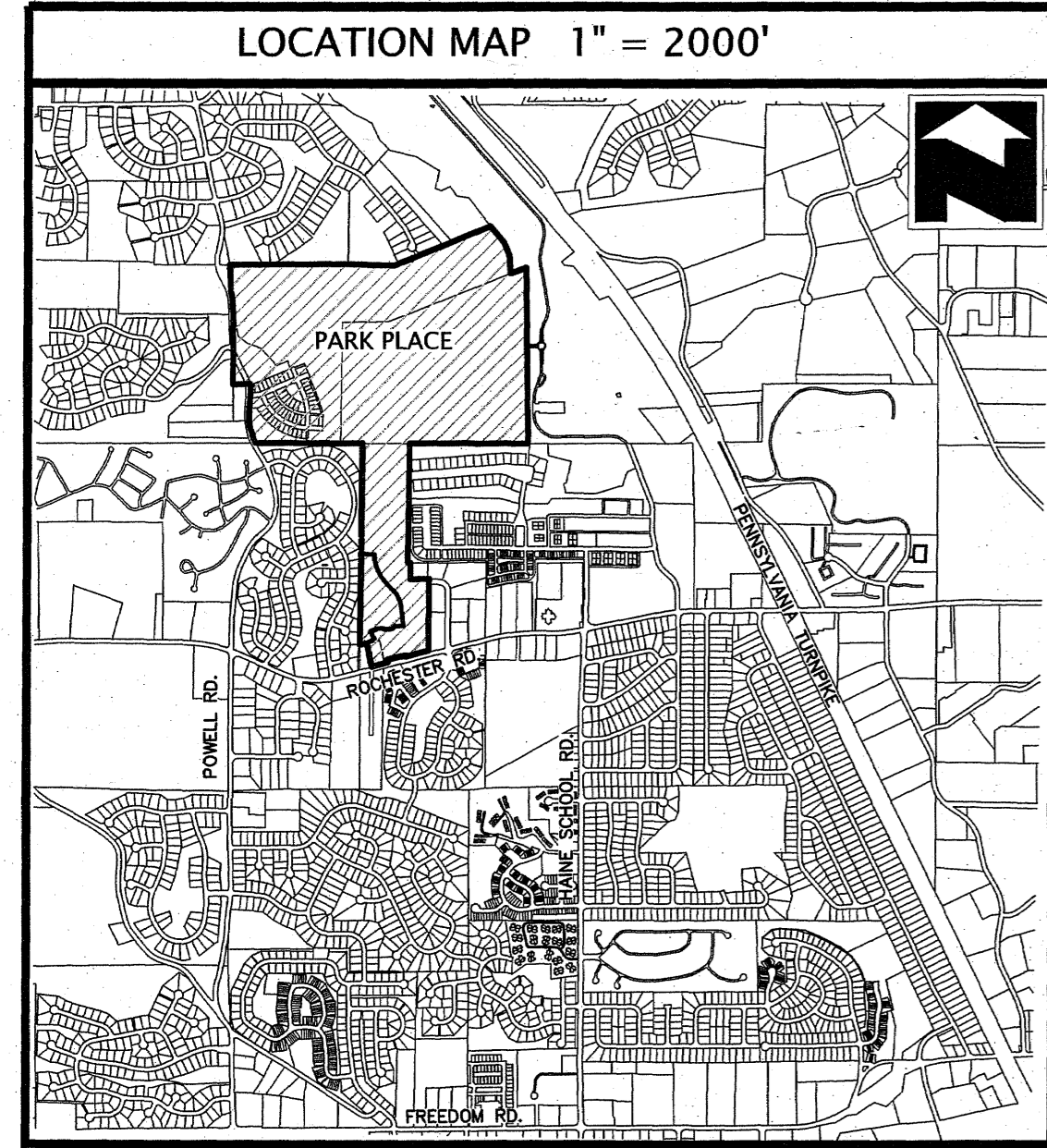
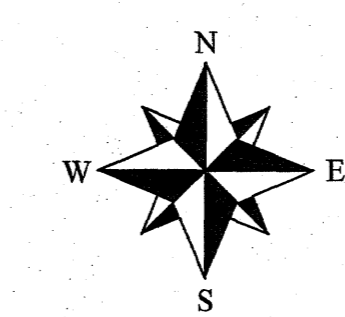
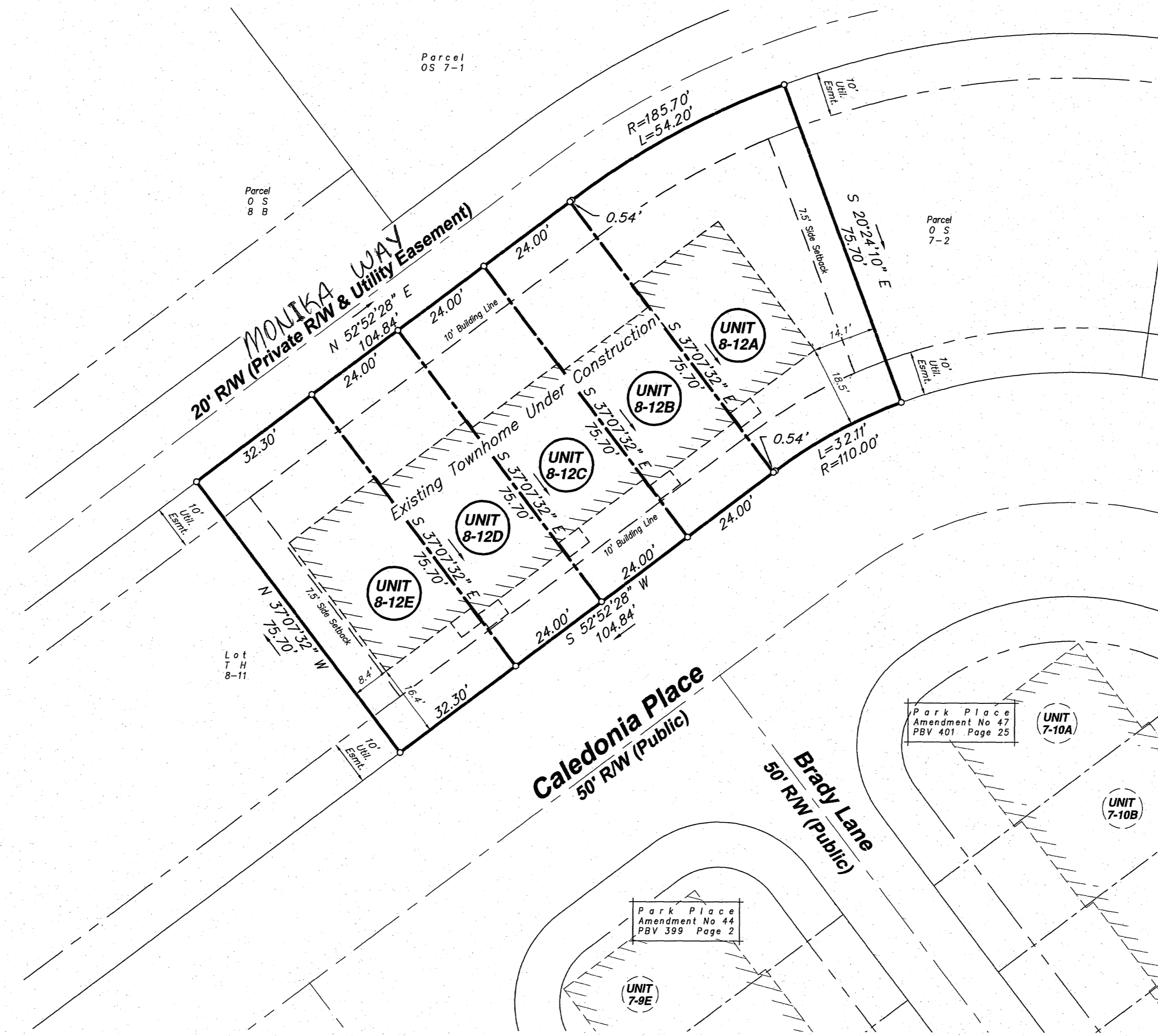
[Signature] SECRETARY
[Signature] CHAIRPERSON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK 406 PAGE 42

GIVEN UNDER MY HAND AND SEAL THIS 19th DAY OF October, 2022

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

PLAN BOOK PAGE
406 42



Unit	Sq. Ft.	Acres
8-12A	3,307.75	0.076
8-12B	1,816.80	0.042
8-12C	1,816.80	0.042
8-12D	1,816.80	0.042
8-12E	2,444.88	0.056
Total	11,203.03	0.258

GENERAL PLAN NOTES

- THIS PLAN IS A RE-SUBDIVISION OF PARCEL TH 8-12 OF THE PARK PLACE REVISED FINAL PHASE BA AS RECORDED IN PLAN BOOK 404, PAGES 01-02
- 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 8-12
 TAX PARCEL 130-546-812
 INST# 202207210015760

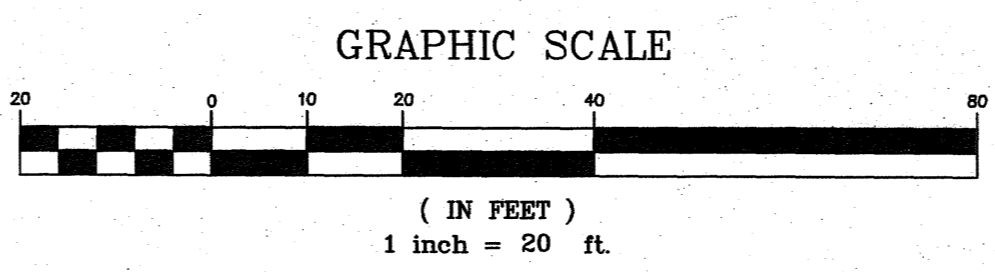
DEVELOPER / PROPERTY OWNER:

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

DRAWING NUMBER: 1004-2224470
 DRAWING SCALE: 1"=20'
 DATE: August 26, 2022
 DRAWN BY:
 REVISIONS:

PARK PLACE AMENDMENT NO. 52
 BEING A RE-SUBDIVISION OF PARCEL TH 8-12
 PARK PLACE REVISED FINAL PHASE BA
 AS RECORDED IN PLAN BOOK 404, PAGES 1 - 2
 CRANBERRY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

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



OWNER'S CERTIFICATION

(I or We), Molly D. Miller (Name of owner or owners; name and title of legally-authorized officer or representative) the undersigned, hereby declare that Karns City Area School District (I or we or name of partnership, corporation, etc.) (is or are) 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(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 27 day of September, 2022. (Owner signature)

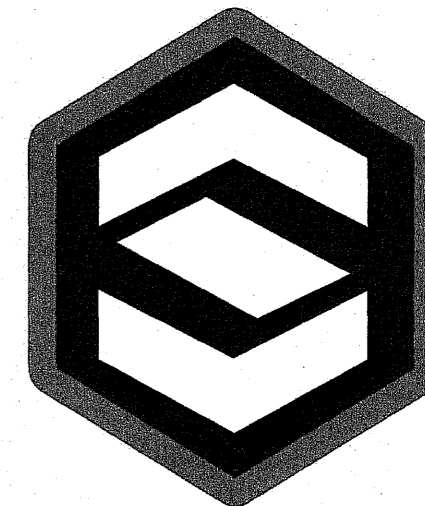
PROFESSIONAL CERTIFICATE

I, Benjamin H. Walls, a Professional Surveyor (Surveyor, Engineer, Landscape Architect) of the Commonwealth of Pennsylvania, do hereby certify that this plan shown hereon is true and correct to the standards of the Butler County Subdivision and Land Development Ordinance and that the survey and all angles, distances, and courses are accurately shown, that the monuments and markers as shown on the plat have been, or will be set, and to the best of my knowledge, that this plan correctly represents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents. Benjamin H. Walls (Professional's Name) SU075512 (Professional's Registration No.) August 29th, 2022 (Date)

Barcode: Instr: 20221024002230 Pgs: 1 F: \$45.00 Michele Mustello Butler County Recorder PA 10/24/2022 12:07 PM T20220917126

NOTES

- 1. The purpose of this plan is to convey 0.42 acres from the Molly Miller tax parcel 150-1F25-6C to the Karns City Area School District tax parcel 150-1F25-6A. No new tax parcels will be created. 2. The new area of parcel 150-1F25-6A is 19.40 acres. The new area of parcel 150-1F25-6C is 18.03 acres. 3. Bearings are shown in the Pennsylvania State Plan Coordinate System (South Zone) referenced to NAD 83 Horizontal (2011 Version).

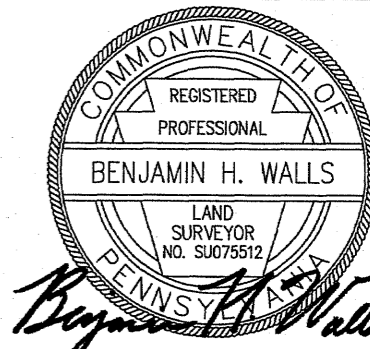


SLEIGHTER DESIGN

UNIVERSITY BUSINESS PARK 1060 EBERLY WAY LEMONT FURNACE, PA 15456 724.438.4010 WWW.SLEIGHTERDESIGN.COM

CONFIDENTIAL - ALL RIGHTS RESERVED

SEAL

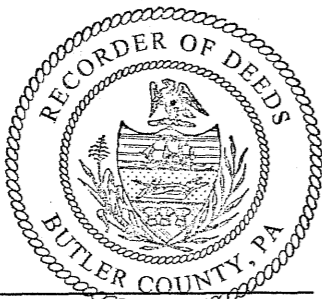


ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Molly D. Miller (Name of owner or owners; name and title of legally-authorized officer or representative) who acknowledged the foregoing final plan of subdivision or land development to be (his, her, their) act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 22 day of October, 2022. Thomas J. May, Notary Public, Butler County. My commission expires December 2, 2022. My commission expires the 21st day of December, 2022.



