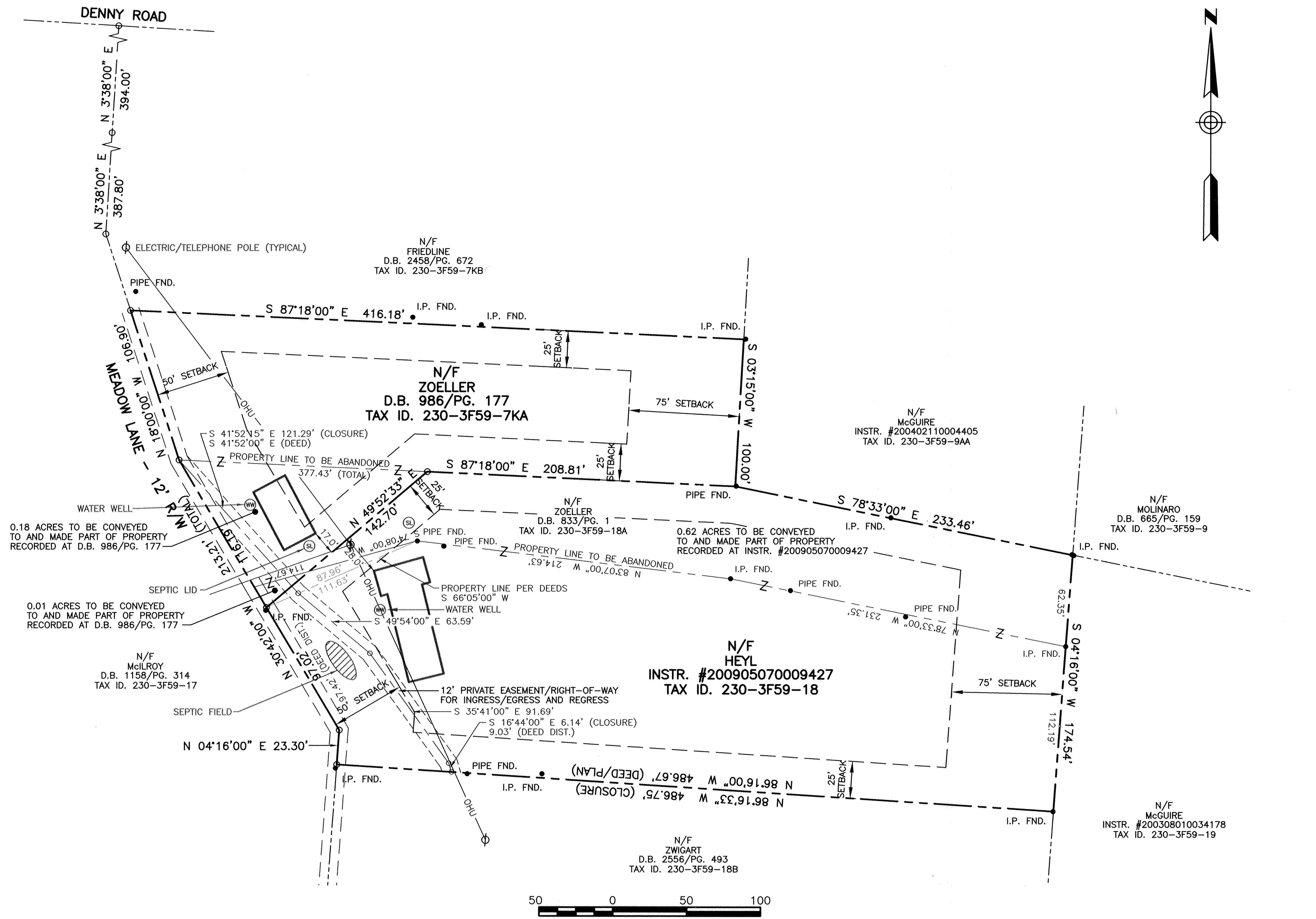
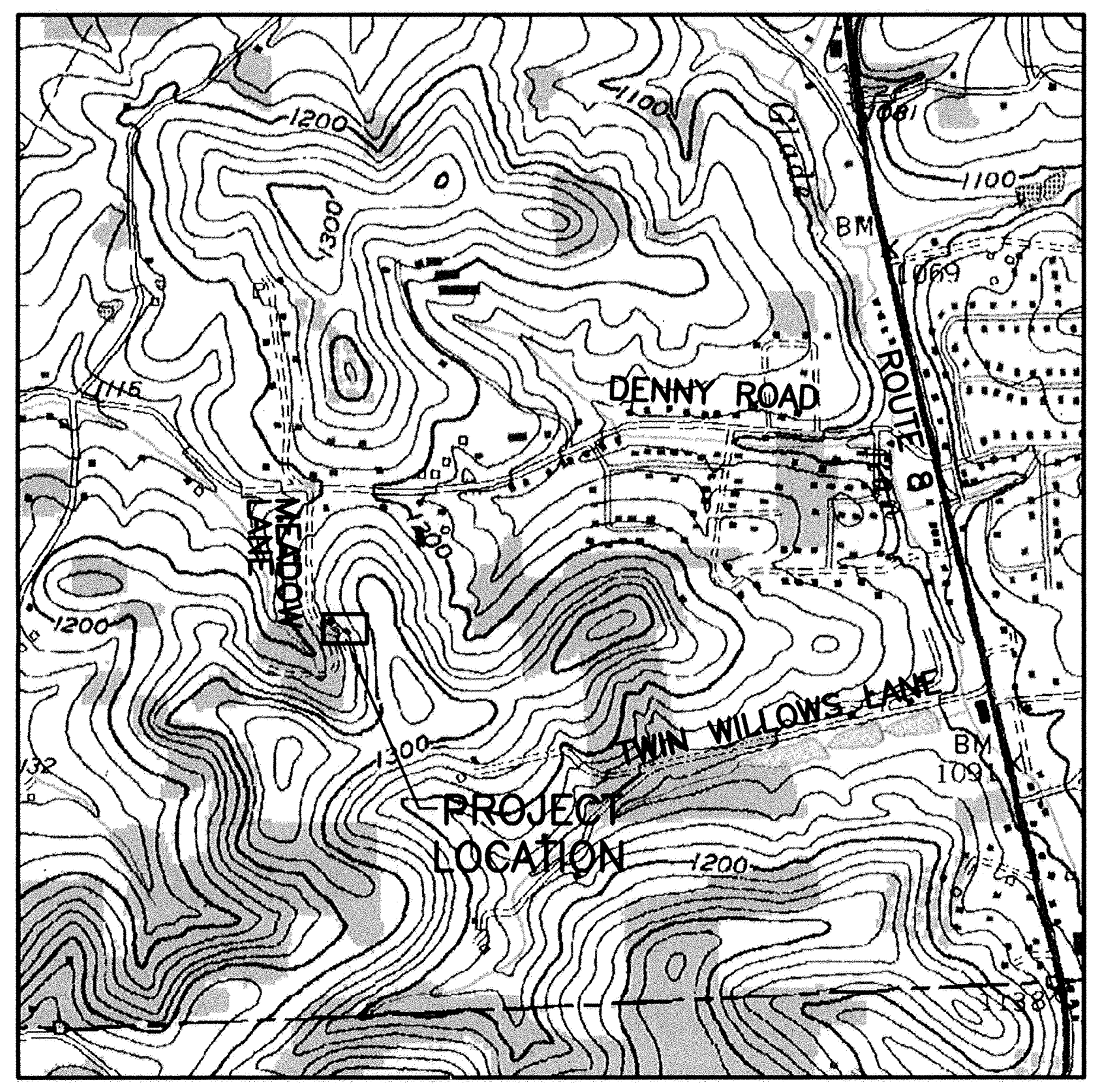
Instr:200910300025638 10/30/2009
Pages:1 F:$45.00 10:45AM
Michele Mustello T20090018445
Butler County Recorder FL


DENNY ROAD
N 3°38'00" E 394.00'
N 3°38'00" E 387.80'
ELECTRIC/TELEPHONE POLE (TYPICAL)
PIPE FND.
S 87°18'00" E 416.18'
I.P. FND.
I.P. FND.
I.P. FND.
N/F
FRIEDLINE
D.B. 2458/PG. 672
TAX ID. 230-3F59-7KB
N 18°00'00" W 106.90'
MEADOW LANE - 12' R/W
50' SETBACK
OHU
N/F
ZOELLER
D.B. 986/PG. 177
TAX ID. 230-3F59-7KA
25' SETBACK
75' SETBACK
S 03°15'00" W 100.00'
S 41°52'15" E 121.29' (CLOSURE)
S 41°52'00" E (DEED)
PROPERTY LINE TO BE ABANDONED
377.43' (TOTAL)
S 87°18'00" E 208.81'
25' SETBACK
PIPE FND.
N/F
McGUIRE
INSTR. #200402110004405
TAX ID. 230-3F59-9AA
S 78°33'00" E 233.46'
I.P. FND.
WATER WELL
0.18 ACRES TO BE CONVEYED TO AND MADE PART OF PROPERTY RECORDED AT D.B. 986/PG. 177
N 49°52'33" E 142.70'
25' SETBACK
N/F
ZOELLER
D.B. 833/PG. 1
TAX ID. 230-3F59-18A
0.62 ACRES TO BE CONVEYED TO AND MADE PART OF PROPERTY RECORDED AT INSTR. #200905070009427
N/F
MOLINARO
D.B. 665/PG. 159
TAX ID. 230-3F59-9
I.P. FND.
213.21' (TOTAL)
116.19'
17.0'
28.0'
N 08°00'00" W
PIPE FND.
PIPE FND.
PROPERTY LINE TO BE ABANDONED
N 83°07'00" W 214.63'
I.P. FND.
PIPE FND.
SEPTIC LID
114.67'
87.96'
111.63'
PROPERTY LINE PER DEEDS
S 66°05'00" W
WATER WELL
0.01 ACRES TO BE CONVEYED TO AND MADE PART OF PROPERTY RECORDED AT D.B. 986/PG. 177
I.P. FND.
S 49°54'00" E 63.59'
PIPE FND.
N 78°33'00" W 231.35'
62.35'
I.P. FND.
S 04°16'00" W 174.54'
N/F
McILROY
D.B. 1158/PG. 314
TAX ID. 230-3F59-17
N 30°42'00" W
97.02'
97.42' (DEED DIST.)
N/F
HEYL
INSTR. #200905070009427
TAX ID. 230-3F59-18
75' SETBACK
112.19'
SEPTIC FIELD
50' SETBACK
12' PRIVATE EASEMENT/RIGHT-OF-WAY FOR INGRESS/EGRESS AND REGRESS
S 35°41'00" E 91.69'
S 16°44'00" E 6.14' (CLOSURE)
9.03' (DEED DIST.)
N 04°16'00" E 23.30'
PIPE FND.
I.P. FND.
I.P. FND.
N 86°16'00" W 486.67' (DEED/PLAN)
N 86°16'33" W 486.75' (CLOSURE)
25' SETBACK
I.P. FND.
N/F
McGUIRE
INSTR. #200308010034178
TAX ID. 230-3F59-19
N/F
ZWIGART
D.B. 2556/PG. 493
TAX ID. 230-3F59-18B
N
50 0 50 100
Scale Feet


1200
1100
DENNY ROAD
ROUTE 8
MEADOW LANE
TWIN WILLOWS LANE
PROJECT LOCATION
BM

VICINITY MAP

SCALE 1"=2000'
SOURCE: U.S.G.S. TOPOGRAPHICAL QUADRANGLE, VALENCIA, PENNSYLVANIA

AREA TABULATIONS:

PARCEL	OLD AREA	NEW AREA
230-3F59-7KA	0.91 AC.	1.10 AC.
230-3F59-18	1.64 AC.	2.26 AC.
230-3F59-18A	0.81 AC.	0.00 AC.
TOTAL	3.36 AC.	3.36 AC.

LOT REQUIRMENTS

ZONE: (AG-A) RURAL RESIDENTIAL

MINIMUM LOT SIZE: 43,560 SQ. FT. (1 ACRE)
MINIMUM LOT WIDTH: 150 FEET
MINIMUM FRONT YARD: 50 FEET FROM LOT LINE OR 75 FEET FROM STREET CENTERLINE, WHICHEVER IS GREATER
MINIMUM REAR YARD: 75 FEET, PRINCIPAL STRUCTURES
10 FEET, ACCESSORY STRUCTURES
MINIMUM SIDE YARD: 25 FEET, DWELLINGS
10 FEET, ACCESSORY STRUCTURES
MAXIMUM LOT COVERAGE: 5% FARMS
20% ALL OTHERS
MAXIMUM HEIGHT: 35 FEET, (2 1/2 STY.) ALL PRINCIPAL STRUCTURES
ALL ACCESSORY STRUCTURES
10 FEET, LESS THAN 2 ACRES
25 FEET, 2 OR MORE ACRES

NOTES:

1 THE PROPERTIES DELINEATED HEREON ARE UNDER AND SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

2 THIS PLAT DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISUAL USES OF THE LAND, HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO EASEMENTS EXIST.

3 PARCEL 230-3F59-7KA
CURRENT TITLE OF PROPERTY RECORDED AT D.B.V. 986, PG. 177 IN THE NAMES OF JAMES G. AND JEANNINE R. ZOELLER.

4 PARCEL 230-3F59-18A
CURRENT TITLE OF PROPERTY RECORDED AT D.B.V. 833, PG. 1 IN THE NAMES OF JAMES G. AND JEANNINE R. ZOELLER.

5 PARCEL 230-3F59-18
CURRENT TITLE OF PROPERTY RECORDED AT INSTR. #200905070009427 IN THE NAMES OF JOHN N. AND JESSICA J. HEYL.

6 ZONING: AG-A (RURAL RESIDENTIAL).

MODIFICATION/WAIVER:

1 ASKING FOR WAIVER ON SHOWING CONTOURS

OWNERS ADOPTION:

WE, JAMES G. AND JEANNINE R. ZOELLER AND JOHN N. AND JESSICA J. HEYL OWNERS OF THE LAND SHOWN ON THIS LOT LINE REVISION, HEREBY ADOPT THIS PLAN AS OUR LOT LINE REVISION AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF 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 WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 22 DAY OF September, 2009.

ATTEST:

Jessica Geibel
NOTARY PUBLIC

John N Heyl
OWNER

Jessica J Heyl
OWNER

James G. Zoeller
OWNER

Jeannine R Zoeller
OWNER

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA) SS:
BUTLER COUNTY) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JAMES G. AND JEANNINE R. ZOELLER AND JOHN N. HEYL AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF September 2009 MY COMMISSION EXPIRES THE 7 DAY OF February 2012.

OFFICIAL SEAL (STAMP MUST BE IN BLACK INK)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jessica Geibel, Notary Public
Adams Twp., Butler County
My Commission Expires Feb. 7, 2012
Member, Pennsylvania Association of Notaries

Jessica Geibel
NOTARY PUBLIC (SIGNATURE)

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THIS LOT LINE REVISION BEING PARCEL 230-3F59-7KA (D.B. 986-PG. 177) AND PARCEL 230-3F50-18A (D.B. 833-PG. 1) IS IN THE NAME OF JAMES G. AND JEANNINE R. ZOELLER AND RECORDED AS SUCH .WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN, OR OTHER ENCUBRANCE AGAINST THIS PROPERTY.

Paul J Neff
WITNESS

James G. Zoeller
OWNER

Jeannine R. Zoeller
OWNER

ACKNOWLEDGEMENT OF NOTARY:

COMMONWEALTH OF PENNSYLVANIA) SS:
BUTLER COUNTY) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED JAMES G. AND JEANNINE R. ZOELLER AND JOHN N. HEYL AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THEIR ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22 DAY OF September 2009. MY COMMISSION EXPIRES THE 7 DAY OF February 2012

OFFICIAL SEAL (STAMP MUST BE IN BLACK INK)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jessica Geibel, Notary Public
Adams Twp., Butler County
My Commission Expires Feb. 7, 2012
Member, Pennsylvania Association of Notaries

Jessica Geibel
NOTARY PUBLIC (SIGNATURE)

CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THIS LOT LINE REVISION IS IN THE NAME OF JOHN N. AND JESSICA J. HEYL AND IS RECORDED AT INSTR. #200905070009427,

Paul J Neff
WITNESS

John N Heyl
OWNER

Jessica J Heyl
OWNER

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

WITNESS

NAME, TITLE AND MORTGAGEE

MUNICIPAL DECLARATIONS:

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

SECRETARY

CHAIRMAN BOARD OF SUPERVISORS

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

TOWNSHIP SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX, BY RESOLUTION No. #16 of 2009, EFFECTIVE THIS 28th DAY OF OCTOBER, 2009.

SECRETARY

CHAIRMAN BOARD OF SUPERVISORS

TOWNSHIP PLANNING COMMISSION:

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 25th DAY OF August, 2009.

SECRETARY COMMISSION

CHAIRMAN BOARD OF PLANNING

TOWNSHIP ENGINEER:

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

DATE	REGISTRATION No.	SIGNATURE
10-1-09	044823-E	J Rusnak

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 8TH DAY OF SEPT., 2009

JRM F.U. JRM
SECRETARY COMMISSION

CHAIRMAN BUTLER COUNTY PLANNING

PROOF OF RECORDING:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 317, PAGE(S) 1. GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF October, 2009.

Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

SURVEYORS CERTIFICATION:

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

9-18-09
DATE

Paul J Neff
PAUL J. NEFF
SU051242

ENGINEER
John Rusnak, Jr.
044823-E

TOWNSHIP

COUNTY

SURVEYOR
PAUL J. NEFF
SU051242

RECORDER

Recorded: OCT. 30, 2009

PLAN BOOK	PAGE
317	1

R E F E R E N C E S

REF. #	DESCRIPTION

REV.	REVISION DESCRIPTION	DATE	BY	CHKD	APPR
1	ADDRESSED TOWNSHIP COMMENTS	8/21/09	MDW	PN	PN

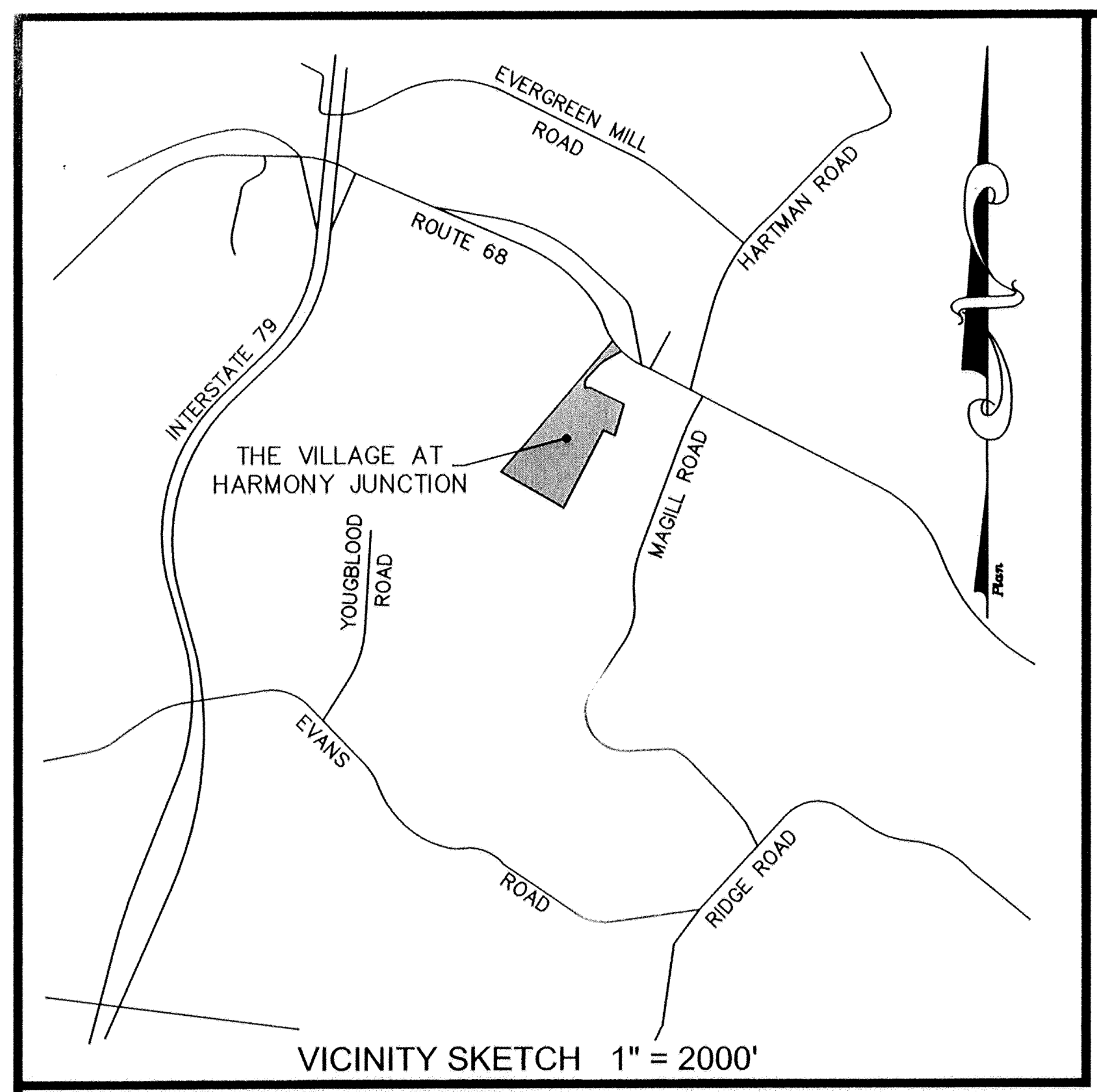
R E V I S I O N S

PEDERSEN
&PEDERSEN
Civil and Environmental
Engineering/Surveying
441 Mars-Valencia Road, Suite 200
Valencia, PA. 16059
724-898-3300
FAX 724-625-1329

CLIENT
JOHN HEYL
129 MEADOW LANE, VALENCIA, PA 16059

PROJECT
LOT LINE REVISION
RECORDED AT
D.B. 833/PG. 1, D.B. 986/PG. 177 AND INSTR. #200905070009427
SITUATE IN
MIDDLESEX TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DRAWN: JAL
CHECKED: PJN
APPROVED: PJN
DATE: 07/09/09
ISSUE DATE: 8/21/09
REV. #: 1
PROJECT #: 09-031
SCALE: 1"=50'
DWG #: SP-1
SHEET 1 OF 1


EVERGREEN MILL ROAD
ROUTE 68
HARTMAN ROAD
INTERSTATE 79
THE VILLAGE AT HARMONY JUNCTION
YOUGBLOOD ROAD
MAGILL ROAD
EVANS ROAD
RIDGE ROAD

VICINITY SKETCH 1" = 2000'

General Plan Notes:

The purpose of this plan is to established party wall lot lines at the centers of the existing party walls to create fee-simple lots for each townhouse unit.

