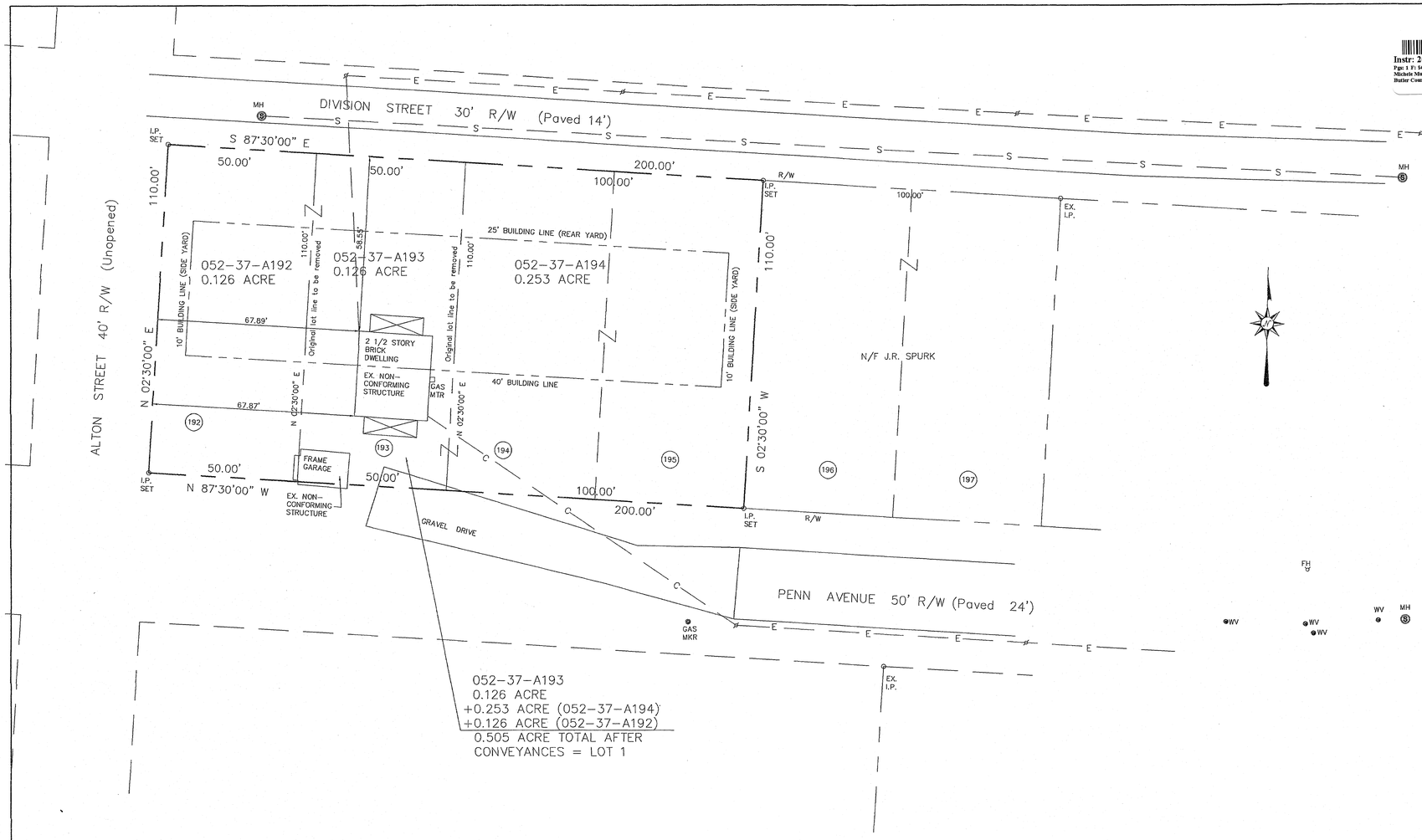
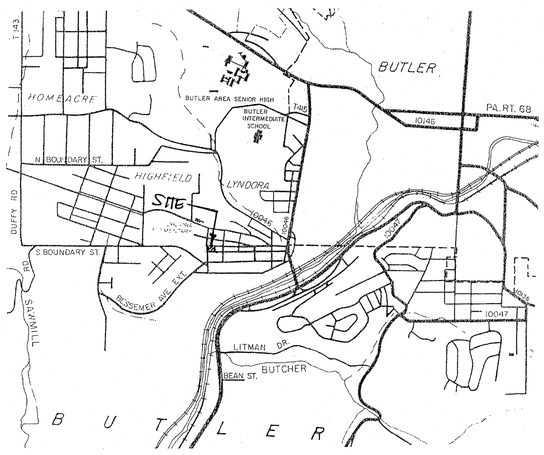




VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

ZONED R-1: SINGLE FAMILY RESIDENTIAL
BUILDING SETBACK REQUIREMENTS:
40' FRONT YARD SETBACK
10' SIDE YARD SETBACK
25' REAR YARD SETBACK

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100'

PROPERTY OWNERS: JAMES & KAREN SPURK
411 PENN AVENUE
LYNDORA, PA 16045

REF: LOTS 192-195 OF LYNDORA PLAN OF LOTS, P.B. 5 PG. 1

THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE ADJOINING TAX PARCELS 052-37-A192, A193 & A194 INTO LOT 1.

EXISTING DWELLING HAS PUBLIC WATER AND SEWER SERVICE.

PLAN BOOK	PAGE
407	1

0 20 40 60

Instr: 202211020022864
Pgs: 1 Fi: $45.00 11/2/2022 3:27 PM
Michele Mustello T20220017645
Butler County Recorder PA

Know all men by these Presents, that we, James R. and Karen Spurk, 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 26 day of Oct, 20 22.

NOTARY PUBLIC OWNER OWNER

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named James R. and Karen Spurk, 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 26 day of Oct, 20 22.

My Commission Expires the 12 day of Sept, 20 26.

SEAL NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
ROBERT JOHN WHITE - Notary Public
Butler County
My Commission Expires September 12, 2026
Commission Number 1192974

TITLE CLAUSE (NO MORTGAGE)
We, James R. and Karen Spurk, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of James R. and Karen Spurk as recorded in Instrument Number 200803260006178 and Instrument Number 202203220006333, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

WITNESS OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

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

DATE August 30, 2022 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

SECRETARY SEAL PRESIDENT

Approved by the Board of Commissioners of the Township of Butler this 17TH day of October, 20 22.

SECRETARY SEAL PRESIDENT OF BOARD

Approved by the Butler Township Planning Commission this 4TH day of October, 20 22.

SECRETARY SEAL CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21ST day of SEPT., 20 22.

SECRETARY 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 407 page 1

Given under my hand and seal this 2ND day of NOVEMBER, 20 22.

SEAL RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

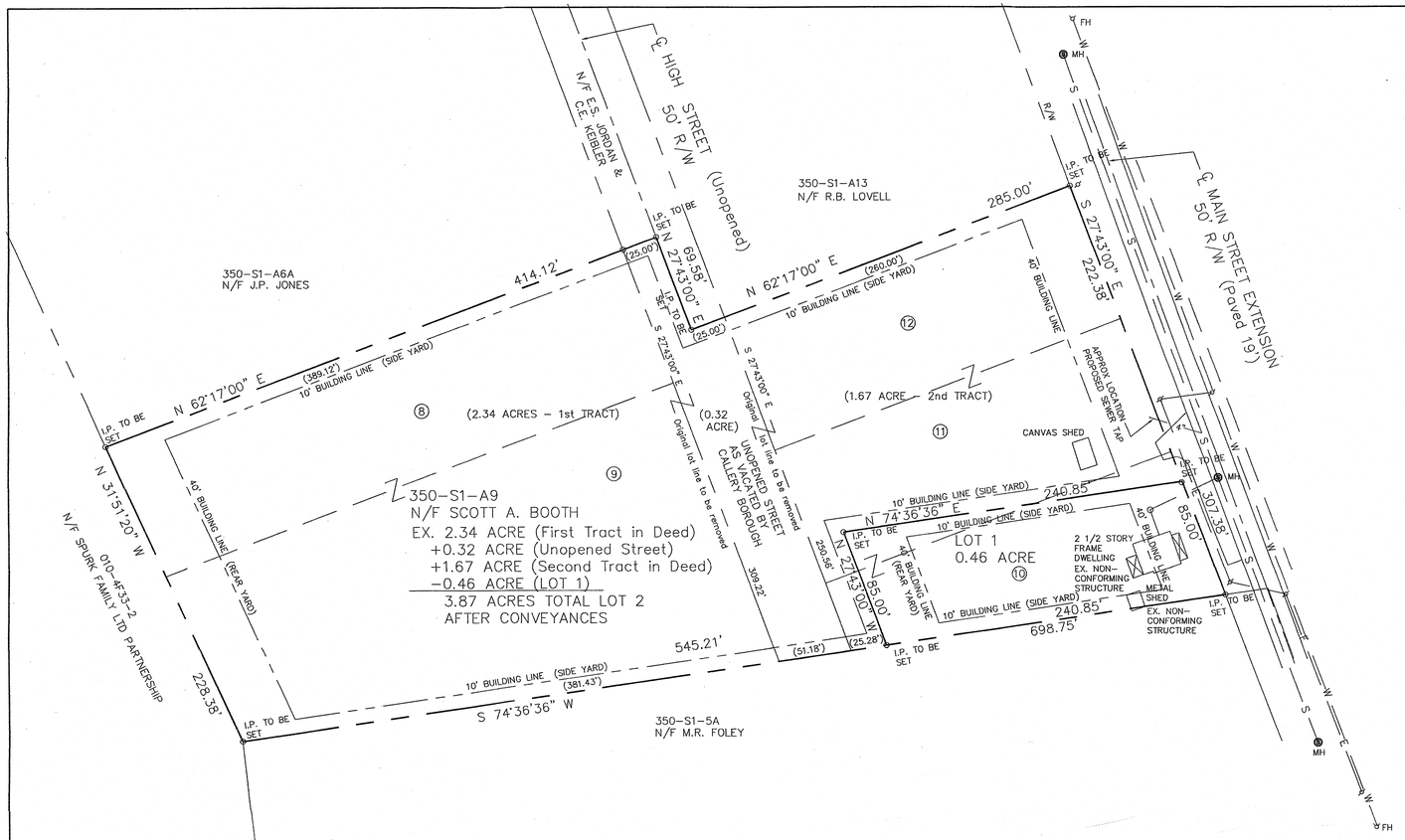
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

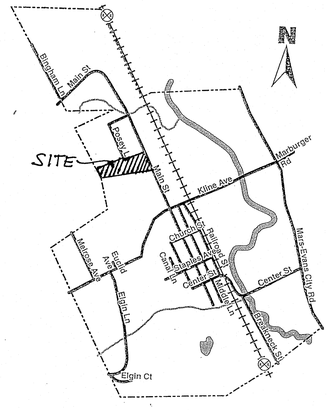
LOT LINE REVISION

FOR: JAMES R. & KAREN SPURK

SITUATE: BUTLER TWP., BUTLER CO., PA

Date 08/30/2022	Scale 1" = 20'	Dwn By BEC	Ckd By CAH
Parcel #052-37-A192, A193 & A194		Inst # 200803260006178 202203220006333	Service No. 22-097
Address 411 PENN AVENUE			





VICINITY MAP

NOTES:

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

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

ZONING: RESIDENTIAL
BUILDING REQUIREMENTS:
MIN. LOT AREA (PUBLIC SEWER): 20,000 S.F.
MIN. FRONTAGE: 80'
FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 40'

0 50 100 150

Instr: 202211040023026
Pgs: 1 Ft: $45.00 11/4/2022 3:30 PM
Michele Mustello T20220017785
Butler County Recorder PA

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 20th day of October, 20 22.

ATTEST:

Achlyn Holizna
NOTARY PUBLIC

Scott A. Booth
OWNER

Commonwealth of Pennsylvania - Notary Seal
Achlyn Holizna, Notary Public
Butler County
My commission expires August 12, 2025
Commission number 1403854
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Scott A. Booth, 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 20th day of October 20 22.

My Commission expires the 12th day of August, 2025

SEAL

Achlyn Holizna
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Achlyn Holizna, Notary Public
Butler County
My commission expires August 12, 2025
Commission number 1403854
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR SU-32680-E

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.

September 23, 2022 DATE

SEAL

REG. NO. SU-32680-E

CALLERY BOROUGH SEAL BUTLER, CO. PA

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

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Borough Council of the Borough of Callery this 25th day of October, 2022.

SECRETARY SEAL CHAIRMAN/PRESIDENT

Approved by the Callery Borough Planning Commission this _____day of _____, 20_____.

N/A SECRETARY SEAL N/A CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 17TH day of AUG., 2022.

SECRETARY SEAL 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 407 page 2.

Given under my hand and seal this 4TH day of NOVEMBER, 20 22.

SEAL

RECORDER OF DEEDS BUTLER COUNTY PA

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

RECORDER

PLAN BOOK	PAGE
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REVISED 09/23/2022: ENGINEER'S REVIEW

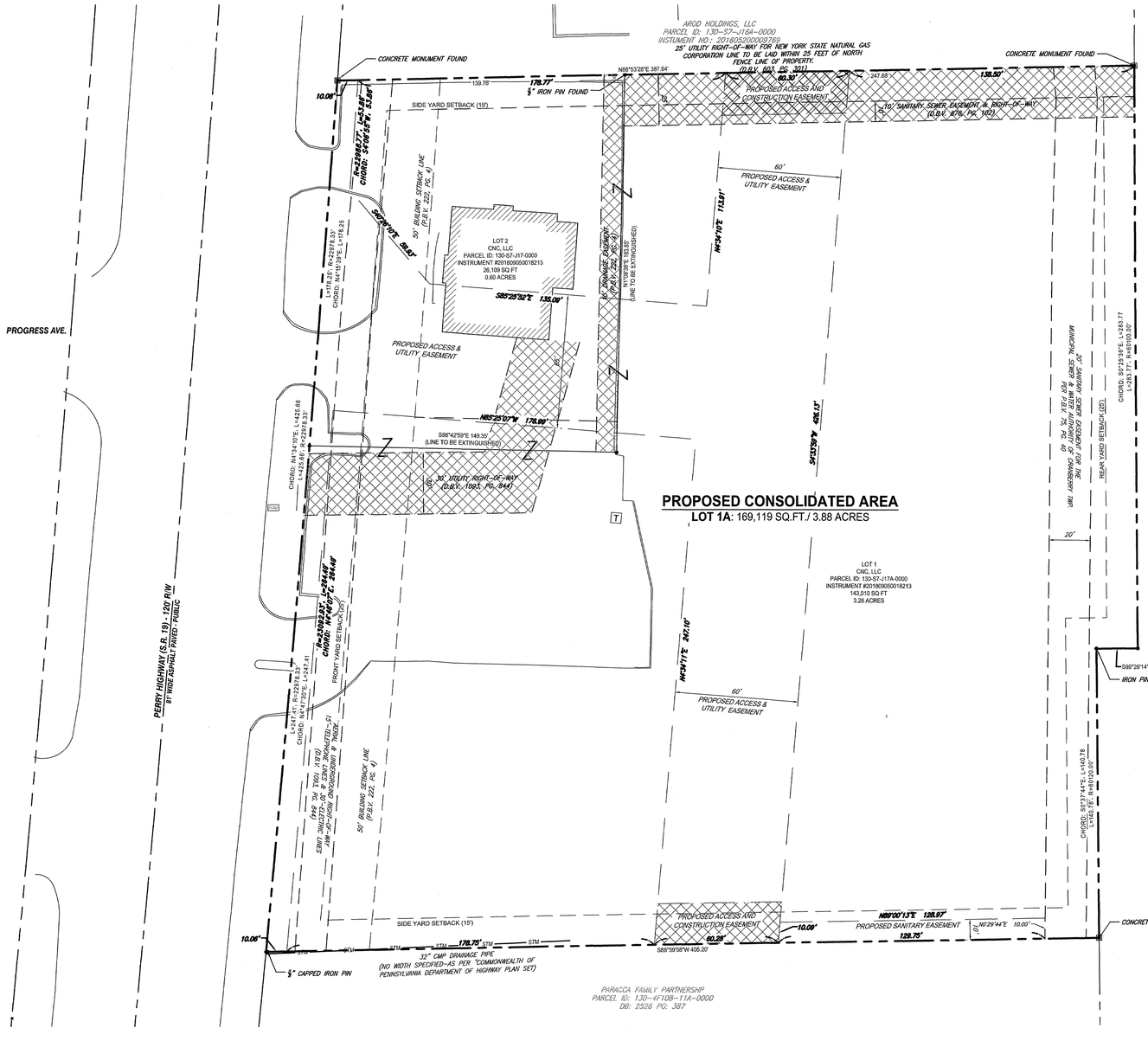
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION

FOR: SCOTT A. BOOTH

SITUATE: CALLERY BORO., BUTLER CO., PA

Date 08/09/22	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 350-S1-A9		Instrument # 202111100031595	Service No. 22-039
Address 216 MAIN ST. EXT.			



LEGEND

- SUBJECT PROPERTY
- ADJOINING PROPERTY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EASEMENT - TO BE VACATED
- CENTERLINE
- RIGHT-OF-WAY
- ASPHALT

PLAN BOOK	PAGE
407	3

Instr: 202211040023027
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
11/4/2022 3:30 PM
T20220017786

OWNERS ADOPTION

The CNC, LLC, owner of the land shown on the "CNC, LLC Dairy Queen of Cranberry - Lot Consolidation Plan" hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors, and assigns.

Jamie R Fiala — Witness
Signature of Owner — CHRISTOPHER CAMP
10/13/2022 — Date

Before me, the undersigned Notary public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named, Christopher Camp, owner of CNC, LLC, and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 13th *day of* October, 2022.

My commission expires the 28th *day of* Dec., 2023

Charlene M. Mottiqia
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Charlene M. Mottiqua, Notary Public
Allegheny County
My commission expires December 28, 2023
Commission number 1295351
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

I, Christopher Camp, owner of CNC, LLC hereby certify that the title to the property contained in the "CNC, LLC Dairy Queen of Cranberry - Lot Consolidation Plan" is in the name of CNC, LLC and is recorded in Instrument #201809050018213.

Jamie R Fiala — Witness
Signature of Owner

PNC Bank, *mortgagee of the property contained in the "CNC, LLC Dairy Queen of Cranberry - Lot Consolidation Plan" consents to the recording of said plan and to the dedications and all other matters appearing on the plan.*

Jamie R Fiala — Witness
Amy Mart VP — 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: September 14, 2022

By: _____
Gregory B. Jones, PS, PA Registration No. SU-052331E

NO ACCEPTANCE OF DEDICATION

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

Secretary — VICE-Chairman, Board of Supervisors

NO BUILDING PERMITS WITHOUT APPROVED SEWAGE FACILITIES

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

Secretary — 10/19/22 Date

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution No. 2022-54 *on the* 19th *day of* OCTOBER, 2022.

Secretary — VICE-Chairman, Board of Supervisors

CRANBERRY TOWNSHIP MANAGER APPROVAL

I, DANIEL D. SAMORO, *Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in Ordinance/Resolution No.* 2022-54 *have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances*

Township Manager

CRANBERRY TOWNSHIP ENGINEER APPROVAL

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

Signature — PE-073220 Registration Number — 10/21/22 Date

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 18th *day of* MAY, 22

Secretary — Chairman, Butler County Planning Commission

PROOF OF RECORDING

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 407, *Page* 3.

Given under my hand and seal this 4th *day of* November 2022

Recorder of Deeds

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

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL LAND SURVEYOR, GREGORY B. JONES, SURVEYOR SU052331E, PENNSYLVANIA

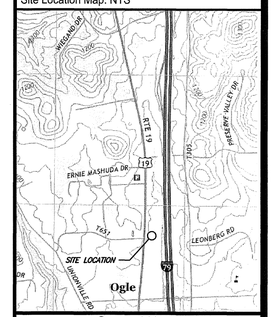
CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

CRANBERRY TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, MICHAEL C MALAK, ENGINEER, PE-073220

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER — RECORDER OF DEEDS, BUTLER COUNTY, PA

Site Location Map: NTS



General Notes

1. MERIDIAN SHOWN HEREON IS BASED ON GRID NORTH PER GPS OBSERVATIONS CONDUCTED IN PENNSYLVANIA SOUTH STATE PLANE NAD 83. INTERIOR ANGLES FOR THE EXISTING PROPERTIES SHOWN HEREON ARE BASED UPON DEEDS OF RECORD.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MARKINGS PROVIDED BY THE UTILITY COMPANIES AND EXISTING DRAWINGS OBTAINED FROM THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALL UTILITIES SHOWN ARE SCHEMATIC IN NATURE AND SHOULD BE ASSUMED APPROXIMATE AND FOR REFERENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY/ALL CONSTRUCTION.

AREA TABULATION

EXISTING AREA:

LOT 1
PARCEL ID: 130-S7-J17-0000 &
OWNER: CNC, LLC.
INSTRUMENT #201809050018213
AREA: 26,109 SQ.FT./ 0.60 ACRES

LOT 2
PARCEL ID: 130-S7-J17A-0000
OWNER: CNC, LLC.
INSTRUMENT #201809050018213
AREA: 143,010 SQ.FT./ 3.28 ACRES

PROPOSED CONSOLIDATED AREA:
LOT 1A: 169,119 SQ.FT./ 3.88 ACRES

0 30' 60'

Drawing Scale: 1" = 30'

NORTH

Waterfront Corporate Park III, Suite 101
2000 Georgetowne Drive
Sewickley, PA 15143
P: 724-444-1100
F: 724-444-1104
www.pve-llc.com

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

Prepared For:
CNC, LLC
20660 Route 19
Cranberry Township, PA 16066

This plan has been prepared solely for the benefit of the person(s) named above and for the project noted on this drawing. The use of this plan by any third party, or for any other purpose other than specified, is prohibited without written consent from PVE-LLC

811 Know what's **below.** **Call** before you dig.
POCS SER. # 20182963434

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 ISSUED: MAY 03, 2022

PLAN REVISIONS

	DATE	DESCRIPTION
1	05/26/2022	Added storm pipe
2		
3		
4		
5		
6		
7		
8		
9		
10		

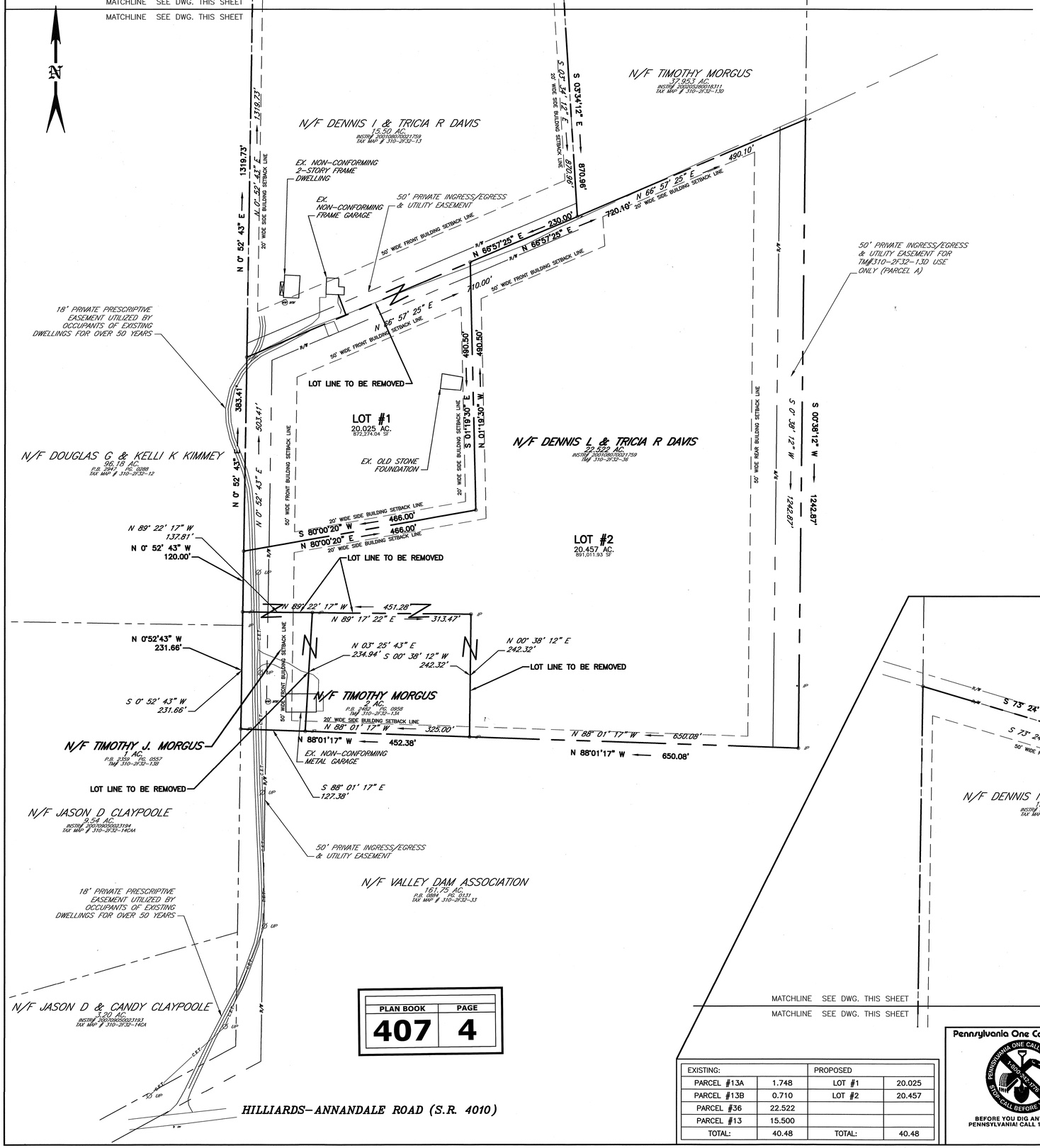
Situate In:
Cranberry Township, Butler County, PA

Project Name:
CNC, LLC
DAIRY QUEEN OF CRANBERRY

Drawing Name:
LOT CONSOLIDATION PLAN

Project No: **161634**

Drawing No: **1 of 1**



PLAN BOOK	PAGE
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EXISTING:		PROPOSED	
PARCEL #13A	1.748	LOT #1	20.025
PARCEL #13B	0.710	LOT #2	20.457
PARCEL #36	22.522		
PARCEL #13	15.500		
TOTAL:	40.48	TOTAL:	40.48

Pennsylvania One Call System, Inc.
PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG!
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

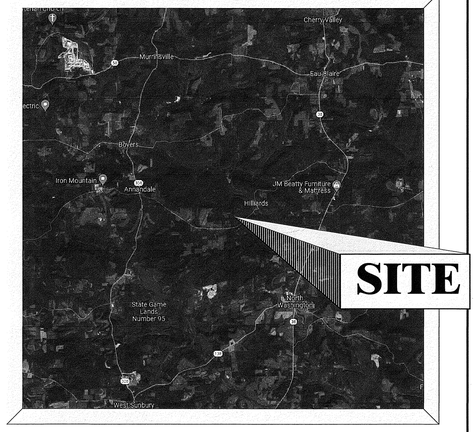
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REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE
C	REVISED PER COUNTY PHONE CALL	RWC	RWC	10/17/2022
B	REVISED PER COUNTY COMMENTS	RWC	RWC	10/11/2022
A	SUBMISSION TO BUTLER COUNTY	RWC	RWC	10/03/2022

Instr: 202211100023387
Pgs: 1 Fl: $45.00 11/10/2022 1:01 PM
Michele Mustello T2022001803062
Butler County Recorder PA

GENERAL NOTES:

1. PLAN PURPOSE IS THE RECONFIGURATION OF THREE EXISTING LOTS FOR SALE AND ELIMINATION OF A LAND LOCKED PROPERTY. PARCEL 36 WILL BE SUBDIVIDED INTO TWO LOTS (LOT #1 AND LOT #2) FOR FUTURE CONVEYANCE OF LOT #2 FROM DAVIS TO MORGUS. PARCELS 13A & 13B WILL BE CONSOLIDATED INTO LOT #3 IN ORDER TO ELIMINATE THE LANDLOCKED CONDITION OF PARCEL 13A.
2. NO FLOOD PLAINS ON PROPERTY – FEMA ZONE X
3. LOT AREA AND YARD REQUIREMENTS
   - A. MINIMUM LOT SIZE 43,560 SF REQUIRED
   - B. LOT WIDTH MIN. 100 FT REQUIRED
   - C. MINIMUM FRONT YARD SETBACK – 50 FT
   - D. SIDE SETBACK MIN. – 20 FT
   - E. REAR SETBACK MIN. – 50 FT
4. LOT #2 IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND BECOME PART OF ADJOINING LAND OF TIMOTHY MORGUS PARCELS 13A & 13B. ALL LOTS CREATED IN EFFECT BY THE ABOVE COMPLY WITH APPLICABLE LOT AREA REQUIREMENTS.



SITE LOCATION MAP

CONCORD & WASHINGTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

OWNER'S CERTIFICATION

WE TIMOTHY J. MORGUS AND TRICIA R. DAVIS THE UNDERSIGNED, (DENNIS L. DAVIS DIED JULY 22, 2007, WHEREUPON FULL TITLE VESTED IN TRISHA R. DAVIS, HIS WIFE, BY OPERATION OF LAW,) 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 OWNER'S CONSENT, AND THAT THE OWNERS DESIRES THE FINAL PLAN TO BE RECORDED AS SUCH.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL THIS 28th DAY OF October, 2022.

Commonwealth of Pennsylvania - Notary Seal
Carla D. Rugg, Notary Public
Butler County
My commission expires June 24, 2023
Commission number 1022332
Member, Pennsylvania Association of Notaries

MORTGAGEE CLAUSE:

ARMCO CREDIT UNION, MORTGAGEE OF THE PROPERTY CONTAINED IN THE "TIMOTHY J. MORGUS SUBDIVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN, AND TO THE DEDICATION, AND TO ALL OTHER MATTERS APPEARING ON SAID PLAN.

ARMCO CREDIT UNION

BY _____ Consumer Loan Mgr
AUTHORIZED OFFICER TITLE

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: TIMOTHY J. MORGUS, AND TRICIA R. DAVIS, WHO ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 28th DAY OF October, 2022.

MY COMMISSION EXPIRES THE 24th DAY OF June, 2023.

Carla D. Rugg NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Carla D. Rugg, Notary Public
Butler County
My commission expires June 24, 2023
Commission number 1022332
Member, Pennsylvania Association of Notaries

BUTLER COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 19TH DAY OF Oct, 2022.

R. Hartman Jr. R. Hartman Jr.
SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 22219

WASHINGTON TOWNSHIP BOARD OF SUPERVISORS

REVIEWED BY THE TOWNSHIP OF WASHINGTON THIS 2ND DAY OF November, 2022.

Anne Jeremias Randal Smith (SEAL)
SECRETARY CHAIRMAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF BUTLER)

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

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, PLATS, AND PLANS IN

INSTRUMENT NUMBER 202211100023387 PLAN BOOK 407 PG 4

GIVEN UNDER MY HAND AND SEAL THIS 10th DAY OF November 2022

Michele M. Mustello RECORDER OF DEEDS

SURVEYOR CERTIFICATION

I RONALD OLSEN, A PROFESSIONAL SURVEYOR 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 ARE 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.

RONALD OLSEN PLS # SU-963-A DATE 10-27-2022

PROPERTY OWNERS INFORMATION

TAX PARCELS 310-2F32-13A & 13B
TIMOTHY J MORGUS
941 MERCER ROAD
BUTLER, PA, 16001

TAX PARCELS 310-2F32-36
DENNIS L (DECEASED) TRICIA R DAVIS
150 GILLESPIE LANE
HILLIARDS PA, 16040

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RONALD OLSEN LICENSE NUMBER SU-963-A
RONALD OLSEN, P.L.S.
SU-963-A
10-27-2022
DATE

SHEET 1 OF 1

OLSEN CRAFT ASSOCIATES, LLC
ENGINEERS • COMMUNITY PLANNERS • SURVEYORS • GRANTS WRITERS • PROJECT AND PERMIT ADMINISTRATORS
280 NORTH PIKE ROAD SARVER PENNSYLVANIA 16055 TELEPHONE # (724) 282-4786

TIMOTHY J. MORGUS
SUBDIVISION PLAN
LOT LINE REVISION
WASHINGTON TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 09/13/2022
SHEET NO. C050 REV. C
SCALE 0 100' 200' CHKD. BY: RWC DRAWN BY: RWC PROJECT NO. 202232A

OWNER'S CERTIFICATION

WE, LINDA M. KRAMER AND THOMAS H. KRAMER, 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 26 DAY OF OCTOBER, 2022.

x Linda M. Kramer
LINDA M. KRAMER

x Thomas H. Kramer
THOMAS H. KRAMER

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, LINDA M. KRAMER AND THOMAS H. KRAMER, 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 OCTOBER, 2022.

MY COMMISSION EXPIRES THE 17 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

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 REPRENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME, OR UNDER MY DIRECTION, FOR THE OWNERS OR AGENTS.

25 OCTOBER 2022
DATE

x
STANLEY D. GRAFF
REG. NO. SU-030161-E

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

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 7TH DAY OF Nov, 2022.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

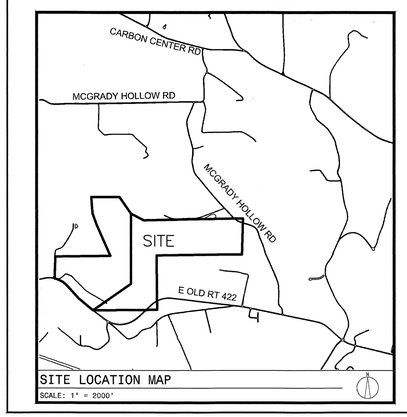
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 407, PAGE(S) 5.

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF November 2022.

x
RECORDER OF DEEDS

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

RECORDER OF DEEDS BUTLER COUNTY, PA



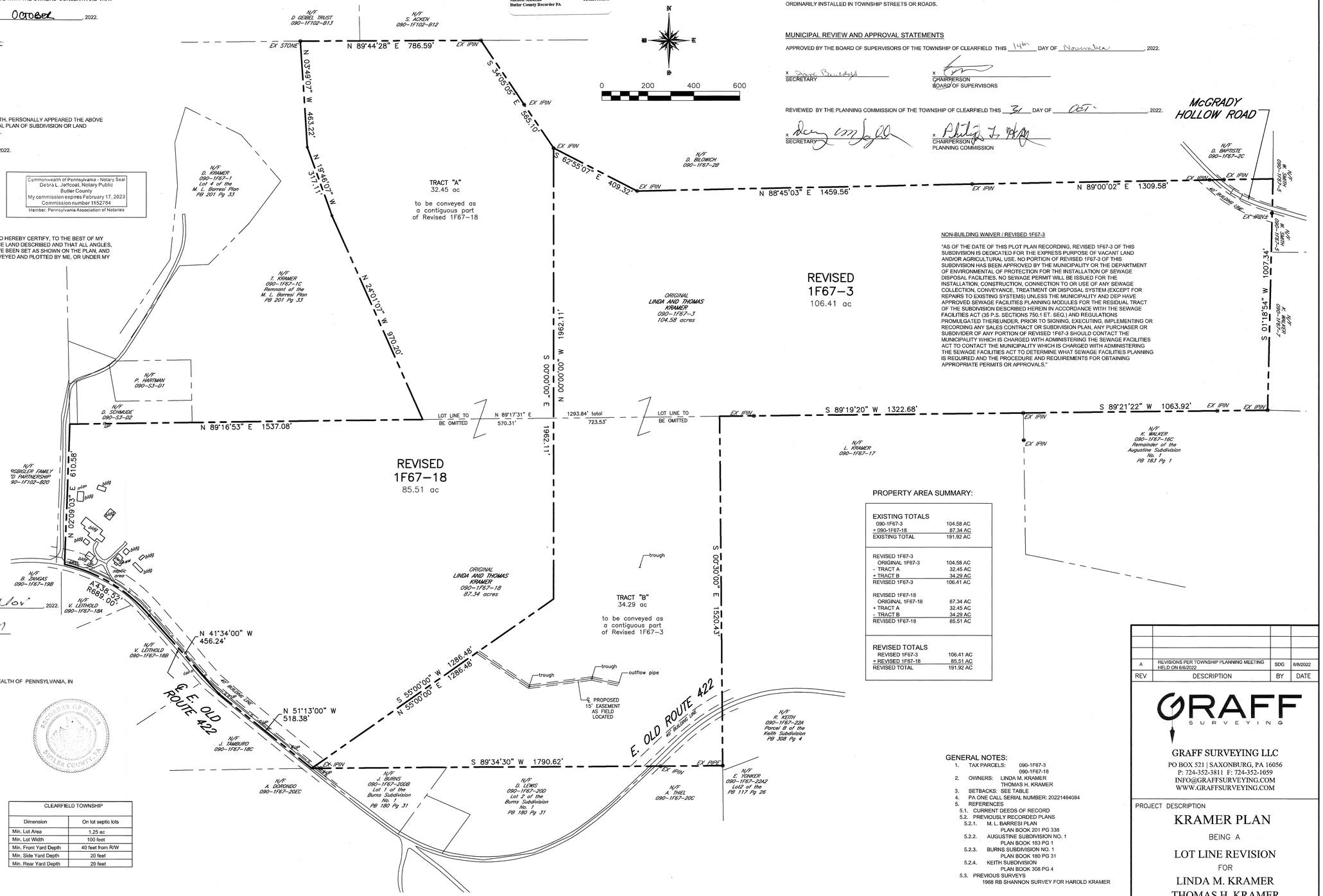
SITE LOCATION MAP
SCALE: 1" = 2000'

CLEARFIELD TOWNSHIP	
Dimension	On lot septic lots
Min. Lot Area	1.25 ac
Min. Lot Width	100 feet
Min. Front Yard Depth	40 feet from R/W
Min. Side Yard Depth	20 feet
Min. Rear Yard Depth	20 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.

Instr: 202211150023659
Pgs: 1 Fr: $45.00 11/15/2022 3:16 PM
Michele Mustello T20220018265
Butler County Recorder PA



KRAMER PLAN

Being a lot line revision of Butler County Tax Parcels
090-1F67-18 and 090-1F67-3

MUNICIPAL DECLARATIONS

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

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF CLEARFIELD THIS 31 DAY OF OCT, 2022.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

NON-BUILDING WAIVER / REVISED 1F67-3

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, REVISED 1F67-3 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF REVISED 1F67-3 OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL OF PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (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 REVISED 1F67-3 SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
090-1F67-3	104.58 AC
+ 090-1F67-18	87.34 AC
EXISTING TOTAL	191.92 AC
REVISED 1F67-3	
ORIGINAL 1F67-3	104.58 AC
- TRACT A	32.45 AC
+ TRACT B	34.29 AC
REVISED 1F67-3	106.41 AC
REVISED 1F67-18	
ORIGINAL 1F67-18	87.34 AC
+ TRACT A	32.45 AC
- TRACT B	34.29 AC
REVISED 1F67-18	85.51 AC
REVISED TOTALS	
REVISED 1F67-3	106.41 AC
+ REVISED 1F67-18	85.51 AC
REVISED TOTAL	191.92 AC

GENERAL NOTES:

1. TAX PARCELS: 090-1F67-3, 090-1F67-18
2. OWNERS: LINDA M. KRAMER, THOMAS H. KRAMER
3. SETBACKS: SEE TABLE
4. PA ONE CALL SERIAL NUMBER: 20221464084
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. M. L. BARRESI PLAN PLAN BOOK 201 PG 338
     - 5.2.2. AUGUSTINE SUBDIVISION NO. 1 PLAN BOOK 183 PG 1
     - 5.2.3. BURNS SUBDIVISION NO. 1 PLAN BOOK 180 PG 31
     - 5.2.4. KEITH SUBDIVISION PLAN BOOK 308 PG 4
   - 5.3. PREVIOUS SURVEYS 1988 RB SHANNON SURVEY FOR HAROLD KRAMER

RECORDED 20	
PLAN BOOK	PAGE
407	5
SHEET ____ of ____	

REV	DESCRIPTION	BY	DATE
A	REVISIONS PER TOWNSHIP PLANNING MEETING HELD ON 6/6/2022	SDG	6/6/2022

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

PROJECT DESCRIPTION

KRAMER PLAN

BEING A

LOT LINE REVISION

FOR

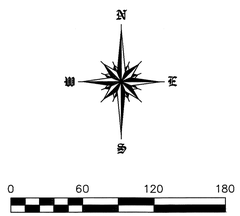
LINDA M. KRAMER
THOMAS H. KRAMER

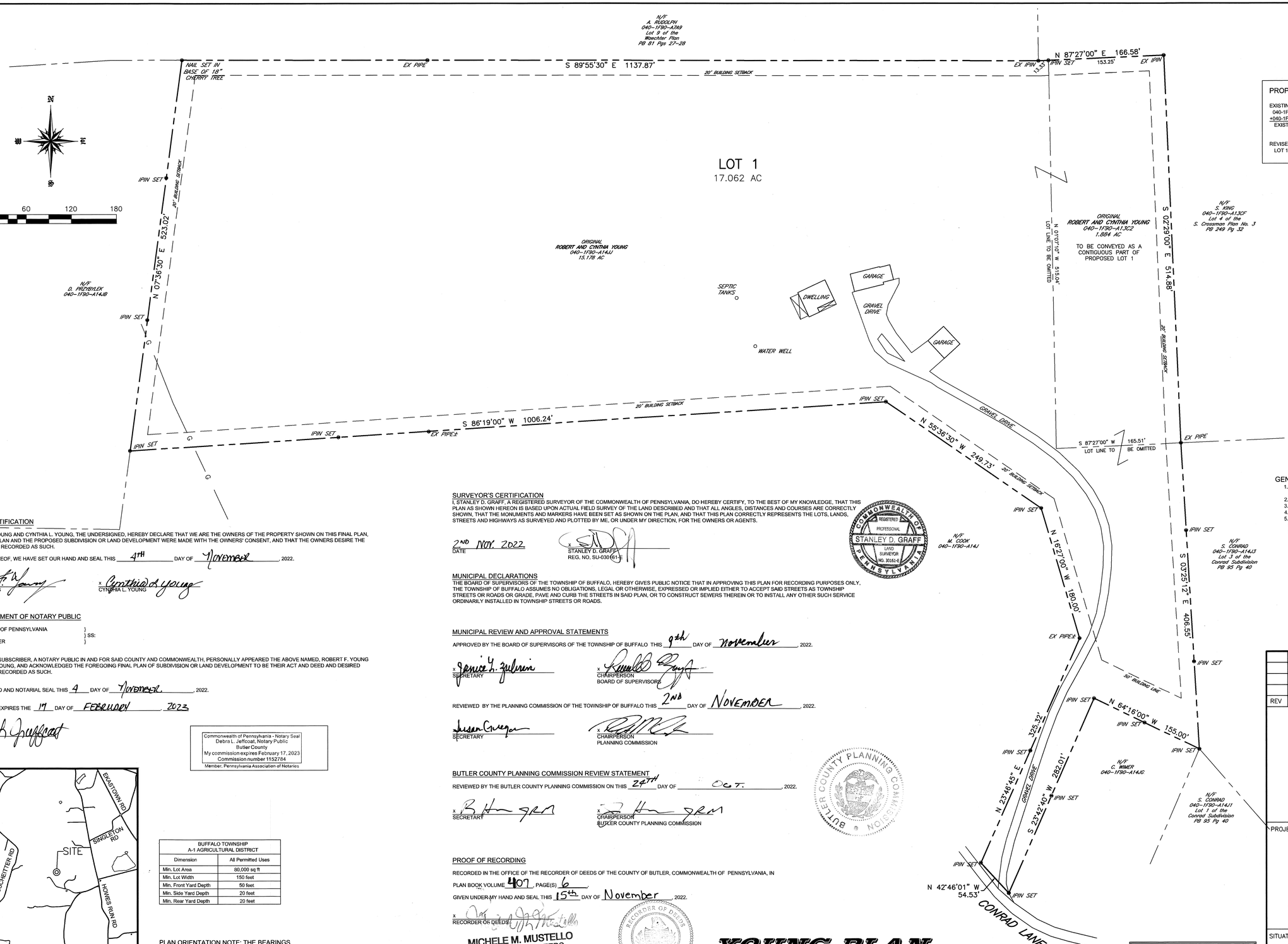
SITUATE

CLEARFIELD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
04/25/2022	SDG	Sdg	1" = 200'
PROJECT NO.	TAX PARCEL NO.		REVISION
22-054	090-1F67-3 & 18		A

Instr: 202211150023660
Pgs: 1 F: $45.00 11/15/2022 3:19 PM
Michele Mustello T20220018266
Butler County Recorder PA





PROPERTY AREA SUMMARY:

EXISTING TOTALS	
040-1F90-A14JJ	15.178 AC
+040-1F90-A13C2	1.884 AC
EXISTING TOTAL	17.062 AC
REVISED TOTALS	
LOT 1	17.062 AC

GENERAL NOTES:

1. TAX IDS: 040-1F90-A14JJ
   040-1F90-A13C2
2. OWNERS: ROBERT AND CYNTHIA YOUNG
3. ZONING DISTRICT: A-1 AGRICULTURAL
4. SETBACKS: SEE TABLE
5. REFERENCES
   - 5.1. CURRENT DEEDS OF RECORD
   - 5.2. PREVIOUSLY RECORDED PLANS
     - 5.2.1. WAECHTER PLAN PLAN BOOK 81 PGS 27-28
     - 5.2.2. CONRAD SUBDIVISION PLAN BOOK 95 PG 40
     - 5.2.3. S. CROSSMAN PLAN NO. 3 PLAN BOOK 249 PG 32
     - 5.2.4. 1983 LUCAS ENGINEERING SURVEY FOR YOUNG DWG #L-1347 DATED 10/7/1983

OWNER'S CERTIFICATION

WE, ROBERT F. YOUNG AND CYNTHIA L. YOUNG, 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 4th DAY OF November, 2022.

x Robert F. Young
ROBERT F. YOUNG

x Cynthia L. Young
CYNTHIA L. YOUNG

ACKNOWLEDGMENT OF NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

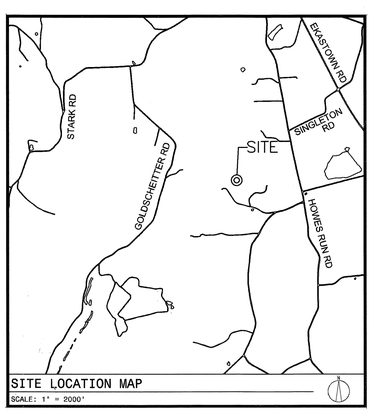
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED, ROBERT F. YOUNG AND CYNTHIA L. YOUNG, AND ACKNOWLEDGED THE FOREGOING FINAL PLAN OF SUBDIVISION OR LAND DEVELOPMENT TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4 DAY OF November, 2022.