MUNICIPAL REVIEW

Reviewed by the Township of Fairview (City, Borough, Township) this 12 day of September, 2022.

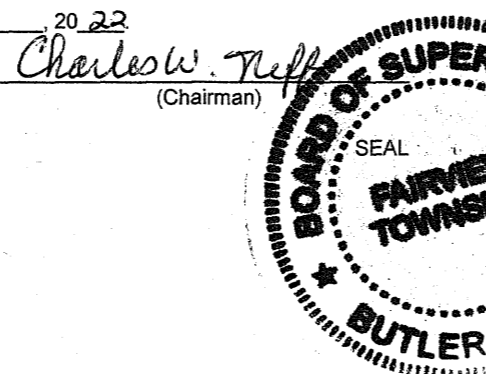
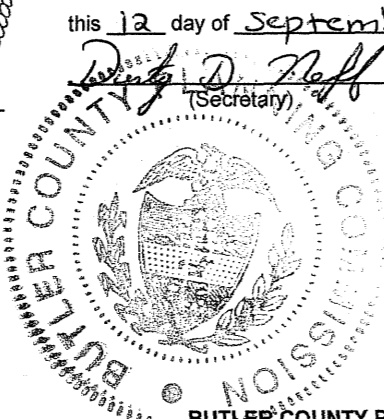


Table with 2 columns: PLAN BOOK, PAGE. Values: 406, 43.

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA } SS: COUNTY OF BUTLER }

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

Approved by the Butler County Planning Commission this 17th day of Aug., 2022. R. H. JRM (Secretary) J. H. JRM (Chairman) See Comments On File at the Butler County Planning Commission Plan Number: 22175

LEGEND

- Subject Property Lines
--- Existing Property Lines
--- Property Lines to be Removed
Z Property Line Merging Indicator
////// Area to be Transferred
● Calculated Corner Marker
○ Iron Pin Set Corner Marker
■ Iron Pin Found Corner Marker

REVISION

Table with 3 columns: NO, DATE, DESCRIPTION. Empty rows.

TITLE

MILLER MINOR SUB-DIVISION PLAN

OWNER: KARNs CITY AREA SCHOOL DISTRICT MINOR SUB-DIVISION PLAN

PROJECT NUMBER: S22-025-05

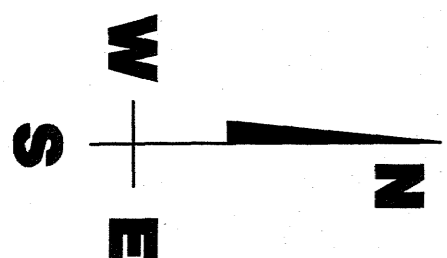
ISSUED FOR: KARNs CITY AREA SCHOOL DISTRICT

ISSUE DATE: AUGUST 29TH, 2022

SHEET NAME: MILLER MINOR SUB-DIVISION PLAN

SHEET NUMBER

SD-1



MOLLY MILLER 150-1F25-6C INST # 201701180001178 CURRENT AREA = 18.45 ACRES NEW AREA = 18.03 ACRES

IRON PIN FOUND, CALCULATED CORNER, N1° 50' 12" W 15.99', S88° 30' 48" W 20.12', S2° 16' 12" E 164.00'

KARNs CITY AREA SCHOOL DISTRICT 150-1F25-6C DB 2495-623 AREA = 1.63 ACRES

FOOTPRINT MEASURED BY CRA BEST FIT TO FIELD SURVEY MULTI STORY BRICK & BLOCK BUILDING

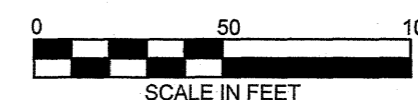
KARNs CITY AREA SCHOOL DISTRICT 150-1F25-6B INST # 200605110011291 PARCEL # 2 AREA = 4.60 ACRES

KARNs CITY AREA SCHOOL DISTRICT 150-1F25-6A INST # 200605110011291 PARCEL # 1 CURRENT AREA = 18.98 ACRES NEW AREA = 19.40 ACRES

150-1F25-6 DB 921-17 SURVEY 1947

WENDY GREEN 150-1F25-6HA

HARRY & BEVERLY EKAS 440-S2-B2

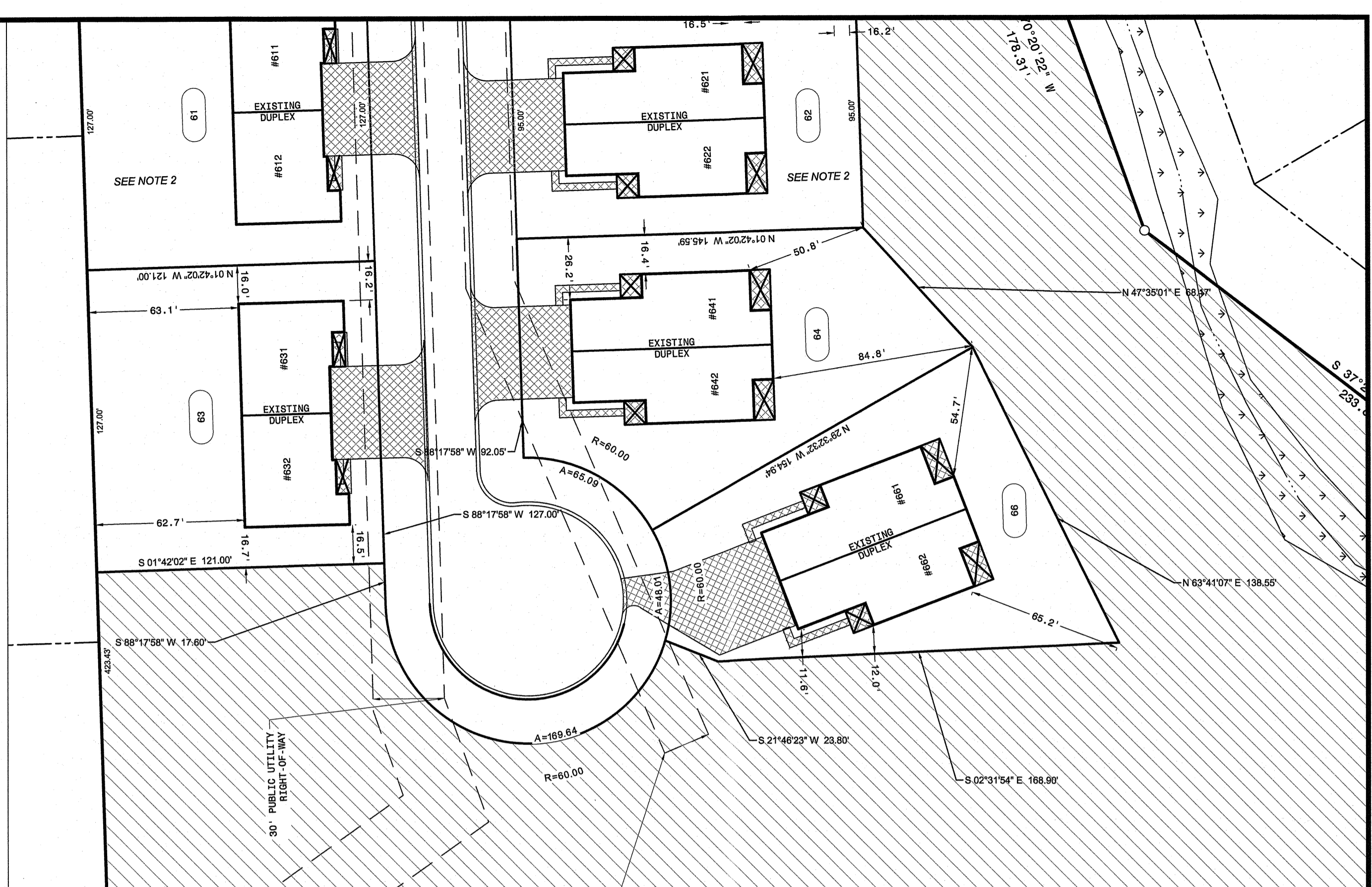
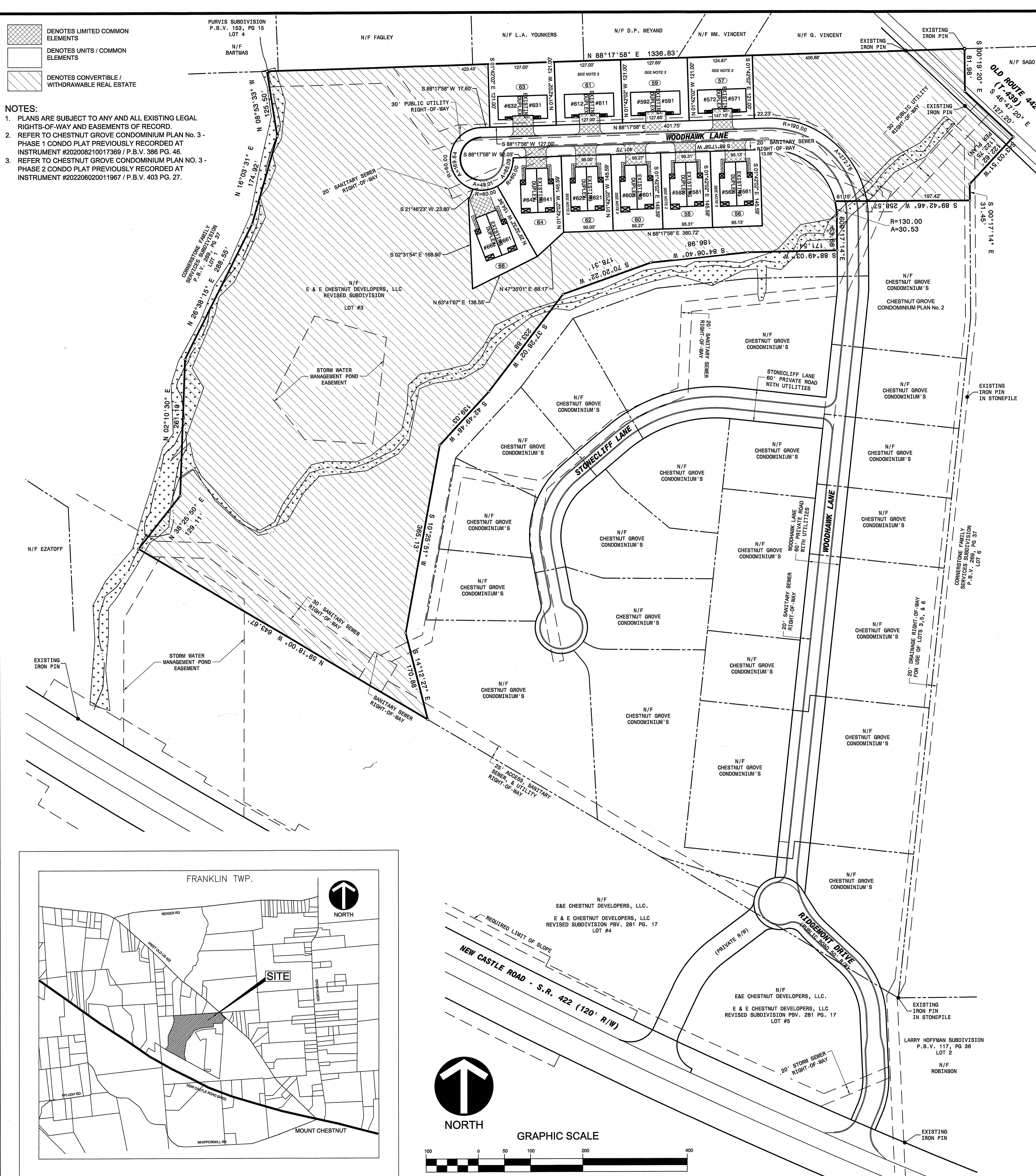


MILLER MINOR SUB-DIVISION PLAN

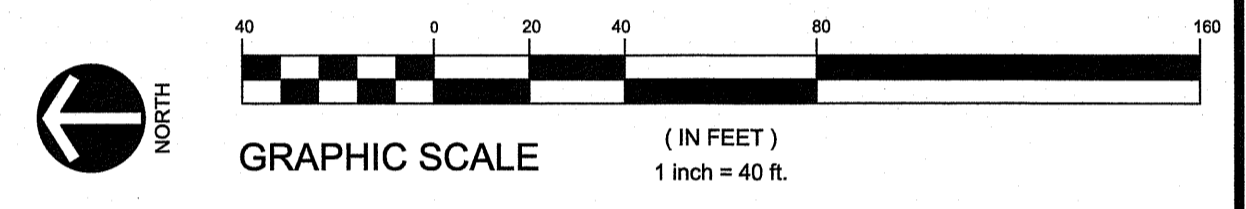
SCALE: 1:50

- DENOTES LIMITED COMMON ELEMENTS
- DENOTES UNITS / COMMON ELEMENTS
- DENOTES CONVERTIBLE / WITHDRAWABLE REAL ESTATE

NOTES:
 1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
 2. REFER TO CHESTNUT GROVE CONDOMINIUM PLAN NO. 3 - PHASE 1 CONDO PLAT PREVIOUSLY RECORDED AT INSTRUMENT #202008210017369 / P.B.V. 386 PG. 46.
 3. REFER TO CHESTNUT GROVE CONDOMINIUM PLAN NO. 3 - PHASE 2 CONDO PLAT PREVIOUSLY RECORDED AT INSTRUMENT #202206020011987 / P.B.V. 403 PG. 27.