This plan is a re-subdivision of Lot 7R of The Village at Harmony Junction Plan as recorded in Plan Book 292, Pages 13 – 15 and The Village at Harmony Junction Plan Revision No. 1 as recorded in Plan Book 300, Pages 26 & 27

Property Owner / Developer:

Maronda Homes Inc.
11 Timberglen Drive
Pittsburgh, PA 15275

Lot 7R ownership reference:
Tax Parcel 180–S7–C7
Inst No. 200706070014376

The pedestrian easements shown shall be for the benefit of the owners shown hereon to access the rearyards of their respective units.

This plan is subject to the conditions of approval referenced in the Village at Harmony Junction Plan recorded with the Butler County Recorder of Deeds at Plan Book Volume 292, Pages 13–15 and the Village at Harmony Junction Plan Revision No. 1 recorded with the Butler County Recorder of Deeds at Plan Book 300, Pages 26 & 27.

Current Zoning Requirements – RH – Residential High Density

	REQUIRED	PROPOSED
Min. Lot Area (Interior Unit)	2,000 SQ.FT.	2,559.38 SQ.FT. (Smallest)
Min. Lot Area (End Unit)	3,000 SQ.FT.	3,628.88 Sq.Ft. (Smallest)
Min. Lot width at R/W	22.00'	24.375' (Smallest)
Min. Front Setback:	20.00'	20.00'
Min. Rear Setback:	20.00'	20.00'
Min. Side Setback (End Unit)	10.00'	10.00'

Unit Areas:

Unit 7R–A	4,154.24 SQ.FT.	0.095 ACRES
Unit 7R–B	2,559.38 SQ.FT.	0.059 ACRES
Unit 7R–C	2,559.38 SQ.FT.	0.059 ACRES
Unit 7R–D	2,559.38 SQ.FT.	0.059 ACRES
Unit 7R–E	2,559.38 SQ.FT.	0.059 ACRES
Unit 7R–F	2,559.38 SQ.FT.	0.059 ACRES
Unit 7R–G	3,628.88 SQ.FT.	0.083 ACRES

Total area affected by this plan : 0.472 Acres
Total number of units created: 7

Shaded area = 10' Pedestrian Easement

By a resolution approved on the 13th day of October, 2009, the Board of Directors of Maronda Homes, Inc., incorporated in the state of Pennsylvania, Owners of the land shown on The Village at Harmony Junction Lot 7R Revised Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to Jackson Township. This adoption shall be binding upon the corporation and upon its successors and assigns.

(SEAL)

Robert Mihok V.P. of Land
Signature and title of officer

Maronda Homes, Inc.
Kelly A. Campbell
Signature and title of authorized officer witnessing

10/12/09
Date

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Robert Mihok, V.P. of Land (Name & Title of Officer) of Maronda Homes 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 this plan and dedicate public property contained thereon to The Township of Jackson.

Witness my hand and notarial seal this 13th day of October, 2009.

My commission expires the 20th day of January, 2010.

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly A. Campbell, Notary Public
Findlay Twp., Allegheny County
My Commission Expires Jan. 20, 2010
Member, Pennsylvania Association of Notaries

Kelly A. Campbell
Notary Public

We hereby certity that the title to the property contained in The Village at Harmony Junction Lot 7R Revised Plan is in the name of Maronda Homes, Inc. and is recorded at Instrument No. 200706070014376. We further certify that there is no mortgage, lien or other encumbrance against this property

Robert Mihok
Maronda Homes Inc.

Robert Mihok, V.P. of Land
Printed Name & Title

Kelly A. Campbell
Witness

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

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

9/23/09
DATE

This plan was reviewed by the Township Engineer for conformance with the Jackson Township Subdivision and Land Development Ordinance and other applicable Township Ordinances.

Township Engineer

PE040234R
Registration No.

10.20.09
Date

The Township of Jackson 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.

Township Manager / Secretary

10-15-09
DATE

Reviewed by the Planning Commission of Jackson Township this 7th day of October, 2009.

Valerie Schilling
Secretary

Chairperson

Approved by the Board of Supervisors of Jackson Township on the 15 day of October, 2009 subject to certain conditions referenced in the Township decision letter dated September 14, 2009. The Board of Supervisors of the Township of Jackson gives notice that in approving this plan for recording, the Township of Jackson assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

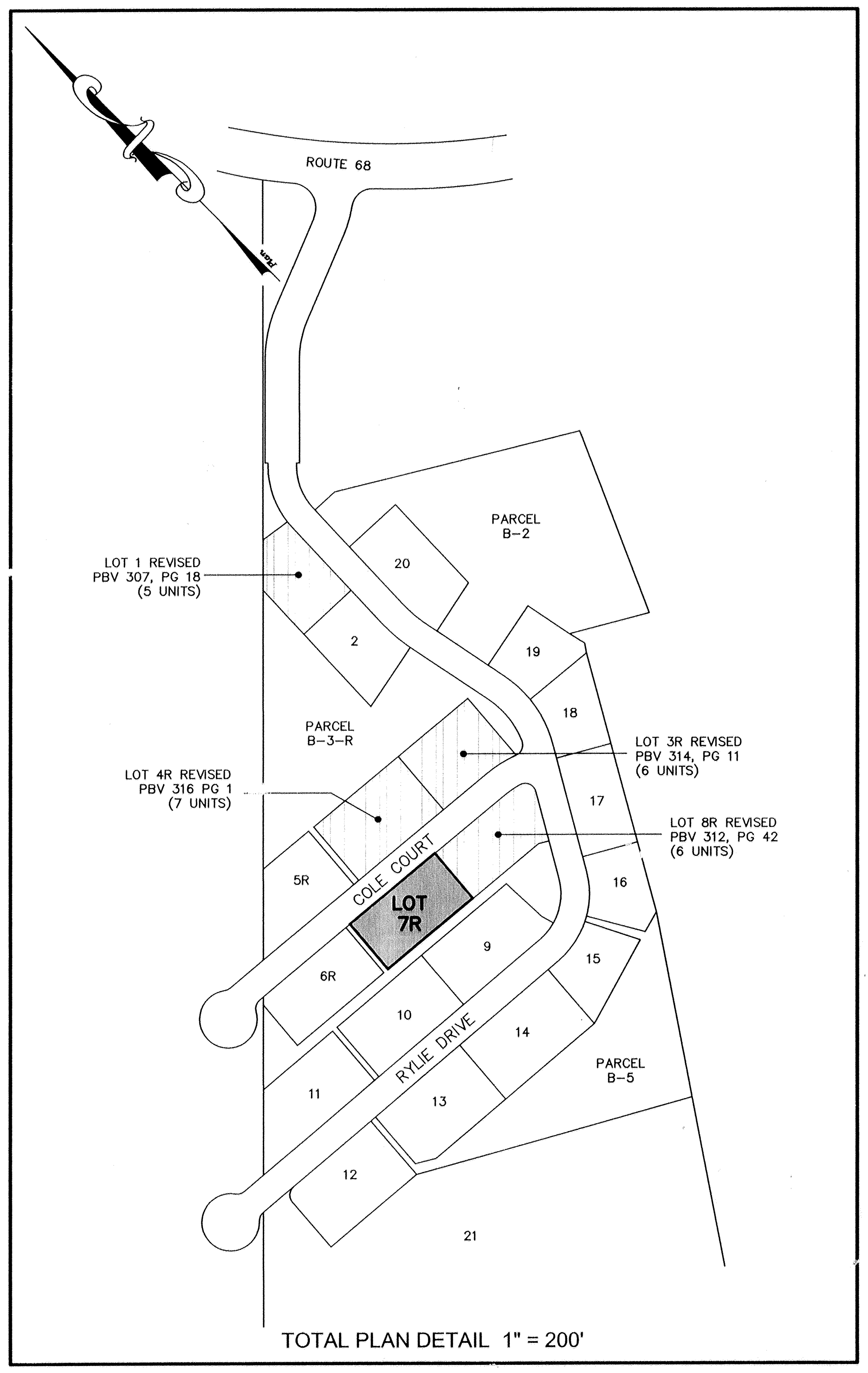
Signed and noted as approved this 15 day of October, 2009.

Township Secretary

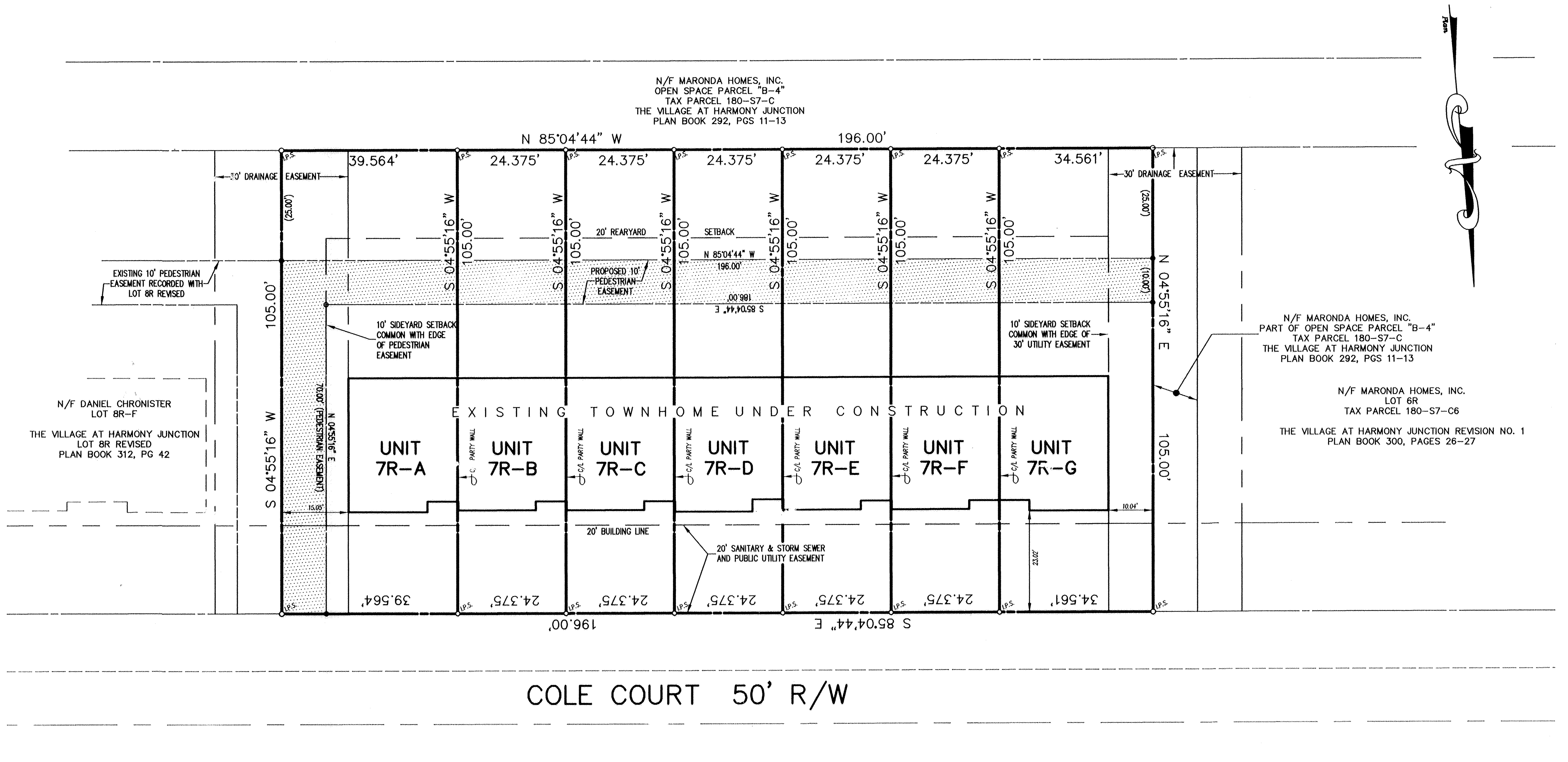
Chairperson

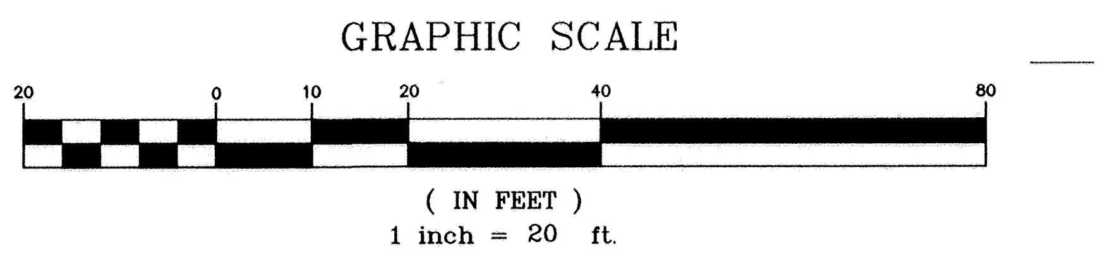
This plat was delivered to Maronda Homes Inc., by Jackson Township on Oct. 29, 2009

Township Secretary/Manager


ROUTE 68
PARCEL B–2
20
2
19
18
17
16
15
14
13
12
11
10
9
21
5R
6R
LOT 7R
LOT 1 REVISED PBV 307, PG 18 (5 UNITS)
PARCEL B–3–R
LOT 4R REVISED PBV 316 PG 1 (7 UNITS)
LOT 3R REVISED PBV 314, PG 11 (6 UNITS)
LOT 8R REVISED PBV 312, PG 42 (6 UNITS)
COLE COURT
RYLIE DRIVE
PARCEL B–5

TOTAL PLAN DETAIL 1" = 200'


N/F MARONDA HOMES, INC.
OPEN SPACE PARCEL "B–4"
TAX PARCEL 180–S7–C
THE VILLAGE AT HARMONY JUNCTION
PLAN BOOK 292, PGS 11–13
N 85°04'44" W
196.00'
39.564'
24.375'
24.375'
24.375'
24.375'
24.375'
34.561'
30' DRAINAGE EASEMENT
30' DRAINAGE EASEMENT
(25.00')
S 04°55'16" W
105.00'
20' REARYARD SETBACK
N 85°04'44" W 196.00'
S 85°04'44" E 186.00'
PROPOSED 10' PEDESTRIAN EASEMENT
EXISTING 10' PEDESTRIAN EASEMENT RECORDED WITH LOT 8R REVISED
10' SIDEYARD SETBACK COMMON WITH EDGE OF PEDESTRIAN EASEMENT
10' SIDEYARD SETBACK COMMON WITH EDGE OF 30' UTILITY EASEMENT
N 04°55'16" E 70.00' (PEDESTRIAN EASEMENT)
N 04°55'16" E
(10.00')
N/F DANIEL CHRONISTER
LOT 8R–F
THE VILLAGE AT HARMONY JUNCTION
LOT 8R REVISED
PLAN BOOK 312, PG 42
N/F MARONDA HOMES, INC.
PART OF OPEN SPACE PARCEL "B–4"
TAX PARCEL 180–S7–C
THE VILLAGE AT HARMONY JUNCTION
PLAN BOOK 292, PGS 11–13
N/F MARONDA HOMES, INC.
LOT 6R
TAX PARCEL 180–S7–C6
THE VILLAGE AT HARMONY JUNCTION REVISION NO. 1
PLAN BOOK 300, PAGES 26–27
EXISTING TOWNHOME UNDER CONSTRUCTION
UNIT 7R–A
UNIT 7R–B
UNIT 7R–C
UNIT 7R–D
UNIT 7R–E
UNIT 7R–F
UNIT 7R–G
C/L PARTY WALL
15.05'
10.04'
23.02'
20' BUILDING LINE
20' SANITARY & STORM SEWER AND PUBLIC UTILITY EASEMENT
I.P.S.
S 85°04'44" E
COLE COURT 50' R/W


GRAPHIC SCALE
20
0
10
20
40
80
(IN FEET)
1 inch = 20 ft.

Reviewed by the Butler County Planning Commission this 28TH day of AUGUST 2009

JRM
Secretary

JRM
Chairman

Recorded in the office for Recording of Deeds, in and for Butler County, Pennsylvania, in Subdivision Plan Book, Volume 317, Page 2. Witness by hand and seal of office this 2nd day of November A.D. 2009.

SEAL
Michele M Mustello
Butler County Recorder of Deeds

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDED NOV. 2, 2009	
PLAN BOOK	PAGE
317	2

Instr:200911020025710 11/02/2009
Pages:1 F:$45.00 8:46AM
Michele Mustello T20090018518
Butler County Recorder FL

OWNER / DEVELOPER
Maronda Homes
11 TIMBERGLEN DRIVE
IMPERIAL, PA 15126

THE VILLAGE AT HARMONY JUNCTION LOT 7R REVISED

BEING A RE-SUBDIVISION OF LOT 7R OF THE VILLAGE AT HARMONY JUNCTION PLAN REV. 1 RECORDED IN PLAN BOOK 300, PAGES 26 & 27
JACKSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

SPERDUTE LAND SURVEYING
JAMES A. SPERDUTE, R.S.
108 DEER LANE
HARMONY, PA 16037
724-452-4362
724-452-9357 FAX
pasurvey@zbzoom.net

DRAWING SCALE: 1"=20'	DATE: AUGUST 11, 2009	REVISIONS	SHEET
DRAWING NUMBER: 1009-099509_S	DRAWN BY: JSS	CK'D BY: JAS	09/23/09...PER TWP REV.	1 / 1

Maronda Homes, Inc.

Notary Public

JAMES ANTHONY SPERDUTE
No. 24457 E

Surveyor

Jackson Township

Butler County Planning Commission

Butler County Recorder of Deeds

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 23 DAY OF Sept. 2009.

ATTEST:

Phm P. Lope
WITNESS

Andrew D Lang
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ANDREW D. LANG AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 23 DAY OF Sept. 2009.
MY COMMISSION EXPIRES THE ______ DAY OF ______________

Phm P. Lope
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Philip P. Lope, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 6, 2011
Member, Pennsylvania Association of Notaries

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 23 DAY OF Sept. 2009.