MY COMMISSION EXPIRES THE 19 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 1152764
Member, Pennsylvania Association of Notaries



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

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.

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.

2ND NOV. 2022
DATE

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

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

N/F
M. COOK
040-1F90-A14J

MUNICIPAL DECLARATIONS

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

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUFFALO THIS 9th DAY OF November, 2022.

x Janice L. Zufferia
SECRETARY

x Ronald Boyd
CHAIRPERSON
BOARD OF SUPERVISORS

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

x Susan Grieger
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 24TH DAY OF Oct., 2022.

x
SECRETARY

x
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

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 407, PAGE(S) 6.

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

x
RECORDER OF DEEDS

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

YOUNG PLAN

Being a consolidation of Butler County Tax Parcels
040-1F90-A14JJ and 040-1F90-A13C2

RECORDED _____ 20__	
PLAN BOOK	PAGE
407	6
SHEET _____ of _____	

REV	DESCRIPTION	BY	DATE

GRAFF SURVEYING

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

PROJECT DESCRIPTION

YOUNG PLAN

BEING A

CONSOLIDATION

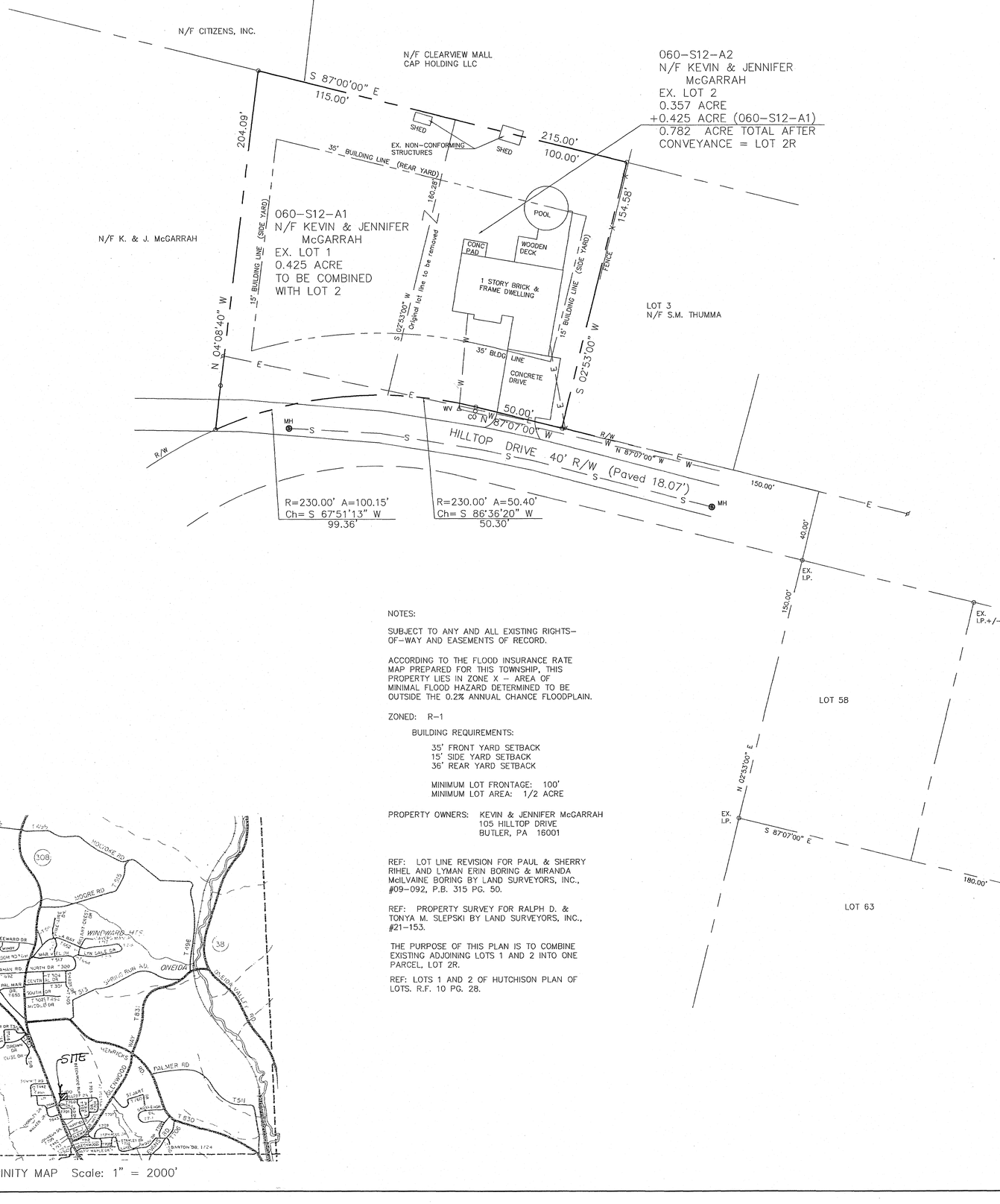
FOR

ROBERT F. AND CYNTHIA L. YOUNG

SITUATE
BUFFALO TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
09/23/2022	SDG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
21-229	040-1F90-A14JJ & A13C2	-



NOTES:

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

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

ZONED: R-1

BUILDING REQUIREMENTS:

35' FRONT YARD SETBACK
15' SIDE YARD SETBACK
36' REAR YARD SETBACK

MINIMUM LOT FRONTAGE: 100'
MINIMUM LOT AREA: 1/2 ACRE

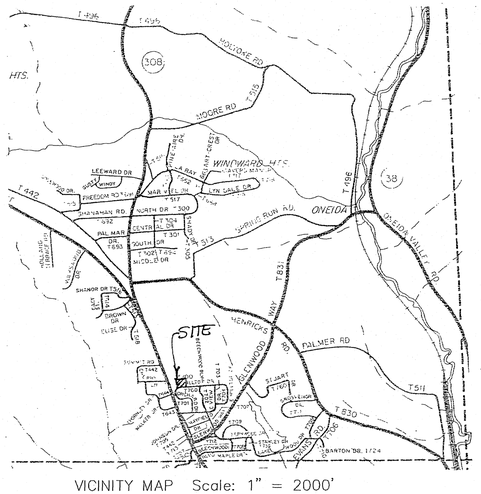
PROPERTY OWNERS: KEVIN & JENNIFER McGARRAH
105 HILLTOP DRIVE
BUTLER, PA 16001

REF: LOT LINE REVISION FOR PAUL & SHERRY RIHEL AND LYMAN ERIN BORING & MIRANDA McILVAINE BORING BY LAND SURVEYORS, INC., #09-092, P.B. 315 PG. 50.

REF: PROPERTY SURVEY FOR RALPH D. & TONYA M. SLEPSKI BY LAND SURVEYORS, INC., #21-153.

THE PURPOSE OF THIS PLAN IS TO COMBINE EXISTING ADJOINING LOTS 1 AND 2 INTO ONE PARCEL, LOT 2R.

REF: LOTS 1 AND 2 OF HUTCHISON PLAN OF LOTS. R.F. 10 PG. 28.



VICINITY MAP Scale: 1" = 2000'

Instr: 202211160023726
Pgs: 1 F: $45.00
Michele Mustello
Butler County Recorder PA
11/16/2022 2:44 PM
T20220018328

KNOW ALL MEN BY THESE PRESENTS, that we, Kevin & Jennifer McGarrah, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for diverse 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 ways 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 said County of Butler or said Township of Center we, Kevin & Jennifer McGarrah, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Kevin & Jennifer McGarrah, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we, hereunto set our hands and seals this 20 day of October, A.D. 2022

ATTEST:

NOTARY PUBLIC

OWNER

OWNER

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

The forgoing adoption and dedication is made by Kevin & Jennifer McGarrah, with the full understanding and agreement that the approval of the Board of Supervisors of the Township of Center, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Courthouse, Butler, Pennsylvania within ninety (90) days of said approval.

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Kevin & Jennifer McGarrah who 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.

Sworn to and subscribed before me this 20 day of October 2022

My Commission expires the 20 day of January, 2024

SEAL

NOTARY PUBLIC

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

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

DATE September 30, 2022 SEAL

REGISTRATION NUMBER SU-32490-E

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 28th day of September, 2022

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 12th day of October, 2022

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION NOTICE

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 21ST day of SEPT. 2022

CHAIRMAN SEAL SECRETARY

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the office for the recording of deeds, plats, etc. in said County, in Plan Book Volume 407 page 7.

Given under my hand and seal this 16TH day of NOVEMBER 20 22

SEAL

RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

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

PLAN BOOK	PAGE
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0 30 60 90

REVISED 09/30/2022; NON-CONFORMING STRUCTURES
REVISED 09/23/2022; WATERLINE

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

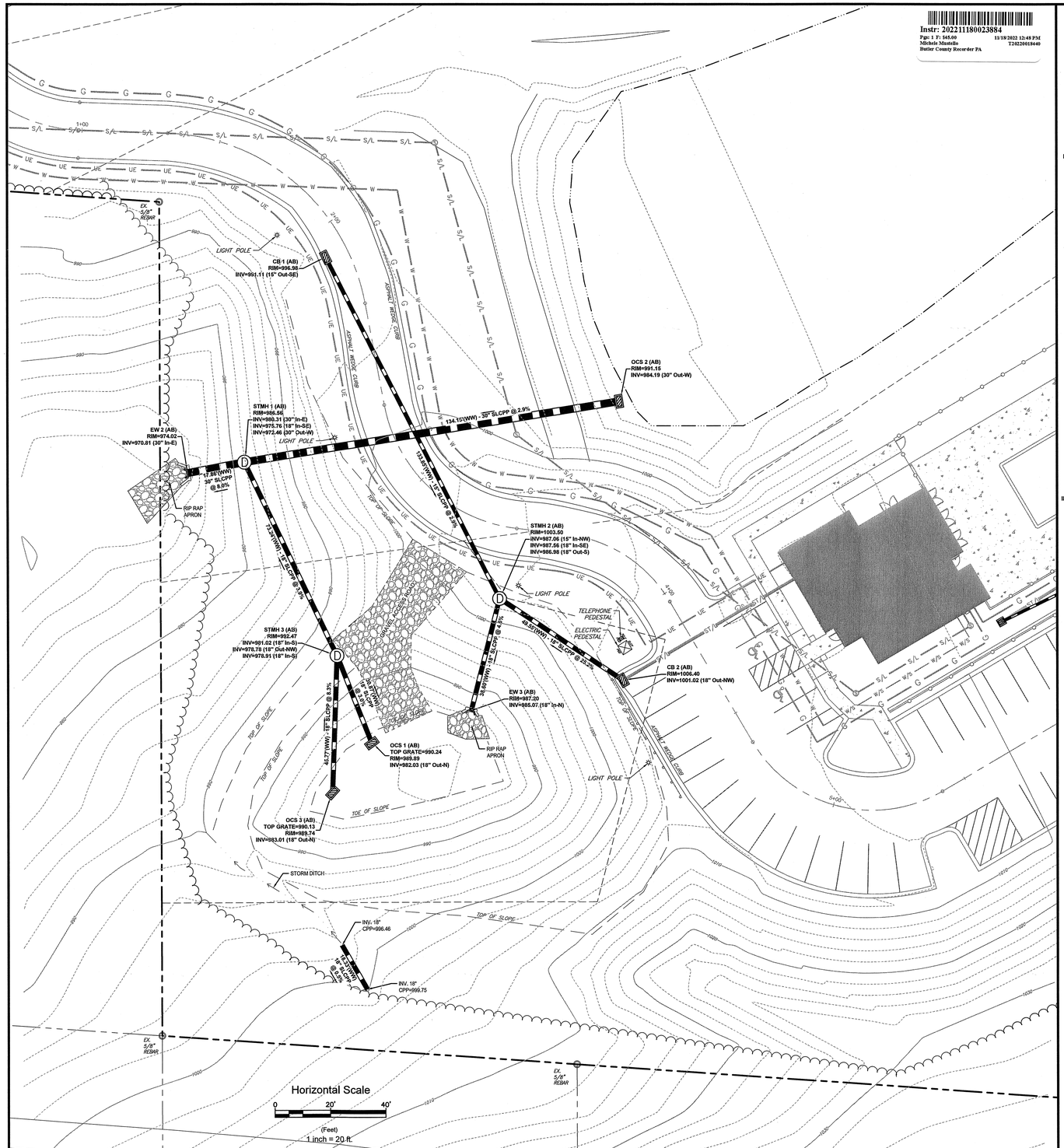
LOT LINE REVISION

FOR: KEVIN & JENNIFER McGARRAH

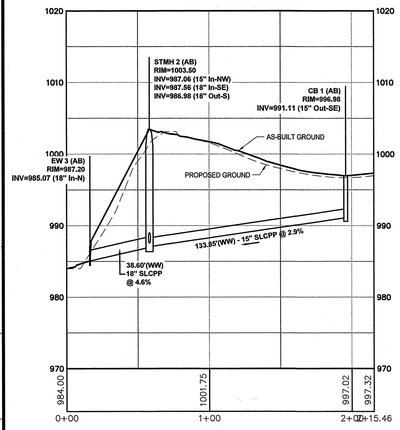
SITUATE: CENTER TWP., BUTLER CO., PA

Date 08/18/22	Scale 1" = 30'	Dwn By BEC	Ckd By CAH
Parcel No. 060-S12-A1 & A2		Inst. # 201712130027245 200501120001004	Service No. 22-099
Address 105 HILLTOP DRIVE			

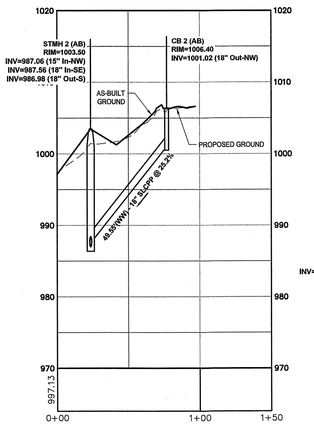
Instr: 202211180023884
Pgs: 1 T: $45.00 11/18/2022 12:48 PM
Michele Mustello T20220019440
Butler County Recorder PA



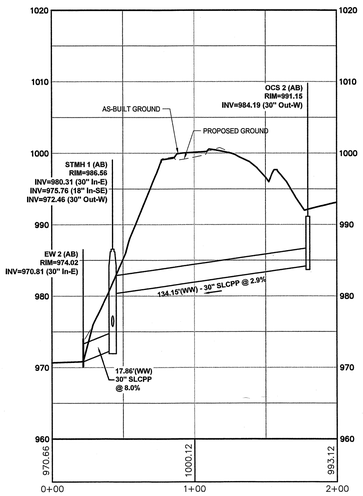
BASIS OF BEARING: PENNSYLVANIA COORDINATE SYSTEM OF 1983, SOUTH ZONE. GRID NORTH ESTABLISHED PER GPS OBSERVATIONS CONDUCTED ON THE NAD83(2011) DATUM UTILIZING THE KEYNETGPS VRS NETWORK.



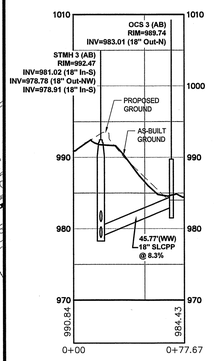
EW 3 Thru CB 1 PROFILE
Horizontal: 1" = 20'
Vertical: 1" = 4'



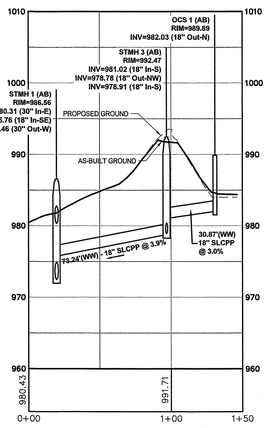
STMH 2 Thru CB 2 PROFILE
Horizontal: 1" = 20'
Vertical: 1" = 4'



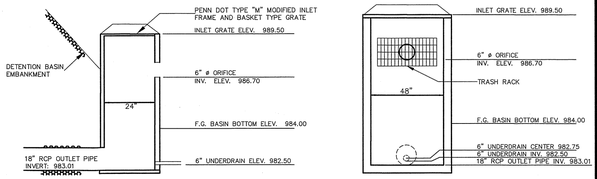
EW 2 Thru OCS 2 PROFILE
Horizontal: 1" = 20'
Vertical: 1" = 4'



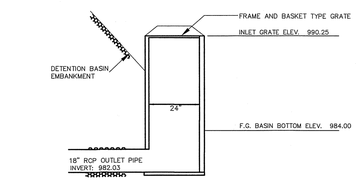
STMH 3 Thru OCS 3 PROFILE
Horizontal: 1" = 20'
Vertical: 1" = 4'



STMH 1 Thru OCS 1 PROFILE
Horizontal: 1" = 20'
Vertical: 1" = 4'



3 **INFILTARTION BASIN #1 OUTLET CONTROL STRUCTURE (OS3)**
NOT TO SCALE



3 **EMERGENCY SPILLWAY OUTLET CONTROL STRUCTURE (OCS 1)**
NOT TO SCALE

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INDIVIDUAL ACKNOWLEDGMENT (ENGINEER)
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED GARY A. SHEFFLER JR. WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH
WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF November, 2022.
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

INDIVIDUAL ACKNOWLEDGMENT (SURVEYOR)
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED THE ABOVE NAMED J. TODD HENWOOD WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HIS ACT AND DEED AND DESIRED THE SAME TO RECORDED AS SUCH
WITNESS MY HAND AND NOTARIAL SEAL THIS 11th DAY OF November, 2022.
NOTARY PUBLIC
MY COMMISSION EXPIRES THE 23 DAY OF March, 2025

CERTIFICATE OF COMPLETION
I, Gary A. Sheffler Jr., a Registered Professional Engineer of the Commonwealth of Pennsylvania do hereby certify that all permanent Stormwater BMPs shown on this plan have been constructed according to the Stormwater Management Site plan and Report.
11/11/2022
Date
(SEAL)
Gary A. Sheffler, Jr., P.E.
Registration number PE057446

SURVEYORS CERTIFICATION
I, J. Todd Henwood, 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.
11/11/2022
Date
(SEAL)
J. Todd Henwood, P.L.S.
Registration number SU075612

PROOF OF RECORDING
COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUTLER)
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 407 *Page(s)* 8
Given under my hand and seal this 18th *day of* November, 2022
(Seal) MICHELE M. MUSTELLO
RECORDER OF DEEDS
Recorder of Deeds
My Commission Expires First Monday in January 2024

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — GARY A. SHEFFLER, JR. — ENGINEER PE 057446
REGISTERED ENGINEER

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — J. TODD HENWOOD — LAND SURVEYOR SU-075612
REGISTERED SURVEYOR

RECORDER OF DEEDS — BUTLER COUNTY, PA
BUTLER COUNTY RECORDER OF DEEDS

811 Know what's **below.** **Call** before you dig.
POCS SER. #: DESIGN - DIG -
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND 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.

NORTH

Horizontal Scale
0 50' 100'
(Feet)
1 inch = 50 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

Arden Woods Clubhouse

Prepared For:
Arden Developement Partners

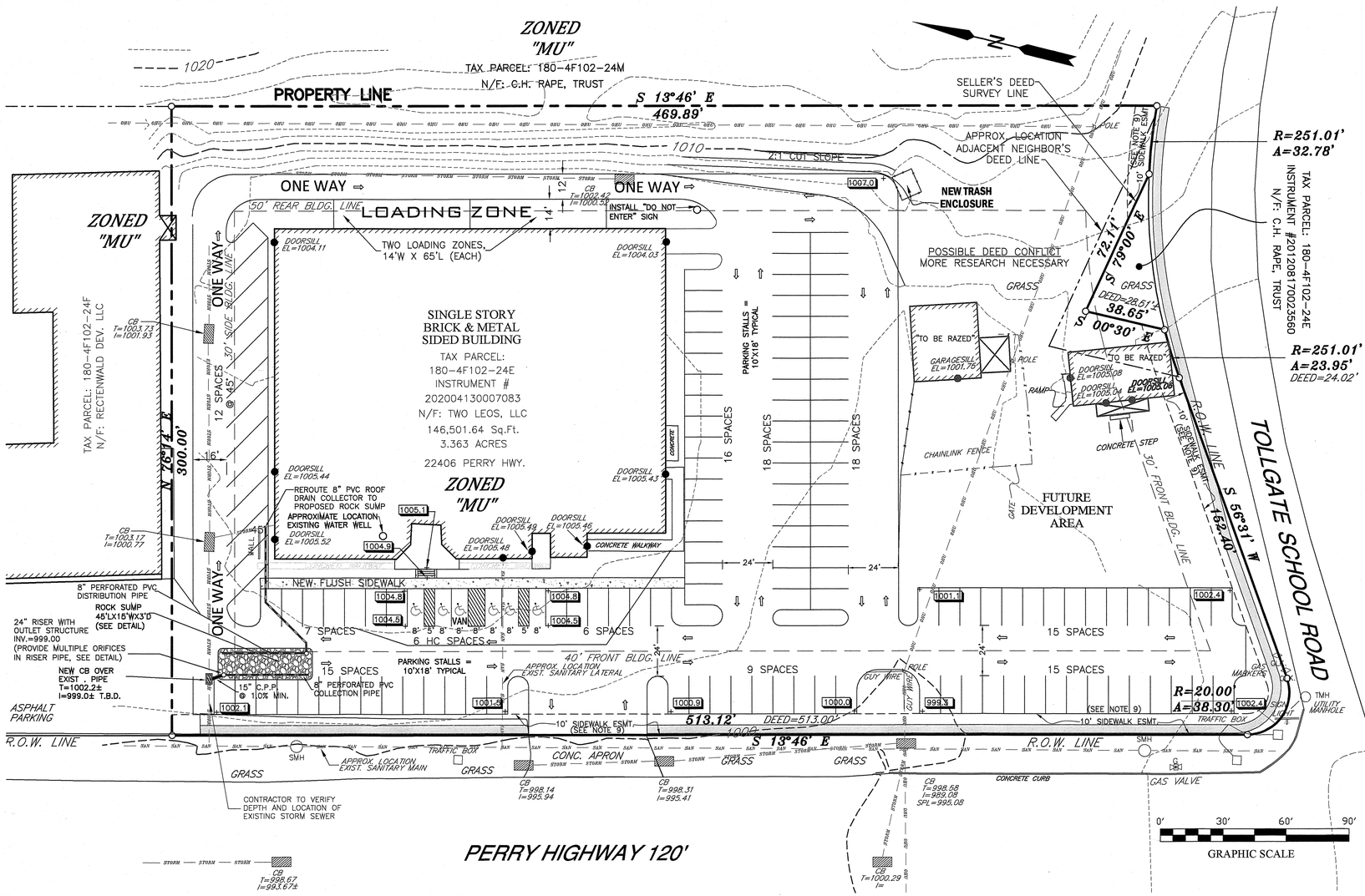
Situate In:
Lancaster Township, Butler County, Pennsylvania

Post Construction Stormwater Management

Arden Development Partners
215 Executive Drive
Suite 300
Cranberry Twp., Pa 16066

DRAWING SCALE:	As Shown	DESIGNED BY:	MWS
DATE ISSUED:	Oct. 20, 2022	REVIEWED BY:	JTH
PROJECT JOB#:	3275	FIELD BOOK #:	####
CADD#:	3275 - CH Storm Pond As-Built.dwg		

Sheet No.
1 of 1



"M-U" ZONING REQUIREMENTS (Section 27-502 of Zoning Ord.)		
	REQUIRED	PROVIDED
FRONT YARD	40 FEET	84 FEET
SIDE YARD	30 FEET	48+ FEET
REAR YARD	50 FEET	N/A
MIN. LOT AREA	1.5 AC.	3.363 AC.
MIN. LOT WIDTH	250 FEET	700+ FEET
MAX. LOT COV.	50 PERCENT*	80.9 PERCENT**

*UP TO 80% W/INCENTIVE ZONING (See 27-506)
**EXISTING COVERAGE = 80.9% (EXISTING, NON-CONFORMING)
78.2% PROVIDED AFTER PARKING RENOVATION.

PARKING REQUIREMENTS
Section 27-1702 of Zoning Ordinance:
One space per 250 Sq. Ft. GFA,
Plus one space per employee
Building Area: 27,900 Sq. Ft.,
plus 25 employees
Required: 137 Spaces
Provided: 137 Spaces (6 HC)

ZONED: "M-U"
Mixed Use
Retail:
(PERMITTED)

SIGNAGE REQUIREMENTS
PROPOSED SIGN PERMIT MUST BE OBTAINED AFTER SITE PLAN APPROVAL.

Notes:

1. Declaration is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Copies of this plan without an impression seal are valid and are for reference only.
2. Not all utility companies have responded to placement of PA One Call. Tait Engineering, Inc. assumes no responsibility for utilities shown or not shown, including their respective easements.
3. The final location and connection points for the proposed utility connections are typically determined by the respective utility companies. Each utility company will be contacted before any construction begins to finalize the connections. All new utilities must be installed underground.
4. An existing water well is approximately shown on the plan and which will continue to serve the property.
5. Property subject to any issues that may be revealed by a current and complete title report.
6. Total lot coverage shown with this layout = 78%
7. A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.
8. The existing building is currently served by public sanitary sewage and has a private water well. Public water from a line to be extended later this year (2020) by Pa American Water Co. will be connected when available.
9. The 10' sidewalk easement is intended for public use.

TOTAL PLAN AREA
146,501.64 Sq. Feet
3.363 Acres

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OWNER/DEVELOPER:
TWO LEOS, LLC
164 VILLAGE DRIVE,
CRANBERRY TWP., PA 16066

SURVEYOR/ENGINEER:
TAIT ENGINEERING, INC.
908 PERRY HIGHWAY
PITTSBURGH, PA 15229
412.364.6090

RECORDER OF DEEDS · BUTLER COUNTY PLANNING COMMISSION · REGISTERED SURVEYOR · JACKSON TWP. ENGINEER

SITE PLAN FOR RECORDING

SITUATE IN
JACKSON TOWNSHIP,
BUTLER COUNTY, PA.
MADE FOR
TWO LEOS, LLC

Date: January 3, 2019
Scale: 1"=30'
Drawn By: MAR
Reviewed By: DTT
File Number: 36066
CAD File: 19.0274
Revisions:
REV. 2022-09-15 NOTES
REV. 2022-09-20 NOTES

Registered Surveyor
Reg. No. SU050050-E

TAIT ENGINEERING, INC.
908 Perry Highway
Pittsburgh, Pennsylvania 15229
tel: 412.364.6090
fax: 412.364.6716
e: taiteng@taitengineering.net

OWNER'S ADOPTION AND DEDICATION:
Two Leos LLC, a limited liability company formed in Pennsylvania, owners of the land shown on this Site Plan for Recording, hereby adopts this plan as its plan of lots and irrevocably dedicates all streets and other property identified for dedication on the plan to Jackson Township. This adoption and dedication shall be binding upon the company and upon its successors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 25 day of Oct, 2022

ATTEST: TWO LEOS LLC:

Notary Public — PETER SCOLIERI, OWNER — DATE 10/25/22

Instr: 202211180023923
Pgs 1 P: $45.00 11/18/2022 3:49 PM
Michele Mustello T20220018476
Butler County Recorder PA

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Peter Scolieri, and acknowledged the foregoing adoption and dedication to be his act.

Witness my hand and notarial seal this 25 day of Oct, 2022 My commission expires the 11 day of April, 2024

(SEAL) Commonwealth of Pennsylvania - Notary Seal
Kirsten K. Frey, Notary Public
Butler County
My commission expires April 11, 2024
Commission number 1298346
Member, Pennsylvania Association of Notaries

Notary Public

I hereby certify that the title to the property contained in Recording Plan is in the name of Two Leos LLC and is recorded in Instrument #202004130007083

Witness — Signature of Authorized Officer

Two Leos LLC mortgagee of the property contained on this Site Plan for Recording consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness — Name, Title and mortgagee: Member, Two Leos LLC

SURVEYORS CERTIFICATION

I, Douglas T. Tait, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the 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.

9-20-2022 Date — Douglas T. Tait, Reg. No. SU 050050-E

DEVELOPER'S ENGINEERS CERTIFICATION:
I hereby certify that, to the best of my information, knowledge and belief, the plan shown hereon is true and correct to the accuracy and engineering standards required by the ordinances of Jackson Township.

9-20-2022 Date — Name: Douglas T. Tait, Registered Professional Engineer, Reg #: 060125-E

I hereby certify that, to the best of my information, knowledge and belief, the storm drainage facilities shown hereon is true and correct to the accuracy and engineering standards required by the ordinances of Jackson Township.

9-20-2022 Date — Name: Douglas T. Tait, Registered Professional Engineer, Reg #: 060125-E

MUNICIPAL ENGINEERS CERTIFICATION

This plan was reviewed by the Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinance and other applicable Township ordinances. I hereby certify that, to the best of my information, knowledge and belief, the storm drainage facilities shown hereon is true and correct to the accuracy and engineering standards required by the ordinances of Jackson Township.

11-10-22 Date — Name: Registered Professional Engineer, Reg #: PE 077527

MUNICIPAL PLANNING COMMISSION REVIEW CERTIFICATE:
Reviewed by the Planning Commission of Jackson Township this 31st day of January, 2023.

Secretary — Chairperson

TOWNSHIP BOARD OF SUPERVISORS APPROVAL:
Approved by the Board of Supervisors of Jackson Township on the 16th day of January, 2023 subject to certain conditions referenced in the Township decision letter dated Jan 23 2023. The Board of Supervisors of Jackson Township gives notice that, in approving this plan for recording, the 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 facility. Signed and noted as approved this 11th day of November, 2022.

Township Secretary — Chairperson

This plat was delivered to Peter Scolieri by Jackson Township on the 17th day of November, 2022.

Township Manager / Secretary

TOWNSHIP PLANNING DIRECTOR APPROVAL:
Approved by the Planning Director of Jackson Township on the 16th day of January, 2023, pursuant to Chapter 22, Subdivision and Land Development, of the Code of Jackson Township, as amended, and subject to certain conditions referenced in the Township decision letter dated Jan 23 2023. The Planning Director of Jackson Township gives notice that in approving this plan for recording, Jackson Township assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.
Signed and noted as approved this 11th day of November, 2022.

Township Secretary — Planning Director

This plat was delivered to Peter Scolieri by Jackson Township on the [illegible] day of [illegible] of 20[illegible].

BUTLER COUNTY PLANNING COMMISSION:
Reviewed by the Butler County Planning Commission this 18th day of Nov, 2022 #20100

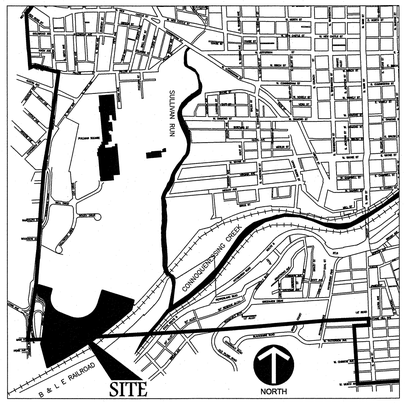
Secretary — Chairperson

PROOF OF RECORDING:
Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 407 Page(s) 9.

Given under my hand and seal this 18th day of November, 2022
(SEAL)

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

Recorder of Deeds



SITE LOCATION MAP SCALE 1" = 1000'

S.R. 3001 HANSEN AVENUE
APPROXIMATE BUTLER TOWNSHIP / CITY OF BUTLER LINE
PER BUTLER TOWNSHIP GEOGRAPHIC INFORMATION SYSTEM BUTLER CITY

NOW OR FORMERLY
ACHIEVE REAL ESTATE Co., LLC

THE REDEVELOPMENT AUTHORITY
OF THE CITY OF BUTLER PLAN OF SUBDIVISION
LOT 6R
P.B.V. 177, PG. 4

NOW OR FORMERLY
RNC HOLDINGS, LLC

LOT 2A

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 5
AS
RECORDED IN P.B.V. 368 PG. 47

NOW OR FORMERLY
BUTLER TOWNSHIP-CITY JOINT
MUNICIPAL TRANSIT AUTHORITY

PULLMAN CENTER BUSINESS
PARK SUBDIVISION PLAN No. 1
P.B.V. 287 PG. 5
LOT 1

NOW OR FORMERLY
COMMUNITY DEVELOPMENT
CORPORATION OF BUTLER COUNTY

LOT 4B

PULLMAN CENTER BUSINESS
PARK SUBDIVISION No. 4
AS RECORDED IN
PLAN BOOK VOLUME 363, PAGE 12

PARCEL 563-30-2C
NOW OR FORMERLY
WEST PENN ALLEGHENY HEALTH SYSTEM
PULLMAN CENTER BUSINESS PARK
SUBDIVISION No. 6
LOT 3R

LOT 3R
218,133 SF
OR
5.007 ACRES

PARCEL 563-30-2DA
NOW OR FORMERLY
BUTLER TOWNSHIP

PARCEL 563-30-2
NOW OR FORMERLY
BUTLER TOWNSHIP

LOT 4A
605,163 SF
OR
13.893 ACRES

PARCEL A
28,654 SF
OR
0.658 ACRES

HOLLYWOOD DRIVE 50' R/W

ARMCO DRIVE

S.R. 3001 PULLMAN VIADUCT 122' R/W

STANDARD AVE

CONNOQUENESSING CREEK

CITY OF BUTLER
BUTLER TOWNSHIP

S 72°24'23" E 187.84'
MAG NAIL (FOUND)
N 04°18'06" E 102.94'
S 16°15'07" W 74.14'
R=57.81'
A=59.48'
Δ=058°57'16"
N 35°20'51" E 4.00'
N 60°44'14" W 41.71'
R=122.00'
A=55.13'
Δ=025°53'20"
R=104.68'
A=35.65'
Δ=019°30'37"
N 02°04'30" E 79.54'
R=225.00'
A=109.57'
Δ=027°54'03"
N 78°21'04" E 48.18'
A=55.04'
R=225.00'
A=218.30'
S 86°43'47" E 157.29'
Δ=094°17'07"
A=493.68'
R=300.00'
S 69°38'30" E 193.69'
S 71°00'54" E 455.10'
S 18°05'06" W 131.14'
N 09°14'45" E 424.28'
N 13°31'45" W 357.47'
R=363.27'
A=80.95'
Δ=012°46'05"
A=1430.55'
R=5958.65'
Δ=013°45'26"

20' SANITARY SEWER EASEMENT AS RECORDED IN INSTR: 200907080015735

SANITARY SEWER EASEMENT AS RECORDED IN INSTR: 200907080015735

SANITARY SEWER EASEMENT AS RECORDED IN INSTR: 200907080015735

SANITARY SEWER EASEMENT AS RECORDED IN INSTR: 200907080015735

SANITARY PUMP STATION EASEMENT AS RECORDED IN INSTR: 200907080015735

ADDITIONAL 5' OF SANITARY SEWER EASEMENT

UTILITY EASEMENT AS RECORDED IN PBV 139 PAGE 128

UTILITY EASEMENT AS RECORDED IN INSTRUMENT # 201002080004485

50' PUBLIC ROAD & UTILITY R/W RECORDED IN PBV 299 PAGE 24

5' UTILITY EASEMENT

3' UTILITY EASEMENT

LIMITS OF EXISTING LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

IRON PIN (FOUND)

IRON PIN (FOUND)

NOW OR FORMERLY
BESSEMER & LAKE ERIE RAILROAD

R=5958.65'

25' SIDE YARD SETBACK LINE
35' FRONT YARD SETBACK LINE
25' REAR YARD SETBACK LINE
RIGHT-OF-WAY LINE
25.00
RIGHT-OF-WAY LINE

NOTES:
1. PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
2. BUILDING SETBACK REQUIREMENTS FOR THIS PROPERTY ARE SET FORTH BY PULLMAN CENTER PROTECTIVE STANDARDS AND CONTROLS AS RECORDED IN DEED BOOK VOLUME 1306 PAGE 264. THE RECORDED SETBACK ARE AS FOLLOWS: 35 FEET FROM ADJACENT STREET RIGHT-OF-WAYS 25 FEET FROM ALL OTHER PROPERTY LINES.
3. THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY IS INSTRUMENT #202007280014867
4. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE PARCEL 563-30-2DA AND PARCEL 563-30-2 OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 6, AS RECORDED IN PLAN BOOK VOLUME 370 PAGE 18 TO CREATE LOT 4A AND TO CREATE PARCEL "A" OUT OF FORMER PARCEL 563-30-2.
5. THIS PLAN IS SUBJECT TO THE CITY OF BUTLER ORDINANCE NO. 1580, COUNCIL BILL NO. 2005-145, ORDAINED AND ENACTED INTO LAW ON OCTOBER 13, 2005, KNOWN AS THE "NON-USE AQUIFER" ORDINANCE OF THE CITY OF BUTLER PROHIBITING, REGULATING, AND RESTRICTING THE USE OF GROUNDWATER WITHIN SPECIFIC GEOGRAPHICAL AREAS OF THE CITY.
6. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW," BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

LOT AREA SUMMARY:

PARCEL A	=	28,654 SF OR 0.658 ACRES
LOT 4A	=	605,163 SF OR 13.893 ACRES
TOTAL LOT 3R	=	633,817 SF OR 14.550 ACRES

PROPERTY OWNER / SUBDIVIDER:
BUTLER TOWNSHIP
290 SOUTH DUFFY ROAD
BUTLER, PA 16001

TOTAL AREA OF RECORDING = 633,817 SQ. FT. OR 14.550 ACRES

Instr: 202211210023988
Pgs: 2 T: $85.00 11/21/2022 10:53 AM
Nichele Mantello T20220018508
Butler County Recorder PA

PLAN BOOK	PAGE
407	10

GRAPHIC SCALE
0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GATEWAY®
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gatewayengineers.com 855-634-9284

PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 7

BEING A CONSOLIDATION OF PARCEL 563-30-2DA AND PARCEL 563-30-2 OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION NO 6, AS RECORDED IN PLAN BOOK VOLUME 370 PAGE 18 TO CREATE LOT 4A AND TO CREATE PARCEL "A" OUT OF FORMER PARCEL 563-30-2.

SITUATE IN
CITY OF BUTLER
BUTLER COUNTY
MADE FOR
BUTLER TOWNSHIP

PM: JEG DB: MFR CB: MAO
SHEET 1 OF 2
SCALE:1" = 80'
Date: 2022-08-19
Job Number C-25650-0002
DWG No:

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I:\Path & Filename=R:\Projects\25000\25650 BC3 Roc Domek-0002 Pullman Park Development\Dwg\01-Base\25650-0002_BP Plan No 7.dwg
Plot Date=8/19/2022 9:03 AM Jonathan E. Garczowski, P.E.
Save Date=8/19/2022 9:02 AM

252-26 GENERAL.

A. THE DEVELOPER SHALL INSTALL, AT NO EXPENSE TO THE TOWNSHIP, ALL THE IMPROVEMENTS SHOWN ON THE FINAL PLAT AND REQUIRED BY THIS CHAPTER OR ANY CONDITION ATTACHED TO THE TOWNSHIP'S APPROVAL IN ACCORDANCE WITH THE STANDARDS OUTLINED IN ARTICLE IV AND WITH THE REQUIREMENTS OF THIS ARTICLE.
B. THE BOARD OF COMMISSIONERS, AT ITS DISCRETION, MAY MODIFY THE IMPROVEMENTS REQUIRED OF THE DEVELOPER, IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN ARTICLE VII OF THIS CHAPTER FOR GRANTING MODIFICATIONS, WHERE UNUSUAL CONDITIONS ARE PRESENT AND WHERE NORMAL APPLICATION OF THE REQUIREMENTS WOULD JEOPARDIZE THE PUBLIC SAFETY OR THE SAFETY OF ANY OCCUPANTS OF THE PLAN OR SUBDIVISION OR ABUTTING PROPERTIES.

IAK

IF THE PROPERTY EMBRACED IN THIS PLAN IS ENCUMBERED BY A MORTGAGE, JUDGMENT OF RECORD, OR OTHERWISE, THE FOLLOWING CERTIFICATES SHALL APPEAR.
WE, BUTLER TOWNSHIP,) OWNERS OF THIS PLAN DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF BUTLER TWP AS RECORDED IN INSTR: 202007280014967 RECORDER OF DEEDS OFFICE.

Jean E Kerr 11-15-22 — WITNESS
Thomas A Knights 11/15/22 — OWNER / MANAGER BUTLER TWP

IAK

WE, BUTLER TOWNSHIP, MORTGAGEE OF THE PROPERTY EMBRACED IN THIS PLAN OR SUBDIVISION,), DO HEREBY CONSENT TOT HE RECORDING OF SAID PLAN IN THE RECORDERS OFFICE OF BUTLER COUNTY, PENNSYLVANIA AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

Jean E Kerr 11-15-22 — WITNESS
Thomas A Knights 11/15/22 — OWNER / MANAGER BUTLER TWP

Commonwealth of Pennsylvania
County of BUTLER
SWORN TO AND SUBSCRIBED BEFORE ME THE DAY AND DATE ABOVE WRITTEN. BY THOMAS KNIGHTS, MANAGER BUTLER TOWNSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15TH DAY OF NOVEMBER 20 22

Cheryl L McNeill
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Cheryl L. McNeill, Notary Public
Butler County
My commission expires March 16, 2023
Commission number 1261253
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES THE 16TH DAY OF MARCH, 20 23.

PROFESSIONAL LAND SURVEYOR CERTIFICATE
I, MICHAEL ALLEN OGIN, 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.

MICHAEL ALLEN OGIN
REGISTRATION NO. SU-075288
9-27-22
DATE

BUTLER COUNTY PLANNING COMMISSION APPROVAL
APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17TH DAY OF AUG., 2022

SECRETARY JRM — CHAIRMAN JRM

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER:_____

CITY OF BUTLER REVIEW
REVIEWED AND APPROVED (OR REVIEWED WITH COMMENTS) BY THE CITY COUNCIL OF THE CITY OF BUTLER THIS 29 DAY OF September, 2022.

CITY CLERK — MAYOR

CITY OF BUTLER PLANNING COMMISSION APPROVAL
APPROVED BY THE CITY OF BUTLER PLANNING COMMISSION THIS 28TH DAY OF September, 20 22.

SECRETARY — CHAIRMAN

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

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS AND PLANS IN SAID COUNTY, IN PLAN BOOK VOLUME 407 PAGE(S) 10-11.

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

RECORDER OF DEEDS

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

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

CITY CLERK — MAYOR

MUNICIPAL APPROVAL
APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF BUTLER THIS DAY OF SEPTEMBER 19, 20 22.

SECRETARY — PRESIDENT OF BOARD

PLANNING COMMISSION APPROVAL
APPROVED BY THE BUTLER TOWNSHIP PLANNING COMMISSION THIS DAY OF SEPTEMBER 6, 20 22.

SECRETARY JEH — CHAIRMAN JEH

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

BUTLER COUNTY RECORDER — RECORDER OF DEEDS, BUTLER COUNTY, PA.
BUTLER CITY PLANNING COMMISSION
BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY PLANNING COMMISSION
SURVEYOR — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL LAND SURVEYOR, MICHAEL ALLEN OGIN, NO. SU075288

PLAN BOOK	PAGE
407	11

TOTAL AREA OF RECORDING = 633,817 SQ. FT. OR 14.550 ACRES

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PULLMAN CENTER BUSINESS PARK SUBDIVISION No. 7

BEING A CONSOLIDATION OF PARCEL 563-30-2DA AND PARCEL 563-30-2 OF THE PULLMAN CENTER BUSINESS PARK SUBDIVISION NO 6, AS RECORDED IN PLAN BOOK VOLUME 370 PAGE 18 TO CREATE LOT 4A AND TO CREATE PARCEL "A" OUT OF FORMER PARCEL 563-30-2.

SITUATE IN
CITY OF BUTLER
BUTLER COUNTY
MADE FOR
BUTLER TOWNSHIP

PM: JEG DB: MFR CB: MAO
SHEET 2 OF 2
SCALE: NONE
Date: 2022-08-19
Job Number C-25650-0002
DWG No:

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Path & Filename:R:\Projects\25650\0025650 BC3 Rec Dome\-0002 Pullman Park Development\Dwg\01-Base\025650-0002_RP Plan No 7.dwg
Plot Date=9/27/2022 12:22 PM Scaled 1:1 Real, E.T.: Save Date=9/27/2022 12:18 PM
15.03

BUTLER COUNTY PLANNING COMMISSION APPROVAL

Reviewed and approved by the Butler County Planning Commission this 19th day of July, 2022

Secretary — Chairperson

See comments on File at the Butler County Planning Commission
Plan Number: 22090

Instr: 202211220024114
Pgs: 1 Ft: $45.00
Michele Mustello
Butler County Recorder PA
11/22/2022 1:27 PM
T20220018605

LANCASTER TOWNSHIP PLANNING DIRECTOR

Approved by the Lancaster Township Planning Director, this 16 day of May, 2022

Planning Director

LANCASTER TOWNSHIP ENGINEER

Approved by the Lancaster Township Engineer, this 1 day of November, 2022.

Township Engineer

JACKSON TOWNSHIP PLANNING DIRECTOR

Approved by the Planning Director for the Township of Jackson this 6th day of September 2022

Nikki Colton 11-11-22
Planning Director

This plat was delivered to applicant by Jackson Township on the 18 day of November 2022

Township Manager

JACKSON TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors for the Township of Jackson this 6th day of September, 2022

Secretary — Chairperson

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors for the Township of Lancaster this 16 day of May, 2022

Secretary — Chairperson

Be Approved 11.22.2022

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

Recorded in the office for the recording of deeds, plats and plans in said County, in Plan Book Volume 407, Page 12.

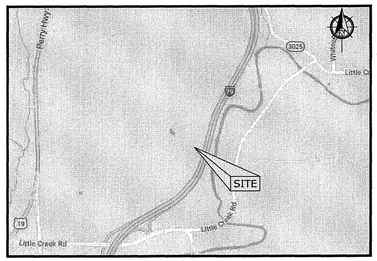
Given under my hand and official seal this 22nd day of November, 2022

Recorder of Deeds

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

SITE LOCATION MAP

SCALE: 1"=2000'



GENERAL NOTES:

1. The address and owner name of the properties to be included in the lot line revision are:

   Charles L. McCoy
   104 Deerfield Lane &
   191 Metcalf Road
   Harmony, PA 16037

2. Bearings shown hereon are based upon PA State Plane Coordinate System (South Zone).

3. Per the Township of Jackson Official Zoning Map, Tax Parcel 200-4F100-A28 is located within a Residential Transitional Overlay District.