PHASE 3 INSET PLAN:
 1" = 40'
 BUILDING #63 LOT AREA: 15,369 SQ. FT. OR 0.353 ACRES
 BUILDING #64 LOT AREA: 16,260 SQ. FT. OR 0.373 ACRES
 BUILDING #66 LOT AREA: 15,823 SQ. FT. OR 0.363 ACRES
 WOODHAWK LANE RIGHT-OF-WAY: 17,158 SQ. FT. OR 0.394 ACRES
 REMAINING CONVERTIBLE / WITHDRAWABLE REAL ESTATE AREA: 690,723 SQ. FT. OR 15.857 ACRES
 TOTAL AREA OF RECORDING: 755,333 SQ. FT. OR 17.340 ACRES



KNOW ALL MEN BY THESE PRESENTS: THAT E & E CHESTNUT DEVELOPERS, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS PLAN OF CONDOMINIUM OF ITS PROPERTY, SITUATED IN FRANKLIN TOWNSHIP, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVER ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANDS, RIGHTS-OF-WAY, EASEMENTS, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHTS-OF-WAY AND EASEMENTS BY THE TOWNSHIP OF FRANKLIN, OF BUTLER COUNTY, E & E CHESTNUT DEVELOPERS, LLC HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF FRANKLIN, OF BUTLER COUNTY, 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 GRADERS THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON E & E CHESTNUT DEVELOPERS, 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 ATTESTED SECRETARY, THIS 25th DAY OF October, A.D. 2022.

Nicole L. Bachtel SECRETARY
Edward J. Etzel PRESIDENT

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER } SS:

ON THIS 25th DAY OF October, A.D. 2022 BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED EDWARD J. ETZEL - PRESIDENT OF E & E CHESTNUT DEVELOPERS, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID E & E CHESTNUT DEVELOPERS, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASED AND DEDICATION EDWARD J. ETZEL - PRESIDENT OF E & E CHESTNUT DEVELOPERS, LLC IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THE DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN.
 WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF Oct, 2022
 MY COMMISSION EXPIRES THE 15th DAY OF March, 2025

Commonwealth of Pennsylvania - Notary Seal
 Nicole L. Bachtel, Notary Public
 Butler County
 My commission expires March 15, 2025
 Commission number 1213800
 Member, Pennsylvania Association of Notaries

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

DATE: 10-25-22
 MICHAEL ALLEN OGNI, PLS
 REG. No. SJ-075288

COMMONWEALTH OF PENNSYLVANIA }
 COUNTY OF BUTLER } SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 406, PAGE(S) 44

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF October, 2022

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

PLAN BOOK	PAGE
406	44

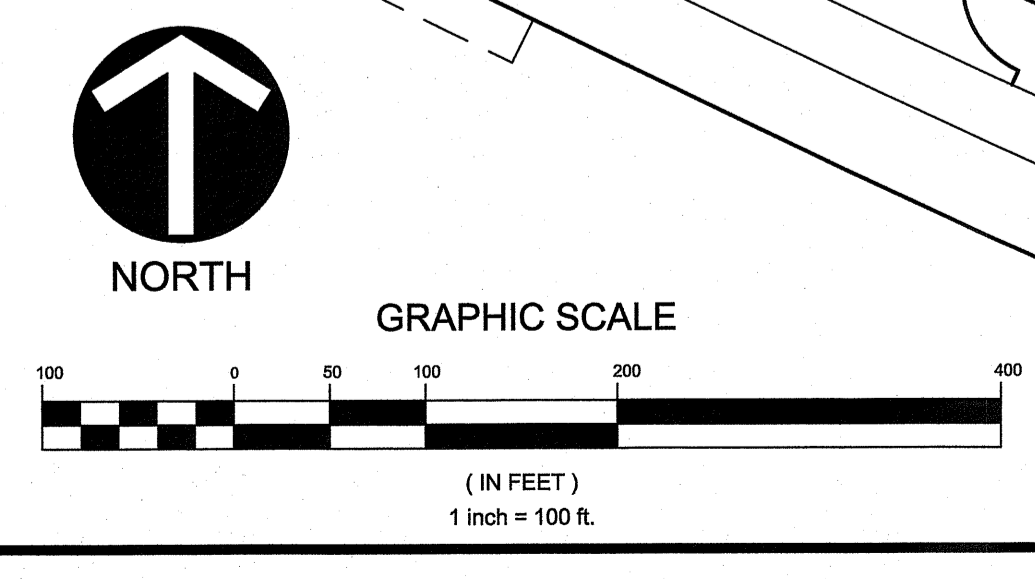
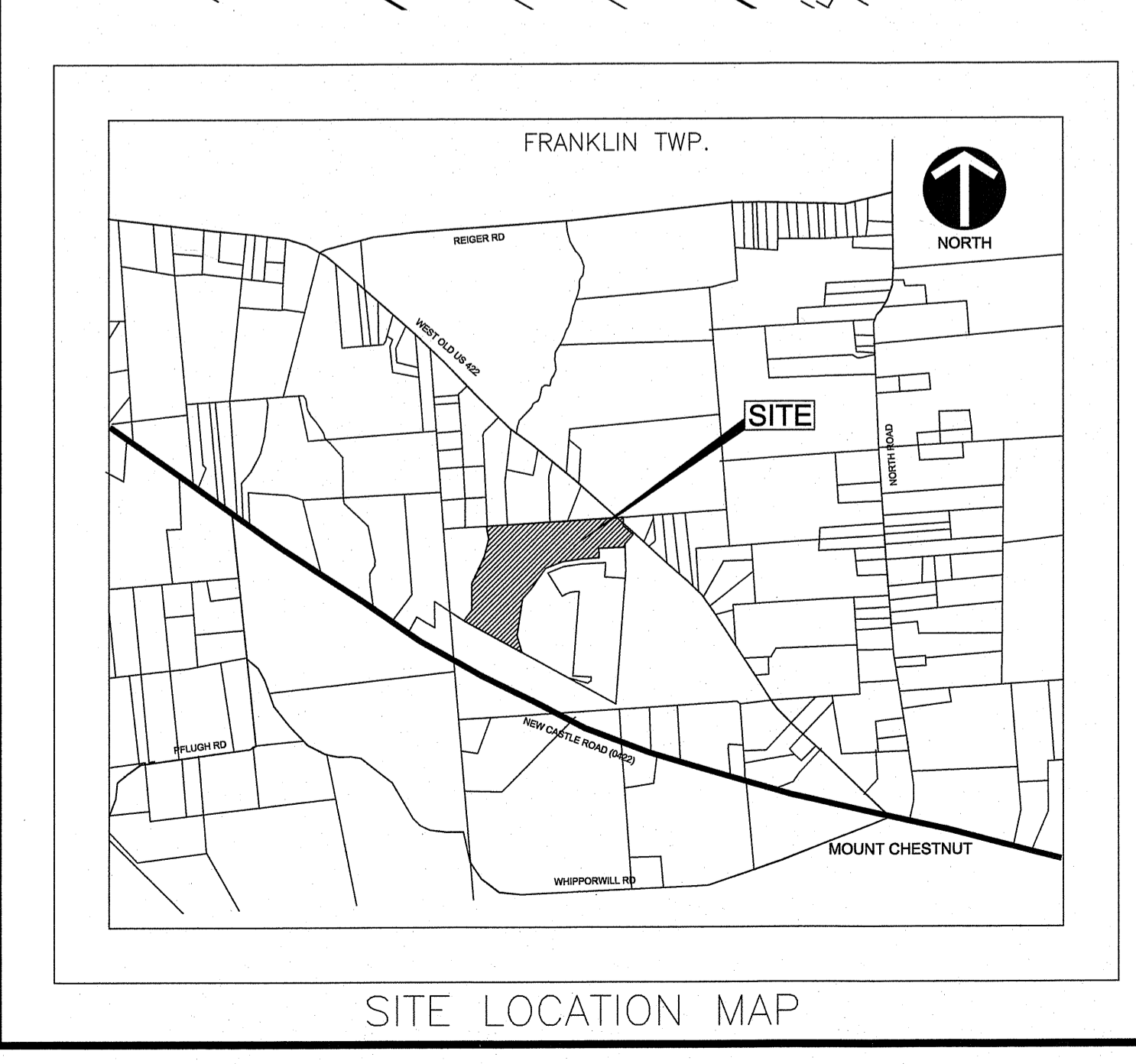
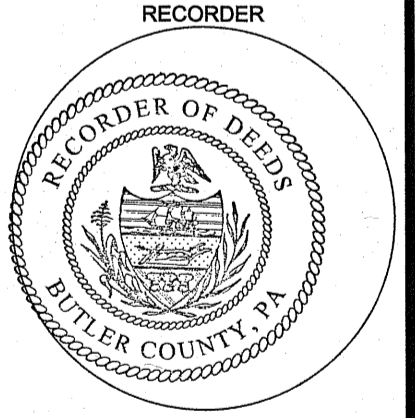
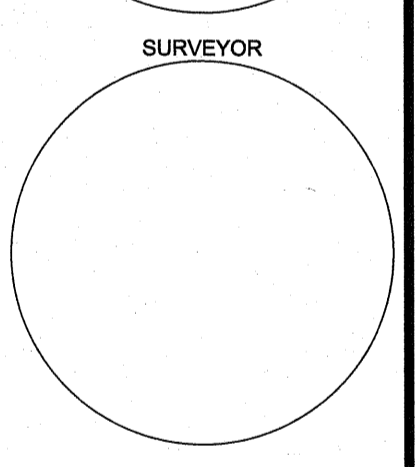
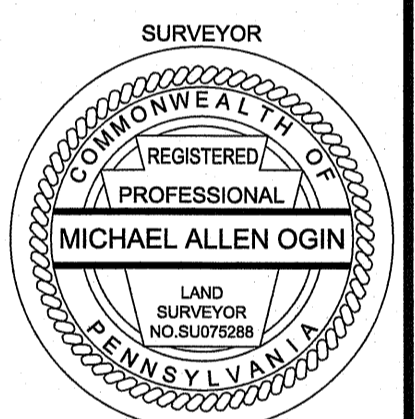
TOTAL PLAN AREA 755,333 SQ. FT. OR 17.340 ACRES

GATEWAY
 The Gateway Engineers, Inc.
 Full-Service Civil Engineering & Surveying
 100 McMorris Road, Pittsburgh, PA 15205
 gatewayengineers.com 856-634-9284

CHESTNUT GROVE CONDOMINIUM PLAN No. 3 - PHASE 3

SITUATED IN
 FRANKLIN TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA
 MADE FOR
E & E CHESTNUT DEVELOPERS, LLC
 189 SAXONBURG ROAD
 BUTLER, PA 16002

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



Path & Filename: C:\Users\jg16001\OneDrive\Projects\16001\1604-0002 Chestnut Grove - Condo Plans\DWG\1604-0002 Chestnut Grove Plan No. 3 - Phase 3.dwg
 Plot Date: 10/24/2022 10:24:22 AM
 Save Date: 10/24/2022 10:27 PM
 18.00

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT FORSYTHE FIELDS, LLC, BY VIRTUE OF A RESOLUTION OF ITS BOARD OF DIRECTORS, DOES HEREBY ADOPT THIS AS ITS DEVELOPMENT PLAN OF ITS PROPERTY SITUATED IN THE TOWNSHIP OF MIDDLESEX, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, DRAINAGE, SEWAGE AND UTILITY PURPOSES, ALL DRIVES, ROADS, STREETS, LANDS, RIGHT-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 PRECEDING, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS, RIGHT-OF-WAYS AND EASEMENTS BY THE TOWNSHIP OF MIDDLESEX, FORSYTHE FIELDS, LLC, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF MIDDLESEX, 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 FORSYTHE FIELDS, LLC, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY, THIS 25 DAY OF July A.D., 2022.

FORSYTHE FIELDS, LLC

ATTEST: [Signatures] SECRETARY PRESIDENT

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

FORSYTHE FIELDS, LLC

[Signature] PRESIDENT

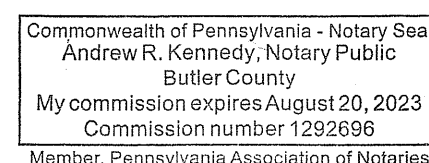
CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA SS: COUNTY OF BUTLER

ON THIS 21 DAY OF July A.D., 2022 BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED MARK T. HEINAUER PRESIDENT PRESIDENT OF FORSYTHE FIELDS, LLC WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY SIGN AND SEALED BY AND AS FOR THE ACT AND DEED OF THIS SAID FORSYTHE FIELDS, LLC. FOR THE USES AND PURPOSES THEREIN MENTIONED, AND THAT THE NAME OF THIS DEPARTMENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF FORSYTHE FIELDS, LLC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPARTMENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN. WITNESS MY HAND AND NOTARIAL SEAL THE 21 DAY OF July A.D., 2022. [Signature] NOTARY

MY COMMISSION EXPIRES THE 20 DAY OF August A.D., 2022.



TITLE CLAUSE

FORSYTHE FIELDS, LLC, BY MARK T. HEINAUER, ITS PRESIDENT, OWNERS OF THE FIELDSTONE RIDGE - REVISION NO. 1 PLAN OF LOTS DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF FORSYTHE FIELDS, LLC AS RECORDED IN INSTRUMENT NUMBER 01909030017155 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

BY [Signature] PRESIDENT

MORTGAGE CLAUSE

WE, WASHINGTON FINANCIAL BANK, MORTGAGEE OF THE PROPERTY EMBRACED IN FIELDSTONE RIDGE - REVISION NO. 1 PLAN OF LOTS DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

[Signatures] MORTGAGEE WITNESS

MIDDLESEX TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX THIS 22 DAY OF JUNE, 2022.