ATTEST:

Phm P. Lope
WITNESS

Scott A. Lauer
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 23 DAY OF Sept. 2009.
MY COMMISSION EXPIRES THE ______ DAY OF ______________ ______.

Phm P. Lope
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Philip P. Lope, Notary Public
Zelienople Boro, Butler County
My Commission Expires Nov. 6, 2011
Member, Pennsylvania Association of Notaries

APPROVED BY THE WINFIELD TOWNSHIP PLANNING COMMISSION THIS 7th DAY OF October, 2009.

Pamela S Stivers
SECRETARY

David Kennedy
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WINFIELD, THIS 29th DAY OF October, 2009.

Victoria Schmeider
SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

SEAL

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

4-22-09
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF OCT. 2009.

SECRETARY JRM

F. ... JRM
CHAIRMAN

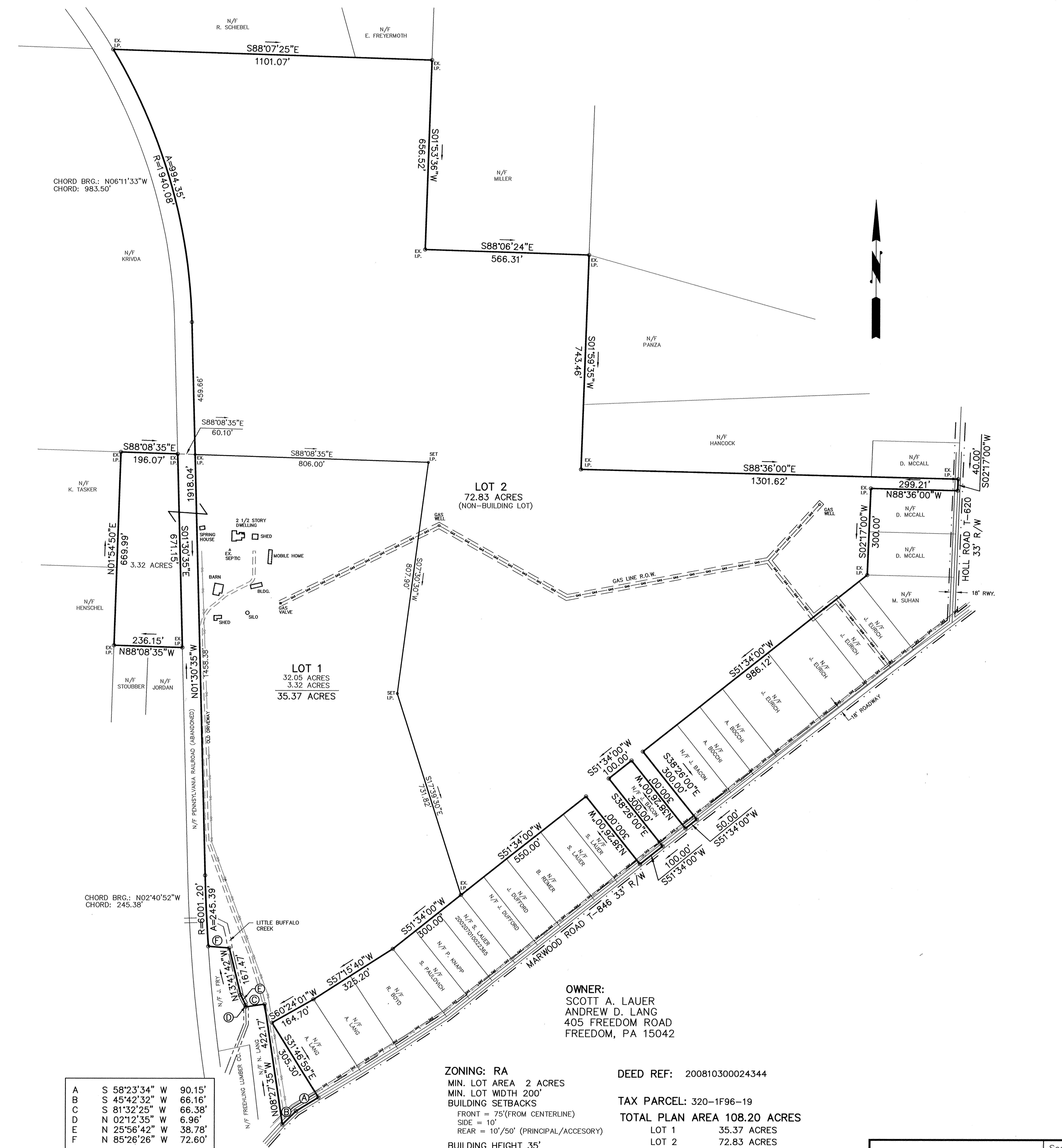
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 317 PAGE 3

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF November 2009.

Michele M Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012


N/F R. SCHIEBEL
N/F E. FREYERMOTH
S88°07'25"E 1101.07'
EX. I.P.
S01°53'36"W 656.52'
N/F MILLER
A=994.35' R=1940.08'
CHORD BRG.: N06°11'33"W
CHORD: 983.50'
N/F KRIVDA
S88°06'24"E 566.31'
S01°59'35"W 743.46'
N/F PANZA
N/F HANCOCK
S88°36'00"E 1301.62'
N/F D. MCCALL
299.21'
40.00'
S02°17'00"W
N88°36'00"W
S02°17'00"W 300.00'
HOLL ROAD T-620 33' R/W
N/F M. SUHAN
18' RWY.
459.66'
S88°08'35"E 60.10'
S88°08'35"E 196.07'
S88°08'35"E 806.00'
SET I.P.
1918.04'
LOT 2
72.83 ACRES
(NON-BUILDING LOT)
GAS WELL
GAS LINE R.O.W.
N/F K. TASKER
N01°54'50"E 669.99'
3.32 ACRES
S01°30'35"E 671.15'
SPRING HOUSE
2 1/2 STORY DWELLING
SHED
EX. SEPTIC
MOBILE HOME
BARN
BLDG.
GAS VALVE
SILO
SHED
S07°32'50"W 807.80'
N/F HENSCHEL
236.15'
N88°08'35"W
N/F STOUBBER
N/F JORDAN
LOT 1
32.05 ACRES
3.32 ACRES
35.37 ACRES
N01°30'35"W 1458.38'
N/F PENNSYLVANIA RAILROAD (ABANDONED)
OLD DRIVEWAY
S51°34'00"W 986.12'
N/F J. EURICH
N/F A. BOCCHI
N/F J. BACON
S38°26'00"E 300.00'
S51°34'00"W 100.00'
N38°26'00"W 300.00'
S38°26'00"E 300.00'
50.00'
S51°34'00"W
100.00'
S51°34'00"W
18' ROADWAY
S51°34'00"W 550.00'
N/F B. REMER
N/F S. LAUER
N/F J. DUFFORD
N/F S. LAUER 200207010022365
N/F P. KNAPP
N/F S. PAULOVICH
N/F R. BOYD
MARWOOD ROAD T-846 33' R/W
S51°34'00"W 300.00'
S17°39'30"E 731.62'
S57°15'40"W 325.20'
N/F A. LANG
S60°24'01"W 164.70'
S31°46'59"E 305.30'
N08°27'35"W 422.17'
N13°41'42"W 161.47'
A=245.39'
R=6001.20'
CHORD BRG.: N02°40'52"W
CHORD: 245.38'
LITTLE BUFFALO CREEK
N/F J. FRY
N/F FREEHLING LUMBER CO.
N/F N. LANG
A B C D E F

A	S	58°23'34"	W	90.15'
B	S	45°42'32"	W	66.16'
C	S	81°32'25"	W	66.38'
D	N	02°12'35"	W	6.96'
E	N	25°56'42"	W	38.78'
F	N	85°26'26"	W	72.60'

Instr:200911040025979 11/04/2009
Pages:1 F:$45.00 11:01AM
Michele Mustello T20090018753
Butler County Recorder FL

OWNER:
SCOTT A. LAUER
ANDREW D. LANG
405 FREEDOM ROAD
FREEDOM, PA 15042

ZONING: RA
MIN. LOT AREA 2 ACRES
MIN. LOT WIDTH 200'
BUILDING SETBACKS
FRONT = 75'(FROM CENTERLINE)
SIDE = 10'
REAR = 10'/50' (PRINCIPAL/ACCESORY)
BUILDING HEIGHT 35'

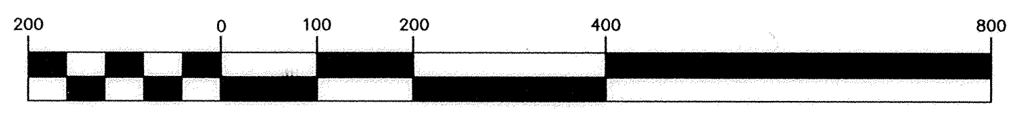
DEED REF: 200810300024344

TAX PARCEL: 320-1F96-19

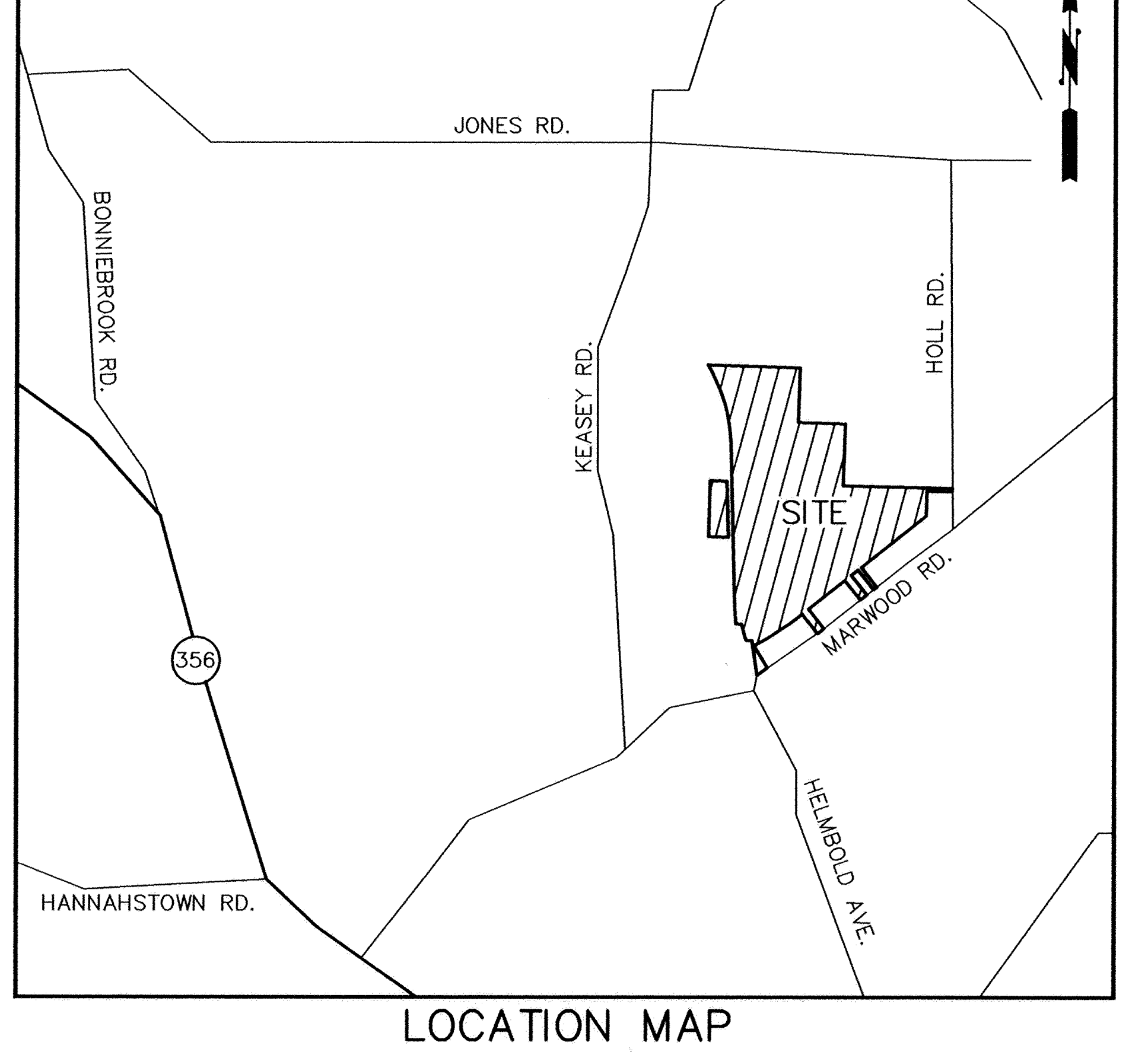
TOTAL PLAN AREA 108.20 ACRES

LOT 1	35.37 ACRES
LOT 2	72.83 ACRES

GRAPHIC SCALE


200
0
100
200
400
800

(IN FEET)
1 inch = 200 ft.


JONES RD.
BONNIEBROOK RD.
KEASEY RD.
HOLL RD.
SITE
356
MARWOOD RD.
HELMBOLD AVE.
HANNAHSTOWN RD.

LOCATION MAP

NON-BUILDING WAIVER

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

RECORDED NOV. 4, 2009	
PLAN BOOK	PAGE
317	3

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

Scale 1" = 200'	Lang – Lauer Subdivision
Date January 9, 2009 April 14, 2009	Situate in Winfield Township Butler County, Pa.
Job No. 2188	Prepared For Scott Lauer
	Sheet No. 1 of 1

KNOW ALL MEN BY THESE PRESENTS; THAT ALLEGHENY MINERAL CORPORATION, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF , DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN SLIPPERY ROCK TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, ALLEGHENY MINERAL CORPORATION, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF SLIPPERY ROCK, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ALLEGHENY MINERAL CORPORATION, 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 SAME TO BE ATTESTED BY ITS SECRETARY THIS 7th DAY OF August 2009.

ATTEST:

Mark A Snyder
SECRETARY

PRESIDENT

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, Dennis C. Snyder, PRESIDENT OF ALLEGHENY MINERAL CORPORATION, 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 AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 7th DAY OF August 2009.
MY COMMISSION EXPIRES THE 22nd DAY OF March 2012.

Jeffrey A Miller
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEFFREY A. MILLER, NOTARY PUBLIC
EAST FRANKLIN TWP., ARMSTRONG COUNTY
MY COMMISSION EXPIRES MARCH 22, 2012

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 29 DAY OF SEPT., 2009.

Vonnie J. Hogg
SECRETARY

Terry Dunn
CHAIRMAN

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SLIPPERY ROCK, THIS 6th DAY OF October, 2009.

Vonnie J. Hogg
SECRETARY

Paul A Dicky
CHAIRMAN , BOARD OF SUPERVISORS

SUPERVISOR

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

08-03-09
DATE

James M. Shuty
REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 14TH DAY OF AUGUST 2009.

JRM
SECRETARY

JRM
CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 317 PAGE 4.

GIVEN UNDER MY HAND AND SEAL THIS 6 DAY OF November 2009.

Michele M Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

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

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL THIS 26th DAY OF August 2009.

ATTEST:

Jeffrey H. Miller
WITNESS

Alan H. Emery
OWNER

Elizabeth A Emery
OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED ALAN H. & ELIZABETH A. EMERY AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH.

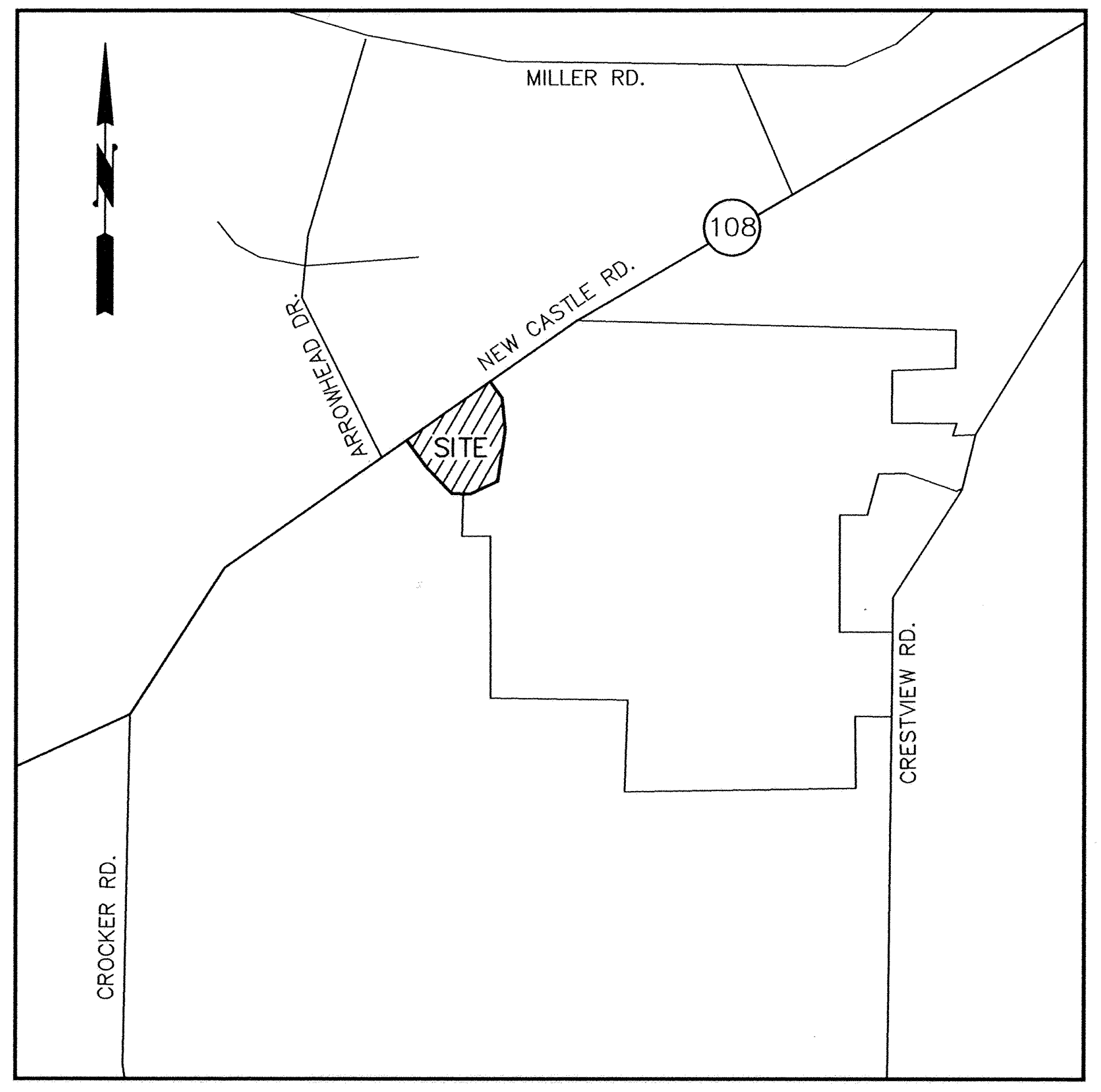
SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND SEAL THIS 26th DAY OF August 2009.
MY COMMISSION EXPIRES THE 22nd DAY OF March 2012.