   Minimum Lot Size - 1.5 Acres
   Minimum Lot Width - 150 feet
   Minimum Front Yard Setback - 40 feet
   Minimum Side Yard Setback - 20 feet, 10 feet accessory
   Minimum Rear Yard Setback - 40 feet, 10 feet accessory
   Maximum Lot Coverage - 50%

   Per the Township of Lancaster Official Zoning Map, Tax parcel 200-4F100-A28A is located within a (R-2) Medium Residential District.

   Maximum Lot Coverage - 20% (includes accessory structures)
   Minimum Lot Width at building line - 120 feet (One-acre lot)
   100 feet (One-half-acre lot)
   Minimum Front Yard Setback - 50 feet
   Minimum Side Yard Setback - 25 feet
   Minimum Rear Yard Setback - 35 feet

4. The purpose of this plan is a lot line revision of Tax Parcel No. 200-4F100-A28A and 200-4F100-A28 and a consolidation of Tax Parcel No. 200-4F100-A28 and 200-4F100-6.

5. By graphic plotting only Lots 1 & 2 are located in Zone X, and part of Lot 1 (Lots 1C) is located in Zone AE, of the Flood Insurance Rate Map 42019C0378D, bearing an effective date of 08-02-2018.

6. Lot 2 is served by public sewer.
   Lot 1 is served by existing on-lot septic, approximately located as shown, however location was not field verified.

OWNER'S ADOPTION

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

KNOW ALL MEN BY THESE PRESENTS, that I, Charles L. McCoy, of the Township of Jackson and Lancaster, of County of Butler, of the Commonwealth of Pennsylvania, for me, my heirs, executors, administrators and assign, do hereby adopt this as my Plan of Subdivision of our property, situated in the Township of Jackson and Lancaster, County of Butler, Commonwealth of Pennsylvania, and for diver advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, lanes, rights-of-way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way, and easements by the Township of Jackson and Lancaster, Butler County, Pennsylvania, I hereby agree to and by these presents do release and forever discharge the Township of Jackson and Lancaster, 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 my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hands and official seals this 21st day of October, 2022

ATTEST:

Beverly I. McCoy (Deceased) — Charles L. McCoy
Cynthia Ann Esney POA
P/A @20221220024113

Notary Public

My Commission Expires the 4th day of August, 2026

Commonwealth of Pennsylvania - Notary Seal
TODD A. PALMER, Notary Public
Beaver County
My Commission Expires August 4, 2026
Commission Number 1330880

NOTARIAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF BUTLER }

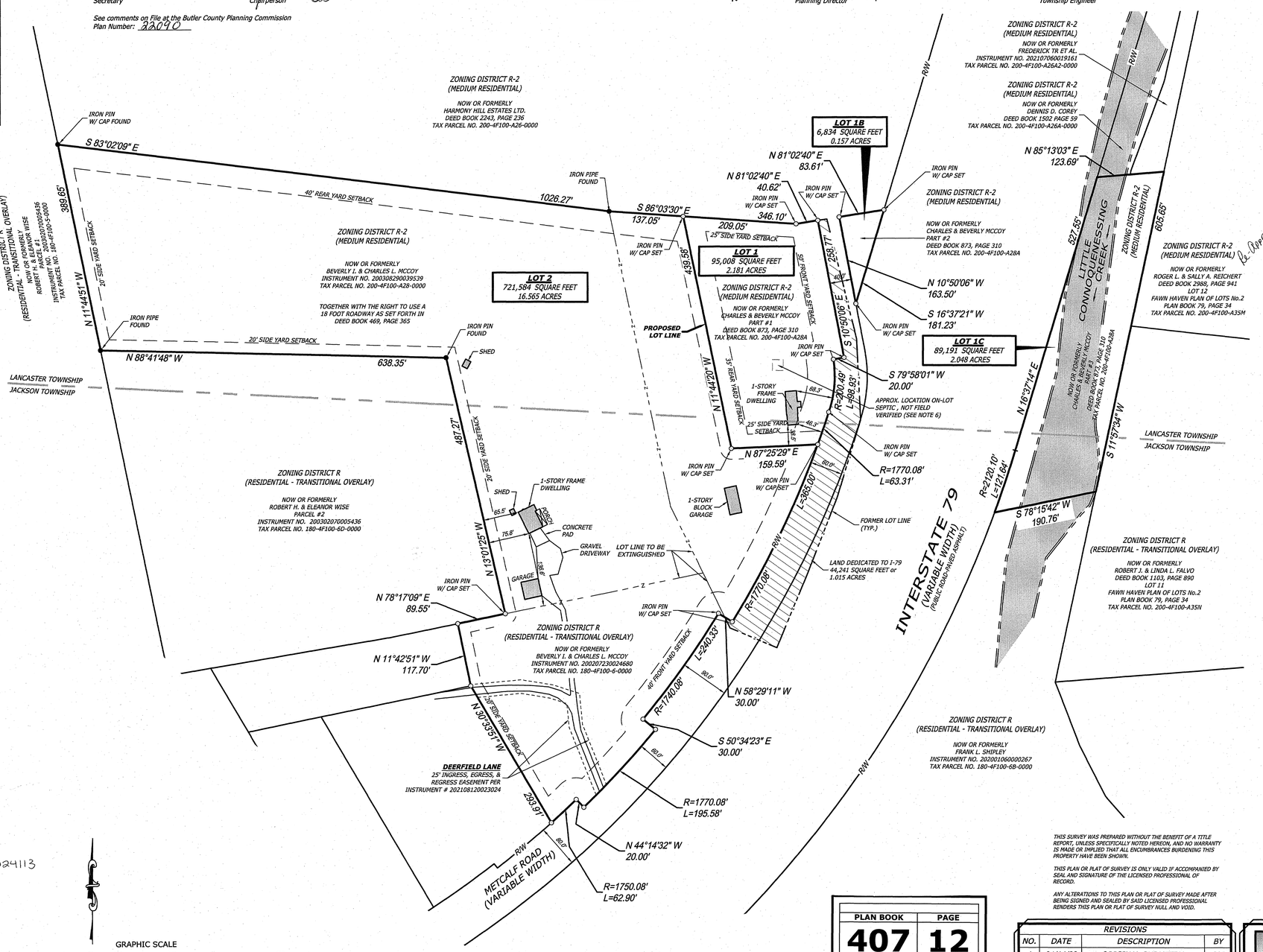
Before me, the subscriber, a Notary Public in and for said County and Commonwealth, personally appeared the above named Charles L. McCoy who acknowledged the foregoing release and dedication and plan of subdivision to be his act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 21 day of October, 2022

Notary Public

My Commission Expires the 4 day of August, 2026

Commonwealth of Pennsylvania - Notary Seal
TODD A. PALMER, Notary Public
Beaver County
My Commission Expires August 4, 2026
Commission Number 1330880



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

EXISTING TABULATION OF AREA:

TAX PARCEL NO.	ACRES	SQUARE FEET
200-4F100-A28	11.116	484,208
200-4F100-6	2.855	124,380
200-4F100-A28A +1B & 1C	7.995	348,270
TOTAL	21.966	956,858

Part #2 and Part #3 of Deed Book 873, Page 310 are not included in the tabulation of area for Tax Parcel No. 200-4F100-A28A.
NOTE: Tax Parcel No. 200-4F100-A28A includes Lot 1B & Lot 1C and intended to retain those areas.

PROPOSED TABULATION OF AREA:

LOT 1	4.386	191,033
LOT 2	16.565	721,584
DEDICATED LAND to I-79	1.016	44,241
TOTAL	21.966	956,858

Part #2 and Part #3 of Deed Book 873, Page 310 are not included in the tabulation of area for Tax Parcel No. 200-4F100-A28A.
NOTE: Lot 1B & Lot 1C are non buildable lots and are intended to retain with Lot 1 as part of Tax Parcel No. 200-4F100-A28A.

PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, Christopher R. Jackson, 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 plan correctly represents the lots, lands, streets and highways as surveyed and plotted by me for the owners or agents.

Witness my hand and official seal this 24th day of August, 2022.

Christopher R. Jackson, PLS
Reg. No. SU075499

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, UNLESS SPECIFICALLY NOTED HEREON, AND NO WARRANTY IS MADE OR IMPLIED THAT ALL ENCUMBRANCES BURDENING THIS PROPERTY HAVE BEEN SHOWN.

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID IF ACCOMPANIED BY SEAL AND SIGNATURE OF THE LICENSED PROFESSIONAL OF RECORD.

ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY SAID LICENSED PROFESSIONAL RENDERS THIS PLAN OR PLAT OF SURVEY NULL AND VOID.

PLAN BOOK	PAGE
407	12

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/14/22	ORIGINAL SUBMITTAL	JAJ
2	06/28/22	MUNICIPAL REVIEW COMMENTS	PJR

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

SCALE:	1"=100'
DATE:	06/28/22
DRAWN BY:	JAJ
CHK'D BY:	CRJ

SHEET 1 of 1
Project No. 9426

LANCASTER TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS L THOMPSON ENGINEER 043880-E No. PENNSYLVANIA

PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL CHRISTOPHER R. JACKSON LAND SURVEYOR No. SU075499 PENNSYLVANIA

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS BUTLER COUNTY, PA

JACKSON TOWNSHIP PLANNING DIRECTOR — JACKSON TOWNSHIP BUTLER COUNTY, PA

JACKSON TOWNSHIP BOARD OF SUPERVISORS — JACKSON TOWNSHIP BUTLER COUNTY, PA

LANCASTER TOWNSHIP PLANNING DIRECTOR — BUTLER COUNTY PA LANCASTER 1854 TOWNSHIP

LANCASTER TOWNSHIP BOARD OF SUPERVISORS — BUTLER COUNTY PA LANCASTER 1854 TOWNSHIP

McCOY PLAN OF LOTS

A LOT LINE REVISION/CONSOLIDATION OF TAX PARCEL Nos. 200-4F100-A28, 200-4F100-A28A & 200-4F100-6
PROPERTIES OF CHARLES & BEVERLY MCCOY
104 Deerfield Lane & 191 Metcalf Road
Jackson and Lancaster Township, Butler County, Pennsylvania

June 28, 2022

MDM PROJECT NO. 9426 Lot Line Revision/Consolidation

ALL SIGNATURES MUST BE IN BLUE INK

OWNER'S CERTIFICATION

WE, BRIAN D. TEBAY AND THERESA A. TEBAY, 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 16 DAY OF NOVEMBER, 2022.

x Brian D Tebay
BRIAN D. TEBAY

x Theresa A Tebay
THERESA A. TEBAY

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, BRIAN D. TEBAY AND THERESA A. TEBAY, 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 16 DAY OF NOVEMBER, 2022.

MY COMMISSION EXPIRES THE 17 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

SURVEYOR'S CERTIFICATION

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

15 Nov. 2022
DATE

x
STANLEY D. GRAFF
REG. NO. SU-0016-E

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

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 14TH DAY OF NOVEMBER, 2022.

x
SECRETARY

x
CHAIRPERSON
BOARD OF SUPERVISORS

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JEFFERSON THIS 17TH DAY OF OCTOBER, 2022.

x
SECRETARY

x
CHAIRPERSON
PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 16th DAY OF November, 2022.

x R. Henshaw OLO
SECRETARY

Butler Co Plan # 22206

x J. Himes OLO
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

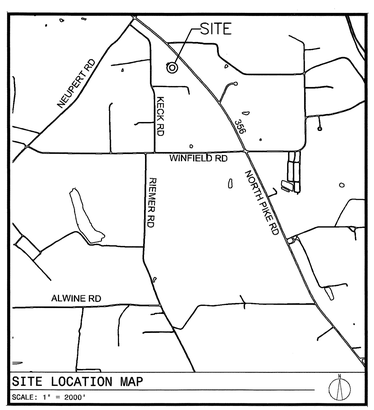
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 407, PAGE(S) 13.

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

x
RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

OWNER'S ACCEPTANCE OF RESPONSIBILITY FOR PROVIDING STORMWATER DRAINAGE FACILITIES AND CONTROL OF STORMWATER DRAINAGE

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

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

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

OWNER'S CERTIFICATION

I, RAYMOND VOLLER, 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 16 DAY OF NOVEMBER, 2022.

x
RAYMOND VOLLER

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, RAYMOND VOLLER, 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 16 DAY OF NOVEMBER, 2022.

MY COMMISSION EXPIRES THE 17 DAY OF FEBRUARY, 2023

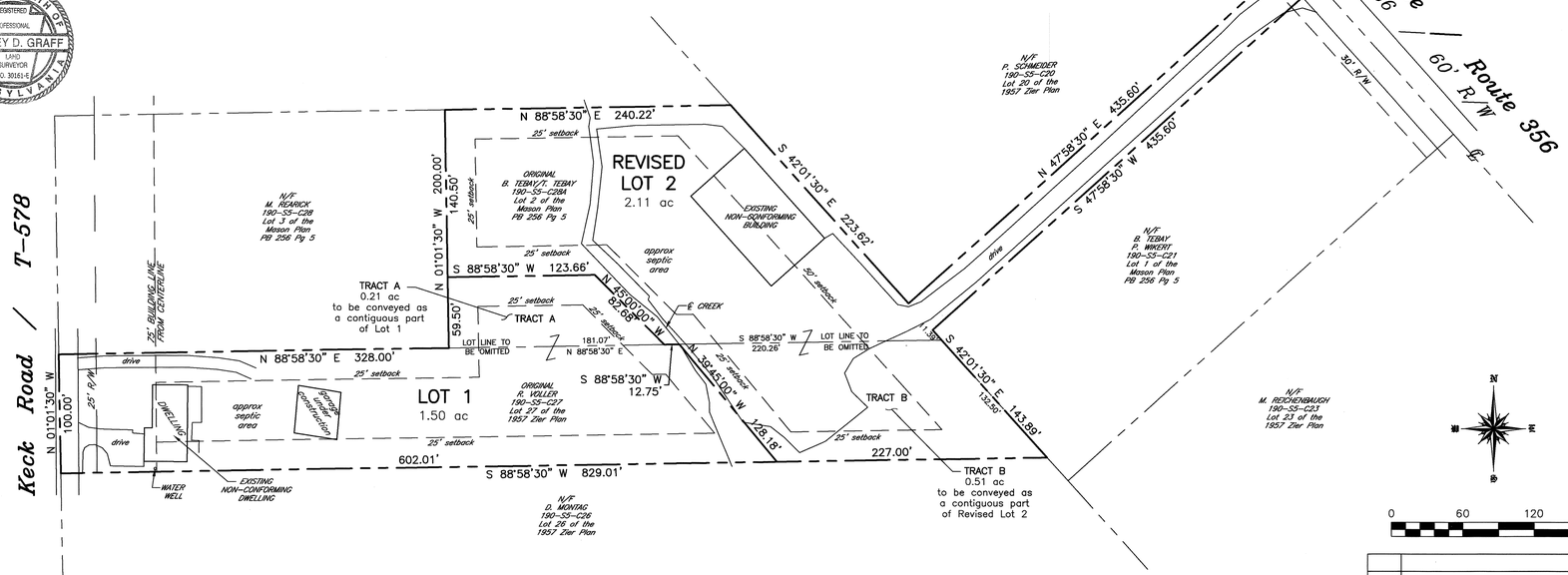
x Debra L Jeffcoat
NOTARY PUBLIC

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

Instr: 202211220024124
Pgs: 1 P: 545.00
Michele Mustello
Butler County Recorder PA
11/22/2022 3:24 PM
T20220018621

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
LOT 2	1.81 AC
+ 190-S5-C27	1.80 AC
EXISTING TOTAL	3.61 AC
REVISED LOT 2	
LOT 2	1.81 AC
- TRACT A	0.21 AC
+ TRACT B	0.51 AC
REVISED LOT 2	2.11 AC
LOT 1	
190-S5-C27	1.80 AC
+ TRACT A	0.21 AC
- TRACT B	0.51 AC
LOT 1	1.50 AC
REVISED TOTALS	
REVISED LOT 2	2.11 AC
+ LOT 1	1.50 AC
REVISED TOTAL	3.61 AC



REV	DESCRIPTION	BY	DATE
A	REVISION OF PARCELS INCLUDED IN LOT LINE REVISION	SDG	9/28/2022

GRAFF SURVEYING
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

TEBAY / VOLLER PLAN

BEING A

LOT LINE REVISION

FOR

BRIAN TEBAY, THERESA TEBAY AND RAYMOND VOLLER

SITUATE

JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
08/22/2022	SDG	Sdg	1" = 60'

PROJECT NO.	TAX PARCEL NO.	REVISION
22-139	190-S5-C28A & C27	A

TEBAY / VOLLER PLAN

Being a lot line revision Lot 2 of the Mason Plan, PB 256 Pg 5 and Lot 27 of the 1957 Zier Plan, and being Butler County Tax Parcels 190-S5-C28A (Lot 2) and 190-S5-C27 (Lot 27)

RECORDED _____ 20___	
PLAN BOOK	PAGE
407	13
SHEET _____ of _____	

Instr: 202211230024160
Pgs: 1 F: $40.00 11/23/2022 10:15 AM
Michele Mustello T20220018650
Butler County Recorder PA

SHED

SHED

S 87°29'01" E 315.00'

25' BUILDING LINE (SIDE YARD)

WELL

SEPTIC TANK

EX. MOBILE HOME

121 LESSNER LANE

APPROXIMATE LOCATION OF EX. SEPTIC

637.31'

210.00'

25' BUILDING LINE (REAR YARD)

50' BUILDING LINE

N/F ROBERT P. & CHRISTINA C. McCORMICK
EX. LOT 1
4.728 ACRES
-3.210 ACRES PART OF LOT 5
1.518 ACRE TOT AFTER CONVEYANCES =
REVISED LOT 1

25' BUILDING LINE (SIDE YARD)

S 87°29'01" E 315.00'

N/F R.J. TAKACS

25' BUILDING LINE (SIDE YARD)

312.78'

N 03°46'22" E (268.01')

25' BUILDING LINE (REAR YARD)

50' BUILDING LINE

N/F M.D. JONES & L.J. WEBB

TP#1

+0.08' -0.12'

Original lot line to be removed

N 86°45'47" W 209.96'

TP#2

(44.77')

Proposed lot line

S 81°13'22" W 215.09'

(159.30')

114.53'

25' BLDG. LINE (REAR YARD)

EX. STONE

N 86°45'47" W

N/F M.M. ECKENRODE

1,164.65'

N 03°46'22" E 210.00'

N 86°22'07" W 210.74'

S 03°46'22" W

EX. AXLE+/-

S 86°45'47" E 661.49'

PARCEL A
0.108 ACRE
TO BE CONVEYED TO &
COMBINED WITH NEW
LOT 5

N/F D.P. WALLACE

560.00'

245.00'

S 87°29'01" E 301.98'

EX. 50' PRIVATE R/W

121 LESSNER LANE

25' BUILDING LINE (SIDE YARD)

LOT 5
3.210 ACRES
+0.108 ACRE PARCEL A
3.318 ACRES TOTAL
AFTER CONVEYANCE

SHED

WELL

25' BUILDING LINE (SIDE YARD)

N 03°46'22" E

25' BUILDING LINE

50' BUILDING LINE

285.29'

N 10°26'57" E

S 85°21'04" E 249.25'

GRAVEL LANE

N 85°21'04" W 237.49'

EX. 50' PRIVATE R/W

420.00'

EX. I.P.

N 02°38'22" E 236.85'

290.00'

S 86°22'07" E 290.05'

EX. I.P.

N 86°22'07" W 290.08'

EX. LOT 2
P.B. 213 PG. 1
N/F M.P. FRY

EX. LOT 3
P.B. 213 PG. 1
N/F M.P. FRY

N/F M.P. FRY

202.00'

200.00'

N 02°38'22" E

N/F EDWARD A. CIOCHETTO
EX. LOT of P.B. 213 Pg. 1
4.253 ACRES
-0.108 ACRE PARCEL A
4.145 ACRES TOTAL
AFTER CONVEYANCE =
REVISED LOT 4 (Non-Building lot)

25' BUILDING LINE (SIDE YARD)

290.05'

951.54'

50' BUILDING LINE

N/F C.R. CAMPBELL

242.49'

N/F B. HUFFMAN

S 02°38'22" W 50.01'

T-418

℄ BEAVER DAM ROAD
33' R/W
(Paved 18.5')

S 02°38'22" W

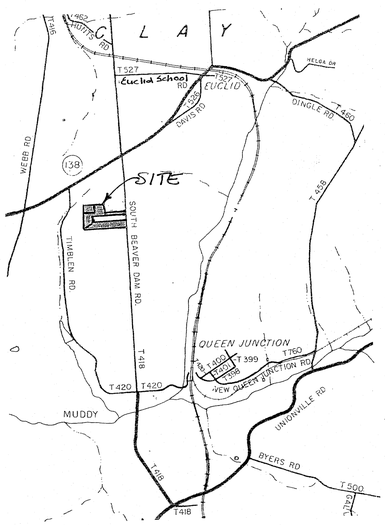
N/F J.E. BROWN

S 02°38'22" W 159.30'

N/F M.V. PRY

N/F M.V. PRY

N



VICINITY MAP Scale: 1" = 2000'

PLAN BOOK	PAGE
407	14

NOTES:

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

REF: G.F. LESSNER PLAN NO. 3, P.B. 213 PG. 1

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

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

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

PROPERTY OWNERS: ROBERT & CHRISTINA McCORMICK
121 LESSNER LANE
BUTLER, PA 16001

EDWARD CIOCHETTO
317 B BEAVER DAM ROAD
BUTLER, PA 16001

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

0 50 100 150

CLAY TOWNSHIP DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That I, Edward A. Ciochetto, of the Township of Clay, 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 Clay 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 Clay, 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 Clay, 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 Edward A. Ciochetto, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28th day of September, 2022.

ATTEST:
Christine R Brickbichler — Edward A. Ciochetto
NOTARY PUBLIC — OWNER

Commonwealth of Pennsylvania - Notary Seal CHRISTINE R BIRCKBICHLER - Notary Public Butler County My Commission Expires Dec 16, 2022 Commission Number 1287342

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Edward A. Ciochetto, and acknowledged the foregoing release and dedications 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 28th day of September, 2022.

My commission expires this 16th day of December, 2022.

SEAL
Christine R Brickbichler
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal CHRISTINE R BIRCKBICHLER - Notary Public Butler County My Commission Expires Dec 16, 2022 Commission Number 1287342

TITLE CLAUSE (NO MORTGAGE)

I, Edward A. Ciochetto, owner of this plan of subdivision in my name, do hereby certify that the title of this property is in the names of Edward A. Ciochetto, as recorded in Instrument Number 199911040031418, Records of Deeds Office. I further certify that there is no mortgage, lien or encumbrance against this property.

megan McCormick — Edward A. Ciochetto
WITNESS — OWNER

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 21st day of September, 2022.

R. Hess GIS — SEAL — C. Hines GIS
SECRETARY — CHAIRMAN

Butler Co Plan # 22194

RECORDER OF DEEDS BUTLER COUNTY PA

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 407 page 14

Given under my hand and seal this 23rd day of November, 2022

SEAL
Michele M. Mustello
RECORDER

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

CLAY TOWNSHIP DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That we, Robert P. and Christina C. McCormick, of the Township of Clay, 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 Clay Township, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler, and Township of Clay, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Clay, 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 P. and Christina C. McCormick, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

Commonwealth of Pennsylvania - Notary Seal CHRISTINE R BIRCKBICHLER - Notary Public Butler County My Commission Expires Dec 16, 2022 Commission Number 1287342

IN WITNESS WHEREOF, we hereunto set our hands and seals this 28th day of September, 2022.

ATTEST:
Christine R Brickbichler — Robert P. McCormick — Christina C. McCormick
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA]SS:
COUNTY OF BUTLER]

Before me, the subscriber, a Notary Public in and for said Commonwealth and Township, personally appeared the above named Robert P. and Christina C. McCormick, 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 28th day of September, 2022.

My commission expires this 16th day of December, 2022.

SEAL
Christine R Brickbichler
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal CHRISTINE R BIRCKBICHLER - Notary Public Butler County My Commission Expires Dec 16, 2022 Commission Number 1287342

TITLE CLAUSE (NO MORTGAGE)

We, Robert P. and Christina C. McCormick, owners of this plan of subdivision in our names, do hereby certify that the title of this property is in the names of Robert P. and Christina C. McCormick as recorded in Deed Book Volume 2864 page 541, Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

megan McCormick — Christina C. McCormick — Robert P. McCormick
WITNESS — OWNERS

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

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 23, 2022 — DATE
SIGNATURE OF LAND SURVEYOR
REGISTRATION NUMBER SU-32490-E

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

SECRETARY — SEAL — CHAIRMAN

Approval by the Board of Supervisors of the Township of Clay this 16th day of November, 2022.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Clay Township Planning Commission this 15th day of November, 2022.

SECRETARY — SEAL — CHAIRMAN

Reviewed by the Butler County Planning Commission this 17th day of November, 2022.

SECRETARY — SEAL — CHAIRMAN

REVISED 09/23/2022 BUILDING LINE
REVISED 09/14/2022

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 P. & CHRISTINA C. McCORMICK
and
EDWARD A. CIOCHETTO
SITUATE: CLAY TWP., BUTLER CO., PA

Date 08/01/2022	Scale 1" = 50'	Dwn By BEC	Ckd By CAH
Parcel No. 080-2F110-27 & 27B	D.B./Pg 2864-541		Service No. 22-045
Address 121 LESSNER LANE	Inst. # 199911040031418		



Instr: 202211230024173
Pgs: 1 F: 545.80 11/23/2022 10:28 AM
Michele Mustello T202200018655
Butler County Recorder PA

Review By Twp Engineer & Planning Director

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

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

TOWNSHIP ENGINEER SIGNATURE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL THOMAS L THOMPSON ENGINEER 043880-E

TOWNSHIP ENGINEER

APPROVED BY THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP THIS 21st DAY OF November PURSUANT TO CHAPTER 22, SUBDIVISION AND LAND DEVELOPMENT, OF THE CODE OF LANCASTER TOWNSHIP AS AMENDED. THE PLANNING DIRECTOR OF LANCASTER TOWNSHIP GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, LANCASTER TOWNSHIP ASSUMES NO OBLIGATION TO ACCEPT DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

TOWNSHIP PLANNING DIRECTOR
(SEAL)

BY RESOLUTION APPROVED ON THE 1st DAY OF November 2022 THE BOARD OF DIRECTORS OF NVR,, INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE ARDEN WOOD AMENDMENT NO. 30 PLAN ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATIONON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

NVR, INC.

SIGNATURE AND TITLE OF OFFICER WITNESSING — V.P

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

11/1/22
DATE

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 1st DAY OF November 2022

(SEAL)

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

NOTARY PUBLIC

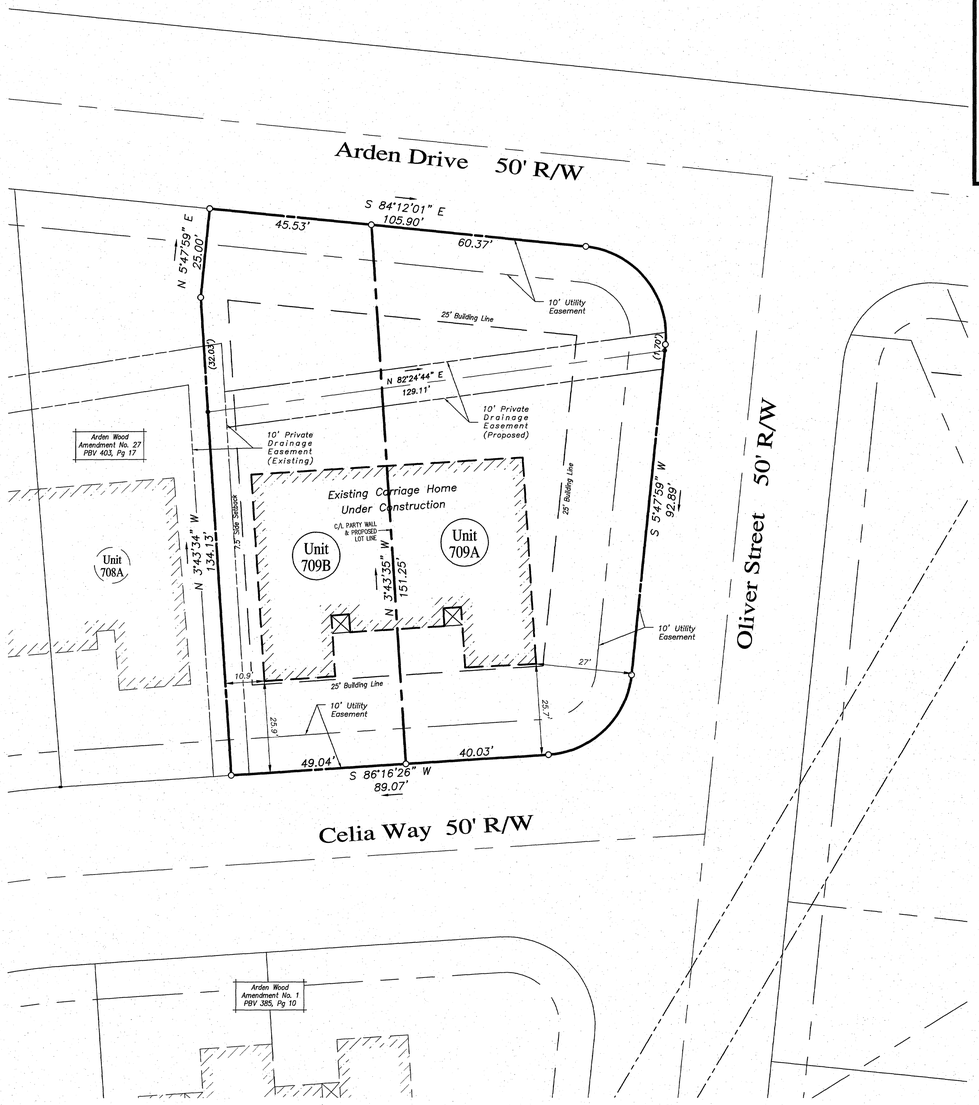
I, Pete Robertson HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE ARDEN WOOD AMENDMENT NO. 30 IS IN THE NAME OF NVR, INC. AND IS RECORDED AT INSTRUMENT NO. 202209080019282. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF AUTHORIZED OFFICER — VP

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

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



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

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 21st DAY OF November 2022.

SECRETARY — CHAIRPERSON

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

SECRETARY Butler Co Plan # 22235 — CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 407 PAGE 15

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF NOVEMBER 2022.

PLAN BOOK	PAGE
407	15

GRAPHIC SCALE

20 0 10 20 40 80

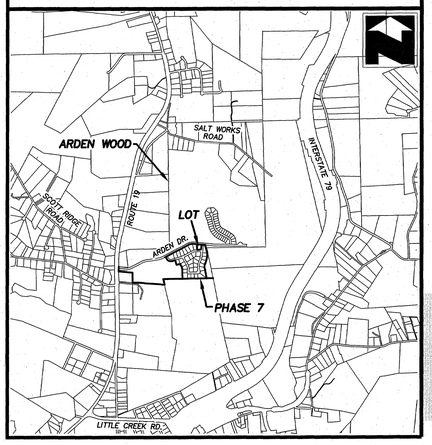
(IN FEET)
1 inch = 20 ft.

(SEAL)

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

RECORDER OF DEEDS

LOCATION MAP 1" = 2000'



REGISTERED SURVEYOR

LANCASTER TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

GENERAL PLAN NOTES

a. THIS PLAN IS A RE-SUBDIVISION OF LOT 709 OF THE ARDEN WOOD RESIDENTIAL PLAN OF LOTS – PHASE 7 AS RECORDED IN PLAN BOOK 382, PAGES 8-9

b. THIS PLAN IS SUBJECT TO ANY AND ALL CONDITIONS OF THE PREVIOUSLY APPROVED AND RECORDED PLANS.

c. IF APPLICABLE, BEARINGS LABELED AS (NR) ARE NON-RADIAL TO THE INTERSECTING RIGHT OF WAY LINE.

d. NO ADDITIONAL BUILDING LOTS/UNITS ARE BEING PROPOSED THAT WERE NOT PREVISOULY 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

	709A	709B	Total
Sq. Ft.	10,337.8216	7,566.8657	17,904.6873
Acres	0.237	0.174	0.411

PROPERTY REFERENCES

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

LOT REFERENCES:

LOT 709
TAX PARCEL 200-S7-B709
INSTRUMENT NO. 202209080019282

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

DRAWING NUMBER:	1010-2224587
DRAWING SCALE:	1"=20'
DATE:	October 17, 2022
DRAWN BY:	
REVISIONS:	

Arden Wood Amendment No. 30

Being a subdivison of Lots 709 of the Arden Woods Residential Plan of Lots Phase 7 As recorded in Plan Book 382, Page 8 Lancaster Township, Butler County, PA

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

Instr: 202211230024174
Pgs: 1 F: $45.00 11/23/2022 10:29 AM
Michele Mustello T20220018656
Butler County Recorder PA





NVR, Inc. - Owner

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

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

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS 17th DAY OF October A.D. 2022

ATTEST:

OFFICER WITNESSING — VICE PRESIDENT, NVR, INC.

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

VICE PRESIDENT, NVR, INC.

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF BUTLER)

ON THIS 17th DAY OF October A.D. 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND COMMONWEALTH, PERSONALLY APPEARED Pete Mosbertson 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 DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS Vice President OF NVR, INC. IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENTS OWN AND PROPER RESPECTIVE HANDWRITING.

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

VICE PRESIDENT, NVR, INC.

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF October A.D., 2022

NOTARY PUBLIC

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

Registered Surveyor

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

JAMES A. SPERDUTE, R.S. #24457-E — DATE 10/13/22

Township Engineer

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

Ron Olson 26400 E — 11/02/2022
PRINTED NAME & REGISTRATION NO. — DATE

Adams Township Board of Supervisors

APPROVED BY THE ADAMS TOWNSHIP BOARD OF SUPERVISORS THIS 24th DAY OF October 20 22

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

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR — ADAMS TOWNSHIP SUPERVISOR

CHAIRPERSON, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR

Butler County Planning Commission

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

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

Butler County Plan # 22224

Butler County Recorder of Deeds

COMMONWEALTH OF PENNSYLVANIA)
)SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDER OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN BUTLER COUNTY IN PLAN BOOK VOLUME 407 PAGE 16

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF November A.D., 2022

BUTLER COUNTY RECORDER OF DEEDS

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

Registered Surveyor

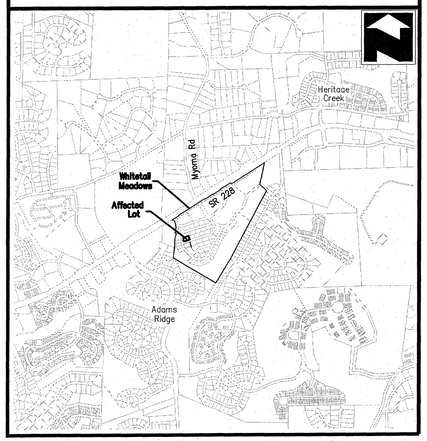
Township Engineer

Adams Township Supervisors

Butler County Planning

Butler County Recorder of Deeds

LOCATION MAP 1" = 2000'



PLAN BOOK	PAGE
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Access Note:

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

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Proposed Lot Areas

Unit	Sq.Ft.	Acres
51-A	2,848.960	0.065
51-B	2,016.000	0.046
51-C	2,016.000	0.046
51-D	3,986.530	0.092
Original Lot 51	10,867.490	0.249

General Plan Notes

a. This plan is a resubdivision of Lot 51 of the Hespenheide Subdivision Plan-Final as recorded in Plan Book 380, Pages 50-53.
b. 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.
c. This plan is subject to any and all restrictions, agreements, covenants and conditions of the previously approved plan.
d. If applicable, lines labeled as "NR" are not radial to the adjacent right of way line.
e. 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-AE51
INST# 202209160019798

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

Drawing Number	1001-2224557
Drawing Scale	1"=20'
Date	October 6, 2022
Project Manager	
Revision	

Whitetail Meadows Amendment No 21

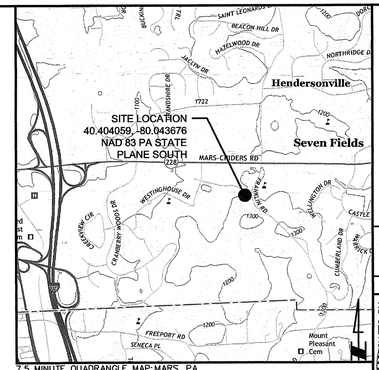
Being A Revision to Lot 51 of the Hespenheide Subdivision Plan - Final As Recorded in Plan Book 380, Pages 50-53

Adams Township, Butler County, Pennsylvania

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

REVISED FINAL LAND DEVELOPMENT PLAN
FOR
CENCI'S PIZZA
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

Instr: 202212020024646
Pgs: 3 F: $125.00 12/2/2022 2:55 PM
Michele Mustello
Butler County Recorder PA
T20220019033



7.5 MINUTE QUADRANGLE MAP: MARS, PA

LOCATION MAP

SCALE: 1"=2000'

CERTIFICATIONS

OWNER'S ADOPTION

BY RESOLUTION ON THE 2nd DAY OF November, 2022, THE BOARD OF DIRECTORS OF THE RMC Real Estate LLC INCORPORATED IN THE STATE OF Pennsylvania OF THE LAND SHOWN ON THE CENCI'S PIZZA Land Development ADOPTED THIS PLAN AS ITS SITE PLAN AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

(SEAL)

RMC REAL ESTATE, LLC
NAME OF CORPORATION

SIGNATURE OF TITLE OF OFFICER WITNESSING

SIGNATURE OF TITLE OF AUTHORIZED OFFICER

DATE 11/2/22

ROBERT CENCI, MANAGING MEMBER
PRINT NAME

ACKNOWLEDGEMENT OF CORPORATE ADOPTION AND DEDICATION

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF PA AND COUNTY OF Allegheny, PERSONALLY APPEARED Robert Cenci THE ABOVE NAMED OFFICER IN THE CORPORATION/COMPANY/FIRM OF RMC Real Estate LLC WHO STATED THAT (HE/SHE) IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE CORPORATION AND WAS PRESENT AT THE MEETING AT WHICH THE ACTION OF THE CORPORATION WAS TAKEN TO ADOPT THE PLAN AND DEDICATE PUBLIC PROPERTY CONTAINED THEREIN TO THE PUBLIC.

WITNESS MY HAND AND NOTARIAL SEAL THIS 2nd DAY OF November 2022

(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Tyler Gavin, Notary Public
Allegheny County
My commission expires December 10, 2024
Commission number 1385936
Member, Pennsylvania Association of Notaries

Tyler Gavin
NOTARY PUBLIC

CERTIFICATION OF TITLE AND CONCURRENCE OF MORTAGE

(I/WE) HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE (NAME OF SUBDIVISION OR LAND DEVELOPMENT) IS IN THE NAME OF (NAME OF OWNER) AND IS RECORDED IN THE INSTRUMENT NO. 202212020024646.

WITNESS

SIGNATURE OF OWNER

Robert Cenci
PRINT NAME

TITLE

Enterprise Bank MORTAGEE OF THE PROPERTY CONTAINED IN THE (NAME OF SUBDIVISION OR LAND DEVELOPMENT) CONSENT TO THE RECORDING OF SAID PLAN TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

SIGNATURE OF REPRESENTATIVE

Randy J. Davidson Vice President
PRINT NAME TITLE

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC., IN SAID COUNTY, IN PLAN BOOK

VOLUME 407 PAGE 17-19

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF December 20 22

(RECORDER OF DEEDS)

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

PLAN BOOK	PAGE
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SURVEYOR'S CERTIFICATE

I, RICHARD D. ORNER, A REGISTERED SURVEYOR IN THE STATE OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRCTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND LOTTED BYME FOR THE OWNERS OR AGENTS.

(SURVEYOR)

REGISTRATION NO. SV-042305-E

DATE October 3, 2022

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RICHARD B. ORNER — LAND SURVEYOR — SU042305E

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION No. 2022-21, ON THE 2nd DAY OF November 2022.

SECRETARY

VICE-CHAIRMAN, BOARD OF SUPERVISORS

(SEAL)

BY THE TOWNSHIP MANAGER

I, Daniel D. Santoro, TOWNSHIP MANAGER OF THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ORDINANCE/RESOLUTION No. 2022-21 HAVE BEEN MET IN ACCORDANCE WITH §§ 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

TOWNSHIP ENGINEER'S

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

SIGNATURE

11/8/22
DATE

PE-073220
REGISTRATION NUMBER

COUNTY PLANNING COMMISSION REVIEW STATEMENT #22113

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF JUNE 2022.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

(SEAL)

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY, HEREBY GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP 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

VICE - CHAIRMAN, BOARD OF SUPERVISORS

AS OF THE DATE OF THIS PLAN'S APPROVAL BY THE APPROVING AUTHORITY, NO DEVELOPMENT OF ANY LAND CONTAINED IN THIS SUBDIVISION OR LAND DEVELOPMENT FOR ANY PURPOSE REQUIRING SANITARY SEWAGE FACILITIES IS PLANNED. NO PORTION OF THIS PROPERTY HAS BEEN APPROVED BY THE TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION OR TO USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT, OR DISPOSAL SYSTEM UNLESS THE TOWNSHIP AND THE DER HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY INCLUDED IN THIS PLAN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. § 750.1 ET SEQ. AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO THE TRANSFER OF ANY LOT OR PROPERTY INCLUDED IN THIS PLAN, ANY PURCHASER SHOULD CONTACT APPROPRIATE OFFICIALS OF THE TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT, TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OF APPROVALS.

LIST OF DRAWINGS

FINAL LAND DEVELOPMENT PLAN

PLAN SHEET NO.	TITLE
1 OF 16.	COVER SHEET
2 OF 16.	NOTES
3 OF 16.	EXISTING CONDITIONS
4 OF 16.	LAYOUT PLAN
5 OF 16.	GRADING PLAN
6 OF 16.	ADA GRADING PLAN
7 OF 16.	STEEP SLOPE PLAN
8 OF 16.	UTILITY PLAN
9 OF 16.	UTILITY PROFILES
10 OF 16.	LANDSCAPE PLAN
11 OF 16.	PAVEMENT MARKING AND SIGNAGE PLAN
12 OF 16.	DETAILS
13 OF 16.	DETAILS
14 OF 16.	DETAILS
15 OF 16.	DETAILS
16 OF 16.	DETAILS

EROSION AND SEDIMENTATION CONTROL PLAN

PLAN SHEET NO.	TITLE
ES1 OF 7.	COVER SHEET
ES2 OF 7.	EXISTING CONDITIONS PLANS
ES3 OF 7.	SITE PLAN
ES4 OF 7.	NOTES
ES5 OF 7.	DETAILS
ES6 OF 7.	DETAILS
ES7 OF 7.	DETAILS

TURNING TEMPLATES

PLAN SHEET NO.	
TR1 OF 4.	WB-40 TRUCK
TR2 OF 4.	SU-30 TRUCK
TR3 OF 4.	GARBAGE TRUCK
TR4 OF 4.	CRANBERRY TWP FIRE TRUCK

ARCHITECTURAL DRAWINGS

PLAN SHEET NO.	
A1 OF 2.	RENDERINGS
A2 OF 2.	RENDERINGS

STATEMENT OF INTENT

1. THE PROPOSED LAND DEVELOPMENT INCLUDES THE CONSTRUCTION OF A CENCI'S RESTAURANT WITH ASSOCIATED PARKING, STORMWATER MANAGEMENT FACILITIES AND RELATED APPURTENANCES.

OWNER/APPLICANT

CENCI'S CRANBERRY INC.
5018 BAKERSTOWN ROAD
GIBSONIA, PA 15044

SOURCE OF TITLE

DEED BOOK 353, PG 7-8
SHEET REC.2 PARCEL B

SITE DATA

TOTAL TRACT AREA	3.397 AC.
EXISTING USE	VACANT
PROPOSED USE	RESTAURANT
TOTAL # OF PROPOSED PARKING SPOTS	128

NO.	DATE	REVISION
5	07/08/2022	Response to comment letter dated 06/29/2022
4	06/29/2022	REVISED LANDSCAPE PLAN PER TOWNSHIP
3	06/10/2022	Response to comment letter dated 05/16/2022
2	05/31/2022	Response to comment letter dated 02/24/2022
1	02/11/2022	Response to comment letter dated 01/28/2022

FOR RETTEW ASSOCIATES BY:

REGISTERED PROFESSIONAL — ROSANNE C. RODGERS — ENGINEER — PE-043004-E

XREFS:
11941200-TBLK
12542000-TBLK

MANAGER: NATHAN HUGGINS
DESIGN BY: DAB
CHKD BY: RM
SURV. CHIEF: CB
FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: WSH
CHKD BY: RM
DRAWING REFERENCE: C:_Retten-Data\MP\12242000-Cenci\Sheets\LD\LAND DEVELOPMENT PLAN\122420

CLIENT
CENCI'S CRANBERRY INC.
5018 BAKERSTOWN ROAD
GIBSONIA, PA 15044

AS NOTED

RETTEW
RETTEW Associates, Inc.
One Robinson Plaza, Suite 200, Pittsburgh, PA 15205
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

COVER SHEET
REVISED FINAL LAND DEVELOPMENT PLAN
FOR
CENCI'S PIZZA

CRANBERRY TOWNSHIP BUTLER COUNTY, PA

DATE: 01/05/2022
SHEET NO. 1 OF 16
DWG. NO. 122422000

SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RICHARD B. ORNER — LAND SURVEYOR — SU042305E

TOWNSHIP ENGINEER — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MICHAEL C MALAK — ENGINEER — PE-073220

CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS — RECORDER OF DEEDS — BUTLER COUNTY, PA

SURVEY NOTES

1. BOUNDARY AND / OR TOPOGRAPHIC FEATURES SHOWN HEREON BASED UPON FIELD SURVEY PERFORMED BY RETTEW ASSOCIATES IN MAY, 2021 WITH ADDITIONAL DATA IN OCTOBER 2021.
2. BEARING BASIS OF SURVEY IS THE PA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 83 (2011). VERTICAL DATUM: NAVD88 (GEOID 12B).
3. BEARINGS SHOWN HEREON ARE BASED UPON FIELD SURVEY USING PA STATE PLANE SOUTH ZONE WHICH DIFFER FROM DEED OF RECORD.
4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, ACT 287 UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH WAS NOT UTILIZED IN PREPARING THE PLAN.
5. THE SUBJECT PARCEL IS LOCATED IN "ZONE X" PER FLOOD INSURANCE RATE MAP OF BUTLER COUNTY, PA NUMBER 42019C0512D LAST REVISED AUGUST 02, 2018.
6. THIS SITE CONTAINS NO WETLANDS, STREAMS, NATURAL WATER FEATURES, FLOODPLAINS OR FLOODWAYS AT THE TIME OF SURVEY.