[Signatures] SECRETARY CHAIRMAN

MIDDLESEX TOWNSHIP SUPERVISORS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF MIDDLESEX 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 MIDDLESEX THIS 21th DAY OF July, 2022. [Signatures] SECRETARY CHAIRMAN SUPERVISOR SUPERVISOR

MIDDLESEX TOWNSHIP MUNICIPAL ENGINEER

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

9/21/2022 PE 083712 [Signature] DATE REG. NO. SIGNATURE

MIDDLESEX TOWNSHIP SUPERVISORS - REAPPROVAL

THIS PLAT OF LOT-LINE REVISION WAS REAPPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BUTLER COUNTY, PENNSYLVANIA ON THIS 19 DAY OF OCTOBER, 2022.

[Signatures] SECRETARY CHAIRMAN SUPERVISOR SUPERVISOR

SURVEYOR

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

[Signature] 7-19-2022 SU 36950-E DATE REGISTRATION NO.

BUTLER COUNTY PLANNING

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

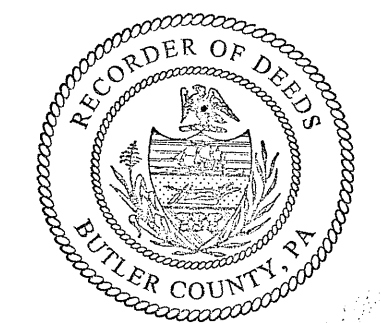
[Signatures] SECRETARY CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

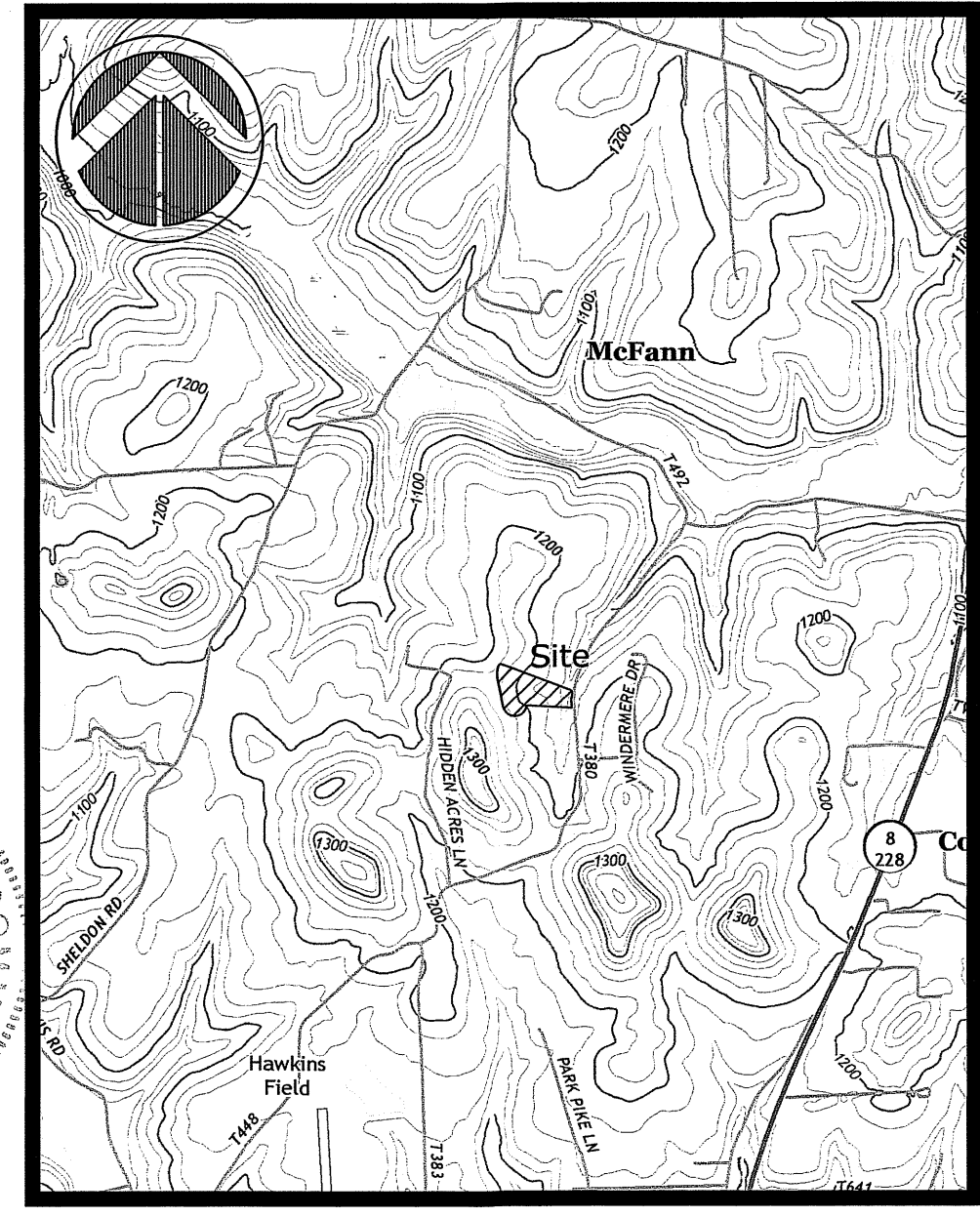
COMMONWEALTH OF PENNSYLVANIA] SS: COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 406, PAGE(S) 45-46.

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF October, 2022.



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



USGS Location Map (Valencia, Pa. Quad.) Scale 1" = 2000'

Zoning Information

Current Zoning - AG-A Rural Residential District

Proposed Use - Single-Family Residential

Total Number of Lots - 3 Lots

1 Open Space Parcel - 39,668 sq.ft. (0.9107 Acres)

Minimum Lot Size - 66,287 sq.ft. (1.5217 Acres)

Maximum Lot Size - 75,000 sq.ft. (1.7218 Acres)

Average Lot Size - 69,726 sq.ft. (1.6007 Acres)

Table with 2 columns: Parcel, Area. Rows: Parcel C (39,668 Sq. Ft. (0.9106 Acres)), Lot 101-R (66,287 Sq. Ft. (1.5217 Acre)), Lot 110-R (67,891 Sq. Ft. (1.5586 Acre)), Lot 111-R (75,000 Sq. Ft. (1.7218 Acre)), Total (248,846 Sq. Ft. (5.7127 Acres))

Area of Lots and Parcels = 5.7127 Acres

Area of Proposed Road R.O.W. = 0 Acres

Total Property Area = 5.7127 Acres

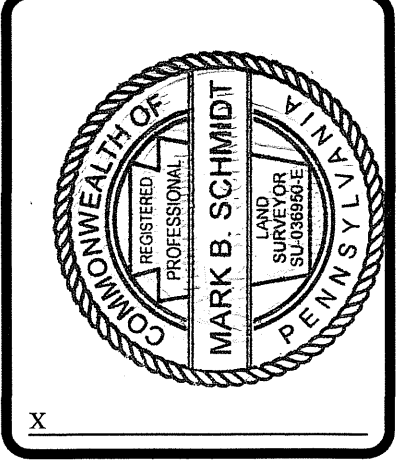
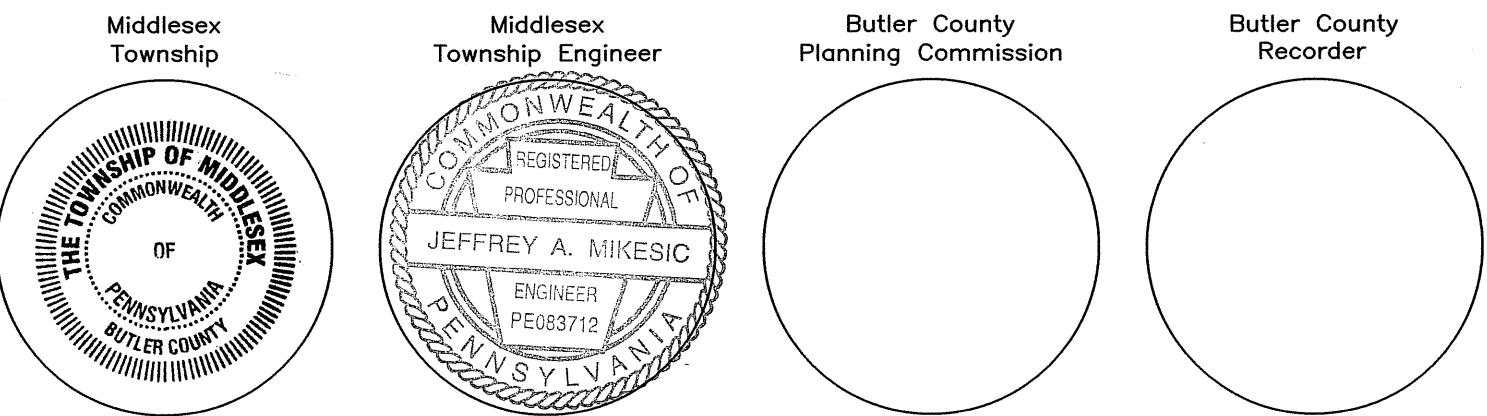
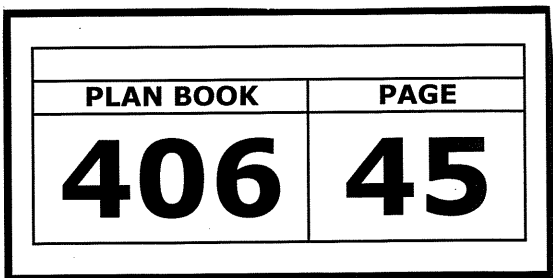
Owner/Developer

Forsythe Fields, LLC 514 Ridge Court Wexford, Pa. 15090 (412) 913-7080

Middlesex Township - Zoning Information

Table with 3 columns: Zoning, with Public Water and Sewerage, without Public Water or Sewerage. Rows: AG-A Rural Residential District, Single Family Dwelling.

Table with 3 columns: Min. Lot Area, Min. Lot Width @ Building Line, Min. Front Yard Setback, Min. Side Yard Setback, Min. Rear Yard Setback. Rows: 32,670 s.f. (3/4 acres), 125' FT, 50' FT, 25' FT, 75' FT.



Hampton Technical Associates logo and contact information for Engineering Land Surveyors.

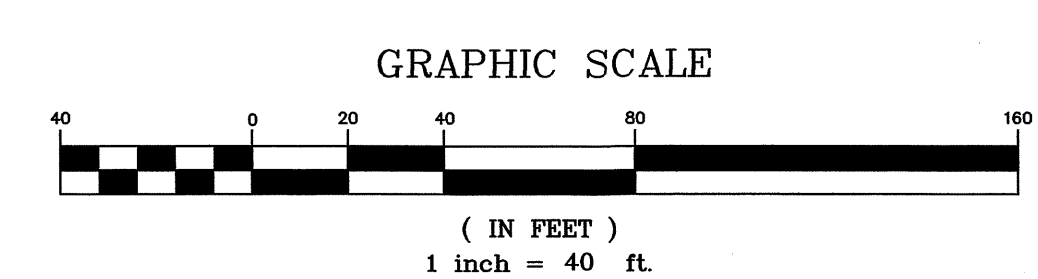
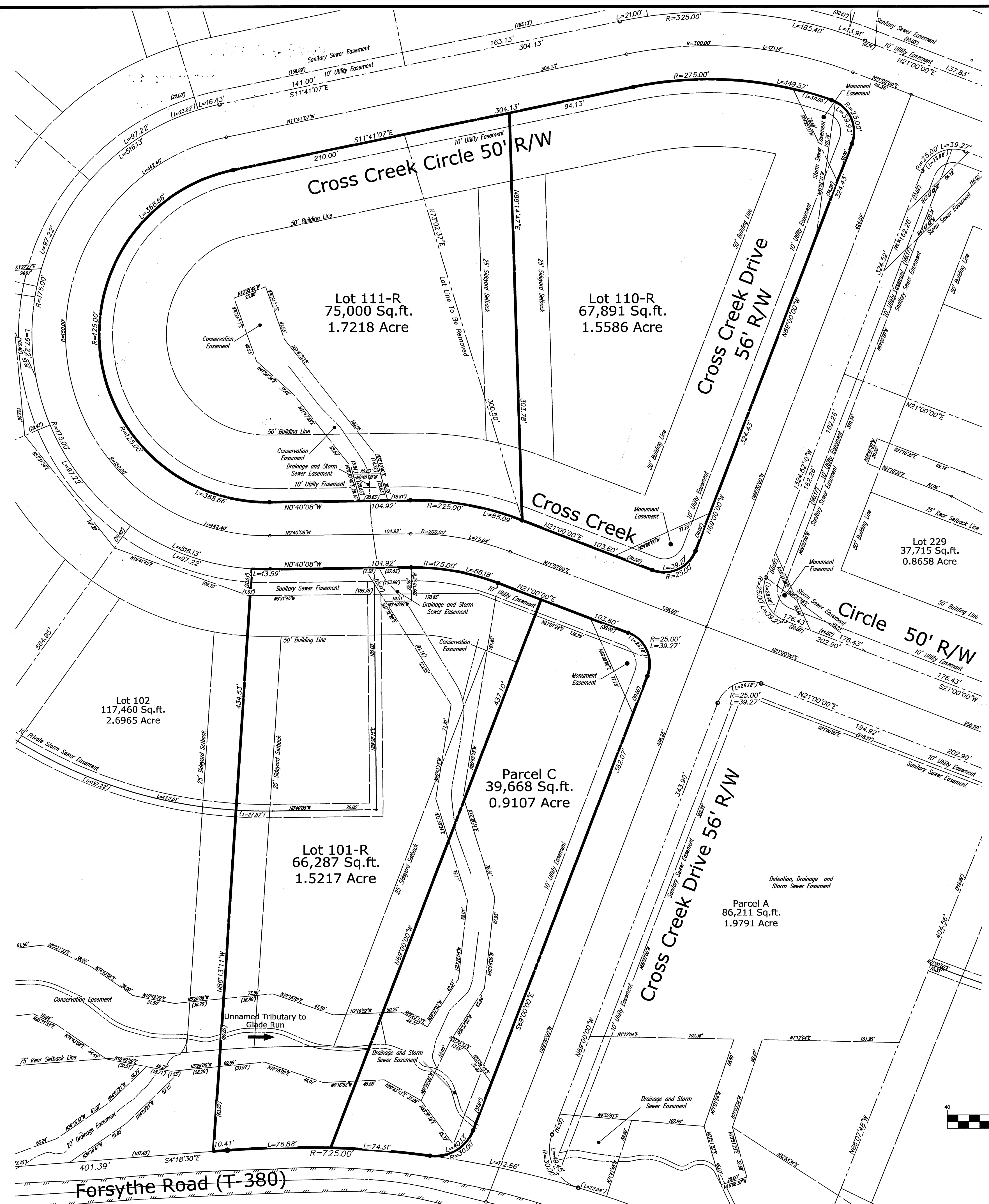
Table with 2 columns: DATE ISSUED, REVISIONS. Includes project status: FINAL PLAN SUBMISSION.