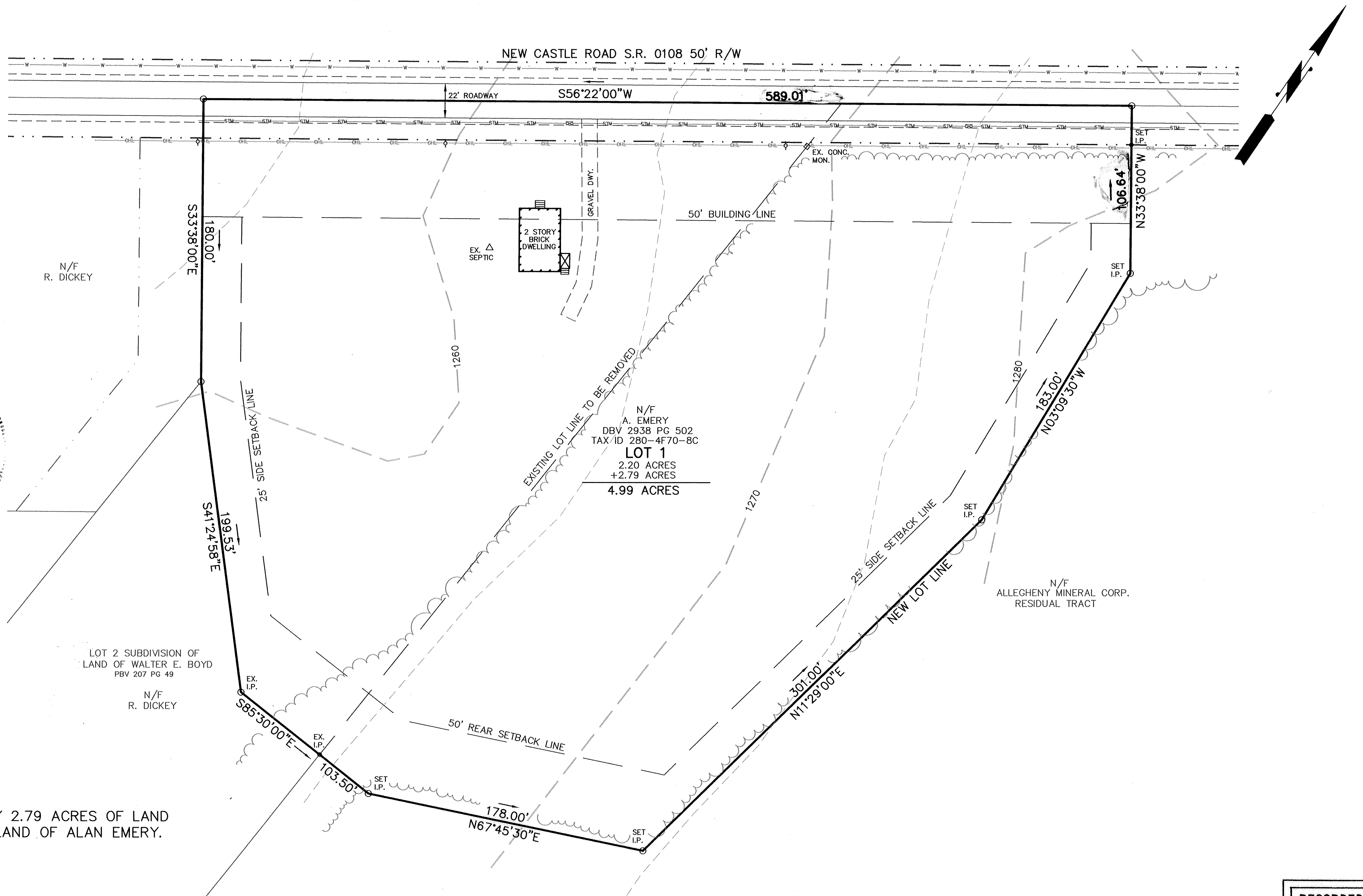
Jeffrey A. Miller
NOTARY PUBLIC

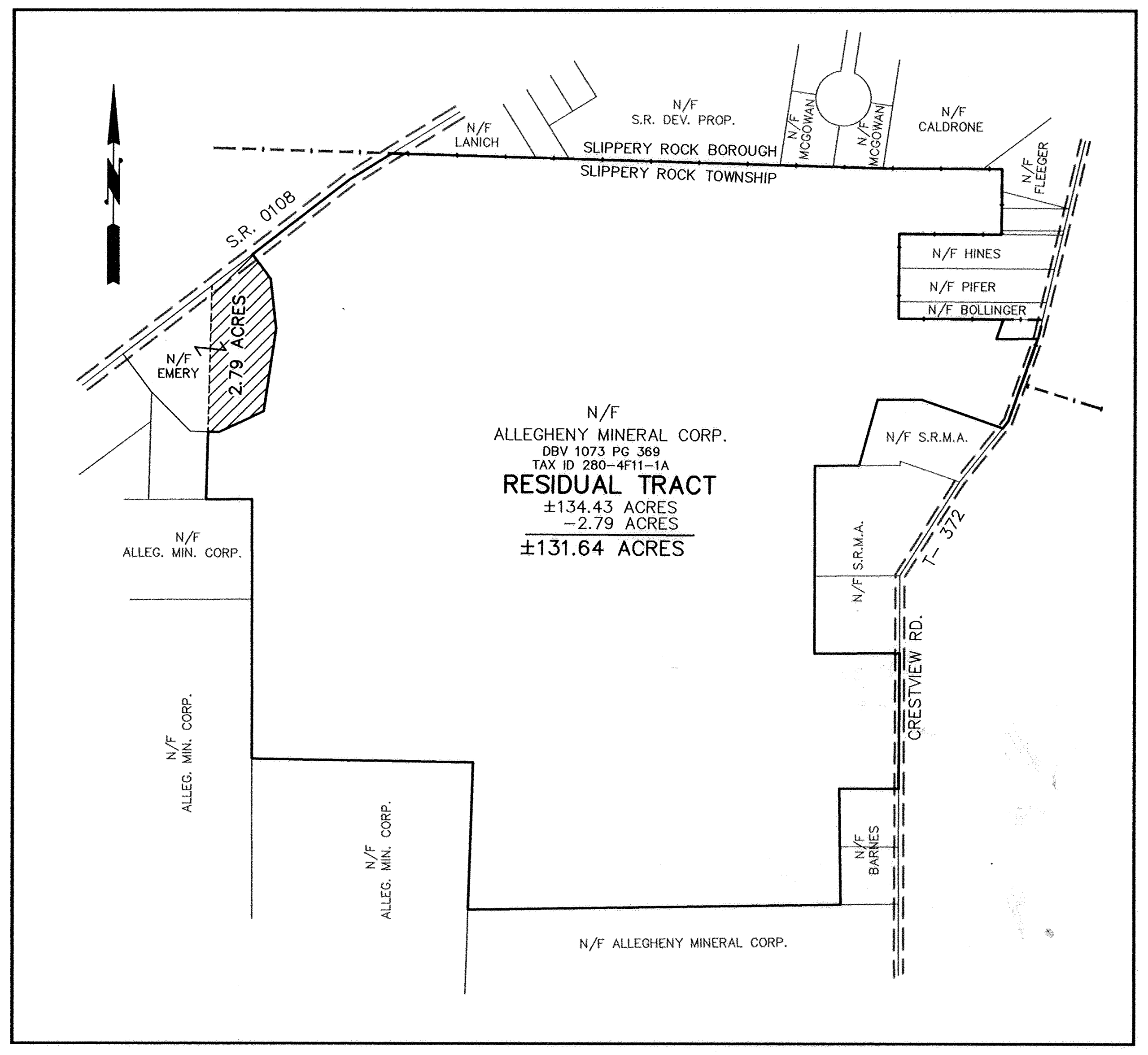
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JEFFREY A. MILLER, NOTARY PUBLIC
EAST FRANKLIN TWP., ARMSTRONG COUNTY
MY COMMISSION EXPIRES MARCH 22, 2012

Instr:200911060026264 11/06/2009
Pages:1 F:$45.00 12:56PM
Michele Mustello T20090018987
Butler County Recorder FL


MILLER RD.
108
NEW CASTLE RD.
ARROWHEAD DR.
SITE
CRESTVIEW RD.
CROCKER RD.

LOCATION MAP
N.T.S.


NEW CASTLE ROAD S.R. 0108 50' R/W
22' ROADWAY
S56°22'00"W
589.01'
SET I.P.
EX. CONC. MON.
106.64'
N33°38'00"W
GRAVEL DWY.
2 STORY BRICK DWELLING
EX. SEPTIC
50' BUILDING LINE
S33°38'00"E
180.00'
N/F
R. DICKEY
25' SIDE SETBACK LINE
1260
EXISTING LOT LINE TO BE REMOVED
N/F
A. EMERY
DBV 2938 PG 502
TAX ID 280-4F70-8C
LOT 1
2.20 ACRES
+2.79 ACRES
4.99 ACRES
1270
1280
183.00'
N03°09'30"W
SET I.P.
25' SIDE SETBACK LINE
NEW LOT LINE
N/F
ALLEGHENY MINERAL CORP.
RESIDUAL TRACT
S41°24'58"E
199.53'
LOT 2 SUBDIVISION OF
LAND OF WALTER E. BOYD
PBV 207 PG 49
N/F
R. DICKEY
EX. I.P.
S85°30'00"E
EX. I.P.
103.50'
SET I.P.
50' REAR SETBACK LINE
178.00'
N67°45'30"E
SET I.P.
301.00'
N11°29'00"E


N/F
S.R. DEV. PROP.
N/F
LANICH
SLIPPERY ROCK BOROUGH
SLIPPERY ROCK TOWNSHIP
N/F MCGOWAN
N/F MCGOWAN
N/F
CALDRONE
N/F FLEEGER
S.R. 0108
N/F HINES
N/F PIFER
N/F BOLLINGER
N/F
EMERY
2.79 ACRES
N/F
ALLEGHENY MINERAL CORP.
DBV 1073 PG 369
TAX ID 280-4F11-1A
RESIDUAL TRACT
±134.43 ACRES
−2.79 ACRES
±131.64 ACRES
N/F S.R.M.A.
N/F
ALLEG. MIN. CORP.
N/F S.R.M.A.
T- 372
CRESTVIEW RD.
N/F
ALLEG. MIN. CORP.
N/F
ALLEG. MIN. CORP.
N/F
BARNES
N/F ALLEGHENY MINERAL CORP.

RESIDUAL MAP
SCALE: 1"= 500'

NOTE:
ALLEGHENY MINERAL CORP. TO CONVEY 2.79 ACRES OF LAND TO AND BECOME PART OF ADJOINING LAND OF ALAN EMERY.

TOTAL PLAN AREA	±136.63 ACRES
LOT 1	4.99 ACRES
RESIDUAL TRACT	±131.64 ACRES

ZONING R-1 RESIDENTIAL (ON-LOT SEWER)	
MIN. LOT AREA	1 ACRE
MIN. LOT WIDTH	150'
BUILDING SET BACKLINES:	
FRONT YARD	50'
SIDE YARD	25'
REAR YARD	50'
MAX. BLDG. HT.	35'
MAX. COVERAGE	15%

DEED REF: DBV 1073 PG 369
TAX PARCEL #280-4F11-1A

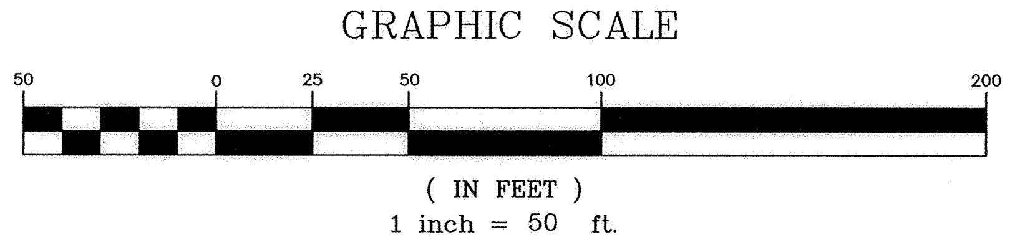
OWNER:
ALLEGHENY MINERAL CORP.
BOX 1022
KITTANNING, PA 16201
724-548-8101

DEED REF: DBV 2938 PG 502
PLAN REF: PBV 207, PG. 49
TAX PARCEL #280-4F70-8C

OWNER:
ALAN & ELIZABETH EMERY
150 CROCKER RD.
SLIPPERY ROCK, PA 16057
724-794-1188

NOTE:
PROPERTY SERVICED BY PUBLIC WATER.

JAMES M. SHUTY
LAND SURVEYOR
35568-E


50
0
25
50
100
200

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

RECORDED NOV. 6, 2009

PLAN BOOK	PAGE
317	4

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

Scale 1" = 50'
Date March 10, 2009
Job No. 2204

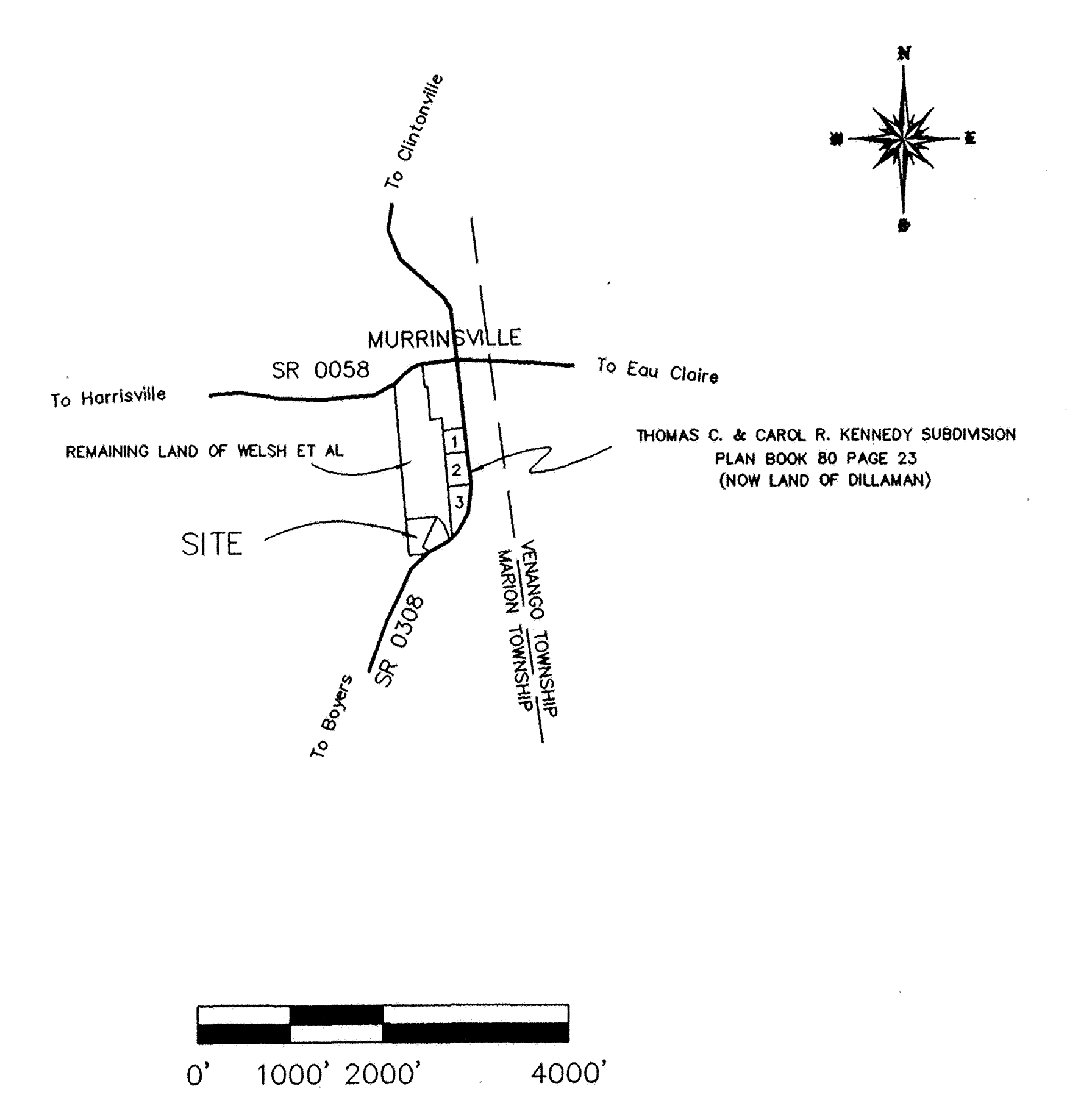
Emery Lot Line Revision

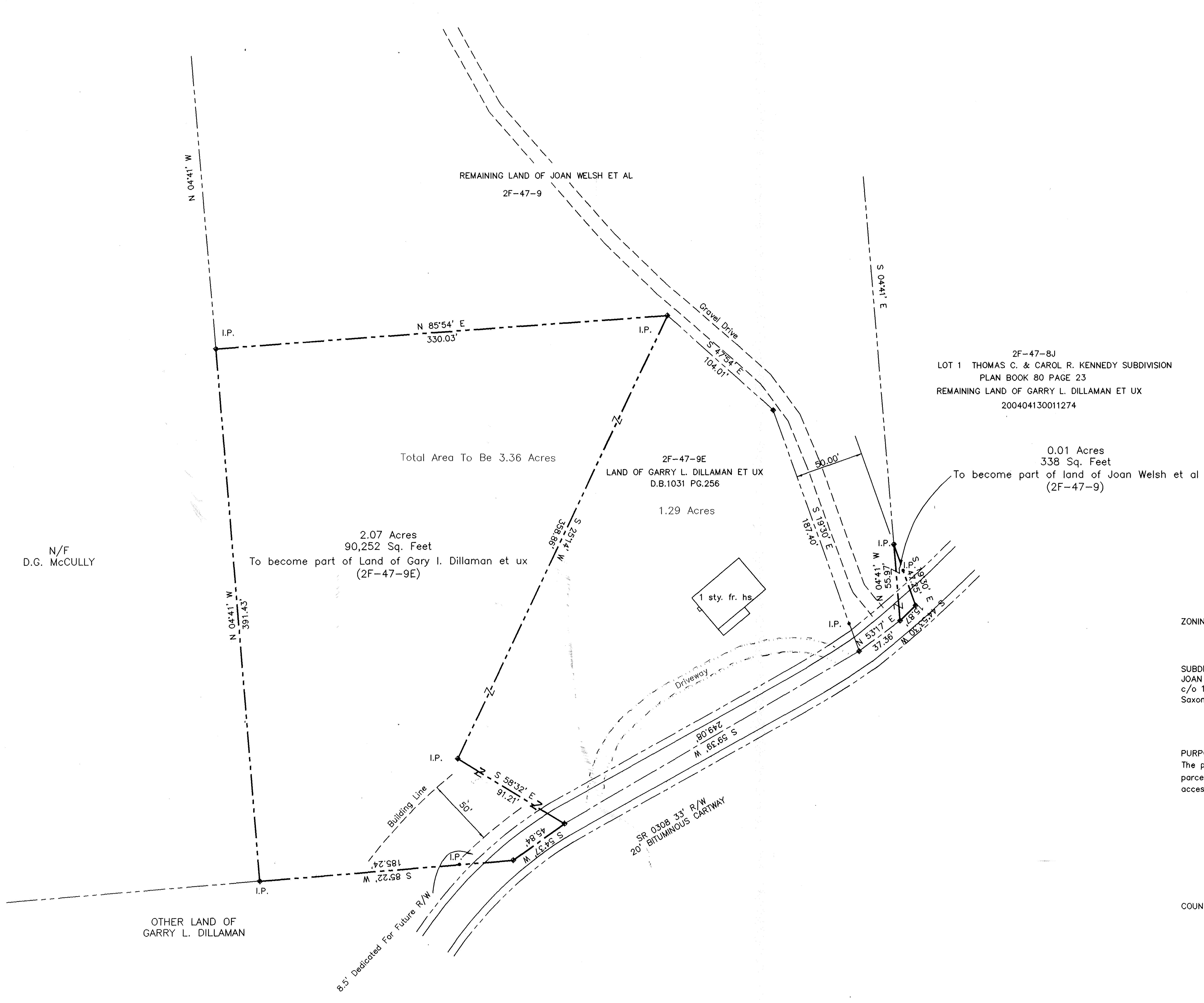
Situate in Slippery RockTownship
Butler County, Pa.

Prepared For Allegheny Mineral Corp.