PA ONE CALL UNDERGROUND UTILITY PROTECTION ACT

PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, ACT 181 OF 2006, ACT 160 OF 2016 AND ACT 50 OF 2018 OF THE PENNSYLVANIA STATE LEGISLATURE, RETTEW ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETTEW ASSOCIATES, INC. REQUESTED FROM EACH FACILITY OWNER DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM SERVING THE LOCATION WHERE THE WORK IS TO BE PERFORMED, AND SHOWING THE ASSOCIATED SERIAL NUMBER(S) ON THIS/THESE DRAWING(S).
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THIS/THESE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2),
4. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THIS/THESE DRAWING(S) THE TOLL-FREE NUMBER FOR THE ONE CALL SYSTEM AND THE SERIAL NUMBER(S) FOR THE ASSOCIATED ONE CALL SYSTEM NOTIFICATION(S),

ADDITIONALLY, RETTEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST, AND AS REFLECTED ON THIS/THESE DRAWING(S), IS CORRECT OR ACCURATE. INFORMATION REFLECTED ON THIS/THESE DRAWING(S) IS SHOWN AS REQUIRED BY SAID ACT NO. 160 OF 2016, AND AS PROVIDED BY THE FACILITY OWNER PURSUANT TO SECTION 2, CLAUSE (4) OF SAID ACT.

DATE: 11/29/2020

ONE CALL SYSTEM SERIAL NUMBER: 20213331917

Pennsylvania811
A Privately funded non-profit Pennsylvania Corporation

1-800-242-1776

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES THREE (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND TEN (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

IT IS THE CLIENT'S RESPONSIBILITY TO NOTIFY RETTEW NO LESS THAN 10 DAYS AND NO MORE THAN 90 DAYS PRIOR TO THE CONSTRUCTION BEGIN DATE. THIS NOTIFICATION WILL ALLOW US TO UPDATE THE PA811 ONE CALL TICKETS ASSOCIATED WITH THIS PROJECT, WHICH IS A REQUIREMENT UNDER ACT 287.

LIST OF UTILITIES

CRANBERRY TOWNSHIP
2525 ROCHESTER ROAD, SUITE 400
CRANBERRY TOWNSHIP, PA 16066
CONTACT: JOSEPH LEAVENS
PHONE: 724-776-4806 X1515

PENNSYLVANIA POWER
ORCHARD LANE
BETHLEHEM, PA 18017
PHONE: 610-867-7187

PEOPLES GAS
P.O. BOX 535323
PITTSBURGH, PA 15253
PHONE: 1-800-764-0111

UTILITY NOTES

1. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
2. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND PER THE CURRENT PADOT SPECIFICATIONS AS OUTLINED IN PUBLICATION 408, DESIGN MANUAL PART 2, HIGHWAY DESIGN AND STANDARDS FOR ROADWAY CONSTRUCTION, RC-SERIES, UNLESS OTHERWISE DICTATED BY TOWNSHIP ORDINANCE.
3. STORMWATER FACILITIES, INCLUDING SWALES, STORM PIPING, AND APPURTENANCES SHALL BE MAINTAINED IN GOOD WORKING CONDITION BY THE DEVELOPER OR THE SUCCESSIVE LAND OWNER. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT THE FACILITIES AT ANY TIME; REQUIRE THE OWNER TO TAKE CORRECTIVE MEASURES AND ASSIGN THE OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION; AND AUTHORIZE MAINTENANCE TO BE DONE.
4. ALL UTILITY LINES SERVICING THIS FACILITY SHALL BE UNDERGROUND.
5. ALL BUILDINGS WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
6. REMOVAL OF ALL EXISTING UTILITIES AND SERVICES DESIGNATED FOR REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
7. ROOF DRAIN COLLECTION SYSTEM SHALL BE 8" SDR-26 AT 1.0% MIN, UNLESS NOTED OTHERWISE.
8. WATER-TIGHT JOINTS SHALL BE PROVIDED FOR THE PROPOSED SLCPP.
9. ALL INLETS SHALL BE LABELED WITH AN EMBEDDED PLASTIC DISK INDICATING A PROHIBITION AGAINST POLLUTANTS.
10. FIRE DEPARTMENT CONNECTIONS ON THE STRUCTURE SHALL NOT BE OBSTRUCTED BY LANDSCAPING OR PARKING, ALL AREAS SHOULD REMAIN CLEAR.
11. EXISTING WATERLINE SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

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GENERAL NOTES

1. A WETLAND STUDY WAS PERFORMED AND PREPARED BY RETTEW ASSOCIATES, INC. AND DETERMINED THAT THERE WERE NO WETLANDS OR REGULATED WATERS PRESENT ON THE PROJECT SITE.
2. SOILS INFORMATION TAKEN FROM THE NRCS WEB SOIL SURVEY.
3. ALL LABELS FOR EXISTING FEATURES ARE SLANTED, AND ALL PROPOSED FEATURES ARE STRAIGHT.
4. THIS PLAN IS FOR LAND DEVELOPMENT PURPOSES ONLY. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.
5. ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, AS ADOPTED BY THE MUNICIPALITY.
6. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES AND MUNICIPAL APPROVALS.
7. SOLID WASTE STORAGE, COLLECTION AND DISPOSAL IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
8. ANY EXISTING WELLS TO BE ABANDONED SHALL FOLLOW THE REQUIREMENTS OF PENNSYLVANIA ACT 610, CODE CHAPTER 47, SECTION 8 INCLUDING, BUT NOT LIMITED TO, ALL NOTIFICATION PROCEDURES AND WATER-WELL ABANDONMENT GUIDELINES. THE APPLICANT SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT CONTAMINATION OF GROUNDWATER DURING THE PROCESS OF WELL-ABANDONMENT. THE APPLICANT SHALL PRESENT THE TOWNSHIP WITH EVIDENCE DOCUMENTING THE PROPER ABANDONMENT OF THE WELLS.
9. ALL ADA REQUIREMENTS FOR SIDEWALKS, PARKING, BUILDING ACCESS, ETC. SHALL BE EXECUTED IN ACCORDANCE WITH CURRENT REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
10. THE TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA, PARK, IMPROVEMENT, PLANTINGS, STREET OR ALLEY NOT DEDICATED FOR PUBLIC USE.
11. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT.
12. THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHT-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
14. THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL DIMENSIONS, QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
15. ALL ROADWAY IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF MUNICIPALITY AS APPLICABLE.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL PAVEMENT MARKINGS, STREET SIGNS, TRAFFIC DIRECTIONAL AND CONTROL SIGNS SHOWN ON THIS PLAN IN ACCORDANCE WITH APPLICABLE STATE OR MUNICIPAL REGULATIONS AND SPECIFICATIONS. ALL SIGNAGE SHALL BE CONSISTENT WITH EXISTING SIGNAGE WITHIN THE MUNICIPALITY.
17. ALL PROPOSED SIGNAGE ON THIS PLAN IS SUBJECT TO REVIEW AND APPROVAL BY CRANBERRY TOWNSHIP-PER ZONING ORDINANCE, DURING THE BUILDING PERMIT STAGE. ALL PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH THE MUNICIPALITY'S SIGN REGULATION AND SUBJECT TO PERMITTING PRIOR TO CONSTRUCTION.
18. NO OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION WITHIN THE CLEAR SIGHT TRIANGLE.
19. A CLEAR SIGHT TRIANGLE IS DETERMINED BY MEASURING ALONG THE CENTERLINES OF THE INTERSECTING STREETS OR ACCESS DRIVES FROM THE POINT FORMED BY THE INTERSECTION OF THEIR RESPECTIVE CENTERLINES. NO OBJECT SHALL BE PLACED IN THE CLEAR SIGHT TRIANGLE THAT WOULD OBSTRUCT VIEWS BETWEEN 2 FEET AND 10 FEET MEASURED FROM THE STREET GRADES OF THE INTERSECTING STREETS.
20. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CURB CUT RAMPS, SIDEWALKS AND DRIVEWAY APRONS TO THE LATEST ADA OR PENNDOT STANDARDS AT THE TIME OF CONSTRUCTION.
21. AFTER CONSTRUCTION, THE OWNER SHALL MONITOR THE SITE FOR POTENTIAL SINKHOLE ACTIVITY. IN THE EVENT THAT A SINKHOLE OCCURS, THE OWNER SHALL IMMEDIATELY CONTACT THE MUNICIPALITY AND ARRANGE FOR A QUALIFIED PROFESSIONAL GEOLOGIST REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA TO MAKE THE APPROPRIATE REMEDIATION.
22. ALL AREAS NOT COVERED WITH IMPERVIOUS AREA WILL BE STABILIZED IN VEGETATION, MULCH OR OTHER PROTECTIVE COVER.
23. PRIOR TO USE AND OCCUPANCY OF THE FACILITY, THE APPROVED STREET NUMBER OF THE FACILITY SHALL BE DISPLAYED IN A LOCATION THAT IS EASILY IDENTIFIABLE BY EMERGENCY SERVICES.
24. PRIOR TO RELEASE OF THE FINANCIAL SECURITY, THE DEVELOPER SHALL PROVIDE THE MUNICIPALITY WITH A STATEMENT OF CERTIFICATION FROM THE CONTRACTOR THAT ALL THE CONSTRUCTION CONFORMS TO THE GOVERNING MUNICIPALITY OR PENNDOT SPECIFICATIONS.
25. AT THE COMPLETION OF THE PROJECT, AND AS PREREQUISITE FOR THE RELEASE OF THE FINANCIAL SECURITY, THE APPLICANT SHALL PROVIDE AN AS-BUILT PLAN CERTIFICATION OF COMPLETION FROM AN ENGINEER, LANDSCAPE ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT STORMWATER MANAGEMENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS AND APPROVED REVISIONS THERETO.
26. FOLLOWING APPROVAL OF THE AS-BUILT PLAN BY THE TOWNSHIP ENGINEER, THE APPLICANT SHALL SUBMIT THE AS-BUILT PLAN FOR RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS.
27. THE RECORD OWNER OF THE DEVELOPMENT SITE SHALL SIGN AND RECORD AN OPERATION AND MAINTENANCE (O&M) AGREEMENT COVERING ALL SWM FACILITIES. THE O&M PLAN AND AGREEMENT SHALL BE RECORDED AS A RESTRICTIVE COVENANT AGREEMENT THAT RUNS WITH THE LAND.
28. ALL ITEMS NEEDING INSPECTION SHALL BE COORDINATED BY THE OWNER AND/OR CONTRACTOR. ALL REQUESTS FOR REQUIRED INSPECTIONS BY THE CONTRACTOR ARE TO BE DEEMED AS APPROVED REQUESTS ON BEHALF OF THE OWNER.
29. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO EARTH MOVING ACTIVITIES.
30. ALL PROPOSED MONUMENTS AND MARKERS SHALL BE SET BY A REGISTERED PROFESSIONAL LAND SURVEYOR UPON FINAL GRADING AND PRIOR TO FINAL RELEASE OF FINANCIAL SECURITY.
31. REFER TO PENNDOT HIGHWAY OCCUPANCY PERMIT PLANS FOR DETAILED DRIVEWAY CONSTRUCTION.
32. THE SANITARY SEWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF CRANBERRY TOWNSHIP.
33. THE APPLICANT SHALL SUBMIT COPIES OF THE PROPOSED SIGN PACKAGE, MEETING THE REQUIRED SECTION OF THE ORDINANCE.

APPLICANT

CENCI'S CRANBERRY, INC.
5018 BAKERSTOWN ROAD
GIBSONIA, PA 15044

OWNER

CENCI'S CRANBERRY, INC.
5018 BAKERSTOWN ROAD
GIBSONIA, PA 15044

PLAN PURPOSE

1. THE PURPOSE OF THIS PLAN IS TO DEVELOP AN EXISTING PARCEL INTO A RESTAURANT (CENCI'S PIZZA). THE FACILITY WILL BE SUPPLIED BY PUBLIC SEWER AND WATER. THE SITE DEVELOPMENT WILL BE COMPRISED OF ASSOCIATED SITE AMENITIES, PARKING AND STORMWATER MANAGEMENT FACILITIES.

SITE DATA

ADDRESS	3005 FAIRPORT LANE CRANBERRY TOWNSHIP PA, 16066
PARCEL ID #	PARCEL B OF THE VILLAGE OF CRANBERRY WOODS
TOTAL TRACT AREA	3.397 ACRES (GROSS)
WATER	PUBLIC
SEWER	PUBLIC

ZONING DATA

CCD-2 MIXED USE

EXISTING USE	VACANT LOT (PERMITTED)
PROPOSED USE (PARCEL B)	RESTAURANT

	PERMITTED	PROVIDED
MAXIMUM DWELLING UNITS/ACRE	10	N/A
MIN. TO MAX. COMMERCIAL AREA	10% TO 75%	35%
MINIMUM CCD OPEN SPACE	15%	65%
MAXIMUM IMPERVIOUS SURFACE	85%	35%
MINIMUM PERVIOUS IN PARKING AREA	10%	12.6%
MAXIMUM BUILDING HEIGHT (STORIES)	4	1
MAXIMUM BUILDING HEIGHT (FEET)	65	
MINIMUM BUILDING HEIGHT	20 FT OR 2 STORIES	
MINIMUM ACREAGE (ACRES)	30	3.397*

*FOR TRACTS LESS THAN THE MINIMUM REQUIREMENT ACREAGE, CONTEXT SENSITIVE INFILL DEVELOPMENT SHALL BE PERMITTED IF DEVELOPMENT COMPLIES WITH EXHIBIT B & §27-506.11.

PARKING SUMMARY

REQUIRED PARKING:
1 SPACE PER 65 SF = 83 SPACES

PROPOSED PARKING:
TOTAL SPACES PROVIDED = 128 SPACES

REQUIRED ACCESSIBLE PARKING = 5 SPACES

PROPOSED ACCESSIBLE PARKING = 6 SPACES

NO.	DATE	REVISION
1	02/17/2022	Response to comment letter dated 01/28/2022

FOR RETTEW ASSOCIATES BY:
REGISTERED PROFESSIONAL ENGINEER
ROSANNE C. RODGERS
PE-043324-E

XREFS:
BASE: Cenci-TBLK
122422000-LD-SHEET-2

MANAGER: NATHAN HUGGINS
DESIGN BY: DAB
CHKD BY: RM
SURV. CHIEF: CB
FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: WSH
CHKD BY: RM
DRAWING REFERENCE: C:_Rettew\vault\WP\122422000-Cenci\SHEETS\LD\LAND DEVELOPMENT PLAN\122...

CLIENT
CENCI'S CRANBERRY INC.
5018 BAKERSTOWN ROAD
GIBSONIA, PA 15044

AS NOTED

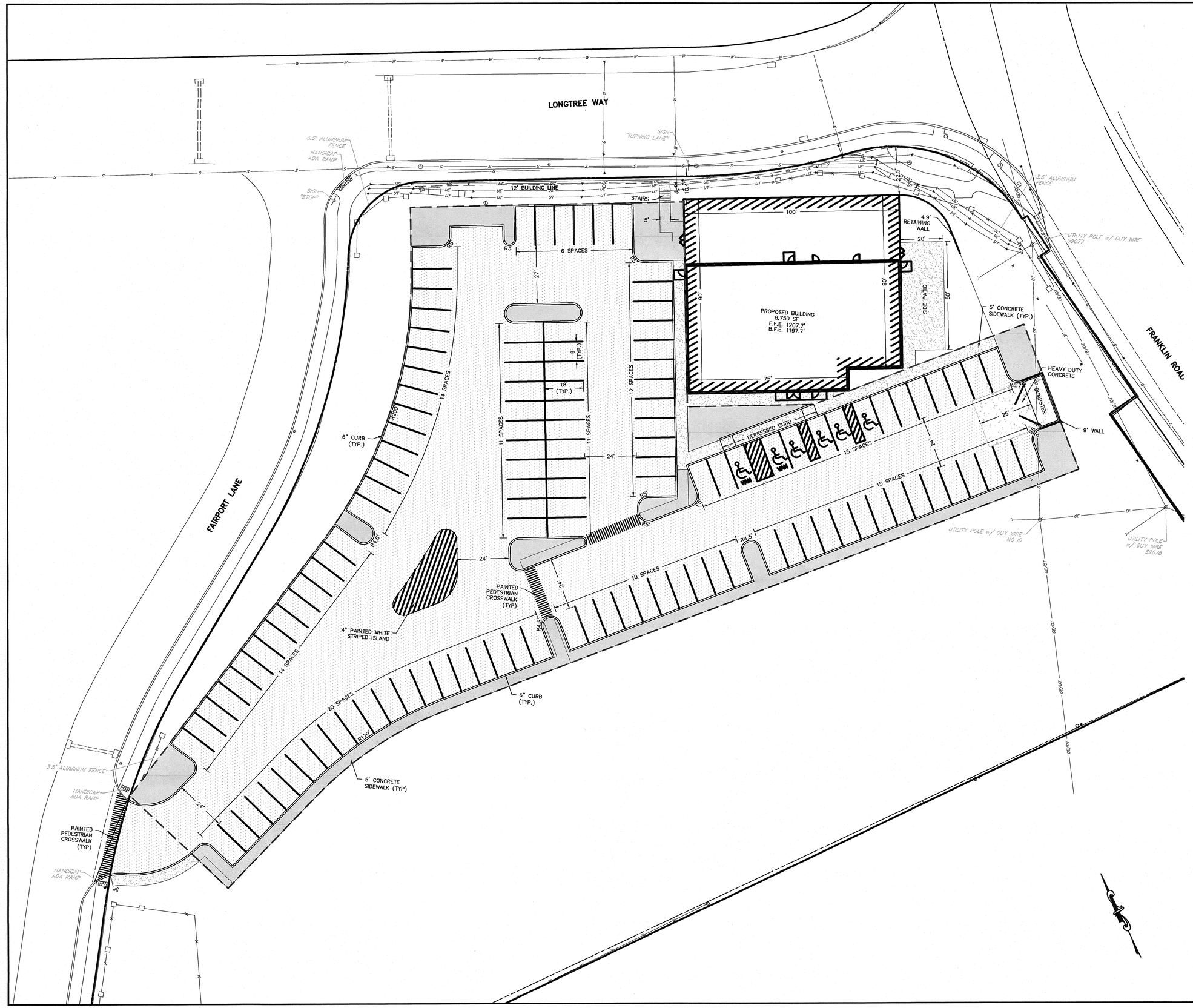
RETTEW
RETTEW Associates, Inc.
Pittsburgh Office
Suite 200, Pittsburgh, PA 15205
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

NOTES
REVISED FINAL LAND DEVELOPMENT PLAN
FOR
CENCI'S PIZZA

CRANBERRY TOWNSHIP BUTLER COUNTY, PA

DATE: 01/05/2022
SHEET NO. 2 OF 16
DWG. NO. 122422000

NOT FOR CONSTRUCTION/NOT FOR BIDDING



LEGEND

SIGN
GUY WIRE
LIGHT POLE
TRAFFIC SIGNAL POLE
GROUND LIGHT
UTILITY POLE
GAS METER
GAS VALVE
WATER VALVE
WATER METER
HYDRANT
INLET
CLEAN OUT
MAILBOX
SANITARY MANHOLE
STORM MANHOLE
ELECTRIC MANHOLE
MANHOLE (UNKNOWN)
ELECTRIC BOX
TRAFFIC SIGNAL BOX
HEATING / AC UNIT
WELL
TELEPHONE BOX
CABLE BOX
ELECTRIC METER
BOLLARD
SHRUB

EXISTING TREE

SIGNAL BOX
SHRUB LINE
TREE LINE
GUIDE RAIL
FENCE LINE
WATER LINE
GAS LINE
SANITARY SEWER LINE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND CABLE
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE
OVERHEAD CABLE
STORM PIPE
4" WHITE PAINT LINE
4" YELLOW PAINT LINE
4" DOUBLE YELLOW PAINT LINE

ZONING BOUNDARY
RIGHT OF WAY LINE
PROPERTY LINE
ADJOINER PROPERTY LINE

EXISTING WETLAND

MAJOR CONTOUR (5')
MINOR CONTOUR (1')
EDGE OF STREAM
EXISTING FLOODWAY
CENTERLINE
PROPOSED SETBACK LINE
PROPOSED PROPERTY LINE
PROPOSED LANDSCAPE BUFFER
PROPOSED PAVEMENT
PROPOSED BUILDING
PROPOSED CONCRETE
PROPOSED CURB
PROPOSED PAVEMENT MARKING
PROPOSED CLEAR SIGHT TRIANGLE
PROPOSED TREELINE
PROPOSED FENCE
PROPOSED STREET LIGHT
STOP SIGN
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE
PROPOSED STRIPING

PERVIOUS SURFACE ANALYSIS

PARKING AREA (53,749 SF)
PERVIOUS AREA (6,599 SF OR 12.2%)

PLAN BOOK	PAGE
407	19

NOT FOR CONSTRUCTION/NOT FOR BIDDING

NO.	DATE	REVISION
1	02/11/2022	Response to comment letter dated 01/28/2022

FOR RETTEW ASSOCIATES BY:
REGISTERED PROFESSIONAL ROSANNE C. RODGERS ENGINEER E-040264-E

XREFS:
122422000-TB-K
122422000-SY-BASE
122422000-SY-BASE

MANAGER: NATHAN HUGGINS
DESIGN BY: DAB
CHKD BY: RM
SURV. CHIEF: CB
FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: WSH
CHKD BY: RM

DRAWING REFERENCE: C:\...\Retlew\final\MP\122422000-Cenci\SHEETS\LD\LAND DEVELOPMENT PLAN122...

CLIENT
CENCI'S CRANBERRY INC.
5018 BAKERSTOWN ROAD
GIBSONIA, PA 15044

SCALE 1"=20' (0, 10', 20', 40', 60')

RETTEW
RETTEW Associates, Inc.
One Robinson Plaza, Suite 200, Pittsburgh, PA 15205
Phone (800) 738-8395
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

OVERALL LAYOUT PLAN
REVISED FINAL LAND DEVELOPMENT PLAN
FOR
CENCI'S PIZZA

CRANBERRY TOWNSHIP BUTLER COUNTY, PA

DATE: 01/05/2022
SHEET NO. 4 OF 16
DWG. NO. 122422000

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



GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REFERENCES:

1. R/W D.B.V. 874, PG. 455
2. R/W D.B.V. 877, PG. 443

THE BOUNDARY LOFTS LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THE BOUNDARY LOFTS LOT CONSOLIDATION PLAN HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

SIGNATURE OF WITNESS

MANAGING MEMBER
David Cooper JR.

DATE 8/30/22

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE ~~COMMONWEALTH~~ State OF PENNSYLVANIA AND COUNTY OF ~~BUTLER~~ Franklin, PERSONALLY APPEARED THE ABOVE NAMED David Cooper, Jr. A MEMBER OF BOUNDARY LOFTS LIMITED PARTNERSHIP, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP.

WITNESS MY HAND AND NOTARIAL SEAL THIS 30 DAY OF August, 2022

MY COMMISSION EXPIRES THE 19 DAY OF January, 2027

CASANDRA NICOLE HUTCHINSON
Notary Public
State of Ohio
My Comm. Expires
January 19, 2027

NOTARY PUBLIC

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE BOUNDARY LOFTS LOT CONSOLIDATION PLAN IS IN THE NAME OF BOUNDARY LOFTS LIMITED PARTNERSHIP AND IS RECORDED IN INSTRUMENT NUMBER: 202211050022911. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

OWNER

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

DATE 10-5-22

MICHAEL ALLEN OGIN
REG. NO. SU-075288

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

SECRETARY

Vice - CHAIRMAN, BOARD OF SUPERVISORS

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

DATE 11/17/2022

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2022-20, ON THE 17th DAY OF November 2022

SECRETARY

Vice - CHAIRMAN, BOARD OF SUPERVISORS

I, David A. Sambora TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN ~~ORDINANCE~~/RESOLUTION NO. 2022-20 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

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

SIGNATURE

DATE 11/22/22

REGISTRATION NUMBER PE-073220

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

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

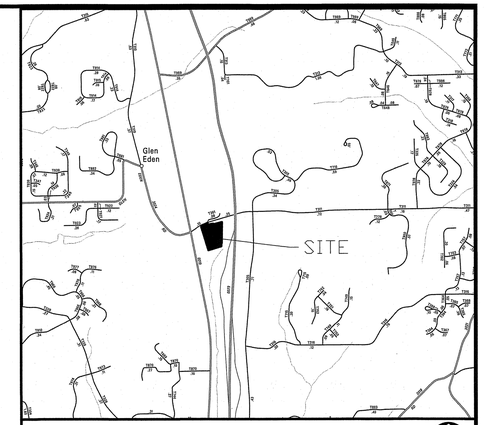
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 407, PAGE(S) 20.

GIVEN UNDER MY HAND AND SEAL THIS 2nd DAY OF December, 2022

RECORDER OF DEEDS

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

Instr: 202212020024649
Pgs: 1 F: $45.00 12/2/2022 3:00 PM
Michele Mustello T20220019035
Butler County Recorder PA



SITE LOCATION MAP
SCALE: 1" = 2000'

BOARD OF SUPERVISORS – PLANNING COMMISSION

RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA
MICHAEL ALLEN OGIN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. SU075288

ENGINEER
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL C MALAK
ENGINEER
PE-073220

PLAN BOOK	PAGE
407	20

TOTAL AREA OF RECORDING = 335,483 SF OR 7.702 ACRES

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

BOUNDARY LOFTS
LOT CONSOLIDATION PLAN

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

BOUNDARY LOFTS
LIMITED PARTNERSHIP

PM: JEG DB: LPW CB: MAO SCALE: 1" = 40'

Date: 2022-08-10
Job Number: C-41563
Dwg No: 1 OF 1

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Path & Filename=R:\Projects\41000\41563 Boundary Lofts\0001 Alta Survey\Dwg\01-Base\41563 Lot Consolidation.dwg
Plot Date=8/10/2022 12:19 PM Jonathan E. Garczewski, P.E.
Save Date=9/10/2022 12:18 PM
#####

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

OWNER'S ADOPTION - CORPORATION

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

Signature of Witness

Managing Member
David Cooper, Ltr.

9/18/22
Date

ACKNOWLEDGMENT OF NOTARY PUBLIC

~~COMMONWEALTH~~ OF ~~PENNSYLVANIA~~ ~~OHIO~~
COUNTY OF BUTLER ~~Franklin~~ ~~State~~ ~~OHIO~~

Before me, the undersigned notary public in and for the ~~Commonwealth~~ of Pennsylvania and County of Butler, personally appeared ~~Frank Lucey~~ Partner of Boundary Lofts, Limited Partnership, and acknowledged the foregoing adoption and dedication to be the act of the corporation.

WITNESS My hand and notorial seal this 18 day of August, 2022

CASANDRA NICOLE HUTCHINSON
Notary Public
State of Ohio
My Comm. Expires
January 19, 2027

Notary Public

MUNICIPAL DECLARATIONS

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

Secretary

Vice - Chairman, Board of Supervisors

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

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

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2022-41 on the 11th day of November, 2022.

Secretary

Vice - Chairman, Board of Supervisors

APPROVAL BY THE TOWNSHIP MANAGER

I, Daniel D. Sanford, Township Manager for the Township of Cranberry, certify that the conditions for final approval outlined in ~~Ordinance~~/Resolution No. 2022-41 have been met in accordance with Sections 22-305 and 22-307 of the Township of Cranberry Code of Ordinances.

Township Manager

MUNICIPAL ENGINEER'S CERTIFICATE

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 the engineering and design requirements of the Township Subdivision and Zoning Ordinance except as departures have been authorized by the approval authority.

11/21/22
DATE

PE-073220
REG. NO.

SIGNATURE

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MICHAEL C MALAK
ENGINEER
PE-073220

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 19TH day of JAN, 2022

Secretary

Chairman, Planning Commission

PROOF OF RECORDING

Recorded in the Office for the Recording of Deeds, Plats, etc., in Butler County, in Plan Book Volume 407, Page 21-23
Given under my hand and seal this 2nd day of December, 2022

RECORDER OF DEEDS

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

STORMWATER MANAGEMENT DECLARATIONS

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

Jonathan Garczewski
Reg. 079459-PE

11.22.2022
Date

Boundary Lofts Limited Partnership, owner of the land shown on the Boundary Lofts Development plan hereby acknowledge that stormwater management BMP's are fixtures that cannot be altered or removed without prior approval by Cranberry Township.

8/16/22
Date

Managing Member

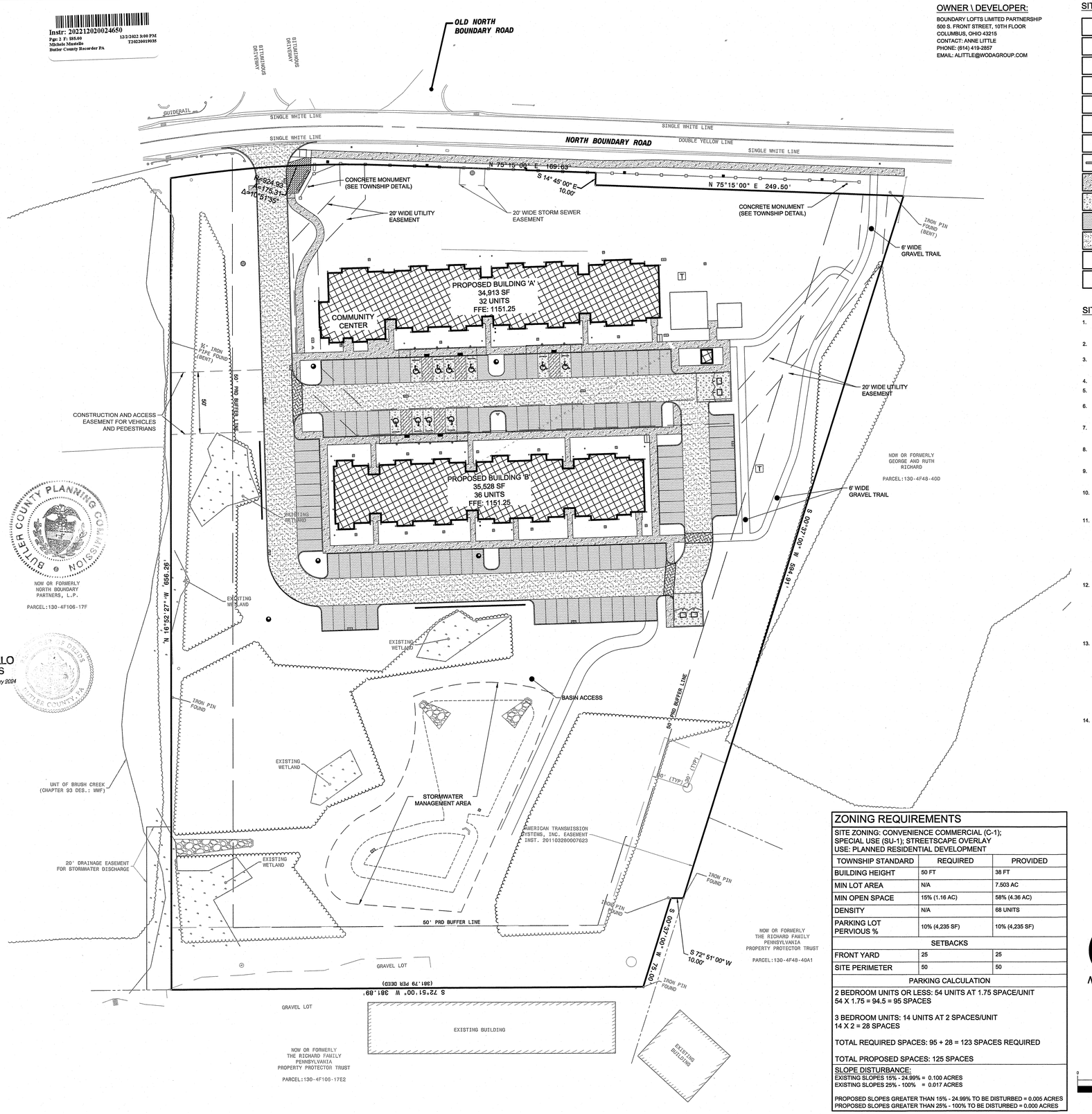
I Jim Schultzman, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the Cranberry Township Stormwater Management Ordinance.

Township Engineer

11/22/22
Date

PLAN BOOK	PAGE
407	21

Instr: 202212020024650
Pgs: 2 F: $85.00
Michele Mustello
Butler County Recorder PA
12/2/2022 3:00 PM
T20220019035



OWNER \ DEVELOPER:

BOUNDARY LOFTS LIMITED PARTNERSHIP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OHIO 43215
CONTACT: ANNE LITTLE
PHONE: (614) 419-2857
EMAIL: ALITTLE@WODAGROUP.COM

SITE LEGEND

	SS-09 C601	PROPOSED 48" STORM MANHOLE
	SW-7 C603	PROPOSED 48" SANITARY MANHOLE
	-	PROPOSED CLEANOUT
	SS-05 C601	PROPOSED TYPE 'M' INLET
	SS-02 C601	PROPOSED HEADWALL/ ENDWALL
	SW-23 C602	PROPOSED HYDRANT
	13 C602	PROPOSED ADA SYMBOL
	-	PROPOSED WALL
	RD-09 C601	PROPOSED CONCRETE SIDEWALK
	03 C603	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	01 C603	PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
	02 C603	PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
0		PROPOSED PARKING COUNT
		PROPOSED SIGN

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT LOCATION OF UTILITY ENTRANCES, BUILDING DIMENSIONS, ROOF LEADERS, EXIT DOORS, EXIT RAMPS AND PORCHES.
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS FOR THE INSTALLATION OF SIGNAGE AND PAVEMENT MARKINGS AS SHOWN ON THE CONSTRUCTION PLANS.
4. LABELED DIMENSIONS OVERRIDE SCALED DIMENSIONS.
5. ALL NEW MATERIALS AND CONSTRUCTION METHODS MUST MEET PADOT PUBLICATION 408 STANDARDS.
6. CONTRACTOR TO WORK AROUND EXISTING UTILITIES, IF ADJUSTMENTS ARE NECESSARY, WORK WILL BE CONSIDERED INCIDENTAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY SAFETY MEASURES TO SECURE THE SITE DURING CONSTRUCTION ACTIVITIES.
8. THE GATEWAY ENGINEERS, INC. IS NOT RESPONSIBLE TO INSPECT PROJECT SITES TO ENSURE COMPLIANCE WITH OCCUPATIONAL SAFETY HEALTH ADMINISTRATION (OSHA) STANDARDS.
9. TACK COAT SHALL BE REQUIRED IF PAVING LIFTS ARE NOT COMPLETED WITHIN 3 DAYS OF EACH OTHER. TACK COAT VERTICAL SURFACES ALONG SAW CUT LIMITS.
10. ALL NON-LANDSCAPED ISLANDS SHALL BE PAINTED WITH STRIPES 4" WIDE, AT 45° AND 2 FEET O.C., UNLESS OTHERWISE SPECIFIED. USE ALKYD-RESIN TYPE, READY MIX COMPLYING WITH AASHTO M246, TYPE I COLOR WHITE.
11. WITHIN THE LIMITS OF THE PROPOSED DRIVEWAYS THE CONTRACTOR SHALL SAW CUT AND REMOVE THE EXISTING PAVEMENT AND THE EXISTING CURB AND SHOULDER. THE CURB SECTION OF THE PROPOSED DRIVEWAYS SHALL BE DEPRESSED ACROSS THE LIMITS OF EACH DRIVEWAY. THE PROPOSED CURB SHALL MATCH INTO THE EXISTING PAVEMENT AT ALL DRIVEWAY LOCATIONS. THE CONTRACTOR SHALL CLEAN CONTACT SURFACES OF ALL EXISTING PAVEMENTS BEFORE PLACEMENT OF PROPOSED ADJACENT PAVEMENT. ALL JOINTS SHALL BE SEALED WITH A 4-INCH STRIP OF PG 64-22.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH PA DOT PUBLICATION 213 "WORK ZONE TRAFFIC CONTROL" (LATEST REVISION), AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT, AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
13. ALL SIDEWALKS, CURB RAMPS, ADA PARKING SPACES, AND ADA ACCESS ROUTES MUST BE INSTALLED TO MEET THE MOST CURRENT FEDERAL AND STATE REQUIREMENTS AND MUST BE IN ACCORDANCE WITH ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT (ADA):

    SIDEWALKS SHALL NOT EXCEED A 2% CROSS-SLOPE.

    NO PORTION OF AN ADA PARKING SPACE SHALL EXCEED 2% SLOPE.

    CURB RAMPS SHALL NOT EXCEED 8.3% LONGITUDINAL SLOPE.\
14. ACCESSIBLE ROUTES WILL BE PROVIDED FROM ALL ACCESSIBLE PARKING SPACES TO THE PROPOSED BUILDING IN ACCORDANCE WITH THE STATEWIDE BUILDING CODE (ICC ANSI A 117.1).

ZONING REQUIREMENTS

SITE ZONING: CONVENIENCE COMMERCIAL (C-1);
SPECIAL USE (SU-1); STREETSCAPE OVERLAY
USE: PLANNED RESIDENTIAL DEVELOPMENT

TOWNSHIP STANDARD	REQUIRED	PROVIDED
BUILDING HEIGHT	50 FT	38 FT
MIN LOT AREA	N/A	7.503 AC
MIN OPEN SPACE	15% (1.16 AC)	58% (4.36 AC)
DENSITY	N/A	68 UNITS
PARKING LOT PERVIOUS %	10% (4,235 SF)	10% (4,235 SF)
SETBACKS		
FRONT YARD	25	25
SITE PERIMETER	50	50
PARKING CALCULATION		

2 BEDROOM UNITS OR LESS: 54 UNITS AT 1.75 SPACE/UNIT
54 X 1.75 = 94.5 = 95 SPACES

3 BEDROOM UNITS: 14 UNITS AT 2 SPACES/UNIT
14 X 2 = 28 SPACES

TOTAL REQUIRED SPACES: 95 + 28 = 123 SPACES REQUIRED

TOTAL PROPOSED SPACES: 125 SPACES

SLOPE DISTURBANCE:
EXISTING SLOPES 15% - 24.99% = 0.100 ACRES
EXISTING SLOPES 25% - 100% = 0.017 ACRES

PROPOSED SLOPES GREATER THAN 15% - 24.99% TO BE DISTURBED = 0.005 ACRES
PROPOSED SLOPES GREATER THAN 25% - 100% TO BE DISTURBED = 0.000 ACRES

NORTH

Know what's below. Call before you dig.
Serial No. 20213121866

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE079459

REVISION RECORD

No	Date	
01	2022-02-11	REVISED PER TWP DEVELOPMENT REPORT LETTER DATED 03/29/2022
02	2022-05-18	REVISED PER BCCD REVIEW LETTER DATED 4/08/22
03	2022-07-29	REVISED PER PHFA REVIEW
04	2022-08-10	AS PER RESOLUTION PLAN SUBMISSION
05	- -	
06	- -	
07	- -	
08	- -	

BOUNDARY LOFTS - FINAL PRD
NORTH BOUNDARY ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
BOUNDARY LOFTS LIMITED PARTNERSHIP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

SITE PLAN FOR RECORDING

Project Number: C-41563
Drawing Scale: 1" = 40'
Date Issued: 2022-03-08
Index Number: --
Drawn By: VARIES
Checked By: JEG
Project Manager: JEG

C102

Path & Filename=R:\Projects\41000\41563 Boundary Lofts\4000 Civil Design\Dwg\02-Sheet\41563-5000_C100 Site Util Grade.dwg
Plot Date=8/10/2022 12:20 PM Jonathan E. Garczewski, P.E.
Save Date=8/10/2022 12:17 PM
18.02

THIS PLAN IS FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY

PLAN BOOK	PAGE
407	22

OLD NORTH BOUNDARY ROAD

NORTH BOUNDARY ROAD

PROPOSED BUILDING 'A'
34,913 SF
32 UNITS
FFE: 1151.25

COMMUNITY CENTER

PROPOSED BUILDING 'B'
35,528 SF
36 UNITS
FFE: 1151.25

PRIVATE STORM MH #4-6 AND PRIVATE 10.00 LF OF 15" HDPE PIPE @ 2.06% (SEE NOTE 17)

50' PRD BUFFER LINE

APPROXIMATE PROPERTY LINE LOCATION (TYP.)

NOW OR FORMERLY GEORGE AND RUTH RICHARD
PARCEL:130-4F48-40D

NOW OR FORMERLY NORTH BOUNDARY PARTNERS, L.P.
PARCEL:130-4F106-17F

NOW OR FORMERLY THE RICHARD FAMILY PENNSYLVANIA PROPERTY PROTECTOR TRUST
PARCEL:130-4F106-17E2

NOW OR FORMERLY THE RICHARD FAMILY PENNSYLVANIA PROPERTY PROTECTOR TRUST
PARCEL:130-4F48-40A1

EXISTING WETLAND

UNT OF BRUSH CREEK (CHAPTER 93 DES.: WWF)

DISCHARGE POINT 001
TO UNT OF BRUSH CREEK
CHAPTER 93 DESIGNATION: WARM WATER FISHERY

20' DRAINAGE EASEMENT FOR STORMWATER DISCHARGE

R-4 RIPRAP OUTLET PROTECTION

PUMPED WATER FILTER BAG LOCATION

CONTRACTOR TO MINIMIZE SOIL COMPACTION IN THE AREAS OF THE STORMWATER MANAGEMENT BMPS

AREA OF MODIFIED SOIL MIXTURE

EMERGENCY SPILLWAY
3:1 SIDE SLOPES
LINE WITH P350
CREST ELEV: 1138.85
CREST WIDTH: 20FT

SPILLWAY
CREST ELEV: 1137.00
CREST WIDTH: 20FT

DRY EXTENDED DETENTION BASIN #1
(MRC FOREBAY WITH MODIFIED SOIL MIXTURE)
BMP ID: 001
TOP OF EMBANKMENT: 1140.00
TOP OF SOIL MIXTURE: 1136.00
BOTTOM OF SOIL MIXTURE: 1134.00

DRY EXTENDED DETENTION BASIN #1
BMP ID: 002
TOP 1140.00
BOTTOM: 1133.50

4' Ø PERFORATED UNDERDRAIN

INFILTRATION BORING LOCATION (IB-01)

INFILTRATION BORING LOCATION (IB-02)

INFILTRATION TEST LOCATION (TP-1)
SURFACE ELEV: 1139
2 TESTS ELEV: 1139
PIT ELEV: 1133

INFILTRATION TEST LOCATION (TP-2)
SURFACE ELEV: 1139
2 TESTS ELEV: 1135
PIT ELEV: 1133

INFILTRATION TEST LOCATION (TP-3)
SURFACE ELEV: 1141
2 TESTS ELEV: 1137
PIT ELEV: 1137

INFILTRATION TEST LOCATION (TP-4)
SURFACE ELEV: 1143
2 TESTS ELEV: 1138
PIT ELEV: 1137

INFILTRATION TEST LOCATION (TP-5)
SURFACE ELEV: 1145
2 TESTS ELEV: 1143
PIT ELEV: 1141

BORING LOCATION (IB-02)
SURFACE ELEV: 1142
BORING BOTTOM ELEV: 1127

PERMIT BOUNDARY
7.66 ACRES

PRD BUFFER

OVERHEAD ELECTRIC TRANSMISSION LINES

GRAVEL LOT

EXISTING BUILDING

UNDERGROUND ETC LINE

IRON PIN FOUND

IRON PIN FOUND (BENT)

UTILITY POLE WPP #1328-191

UTILITY POLE WPP #1328-192 w/ 3 T.FORMS & DROP

UTILITY POLE WPP #1328-86 w/ GUY WIRE

UTILITY POLE WPP #1328-88 w/ T-FORM & DROP

UTILITY POLE WPP #1328-93 w/ 3 T.FORMS

UTILITY POLE BT #1503/1

UTILITY POLE BT #1503/2

POLE (APPROXIMATE LOCATION BY RECORD)

PEOPLES NATURAL GAS LINE

COLUMBIA GAS MRKG

FIBER OPTICS VAULT

SAN-MH T=1158.23 F=1145.29

SAN-MH T=1137.27 F=1129.13

INLET T=1157.87 F=1150.75

INLET T=1157.42 F=1154.04

INLET T=1163.99 F=1161.05

HEADWALL 30" CMP F=1151.25

HEADWALL 30" CMP F=1147.94

OVERHEAD WIRE POLES w/ CONCRETE BASE

OVERHEAD WIRE POLE w/ CONCRETE BASE

PCSM LEGEND

	SOIL BOUNDARIES
	LIMITS OF DISTURBANCE
	PERMIT BOUNDARY

POST-CONSTRUCTION STORMWATER MANAGEMENT CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS, AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION, AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO THE SUBMISSION OF THE BID. SUBMISSION OF A BID SHALL BE CONSTRUED TO MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE CONTRACTOR SHALL NOTIFY PENNSYLVANIA ONE CALL SYSTEMS, INC.AT 1-800-242-1776. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES ARE APPROXIMATE AND MAY NOT ALL BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES, INLETS, AND DETENTION SYSTEMS.
5. AN AS-BUILT DRAWING OF NEW UTILITY SERVICES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
6. ALL STORM PIPE SHALL BE HDPE, SMOOTH INTERIOR, CORRUGATED POLYETHYLENE PIPE UNLESS OTHERWISE NOTED. ALL STORM SEWER CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS. ALL JOINTS SHALL BE WATERTIGHT.
7. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
8. THE CONTRACTOR SHALL ASSURE THAT THERE IS POSITIVE DRAINAGE TO THE INLETS UPON PLACEMENT OF NEW PAVEMENT.
9. SDR-35 PVC PIPE IS NOT TO BE USED AS PART OF STORM SEWER CONVEYANCE SYSTEM.
10. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED SWM SITE PLAN OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION THAT DOES NOT CONFORM TO AN APPROVED SWM SITE PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.
11. PRIOR TO FINAL APPROVAL OF THE SWM SITE PLAN AND REPORT, THE APPLICANT SHALL SIGN AN OPERATION AND MAINTENANCE (O&M) AGREEMENT IN FORM AND SUBSTANCE APPROVED BY THE TOWNSHIP SOLICITOR AND THE BOARD OF SUPERVISORS.
12. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES, UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
13. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
14. MUNICIPAL LIABILITY DISCLAIMER - APPROVAL OF A STORMWATER MANAGEMENT PLAN BY THE TOWNSHIP SHALL NOT BE CONSTRUED AS AN INDICATION THAT SAID PLAN COMPLIES WITH THE REQUIREMENTS, LAWS, OR STANDARDS OF ANY AGENCY OF THE COMMONWEALTH WHICH MAY OR MAY NOT GOVERN SAID ACTIVITY.
15. AT THE COMPLETION OF THE PROJECT AND AS A PREREQUISITE FOR THE RELEASE OF THE FINANCIAL GUARANTEE, THE APPLICANT SHALL PROVIDE A CERTIFICATION OF COMPLETION FROM AN ENGINEER, ARCHITECT, SURVEYOR OR OTHER QUALIFIED PERSON VERIFYING THAT ALL PERMANENT FACILITIES HAVE BEEN CONSTRUCTED ACCORDING TO THE SWM SITE PLAN AND REPORT AND APPROVED REVISIONS THERETO.
16. AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ON-SITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IS NO WAY DIMINISH THE RESPONIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSIOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.
17. PROPOSED STORM MANHOLE #4-6 IS A PRIVATE MANHOLE AND WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

PROJECT AREAS

TOTAL PERMIT AREA = 7.66 ACRES
DISTURBED AREA = 5.24 ACRES

Know what's below. Call before you dig.
Serial No. 20213121866

NORTH

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE029459

REVISION RECORD

No	Date
01	2022-02-11
02	2022-05-18
03	2022-07-29
04	2022-08-10
05	2022-08-18
06	2022-09-14
07	2022-10-11
08	-

REVISED PER TWP DEVELOPMENT REPORT LETTER DATED 03/29/2022
REVISED PER BOCD REVIEW LETTER DATED 4/06/22
REVISED PER PHFA REVIEW
AS PER RESOLUTION PLAN SUBMISSION
REVISED PER PCS REVIEW LETTER DATED 2022-07-26
REVISED PER PCS REVIEW LETTER 2022-09-13
REVISED PER AS PER RESOLUTION COMMENTS
-

BOUNDARY LOFTS - FINAL PRD

NORTH BOUNDARY ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

PREPARED FOR:
BOUNDARY LOFTS LIMITED PARTNERSHIP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

Project Number: C-41563
Drawing Scale: 1" = 40'
Date Issued: 2022-03-08
Index Number: --
Drawn By: VARIES
Checked By: JEG
Project Manager: JEG

C701

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Plot Date=10/11/2022 8:52:5 AM Spooled By Rec, Ell.T.
Site Date=10/11/2022 8:10 AM
18.02

CONSTRUCTION OF POST-CONSTRUCTION BMP'S

A LICENSED PROFESSIONAL SHALL BE PRESENT ON SITE DURING THE CONSTRUCTION OF THE SEDIMENT TRAP #1 AND DURING THE CONVERSION OF THIS FACILITY TO DRY EXTENDED DETENTION MRC BASIN #1, AND DURING THE INSTALLATION OF THE SOIL AMENDMENT.