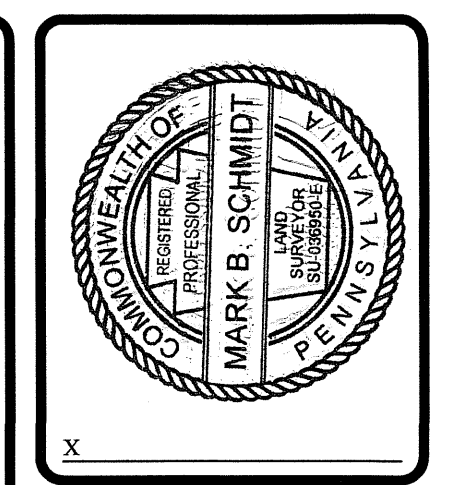
Project information: Fieldstone Ridge - Revision No. 1, Plan For Recording, Client Address: Forsythe Fields, LLC, 514 Ridge Court, Wexford, Pa. 15090.

Recording stamp: REC.1, Project # 12333-1, SHEET 233-1 of 233-1.

BEING A LOT LINE REVISION OF LOTS 110 & 111 AND SUBDIVISION OF LOT 101 IN THE FIELDSTONE RIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME 393, PAGES 44-50. ALSO INCLUDING THE ADDITION OF MONUMENT EASEMENTS AT THE NORTHWEST CORNERS OF PARCEL C & LOT 110-R AND THE REVISION OF THE MONUMENT EASEMENT AT THE NORTHEAST CORNER OF LOT 110-R.



BEING A LOT LINE REVISION OF LOTS 110 & 111 AND SUBDIVISION OF LOT 101 IN THE FIELDSTONE RIDGE PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME 393, PAGES 44-50. ALSO INCLUDING THE ADDITION OF MONUMENT EASEMENTS AT THE NORTHWEST CORNERS OF PARCEL C & LOT 110-R AND THE REVISION OF THE MONUMENT EASEMENT AT THE NORTHEAST CORNER OF LOT 110-R.

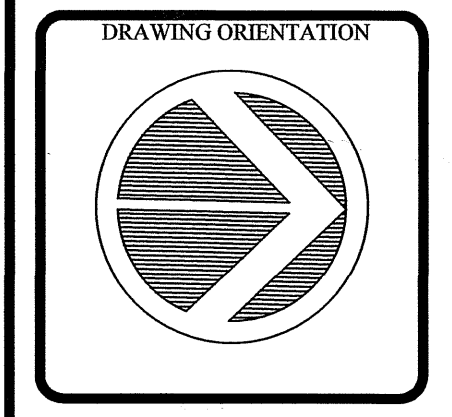


HAMPSON TECHNICAL ASSOCIATES
 ENGINEERING LAND SURVEYORS
 ESTABLISHED 1960
 www.hampton-technical.com

Corporate Office
 Eta 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: June 2, 2022	PROJECT STATUS: FINAL PLAN SUBMISSION
REVISIONS:	DESCRIPTION
NO.	DATE



Fieldstone Ridge - Revision No. 1
 Plan For Recording

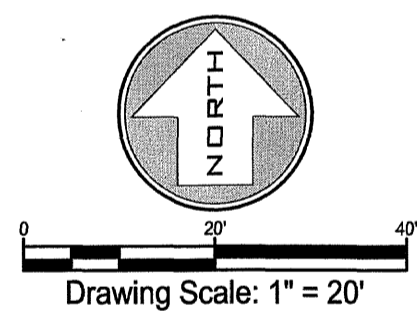
CLIENT ADDRESS:
 Forsythe Fields, LLC
 514 Ridge Court
 Butler County, Pennsylvania
 Wexford, Pa. 15090

DRAWN BY: JCC	CHECKED BY:
CAD FILE: 33-1 Recording Revision.dwg	
HORIZ. SCALE: 1" = 40'	VERT. SCALE:
SHEET: REC-2	OF
PROJECT #: 12333-1	



LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- PROPERTY SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- SLOPES 16% OR GREATER
- SOIL BOUNDARIES



GENERAL NOTES:

- CONTOURS SHOWN, TAKEN FROM PASDA LIDAR DATED: 2008
- SOIL BOUNDARIES SHOWN, TAKEN FROM WEB SOIL SURVEY.

SOILS LEGEND
(per web soil survey)

GpC - Gilpin - Wharton Silt Loams, 8-15% slopes
WaB - Wharton Silt Loam, 3-8% slopes

UTILITY INFORMATION
Electric - West Penn Power
Gas - Peoples Gas
Cable & Internet - Armstrong

OWNER INFORMATION
Christopher L. & Melanie A. Cox
125 Kamar Drive
Butler PA 16002

OWNERS ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That we, Christopher L. Cox and Melanie A. Cox of the Township of Summit, 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 Township of Summit, Butler County, Pennsylvania and for divers advantage 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 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 dedication and release shall be binding upon Christopher L. Cox and Melanie A. Cox, our heirs, executors, administrators and assigns and purveyors effect in this plan.

Signature of Owner - Christopher L. Cox *[Signature]* 10/26/2022
Date
Signature of Owner - Melanie A. Cox *[Signature]* 10/26/2022
Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Christopher L. Cox and Melanie A. Cox, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 26th day of October, 2022.

My commission expires the 5th day of April, 2023

[Signature]
Notary Public

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

CERTIFICATION OF TITLE

I hereby certify that the title to the property contained in the "125 Kamar Drive - Lot Consolidation" is in the name of Christopher L. Cox and Melanie A. Cox and is recorded in Instrument #201308260024942.

Signature of Owner - Christopher L. Cox _____ Date _____

Signature of Owner - Melanie A. Cox _____ Date _____

Witness _____ Date _____

_____, mortgagee of the property contained in the "125 Kamar Drive - Lot Consolidation" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness _____ Name, Title, and Mortgagee _____

SURVEYOR'S CERTIFICATION

I, Gregory B. Jones, a Registered Professional Land Surveyor of the Commonwealth of Pennsylvania, certify to the best of my knowledge, the survey and plan shown hereon are correct and accurate to the standards required.

Date of Plan: October 19, 2022 By: *[Signature]*
Gregory B. Jones, PLS PA Registration No. SU-052331E

NO ACCEPTANCE OF DEDICATION

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

[Signature] Secretary *[Signature]* Chairman, Board of Supervisors

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 21st day of SEPT 22

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

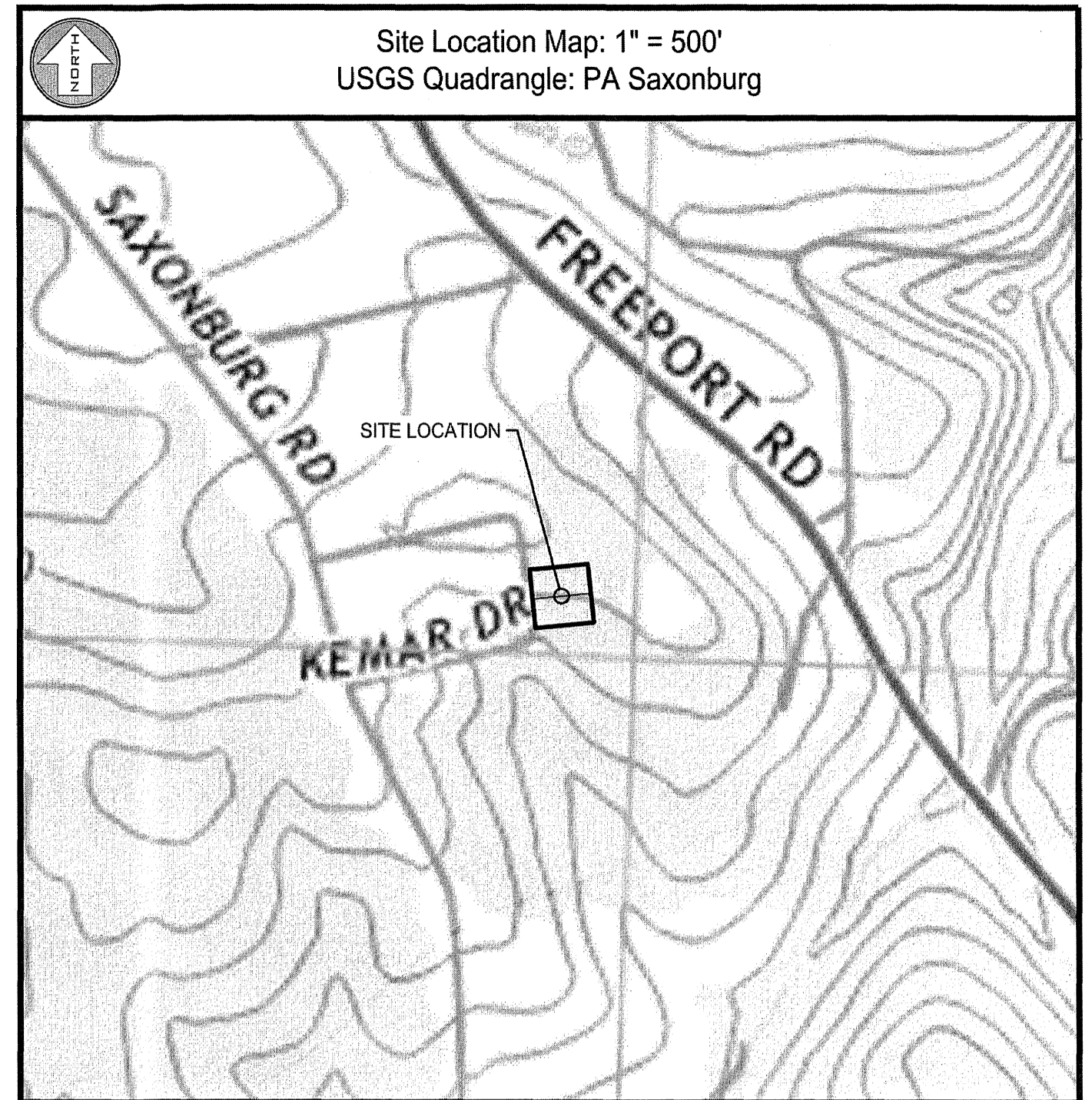
PROOF OF RECORDING

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 406, Page 47

Given under my hand and seal this 28th day of October, 2022

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



Inst#: 202210280022565
Pg: 1 of 546.00 10/28/2022 11:30 AM
Michele Mustello
Butler County Recorder PA 120230017401