Sheet No. 1 of 1

VICINITY SKETCH


To Clintonville
MURRINSVILLE
SR 0058
To Harrisville
To Eau Claire
REMAINING LAND OF WELSH ET AL
THOMAS C. & CAROL R. KENNEDY SUBDIVISION
PLAN BOOK 80 PAGE 23
(NOW LAND OF DILLAMAN)
1
2
3
SITE
SR 0308
To Boyers
VENANGO TOWNSHIP
MARION TOWNSHIP
N
W
E
S
0'
1000'
2000'
4000'


N
W
E
S
REMAINING LAND OF JOAN WELSH ET AL
2F-47-9
N 04°41' W
I.P.
N 85°54' E
330.03'
I.P.
Gravel Drive
S 47°54' E
104.01'
S 04°41' E
2F-47-8J
LOT 1 THOMAS C. & CAROL R. KENNEDY SUBDIVISION
PLAN BOOK 80 PAGE 23
REMAINING LAND OF GARRY L. DILLAMAN ET UX
200404130011274
Total Area To Be 3.36 Acres
2F-47-9E
LAND OF GARRY L. DILLAMAN ET UX
D.B.1031 PG.256
1.29 Acres
50.00'
S 19°30' E
187.40'
0.01 Acres
338 Sq. Feet
To become part of land of Joan Welsh et al
(2F-47-9)
N/F
D.G. McCULLY
2.07 Acres
90,252 Sq. Feet
To become part of Land of Gary l. Dillaman et ux
(2F-47-9E)
S 25°14' W
358.86'
N 04°41' W
391.43'
1 sty. fr. hs.
I.P.
N 04°41' W
55.97'
I.P.
S 19°30' E
47.25'
15.87'
S 44°53'30" W
I.P.
N 53°17' E
37.36'
Driveway
S 59°39' W
249.08'
I.P.
S 58°32' E
91.21'
Building Line
50'
S 54°37' W
45.84'
SR 0308 33' R/W
20' BITUMINOUS CARTWAY
I.P.
185.24'
S 85°22' W
I.P.
8.5' Dedicated For Future R/W
OTHER LAND OF
GARRY L. DILLAMAN

Instr:200911090026460 11/09/2009
Pages:1 F:$45.00 3:57PM
Michele Mustello T20090019111
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, THAT I JOAN WELSH, JEAN SCHERER, EARNEST ZILKA, JR., MICHAEL ZILKA, AND GARRY L. DILLAMAN & KATHY DILLAMAN OF MARION TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS, AND ASSIGNS, DO HEREBY ADOPT THIS AS MY PLAN OF LOTS OF MY PROPERTY, SITUATED IN MARION TOWNSHIP OF BUTLER COUNTY, OF THE COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY, AND UTILITY PURPOSES, ALL DRIVES, ROADS, RIGHTS OF WAY, EASEMENTS, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND I HEREBY RELEASE AND FOREVER DISCHARGE THE COUNTY OF BUTLER, ITS' SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, CAUSE OF ACTION, CLAIMS, OR DAMAGES ARISING FROM OR PERTAINING TO IN ANY MANNER SAID ROADS AND RIGHTS OF WAY. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON YHE ABOVE NAMED PROPERTY OWNER, HIS HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS, AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 24TH DAY OF SEPTEMBER, A.D. 20 09.

OWNER: Jean Scherer
OWNER: Joan M. Welsh
OWNER: Earnest A. Zilka Jr.
OWNER: Garry L. Dillaman
OWNER:
OWNER: Kathy Dillaman

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME THE ABOVE NAMED AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 24TH DAY OF SEPTEMBER 2009
MY COMMISSION EXPIRES THE 27TH DAY OF MAY A.D., 20 13
NOTARY PUBLIC SIGNATURE Norman P. Straub

SEAL
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Norman P. Straub, Notary Public
Wolf Creek Twp, Mercer County
My commission expires May 27, 2013

I, NORMAN P. STRAUB, 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.

Norman P. Straub
SURVEYORS NAME
SU-1017A
LICENSE NUMBER
09-24-09
DATE:

Norman P. Straub

REVIEWED BY MARION TOWNSHIP THIS 31 DAY OF October, 20 09
SECRETARY
Daniel K Patton
CHAIRMAN

REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 16TH DAY OF OCT., 2009.
JRM
SECRETARY
JRM
CHAIRMAN
SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION
PLAN NUMBER 9214 SEAL

SEAL
COMMONWEALTH OF PENNSYLVANIA SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 317 PAGE 5 AND/OR INSTRUMENT NUMBER.
GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF November, 2009.
Michele M. Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

0' 25' 50' 100'

ZONING DISTRICT

SUBDIVIDER:
JOAN WELSH
c/o 175 Knock Road
Saxonburg, PA 16056

PURPOSE OF SUBDIVISION;
The purpose is to create an add on parcel as agreed upon in return for wider access to remaining land.

COUNTY MAP 2F-47 PARCEL 9
200110170029443

SUBDIVIDER:
GARRY L. DILLAMAN ET UX
2609 West Sunbury Road
Boyers, PA 16020

PURPOSE OF SUBDIVISION:
The purpose is to increase the frontage of the Welsh property so it wil be 50' wide along an existing gravel driveway in return for land to be added to remaining land.

COUNTY MAP 2F-47 PARCEL 8J
200404130011274

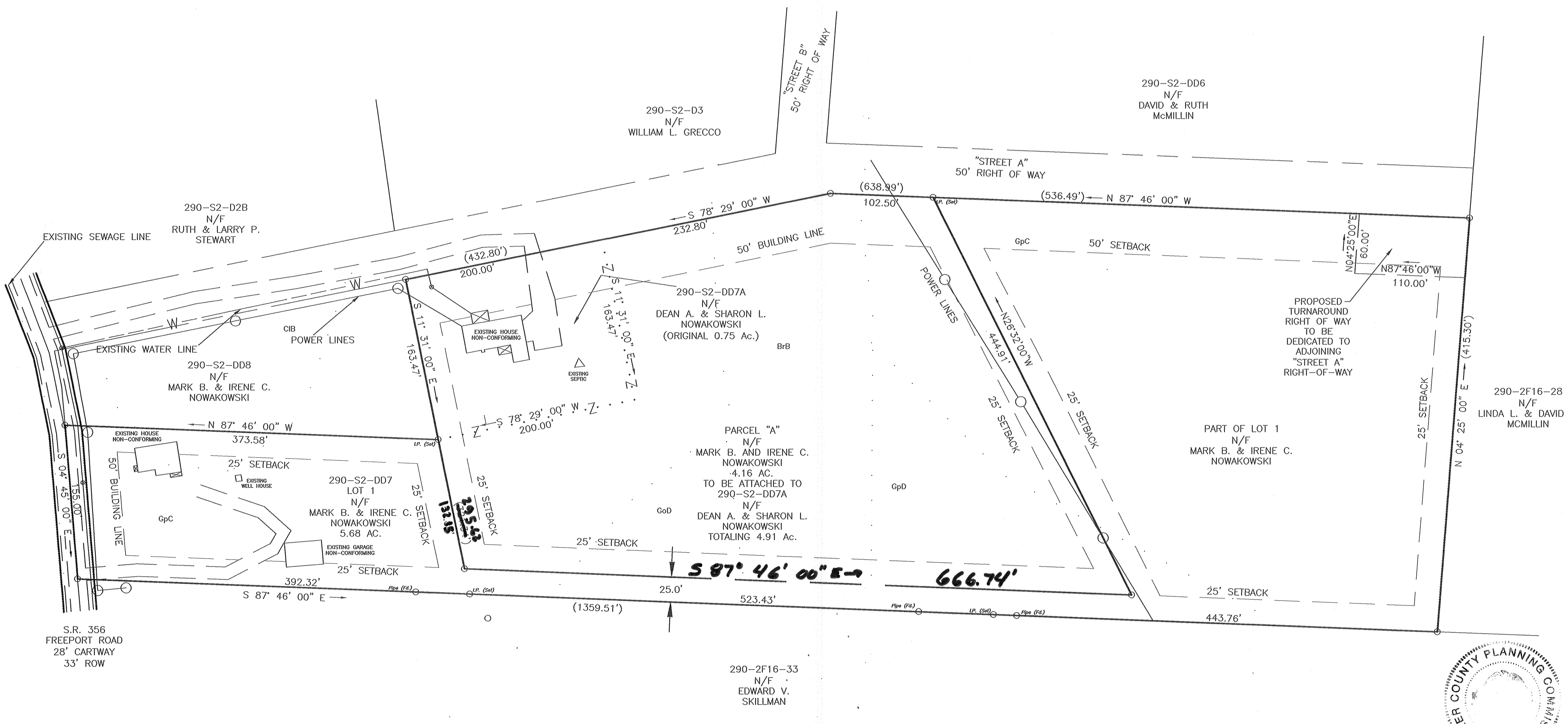
RECORDED NOV. 9, 2009	
PLAN BOOK	PAGE
317	5

FINAL PLAN
LOT LINE REVISION OF LAND OF
JOAN WELSH ET. AL
and
GARRY L. DILLAMAN & KATHY DILLAMAN
MARION TWP. BUTLER CO., PA

NORMAN P. STRAUB, P.E., P.L.S.
Civil Engineer & Land Surveyor
404 ELLIOTT ROAD
GROVE CITY, PA 16127
PHONE: (724) 458-9199

DATE: 7-1-09
SCALE: 1"=50'
A1143-2-21

Instr:200911090026461 11/09/2009
Pages:1 F:$45.00 4:04PM
Michele Mustello T20090019112
Butler County Recorder FL


"STREET B"
50' RIGHT OF WAY
290-S2-D3
N/F
WILLIAM L. GRECCO
290-S2-DD6
N/F
DAVID & RUTH
McMILLIN
"STREET A"
50' RIGHT OF WAY
(638.99')
102.50'
(536.49') ← N 87° 46' 00" W
← S 78° 29' 00" W
232.80'
50' BUILDING LINE
290-S2-D2B
N/F
RUTH & LARRY P.
STEWART
EXISTING SEWAGE LINE
(432.80')
200.00'
W
W
CIB
POWER LINES
EXISTING WATER LINE
S 11° 31' 00" E
163.47'
EXISTING HOUSE
NON-CONFORMING
EXISTING SEPTIC
290-S2-DD7A
N/F
DEAN A. & SHARON L.
NOWAKOWSKI
(ORIGINAL 0.75 Ac.)
BrB
Z · S 11° 31' 00" E · Z
163.47'
Z · S 78° 29' 00" W · Z
200.00'
290-S2-DD8
N/F
MARK B. & IRENE C.
NOWAKOWSKI
← N 87° 46' 00" W
373.58'
I.P. (Set)
EXISTING HOUSE
NON-CONFORMING
25' SETBACK
EXISTING WELL HOUSE
50' BUILDING LINE
S 04° 45' 00" E
155.00'
GpC
290-S2-DD7
LOT 1
N/F
MARK B. & IRENE C.
NOWAKOWSKI
5.68 AC.
25' SETBACK
295.43
132.85'
25' SETBACK
EXISTING GARAGE
NON-CONFORMING
25' SETBACK
392.32'
S 87° 46' 00" E →
Pipe (Fd.)
I.P. (Set)
S.R. 356
FREEPORT ROAD
28' CARTWAY
33' ROW
PARCEL "A"
N/F
MARK B. AND IRENE C.
NOWAKOWSKI
4.16 AC.
TO BE ATTACHED TO
290-S2-DD7A
N/F
DEAN A. & SHARON L.
NOWAKOWSKI
TOTALING 4.91 Ac.
GoD
GpD
25' SETBACK
S 87° 46' 00" E →
666.74'
25.0'
523.43'
(1359.51')
290-2F16-33
N/F
EDWARD V.
SKILLMAN
POWER LINES
N26°32'00"W
444.91'
25' SETBACK
25' SETBACK
GpC
50' SETBACK
N04°25'00"E
60.00'
N87°46'00"W
110.00'
PROPOSED
TURNAROUND
RIGHT OF WAY
TO BE
DEDICATED TO
ADJOINING
"STREET A"
RIGHT-OF-WAY
PART OF LOT 1
N/F
MARK B. & IRENE C.
NOWAKOWSKI
25' SETBACK
N 04° 25' 00" E → (415.30')
25' SETBACK
443.76'
290-2F16-28
N/F
LINDA L. & DAVID L.
MCMILLIN

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

WILLIAM J. McGARVEY
ENGINEER
NO 21751-E

SEAL

WILLIAM J. McGARVEY
LAND SURVEYOR
SU-957-A

10/21/09
DATE

William J. McGarvey
ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT MARK B. & IRENE C. NOWAKOWSKI, DEAN A. & SHARON L. NOWAKOWSKI OF THE TOWNSHIP OF SUMMIT, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF SUMMIT COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES, AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF SUMMIT, THEIR SUCCESSORS, AND AS- SIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HERE- AFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS DAY OF ,200

Dean a Nowakowski
OWNER

Sharon L. Nowakowski
OWNER

Mark B. Nowakowski
OWNER

Irene C Nowakowski
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME MARK B. NOWAKOWSKI, DEAN A. & SHARON L. NOWAKOWSKI AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH
WITNESS MY HAND AND NOTORIAL SEAL
THIS 6th DAY OF November ,2009

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Trisha M. Murray, Notary Public
City of Butler, Butler County
My Commission Expires July 9, 2013
Member, Pennsylvania Association of Notaries

Trisha M. Murray
NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 9TH DAY OF SEPT. , 2009

JRM
SECRETARY

JRM
CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF SUMMIT THIS 20 DAY OF OCT. ,2009

Audrey M Moore
SECRETARY

VICE CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT THIS DAY OF OCT. 21 , 2009

SECRETARY

Rodney E Scott
CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SUMMIT 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 PUBLIC ADOPTED 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 SUMMIT TOWNSHIP STREETS OR ROADS.

SECRETARY

Rodney E Scott
CHAIRMAN

NOTE

THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

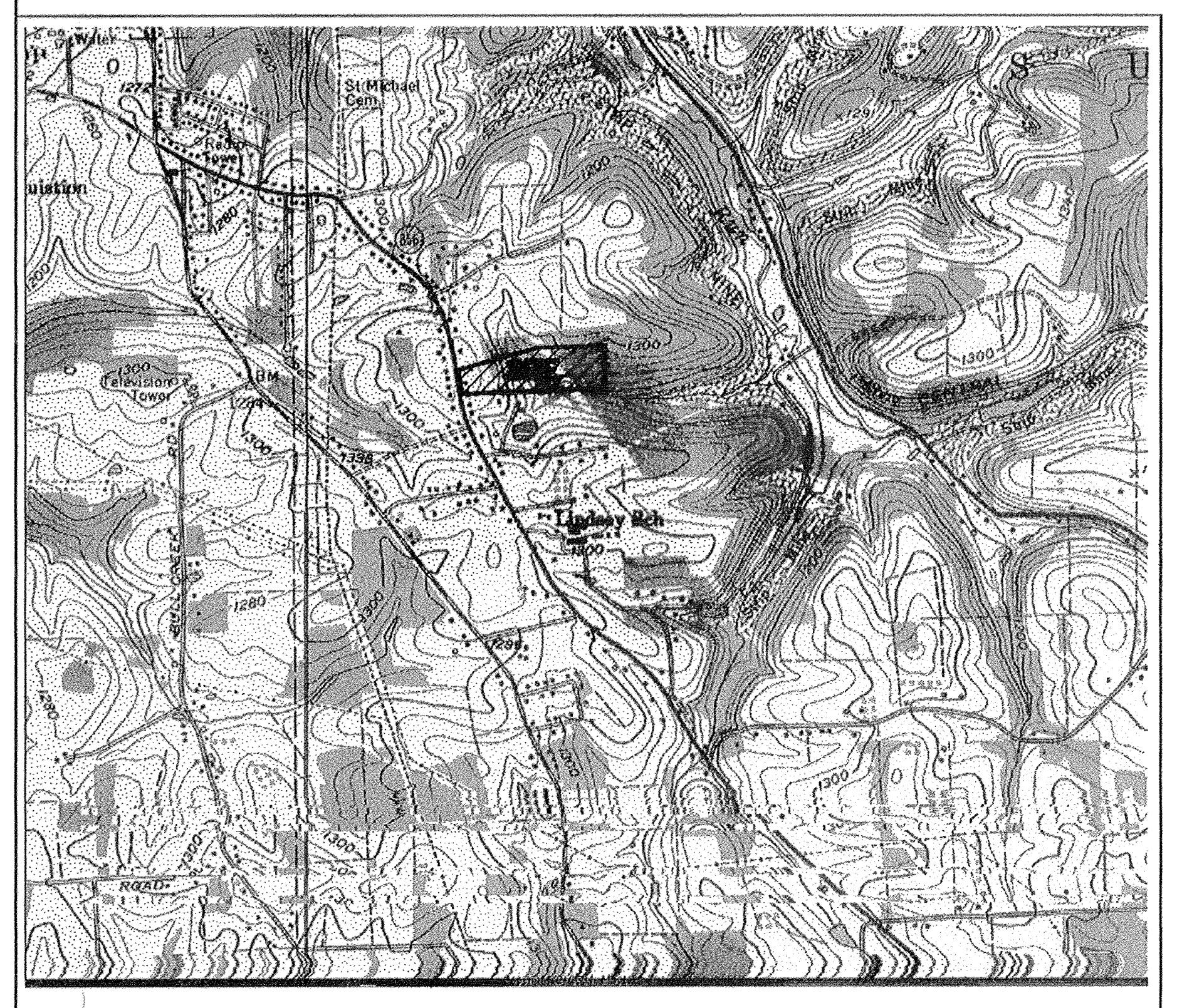
COMMONWEALTH OF PENNSYLVANIA)
BUTLER COUNTY)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY IN PLAN BOOK VOLUME 317 PAGE 6
GIVEN UNDER MY HAND AND SEAL THIS 9 DAY OF Nov. , 2009

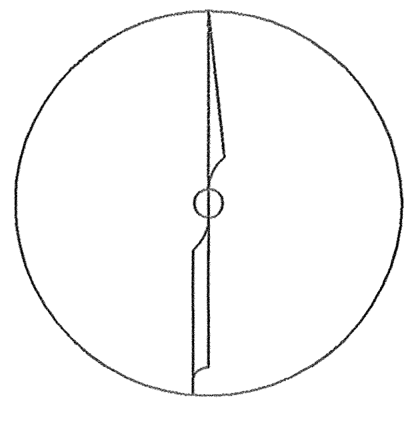
Michele M Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDED NOV. 9 2009	
PLAN BOOK	PAGE
317	6



LOCATION MAP 1" = 2000'



NORTH ARROW

NOTES:
50' FRONTYARD SETBACK
25' SIDEYARD SETBACK
25' BACKYARD SETBACK

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

NO KNOWN WETLANDS
NO KNOWN FLOODPLAINS OR FLOODWAYS
NO DESIGNATED OPEN SPACE
NO PRIME AGRICULTURAL LAND

THE SPRAY FIELD AREA IS A OPEN CANOPY FOREST

STREET A IS A EXISTING PRIVATE "RIGHT OF WAY"

NOTE:
ALL CONVEYANCES UNDER THIS PLAN ARE SUBJECT TO THE GRANTEES SHARING EQUALLY IN THE COSTS AND EXPENSES OF MAINTAINING ANY AND ALL RIGHTS OF THIS PLAN IN GOOD REPAIR. THE USE BY GRANTEES OF SAID RIGHTS SHALL BE LIMITED TO INGRESS, EGRESS, AND REGRESS, AND NO USE SHALL BE EXPANDED OR MODIFIED WITHOUT PRIOR WRITTEN CONSENT OF ANY AND ALL LAND-OWNERS, SHOWN IN THIS PLAN AND HAVING INTEREST IN THE RIGHT OF WAY SHOWN.

EXISTING UTILITIES:
T.W. PHILLIPS
WEST PENN POWER
PA AMERICAN WATER CO.
B.A.S.A.

PARCEL-S2-DD7 9.85 Ac.