ALL POST-CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES SHALL BE INSTALLED WHEN A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION IS ESTABLISHED.

STORMWATER MANAGEMENT BASIN

1. CONSTRUCTION ACCESS TO TRAP SHALL BE LIMITED TO TEMPORARY CONSTRUCTION ACCESS ROUTE AS SHOWN ON PLAN SHEETS.
2. INSTALL COMPOST FILTER SOCKS AND THE 18" COMPOST FILTER SOCK LOCATED BELOW EMERGENCY SPILLWAY IN LOCATIONS SHOWN ON PLAN SHEETS
3. BEGIN CLEARING AND GRUBBING
4. REMOVE TOPSOIL.
5. EXCAVATE BOTTOM AND BEGIN CONSTRUCTING THE SIDE SLOPES AND KEYWAYS.
6. DURING EXCAVATION, CUT SLOPES ABOVE THE TOP OF BASIN ELEVATION SHALL BE EXTENDED TO EXISTING GRADE AT A MAXIMUM OF A 2:1 SLOPE AND STABILIZED WITH SLOPE BLANKETING AND PER SEEDING SPECIFICATIONS.
7. PRIOR TO CONSTRUCTION OF ENDWALL, INSTALL TEMPORARY 18" COMPOST FILTER SOCK TO INTERCEPT SEDIMENT LADENED RUNOFF PRIOR TO ENTERING ADJACENT STREAMS DURING ENDWALL CONSTRUCTION.
8. INSTALL PERMANENT OUTLET CONTROL STRUCTURE AND DISCHARGE PIPE WITH ANTI-SEEP COLLARS TO ENDWALL.
9. ONCE ENDWALL CONSTRUCTION IS COMPLETE. REMOVE TEMPORARY 18" COMPOST FILTER SOCK BELOW ENDWALL
10. INSTALL RIP RAP APRON BELOW OUTFALL OF ENDWALL.
11. ONCE BASIN BERM IS BROUGHT TO FINAL GRADE, CONSTRUCT EMERGENCY SPILLWAY AS DETAILED ON THE PLANS, AND LINE AS SPECIFIED IN CONSTRUCTION DETAILS.
12. UPON STABILIZATION OF SPILLWAY, REMOVE 18" COMPOST FILTER SOCK LOCATED BELOW SPILLWAY.
13. UPON COMPLETION OF BASIN, STABILIZE ALL INTERIOR SLOPES PER THE PERMANENT SEEDING SPECIFICATIONS.

01	CONSTRUCTION SEQUENCE FOR
C710	POST-CONSTRUTION STORMWATER MANAGEMENT BMPS

OPERATION AND MAINTENANCE OF POST-CONSTRUCTION BMP'S

DRY EXTENDED DETENTION MRC BASIN:

1. CATCH BASINS AND INLETS (UP GRADIENT OF DRY EXTENDED DETENTION MRC BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST TWO TIMES PER YEAR AND AFTER RUNOFF EVENTS.
2. THE VEGETATION ALONG THE SURFACE OF THE DRY EXTENDED DETENTION MRC BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON A DRY EXTENDED DETENTION MRC BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT THE RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITO'S SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
5. ALSO, INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURE, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
6. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

STORMWATER CONVEYANCE SYSTEM

CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED AT LEAST 4 TIMES PER YEAR.

MAINTENANCE RESPONSIBILITY FOR THE STORMWATER SYSTEM SHALL REMAIN WITH THE OWNER AND HIS SUCCESSOR IN TITLE. ALL STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL FACILITIES WILL BE MAINTAINED BY THE DEVELOPER.

UPON NOTICE OF TERMINATION MAINTENANCE RESPONSIBILITY FOR THE DETENTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER. ALL STORMWATER MANAGEMENT FACILITIES AND EROSION CONTROL FACILITIES WILL BE MAINTAINED BY THE OWNER. THE EROSION CONTROL FACILITIES ARE TO BE INSPECTED AFTER EACH RAINFALL AND ONCE DAILY DURING CONSTRUCTION. ANY CONTROLS WHICH ARE FOUND TO BE DAMAGED ARE TO BE FIXED WITHIN TWENTY-FOUR HOURS. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, THE OWNER IS TO INSPECT THE STORMWATER MANAGEMENT FACILITIES FOUR TIMES PER YEAR. A RECOMMENDED SCHEDULE IS AS FOLLOWS: JANUARY 3, APRIL 3, JULY 3, OCTOBER 3

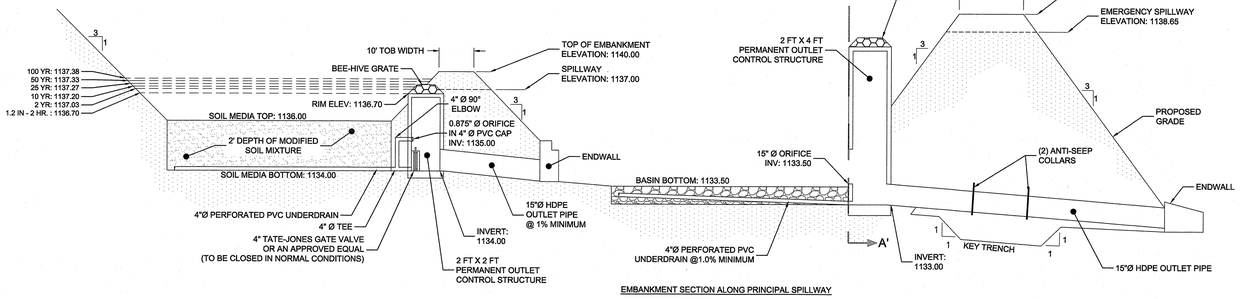
02	POST-CONSTRUTION STORMWATER MANAGEMENT
C710	OPERATIONS AND MAINTENANCE FOR BMPS

POST-CONSTRUCTION RECYCLING / DISPOSAL OF WASTE

UPON COMPLETION OF THE PROJECT, RECYCLING OR DISPOSAL OF ALL WASTE MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER. POST-CONSTRUCTION WASTE INCLUDES, BUT IS NOT LIMITED TO, TRASH, SOLID WASTE, SOILS, SAND, ORGANIC MATERIALS, AND AGRICULTURAL WASTE OF ANY KIND.

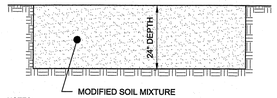
POST-CONSTRUCTION WASTE MATERIALS SHALL BE DISPOSED ACCORDING TO CURRENT REGULATIONS.

03	POST-CONSTRUCTION STORMWATER MANAGEMENT
C710	RECYCLING/DISPOSAL OF WASTES



EMBANKMENT SECTION ALONG PRINCIPAL SPILLWAY

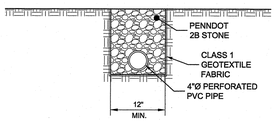
04	DRY-EXTENDED DETENTION BASIN #1
C710	(WITH MRC FOREBAY)



NOTES:

1. MODIFIED SOIL MIXTURE SHALL BE PLACE IN THE MRC FOREBAY AS SHOWN ON PLANS.
2. MODIFIED SOIL MIXTURE SHOULD CONSIST OF SOIL AND COMPOST AT A RATIO OF 2:1 (SOIL:COMPOST).
3. MODIFIED SOIL MIXTURE SHOULD NOT BE USED ON SLOPES GREATER THAN 30%.
4. COMPOST CAN BE SUBSTITUTED WITH MULCH, MANURE, SAND, OR ON-SITE SOILS WITH AT LEAST 5% ORGANIC CONTENT.
5. MODIFIED SOIL MIXTURE TO BE INSTALLED IN AREAS AS SHOWN ON PLAN SHEET C701.
6. NO VEHICULAR TRAFFIC IS PERMITTED IN THE AREA OF THE SOIL AMENDMENT AREA TO MINIMIZE THE POSSIBILITY OF COMPACTION.
7. THE MODIFIED SOIL MIXTURE SHALL BE INSPECTED BIANNUALLY TO VERIFY ITS EFFECTIVENESS.
8. ALL CONSTRUCTION SHOULD BE COMPLETED AND STABILIZED BEFORE INSTALLATION OF SOIL AMENDMENT.

06	DRY EXTENDED DETENTION MRC BASIN #1
C710	MODIFIED SOIL MIXTURE



07	BASIN UNDERDRAIN
C710	

STORMWATER MANAGEMENT BASIN SEED MIX

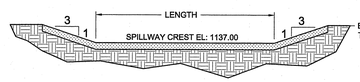
ERNST SEED MIX: RETENTION BASIN FLOOR MIX - LOW MAINTENANCE (ERXMX-126)

SEEDING RATE: 20-40 LB PER ACRE, OR 1 LB PER 1,000 SF

COMMON NAME	BOTANICAL NAME	PROPORTION BY WEIGHT
RIVERBANK WILD RYE, PA ECOTYPE	ELYMUS RIPARIUS	20.00%
ALKALIGRASS, 'FULTS'	PUCCINELLIA DISTANS, 'FULTZ'	20.00%
CREEPING BENTGRASS	AGROSTIS STOLONIFERA	18.00%
DEERTONGUE, 'TIOGA'	PANICUM CLANDESTINUM, TIOGA	17.00%
FOWL BLUEGRASS	POA PALUSTRIS	15.00%
FOX SEDGE, PA ECOTYPE	CAREX VULPINOIDEA, PA ECOTYPE	5.00%
SOFT RUSH	JUNCUS EFFUSUS	3.00%
BLUNT BROOM SEDGE, PA ECOTYPE	CAREX SCOPARIA, PA ECOTYPE	1.00%
PATH RUSH, PA ECOTYPE	JUNCUS TENUIS, PA ECOTYPE	1.00%

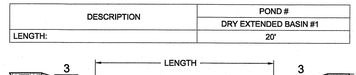
08	BASIN SEEDING MIXTURE
C710	

DESCRIPTION	POND #
	MRC FOREBAY
LENGTH:	20'



MRC FOREBAY SPILLWAY

DESCRIPTION	POND #
	DRY EXTENDED BASIN #1
LENGTH:	20'

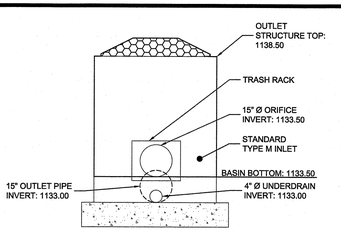


DRY EXTENDED BASIN #1

NOTES:

1. PERMANENT LINING SHALL EXTEND FROM THE INSIDE EDGE OF THE EMERGENCY SPILLWAY TO THE BOTTOM OF THE OUTSIDE POND SLOPE.
2. USE C350 LINING BY NA GREEN (OR AN APPROVED EQUAL) TO ESTABLISH GRASS COVER.

09	SPILLWAY DETAIL
C710	

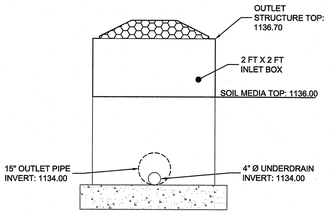


FRONT VIEW
(DRY-EXTENDED DETENTION BASIN #1 - SECTION A-A')

NOTES:

1. OUTLET PIPE, ORIFICES AND SLOT TO BE SIZED AND ARRANGED, BASED ON THE STORM WATER MANAGEMENT REPORT.
2. CONSTRUCT INLET IN ACCORDANCE WITH THESE SPECIFICATIONS AND PENN D.O.T. PUBLICATION 408, SECTION 605, FOR "CAST IN PLACE UNITS" AND SECTION 713.2 FOR "PRECAST CONCRETE UNITS".
3. INLET FRAMES AND GRATES TO BE EITHER GRAY, MALLEABLE OR DUCTILE IRON.
4. MANHOLE STEPS REQUIRED IN ALL STRUCTURES OVER 5' DEEP.

05	PERMANENT OUTLET CONTROL
C710	STRUCTURE OCS #2
	(DRY-EXTENDED BASIN #1)

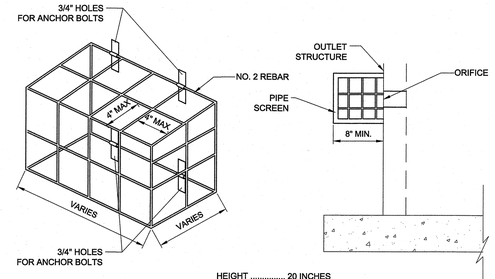


FRONT VIEW
(MRC FOREBAY - SECTION A-A')

NOTES:

1. OUTLET PIPE, ORIFICES AND SLOT TO BE SIZED AND ARRANGED, BASED ON THE STORM WATER MANAGEMENT REPORT.
2. CONSTRUCT INLET IN ACCORDANCE WITH THESE SPECIFICATIONS AND PENN D.O.T. PUBLICATION 408, SECTION 605, FOR "CAST IN PLACE UNITS" AND SECTION 713.2 FOR "PRECAST CONCRETE UNITS".
3. INLET FRAMES AND GRATES TO BE EITHER GRAY, MALLEABLE OR DUCTILE IRON.
4. MANHOLE STEPS REQUIRED IN ALL STRUCTURES OVER 5' DEEP.

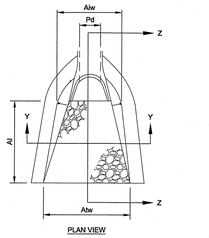
10	PERMANENT OUTLET CONTROL
C710	STRUCTURE OCS #8-2 (MRC FOREBAY)



HEIGHT ..... 20 INCHES
LENGTH ..... 20 INCHES
OPENINGS ..... 4 INCH

FOR MAXIMUM FREE DRAINAGE AREA WITH OPENINGS SIZED TO PREVENT CLOGGING.

11	TRASH RACK (O.C.S. #2)
C710	



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R-_	RIPRAP THICK. Rt (IN)	APRON LENGTH Al (FT)	APRON INITIAL WIDTH Alw (FT)	APRON TERMINAL WIDTH Atw (FT)
EW #1-2	15	4	18	10	3.75	13.75
EW #2	15	4	18	10	3.75	15.75
EW #4-1	24	4	18	10	6.0	20.0
EW #8-1	15	4	18	10	3.75	13.75

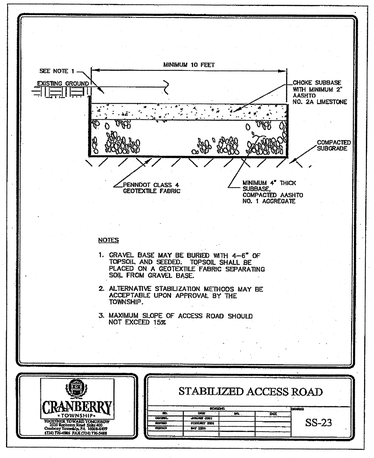
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

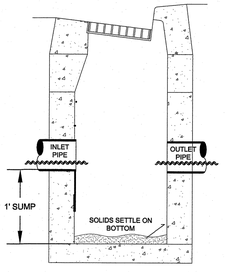
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

12	RIPRAP APRON AT PIPE OUTLET
C710	WITH FLARED END SECTION OR ENDWALL

PLAN BOOK	PAGE
407	23



13	GRAVEL BASIN ACCESS DETAIL
C710	



NOTES:

1. STANDARD CATCH BASIN DETAIL SHALL BE UTILIZED
2. MAINTENANCE SHALL BE PERFORMED AS DESCRIBED IN THE MAINTENANCE SCHEDULE AT LEFT AND A SEDIMENT OR DEBRIS SHALL BE REMOVED ONCE THE DEBRIS REACHES 6-INCHES IN HEIGHT

14	SUMPED CATCH BASIN
C710	

GATEWAY®
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
Pittsburgh, PA
gatewayengineers.com
855-634-9294

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JONATHAN EDWARD GARCZEWSKI
ENGINEER
PE037452

REVISION RECORD

No	Date	
01	2022-02-11	REVISED PER TWP DEVELOPMENT REPORT LETTER DATED 03/29/2022
02	2022-05-18	REVISED PER BCCD REVIEW LETTER DATED 4/06/22
04	2022-08-10	AS PER RESOLUTION PLAN SUBMISSION
05	2022-08-18	REVISED PER PCS REVIEW LETTER DATED 2022-07-26
06	2022-09-14	REVISED PER PCS REVIEW LETTER 2022-09-13
07	2022-10-11	REVISED PER AS PER RESOLUTION COMMENTS
08	-	-

BOUNDARY LOFTS - FINAL PRD
NORTH BOUNDARY ROAD
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA

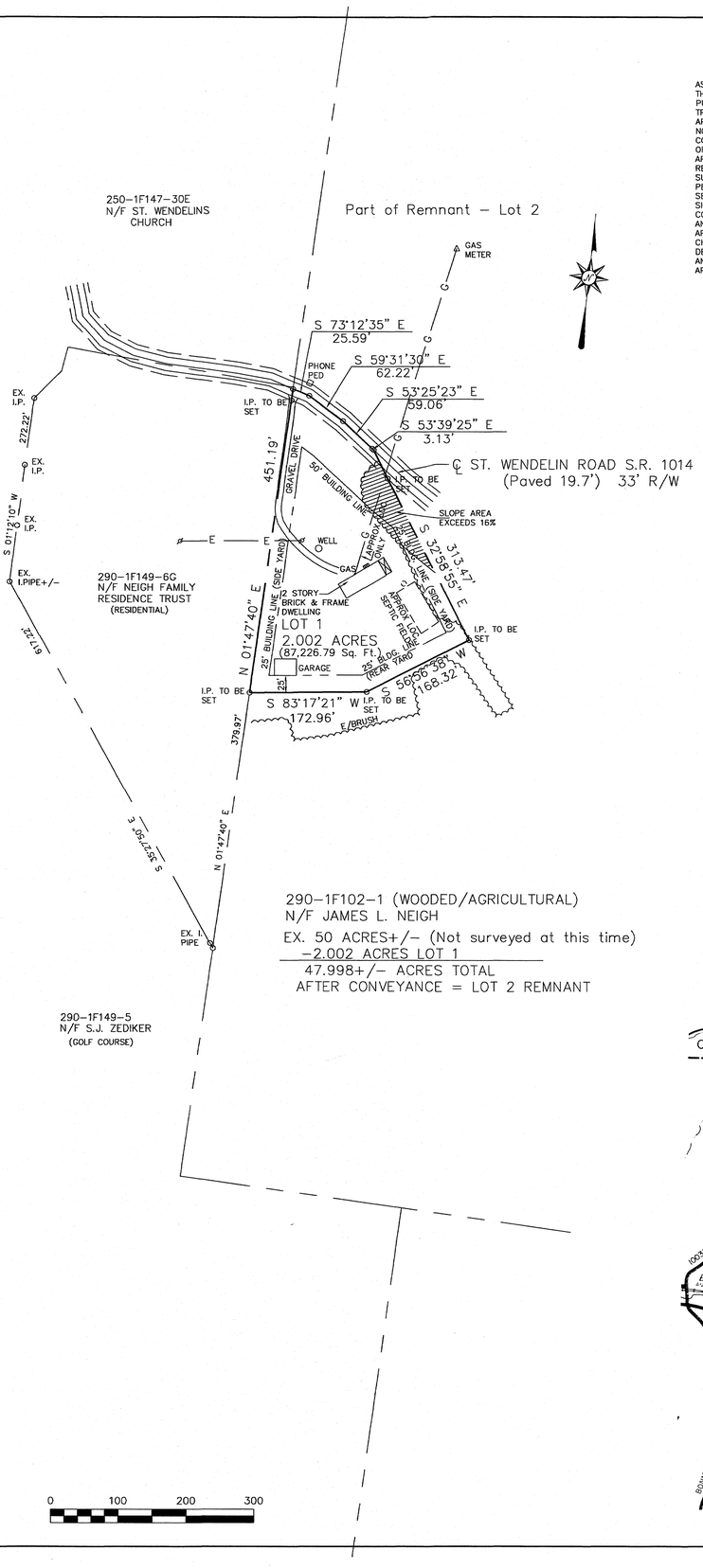
PREPARED FOR:
BOUNDARY LOFTS LIMITED PARTNERSHIP
500 S. FRONT STREET, 10TH FLOOR
COLUMBUS, OH 43215

POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

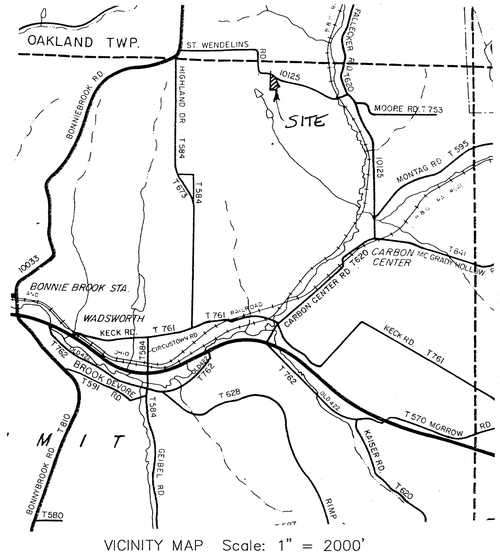
Project Number: C-21563
Drawing Scale: N.T.S.
Date Issued: 2022-03-08
Index Number: --
Drawn By: VARIES
Checked By: JEG
Project Manager: JEG

C710

Path & Filename=R:\Projects\k\1005\1563 Boundary Lofts-0000 Civil Design\Dwg\02-Sheet\k1563_0000_E&S PCSM.dwg
Plot Date=10\11\2022 6:55 AM Spencer D. Reel, E.I.T.
Save Date=10\11\2022 8:10 AM
18.02



AS OF THE DATE OF THIS DEED/PLOT PLAN/DEED NOTICE RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL/SILVICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY SUMMIT TOWNSHIP OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE APPROPRIATE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET. SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THE RESIDUAL TRACT SHOULD CONTACT THE APPROPRIATE OFFICIALS OF SUMMIT TOWNSHIP, WHICH IS CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



VICINITY MAP Scale: 1" = 2000'

NOTES:

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

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

ZONING: A–1; AGRICULTURAL

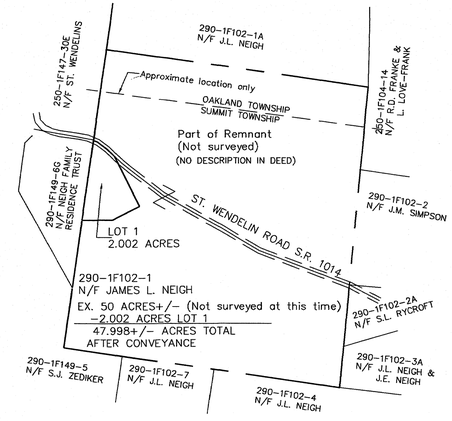
SETBACK REQUIREMENTS:

50' FRONT BUILDING LINE
25' SIDE BUILDING LINE
25' REAR BUILDING LINE

PROPERTY OWNER: JAMES NEIGH
300 NEIGH ROAD
BUTLER, PA 16002

SLOPE AREAS GREATER THAN 16% SHOWN ON PLAN.

NO HAZARDOUS CONDITION EXIST ON LOT 1.



LOCATION MAP Scale: 1" = 400'

Instr: 202212050024726
Pgs: 1 F: $45.00 12/5/2022 1:07 PM
Michele Mustello T20220019889
Butler County Recorder PA

UTILITY LEGEND

PEOPLES GAS
375 NORTH SHORE DRIVE
PITTSBURGH, PA 15212

WEST PENN POWER
800 CABIN HILL DRIVE
GREENSBURG, PA 15601

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-32490-E

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 21st day of November, 2022.

ATTEST: Heidi M. Gahagen NOTARY PUBLIC — James L. Neigh 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 James L. Neigh, 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 21st day of November, 2022.

My Commission expires the 26th day of August, 2025.

SEAL Heidi M. Gahagen NOTARY PUBLIC

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

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.

October 5, 2022 DATE — SEAL — Cheryl A. Hughes REG. NO. SU–32490–E

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

Roberta A. Stickney SECRETARY — SEAL — CHAIRMAN/ PRESIDENT

Approved by the Supervisors of the Township of Summit this 16th day of November, 2022.

Roberta A. Stickney SECRETARY — SEAL — CHAIRMAN/PRESIDENT

Approved by the Summit Township Planning Commission this 8th day of November, 2022.

Gary R. Mosso SECRETARY — SEAL — Cynthia A. Kinney CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 19TH day of OCT, 2022.

R. Hanes JRM SECRETARY — SEAL — J. Hanes JRM CHAIRMAN/PRESIDENT

RECORDER OF DEEDS BUTLER COUNTY, PA

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 407 page 24.

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

SEAL Michele M. Mustello RECORDER

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

PLAN BOOK	PAGE
407	24

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

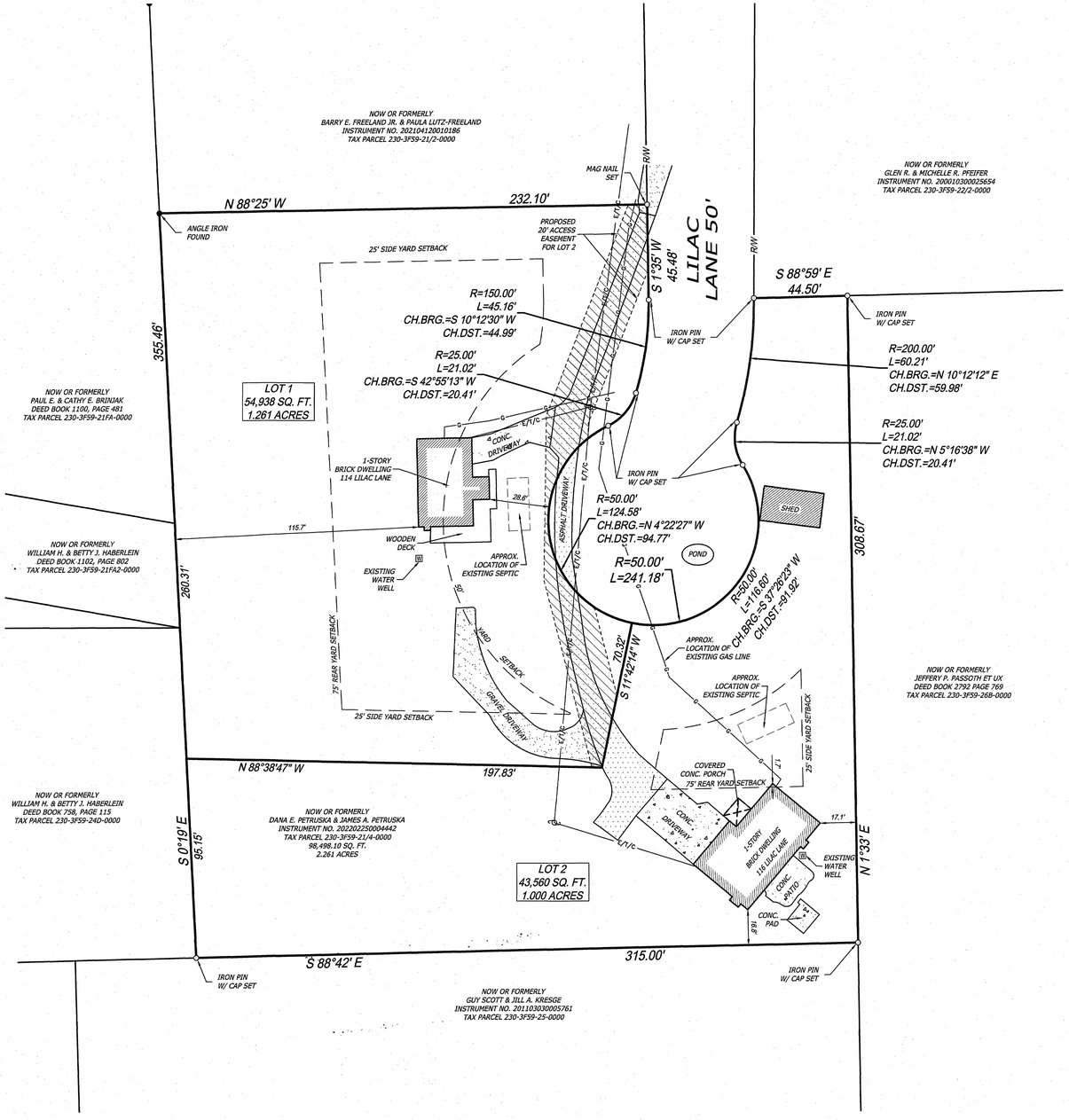
PLAN OF SUBDIVISION

FOR: JAMES L. NEIGH

SITUATE: SUMMIT TWP., BUTLER CO., PA

Date 10/05/2022	Scale 1" = 100'	Dwn By BEC	Ckd By CAH
Parcel No. 290–1F102–1	Instrument # 202207120014963		Service No. 22–105
Address 266 ST. WENDELIN ROAD			

ALL SIGNATURES MUST BE IN BLUE INK



CERTIFICATE OF TITLE AND NO MORTGAGE

We hereby certify that the title to the property contained in the Petruska Plan of Lots is in the name of Dana E. & James A. Petruska and is recorded at Instrument No. 202202250004442 We further certify that there is no mortgage or other encumbrance against this property.

Witness

Dana E. Petruska

James A. Petruska

OWNER'S ADOPTION AND DEDICATION

We, Dana E. & James A. Petruska, owner of the land shown on the Petruska Plan of Lots, hereby adopts this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the public. Any further acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, and Township of Middlesex, We hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Middlesex, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon our heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 5 *day of* Dec *20* 22

ATTEST:

Notary Public

Dana E. Petruska

James A. Petruska

Instr: 202212050024733
Pgs: 1 F: $45.00 12/5/2022 1:20 PM
Michele Mustello T20220019999
Butler County Recorder PA

MUNICIPAL ENGINEER'S CERTIFICATION

I, Jeffrey A. Mikesic, *a Registered Professional Engineer, the Township Engineer of the Township of Middlesex, do hereby certify that this Consolidation 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.*

12/2/2022
Date

Signature

PE 083712
Registration number

ACKNOWLEDGEMENT OF NOTARY PUBLIC

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Dana E. & James A. Petruska and acknowledged the foregoing adoption and dedication to be her act and desired the same to be recorded as such.

Witness my hand and notarial seal this 5 *day of* Dec *20* 22.

My commission expires the 21st *day of* Oct *20* 24.

(Seal)

Notary Public

Commonwealth of Pennsylvania - Notary Seal
PATRICK REED FLEMING - Notary Public
Allegheny County
My Commission Expires October 24, 2024
Commission Number 1271726

BUTLER COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission on this 19th *day of* Oct. *20* 22.

Secretary

Chairperson, Butler County Planning Commission

GENERAL NOTES:

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

   114 & 116 Lilac Lane
   Valencia, PA 16059

2. The names and address of the owner of the property to be subdivided are:

   Dana E. & James A. Petruska
   116 Lilac Lane
   Valencia, PA 16059

3. The purpose of this subdivision plan is to split Tax Parcel No. 230-3F59-21/4-0000 into two (2) separate lots.

4. This Plan of Lots and the adjoining properties are located within the AG-A (Rural Agricultural) Zoning District. Setback requirements are as follows:

   Front: 50 feet from front lot line or 75 feet from centerline, whichever is greater
   Side: 25 feet each side
   Rear: 75 feet

   Minimum Lot size: Single-Family dwellings without public water or public sewage: one acre (43,560 square feet)

   Minimum lot width: Single-Family dwellings: 125 feet

5. By graphic plotting only this site is located in Zone X of the Flood Insurance Rate Map 42019C0537D, Community No. 421229 Panel 0537, Suffix D, bearing an effective date of August 2, 2018 and is not in a special flood hazard area.

6. Existing structures on Lots 1 & 2 are non-conforming to current zoning setbacks as shown hereon.

7. The utilities shown on this plan have been located from field observations and information provided to the surveyor. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 407 *Page* 25.

Given under my hand and seal this 5th *day of* December *20* 22

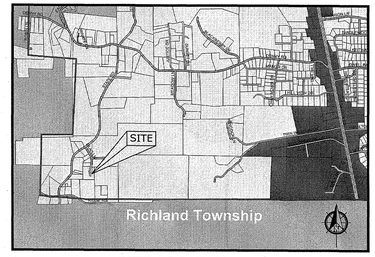
Recorder of Deeds

RECORDER OF DEEDS
BUTLER COUNTY, PA

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

AREA TABLE

PARCEL I.D.	ACRES	SQUARE FEET
230-3F59-21/4-0000	2.261	98,498
PROPOSED		
LOT 1	1.261	54,938
LOT 2	1.000	43,560
TOTAL PLAN AREA	2.261	98,498



SITE LOCATION MAP
SCALE: 1"=2,000'

MIDDLESEX PLANNING COMMISSION REVIEW

Reviewed by the Planning Commission of the Township of Middlesex on this 26 *day of* OCTOBER *20* 22

Secretary

Chairperson

MUNICIPAL DECLARATION

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

Secretary

Chairperson, Board of Supervisors

MIDDLESEX SUPERVISORS APPROVAL

Approved by the Board of Supervisors of the Township of Middlesex on this 16 *day of* NOVEMBER *20* 22

Secretary

Chairperson

PLAN BOOK	PAGE
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SURVEYOR'S CERTIFICATION

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

10/25/22
Date

Christopher R. Jackson

SU075499
Registration number

SURVEYOR
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CHRISTOPHER R. JACKSON — LAND SURVEYOR — No. SU075499 — PENNSYLVANIA

MIDDLESEX TOWNSHIP SUPERVISORS
THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

MIDDLESEX TOWNSHIP PLANNING COMMISSION
THE TOWNSHIP OF MIDDLESEX — COMMONWEALTH OF PENNSYLVANIA — BUTLER COUNTY

BUTLER COUNTY PLANNING COMMISSION

MIDDLESEX TOWNSHIP ENGINEER
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — JEFFREY A. MIKESIC — PE083712 — PENNSYLVANIA

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/20/22	ORIGINAL SUBMITTAL	WJM
2	10/25/22	PER REVIEW COMMENTS	CRJ

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

SCALE:	1"=30'
DATE:	10-25-22
DRAWN BY:	WJM
CHK'D BY:	CRJ

SHEET
1 of 1
Project No. 9369

PETRUSKA PLAN OF LOTS

A SUBDIVISION OF TAX PARCEL NO. 230-3F59-21/4
PROPERTY OF DANA E. & JAMES A. PETRUSKA
116 Lilac Lane
Middlesex Township, Butler County, Pennsylvania

October 25, 2022

MDM PROJECT NO. 9369-SUB

Instr: 202212060024743
Pgs: 2 F: $85.00 12/6/2022 9:42 AM
Michele Mumbo T20220019182
Butler County Recorder PA

(A) N89°15'14"E 60.64'
(B) S00°44'46"E 48.81'
(C) R=225.00' A=77.20'
(C1) N89°15'14"E 4.78'
(D) N61°36'39"W 1.03'
(E) S61°36'39"E 90.73'
(F) R=175.00' A=189.82'

T.P. 240-4F96-A7B N/F STEVIE & JOANN MICK

N89°15'14"E 250.00'
10' REAR B/L
S00°44'46"E 425.23'
10' SIDE B/L

T.P. 240-4F96-A8 N/F ADAM & TORI HOGG

SEPTIC AREA (SEPTIC # 170127)
EXISTING SHED
PARCEL Z 0.047 AC (2,063 S.F.)
EXISTING 1 STORY DWELLING
T.P. 240-4F96-A16AG N/F THOMAS & JODY MCCAFFREY

LOT 102
T.P. 240-4F96-A7BA

2.222 AC (96,813 S.F.) ORIGINAL
+0.030 AC (1,304 S.F.) PARCEL Z
2.252 AC (98,117 S.F.) TOTAL

PARCEL Z TO BECOME PERMANENT AND INTEGRAL PART OF LOT 102

N00°44'46"W 322.35'
10' SIDE B/L
75' FRONT B/L
LOT LINE TO BE REMOVED
S61°36'39"W 212.35'
R/W LINE 16.5'
R/W LINE

HIGH RIDGE PLAN OF LOTS PBV 74, PG 26

T.P. 240-S2-B1 N/F JAMES & TERESA LISICA LOT 201
T.P. 240-S2-B2 N/F SCOTT FERGUSON LOT 202
T.P. 240-S2-B3 N/F DALE HALL & SAMANTHA SHEFTICK LOT 203
T.P. 240-S2-B4 N/F JEFFREY & ELIZABETH SCHWARZ LOT 204
T.P. 240-S2-B5 N/F JEFFREY & ELIZABETH SCHWARZ LOT 205

N89°15'14"E 883.94'
10' SIDE B/L

WATER WELL
EXIST. 2 STORY BRICK DWELLING
EXIST. METAL GARAGE
SEPTIC AREA (SEPTIC # 15537)
75' FRONT B/L

S00°32'10"W 364.83'
R=525.00' A=16.64' S01°16'49"E 134.77'
R=475.00' A=11.82'
16.5'

C/L GUILLARD ROAD (T-366)

S00°08'44"W 546.00'
425.14'

EXIST. OVERHEAD TELEPHONE LINE (DBV 1002, PG 826)

R/W LINE
N18°33'28"W 334.90'
N71°26'32"E 100.00'
10' REAR B/L
823.42'
N18°33'28"W 1517.80'

ROUTE 79 S.R. 0079

PARCEL A REVISED
T.P. 240-4F96-A5D

28.226 AC (1,229,524 S.F.) ORIGINAL
-0.883 AC (38,466 S.F.) PARCEL X
-3.039 AC (132,397 S.F.) PARCEL Y
-0.030 AC (1,304 S.F.) PARCEL Z
24.274 AC (1,057,357 S.F.) TOTAL

I PIN SET
N86°34'05"W 283.06'
10' SIDE B/L
PARCEL X 0.883 AC (38,466 S.F.)
SEPTIC AREA (SEPTIC INSTALLED PRIOR TO 5-15-1972)
EXIST. SPRING HOUSE
WATER WELL
EXIST. 2 STORY ALUM. SIDING DWELLING
EXIST. WOOD BARN
S89°15'14"W 497.86'
10' SIDE B/L
LOT LINES TO BE REMOVED
PARCEL Y 3.039 AC (132,397 S.F.)
R=3025.00' A=113.54'
75' FRONT B/L
S02°00'38"E 296.05'
R=675.00' A=110.85'
R/W LINE 16.5' R/W LINE
19'+\- ASPHALT CARTWAY

LOT 101 REVISED
T.P. 240-4F96-A5

6.267 AC (272,966 S.F.) ORIGINAL
+0.883 AC (38,466 S.F.) PARCEL X
+3.039 AC (132,397 S.F.) PARCEL Y
10.189 AC (443,829 S.F.) TOTAL

PARCEL X AND Y TO BECOME PERMANENT AND INTEGRAL PARTS OF LOT 101 REVISED

10' REAR B/L
694.38'
10' SIDE B/L
S69°15'14"W 564.26'

T.P. 240-4F96-A16AR N/F JOHN VERES, JR. LOT 4 VERES PLAN OF LOTS PBV 240, PG 25

R/W LINE

GRAPHIC SCALE 1"=100'
0 100 200 300

PLAN BOOK	PAGE
407	26

OWNERS:
CAROL FLETCHER - PARCEL A REVISED
128 GUILLARD ROAD
PROSPECT, PA 16052
T.P. 240-4F96-A5D

SHANNON BRANDON - LOT 101R
154 GUILLARD ROAD
PROSPECT, PA 16052
T.P. 240-4F96-A5

THOMAS & JODY MCCAFFREY - LOT 102
123 GUILLARD ROAD
PROSPECT, PA 16052
T.P. 240-4F96-A7BA

TOTAL PLAN ACREAGE:
36.715 AC (1,599,303 S.F.)

REV: 10/19/22
11/08/22

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RICHARD NORMAN SHOUP
LAND SURVEYOR
037558E

RECORDING PLAN

REF: GORDON T. FLETCHER PLAN OF LOTS PBV 253, PG 15

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

GORDON T. FLETCHER PLAN OF LOTS REVISED

SITUATE: MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PA

DATE: 09/30/22	SCALE: 1"=100'	SHEET 1 OF 2
DWN BY: RNS	CKD BY: SAS	SERVICE #9284

This plan has been recommended for approval by the Planning Commission of the Township of Muddy Creek, Butler County, Commonwealth of Pennsylvania on this 15th day of NOVEMBER, 2022

Secretary — Chairman, Planning Commission SECRETARY

The Board of Supervisors of the Township of Muddy Creek, hereby gives public notice that it is approving this plan for recording purposes only. The Board of Supervisors has no accepted dedication of any streets, lands or public facilities and has no obligation, legal or otherwise, to improve or maintain such streets, lands or facilities.

This plan approved by action of the Board of Supervisors of the Township of Muddy Creek, Butler County, Pennsylvania on this 16th day of November, 2022.

Secretary — Chairman, Board of Supervisor

Reviewed with or without comments by the Butler County Planning Commission on this 16TH day of Nov., 2022

SEC. — ~~Director~~ CHAIR

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

11-21-2022
Date

Richard Shoup
Registration Number 037758E

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF BUTLER:

Recorded in the office for the recording of deeds, plats, etc. in said County, at Instrument Number 202212060024743. Plan BK 407 pg 26-27

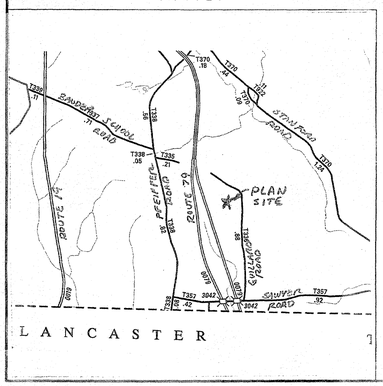
Given under my hand and seal this 6th day of December, 20 22.

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

Recorder of Deeds

PLAN BOOK	PAGE
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LOCATION MAP
N.T.S.



MUDDY CREEK TOWNSHIP

BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER OF DEEDS

SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, Carol M. Fletcher, of the Township of Muddy Creek, of the 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 the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, or Township of Muddy Creek. I Carol M. Fletcher hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading therof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Carol M. Fletcher, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 28 day of November, 2022.

Notary Public — Carol M. Fletcher — Carol M. Fletcher

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

I, Carol M. Fletcher, fully understanding and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler, Pennsylvania, within ninety (90) days of the date of said approval.

Carol M. Fletcher

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF Butler;

Before me, the subsriber, a Notary Public in and for said Commonwealth and County, personally appeared Carol M. Fletcher, who being duly sworn according to law, deposes and says that she is the owner of a portion of the property shown on this plan, that the plan thereof was made at her direction, that she acknowledges the same to be her act and deed, and that she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of November, 2022.

My commission expires the 12 day of January, 2026.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

I, Carol M. Fletcher do hereby certify that the title to a portion of the property shown hereon is in the names of Gordon T. (deceased) and Carol M. Fletcher and is recorded in Deed Book Volume 1491, Page 929.

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

Witness — Carol M. Fletcher

KNOW ALL MEN BY THESE PRESENTS, that I, Shannon L. Brandon, of the Township of Muddy Creek, of the 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 the Township of Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, or Township of Muddy Creek. I, Shannon L. Brandon hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading therof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Shannon L. Brandon, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hands and seal this 28 day of November, 2022.

Notary Public — Shannon L. Brandon

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

I, Shannon L. Brandon, fully understanding and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler, Pennsylvania, within ninety (90) days of the date of said approval.

Shannon L. Brandon

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF Butler;

Before me, the subsriber, a Notary Public in and for said Commonwealth and County, personally appeared Shannon L. Brandon, who being duly sworn according to law, deposes and says that she is owner of a portion of the property shown on this plan, that the plan thereof was made at her direction, that she acknowledge the same to be her act and deed, and that she desires the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of November, 2022.

My commission expires the 12 day of January, 2026.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

I, Shannon L. Brandon do hereby certify that the title to a portion of the property shown hereon is in the name of Shannon L. Brandon and is recorded in Instrument 201104120008983.