PLAN BOOK	PAGE
406	47

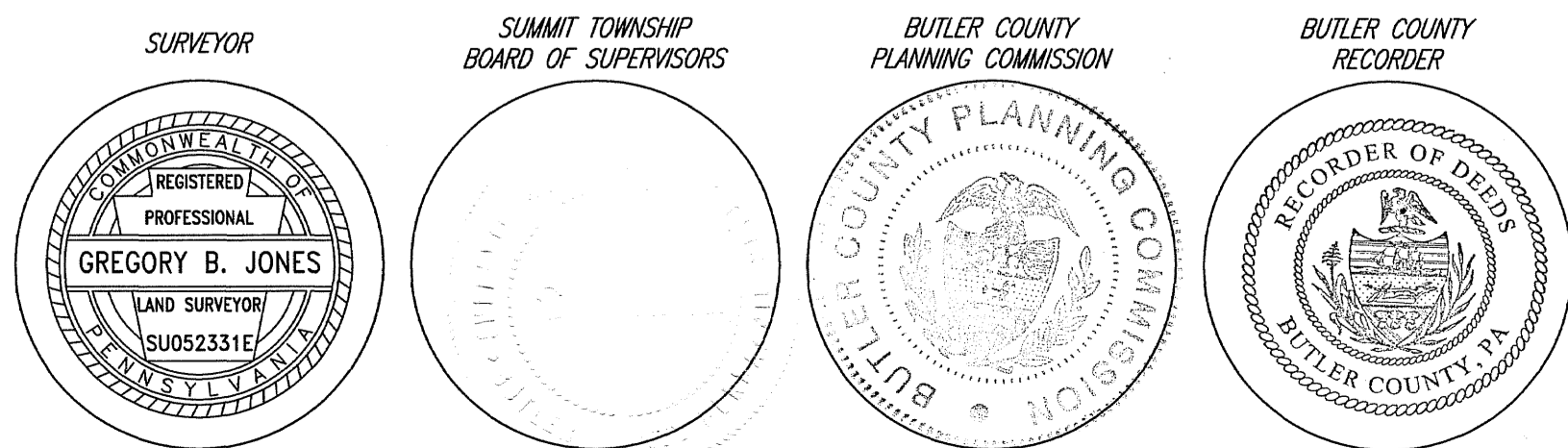
125 Kamar Drive Consolidation Plan

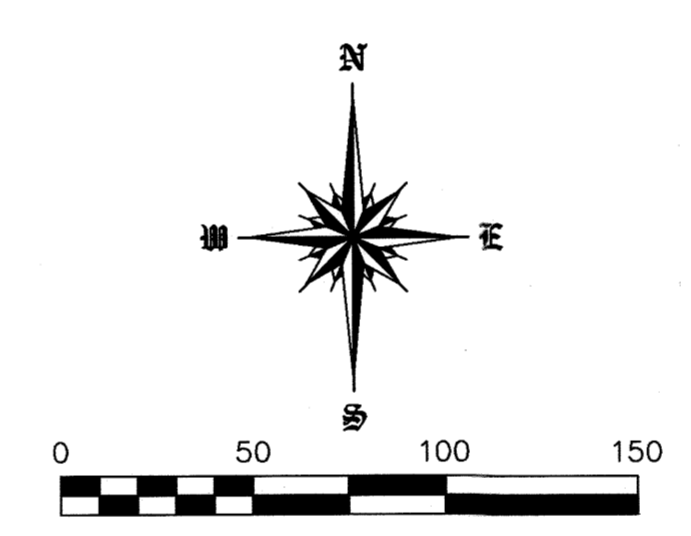
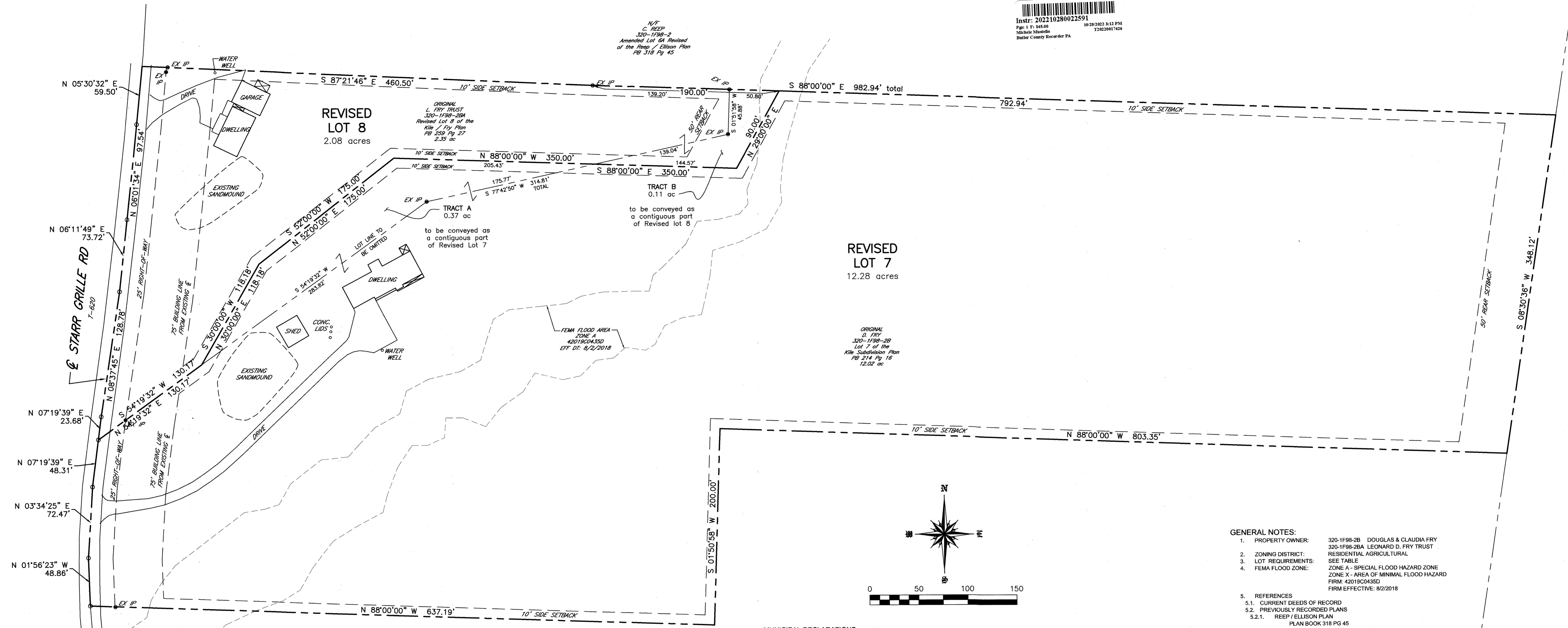
Situate In:
Summit Township
Butler County, Pennsylvania

Prepared For:
Christopher L. & Melanie A. Cox

Prepared By:
Greg Jones Surveying
752 Harmony Road
Slipper Rock, Pa 16057
(724) 421-6163

Drawing information
SCALE: As Noted
DATE: October 04, 2022
DWG: 125 Kamar Drive.dwg
CHECKED BY: GBJ
SHEET 1 of 1





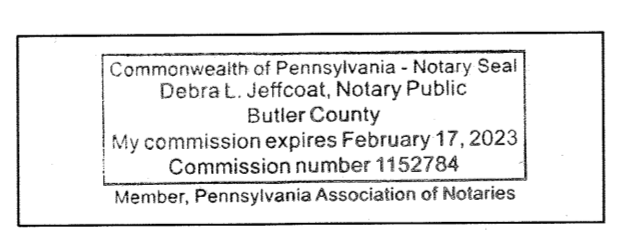
- GENERAL NOTES:**
- PROPERTY OWNER: 320-1F98-2B DOUGLAS & CLAUDIA FRY
320-1F98-2BA LEONARD D. FRY TRUST
 - ZONING DISTRICT: RESIDENTIAL AGRICULTURAL
 - LOT REQUIREMENTS: SEE TABLE
 - FEMA FLOOD ZONE: ZONE A - SPECIAL FLOOD HAZARD ZONE
ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM: 42019CM35D
FIRM EFFECTIVE: 02/2018
 - REFERENCES:
 - CURRENT DEEDS OF RECORD
 - PREVIOUSLY RECORDED PLANS
 - 5.2.1. REEP/ ELLISON PLAN PLAN BOOK 318 PG 45
 - 5.2.2. KILE SUBDIVISION PLAN BOOK 277 PG 11
 - 5.2.3. KILE / FRY PLAN PLAN BOOK 259 PG 27
 - 5.2.4. KILE SUBDIVISION PLAN BOOK 214 PG 16

OWNER'S CERTIFICATION
 WE, DOUGLAS D. FRY AND CLAUDIA L. FRY AND DOUGLAS D. FRY & TIMOTHY L. FRY AS CO-SUCCESSOR TRUSTEES OF THE LEONARD D. FRY PROTECTOR TRUST, DATED 5-16-2011, LEONARD D. FRY, 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 25 DAY OF OCTOBER, 2022.

Douglas D. Fry
 DOUGLAS D. FRY
 CO-SUCCESSOR TRUSTEE OF THE LEONARD D. FRY PROTECTOR TRUST

Claudia L. Fry
 CLAUDIA L. FRY
 CO-SUCCESSOR TRUSTEE OF THE LEONARD D. FRY PROTECTOR TRUST

ACKNOWLEDGMENT OF NOTARY PUBLIC
 COMMONWEALTH OF PENNSYLVANIA } SS:
 COUNTY OF BUTLER }
 I, TIMOTHY L. FRY
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, DOUGLAS D. FRY AND CLAUDIA L. FRY AND DOUGLAS D. FRY & TIMOTHY L. FRY 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 25 DAY OF OCTOBER, 2022.
 MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023.



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.
 14 Oct 2022
 DATE
 x *Stanley D. Graff*
 STANLEY D. GRAFF
 REG. NO. SU-030194-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 27th DAY OF October, 2022.

Paul Altu
 SECRETARY

[Signature]
 CHAIRPERSON
 BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF WINFIELD THIS 5th DAY OF October, 2022.

Paul Altu
 SECRETARY

[Signature]
 CHAIRPERSON
 PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT
 REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21st DAY OF SEPT., 2022.

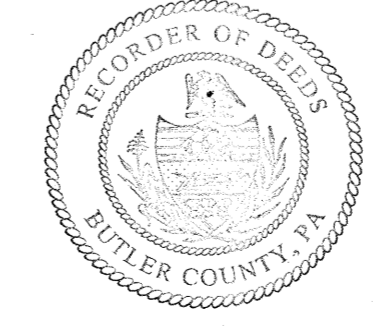
[Signature]
 SECRETARY

[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 406, PAGE(S) 48.
 GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF October, 2022.

[Signature]
 RECORDER OF DEEDS

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



FRY PLAN

Being a lot line revision of Lot 7 of the Kile Subdivision, Plan Book 214 Pg 16, and Revised Lot 8 of the Kile / Fry Plan, Plan Book 259 Pg 27, and being Butler County Tax Parcels 320-1F98-2B (Lot 7) and 320-1F98-2BA (Revised Lot 8)

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 AREA SUMMARY:

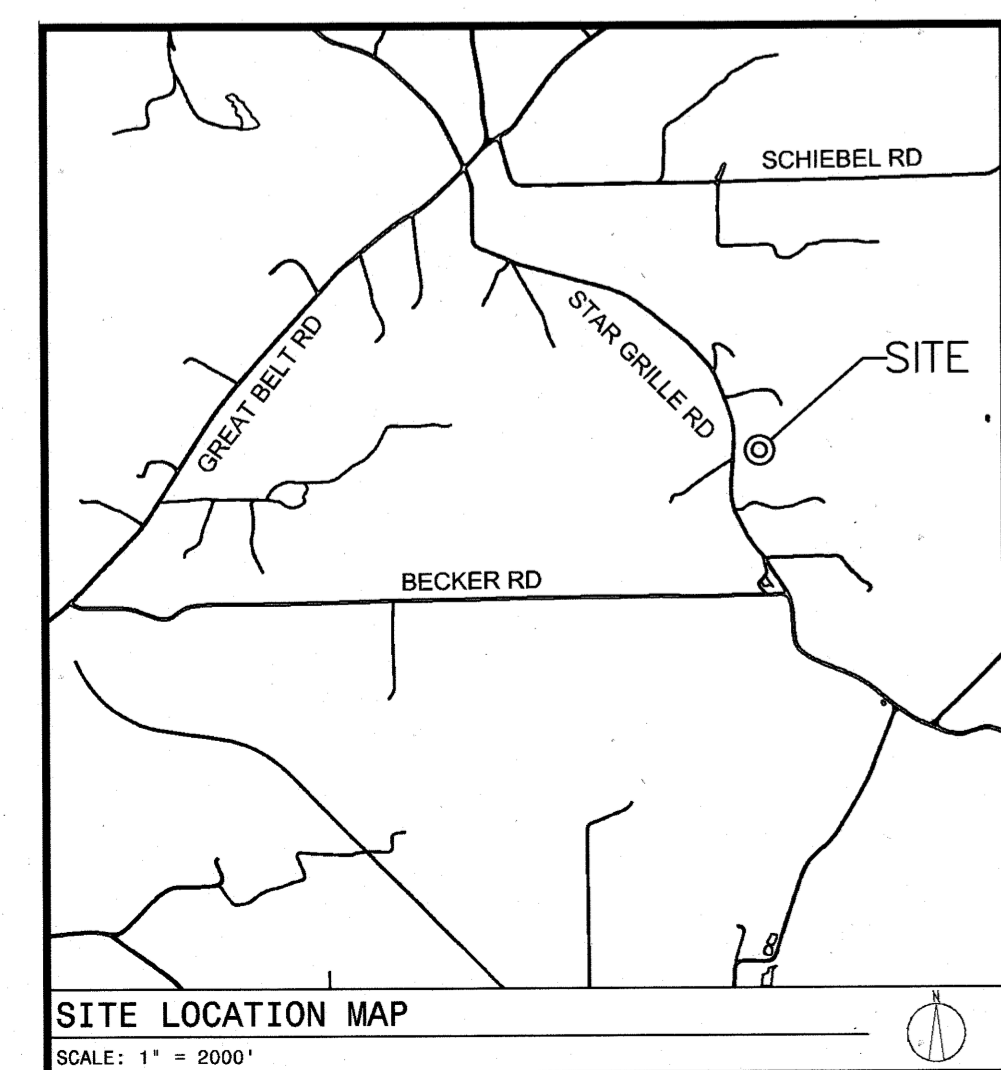
EXISTING TOTALS	
LOT 7	12.02 AC
+ LOT 8	2.34 AC
EXISTING TOTAL	14.36 AC

REVISED LOT 7	12.02 AC
+ TRACT A	0.37 AC
- TRACT B	0.11 AC
REVISED LOT 7	12.28 AC
REVISED LOT 8	2.34 AC
+ TRACT A	0.37 AC
- TRACT B	0.11 AC
REVISED LOT 8	2.08 AC

REVISED TOTALS	
REVISED LOT 7	12.28 AC
+ REVISED LOT 8	2.08 AC
REVISED TOTAL	14.36 AC

RECORDED	20
PLAN BOOK	PAGE
406	48
SHEET	of

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



GRAFF SURVEYING

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

PROJECT DESCRIPTION
FRY PLAN
 BEING A
LOT LINE REVISION
 FOR
DOUGLAS & CLAUDIA FRY
LEONARD FRY TRUST/ESTATE

SITUATE
 WINFIELD TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
07/26/2022	SDG	Sdg	1" = 50'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-126	320-1F98-2B & 2BA	-

OWNERS ADOPCTION (BUTLER TOWNSHIP)

KNOW ALL MEN BY THESE PRESENTS, THAT AFE & ALLMAN LAND GROUP, LLC, A PARTNERSHIP DULY REGISTERED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA...