LOT 1 5.68 Ac.
(EXISTING PUBLIC SEWER + WATER)

PARCEL "A" 4.16 TO BE ATTACHED TO
S2-DD7A TOTALING 4.91 Ac.
(PUBLIC WATER)

DEAN NOWAKOWSKI
199 ½ FREEPORT RD.
BUTLER, PA 16002
(724) 287-0982
DEED BOOK 1425 PAGE 560

MARK NOWAKOWSKI
201 FREEPORT RD.
BUTLER, PA 16002
(724) 285-4372
INST. # 200611090028642

0 60' 120'

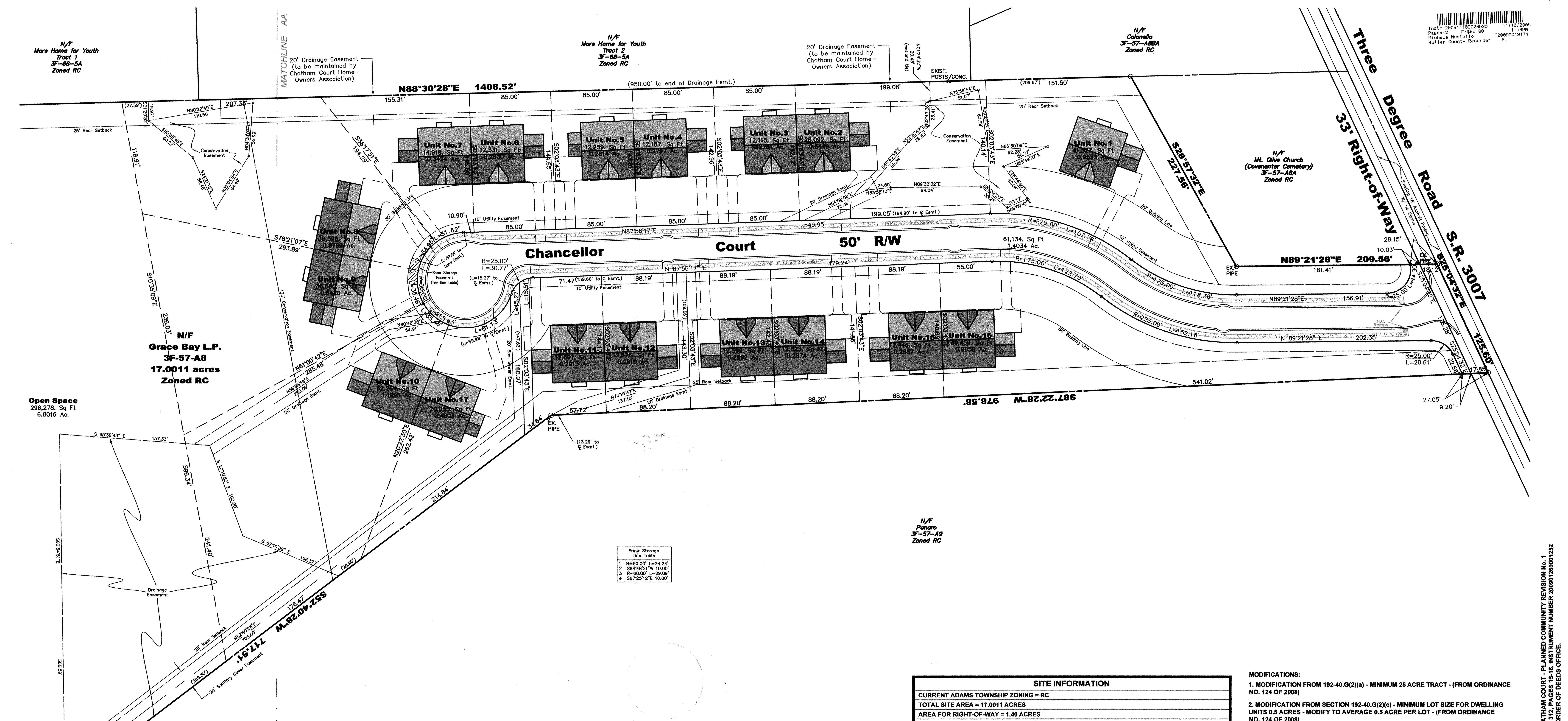
REVISIONS
MAY, 15 2009
SPRAY FIELD AND BUFFER JULY 2, 2009
GENERAL REVISIONS AUG. 18, 2009
GENERAL REVISIONS AUG. 27, 2009
GENERAL REVISIONS OCT 16, 2009

W. J. McGARVEY, P.E.
172 WOODCREST ROAD
BUTLER, PA 16002 (724) 282-0363

TITLE NOWAKOWSKI LOT LINE REVISION
FOR DEAN NOWAKOWSKI
SITUATE 199 1/2 FREEPORT ROAD
SUMMIT TOWNSHIP
BUTLER COUNTY, PA

SCALE 1"=60'	DR BY T.M.S.	DRAWING NO.
DATE: 7-25-08	CK'D BY W.J.M.	6431-1

Instr:200911100026520 11/10/2009
Pages:2 F:$85.00 1:16PM
Michele Mustello T20090019171
Butler County Recorder FL


N/F
Mars Home for Youth
Tract 1
3F-66-5A
Zoned RC
N/F
Mars Home for Youth
Tract 2
3F-66-5A
Zoned RC
20' Drainage Easement (to be maintained by Chatham Court Home-Owners Association)
N/F
Colonello
3F-57-ABBA
Zoned RC
Three Degree Road S.R. 3007
33' Right-of-Way
N88°30'28"E 1408.52'
(950.00' to end of Drainage Esmt.)
MATCHLINE AA
25' Rear Setback
Conservation Easement
EXIST. POSTS/CONC.
S28°57'32"E 227.56'
N/F
Mt. Olive Church
(Covenanter Cemetary)
3F-57-ABA
Zoned RC
Unit No.1 41,527 Sq Ft 0.9533 Ac.
Unit No.2 28,092 Sq Ft 0.6449 Ac.
Unit No.3 12,115 Sq Ft 0.2781 Ac.
Unit No.4 12,187 Sq Ft 0.2797 Ac.
Unit No.5 12,259 Sq Ft 0.2814 Ac.
Unit No.6 12,331 Sq Ft 0.2830 Ac.
Unit No.7 14,918 Sq Ft 0.3424 Ac.
Unit No.8 38,328 Sq Ft 0.8799 Ac.
Unit No.9 36,680 Sq Ft 0.8420 Ac.
Unit No.10 52,264 Sq Ft 1.1998 Ac.
Unit No.11 12,691 Sq Ft 0.2913 Ac.
Unit No.12 12,676 Sq Ft 0.2910 Ac.
Unit No.13 12,599 Sq Ft 0.2892 Ac.
Unit No.14 12,523 Sq Ft 0.2874 Ac.
Unit No.15 12,446 Sq Ft 0.2857 Ac.
Unit No.16 39,459 Sq Ft 0.9058 Ac.
Unit No.17 20,053 Sq Ft 0.4603 Ac.
Chancellor Court 50' R/W
61,134 Sq Ft 1.4034 Ac.
N87°56'17"E 549.95'
N89°21'28"E 209.56'
10' Utility Easement
50' Building Line
Snow Storage Easement (see line table)
N/F
Grace Bay L.P.
3F-57-A8
17.0011 acres
Zoned RC
Open Space
296,278. Sq Ft
6.8016 Ac.
20' Drainage Esmt.
S87°22'28"W 978.58'
EX. PIPE
N/F
Panaro
3F-57-A9
Zoned RC
Drainage Easement
S52°40'28"W 747.51'
25' Rear Setback
20' Sanitary Sewer Easement

Snow Storage Line Table	
1	R=50.00' L=24.24'
2	S84°48'21"W 10.00'
3	R=60.00' L=29.09'
4	S67°25'12"E 10.00'

SITE INFORMATION

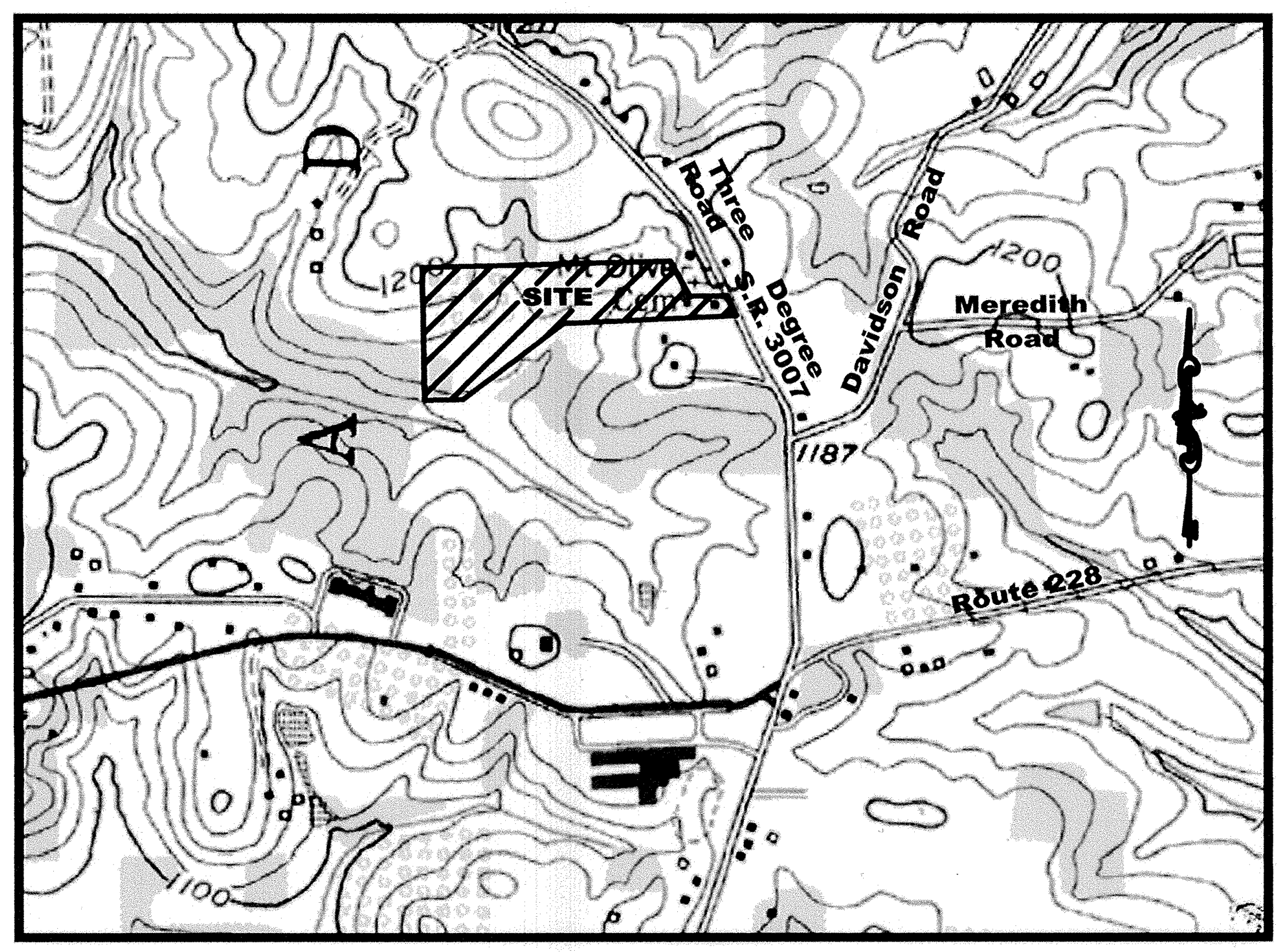
SITE INFORMATION
CURRENT ADAMS TOWNSHIP ZONING = RC
TOTAL SITE AREA = 17.0011 ACRES
AREA FOR RIGHT-OF-WAY = 1.40 ACRES
AREA FOR OPEN SPACE = 6.8016 ACRES or 40% (6.8004 acres req'd)
AREA FOR RIGHT-OF-WAY = 1.40 ACRES
AVERAGE LOT SIZE = 0.51 ACRES
AVERAGE LOT WIDTH = 134.37 FEET
DOUBLE DWELLING IS A "PERMITTED USE" IN RC ZONING
FRONT YARD DEPTH SHOWN = 50 FEET
REAR YARD DEPTH SHOWN = 25 FEET

NOTES:

1. THE SITE IS LOCATED IN "ZONE X" ON THE FEMA MAP. "ZONE X" IS A "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". COMMUNITY PANEL NO. 421415 0004B - EFFECTIVE DATE: APRIL 17, 1989.
2. NO KNOWN OIL/GAS WELLS ON SITE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ADAMS TOWNSHIP MUNICIPAL STANDARDS, BUTLER COUNTY CONSERVATION DISTRICT, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ALL OTHER APPLICABLE ORDINANCES, RULES AND REGULATIONS.
4. THIS DEVELOPMENT IS TO BE CONECTED TO BREAKNECK CREEK REGIONAL AUTHORITY SANITARY SEWERS. OFFSITE SANITARY SEWER EASEMENT HAS BEEN OBTAINED IN A GRANT OF RIGHT-OF-WAY AND EASEMENT FROM MARS AREA SCHOOL DISTRICT DATED DECEMBER 11, 2007.
5. THIS DEVELOPMENT IS TO BE CONECTED TO THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP WATER LINE.
6. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED, PURSUANT TO SECTION 420 OF THE STATE HIGHWAY ACT, BEFORE ACCESS TO THE ADJACENT STATE HIGHWAY WILL BE PERMITTED.
7. THE WETLAND AND STREAM AREAS SHOWN ON THE PLAN WERE DETERMINED BY ECOTUNE ENVIRONMENTAL CONSULTANTS. THE AREA WAS DELINEATED IN JUNE OF 2007.
8. BOUNDARY AND SURVEY INFORMATION TAKEN FROM SURVEY PREPARED FOR T.D. KELLY AS PREPARED BY NORTHERN SURVEYORS DATED APRIL 16, 2007.
9. ALL EXISTING ON-SITE BUILDINGS TO BE RAZED.
10. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CHATHAM COURT HOMEOWNERS ASSOCIATION.
11. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE CHATHAM COURT HOMEOWNERS ASSOCIATION.

MODIFICATIONS:

1. MODIFICATION FROM 192-40.G(2)(a) - MINIMUM 25 ACRE TRACT - (FROM ORDINANCE NO. 124 OF 2008)
2. MODIFICATION FROM SECTION 192-40.G(2)(c) - MINIMUM LOT SIZE FOR DWELLING UNITS 0.5 ACRES - MODIFY TO AVERAGE 0.5 ACRE PER LOT - (FROM ORDINANCE NO. 124 OF 2008)
3. MODIFICATION FROM SECTION 192-40.G(2)(D) - MINIMUM LOT WIDTH 110 LINEAR FEET - MODIFY TO AVERAGE 110 LINEAR FEET - (FROM ORDINANCE NO. 124 OF 2008)


SITE
Mt. Olive Church
Three Degree Road S.R. 3007
Davidson Road
Meredith Road
Route 228
1200
1187
1100

Location Map
Scale: 1" = 1000'

~ OWNER / DEVELOPER ~
GRACE BAY LIMITED PARTNERSHIP
147 LINK LANE
SLIPPERY ROCK, PA 16057

RECORDED Nov. 10, 2009	
PLAN BOOK	PAGE
317	7

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1 CALL SYSTEM INC.
1-800-242-1776
P.O.C.S. SERIAL NUMBER
2067195

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

BEING A REVISION TO THE CHATHAM COURT - PLANNED COMMUNITY REVISION No. 1 PLAN AS RECORDED IN P.B.V. 312, PAGES 15-16, INSTRUMENT NUMBER 200901260001252 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

CLIENT: Grace Bay Limited Partnership
PLAN: Plan for Recording
Chatham Court - P.R.D. Revision No. 2
LOCATION: Adams Township
Butler County, Pennsylvania

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

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Tech.com

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

DATE	REVISION	INITIAL
9-9-09	PRD revisions	SRF

DATE:	Aug. 26, 2009
SCALE:	1" = 50'
DRAWN BY:	SRF
CHECKED BY:	SRF
FILE NAME:	7140-2.dwg
SHEET:	1 of 2 RP-1
PROJECT #:	7140

Surveyor

Notary

Adams Township

Adams Township Engineer

Butler County Planning Commission

Butler County Recorder

CORPORATE ADOPTION

KNOW ALL MEN BY THESE PRESENTS: THAT GRACE BAY L.P., BY Providence Land Co., LLC, ITS GENERAL PARTNER, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ADAMS, GRACE BAY L.P. HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ADAMS, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON GRACE BAY L.P., 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 SAME TO BE ATTESTED BY ITS SECRETARY THIS 29th DAY OF October, 2009.

GRACE BAY L.P.
BY: Providence Land Co, LLC INC., ITS GENERAL PARTNER
BY: ____________, PRESIDENT

CORPORATION ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED ...Timothy D. Kelly................, PRESIDENT, ____GENERAL PARTNER OF GRACE BAY L.P., WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID GRACE BAY L.P., FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THIS DEPONENT'S OWN AND PROPER AND RESPECTIVE HANDWRITING.

Partner
TITLE OF OFFICER:

SWORN AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF October, 2009.

MY COMMISSION EXPIRES THE 15th DAY OF August, 2011.

Amanda R. Ruckdeschel
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda R. Ruckdeschel, Notary Public
Worth Twp., Butler County
My Commission Expires Aug. 15, 2011
Pennsylvania Association of Notaries

TITLE CLAUSE

GRACE BAY L.P., BY Providence Land Co., LLC, ITS GENERAL PARTNER,OWNERS OF THE CHATHAM COURT - P.R.D. REVISION NO. 2, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF GRACE BAY L.P., AS RECORDED IN INSTRUMENT NUMBER 200709170024231 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

GRACE BAY L.P.
BY: Providence Land Co, LLC INC., ITS GENERAL PARTNER
BY: ____________, PRESIDENT

MORTGAGE CLAUSE

WE, FARMERS AND MERCHANTS BANK OF WESTERN PA, MORTGAGEE OF THE PROPERTY EMBRACED IN CHATHAM COURT - P.R.D. REVISION NO. 2, DO HEREBY CONSENT TO THE RECORDING OF SAID PLAN IN THE RECORDER OF DEEDS OFFICE OF BUTLER COUNTY, PENNSYLVANIA, AND TO THE DEDICATIONS AND COVENANTS APPEARING HEREON.

Edward M. Wilges
MORTGAGEE Sr. V.P. WITNESS

SURVEYOR

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

MARK B. SCHMIDT
SU 38950-E 10-27-2009
REGISTRATION NO.

ADAMS TOWNSHIP SUPERVISORS

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.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ADAMS THIS 26th DAY OF October, 2009.

Janet L. Lukhart — Donald C. Cihon
SECRETARY CHAIRMAN

SUPERVISOR SUPERVISOR

Edward C. Vogel
SUPERVISOR SUPERVISOR

Thomas L. Franceschini

ADAMS TOWNSHIP PLANNING COMMISSION

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF ADAMS THIS ______ DAY OF OCT 7, 2009.

SECRETARY CHAIRMAN

ADAMS TOWNSHIP MUNICIPAL ENGINEER

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

Russell Olsen (SEAL) 26400 E
DATE REG. NO. SIGNATURE

BUTLER COUNTY PLANNING

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 28TH DAY OF OCTOBER, 2009.

JRM — JRM
SECRETARY CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

BUTLER COUNTY RECORDER

COMMONWEALTH OF PENNSYLVANIA] SS:
COUNTY OF BUTLER]

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 317, PAGE(S) 7-8.

GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF Nov., 2009

Michele M. Mustello
(SEAL) RECORDER OF DEEDS

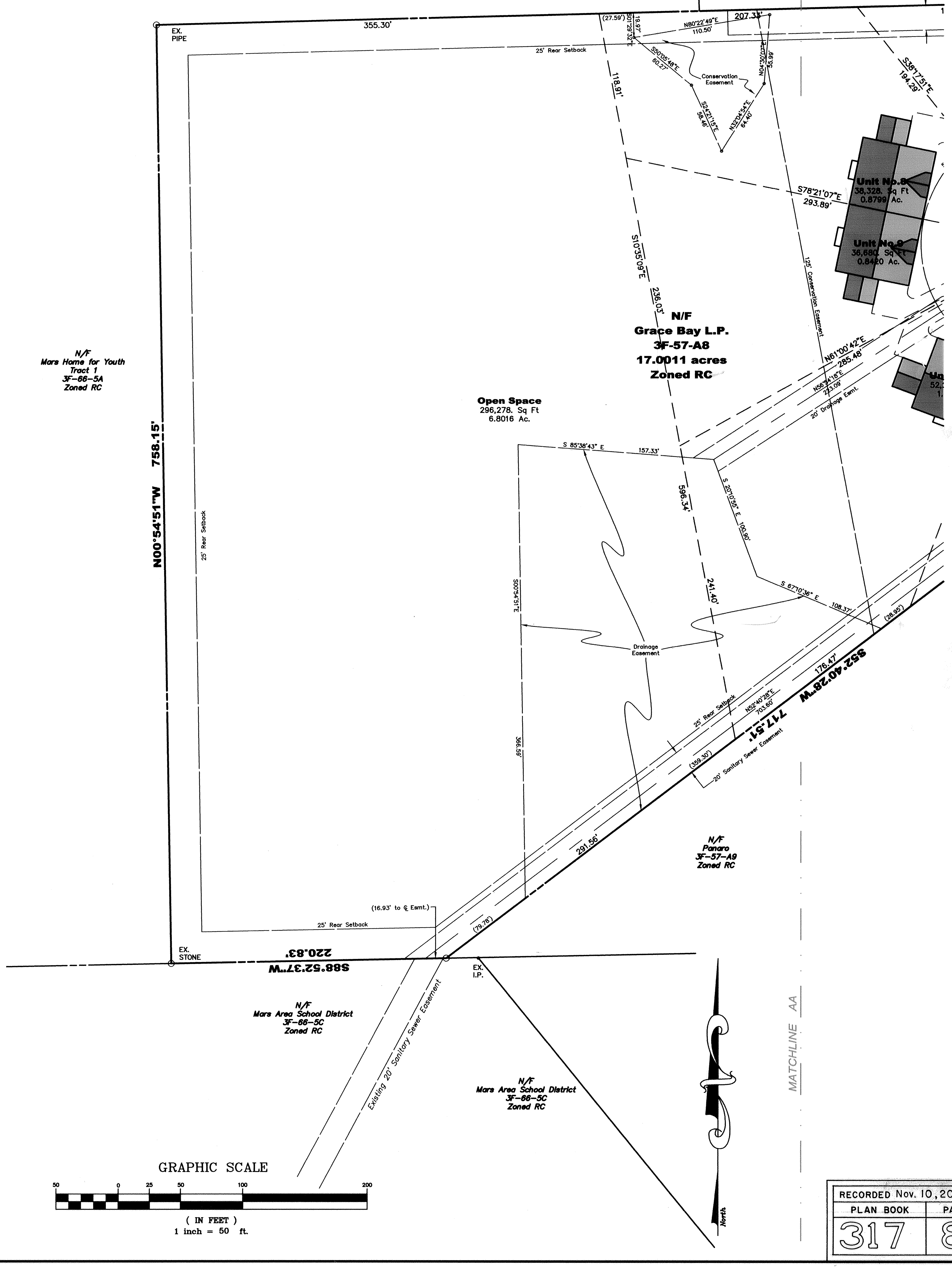
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL

PA 1 CALL SYSTEM INC.
1-800-242-1776

P.O.C.S. SERIAL NUMBER
2067195


N/F
Mars Home for Youth
Tract 1
3F-66-5A
Zoned RC
MATCHLINE AA
20' Drainage Easement (to be maintained by Chatham Court Home-Owners Association)
EX. PIPE
355.30'
25' Rear Setback
(27.59')
19.97'
S01°29'32"E
N80°22'49"E
110.50'
207.33'
S50°05'48"E
60.27'
Conservation Easement
N04°30'07"E
55.99'
S24°21'15"E
58.46'
N32°04'54"E
64.40'
S38°17'51"E
194.29'
118.91'
S78°21'07"E
293.89'
Unit No.8
38,328. Sq Ft
0.8799 Ac.
Unit No.9
36,680. Sq Ft
0.8420 Ac.
S10°35'09"E
236.03'
125' Conservation Easement
N/F
Grace Bay L.P.
3F-57-A8
17.0011 acres
Zoned RC
N61°00'42"E
285.48'
N56°54'18"E
223.09'
20' Drainage Esmt.
Open Space
296,278. Sq Ft
6.8016 Ac.
S 85°38'43" E
157.33'
596.34'
S 20°10'55" E
100.90'
N00°54'51"W 758.15'
241.40'
S 67°10'36" E
108.37'
S00°54'51"E
366.59'
Drainage Easement
(28.95')
176.47'
S52°40'28"W
N52°40'28"E
703.60'
717.51'
25' Rear Setback
(359.30')
20' Sanitary Sewer Easement
291.56'
N/F
Panaro
3F-57-A9
Zoned RC
(16.93' to ℄ Esmt.)
(79.78')
EX. STONE
220.83'
S88°52'37"W
EX. I.P.
N/F
Mars Area School District
3F-66-5C
Zoned RC
Existing 20' Sanitary Sewer Easement
North
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

BEING A REVISION TO THE CHATHAM COURT - PLANNED COMMUNITY REVISION No. 1 PLAN AS RECORDED IN P.B.V. 312, PAGES 15-16, INSTRUMENT NUMBER 200901260001252 IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE.

RECORDED Nov. 10, 2009	
PLAN BOOK	PAGE
317	8

DATE	REVISION	INITIAL
9-9-09	PRD revisions	SRF

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
www.Hampton-Tech.com

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

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

CLIENT: Grace Bay Limited Partnership

PLAN: Plan for Recording
Chatham Court - P.R.D. Revision No. 2

LOCATION: Adams Township
Butler County, Pennsylvania

DATE: Aug. 26, 2009

SCALE: 1" = 50'

DRAWN BY: SRF

CHECKED BY: SRF

FILE NAME: 7140-2.dwg

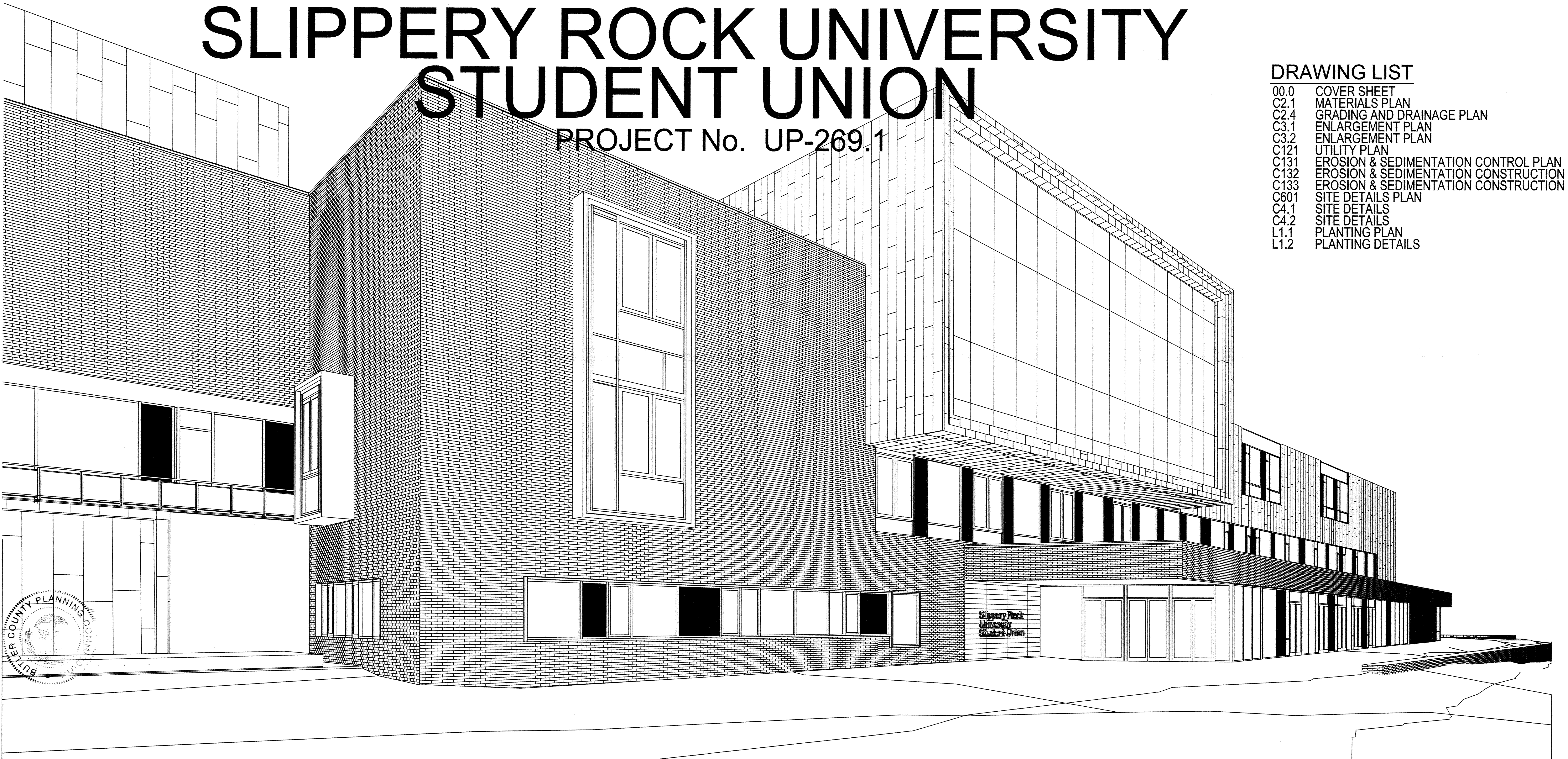
SHEET: 2 of 2
RP-2

PROJECT #: 7140

STATE SYSTEM OF HIGHER EDUCATION
COMMONWEALTH OF PENNSYLVANIA
SLIPPERY ROCK UNIVERSITY
Dr. John C. Cavanaugh, Chancellor

SEPTEMBER 01, 2009

SLIPPERY ROCK UNIVERSITY STUDENT UNION
PROJECT No. UP-269.1



DRAWING LIST

00.0	COVER SHEET
C2.1	MATERIALS PLAN
C2.4	GRADING AND DRAINAGE PLAN
C3.1	ENLARGEMENT PLAN
C3.2	ENLARGEMENT PLAN
C121	UTILITY PLAN
C131	EROSION & SEDIMENTATION CONTROL PLAN
C132	EROSION & SEDIMENTATION CONSTRUCTION PLAN
C133	EROSION & SEDIMENTATION CONSTRUCTION PLAN
C601	SITE DETAILS PLAN
C4.1	SITE DETAILS
C4.2	SITE DETAILS
L1.1	PLANTING PLAN
L1.2	PLANTING DETAILS

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Claudia C. Fischer, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires March 19, 2013
Member, Pennsylvania Association of Notaries

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, that WE, SLIPPERY ROCK UNIVERSITY, of the Township of Slippery Rock, County of Butler, and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our property, situate in the Township of Slippery Rock, County of Butler and Commonwealth of Pennsylvania.

IN WITNESS WHEREOF, We hereunto set our hands and seals this 4 day of NOVEMBER, 2009.

ATTEST:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

Before me, the subscriber, a Notary Public in and for said State and County, personally appeared the above named [illegible] and acknowledged the foregoing Adoption and Plan to be his act and deed, and desired the same to be recorded as such.

WITNESS My hand and notarial seal this 4th day of November, 2009.

Claudia C. Fischer
Notary Public

My commission expires the 19 day of March, A.D., 2013.

ENGINEER'S CERTIFICATE

I do hereby certify that the plan meets the engineering and design requirements of the applicable ordinances of Slippery Rock Township, except as departures have been authorized by the appropriate officials of the Township.

10-30-09

SEAN M. DONNELLY, P.E., REG. NO PE062433 DATE

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

The Slippery Rock Township Planning Commission has reviewed and recommends approval of this plan of subdivision on this 10th day of November, 2009.

Vonnie J. Hogg
Secretary Commission

Chairman, Planning

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

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

Approved by the Slippery Rock Township Board of Supervisors this 10th day of November, 2009.

Vonnie J. Hogg
Secretary Supervisors

Paul A Dinby
Chairman, Board of

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 16th day of SEPT, 2009.

JRM
Secretary Commission

JRM
Chairman, Planning

PROOF OF RECORDING

Commonwealth of Pennsylvania }
} ss:
County of Butler }

Recorded in the office for the recording of deeds, plats, etc. in said county, in plan book volume 317 page(s) 9-10 and/or instrument number.

Given under my hand and seal this 12th day of November 20 09.

Michele M Mustello
(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

Recorder of Deeds, Butler County, PA

Instr:200911120026681 11/12/2009
Pages:2 F:$85.00 2:43PM
Michele Mustello T20090019269
Butler County Recorder FL

CLIENT
SLIPPERY ROCK UNIVERSITY

1 MORROW WAY
SLIPPERY ROCK, PA 16057
TEL: 1-800-SRU-9111

DESIGN ARCHITECT
LANDSCAPE ARCHITECT
DESIGN CIVIL ENGINEER
SASAKI ASSOCIATES

64 PLEASANT STREET

WATERTOWN, MA 02472
WWW.SASAKI.COM
TEL: 617-926-3300

ARCHITECT OF RECORD
DRS ARCHITECTS, INC.

ONE GATEWAY CENTER
SEVENTEENTH FLOOR
PITTSBURGH, PA 15222
WWW.DRSARCHITECTS.COM
TEL: 412-391-4050

STRUCTURAL ENGINEER
ATLANTIC ENGINEERING CONSULTANTS

650 SMITHFIELD STREET
SUITE 1200
PITTSBURGH, PA 15222
WWW.AESPJ.COM
TEL: 412-339-9000

ELECT. ENGINEERS
CJL ENGINEERING

1550 CORAPOLIS HEIGHTS ROAD
SUITE 340
MOON TWP, PA 15108
WWW.CJLENGINEERING.COM
TEL: 412-262-1220

CIVIL ENGINEER OF RECORD
GATEWAY ENGINEERS

400 HOLIDAY DRIVE
SUITE 300
PITTSBURGH, PA 15220
WWW.GATEWAYENGINEERS.COM
TEL: 412-921-4030

CONSTRUCTION MANAGER/ ESTIMATOR
CRAWFORD CONSULTING

239 HIGHLAND AVE
E. PITTSBURGH, PA 15112
WWW.CRAWFORDCONSULTINGSERVICES.COM
TEL: 412-823-0400

RECORDED Nov. 12, 2009	
PLAN BOOK	PAGE
317	9

No.	Description	Date	No.	Description	Date	No.	Description	Date

DWG ISSUE & REVISION HISTORY DWG ISSUE & REVISION HISTORY DWG ISSUE & REVISION HISTORY

Engineer

Architect of Record

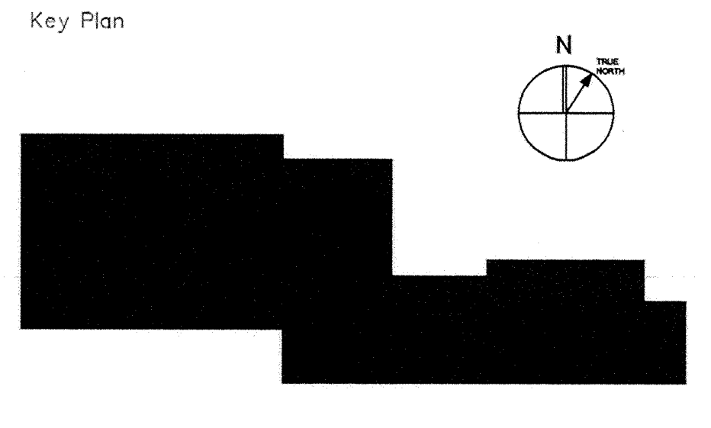
DRS Architects, Inc.
One Gateway Center
Seventeenth Floor
Pittsburgh, PA 15222
T. 412.391.4850
F. 412.391.4815
www.drsarchitects.com

Design Architect

SASAKI
Interdisciplinary Design
90 North Point Street Suite B300 Ghirardelli Square
Mustard Building San Francisco California 94109 USA
t 415 776 7272 f 415 202 8970 w www.sasaki.com
64 Pleasant Street, Watertown, Massachusetts 02472 USA
t 617 926 3300 f 617 924 2748 w www.sasaki.com

Stamp

Key Plan



Project Title/Client:
SLIPPERY ROCK UNIVERSITY
STUDENT UNION

1 Morrow Way
Slippery Rock University
Slippery Rock, PA 16057

Drawing Title
COVER SHEET

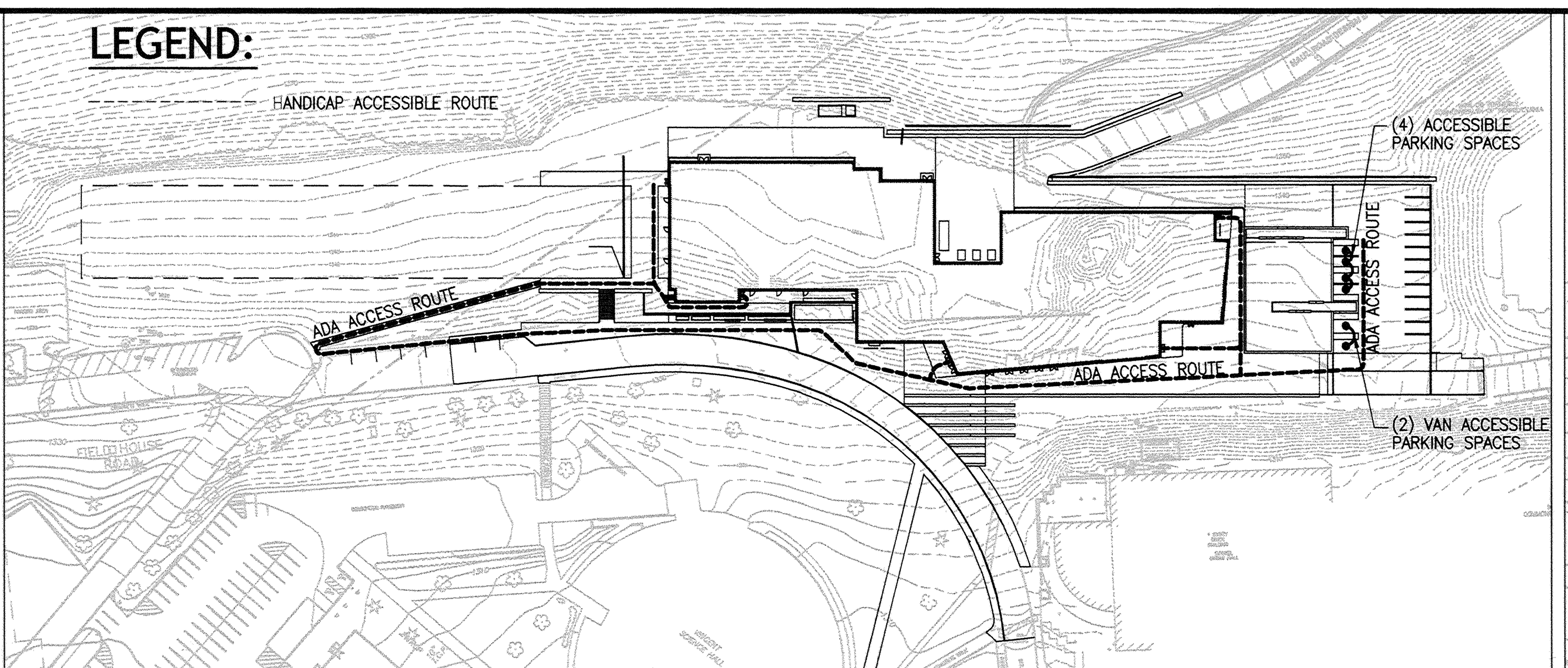
Project No. 2083.06
Drawn By: RDG
Checked By: JLP
Approved By: XXX
Date: 9/01/2009
Scale: AS NOTED

Drawing No.
00.0

GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "PENNSYLVANIA ONE CALL SYSTEM, INC." AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED, IN WRITING, OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTIONS TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. EXISTING UTILITY INFORMATION AND TOPOGRAPHY IS COMPILED FROM SURVEY DRAWING PROVIDED BY GATEWAY ENGINEERS AND EXISTING CONDITIONS PLAN PROVIDED BY CLIENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. ALL CATCH BASINS ON SITE SHALL BE EQUIPPED WITH GAS/OIL HOODS AND 4-FOOT SUMPS.
5. ALL STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE UNLESS NOTED OTHERWISE.
6. ALL SERVICE CONNECTIONS SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE (HDPE) PIPE UNLESS NOTED OTHERWISE.
7. A MINIMUM OF 18-INCH VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF 10-FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
8. SEDIMENTATION CONTROL AREAS SHALL BE PROVIDED AT ALL OUTFALLS TO THE DETENTION BASIN.
9. COORDINATES REFER TO THE CENTERS OF STRUCTURES UNLESS OTHERWISE NOTED OR DETAILED.
10. ALL SERVICE CONNECTIONS I.E., ROOF AND CANOPY DRAINS, SHALL BE INSTALLED TO A POINT 10-FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
11. CORRUGATED POLYETHYLENE PIPE SHALL CONFORM WITH AASHTO DESIGNATIONS M294 AND M252, SHALL BE MANUFACTURED WITH HIGH-DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL, UNLESS OTHERWISE NOTED OR DETAILED.
12. REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM STANDARDS, DESIGNATION C76, CLASS III AND SHALL MEET H-20 LOADING REQUIREMENTS, UNLESS OTHERWISE NOTED OR DETAILED.
13. FINAL GRADING AND GABION WALL DOCUMENTATION TO BE COORDINATED.