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

Witness — Shannon L. Brandon

Instr: 202212060024743
Pgs: 2 Fr: $85.00
12/6/2022 8:42 AM
Michele Mustello
Butler County Recorder PA
T20220019102

KNOW ALL MEN BY THESE PRESENTS, that we, Thomas M. and Jody S. McCaffrey, of the Township of Muddy Creek, of the County of Butler, Commonwealth 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 Muddy Creek, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby irrevocably dedicate forever, for public use for highway, drainage, sewage and utility purposes, all streets and other public property identified for dedication on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler, or Township of Muddy Creek. We, Thomas M. and Jody S. McCaffrey hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Township of Muddy Creek, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and other public uses, and the physical grading therof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Thomas M. and Jody S. McCaffrey, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 28 day of November, 2022.

Notary Public — Thomas M. McCaffrey

Notary Public — Jody S. McCaffrey

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

We, Thomas M. and Jody S. McCaffrey, fully understanding and agree that the approval of the Board of Supervisors of the Township of Muddy Creek, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Courthouse, Butler, Pennsylvania, within ninety (90) days of the date of said approval.

Thomas M. McCaffrey

Jody S. McCaffrey

COMMONWEALTH OF PENNSYLVANIA:
SS:
COUNTY OF Butler;

Before me, the subsriber, a Notary Public in and for said Commonwealth and County, personally appeared Thomas M. and Jody S. McCaffrey, who being duly sworn according to law, deposes and says that they are owners of a portion of the property shown on this plan, that the plan thereof was made at their direction, that they acknowledge the same to be their act and deed, and that they desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 28 day of November, 2022.

My commission expires the 12 day of January, 2026.

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Darlene A. Beachem, Notary Public
Butler County
My commission expires January 12, 2026
Commission number 1039812
Member, Pennsylvania Association of Notaries

We, Thomas M. and Jody S. McCaffrey do hereby certify that the title to a portion of the property shown hereon is in the names of Thomas M. and Jody S. McCaffrey and is recorded in Deed Book Volume 201806270012692.

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

Witness — Thomas M. McCaffrey

Witness — Jody S. McCaffrey

RECORDING PLAN

OWNERS:
CAROL FLETCHER - PARCEL A REVISED
128 GUILLARD ROAD
PROSPECT, PA 16052
T.P. 240-4F96-A5D

SHANNON BRANDON - LOT 101R
154 GUILLARD ROAD
PROSPECT, PA 16052
T.P. 240-4F96-A5

THOMAS & JODY MCCAFFREY - LOT 102
123 GUILLARD ROAD
PROSPECT, PA 16052
T.P. 240-4F96-A7BA

TOTAL PLAN ACREAGE:
36.715 AC (1,599,303 S.F.)

REV: 10/19/22
11/08/22

REF: GORDON T. FLETCHER PLAN OF LOTS
PBV 253, PG 16

SHOUP ENGINEERING INC.
329 SUMMERFIELD DRIVE, BADEN PA 15005 724-869-9560

GORDON T. FLETCHER PLAN OF LOTS REVISED

SITUATE: MUDDY CREEK TOWNSHIP, BUTLER COUNTY, PA

DATE: 09/30/22	SCALE: 1"=100'	SHEET 2 OF 2
DWN BY: RNS	CKD BY: SAS	SERVICE #9284

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

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 8TH DAY OF November, 2022.

ATTEST:

Jake Frac
NOTARY PUBLIC
MY COMMISION EXPIRES: 11-30-2023

OWNER

OWNER

JAKE EDWARD FRAC
Notary Public
Commonwealth of Virginia
Reg. #7637136
My Commission Expis. Nov. 30, 2023

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

OWNER

OWNER

STATE OF Virginia) SS:
COUNTY OF Roanoke)

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

WITNES MY HAND AND NOTARIAL SEAL THIS DAY 08 OF November, 2022.

JAKE EDWARD FRAC
Notary Public
Commonwealth of Virginia
Reg. #7637136
My Commission Expis. Nov. 30, 2023

NOTARY PUBLIC

MY COMMISION EXPIRES: 11-30-2023
SEAL

CERTIFICATE OF TITLE—NO MORTGAGE

I, PETE G. GUILLARD II, DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTIES SHOWN HEREON ARE IN THE NAME OF PETE G. GUILLARD II AND ARE RECORDED IN INSTRUMENT NO. 201702280004345
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

Barbary Tyrrell
WITNESS

OWNER

OWNER

THIS PLAN HAS BEEN RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 7th DAY OF October, 2022.

ATTEST:

SECRETARY

CHAIRMAN

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

THIS PLAN APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MUDDY CREEK, BUTLER COUNTY, PENNSYLVANIA ON THIS 19 DAY OF OCT, 2022

ATTEST:

SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

Muddy Creek Township Board of Supervisors Official Seal Butler County Pa.

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

SEAL

11/3/2022
DATE

JEFFREY A. SHUTY
REG. NO. SU075509

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 21ST DAY OF SEPT. 2022

SEC.

DIRECTOR CHAIR

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC IN SAID COUNTY , AT INSTRUMENT NUMBER 202212060024744 BOOK 407 PAGE 28

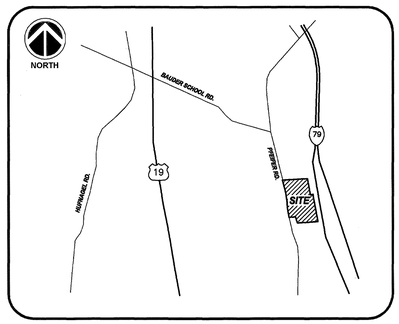
GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF December, A.D. 2022.

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

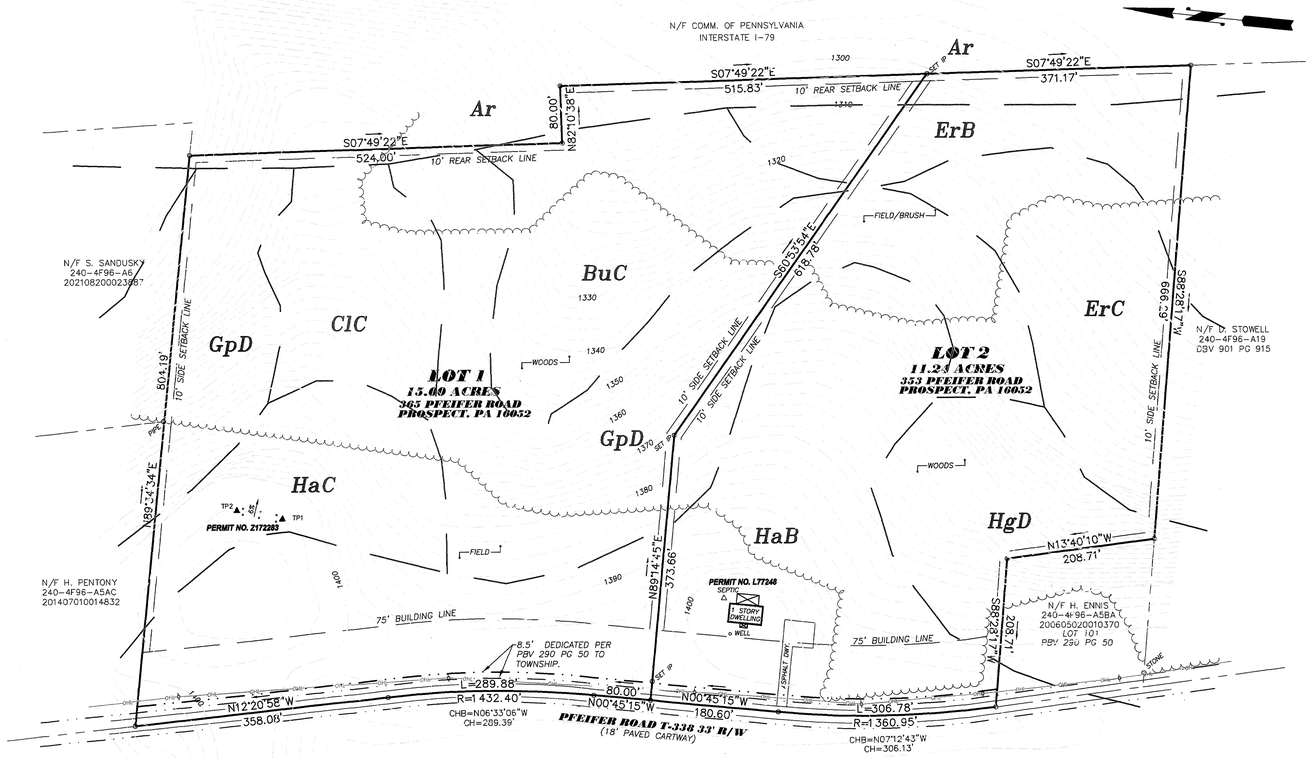
RECORDER

RECORDER OF DEEDS BUTLER COUNTY, PA

Instr: 202212060024744
Pgs: 1 F: 545.00 12/6/2022 8:45 AM
Michele Mustello T20220019103
Butler County Recorder PA



VICINITY MAP
1"= 2000'



TOTAL PLAN AREA	26.24 ACRES
LOT 1	15.00 ACRES
LOT 2	11.24 ACRES

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

OWNER:
PETE G. GUILLARD II
2702 DEERFIELD RD.
ROANOKE, VA 24051
770-595-9947

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

PARCEL ID: 240-4F96-A5B
DEED REF: 201702280004345
PBV 290 PG 50

PLAN BOOK	PAGE
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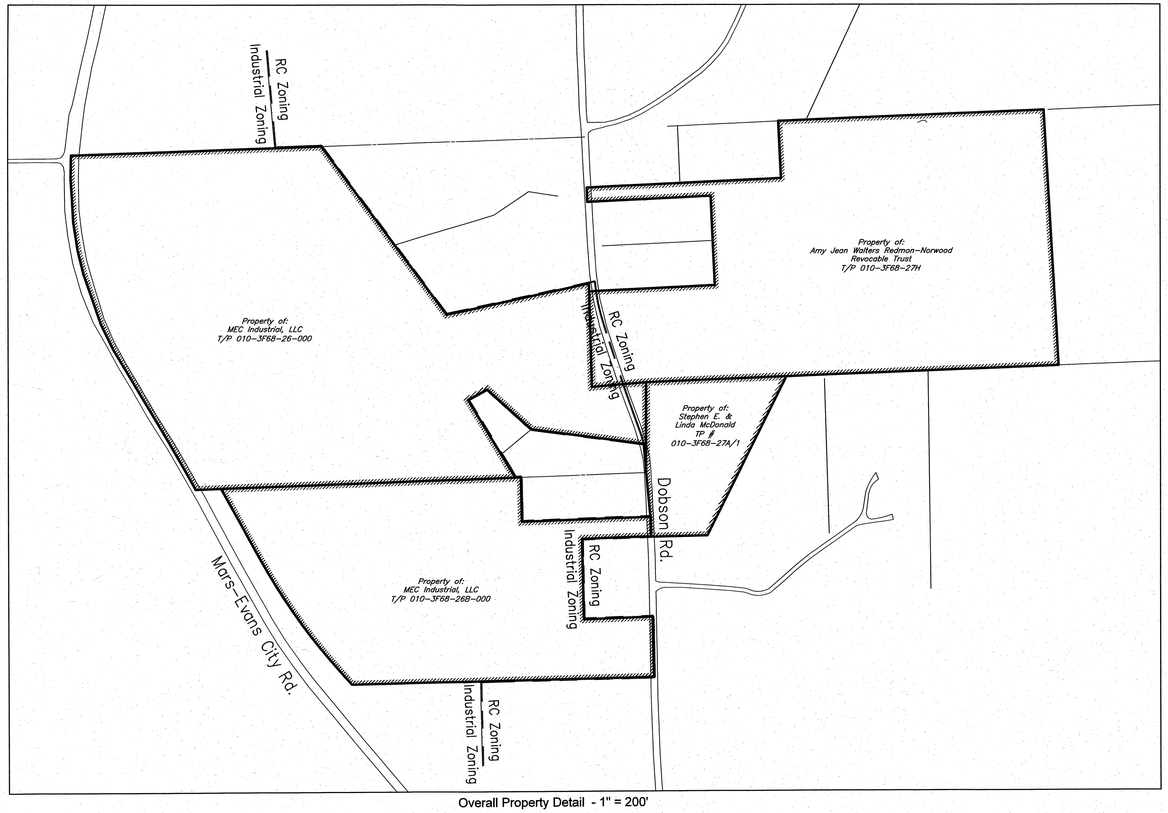
JEFFREY A. SHUTY
PROFESSIONAL
LAND SURVEYOR
No. SU075509
COMMONWEALTH OF PENNSYLVANIA

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

Scale 1" = 100'
Date June 3, 2022
Job No. 3501

Guillard Subdivision
Situate in Muddy Creek Township Butler County, Pa.
Prepared For Pete Guillard

Sheet No. 1 of 1



Overall Property Detail - 1" = 200'



Overall Property Detail - 1" = 200' with
NearMap imagery August 2022

(Redmon-Norwood Only use "d" in "Redmon")

The Amy Jean Redmon-Norwood Revocable Trust

KNOW ALL MEN BY THESE PRESENTS, that I, Amy Jean Redmon-Norwood, trustee of The Amy Jean Redmon-Norwood Revocable Trust of the Township of Adams, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for 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, I, Amy Jean Redmon-Norwood, trustee 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 I, Amy Jean Redmon-Norwood, Trustee, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

In witness whereof ,we hereunto set our hands and seals this 10th day of November 2022

ATTEST:

Amy Jean Redmon-Norwood, Trustee
The Amy Jean Redmon-Norwood Revocable Trust

The foregoing adoption is made by Amy Jean Redmon-Norwood 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.

I also certify that the title to our property as shown hereon is in the name of Amy Jean Redmon-Norwood as recorded in the Butler County Recorder of Deeds office at Instrument No. 202108040022203

Amy Jean Redmon-Norwood, Trustee
The Amy Jean Redmon-Norwood Revocable Trust

State of Maryland)
)ss:
County of Howard)

Before me, the subscriber, a notary public in and for said county and state, personally appeared the above named Amy Jean Redmon-Norwood 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 8th day of November 2022

My commission expires the 3 day of April 2023

Teresa Starks
Notary Public

TERESA STARKS
Notary Public-Maryland
Howard County
My Commission Expires

Reviewed by the Planning Commission of the Township of Adams, County of Butler and Commonwealth of Pennsylvania on this 2nd day of November 2022

Secretary — Chairperson

Reviewed by the Butler County Planning Commission on this 17th day of Oct 2022

Secretary — Chairperson

I, James A. Sperdute, 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 my for the owners or agents

James A. Sperdute, RS # 24457-E — Date 11-4-2022

I, Ronald Olson, 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.

Township Engineer — Date 11-28-2022 — Registration# 26400 E

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 plat 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 plat of subdivision is approved by action of the Township Board of Supervisors of the Township of Adams, Butler County, Pennsylvania on this 28 day of November A.D. 2022

Secretary — Chairperson

Supervisor — Supervisor

Supervisor — Supervisor

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 407 Page(s) 29-32

Given under my hand and seal this 7th day of December A.D. 22

Michele M. Mustello
Recorder of Deeds

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

PLAN BOOK	PAGE
407	29

Instr: 202212070024901
12/7/2022 3:57 PM
Pgs: 4 F: $165.00
Michele Mustello
Butler County Recorder PA
T20220019230

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

Steven E. & Linda E. McDonald

KNOW ALL MEN BY THESE PRESENTS, that I, Steven E. & Linda E. McDonald of The Township of Adams, County of Butler, Commonwealth of Pennsylvania for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as my plan of subdivision of our property situate in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for 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, I, Steven E. & Linda E. McDonald 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 I, Amy Jean Redmond-Norwood, Trustee, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

In witness whereof ,we hereunto set our hands and seals this 8th day of November 2022

ATTEST:

Steven E. McDonald — Linda E. McDonald

The foregoing adoption is made by Steven E. & Linda E. McDonald 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.

I also certify that the title to our property as shown hereon is in the name of Steven E. & Linda E. McDonald as recorded in the Butler County Recorder of Deeds office at Deed Book 1008, Pg 481.

Steven E. McDonald — Linda E. McDonald

Commonwealth of Pennsylvania)
)ss:
County of Butler)

Before me, the subscriber, a notary public in and for said county and state, personally appeared the above named Steven E. & Linda E. McDonald 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 8th day of November 2022

My commission expires the 15th day of August 2025

Paula K Rouda
Notary Public

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

Zoning Table:

	"I" – Industrial	"RC" Rural Conservation
Minimum Lot Area w/ Sewage	43,560 square feet / 1.00 acre	43,560 sq.ft. / 1.00 acre
Minimum Lot Width at Front Setback	100.00 feet	150.00 feet
Minimum Front Setback	50.00 feet	50.00 feet
Minimum Side Setback (2 required)	15.00 feet	20.00 feet
Minimum Rear Setback	25.00 feet	25.00 feet
Minimum Rear Setback Adjacent to a Public Road	50.00 feet	50.00 feet

Owners:

MEC Industrial, LLC
1272 Mars-Evans City Road
Evans City, PA 16033

Tax Parcel 010-3F68-26
Instrument No. 201901140000704

Tax Parcel 010-3F68-26B
Instrument No. 201901140000704

See table for lot areas

The Amy Jean Walters Redmon-Norwood Revocable Trust
c/o Amy Jean Walters Redmon-Norwood, Trustee
13801 York Road, Apartment D-10
Cockeysville, MD, 21030.

Tax Parcel 010-3F68-27H
Instrument No. 202108040022203

See table for lot areas

Steven E. & Linda E. McDonald
119 Dobson Road
Mars, PA 16046

Tax Parcel 010-3F68-27A/1
DBV 1008, Pg 481

See table for lot areas

MEC Industrial, LLC

KNOW ALL MEN BY THESE PRESENTS that MEC Industrial, LLC, by virtue of a Resolution of its Board of Directors, does hereby adopt this plan as its plan of subdivision if its property in the Township of Adams, County of Butler an 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, land, rights-of-way, easements, ways and other public highway 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. MEC Industrial, LLC hereby covenants and agrees to and by these presents does release and forever discharge the Township of Adams, its successors or assigns from any liability for damages arising and to arise from the 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 MEC Industrial, LLC its successors and assigns and purchasers of lots in this plan.

It Witness Whereof, the said Corporation has caused its Corporate Seal to be affixed by the hand of its President and same to be attested by its Secretary, this 8th day of November 2022

ATTEST: — MEC Industrial, LLC

Secretary — President

The foregoing adoption is made by MEC Industrial, LLC 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.

I also certify that the title to our property as shown hereon is in the name of MEC Industrial, LLC as recorded in the Butler County Recorder of Deeds office at Instrument No. 201901140000704

Secretary — President

Commonwealth of Pennsylvania)
)SS:
County of Butler)

On this 8th day of November A.D. 2022 before me, a Notary Public in and for said County any Commonwealth, personally appeared, Christopher J. Kaclik, President of MEC Industrial 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 MEC Industrial LLC, for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said released and dedication as President of MEC Industrial LLC, in attestation of the due execution and delivery of said release and dedication of this deponents own and proper and respective handwriting.

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 8th day of November A.D. 2022
My Commission Expires the 15th day of August A.D. 2025

Paula K Rouda
Notary Public

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

General Plan Notes:

1. *The purpose of this plan is to (1) revise the lot lines between the MEC Industrial, LLC properties (010-3F68-26-000 & 010-3F68-26B-000), the property of Stephen E. & Linda McDonald, (010-3F68-27A/1) and the Amy Jean Walters Redmon-Norwood Revocable Trust (010-3F68-27H) by transferring multiple parcels on opposite sides of Dobson Road (2) Creating 3 new residential building Lots (101,102 & 103) and (3) Consolidating the remaining lands of MEC Industrial, LLC into one single parcel.*
2. *All lots within this plan are served by or will be served by public water (Municipal Water Authority of Adams Township) and public sewer (Breakneck Creek Regional Authority)*
3. *This property is affected by two separate zoning districts. See the zoning district line shown in the overall property detail on Sheet REC1 for more information.*
4. *This plan proposes multiple exchanges of property and dedications of road rights of way. See the lot area table for more information. All transfers of property must be completed by deed. This plan in no way conveys property between parties.*
5. *All areas within the road rights of way are to be dedicated for public roadway purposes to either Adams Township (For Dobson Road) or to PennDot (For State Route 3051).*
6. *The hatched area shown on the plan and labeled as 100 Year Floodplain (Zone AE) has been taken from the FEMA Firm Panel # 42019C0509D dated August 2018 and is shown as approximate.*
7. *Per Adams Township Code Section 192-53-E(5), A bufferyard "C" is required on the perimeter of a residential lot buffering an industrial lot.*

Lot Area Table

MEC Industrial, LLC		Sq.Ft.	Acres
Original Tax Parcel 010-3F68-26		982,120.50	22.546
Original Tax Parcel 010-3F68-26B		501,605.40	11.515
Add	Parcel A1	1,001.10	0.023
Add	Parcel A2	5,397.12	0.124
Less	Parcel A3	2,438.50	0.056
Deduct	Lot 101	54,666.29	1.255
Deduct	Lot 102	48,810.03	1.121
Deduct	Lot 103	43,575.28	1.000
Deduct	R/W Area 1	4,031.38	0.093
Deduct	R/W Area 2	1,363.88	0.031
Deduct	R/W Area 3	8,542.64	0.196
Deduct	R/W Area 4	387.52	0.009
Deduct	R/W Area 5	31,118.17	0.714
Area Remaining "Lot 201"		1,295,209.93	31.975
Total Area Affected by this plan:		2,143,663.38 sq.ft.	49.212 acres

Amy Jean Walters Redmon-Norwood Trust		Sq.Ft.	Acres
Original Tax Parcel 010-3F68-27H		753,375.04	17.295
Deduct	Parcel A1	1,001.10	0.023
Deduct	Parcel A2	5,397.12	0.124
Deduct	R/W Area 6	13,424.33	0.308
Deduct	R/W Area 7	1,000	0.023
Area Remaining "Lot 202"		732,552.49	16.817

Stephen E. & Linda McDonald		Sq.Ft.	Acres
Original Tax Parcel 010-3F68-27A/1		121,266.87	2.784
Add	Parcel A3	2,438.50	0.056
Deduct	R/W Area 8	7,804.41	0.179
Area Remaining "Lot 203"		115,900.96	2.661

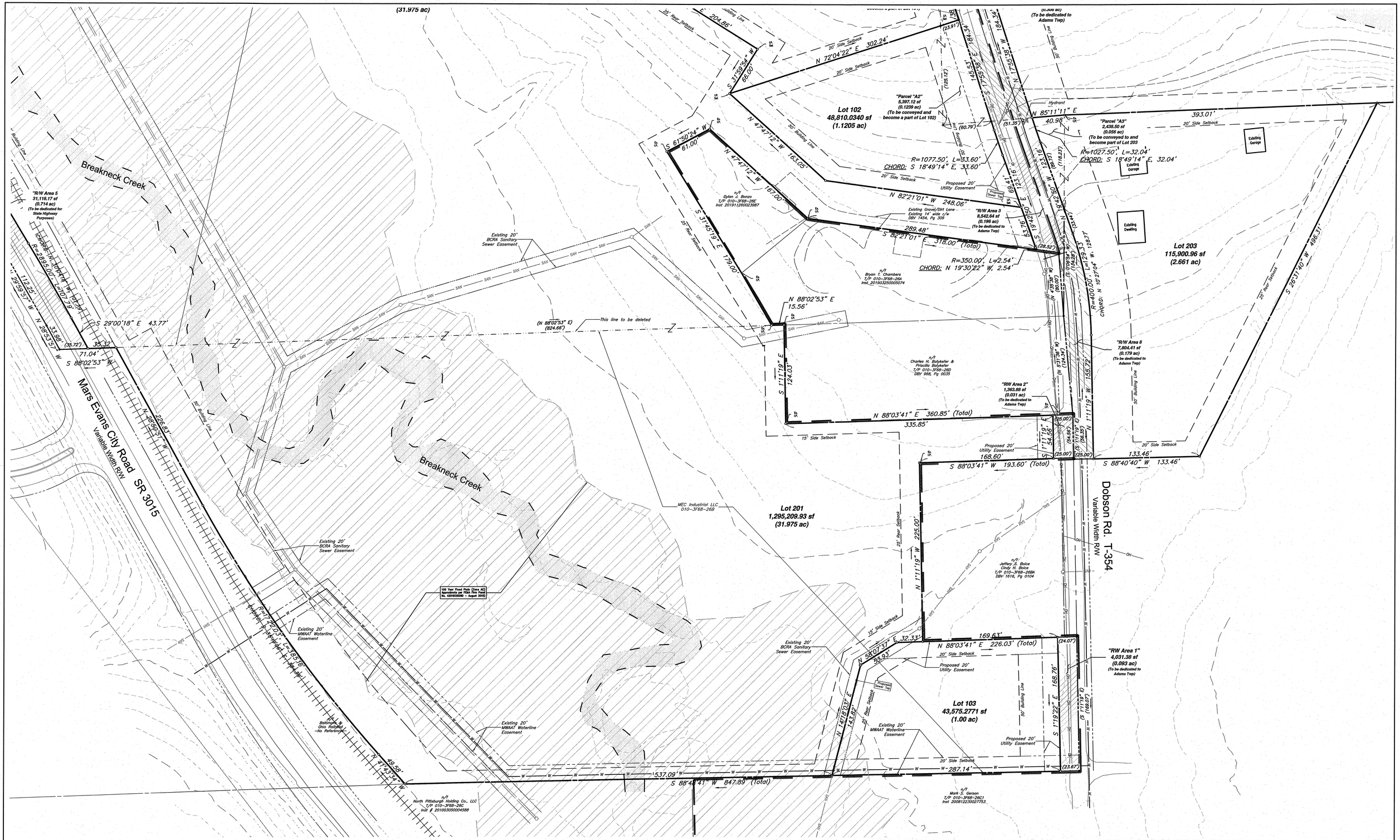
DRAWING NUMBER:	1001-2224457
DRAWING SCALE:	1"=50'
DATE:	September 2, 2022
DRAWN BY:	
REVISIONS:	
10/21/2022...per review	

MEC Industrial, LLC
Plan Number 1

Being a consolidation and subdivision of Tax Parcels
010-3F68-26-000, 010-3F68-26B-000 & 010-3F68-27H-000 &
010-3F68-27A/1
Adams Township, Butler County, Pennsylvania

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

REC – 01



PLAN BOOK	PAGE
407	30

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

DRAWING NUMBER:	1001-2224457
DRAWING SCALE:	1"=50'
DATE:	September 2, 2022
DRAWN BY:	
REVISIONS:	
10/21/2022...per review	

MEC Industrial, LLC
Plan Number 1

Being a consolidation and subdivision of Tax Parcels
010-3F68-26-000, 010-3F68-26B-000 & 010-3F68-27H-000

Adams Township, Butler County, Pennsylvania

Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

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

REC – 02

n/f
Rebecca J. Strutz
T/P 010-3F68-30B
Inst 201412020028567

n/f
Robert C. Jackson
T/P 010-3J-02
Inst 201906240011644

Lot 2
Rohrer Plan of Lots
PBV 245, Pg 15

N 87°38'13" E 743.59'

20' Side Setback

N 2°35'47" W 160.00'

n/f
Richard Boeh &
Christine Boeh
T/P 010-3F68-27F
Inst 200006230014323

n/f
Walter Whitfield III, Trust
T/P 010-3F68-27G
Inst 201911130022848

N 87°24'13" E 545.18'

20' Side Setback

(25.00')
(40.00')
(25.00')

N 2°08'30" W
40.00'

S 87°24'13" W 346.48'

"R/W Area 7
1,000.00 sf
(0.023 ac)

n/f
Walter Whitfield III, Trust
T/P 010-3F68-27E
Inst 201911130022847

N 2°35'47" W 250.00'

POND

Existing Garage

Existing Dwelling

Lot 202
732,552.49 sf
(16.817 ac)

25' Rear Setback

S 3°17'56" E 717.03'

n/f
Charles J. Wyson
T/P 010-3F68-28D
Inst 201312020035951

n/f
Robert R. Ford &
Jennifer A. Ford
T/P 010-3F68-27
DBV 1784, Pg 0033

"R/W Area 4
387.52 sf
(0.009 ac)
(To be dedicated
to Adams Twp)

(S 1°32'32" E)
(21.87')

S 5°44'06" E (9.46')
3.09'

Proposed 20'
Utility Easement

N 87°24'13" E 353.01' (Total)

(42.66')

20' Side Setback

N 77°51'33" E 408.28' (Total)
398.82'

20' Side Setback

Lot 101
54,646.790 sf
(1.255 ac)

"Parcel "A1"
1,001.10 sf
(0.0230 ac)
(To be conveyed to and
become a part of Lot 101)

Proposed Sewer Tap

50' Building Line

S 1°47'52" E, 117.88'
CHORD: S 1°47'52" E, 117.88'
R=555.00', L=118.10'

"R/W Area 6
13,424.33 sf
(0.308 ac)
(To be dedicated to
Adams Twp)

N 12°58'00" W 87.45'
CHORD: N 12°58'00" W, 87.34'
R=505.00'

N 17°55'38" W 184.34'

50' Building Line

(23.91')

S 17°55'38" E
184.34'
145.53'

(126.12')

20' Side Setback

N 72°04'22" E 302.24'

20' Side Setback

S 31°59'54" W
65.00

"Parcel "A2"
5,397.12 sf
(0.1239 ac)
(To be conveyed and
become a part of Lot 102)

Lot 102
48,810.0340 sf
(1.1205 ac)

Hydrant

N 85°11'11" E
40.98'

(51.35')

(60.79')

50' Building Line

"Parcel "A3"
2,438.50 sf
(0.056 ac)
(To be conveyed to and
become part of Lot 203

R=1027.50', L=32.04'
CHORD: S 18°49'14" E, 32.04'

393.01'

20' Side Setback

Existing Garage

Existing Garage

n/f
David J. Aubrecht
Amy Aubrecht
T/P 010-3F68-27AB
Inst 200609150028535

n/f
Thomas L. Ott
Kimberly A. Ott
T/P 010-3F68-27A
DBV 2914, Pg 0115

S 87°47'43" W 1156.48' (Total)

763.34'

n/f
Mars Cemetery Association
T/P 010-3F68-27AB
Inst 201009300022254

R=1077.50', L=33.60'
CHORD: S 18°49'14" E, 33.60'

20' Side Setback

Proposed 20'
Utility Easement

N 47°47'12" W 183.05'

N 47°47'12" W 187.00'

n/f
Dylan J. Bonzo
T/P 010-3F68-26E
Inst 201911260023987

N 82°21'01" W 248.06'

Existing Gravel/Dirt Lane
Existing 14' wide r/w
DBV 1454, Pg 309

"R/W Area 3
8,542.64 sf
(0.196 ac)
(To be dedicated to
Adams Twp)

S 82°21'01" E 289.48'

S 31°49'19"

S 19°42'50" E 53.76'

S 12°42'50" W 123.16'
(118.37')

N 69°41'10" E
123.16'

(33.41')

Existing Dwelling

96.51'

PLAN BOOK	PAGE
407	31

GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

DRAWING NUMBER:	1001-2224457
DRAWING SCALE:	1"=50'
DATE:	September 2, 2022
DRAWN BY:	
REVISIONS:	
10/21/2022...per review	

MEC Industrial, LLC
Plan Number 1

Being a consolidation and subdivision of Tax Parcels
010-3F68-26-000, 010-3F68-26B-000 & 010-3F68-27H-000

Adams Township, Butler County, Pennsylvania

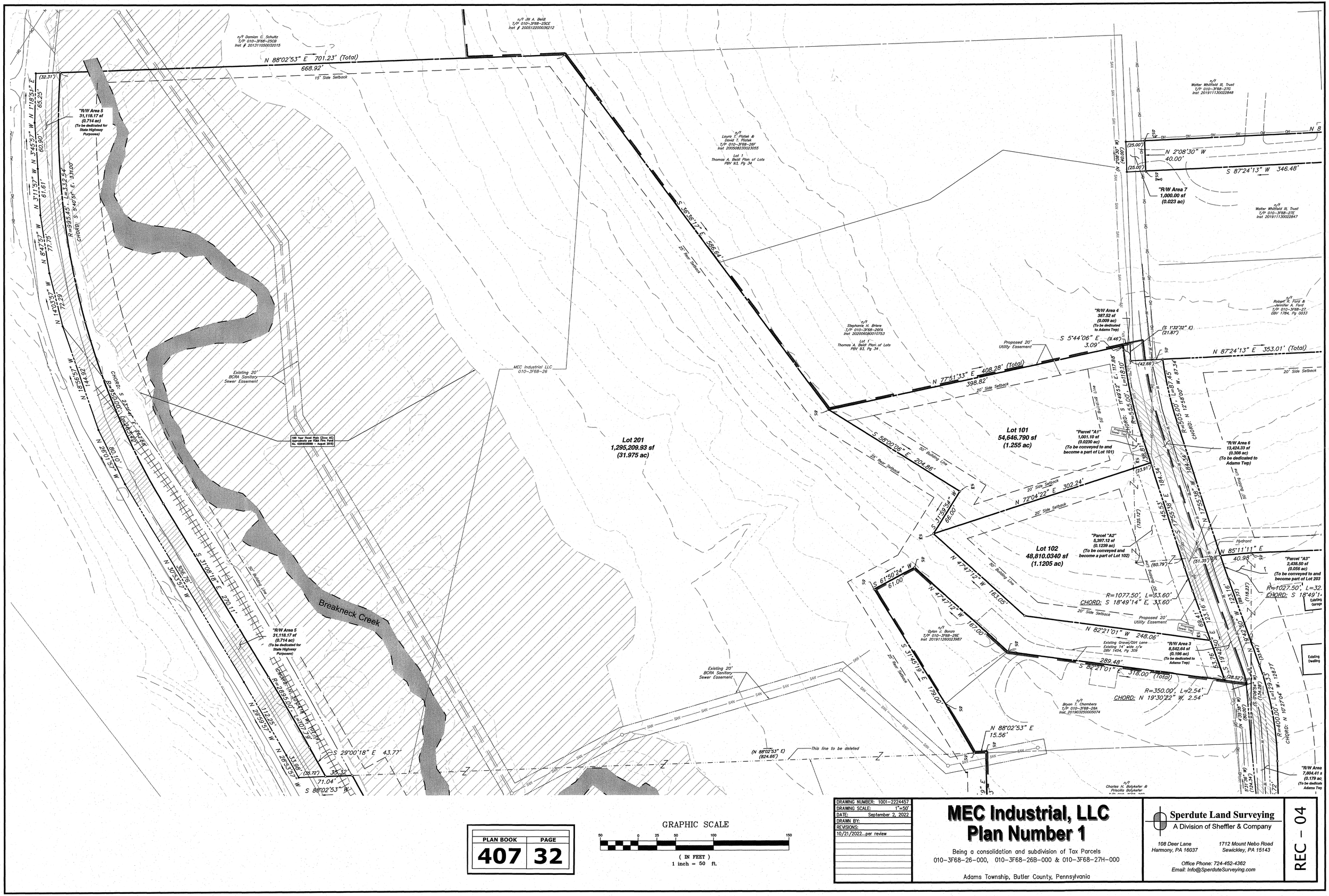
Sperdute Land Surveying
A Division of Sheffler & Company

108 Deer Lane
Harmony, PA 16037

1712 Mount Nebo Road
Sewickley, PA 15143

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

REC - 03


n/f Damion C. Schultz
T/P 010-3F68-25CB
Inst # 201311050032015
n/f Jill A. Beldt
T/P 010-3F68-25CE
Inst # 200512200036212
N 88°02'53" E 701.23' (Total)
668.92'
15' Side Setback
(32.31')
"R/W Area 5
31,118.17 sf
(0.714 ac)
(To be dedicated for
State Highway
Purposes)
N 1°18'52" E
65.25'
N 3°45'57" W
60.90'
N 3°11'57" W
61.61'
N 8°47'57" W
77.75'
N 14°03'57" W
72.29'
N 18°55'57" W
144.92'
N 20°01'57" W
80.10'
N 30°33'57" W
306.76'
S 31°08'18" E
270.11'
CHORD: S 3°40'59" E 333.00'
R=935.45' L=332.54'
CHORD: S 23°34'44" E 207.79'
R=950.00' L=208.02'
CHORD: S 29°58'57" E 107.79'
R=2855.00' L=107.79'
N 29°58'57" W
112.25'
N 28°53'57" W
33.99'
(35.72')
35.32'
71.04'
S 88°02'53" W
50' Building Line
Existing 20'
BCRA Sanitary
Sewer Easement
10th Year Flood Plain (Zone AE)
Approximate per FEMA Firm Panel
No. 42019C0095D - August 2018)
Breakneck Creek
MEC Industrial LLC
010-3F68-26
Lot 201
1,295,209.93 sf
(31.975 ac)
S 36°36'17" E 588.64'
25' Rear Setback
n/f
Laura T. Platek &
David T. Platek
T/P 010-3F68-26F
Inst 200508230023055
Lot 1
Thomas A. Beldt Plan of Lots
PBV 93, Pg 34
n/f
Stephanie H. Briere
T/P 010-3F68-26FA
Inst 202000508010753
Lot 1
Thomas A. Beldt Plan of Lots
PBV 93, Pg 34
n/f
Walter Whitfield III, Trust
T/P 010-3F68-27C
Inst 201911130022847
n/f
Walter Whitfield III, Trust
T/P 010-3F68-27D
Inst 201911130022848
N 2°08'30" W
40.00'
S 87°24'13" W 346.48'
"R/W Area 7
1,000.00 sf
(0.023 ac)
n/f
Robert R. Ford &
Jennifer A. Ford
T/P 010-3F68-27
DBV 1784, Pg 0033
"R/W Area 4
387.52 sf
(0.009 ac)
(To be dedicated
to Adams Twp)
S 5°44'06" E
3.09'
(9.46')
(S 1°32'32" E)
(21.87')
N 87°24'13" E 353.01' (Total)
Proposed 20'
Utility Easement
N 77°51'33" E 408.28' (Total)
398.82'
20' Side Setback
20' Side Setback
Lot 101
54,646.790 sf
(1.255 ac)
"Parcel "A1"
1,001.10 sf
(0.0230 ac)
(To be conveyed to and
become a part of Lot 101)
Existing Gravel Drive
S 58°00'06" E 204.86'
50' Building Line
25' Rear Setback
S 31°59'54" W
66.00'
N 72°04'22" E 302.24'
20' Side Setback
"Parcel "A2"
5,397.12 sf
(0.1239 ac)
(To be conveyed and
become a part of Lot 102)
Lot 102
48,810.0340 sf
(1.1205 ac)
N 47°47'12" W
163.05'
S 61°50'24" W
61.00'
N 47°47'12" W
167.00'
S 31°45'19" E
179.00'
Dylan J. Bonzo
T/P 010-3F68-26E
Inst 201911290023987
Existing Gravel/Dirt Lane
Existing 14' wide r/w
DBV 1454, Pg 309
"R/W Area 3
5,542.64 sf
(0.196 ac)
(To be dedicated to
Adams Twp)
289.48'
S 82°21'01" E 318.00' (Total)
N 82°21'01" W 248.06'
Proposed 20'
Utility Easement
Existing
Sewer Tap
Existing 20'
BCRA Sanitary
Sewer Easement
Bryan T. Chambers
T/P 010-3F68-26A
Inst_201903250000074
N 88°02'53" E
15.56'
(N 88°02'53" E)
(824.66')
This line to be deleted
S 29°00'18" E 43.77'
n/f
Charles N. Botykefer &
Priscilla Botykefer
T/P 010-3F68-26C
Hydrant
N 85°11'11" E
40.98'
"Parcel "A3"
2,438.50 sf
(0.056 ac)
(To be conveyed to and
become part of Lot 203
R=1027.50' L=32.
CHORD: S 18°49'1
Existing
Garage
Existing
Dwelling
R=1077.50' L=33.60'
CHORD: S 18°49'14" E, 33.60'
R=350.00' L=2.54'
CHORD: N 19°30'22" W, 2.54'
R=400.00' W: 87.34'
CHORD: N 12°00' W: 87.34'
R=455.00' L=118.10'
CHORD: S 11°49'52" E 117.88'
"R/W Area 6
13,424.33 sf
(0.308 ac)
(To be dedicated to
Adams Twp)
"R/W Area
7,804.41 s
(0.179 ac,
(To be dedicate
Adams Twp.
N 17°53'38" E
145.53'
N 17°53'38" E
184.34'
N 17°53'38" W
184.34'
N 17°53'38" W
138.81'
N 12°00' W 87.34'
S 57°56' W
(124.34')
(N 57°56' W)
(124.34')
(N 2°08'30" W)
(40.00')
(N 87°24'13" E)
(353.01')
(S 87°24'13" E)
(353.01')
(N 17°53'38" W)
(184.34')
(N 17°53'38" W)
(138.81')
(N 12°00' W)
(87.34')
(N 87°24'13" E)
(353.01')
(S 87°24'13" E)
(353.01')
(N 2°08'30" W)
(40.00')
(S 2°08'30" E

Instr: 202212080024919
Pgs: 1 F: 165.00 12/8/2022 9:19 AM
Michele Mustello T20220019240
Butler County Recorder PA

N

EX. I.P.

S 84°31'09" E
822.09'
20' BUILDING LINE (REAR YARD)

N/F R.P. GEIBEL

733.95'
20' BUILDING LINE (REAR YARD)

N/F B& O RAILROAD

1,740.70'

184.66'

E RAILROAD TRACKS

S 34°11'09" E
184.90'

1,261.09'

S 70°01'09" E
110.00'

927.93'

S 03°53'54" W

N/F R.P. LUCAS

644.05'

N 05°09'35" E

EX. METAL POST

20' BUILDING LINE (SIDE YARD)

1,291.84'

N/F B.D. BEAVER

N 04°44'06" E

1,777.16'

20' BUILDING LINE (SIDE YARD)

Proposed Lot Line

N 20°19'27" E

20' BUILDING LINE (SIDE YARD)

N 33°58'57" E

Proposed Lot Line

20' BUILDING LINE (SIDE YARD)

20' BUILDING LINE (SIDE YARD)

827.11'

S 04°23'40" W

N 04°23'40" E

090-1F102-B8
N/F NICHOL KOEGLER, JENNA REEDER
& THOMAS J. BAYER
EX. 72.233 ACRES
-23.911 ACRES PARCEL A
-23.411 ACRES PARCEL B
24.911 ACRES TOTAL
AFTER CONVEYANCES = LOT 3

PARCEL A
23.911 ACRES
TO BE CONVEYED TO &
COMBINED WITH BAYER
TAX PARCEL 090-1F102-B8C

PARCEL B
23.411 ACRES
TO BE CONVEYED TO &
COMBINED WITH REEDER
TAX PARCEL 090-1F102-B8D

EX. CONC MONU

N 85°06'59" W
654.66'

EX. STONE MONU

N/F BERGBIGLER FAMILY PARTNERSHIP

090-1F102-B8D
N/F JAMES A. & JENNA L. REEDER
EX. 1.500 ACRE LOT 1 OF BAYER SUBDIVISION #1, P.B. 324 PG. 24
+23.411 ACRES PARCEL B
24.911 ACRES TOTAL
AFTER CONVEYANCES = LOT 1 REVISED

090-1F102-B8C
N/F THOMAS J. BAYER
EX. 1.000 ACRE
+23.911 ACRES PARCEL A
24.911 ACRES TOTAL
AFTER CONVEYANCE = LOT 2

EX. SEPTIC FIELD APPROX LOCATION
PLASTIC SHED
SEPTIC TANK
FRAME SHED
WELL
2 STORY FRAME DWELLING
BLOCK & FRAME GARAGE
EX. SEPTIC FIELD APPROX LOCATION
1 STORY FRAME DWELLING
GRAVEL DRIVE
EX. I.P.
S 84°33'10" E 200.00'
Original lot lines to be removed
217.80'
N 03°45'50" E
S 03°45'50" W
40' BUILDING LINE
352.93'
N 84°33'10" W
596.60'
396.60'
200.00'
100.00'
182.00'
100.02'
TEL PEDE
EX. I.P.
1,049.53'
N 84°33'10" W
282.02'
EX. I.P.
S 84°33'10" E 182.00'
EX. I.P.+/-
359.07'
Original lot line to be removed
N 04°23'40" E
S 04°23'40" W
1 STORY FRAME DWELLING
WELL
GRAVEL DRIVE
EX. SEPTIC FIELD APPROX LOCATION
40' BUILDING LINE

N/F XTO ENERGY INC.

090-1F102-B8B
N/F D. GEIBEL TRS

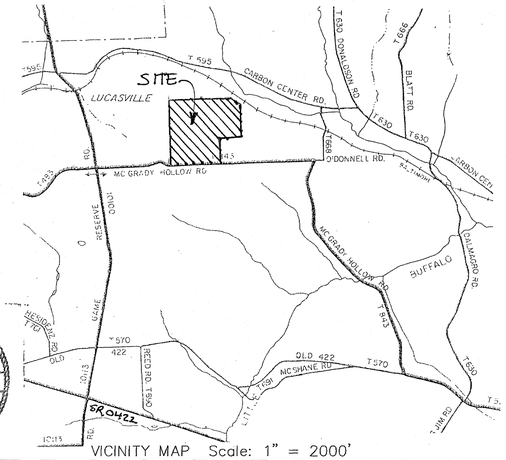
090-1F102-B13A
LOT 2
P.B. 289 PG. 6
N/F R. MORROW

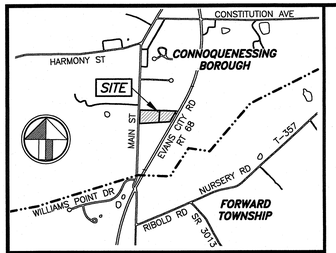
℄ McGRADY HOLLOW ROAD
33' R/W
T-843
(Paved 17.5')

090-1F102-B13
N/F D.W. GEIBEL TRS.

0 100 200 300

VICINITY MAP Scale: 1" = 2000'


SITE
LUCASVILLE
T 595
CARBON CENTER RD.
T 630
DONALDSON RD.
T 606
BLATT RD.
T 630
O'DONNELL RD.
T 630
JORDAN CEM.
T 630
MC GRADY HOLLOW RD
T 843
T 595
T 630
T 630
T 630



LOCALITY SKETCH
1" = 1500'

HATCHED AREA
PROPERTY LOCATION

REVIEWED WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION. LETTER TO CONNOQUENESSING BOROUGH COUNCIL DATED 12-22-22 A.D. 2022

~~EXECUTIVE DIRECTOR~~ SEC

CHAIR.