ATTEST:
JERRY OLIVER - AFE & ALLMAN LAND GROUP, LLC
My Commission Expires the 21 DAY of Sept, A.D. 2025

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Amanda Lane Haines Notary Public
Butler County
My Commission Expires 9/27/2025
Commission # 1408853

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTGAGE
WE, AFE & ALLMAN LAND GROUP, LLC, OWNERS OF THE HIGHFIELD TRAILS 100 SUBDIVISION PHASE I, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF AFE & ALLMAN LAND GROUP, LLC, AS RECORDED IN INSTRUMENT...

WITNESS:
Dellor Bank
MORTGAGEE OF THE PROPERTY EMBRACED BY THE HIGHFIELD TRAILS 100 SUBDIVISION PHASE I, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA...

CORPORATE ACKNOWLEDGMENT (BUTLER TOWNSHIP)
I, GARY A. SHEFFLER, PLS., A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN AS SHOWN HEREIN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN...

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED:
JERRY OLIVER, AFE & ALLMAN LAND GROUP, LLC, WHO BEING DULY SWORN, DEPOSETH AND SATH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION...

ATTEST:
JERRY OLIVER - AFE & ALLMAN LAND GROUP, LLC
My Commission Expires the 21 DAY of Sept, A.D. 2025

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Amanda Lane Haines Notary Public
Butler County
My Commission Expires 9/27/2025
Commission # 1408853

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, EXPRESSED OR IMPLIED EITHER TO ACCEPT SAID STREETS AS TOWNSHIP STREETS OR ROADS OR GRADE, PAVE AND CURB THE STREETS IN SAID PLAN...

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF OCTOBER 17, 2022

APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF MAY 3, 2022

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF MARCH 2021

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK NO. 406 PAGE 49-51

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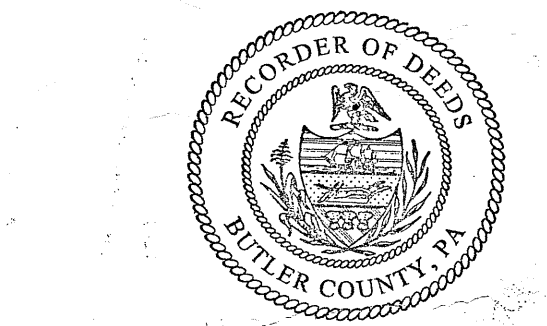
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GENERAL NOTES

- 1. ALL STORMWATER FACILITIES, INCLUDING BUT NOT LIMITED TO PIPES, INLETS, YARD DRAINS, STORMWATER PONDS AND ACCESS TO THE PONDS OUTSIDE OF THE ROAD PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.

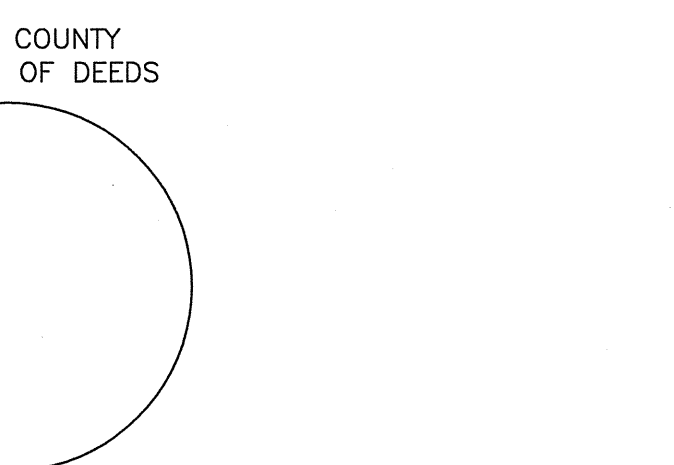
811 Know what's below. Call before you dig.
POCS SER. #: DESIGN - 20181233614
DIG - 20181233608
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE...



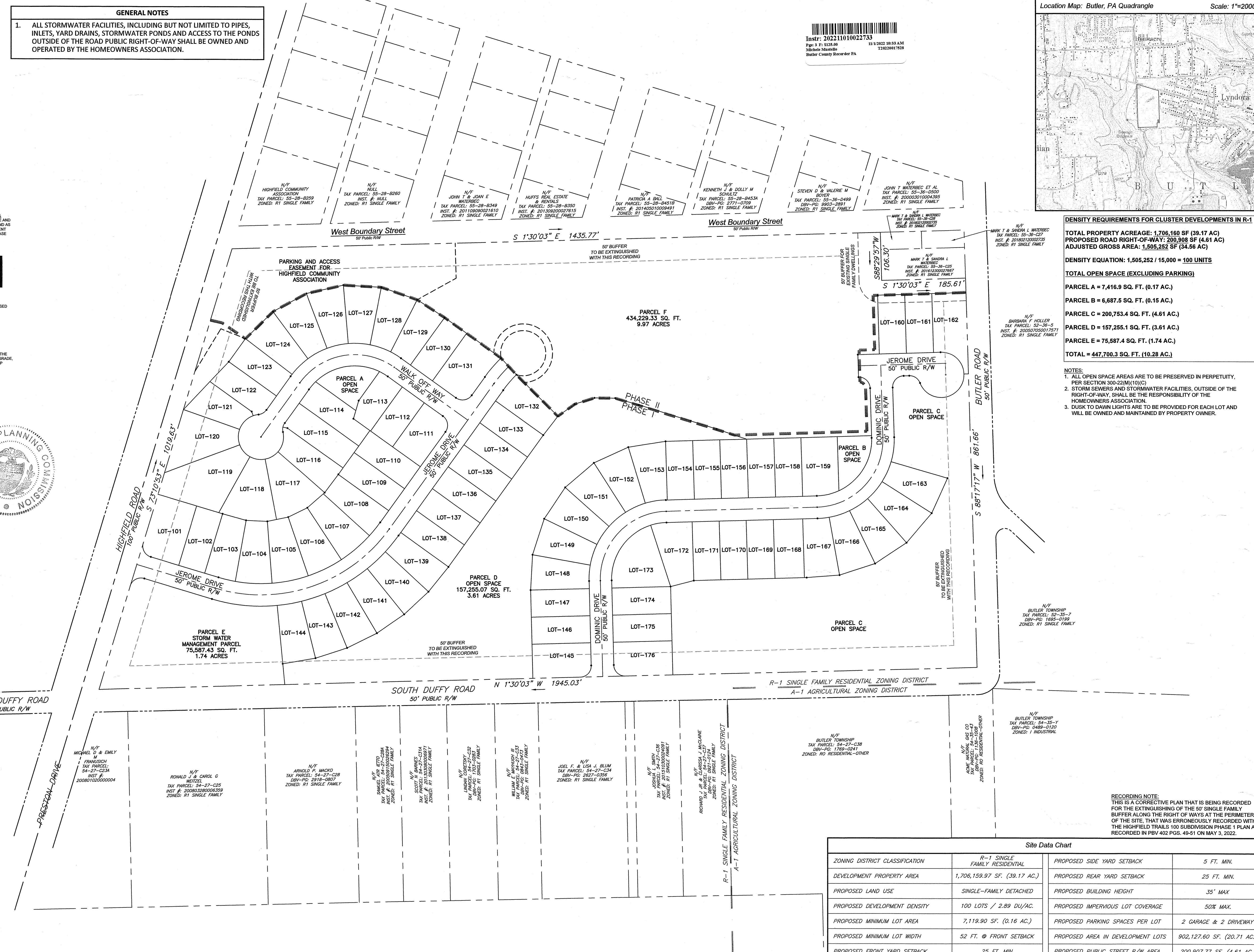
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in January 2024



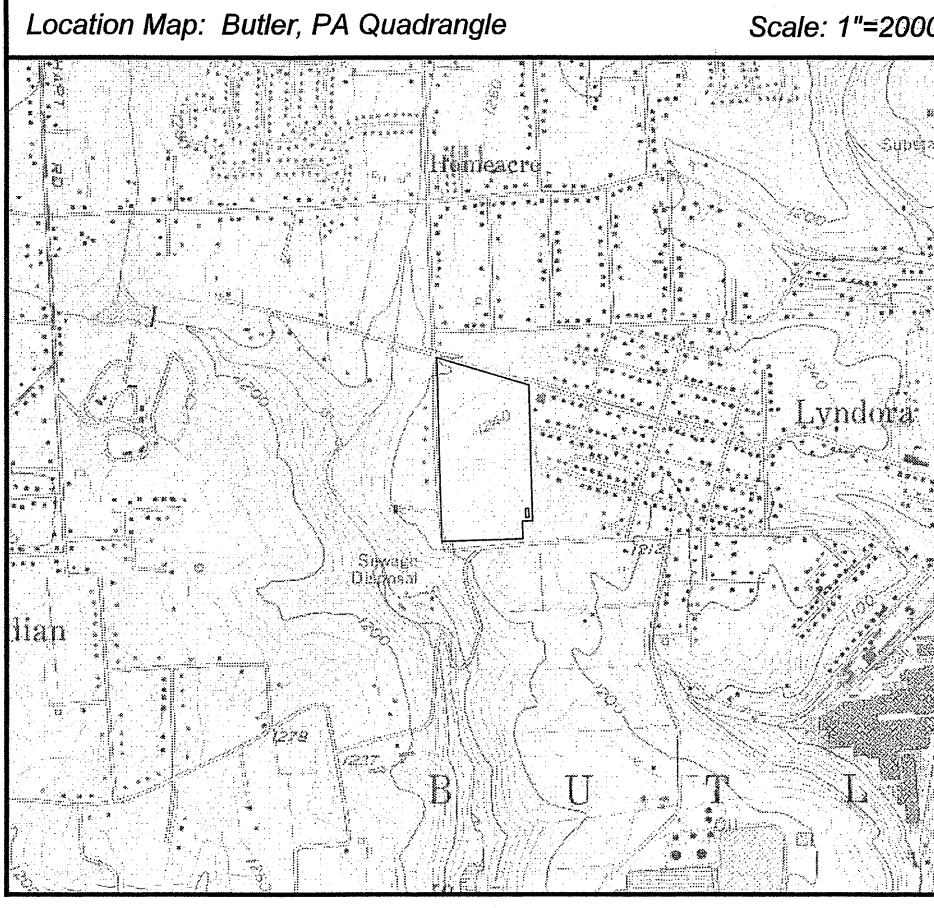
PLAN BOOK PAGE
406 49



Revision Description:
Date: 2021-02-09 Initial Submission BJS
2021-03-09 Address Engineer Comments BJS
2021-04-02 Address Engineer Comments BJS
2021-04-28 Final Plans to Butler Sewer Authority BJS
2022-02-17 Update Plan Set w/ Rain Garden BJS
2022-02-17 BJS
2022-09-21 Extinguish Perimeter 50' Wide Buffer Yard along Right of Ways JRG



Instr: 202211010022733
Page 1 of 11
11/12/2022 10:53 AM
T3202401753
Butler County Recorder PA



DENSITY REQUIREMENTS FOR CLUSTER DEVELOPMENTS IN R-1
TOTAL PROPERTY ACREAGE: 1,706,159 SF (39.17 AC)
PROPOSED ROAD RIGHT-OF-WAY: 200,508 SF (4.61 AC)
ADJUSTED GROSS AREA: 1,505,252 SF (34.56 AC)
DENSITY EQUATION: 1,505,252 / 15,000 = 100 UNITS
TOTAL OPEN SPACE (EXCLUDING PARKING)
PARCEL A = 7,416.9 SQ. FT. (0.17 AC.)
PARCEL B = 6,887.5 SQ. FT. (0.15 AC.)
PARCEL C = 200,753.4 SQ. FT. (4.61 AC.)
PARCEL D = 157,255.07 SQ. FT. (3.61 AC.)
PARCEL E = 75,587.4 SQ. FT. (1.74 AC.)
TOTAL = 447,700.3 SQ. FT. (10.28 AC.)