BUTLER COUNTY PLANNING COMMISSION SEAL:

BOROUGH OF CONNOQUENESSING SEAL:

THIS PLAT OF SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA ON THIS 6 DAY OF December, 2022

SECRETARY

CHAIRMAN

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

THIS PLAT OF SUBDIVISION APPROVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA ON THIS 6 DAY OF December A.D. 2023

ATTEST:

SECRETARY OF COUNCIL

PRESIDENT OF COUNCIL

PLAN BOOK	PAGE
407	34

Instr: 202212090025038
Pgs: 1 Ft: $65.00
Michele Mustello
Butler County Recorder PA
12/9/2022 11:02 AM
T20220019334

KNOW ALL MEN BY THESE PRESENTS, THAT WE, FRANCIS H. & LINDA SMITH, OF THE BOROUGH OF CONNOQUENESSING, 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 BOROUGH OF CONNOQUENESSING, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, 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 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 BOROUGH OF CONNOQUENESSING, WE, FRANCIS H. & LINDA SMITH, HEREBY AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE THE BOROUGH OF CONNOQUENESSING, ITS SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS, AND OTHER PRIVATE USES AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON FRANCIS H. & LINDA SMITH, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 6 DAY OF December A.D. 2022

WITNESS

FRANCIS H. SMITH

LINDA SMITH

COMMONWEALTH OF PENNSYLVANIA } SS
COUNTY OF BUTLER }

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY FRANCIS H. & LINDA SMITH WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOROUGH COUNCIL OF THE BOROUGH OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND VOID UNLESS THIS PLAN IS RECORDED IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, COUNTY COURT HOUSE, BUTLER, PENNSYLVANIA, WITHIN 90 DAYS OF SAID APPROVAL.

FRANCIS H. SMITH

LINDA SMITH

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 FRANCIS H. & LINDA SMITH WHO ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN OF SUBDIVISION TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6 DAY OF December 2022

MY COMMISSION EXPIRES THE 6 DAY OF December 2023

NOTARY PUBLIC

Vickie L Forbes

SEAL:

Commonwealth of Pennsylvania - Notary Seal
Vickie L. Forbes, Notary Public
Butler County
My commission expires December 6, 2023
Commission number 1238413
Member, Pennsylvania Association of Notaries

WE, FRANCIS H. & LINDA SMITH, OWNER OF THE FRANCIS SMITH LOT LINE REVISION PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF FRANCIS H. & LINDA SMITH, AS RECORDED IN DEED BOOK VOLUME 971, PAGE 809 AND DEED BOOK VOLUME 1024, PAGE 947, RECORDER OF DEEDS OFFICE. WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS

FRANCIS H. SMITH

LINDA SMITH

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 407 PAGE 34

GIVEN UNDER MY HAND AND SEAL

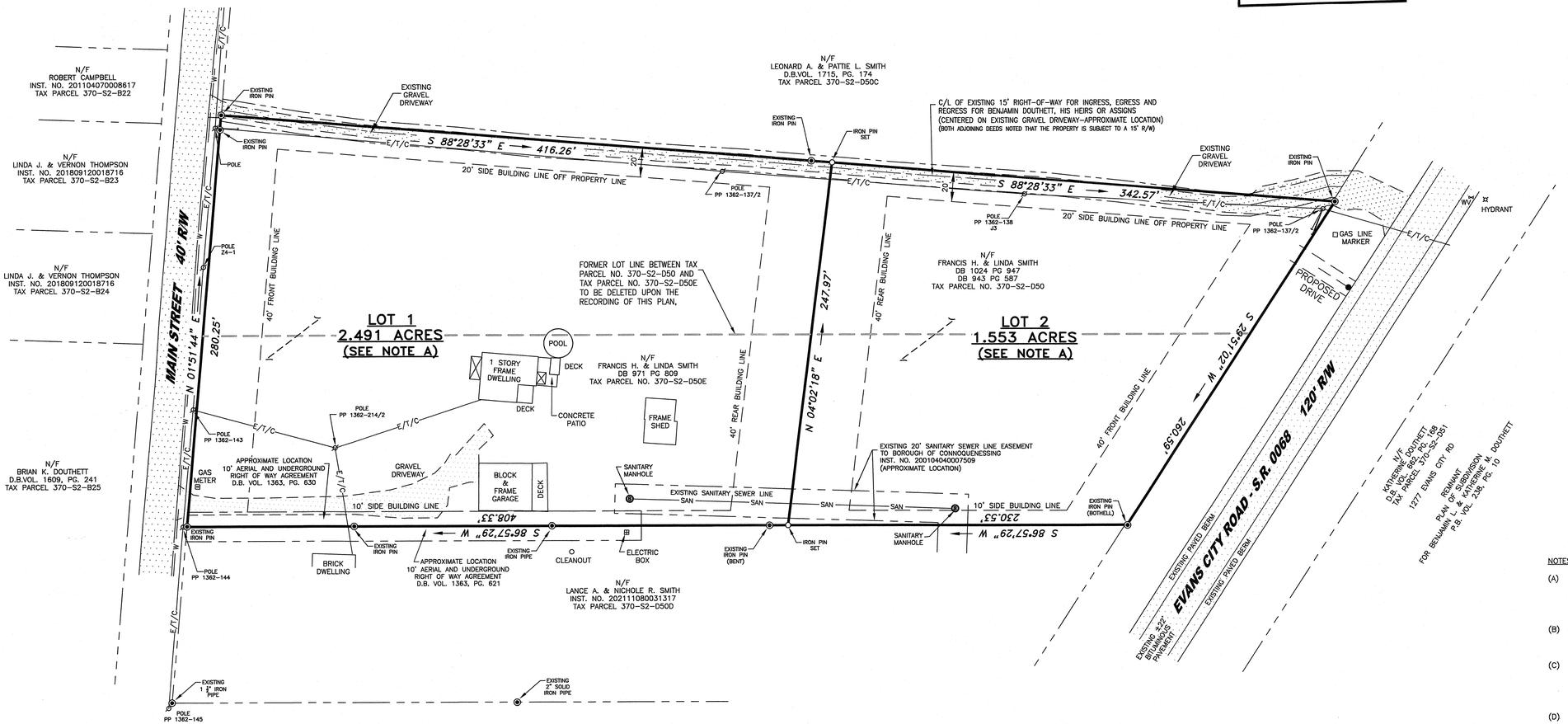
THIS 9 DAY OF December 2022

RECORDER

SEAL:

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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



NOTES:

(A) THE PURPOSE OF THIS PLAN IS TO REVISE THE PROPERTY LINE BETWEEN TAX PARCEL NO. 370-S2-D50 AND TAX PARCEL NO. 370-S2-D50E TO CREATE LOT 1 HAVING FRONTAGE ON MAIN STREET AND LOT 2 HAVING FRONTAGE ON ROUTE 68 INSTEAD OF BOTH LOTS FRONTING ON BOTH ROADS. THESE TWO (2) PARCELS ARE PRESENTLY OWNED BY FRANCIS H. & LINDA SMITH AS RECORDED IN DEED BOOK VOLUME 971, PAGE 809 AND DEED BOOK VOLUME 1024, PAGE 947.

(B) A PENN DOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L.1242, NO.428) KNOWN AS THE "STATE HIGHWAY LAW".

(C) 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.

(D) THIS SURVEY AND PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

PRESENT ZONING REQUIREMENTS
CONNOQUENESSING BOROUGH ZONING ORDINANCE

CHAPTER 27 OF THE CONNOQUENESSING BOROUGH CODE OF ORDINANCES, ZONING, AS AMENDED.

PRESENT ZONING DISTRICT: "A" AGRICULTURAL ZONE DISTRICT	REQUIREMENT
MINIMUM LOT SIZE:	1 ACRE (43,560 SQUARE FEET)
MINIMUM LOT WIDTH:	100 FEET
MINIMUM FRONT YARD:	40 FEET
MINIMUM REAR YARD:	40 FEET
MINIMUM SIDE YARD:	10 FEET

SIGHT DISTANCE CHART FOR APPROACHING TRAFFIC
POSTED SPEED LIMIT = 55 MPH

10' OFF EDGE OF STATE RD.	EXISTING AVERAGE TWP. RD. GRADE (RIGHT)	REQUIRED SIGHT DISTANCE (RIGHT)	EXISTING SIGHT DISTANCE (RIGHT)	EXISTING AVERAGE TWP. RD. GRADE (LEFT)	REQUIRED SIGHT DISTANCE (LEFT)	EXISTING SIGHT DISTANCE (LEFT)
PROPOSED LOT 2	-±2%	562'	±1342'	-±4%	590'	±656'

THE SIGHT DISTANCE REQUIREMENTS WERE DETERMINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, CHAPTER 441 ACCESS TO AND OCCUPANCY TO HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS

REVISED LOT CALCULATIONS	LOT 1 (TO BE RETAINED)	LOT 2 (TO BE CONVEYED)
FROM PARCEL 370-S2-D50	1.270 ACRE (±55,321 SQ. FT.)	0.767 ACRE (±33,410 SQ. FT.)
FROM PARCEL 370-S2-D50E	1.221 ACRE (±53,186 SQ. FT.)	0.786 ACRE (±34,238 SQ. FT.)
TOTAL REVISED LOT AREAS	2.491 ACRES (±108,507 SQ. FT.)	1.553 ACRE (±67,648 SQ. FT.)

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

THE BEARING DATUM FOR THIS PLAN IS ON THE PENNSYLVANIA STATE PLANE SYSTEM PA SOUTH NAD 1983

REFERENCE SURVEY:
SMITH MERGER & RE-PLAT PLAN
PREPARED BY: G.H. BOTHELL PROFESSIONAL SURVEYING
DATED: JAN. 25, 2013 PROJECT NO. 11051
(PLAN WAS NOT RECORDED)

4.044 ACRES = TOTAL ACRES

ZONING DISTRICT: A AGRICULTURAL

OWNERS: FRANCIS H. & LINDA SMITH
255 CONNOQUENESSING MAIN STREET
EVANS CITY, PA 16033

DEED REFERENCE: DEED BOOK VOLUME 971, PAGE 809
DEED BOOK VOLUME 1024, PAGE 947
DEED BOOK VOLUME 943, PAGE 587

TAX PARCEL NO.: 370-S2-D50 & 370-S2-D50E

PROPERTY ADDRESS: 255 CONNOQUENESSING MAIN STREET
EVANS CITY, PA 16033

FRANCIS H. SMITH LOT LINE REVISION PLAN

[REVISION OF TAX PARCELS #370-S2-D50 AND #370-S2-D50E]

SITUATE: CONNOQUENESSING BOROUGH, BUTLER COUNTY, PA.

DATE: OCOTBER 10, 2022

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

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
TAMARA A. RANALLI
SURVEYOR
SU051853-E
PENNSYLVANIA

REGISTRATION NO. SU-051843E

REVISIONS: OCTOBER 28, 2022
ADD PROP.DRIVE-SIGHT DISTANCE

DRAWN BY: JS,SM

CHECKED BY: T.R.

DWG. NO: 5672-2022-SUB

G:\Smith-5672-2022\Smith-5672-2022-stoteR1.dwg - Oct 31, 2022 @ 8:31am

(Lot Line Revision)

Smith 5672-2022.crd

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

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF VENANGO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 21 DAY OF November, 2022.

OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RICHARD D. ULRICH & PATRICIA B. ULRICH AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF November 2022.

MY COMMISSION EXPIRES: 13 DAY OF September 2023

NOTARY PUBLIC (SIGNATURE) (SEAL)

Jenny L McGinnis

PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Jenny L. McGinnis, Notary Public
Butler County
My commission expires September 13, 2023
Commission number 1264148
Member, Pennsylvania Association of Notaries

WE, RICHARD D. ULRICH & PATRICIA B. ULRICH , OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RICHARD D. ULRICH & PATRICIA B. ULRICH, AS RECORDED AS INSTRUMENT 200201180002312, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS RICHARD D. ULRICH

WITNESS PATRICIA B. ULRICH

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

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF VENANGO, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF NOVEMBER, 2022.

Joseph R Ulrich OWNER Lisa K Ulrich OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED JOSEPH R. ULRICH & LISA K. ULRICH AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF NOVEMBER 2022.

MY COMMISSION EXPIRES: 7th DAY OF DECEMBER 2026

Mary Ann Haas

NOTARY PUBLIC (SIGNATURE) (SEAL)

MARY ANN HAAS

PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Mary Ann Haas, Notary Public
Butler County
My commission expires December 7, 2022
Commission number 1064624
Member, Pennsylvania Association of Notaries

WE, JOSEPH R. ULRICH & LISA K. ULRICH , OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JOSEPH R. & LISA K. ULRICH , AS RECORDED AS DEEDBOOK 2585, PAGE 0758, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS JOSEPH R. ULRICH

WITNESS LISA K. ULRICH

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF VENANGO DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF VENANGO, BUTLER COUNTY, PENNSYLVANIA, ON THIS 1ST DAY OF NOVEMBER, 2022

ATTEST:

Susan L Klingler SECRETARY

CHAIRMAN (SEAL)

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

11-01-2022 DATE

James A. Day REGISTRATION NO. SU-039394-E

~~REVIEWED~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF Nov., 2022.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 22248 (SEAL)

COMMONWEALTH OF PENNSYLVANIA) SS:

COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 407 PAGE 35-34

GIVEN UNDER OUR HAND AND SEAL THIS 9th DAY OF December 2022.

Instr# 202212090025055

(SEAL) RECORDER

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

Instr: 202212090025055
Pgs: 2 F: 585.00
Michele Mustello
Butler County Recorder PA
12/9/2022 12:21 PM
T20220019348

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
158 WALHEIM ROAD
VENANGO TOWNSHIP, BUTLER COUNTY, PA

LOT LINE REVISION PLAN

LANDS OF

RICHARD ULRICH, et ux &
JOSEPH ULRICH, et ux

MINOR SUBDIVISION - FINAL PLAN

PLAN BOOK	PAGE
407	35

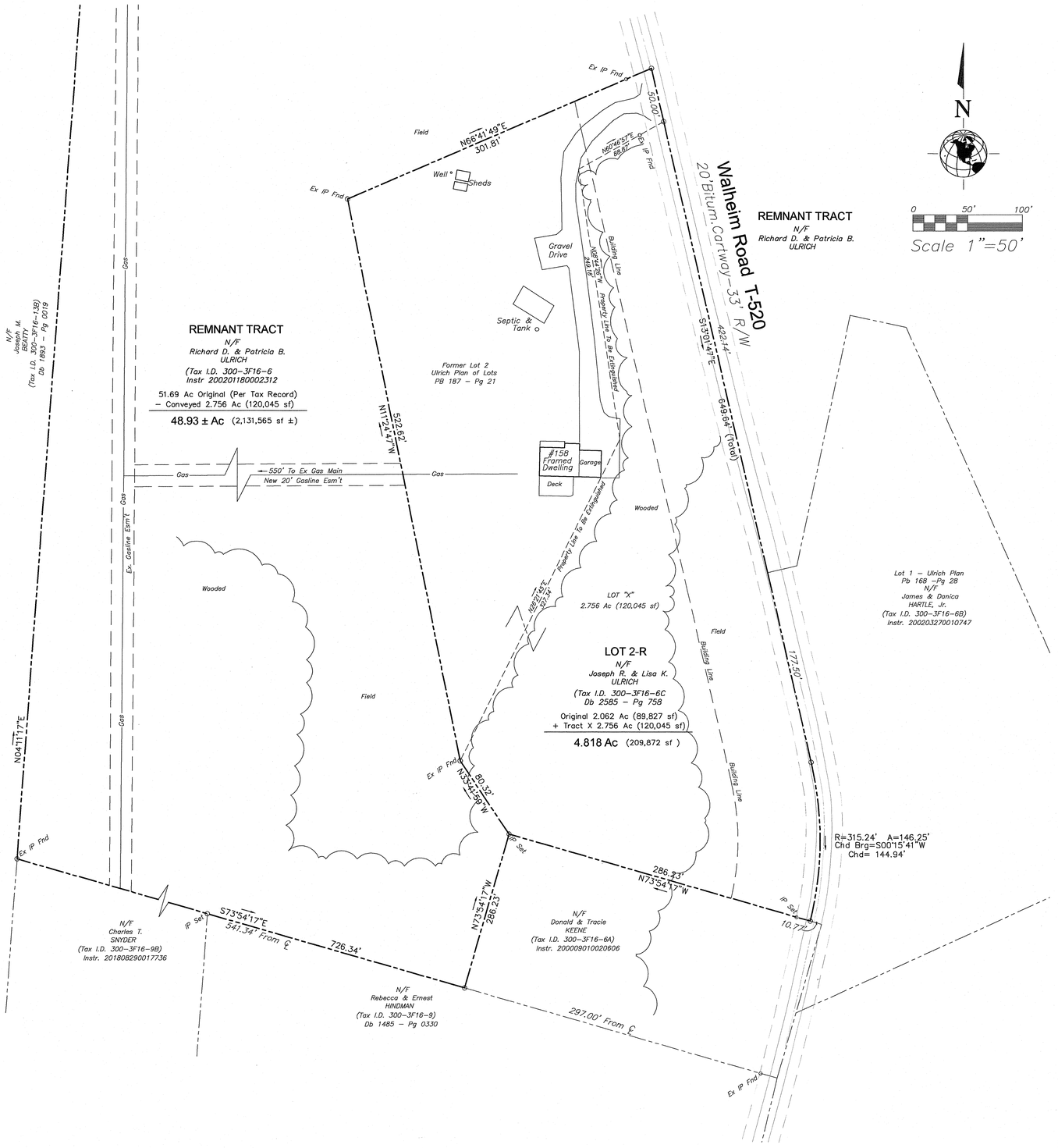
SUBDIVISION OWNERS CONTACT:

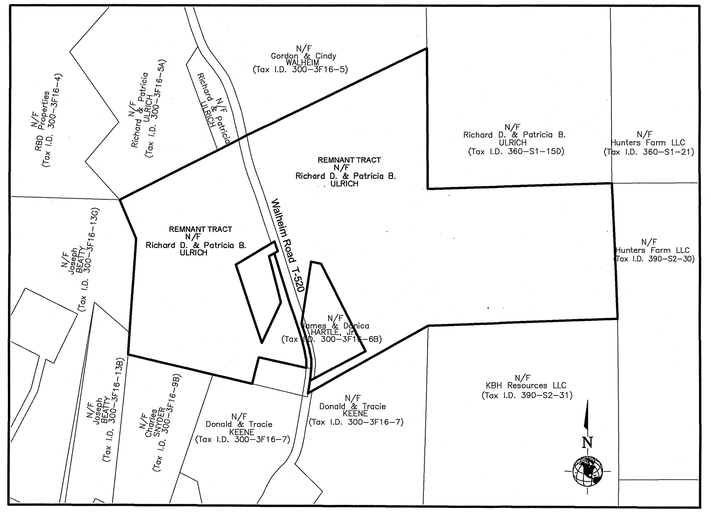
RICHARD D. & PATRICIA B. ULRICH
166 WALHEIM ROAD
PARKER, PA 16049

JOSEPH R. & LISA K. ULRICH
158 WALHEIM ROAD
PARKER, PA 16049

JAMES A. DAY, P.E.,P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph./Fax: 724-283-3287
email: jasurvey@atlantic.net

SHEET 1 OF 2
DRAWING DATE: 10-06-2022
SCALE: 1"= 50'

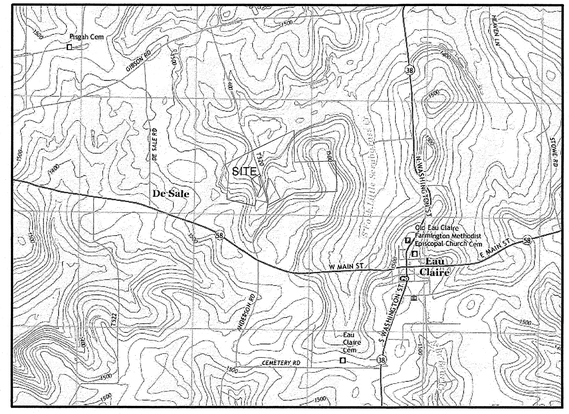




OVERALL PROPERTY

Scale: 1"= 400'

Ref: Butler County Tax Mapping



USGS LOCATION MAP

Scale: 1"=2000'

Eau Claire, PA USGS Quads 2019

PLAN NOTES:

1. THIS PLAN PROPOSES A LOT LINE REVISION TO ANNEX ADDITIONAL LAND TO AN EXISTING BUILDING LOT.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. ALL FRONT BUILDING SETBACK LINES ARE 75' FROM ROAD CENTERLINE.
4. LOT "X" IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND AND BECOME PART OF ADJOINING LANDS OF JOSEPH ULRICH, et ux.

MINOR SUBDIVISION - FINAL PLAN

SUBDIVISION OWNERS CONTACT:

RICHARD D. & PATRICIA B. ULRICH
166 WALHEIM ROAD
PARKER, PA 16049

JOSEPH R. & LISA K. ULRICH
158 WALHEIM ROAD
PARKER, PA 16049

PLAN BOOK	PAGE
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COMMONWEALTH OF PENNSYLVANIA
(REGISTERED) PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
158 WALHEIM ROAD
VENANGO TOWNSHIP, BUTLER COUNTY, PA

LOT LINE REVISION PLAN

LANDS OF

RICHARD ULRICH, et ux &
JOSEPH ULRICH, et ux

JAMES A. DAY - P.E.,P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Slippery Rock, PA 16057
Ph/Fax: 724-794-3267
email: jadmday@msn.com

SHEET 2 OF 2
DRAWING DATE: 10-06-2022
SCALE: 1"= 50'

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

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 21st DAY OF November, 2022.

OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED JAMES W. STOCKHAM & SANDRA STOCKHAM AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

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

MY COMMISSION EXPIRES: 15th DAY OF July 2025

NOTARY PUBLIC (SIGNATURE) (SEAL)

LouAnn LoDico
PRINTED NAME OF 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

WE, JAMES W. STOCKHAM & SANDRA STOCKHAM , OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JAMES W. STOCKHAM & SANDRA STOCKHAM, AS RECORDED AS DEEDBOOK 2373 — PAGE 0203, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — JAMES W. STOCKHAM
WITNESS — SANDRA STOCKHAM

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

WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CHERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE AFOREMENTIONED OWNERS, MY SUCCESSORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 14 DAY OF November, 2022.

OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF ~~BUTLER~~ Allegheny) SS:

BEFORE ME, THE SCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED RON F. DEFRANC & LESLIE P. DEFRANC AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14 DAY OF November 2022.

MY COMMISSION EXPIRES: 14 DAY OF June 2025

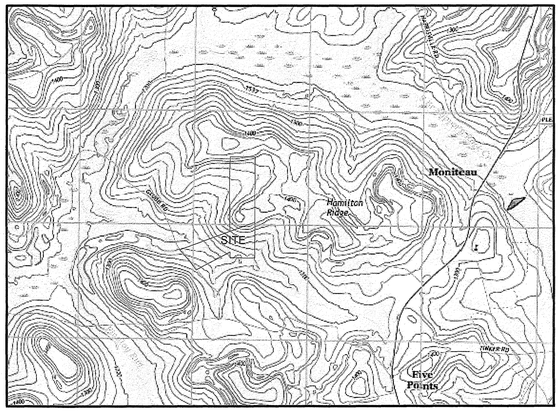
NOTARY PUBLIC (SIGNATURE) (SEAL)

PRINTED NAME OF NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
BRANDY STEFKO - Notary Public
Allegheny County
My Commission Expires June 14, 2025
Commission Number 1277335

WE, RON F. DEFRANC & LESLIE P. DEFRANC , OWNERS OF THE PLAN SHOWN HEREON, DO CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF RON F. DEFRANC & LESLIE P. DEFRANC , AS RECORDED AS INSTRUMENT 202111050031181, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

WITNESS — RON F. DEFRANC
WITNESS — LESLIE P. DEFRANC



USGS LOCATION MAP

Scale: 1"=2000'

Eau Claire, PA USGS Quads 2019

Instr: 202212090025056
Pgs: 2 Fl: 583.00 12/9/2022 12:29 PM
Michele Mustello T20220015349
Butler County Recorder PA

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THIS APPROVAL BY THE TOWNSHIP OF CHERRY DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHT-OF-WAYS, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CHERRY, BUTLER COUNTY, PENNSYLVANIA, ON THIS 6th DAY OF December 2022

ATTEST:

SECRETARY — CHAIRMAN (SEAL)

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

11-26-2022 — James A Day
DATE — REGISTRATION NO. SU-039394-E

~~R.P.C.~~/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16th DAY OF November 2022.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 22249 (SEAL)

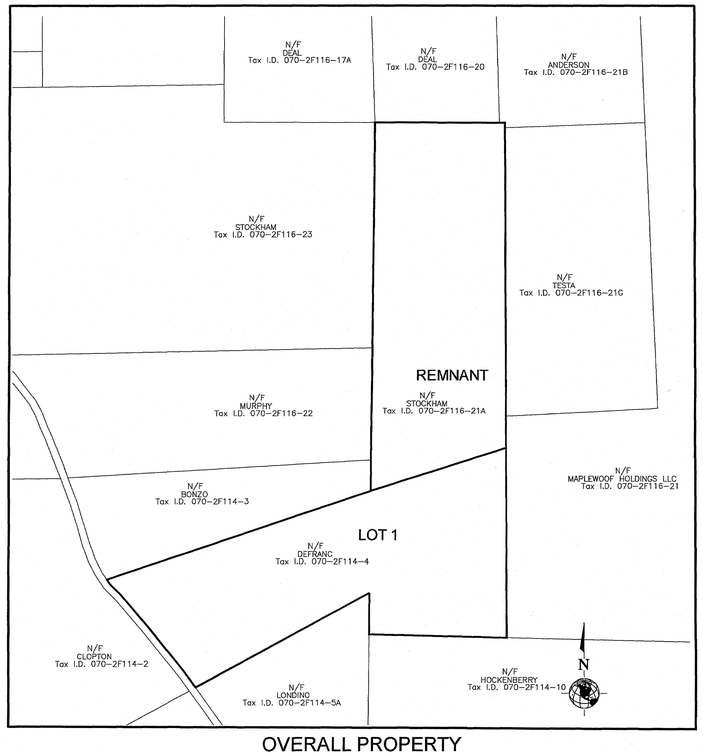
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 407 PAGE 37-38

GIVEN UNDER OUR HAND AND SEAL THIS 9th DAY OF December 2022.

(SEAL) — RECORDER

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



OVERALL PROPERTY

Scale: 1"= 400'

Ref: Butler County Tax Mapping

MINOR SUBDIVISION - FINAL PLAN

PLAN BOOK	PAGE
407	37

SUBDIVISION OWNERS CONTACT:

JAMES W. & SANDRA STOCKHAM
284 MONITEAU ROAD
BOYERS, PA 16020

RON F. & LESLIE P. DEFRANC
215 STONEWOOD DR.
BETHEL PARK, PA 15102

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-039394-E

Situated at:
GRUBB ROAD
CHERRY TOWNSHIP, BUTLER COUNTY, PA

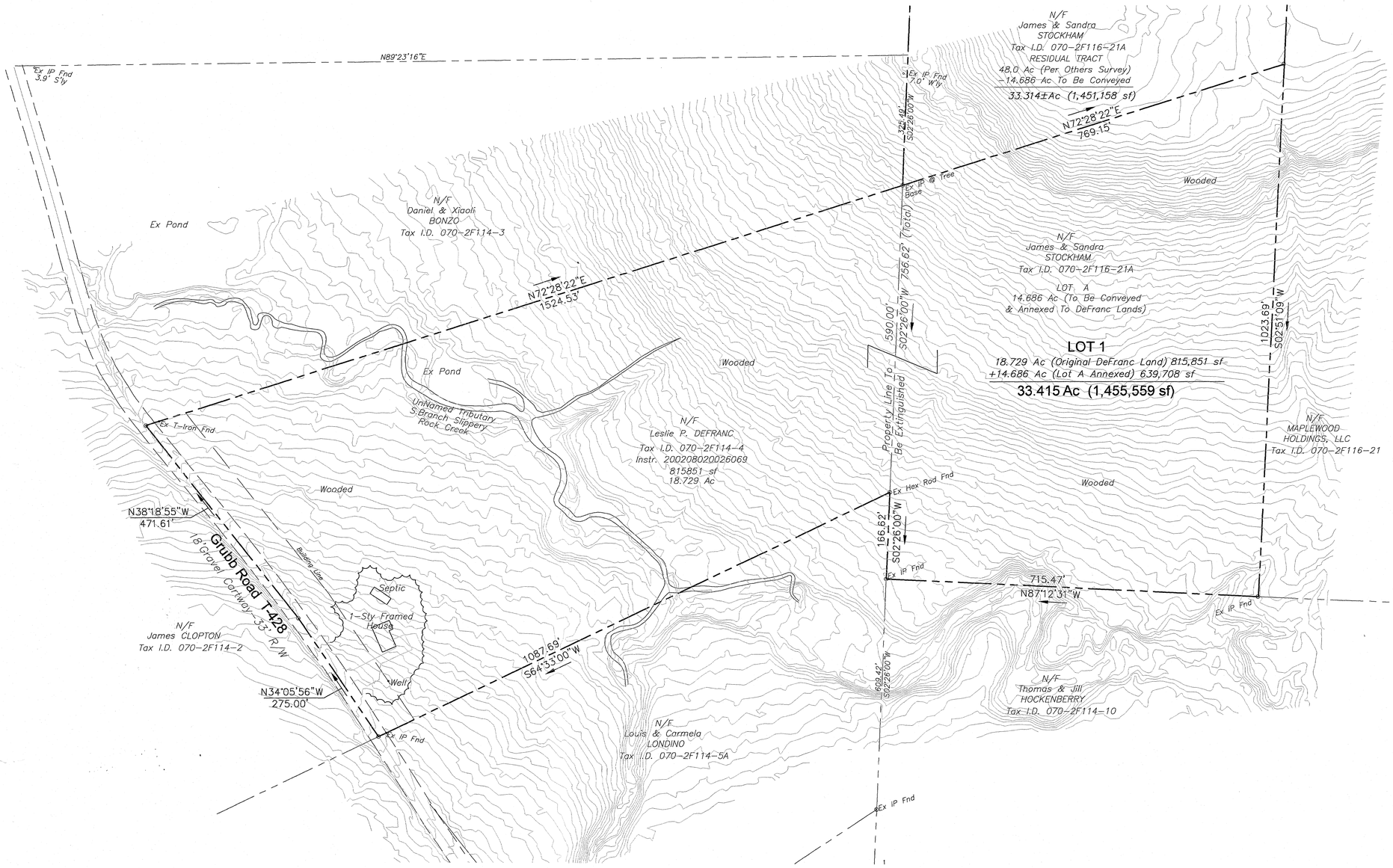
LOT LINE REVISION PLAN

LANDS OF

JAMES W. STOCKHAM, et ux
& RON F. DEFRANC, et ux

JAMES A. DAY, P.E.,P.L.S.
CONSULTING ENGINEERING
AND SURVEYING SERVICES
304 Beech Road
Butler, PA. 16001
Phone: 724-431-1987
email: jdaydg@msn.com

SHEET 1 OF 2
DRAWING DATE: 10-26-2022
SCALE: 1"= 50'



MINOR SUBDIVISION - FINAL PLAN

PLAN BOOK	PAGE
407	38

PLAN NOTES:

1. THIS PLAN PROPOSES A LOT LINE REVISION TO ANNEX ADDITIONAL LAND TO AN EXISTING BUILDING LOT.
2. THE PROPERTIES SHOWN HEREON ARE SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS, WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.
3. ALL FRONT BUILDING SETBACK LINES ARE 75' FROM ROAD CENTERLINE.
4. LOT A IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND AND BECOME PART OF ADJOINING LANDS OF DEFRANC.

SUBDIVISION OWNERS CONTACT:

JAMES W. & SANDRA STOCKHAM
284 MONITEAU ROAD
BOYERS, PA 16020

RON F. & LESLIE P. DEFRANC
215 STONEWOOD DR.
BETHEL PARK, PA 15102

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES A. DAY
LAND SURVEYOR
SU-036394-E

Situated at:
GRUBB ROAD
CHERRY TOWNSHIP, BUTLER COUNTY, PA

LOT LINE REVISION PLAN

LANDS OF
JAMES W. STOCKHAM, et ux
& RON F. DEFRANC, et ux

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

SHEET 2 OF 2
DRAWING DATE: 10-26-2022
SCALE: 1"= 100'

OWNER'S CERTIFICATION

WE, MARK RODGERS, CARRIE STITT, AND RONNIE CALLENDER, 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 14 DAY OF DECEMBER, 2022.

x _____
MARK RODGERS

x Carrie Stitt
CARRIE STITT

x Ronnie Callender
RONNIE CALLENDER

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, MARK RODGERS, CARRIE STITT, AND RONNIE CALLENDER, 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 14 DAY OF DECEMBER, 2022.

MY COMMISSION EXPIRES THE 17 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

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.

12 Dec. '22
DATE

x _____
STANLEY D. GRAFF
REG. NO. SU-072161-E

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

MUNICIPAL DECLARATIONS

THE BOARD OF SUPERVISORS OF THE TOWNSHIPS OF FAIRVIEW AND DONEGAL, HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIPS OF FAIRVIEW AND DONEGAL 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

REVIEWED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW THIS 12 DAY OF December, 2022.

x _____
SECRETARY

x Charles W. Neff
CHAIRPERSON
BOARD OF SUPERVISORS

BOARD OF SUPERVISORS — FAIRVIEW TOWNSHIP — BUTLER CO., PA

REVIEWED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF DONEGAL THIS 12 DAY OF December, 2022.

x _____
SECRETARY

x Michael E Hart
CHAIRPERSON
BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 30TH DAY OF Nov., 2022.

x _____
SECRETARY

x _____
CHAIRPERSON
BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

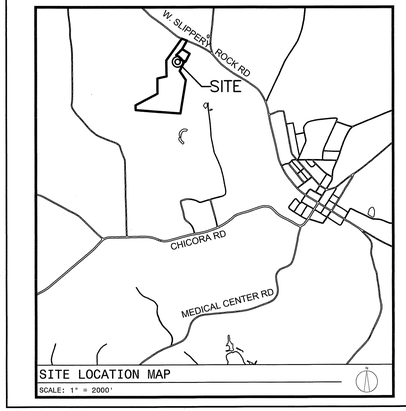
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 407 PAGE(S) 39

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF December, 2022.

x _____
RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY, PA



SITE LOCATION MAP
SCALE: 1" = 2000'

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

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

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

REVISED LOT 1 - 28.68 ac

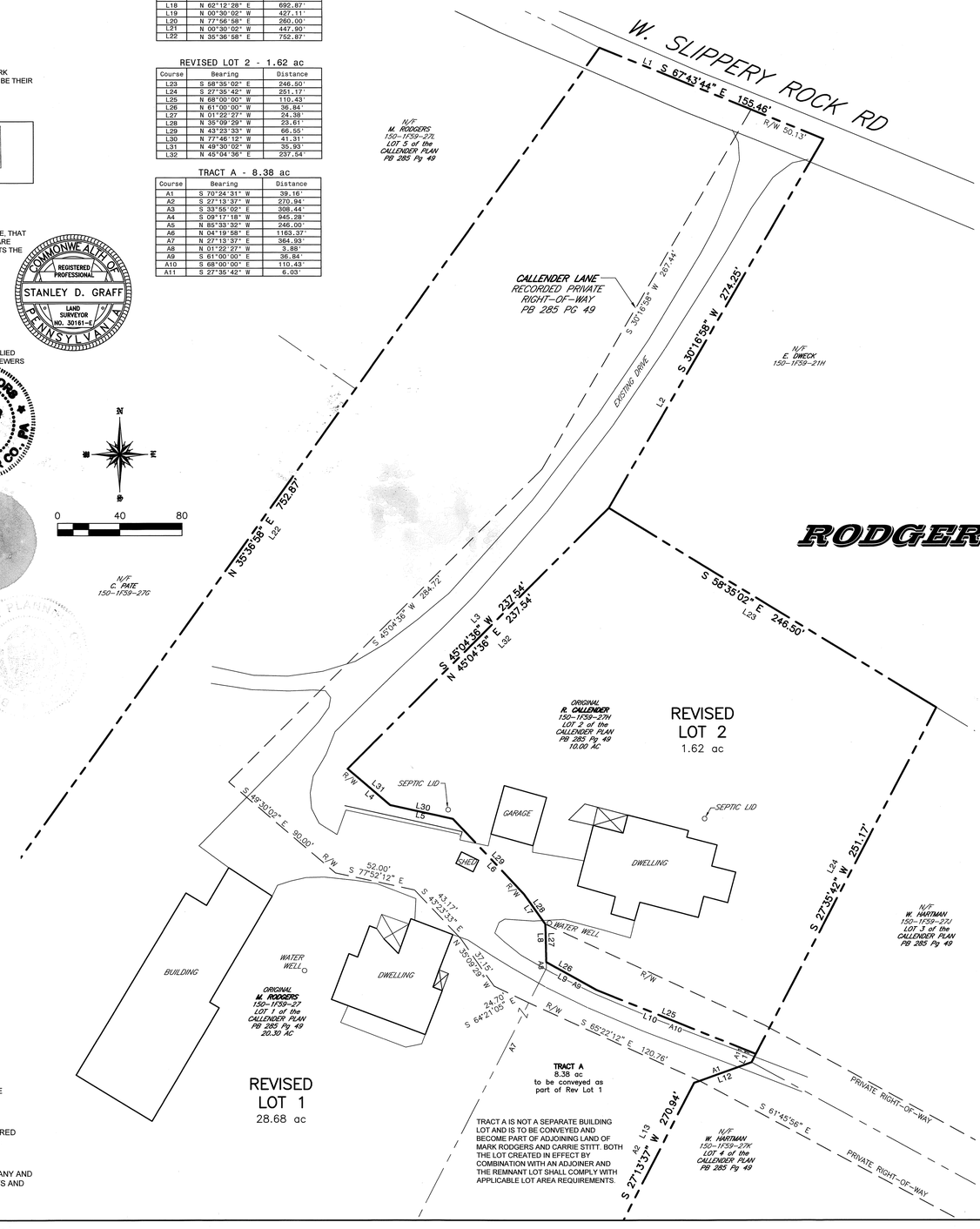
Course	Bearing	Distance
L1	S 67°43'44" E	155.46'
L2	S 30°16'58" W	274.25'
L3	S 45°04'36" W	237.54'
L4	S 49°30'02" E	35.93'
L5	S 77°46'12" E	41.31'
L6	S 43°23'33" E	66.55'
L7	S 35°09'29" E	23.61'
L8	S 01°22'27" E	24.38'
L9	S 61°00'00" E	36.84'
L10	S 68°00'00" E	110.43'
L11	S 27°35'42" W	6.03'
L12	S 70°24'31" W	39.16'
L13	S 27°13'37" W	270.94'
L14	S 33°55'02" E	308.44'
L15	S 09°17'18" W	945.28'
L16	N 85°33'32" W	1296.28'
L17	N 00°25'04" W	133.44'
L18	N 62°12'28" E	692.87'
L19	N 00°30'02" W	427.11'
L20	N 77°56'58" E	260.00'
L21	N 00°30'02" W	447.90'
L22	N 35°36'58" E	752.87'

REVISED LOT 2 - 1.62 ac

Course	Bearing	Distance
L23	S 58°35'02" E	246.50'
L24	S 27°35'42" W	251.17'
L25	N 68°00'00" W	110.43'
L26	N 61°00'00" W	36.84'
L27	N 01°22'27" W	24.38'
L28	N 35°09'29" W	23.61'
L29	N 43°23'33" W	66.55'
L30	N 77°46'12" W	41.31'
L31	N 49°30'02" W	35.93'
L32	N 45°04'36" E	237.54'

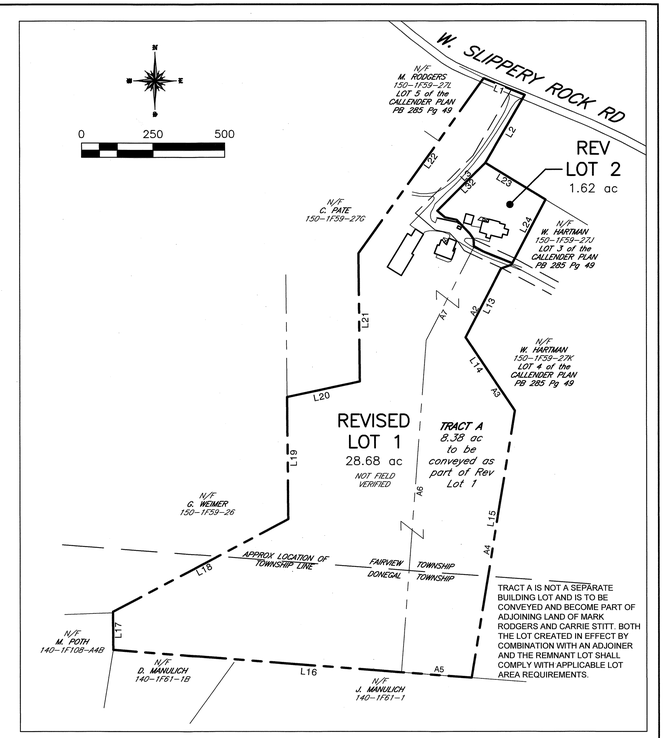
TRACT A - 8.38 ac

Course	Bearing	Distance
A1	S 70°24'31" W	39.16'
A2	S 27°13'37" W	270.94'
A3	S 33°55'02" E	308.44'
A4	S 09°17'18" W	945.28'
A5	N 85°33'32" W	246.00'
A6	N 04°19'58" E	1163.37'
A7	N 27°13'37" E	364.93'
A8	N 01°22'27" W	3.88'
A9	S 61°00'00" E	36.84'
A10	S 68°00'00" E	110.43'
A11	S 27°35'42" W	6.03'



TRACT A IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED AND BECOME PART OF ADJOINING LAND OF MARK RODGERS AND CARRIE STITT. BOTH THE LOT CREATED IN EFFECT BY COMBINATION WITH AN ADJOINER AND THE REMNANT LOT SHALL COMPLY WITH APPLICABLE LOT AREA REQUIREMENTS.

Instr: 202212140025300
Pgs: 1 Ft: $45.00
Michele Mustello
Butler County Recorder PA
12/14/2022 3:19 PM
T20220019552



RODGERS/STITT/CALLENDER PLAN

Being a lot line revision of Lots 1 and 2 of the subdivision for Margaret Callender, Plan Book Volume 285 Page 49, and being Butler County Tax Parcels 150-1F59-27 (Lot 1) and 150-1F59-27H (Lot 2)

PROPERTY AREA SUMMARY:

EXISTING TOTALS	
LOT 1	20.30 AC
+ LOT 2	10.00 AC
EXISTING TOTAL	30.30 AC
REVISED LOT 1	
LOT 1	20.30 AC
+ TRACT A	8.38 AC
REVISED LOT 1	28.68 AC
REVISED LOT 2	
LOT 2	10.00 AC
- TRACT A	8.38 AC
REVISED LOT 2	1.62 AC
REVISED TOTALS	
REVISED LOT 1	28.68 AC
+ REVISED LOT 2	1.62 AC
REVISED TOTAL	30.30 AC

GENERAL NOTES:

1. OWNERS: 150-1F59-27 MARK RODGERS & CARRIE STITT, 109 CALLENDER LANE, CHICORA, PA 16025
   150-1F59-27H RONNIE CALLENDER, 110 CALLENDER LANE, CHICORA, PA 16025
2. REFERENCES
   2.1. CURRENT DEEDS OF RECORD
   2.2. PREVIOUSLY RECORDED PLANS
   2.2.1. CALLENDER SUBDIVISION PLAN PLAN BOOK 285 PG 49

RECORDED _____ 20____	
PLAN BOOK	PAGE
407	39
SHEET _____ of _____	

REV	DESCRIPTION	BY	DATE
C	REVISIONS PER BUTLER COUNTY PC REVIEW	SDG	11/30/2022
B	TOWNSHIP LINE ADDED	SDG	11/9/2022
A	REVISIONS PER CLIENT AND COUNTY REVIEW	SDG	11/9/2022

GRAFF SURVEYING

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

PROJECT DESCRIPTION
RODGERS/STITT/CALLENDER PLAN
BEING A
LOT LINE REVISION
FOR
MARK RODGERS, CARRIE STITT AND RONNIE CALLENDER

SITUATE
FAIRVIEW TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DATE	DRAWN	CHECKED	SCALE
09/07/2022	SDG	Sdg	VARIES

PROJECT NO.	TAX PARCEL NO.	REVISION
22-128	150-1F59-27 & 27H	C

LLC OWNERS ADOPTION

CHARTER HOMES AT CRESCENT, INC., OWNER OF THE LAND SHOWN ON THE CRESCENT PLAN PHASE 1A, HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO CRANBERRY TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE COMPANY AND ITS SUCESSORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 8th DAY OF December ~~2022~~ 2022

ATTEST: CHARTER HOMES AT CRESCENT, INC.

SECRETARY/ASSIST. SECRETARY — PRINTED NAME OF SIGNATORY: Anthony Faranda-Diedrich — REPRESENTATIVE

Commonwealth of Pennsylvania
County of Lancaster

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ~~BUTLER~~, PERSONALLY APPEARED Anthony Faranda- Diedrich THE ABOVE NAMED REPRESENTATIVE OF CHARTER HOMES AT CRESCENT, INC., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE CORPORATION.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF December 2022

MY COMMISSION EXPIRES THE 19th DAY OF April, 2024

Cynthia K. Lucci
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Cynthia K. Lucci, Notary Public
Lancaster County
My commission expires April 19, 2024
Commission number 1205386
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE (NO MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE CRESCENT PLAN PHASE 1A IS IN THE NAME OF CHARTER HOMES AT CRESCENT, INC., AND IS RECORDED IN INSTRUMENT NO. 202208180019571. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — OWNER

Anthony Faranda - Diedrich — PRINT NAME
Authorized Signatory — TITLE

SURVEYOR'S CERTIFICATION

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

12-12-22 — DATE

PATRICK T. COOPER, P.L.S. — REG. NO. SU-040392-E

OWNER STORMWATER MANAGEMENT CERTIFICATION

IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER BMP REQUIRED BY AN APPROVED STORMWATER MANAGEMENT PLAN OR ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER MANAGEMENT PLAN, UNLESS THE TOWNSHIP GRANTS AN EXCEPTION IN WRITING.

OWNER SIGNATURE — 12-8-22 DATE

MUNICIPAL DECLARATIONS

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

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

SECRETARY — DATE

MUNICIPAL REVIEW AND APPROVAL STATEMENTS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ORDINANCE/RESOLUTION NO. 22-307 ON THE 5th DAY OF December 2022

SECRETARY — Vice - CHAIRMAN, BOARD OF SUPERVISORS

I, MARK SANTORO TOWNSHIP MANAGER FOR THE TOWNSHIP OF CRANBERRY, CERTIFY THAT THE CONDITIONS FOR FINAL APPROVAL OUTLINED IN RESOLUTION NO. 22-307 HAVE BEEN MET IN ACCORDANCE WITH SECTIONS 22-305 AND 22-307 OF THE TOWNSHIP OF CRANBERRY CODE OF ORDINANCES.

TOWNSHIP MANAGER

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

TOWNSHIP ENGINEER — 12/14/22 DATE

REG. NO. PE-073220

BUTLER COUNTY PLANNING COMMISSION REVIEW STATEMENT

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 15TH DAY OF DEC 2022

SECRETARY — CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

PROOF OF RECORDING

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 407 PAGE(S) 40 - 50

GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF December, 2022

RECORDER OF DEEDS

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

OWNERS ADOPTION

CRANBERRY REAL ESTATE HOLDINGS LLC, OWNER OF THE LAND SHOWN ON THE "CRESCENT PLAN PHASE 1A" HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

WITNESS — SIGNATURE OF OWNER — 12-12-22 DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED ~~THE ABOVE NAMED~~ CRANBERRY REAL ESTATE HOLDINGS LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP. Bruce Vaseau OWNER OF

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF December, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 31st DAY OF July, 2026

Commonwealth of Pennsylvania - Notary Seal
Nicholas Fisher Nypaver, Notary Public
Butler County
My commission expires July 31, 2026
Commission number 1284914
Member, Pennsylvania Association of Notaries

SHEET INDEX	
SHEET NO.	TITLE
1	COVER SHEET
2	OVERALL SHEET
3	PROPERTY LINES
4	PROPERTY LINES
5	PROPERTY LINES
6	PROPERTY LINES
7	PROPERTY LINES
8	UTILITY EASEMENTS
9	UTILITY EASEMENTS
10	UTILITY EASEMENTS
11	UTILITY EASEMENTS

CERTIFICATION OF TITLE (NO MORTGAGE)

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE "CRESCENT PLAN PHASE 1A" IS IN THE NAME OF CRANBERRY REAL ESTATE HOLDINGS LLC, AND IS RECORDED IN INSTRUMENT #201604120006727. I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS — SIGNATURE OF OWNER

OWNERS ADOPTION

CRESCENT STRAND PARTNERS, LLC, OWNER OF THE LAND SHOWN ON THE "CRESCENT PLAN PHASE 1A" HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

WITNESS — SIGNATURE OF OWNER — 12-8-22 DATE — Anthony Faranda - Diedrich — Representative

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ~~BUTLER~~, PERSONALLY APPEARED ~~THE ABOVE NAMED~~ CRESCENT STRAND PARTNERS, LLC, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE PARTNERSHIP. Representative for Anthony Faranda-Diedrich

WITNESS MY HAND AND NOTARIAL SEAL THIS 9th DAY OF December, 2022

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 19th DAY OF April, 2024

Commonwealth of Pennsylvania - Notary Seal
Cynthia K. Lucci, Notary Public
Lancaster County
My commission expires April 19, 2024
Commission number 1205386
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN "CRESCENT PLAN PHASE 1A" IS IN THE NAME OF CRESCENT STRAND PARTNERS, LLC, AND IS RECORDED IN INSTRUMENT #201604120006727.

WITNESS — SIGNATURE OF OWNER — 12-8-22 DATE

MORTGAGE CLAUSE

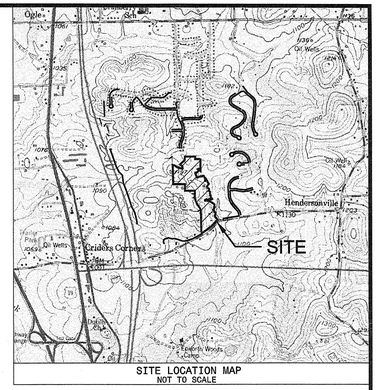
MILLFORDING PRESERVE BUILDERS, LLC, MORTGAGEE OF THE PROPERTY CONTAINED IN THE "CRESCENT PLAN PHASE 1A" CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

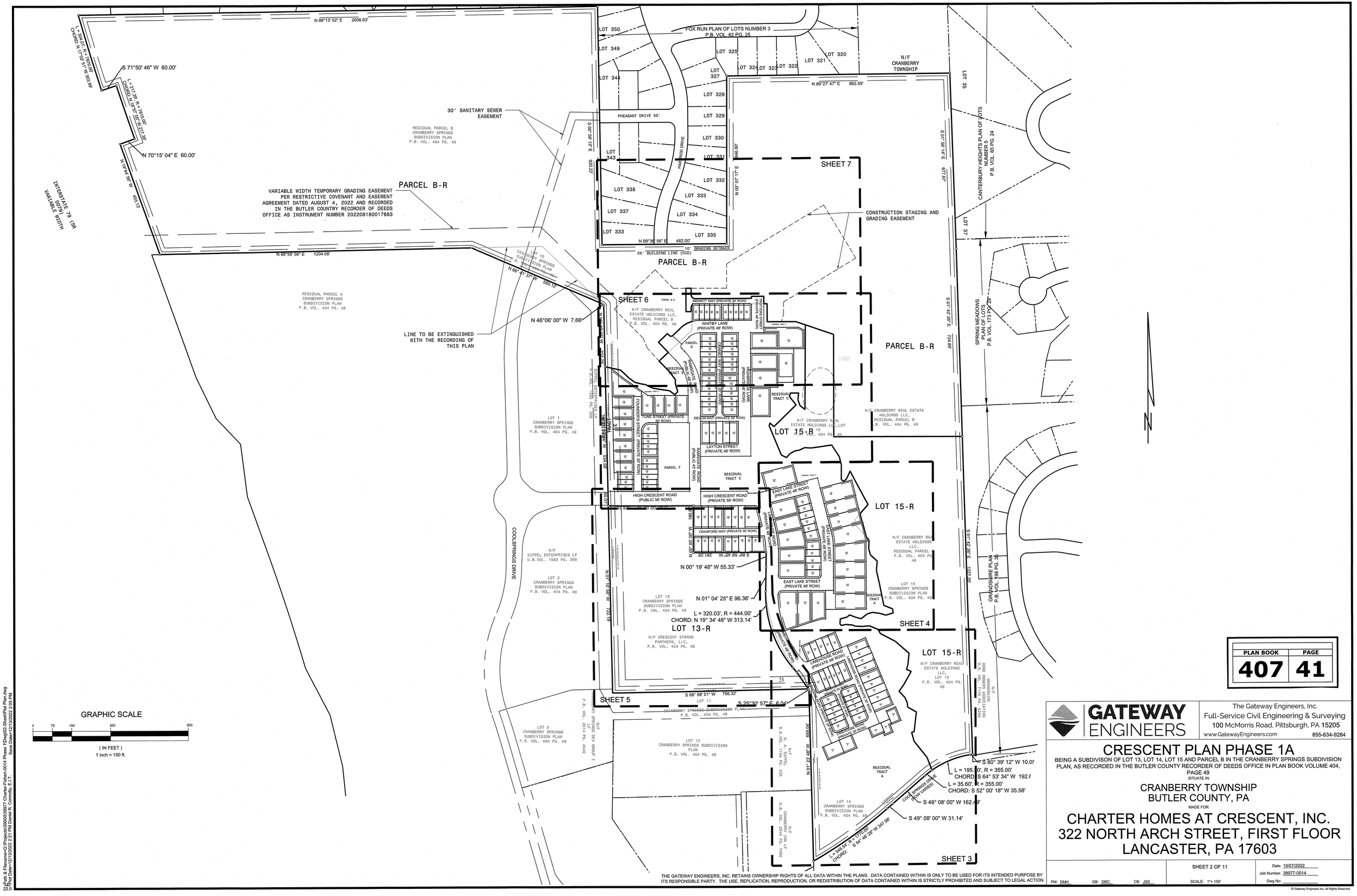
WITNESS — SIGNATURE OF MORTGAGEE — 12/14/22 DATE

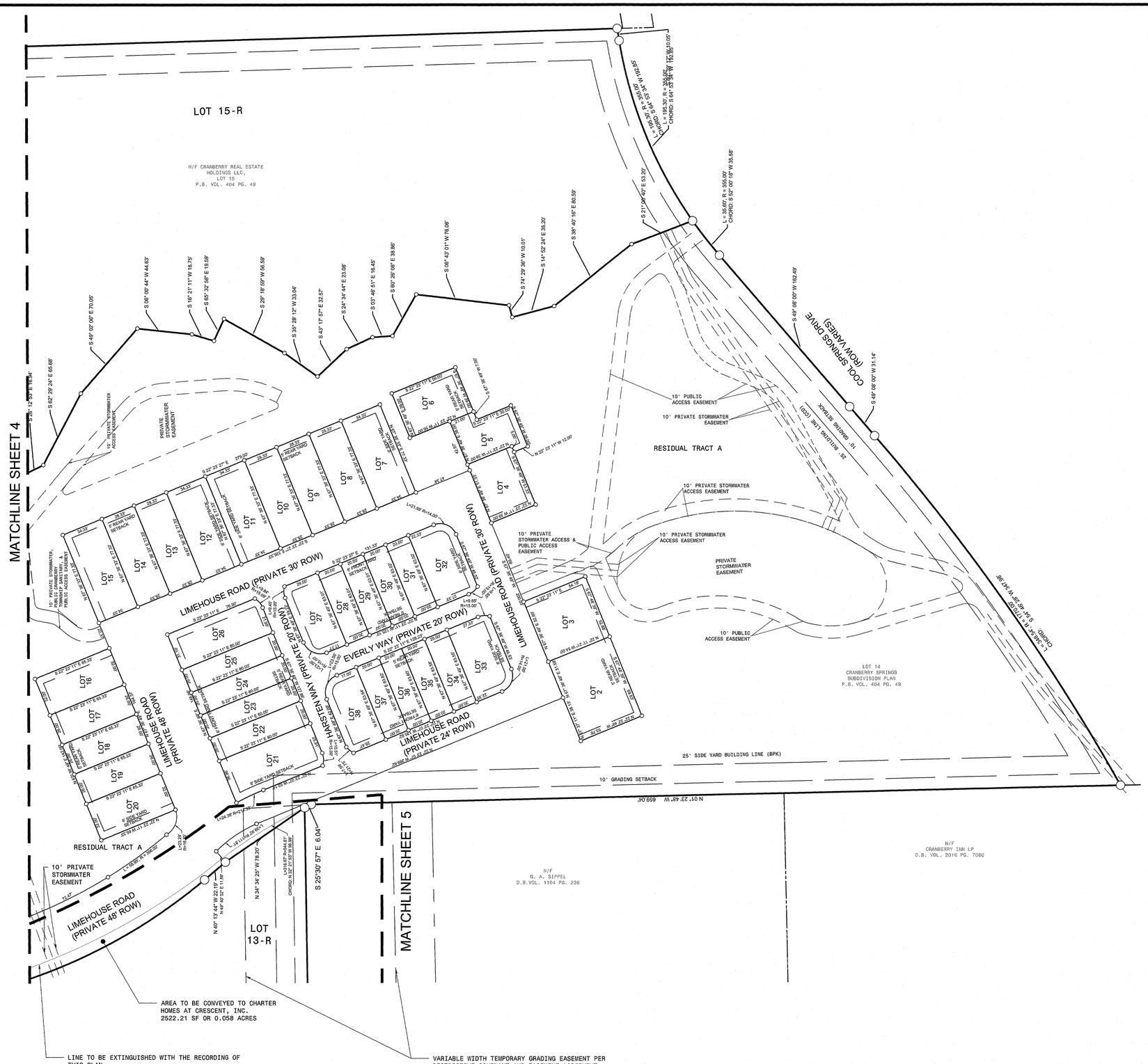
David Reagen
Member

PHASE 1A PROPOSED LOT AREA TABLE									
		AREA (SF)	AREA (ACRE)			AREA (SF)	AREA (ACRE)		
LOT	2	3751	0.086	LOT	80	2784	0.064		
LOT	3	2855	0.066	LOT	81	2262	0.052		
LOT	4	2002	0.046	LOT	82	2262	0.052		
LOT	5	1788	0.041	LOT	83	4923	0.113		
LOT	6	2184	0.050	LOT	84	1651	0.038		
LOT	7	2655	0.061	LOT	85	1260	0.029		
LOT	8	2191	0.050	LOT	86	1260	0.029		
LOT	9	2191	0.050	LOT	87	1260	0.029		
LOT	10	2191	0.050	LOT	88	1260	0.029		
LOT	11	2655	0.061	LOT	89	1816	0.042		
LOT	12	2655	0.061	LOT	90	1816	0.042		
LOT	13	2191	0.050	LOT	91	1260	0.029		
LOT	14	2191	0.050	LOT	92	1260	0.029		
LOT	15	2655	0.061	LOT	93	1260	0.029		
LOT	16	2091	0.048	LOT	94	2428	0.056		
LOT	17	1699	0.039	LOT	100	1649	0.038		
LOT	18	1699	0.039	LOT	101	1260	0.029		
LOT	19	1699	0.039	LOT	102	1659	0.038		
LOT	20	2091	0.048	LOT	103	3227	0.074		
LOT	21	2858	0.066	LOT	104	3263	0.075		
LOT	22	1600	0.037	LOT	105	3300	0.076		
LOT	23	1600	0.037	LOT	106	3336	0.077		
LOT	24	1600	0.037	LOT	107	3372	0.077		
LOT	25	1600	0.037	LOT	108	3409	0.078		
LOT	26	2480	0.057	LOT	109	3445	0.079		
LOT	27	1960	0.045	LOT	110	7083	0.163		
LOT	28	1260	0.029	LOT	111	3815	0.088		
LOT	29	1260	0.029	LOT	112	3149	0.072		
LOT	30	1260	0.029	LOT	113	3139	0.072		
LOT	31	1260	0.029	LOT	114	3617	0.083		
LOT	32	2239	0.051	LOT	115	2945	0.068		
LOT	33	2258	0.052	LOT	116	2259	0.052		
LOT	34	1272	0.029	LOT	117	2259	0.052		
LOT	35	1272	0.029	LOT	118	2259	0.052		
LOT	36	1272	0.029	LOT	119	2968	0.068		
LOT	37	1272	0.029	LOT	121	2240	0.051		
LOT	38	1978	0.045	LOT	122	1260	0.029		
LOT	39	9804	0.225	LOT	123	1260	0.029		
LOT	40	6879	0.158	LOT	124	1260	0.029		
LOT	41	6493	0.149	LOT	125	1260	0.029		
LOT	42	10058	0.231	LOT	126	1260	0.029		
LOT	43	7774	0.178	LOT	127	1659	0.038		
LOT	44	7772	0.178	LOT	128	1659	0.038		
LOT	45	8705	0.200	LOT	129	1260	0.029		
LOT	46	8779	0.202	LOT	130	1260	0.029		
LOT	47	6584	0.151	LOT	131	1260	0.029		
LOT	48	6584	0.151	LOT	132	1260	0.029		
LOT	49	7770	0.178	LOT	133	1260	0.029		
LOT	50	2277	0.052	LOT	134	2077	0.048		
LOT	51	1456	0.033	LOT	135	2077	0.048		
LOT	52	1456	0.033	LOT	136	1260	0.029		
LOT	53	1456	0.033	LOT	137	1260	0.029		
LOT	54	1456	0.033	LOT	138	1260	0.029		
LOT	55	2096	0.048	LOT	139	1260	0.029		
LOT	56	2037	0.047	LOT	140	1260	0.029		
LOT	57	1532	0.035	LOT	141	1659	0.038		
LOT	58	1532	0.035	LOT	142	1659	0.038		
LOT	59	1532	0.035	LOT	143	1260	0.029		
LOT	60	1884	0.043	LOT	144	1260	0.029		
LOT	61	6497	0.149	LOT	145	1260	0.029		
LOT	62	5769	0.132	LOT	146	1260	0.029		
LOT	63	7218	0.166	LOT	147	1260	0.029		
LOT	64	5674	0.130	LOT	148	2239	0.051		
LOT	65	6660	0.153	LOT	149	8551	0.196		
LOT	66	9030	0.207	LOT	150	7156	0.164		
LOT	67	3280	0.075	LOT	151	6580	0.151		
LOT	68	1651	0.038	LOT	152	9908	0.227		
LOT	69	1652	0.038	LOT	153	9305	0.214		
LOT	70	1654	0.038	LOT	154	6580	0.151		
LOT	71	2059	0.047	LOT	155	1858	0.043		
LOT	72	2061	0.047	LOT	156	1280	0.029		
LOT	73	1659	0.038	LOT	157	1280	0.029		
LOT	74	1660	0.038	LOT	158	1280	0.029		
LOT	75	2065	0.047	LOT	159	1685	0.039		
LOT	76	2784	0.064	LOT	160	1685	0.039		
LOT	77	2262	0.052	LOT	161	1280	0.029		
LOT	78	2262	0.052	LOT	162	1280	0.029		
LOT	79	2784	0.064	LOT	163	1280	0.029		
				LOT	164	1768	0.041		
				TOTAL		441730	10.141		

Instr: 202212150025319
Pgs: 11 T: $445.00 — 12/15/2022 9:47 AM
Michele Mustello — T20220019572
Butler County Recorder PA


Ogle
Sch
Sch
Sch


N 89°13' 02" E 2006.63'
L = 384.07', R = 7810.00'
CHORD N 17°02' 01" W 383.99'
S 71°50' 46" W 60.00'
L = 217.39', R = 7810.00'
CHORD N 18°01' 05" W 217.38'
N 70°15' 04" E 60.00'
N 19°44' 56" W 453.13'
INTERSTATE 79 (SR 0079) VARIABLE WIDTH
N 88°58' 56" E 1204.08'
N 66°41' 37" E 550.12'
N 46°06' 00" W 7.66'
LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
PARCEL B-R
VARIABLE WIDTH TEMPORARY GRADING EASEMENT PER RESTRICTIVE COVENANT AND EASEMENT AGREEMENT DATED AUGUST 4, 2022 AND RECORDED IN THE BUTLER COUNTRY RECORDER OF DEEDS OFFICE AS INSTRUMENT NUMBER 202208180017883
30' SANITARY SEWER EASEMENT
RESIDUAL PARCEL B CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
RESIDUAL PARCEL A CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 1 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 2 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 3 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 10 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 11 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 12 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 13 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 14 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 15 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
FOX RUN PLAN OF LOTS NUMBER 3 P.B. VOL. 62 PG. 25
LOT 350
LOT 349
LOT 344
LOT 325
LOT 327
LOT 324
LOT 323
LOT 322
LOT 321
LOT 320
N/F CRANBERRY TOWNSHIP
N 89°27' 47" E 862.59'
LOT 328
LOT 329
LOT 330
LOT 331
LOT 332
LOT 333
LOT 334
LOT 335
LOT 343
LOT 338
LOT 337
LOT 333
PHEASANT DRIVE 50'
PHEASANT RIDGE DRIVE
S 00° 58' 13" E 920.22'
N 00° 07' 17" E 646.90'
S 01° 56' 47" E 677.87'
N 89°36' 56" E 482.00'
10' GRADING SETBACK
25' BUILDING LINE (CCD)
CONSTRUCTION STAGING AND GRADING EASEMENT
LOT 35
LOT 37
CANTERBURY HEIGHTS PLAN OF LOTS NUMBER 5 P.B. VOL. 65 PG. 24
SPRING MEADOWS PLAN OF LOTS P.B. VOL. 173 PG. 29
S 01° 42' 26" E 724.89'
SHEET 7
SHEET 6
SHEET 5
SHEET 4
SHEET 3
PARCEL B-R
N/F CRANBERRY REAL ESTATE HOLDINGS LLC, RESIDUAL PARCEL B P.B. VOL. 404 PG. 49
MERRITT WAY (PRIVATE 20' ROW)
WHITBY LANE (PRIVATE 48' ROW)
PARCEL D
CRESCENT WAY (PRIVATE 20' ROW)
HIGHPOINT LANE (PRIVATE 48' ROW)
RESIDUAL TRACT B
RESIDUAL TRACT C
PARCEL F
DEVON WAY (PRIVATE 20' ROW)
LAYTON STREET (PRIVATE 48' ROW)
TINE STREET (PRIVATE 20' ROW)
CRANBERRY SPRINGS DRIVE (PRIVATE 48' ROW)
HIGH CRESCENT ROAD (PUBLIC 56' ROW)
HIGH CRESCENT ROAD (PRIVATE 56' ROW)
CRANFORD WAY (PRIVATE 30' ROW)
EAST LAKE STREET (PRIVATE 48' ROW)
LIMEHOUSE ROAD (PRIVATE 48' ROW)
LIMEHOUSE ROAD (PRIVATE 48' ROW)
CRANBERRY SPRINGS DRIVE



PLAN BOOK	PAGE
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GRAPHIC SCALE

0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GATEWAY ENGINEERS

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

CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET, FIRST FLOOR
LANCASTER, PA 17603

PM: DMH DB: DRC CB: JSS

SHEET 3 OF 11

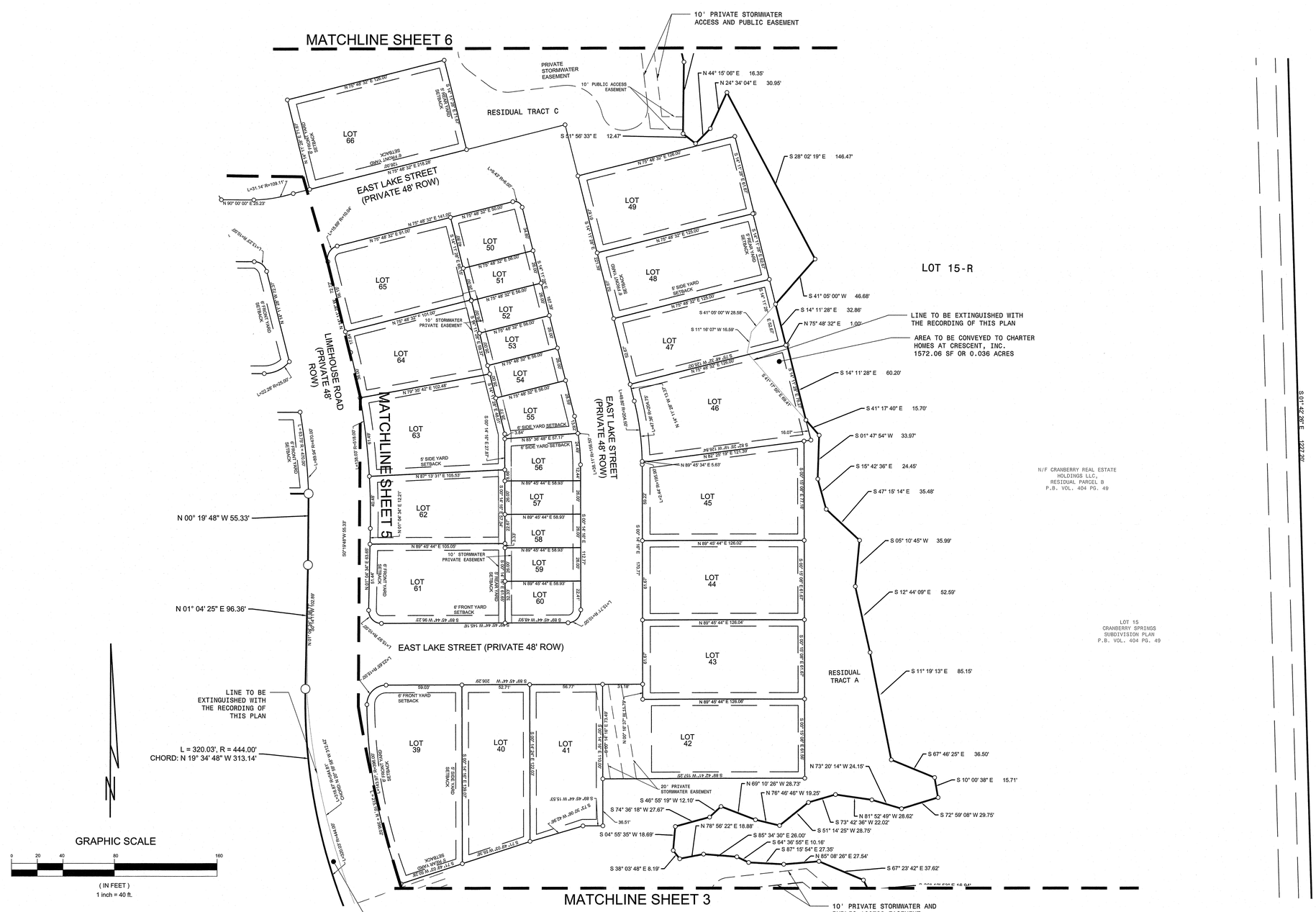
SCALE: 1"= 40'

Date: 10/07/2022
Job Number: 39977-0014
Dwg No:

THE GATEWAY ENGINEERS, INC. RETAINS OWNERSHIP RIGHTS OF ALL DATA WITHIN THE PLANS. DATA CONTAINED WITHIN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE BY ITS RESPONSIBLE PARTY. THE USE, REPLICATION, REPRODUCTION, OR REDISTRIBUTION OF DATA CONTAINED WITHIN IS STRICTLY PROHIBITED AND SUBJECT TO LEGAL ACTION.

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Plot Date=12/13/2022 2:21 PM Domer R. Connolly, E.I.T.
Save Date=12/13/2022 2:05 PM



PLAN BOOK	PAGE
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GATEWAY ENGINEERS
The Gateway Engineers, Inc.
Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

PM: DMH DB: DRC CB: JSS

SHEET 4 OF 11

SCALE: 1"= 40'

Date: 10/07/2022
Job Number: 39977-0014
Dwg No:

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HIGH CRESCENT ROAD
(PUBLIC 56' ROW)

HIGH CRESCENT ROAD
(PRIVATE 56' ROW)

CRANFORD WAY
(PRIVATE 30' ROW)

LIMEHOUSE ROAD
(PRIVATE 48' ROW)

MATCHLINE SHEET 6

MATCHLINE SHEET 4

MATCHLINE SHEET 3

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

70' PUBLIC ACCESS AND PARKING EASEMENT

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC.
2120.76 SF OR 0.049 ACRES

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC.
2522.21 SF OR 0.058 ACRES

LOT 76 | LOT 77 | LOT 78 | LOT 79 | LOT 80 | LOT 81 | LOT 82 | LOT 83

LOT 75 | LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67

LOT 13-R

N/F CRESCENT STRAND PARTNERS, LLC.
P.B. VOL. 404 PG. 49

LOT 13
CRANBERRY SPRINGS SUBDIVISION PLAN
P.B. VOL. 404 PG. 49

LOT 11
CRANBERRY SPRINGS SUBDIVISION PLAN
P.B. VOL. 404 PG. 49

VARIABLE WIDTH TEMPORARY GRADING EASEMENT PER RESTRICTIVE COVENANT AND EASEMENT AGREEMENT DATED AUGUST 4, 2022 AND RECORDED IN THE BUTLER COUNTRY RECORDER OF DEEDS OFFICE AS INSTRUMENT NUMBER 202208180017883

25' SIDE YARD BUILDING LINE (BPK & CCD)

10' GRADING SETBACK

GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PLAN BOOK	PAGE
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Full-Service Civil Engineering & Surveying
100 McMorris Road, Pittsburgh, PA 15205
www.GatewayEngineers.com 855-634-9284

CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

SHEET 5 OF 11

SCALE: 1"= 40'

Date: 10/07/2022
Job Number. 39977-0014
Dwg No:

PM: DMH DB: DRC CB: JSS

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407	45

PARCEL B-R

MERRITT WAY (PRIVATE 20' ROW)

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC. 8123.32 SF OR 0.186 ACRES

TROTTERS STREET (PRIVATE 48' ROW)

N/F CRANBERRY REAL ESTATE HOLDINGS LLC, RESIDUAL PARCEL B P.B. VOL. 404 PG. 49

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC. 5781.72 SF OR 0.133 ACRES

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

WHITBY LANE (PRIVATE 48' ROW)

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

RESIDUAL TRACT C

VARIABLE WIDTH TEMPORARY GRADING EASEMENT PER RESTRICTIVE COVENANT AND EASEMENT AGREEMENT DATED AUGUST 4, 2022 AND RECORDED IN THE BUTLER COUNTRY RECORDER OF DEEDS OFFICE AS INSTRUMENT NUMBER 202208180017883

PARCEL D

RESIDUAL TRACT E

RAMSGATE ROAD (PUBLIC 48' ROW)

CRANES WAY (PRIVATE 20' ROW)

HIGHBRIDGE LANE (PRIVATE 48' ROW)

MATCHLINE SHEET 7

10' PRIVATE STORMWATER ACCESS EASEMENT

PARCEL B-R

N/F CRANBERRY REAL ESTATE HOLDINGS LLC, RESIDUAL PARCEL B P.B. VOL. 404 PG. 49

PRIVATE STORMWATER EASEMENT

RESIDUAL TRACT C

N/F CRANBERRY REAL ESTATE HOLDINGS LLC,LOT 15 P.B. VOL. 404 PG. 49

LOT 15-R

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

MATCHLINE SHEET 4

PRIVATE STORMWATER EASEMENT

10' PUBLIC ACCESS EASEMENT

RESIDUAL TRACT C

10' PRIVATE STORMWATER & PUBLIC ACCESS EASEMENT

RESIDUAL TRACT E

N/F SEPPEL ENTERPRISES LP P.B. VOL. 1582 PG. 283

TUNE STREET (PRIVATE 30' ROW)

FOUNDER'S STREET (PRIVATE 30' ROW)

PARCEL F

RAMSGATE ROAD (PUBLIC 43' ROW)

LAYTON STREET (PRIVATE 48' ROW)

DEVLIN WAY (PRIVATE 20' ROW)

HIGH CRESCENT ROAD (PUBLIC 56' ROW)

MATCHLINE SHEET 5

HIGH CRESCENT ROAD (PRIVATE 56' ROW)

RESIDUAL TRACT C

10' PUBLIC ACCESS EASEMENT

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC. 2120.76 SF OR 0.049 ACRE

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

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CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49
SITUATE IN
CRANBERRY TOWNSHIP
BUTLER COUNTY, PA
MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

SHEET 6 OF 11

PM: DMH DB: DRC CB: JSS

SCALE: 1"= 40'

Date: 10/07/2022
Job Number: 39977-0014
Dwg No:

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LOT 338

LOT 337

LOT 333

LOT 332

LOT 333

LOT 334

LOT 335

PARTRIDGE DRIVE

N 89°36' 56" E 482.00'

N 00° 07' 17" E 648.98'

10' GRADING SETBACK

25' BUILDING LINE (CCD)

PARCEL B-R

CONSTRUCTION STAGING AND GRADING EASEMENT

N 49° 58' 59" E 470.67'

S 89° 58' 52" E 49.87'

S 89° 59' 33" E 20.00'

S 89° 59' 33" E 137.77'

S 00° 00' 27" W 25.00'

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC. 8123.32 SF OR 0.186 ACRES

L = 23.42', R = 15.00'

PARCEL B-R

MERRITT WAY (PRIVATE 20' ROW)

S 89° 59' 06" E 218.31'

S 89° 59' 06" E 215.17'

S 00° 00' 54" W 8.00'

S 89° 59' 06" E 48.00'

N 00° 00' 05" W 28.80'

N 89° 59' 57" E 12.72'

L = 110.82', R = 65.00'

TROTTERS STREET (PRIVATE 48' ROW)

N 00° 00' 27" E 90.00'

S 00° 00' 27" W 15.00'

S 89° 59' 33" E 20.00'

S 01° 13' 57" W 64.23'

L = 52.77', R = 108.15'

L = 52.53', R = 108.15'

N 01° 20' 24" E 33.41'

AREA TO BE CONVEYED TO CHARTER HOMES AT CRESCENT, INC. 5781.72 SF OR 0.133 ACRES

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

WHITBY LANE (PRIVATE 48' ROW)

LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN

N/F CRANBERRY REAL ESTATE HOLDINGS LLC, RESIDUAL PARCEL B P.B. VOL. 404 PG. 49

LOT 164 | LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158 | LOT 157 | LOT 156 | LOT 155

LOT 134 | LOT 133 | LOT 132 | LOT 131 | LOT 130 | LOT 129 | LOT 128 | LOT 127 | LOT 126

LOT 135 | LOT 136 | LOT 137 | LOT 138 | LOT 139 | LOT 140 | LOT 141 | LOT 142 | LOT 143

CRANES WAY (PRIVATE 20' ROW)

HIGHBRIDGE LANE (PRIVATE 48' ROW)

RESIDUAL TRACT C

LOT 154 | LOT 153 | LOT 151 | LOT 152 | LOT 150

10' PRIVATE STORMWATER ACCESS EASEMENT

10' PRIVATE STORMWATER EASEMENT

PARCEL D

RESIDUAL TRACT E

RAMSGATE ROAD (PUBLIC 48' ROW)

N 11° 10' 56" W 237.75'

25' SIDE YARD BUILDING LINE (MIN & CCD)

S 77° 37' 04" E 61.32'

S 46° 22' 04" E 45.38'

S 54° 05' 42" E 27.58'

S 76° 40' 40" E 25.46'

S 81° 04' 12" E 15.76'

S 64° 30' 02" E 33.00'

N 36° 21' 25" W 39.74'

N 03° 16' 38" E 13.73'

N 15° 56' 59" W 33.84'

N 44° 35' 02" E 15.97'

N 44° 28' 34" W 56.48'

MATCHLINE SHEET 6

S 70° 59' 35" E 38.49'

S 70° 59' 35" E 115.48'

S 00° 00' 05" E 364.78'

N/F CRANBERRY REAL ESTATE HOLDINGS LLC, RESIDUAL PARCEL B P.B. VOL. 404 PG. 49

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

SHEET 7 OF 11

SCALE: 1"= 40'

Date: 10/07/2022
Job Number. 39977-0014
Dwg No:

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MATCHLINE SHEET 8

MATCHLINE SHEET 9

CRANBERRY TOWNSHIP WATER EASEMENT

CRANBERRY TOWNSHIP SANITARY EASEMENT

CRANBERRY TOWNSHIP COMBINED SANITARY AND WATER EASEMENT

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GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

PM: DMH DB: DRC CB: JSS

SHEET 8 OF 11

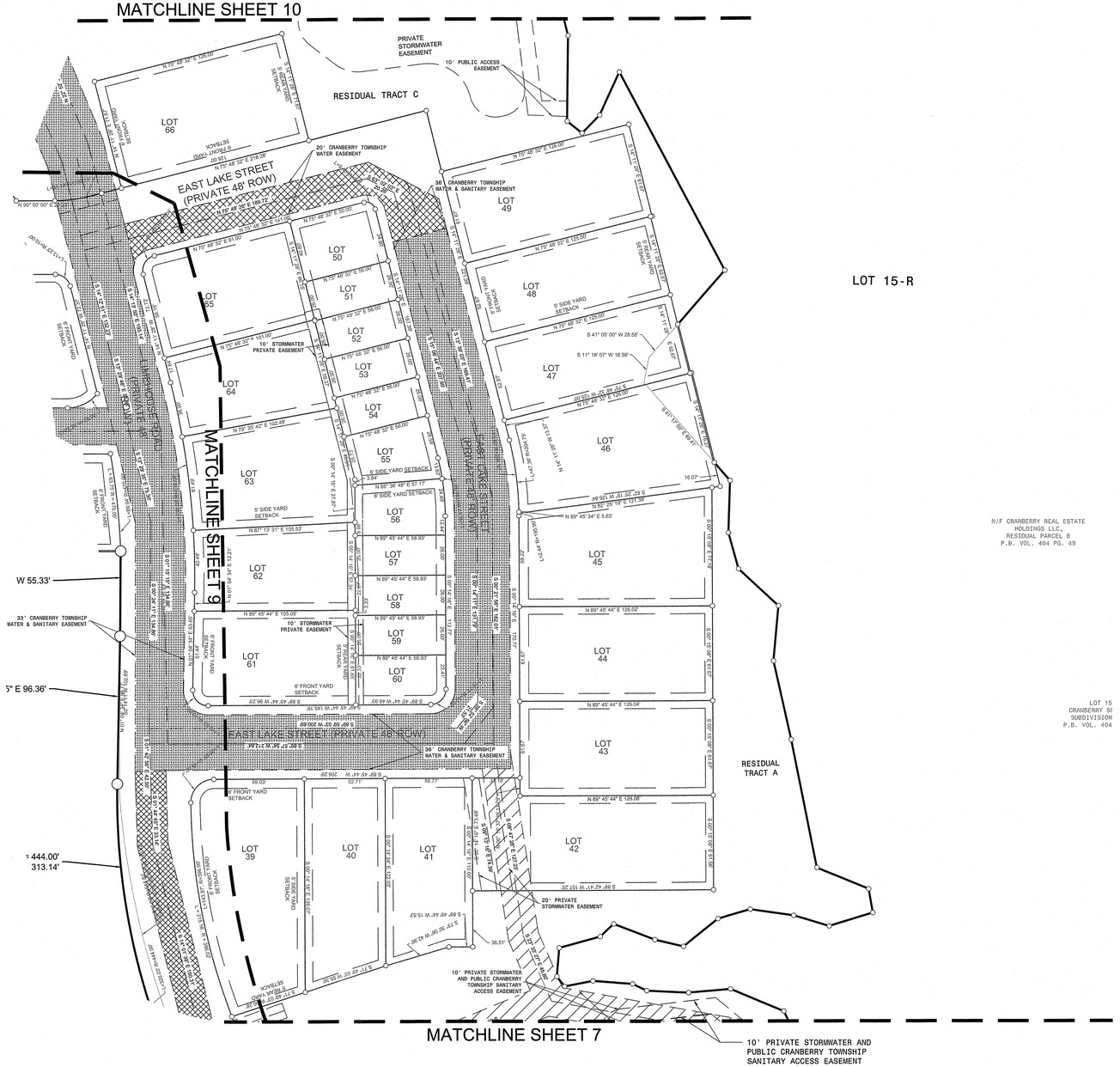
SCALE: 1"= 30'

Date: 10/07/2022
Job Number: 39977-0014
Dwg No:

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CRANBERRY TOWNSHIP WATER EASEMENT

CRANBERRY TOWNSHIP SANITARY EASEMENT

CRANBERRY TOWNSHIP COMBINED SANITARY AND WATER EASEMENT

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

PLAN BOOK	PAGE
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CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

CHARTER HOMES AT CRESCENT, INC.
322 NORTH ARCH STREET
LANCASTER, PA 17603

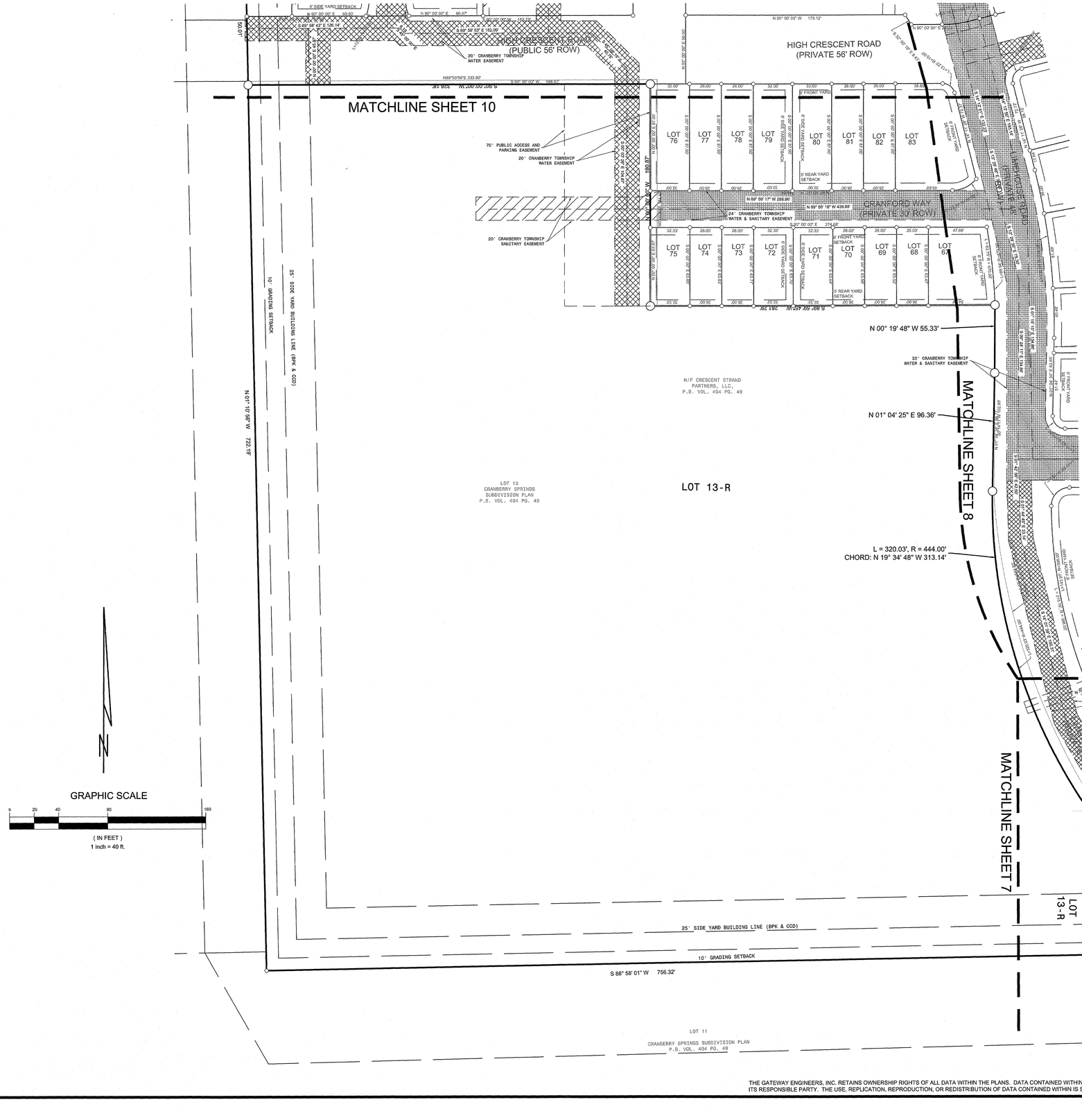
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SHEET 9 OF 11

SCALE: 1"= 30'

Date: 10/07/2022
Job Number: 39977-0014
Dwg No:

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MATCHLINE SHEET 10
HIGH CRESCENT ROAD
(PUBLIC 56' ROW)
HIGH CRESCENT ROAD
(PRIVATE 56' ROW)
CRANFORD WAY
(PRIVATE 50' ROW)
LIMEKILN ROAD
(PRIVATE 50' ROW)
20' CRANBERRY TOWNSHIP WATER EASEMENT
70' PUBLIC ACCESS AND PARKING EASEMENT
20' CRANBERRY TOWNSHIP WATER EASEMENT
20' CRANBERRY TOWNSHIP SANITARY EASEMENT
24' CRANBERRY TOWNSHIP WATER & SANITARY EASEMENT
LOT 76
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 82
LOT 83
LOT 75
LOT 74
LOT 73
LOT 72
LOT 71
LOT 70
LOT 69
LOT 68
LOT 67
5' FRONT YARD SETBACK
5' SIDE YARD SETBACK
5' REAR YARD SETBACK
N/F CRESCENT STRAND PARTNERS, LLC, P.B. VOL. 404 PG. 49
LOT 13-R
LOT 13 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
LOT 11 CRANBERRY SPRINGS SUBDIVISION PLAN P.B. VOL. 404 PG. 49
N 00° 19' 48" W 55.33'
33' CRANBERRY TOWNSHIP WATER & SANITARY EASEMENT
N 01° 04' 25" E 96.36'
MATCHLINE SHEET 8
L = 320.03', R = 444.00'
CHORD: N 19° 34' 48" W 313.14'
20' CRANBERRY TOWNSHIP WATER EASEMENT
MATCHLINE SHEET 7
N 49° 40' 52" E 11.56'
L=316.87' R=644.81'
CHORD: N 32° 21' 53" W 98.58'
S 25°30' 57" E 6.04'
25' SIDE YARD BUILDING LINE (BPK & OCD)
10' GRADING SETBACK
S 88° 58' 01" W 756.32'
N 01° 10' 56" W 722.19'
S 89° 59' 17" W 288.96'
N 89° 59' 18" W 439.69'
S 89° 59' 45" W 261.79'
S 89° 59' 45" W 328.00'
S 89° 58' 43" E 126.14'
S 89° 58' 43" E 182.09'
N 90° 00' 00" W 179.12'
N 90° 02' 00" E
S 89° 58' 43" E 60.47'
N 90° 00' 00" W 172.72'
S 89° 58' 43" E 333.90'
S 89° 58' 43" E 333.90'
S 89° 58' 43" E 333.90'
N 89°53'56"E 333.90'
S 89° 00' 00" W 566.83'
S 89° 00' 00" W 328.18'
S 89° 00' 00" W 328.18'
N 90° 00' 00" E 274.68'
180.82'
50.01'
8' SIDE YARD SETBACK
L=23.29' R=10.75'
L=320.03' R=444.00'
L=316.87' R=644.81'

CRANBERRY TOWNSHIP WATER EASEMENT

CRANBERRY TOWNSHIP SANITARY EASEMENT

CRANBERRY TOWNSHIP COMBINED SANITARY AND WATER EASEMENT

PLAN BOOK	PAGE
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PARCEL B-R

MERRITT WAY (PRIVATE 20' ROW)

WHITNEY LANE (PRIVATE 48' ROW)

GRANES WAY (PRIVATE 20' ROW)

RAMSGATE ROAD (PUBLIC 48' ROW)

TUNE STREET (PRIVATE 20' ROW)

DEVLIN WAY (PRIVATE 20' ROW)

LAYTON STREET (PRIVATE 48' ROW)

HIGH CRESCENT ROAD (PUBLIC 56' ROW)

HIGH CRESCENT ROAD (PRIVATE 56' ROW)

RESIDUAL TRACT C

RESIDUAL TRACT E

PARCEL B

PARCEL F

LOT 15-R

N/F CRANBERRY REAL ESTATE HOLDINGS LLC, RESIDUAL PARCEL B P.B. VOL. 404 PG. 49

PUBLIC ACCESS EASEMENT GRANTED PURSUANT TO THAT CERTAIN CONSTRUCTION AND ACCESS EASEMENT DATED AUGUST 4, 2022 RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AS INSTRUMENT NUMBER 202208180017884

MATCHLINE SHEET 8

MATCHLINE SHEET 9

GRAPHIC SCALE

0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

N

CRESCENT PLAN PHASE 1A

BEING A SUBDIVISON OF LOT 13, LOT 14, LOT 15 AND PARCEL B IN THE CRANBERRY SPRINGS SUBDIVISION PLAN, AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE IN PLAN BOOK VOLUME 404, PAGE 49

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

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SHEET 11 OF 11

SCALE: 1"= 40'

Date: 10/07/2022
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