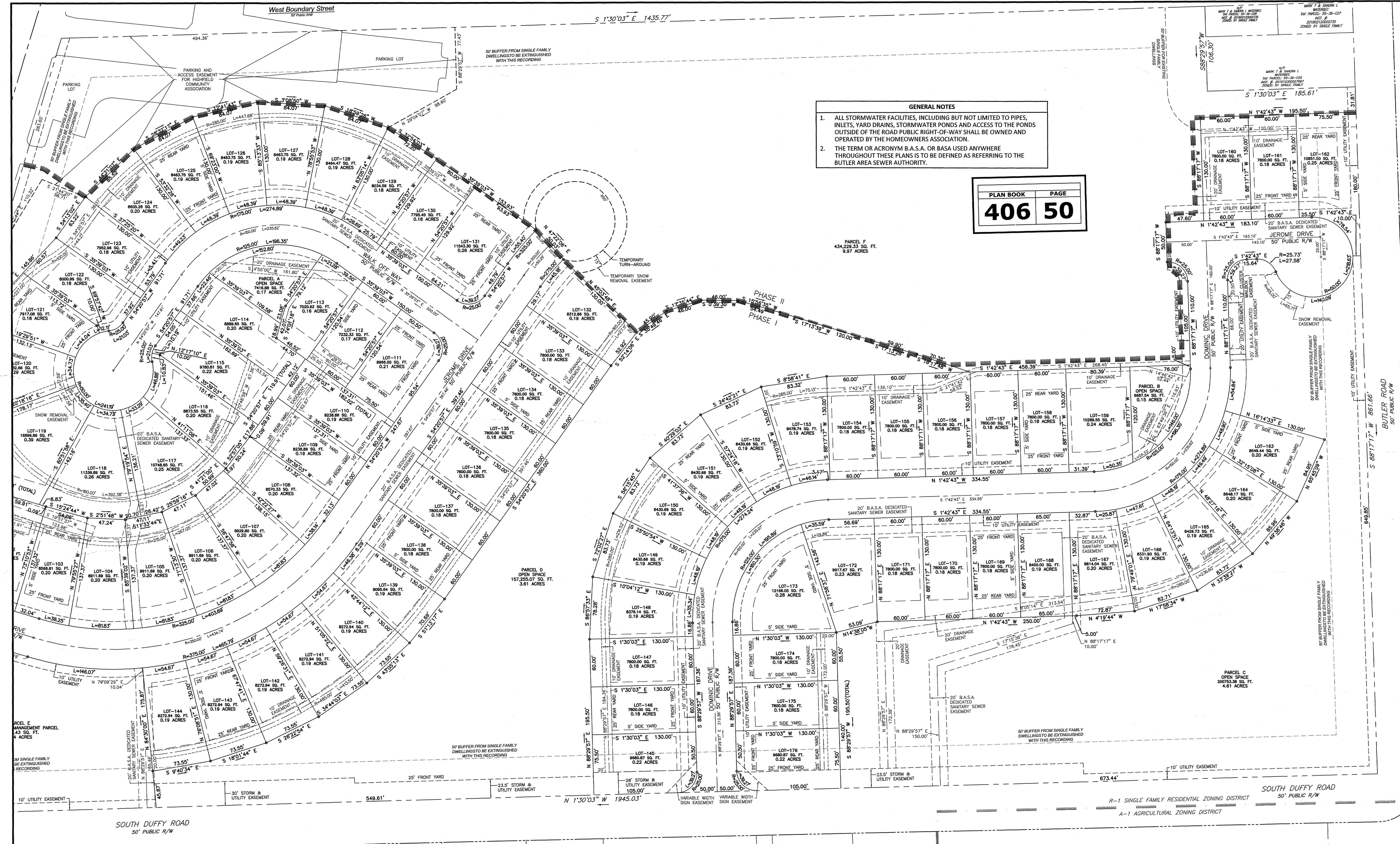
- NOTES:
1. ALL OPEN SPACE AREAS ARE TO BE PRESERVED IN PERPETUITY, PER SECTION 300-22(M)(10)(C)
2. STORM SEWERS AND STORMWATER FACILITIES, OUTSIDE OF THE RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
3. DUSK TO DAWN LIGHTS ARE TO BE PROVIDED FOR EACH LOT AND WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.

Site Data Chart
ZONING DISTRICT CLASSIFICATION: R-1 SINGLE FAMILY RESIDENTIAL
DEVELOPMENT PROPERTY AREA: 1,706,159.97 SF (39.17 AC.)
PROPOSED LAND USE: SINGLE-FAMILY DETACHED
PROPOSED DEVELOPMENT DENSITY: 100 LOTS / 2.89 DU/AC.
PROPOSED MINIMUM LOT AREA: 7,119.90 SF. (0.16 AC.)
PROPOSED MINIMUM LOT WIDTH: 52 FT. @ FRONT SETBACK
PROPOSED FRONT YARD SETBACK: 25 FT. MIN.

Butler Township Board of Supervisors, Butler Township Planning Commission, Butler County Recorder of Deeds, and Sheffler & Company, Inc. Engineering & Surveying.

Highfield Trails 100 Subdivision Phase 1
Prepared For: AFE & Allman Land Group, LLC
Situating: Butler Township, Butler County, Pennsylvania
Being a Revision to the Highfield Trails 100 Subdivision Phase 1 as recorded in PBV 402 pg 49.
DRAWING SCALE: 1" = 100'
DESIGNED BY: RLS
REVIEWED BY: GAS
PROJECT JOB#: 3729
FIELD BOOK #: ---
CADD#: 3729 - S.Duffy - REC2 - Phase 1-Buffer Extinguish.dwg

REC1



GENERAL NOTES

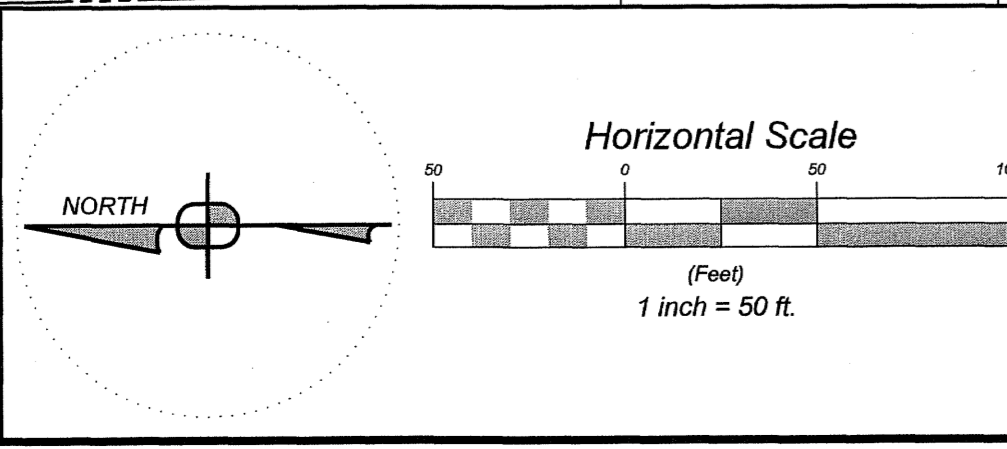
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2. THE TERM OR ACRONYM B.A.S.A. OR BASA USED ANYWHERE THROUGHOUT THESE PLANS IS TO BE DEFINED AS REFERRING TO THE BUTLER AREA SEWER AUTHORITY.

PLAN BOOK	PAGE
406	50

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

POCS SER. #: DESIGN - 20181233614
DIG - 20181233608

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE 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:
2021-02-09	Initial Submission	BJS		
2021-03-09	Address Engineer Comments	BJS		
2021-04-02	Address Engineer Comments	BJS		
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2022-02-17	Update Plan Set w/ Rain Garden	BJS		
2022-02-17	Issued for Construction	BJS		

Sheffler & Company, Inc.
ENGINEERING • SURVEYING

1712 Mount Nebo Road
Sewickley, PA 15143

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

Highfield Trails 100 Subdivision Phase 1

Prepared For:
AFE & Allman Land Group, LLC

Situate In:
Butler Township, Butler County, Pennsylvania

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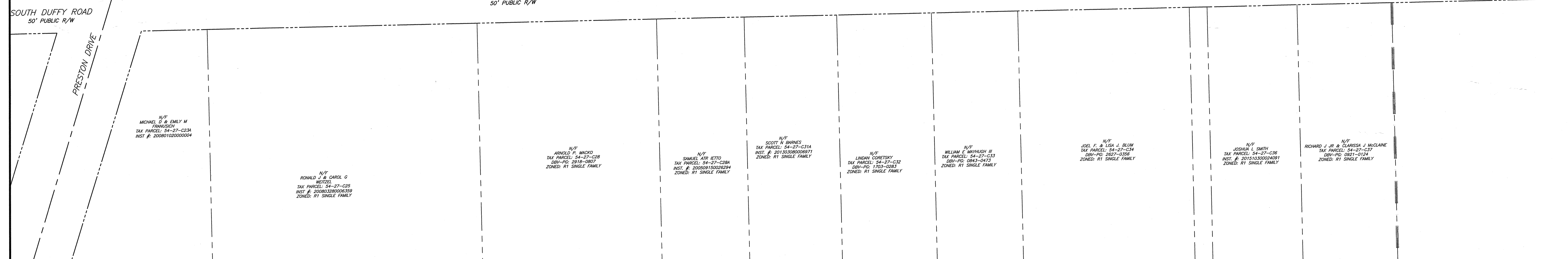
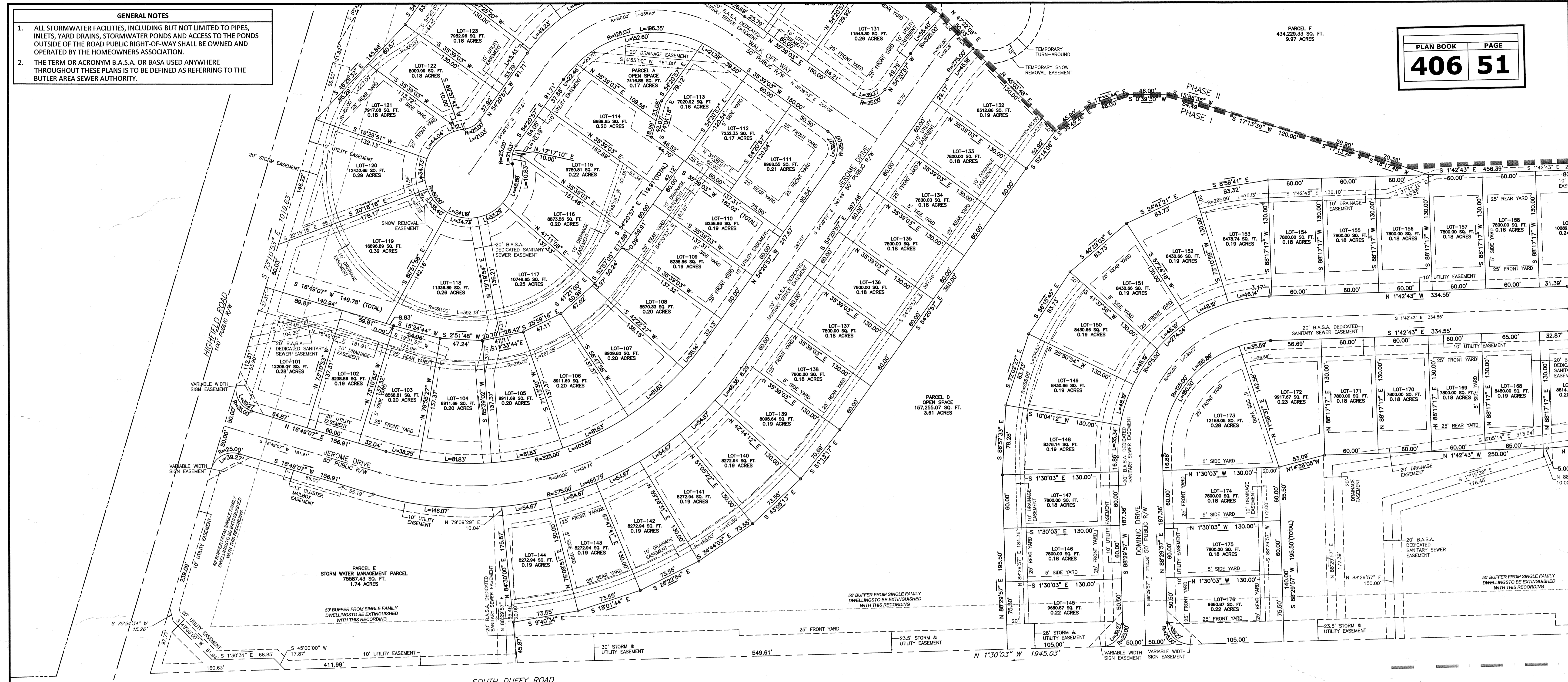
DRAWING SCALE: 1" = 50'	DESIGNED BY: RLS	Sheet No.
DATE ISSUED: 03/10/2020	REVIEWED BY: GAS	
PROJECT JOB#: 3729	FIELD BOOK #: ---	
CADD#: 3729 - S.Duffy - REC2 - Phase 1-Buffer Extinguish.dwg		

AFE & Allman Land Group, LLC
1768 North Main St., Suite 4
Butler, PA 16001
724-496-2222

REC2B

GENERAL NOTES

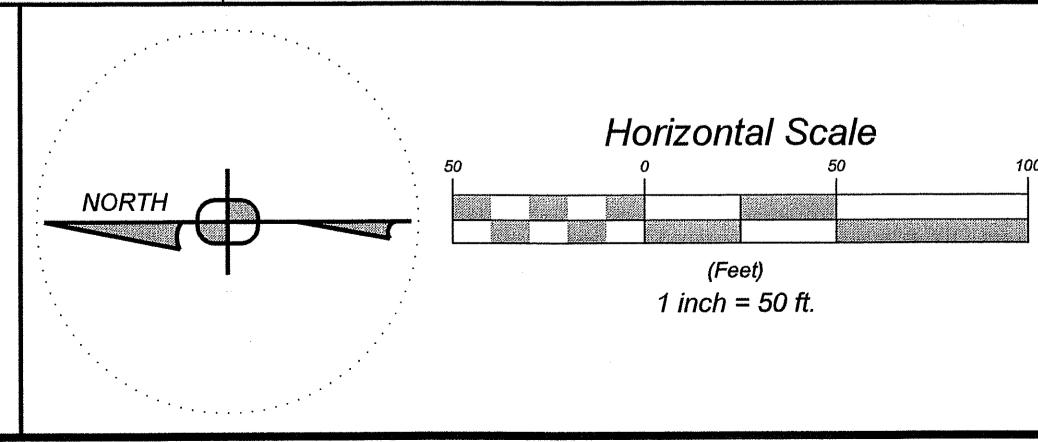
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ENGINEERING • SURVEYING

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Office Phone: 412-219-4509
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Highfield Trails 100 Subdivision Phase 1

Prepared For:
AFE & Allman Land Group, LLC

Situate In:
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AFE & Allman Land Group, LLC
1768 North Main St., Suite 4
Butler, PA 16001
724-496-2222

Sheet No.

REC2A