LEGEND:


HANDICAP ACCESSIBLE ROUTE
(4) ACCESSIBLE PARKING SPACES
ADA ACCESS ROUTE
ADA ACCESS ROUTE
ADA ACCESS ROUTE
(2) VAN ACCESSIBLE PARKING SPACES

HANDICAP ACCESSIBLE ROUTE KEY

SCALE: 1"=100'-0"

CB-304
RIM=1341.00
INV OUT=1336.88
CB-305
RIM=1341.00
INV OUT=1336.88
DMH-307
RIM=1341.80
INV A IN=1334.85
INV B IN=1336.51
INV OUT=1330.40
CB-303
RIM=1345.75
INV IN=1341.63
INV OUT=1337.50
CB-302
RIM=1354.80
INV OUT=1345.00
DMH-301
RIM=1342.50
INV IN=1338.30
INV OUT=1338.20
CB-301
RIM=1342.50
INV OUT=1338.37
TW1354.96
BW1348.00
TW1354.96
BW1353.25
TOP OF CURB TO MEET GRADE OF CONCRETE LANDING
DRAIN MAINHOLE TYP.
DMH-306
RIM=1341.20
INV A IN=1336.54
INV B IN=1336.79
INV OUT=1336.44
DMH-305
RIM=1341.30
INV IN=1337.18
INV OUT=1337.08
TD-301
RIM=1341.00
INV OUT=1336.78
DMH-303
RIM=1341.50
INV A IN=1337.38
INV B IN=1336.50
INV C IN=1336.75
INV OUT=1333.66
DMH-302
RIM=1341.20
INV IN=1337.07
INV OUT=1336.98
HIGH POINT
TC1342.08
BC1341.58
AREA DRAIN AT PAVED AREAS
MAINTAIN AND PROTECT EXISTING TREE, TYP.
INVERT = 1327.6
AD-302
RIM=1341.25
INV OUT=1337.0
AREA DRAIN AT PLAZA AREA
+FF 1342.00
TRENCH DRAIN
CATCH BASIN TYP.
WATERQUALITY
RIM=1335.70
INV IN=1331.58
INV OUT=1325.05
CB-306
RIM=1331.60
INV OUT=1326.83
DMH-308
RIM=1330.30
INV A IN=1326.18
INV B IN=1326.80
INV OUT=1325.92
SEE ENLARGEMENT PLAN B
CB-307
RIM=1327.90
INV OUT=1323.78
DMH-309
RIM=1327.80
INV A IN=1323.68
INV B IN=1323.58
INV C IN=1323.43
INV OUT=1322.47
DMH-310
RIM=1325.0
INV IN=1320.63
INV OUT=1320.53
SEE ENLARGEMENT PLAN A
DMH-311
RIM=1325.30
INV IN=1318.65
INV OUT=1318.55
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE TEST PITS TO DETERMINE THE NUMBER, CONFIGURATION, AND HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING STEAM LINES IN THIS LOCATION. THE CONTRACTOR SHALL SUBMIT THIS INFORMATION TO THE ARCHITECT.
10" ROOF DRAIN
RD-301
INV=1322.28
CLEANOUT TYP.
+FF 1327.00
UNDERGROUND RETENTION BASIN
PUMP MANHOLE
OUTLET CONTROL STRUCTURE
UNDERDRAIN TYPE 2
ACCESS MANHOLE TYPICAL
AREA DRAIN AT LAWN AREA
HAUL ROAD DESIGN BY OTHERS
SEE ENLARGEMENT PLAN C
DMH-304
RIM=1326.60
INV IN=1322.48
INV OUT=1322.38
CB-309
RIM=1329.00
INV OUT=1321.50
PROTECT AND MAINTAIN EXISTING CATCH BASIN AND DRAIN LINE. CONTRACTOR TO VERIFY LOCATION OF EXISTING CATCH BASIN
OCS-301
RIM=1325.90
INV IN=1319.0
INV OUT=1319.0
CB-308
RIM=1323.80
INV OUT=1317.20
DMH-313
RIM=1321.00
INV IN=1314.79
INV IN=1316.88
INV IN=1316.88
INV OUT=1301.75
DMH-EXISTING
RIM=1306.0
INV IN=1301.33
INV OUT=1301.23
DMH-312
RIM=1325.60
INV A IN=1317.84
INV B IN=1321.11
INV C IN=1316.11
INV OUT=1316.00
CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO CONSTRUCTION AND SUBMIT INFORMATION TO ARCHITECT
VINCENT SCIENCE HALL
1 STORY BRICK BUILDING
BOOZEL DINING HALL

LEGEND

▬ ▬ ▬ ▬	LIMIT OF WORK
—D—	PROPOSED DRAINAGE LINE
◙	PROPOSED DRAINAGE INLET (CB)
◉	PROPOSED DRAINAGE MANHOLE (DMH)
■	PROPOSED AREA DRAIN (AD)
▪▪▪▪▪▪▪▪▪▪	PROPOSED TRENCH DRAIN (TD)
+	PROPOSED SPOT GRADE
1345	EXISTING MAJOR CONTOUR
1342	EXISTING MINOR CONTOUR
1345	PROPOSED MAJOR CONTOUR
1342	PROPOSED MINOR CONTOUR
BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
	1" IRRIGATION LINE (TYPICAL)
◌	EXISTING TREE TO REMAIN

CB-301 TO DMH-301	6.7 LF of 12" HDPE
DMH-301 TO DMH-303	60.5 LF of 12" HDPE
DMH-302 TO DMH-303	22.8 LF of 12" HDPE
TD-301 TO DMH-303	14.0 LF of 12" HDPE
DMH-303 TO WQU-301	91.6 LF of 12" HDPE
WQU-301 TO DMH-304	102.7 LF of 12" HDPE
DMH-304 TO DETENTION SYSTEM	86.0 LF of 12" HDPE
DETENTION SYSTEM TO OCS-301	7.7 LF of 12" HDPE
OCS-301 TO DMH-312	44.8 LF of 12" HDPE

CB-302 TO CB-303	131.1 LF of 12" HDPE
CB-303 TO DMH-305	11.7 LF of 12" HDPE
DMH-305 TO DMH-306	54.4 LF of 12" HDPE
CB-304 TO DMH-306	8.6 LF of 12" HDPE
DMH-306 TO DMH-307	158.5 LF of 12" HDPE
CB-305 TO DMH-307	37.1 LF of 12" HDPE
DMH-307 TO DMH-308	144.8 LF of 12" HDPE
CB-306 TO DMH-308	65.1 LF of 12" HDPE
DMH-308 TO DMH-309	135.0 LF of 12" HDPE
CB-307 TO DMH-309	19.9 LF of 12" HDPE
DMH-309 TO DMH-310	92.0 LF of 15" HDPE
DMH-310 TO DMH-311	94.0 LF of 15" HDPE
DMH-311 TO DMH-312	244.4 LF of 18" RCP
DMH-312 TO DMH-313	81.3 LF of 18" HDPE
CB-308 TO DMH-313	12.2 LF of 18" HDPE
CB-309 TO DMH-313	185.4 LF of 18" HDPE
DMH-313 TO DMH-EXISTING	24.2 LF of 18" HDPE

RECORDED Nov. 12, 2009

PLAN BOOK	PAGE
317	10

CONSTRUCTION
DOCUMENTS

No.	Description	Date

DWG ISSUE & REVISION HISTORY

No.	Description	Date

DWG ISSUE & REVISION HISTORY

No.	Description	Date
	L & I PERMIT SET	06-01-09

DWG ISSUE & REVISION HISTORY

Engineer:

Architect:

SASAKI
Architects, Landscape Architects and P.E., P.C.
64 Pleasant Street, Watertown, Massachusetts 02472 USA
f 617 924 2748 w www.sasaki.com

Stamp:

Key Plan

N
0' 15' 30' 60'
SCALE: 1" = 30'

Project Title/Client:

Slippery Rock University
Student Union

Slippery Rock University
1 Morrow Way
Slippery Rock, PA 16057

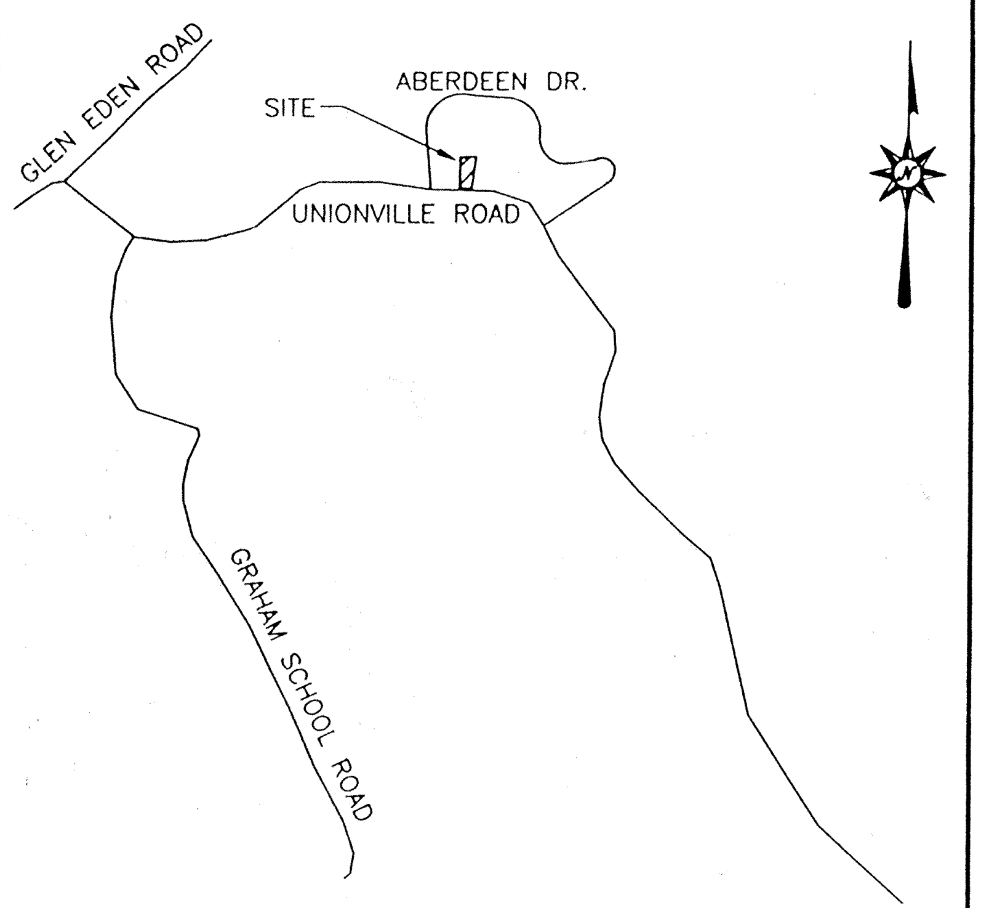
Drawing Title:

GRADING AND DRAINAGE PLAN

Project No. 64468.10
Drawn By: GAD
Checked By: WAD
Approved By:
Date: SEPTEMBER 15, 2009
Scale:

Drawing No.
C2.4

SIGN IN BLACK FELT TIP PEN ONLY.


GLEN EDEN ROAD
SITE
ABERDEEN DR.
UNIONVILLE ROAD
GRAHAM SCHOOL ROAD

LOCALITY SKETCH
NOT TO SCALE

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 24TH DAY OF AUGUST 2009.

JHure JRM
SECRETARY

F. ul JRM
CHAIRMAN

I, Jason Kratsas, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF CRANBERRY, DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN MEETS ALL OF THE ENGINEERING AND DESIGN REQUIREMENTS OF BOTH THE "SUBDIVISION & LAND DEVELOPMENT ORDINANCE" AND THE "ZONING ORDINANCE", EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROVAL AUTHORITY.

11/6/09 DATE
PE071353 REG. NO.
SIGNATURE

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

APPROVED BY RESOLUTION NUMBER 2009-40 BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY THIS 5th DAY OF November, 2009.

TOWNSHIP MANAGER

Richard M Hadley
CHAIRMAN OF BOARD

Instr:200911130026692 11/13/2009
Pages:1 F:$45.00 8:49AM
Michele Mustello T20090019280
Butler County Recorder FL

CALCULATIONS FOR LOT 1	
TAX PARCEL S6-C903 (WESTERN 1/2 OF LOT 903) JAMES H. & LEE R. PYLE DEED BOOK 1150 PAGE 191	0.500 ACRE (21,798.50 S.F.)
TAX PARCEL S6-C903A (EASTERN 1/2 OF LOT 903) JAMES H. & LEE R. PYLE INSTR. NO. 200207150023673	0.511 ACRE (22,242.01 S.F.)
TOTAL LOT #1	1.011 ACRES (44,040.51 S.F.)

ZONING REQUIREMENTS

PRESENT ZONING: R-1 RURAL RESIDENTIAL DISTRICT
REQUIRED LOT AREA: 1.5 ACRE WITHOUT PUBLIC SEWERS
1.25 ACRE WITH PUBLIC SEWERS

REQUIRED FRONT BUILDING LINE: 50 FEET
REQUIRED SIDE BUILDING LINE: 20 FEET
REQUIRED REAR BUILDING LINE: 30 FEET
MINIMUM LOT WIDTH: 100 FEET

WE, JAMES H. & LEE R. PYLE, THE OWNERS OF THE PLAN, DO HEREBY ADOPT THIS PLAN AS OUR SUBDIVISION PLAN AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 10th DAY OF September, 2009.

ATTEST:

James H. Pyle
JAMES H. PYLE

Lee R Pyle
LEE R. PYLE

Kelly J. Banichar
NOTARY PUBLIC

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 H. & LEE R. PYLE, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF September, 2009.

MY COMMISSION EXPIRES THE 24th DAY OF July, 2010.

Kelly J. Banichar
NOTARY PUBLIC

NOTARY PUBLIC
SEAL

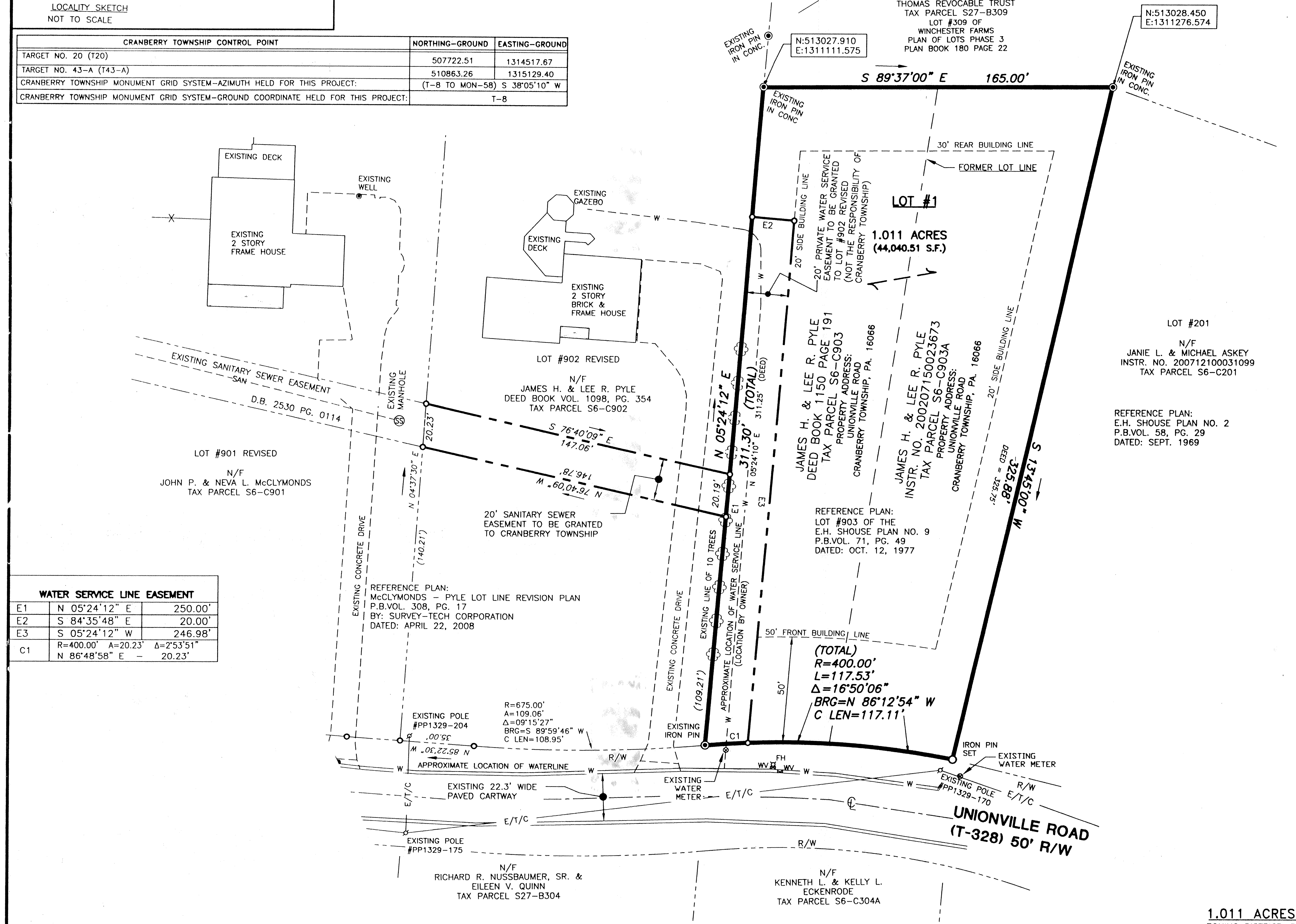
WE, JAMES H. & LEE R. PYLE, THE OWNERS OF THE PLAN, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF JAMES H. & LEE R. PYLE AS RECORDED IN DEED BOOK VOLUME 1150, PAGE 191 AND INSTR. NO. 200207150023673, IN THE RECORDER OF DEEDS OFFICE.

ATTEST:

Cory C. Evart
WITNESS

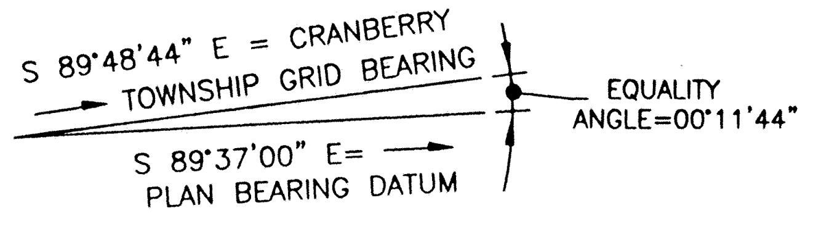
James H. Pyle
JAMES H. PYLE

Lee R Pyle
LEE R. PYLE

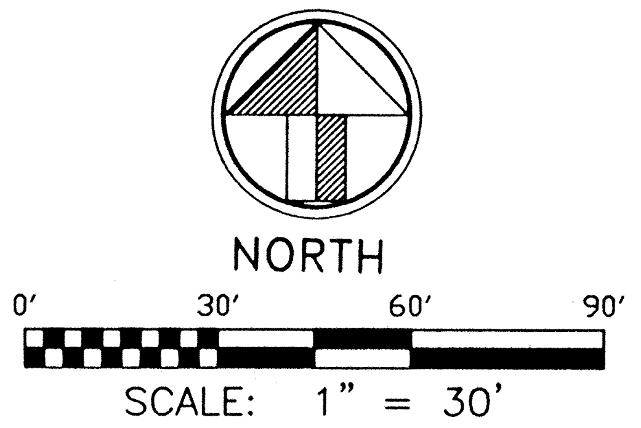

N/F
DAVID THOMAS TRUSTEE OF THE
THOMAS REVOCABLE TRUST
TAX PARCEL S27-B309
LOT #309 OF
WINCHESTER FARMS
PLAN OF LOTS PHASE 3
PLAN BOOK 180 PAGE 22
EXISTING IRON PIN IN CONC.
N:513027.910
E:1311111.575
N:513028.450
E:1311276.574
S 89°37'00" E 165.00'
EXISTING IRON PIN IN CONC
30' REAR BUILDING LINE
FORMER LOT LINE
LOT #1
1.011 ACRES
(44,040.51 S.F.)
20' SIDE BUILDING LINE
20' PRIVATE WATER SERVICE EASEMENT TO BE GRANTED TO LOT #902 REVISED (NOT THE RESPONSIBILITY OF CRANBERRY TOWNSHIP)
E2
JAMES H. & LEE R. PYLE
DEED BOOK 1150 PAGE 191
TAX PARCEL S6-C903
PROPERTY ADDRESS:
UNIONVILLE ROAD
CRANBERRY TOWNSHIP, PA. 16066
JAMES H. & LEE R. PYLE
INSTR. NO. 200207150023673
TAX PARCEL S6-C903A
PROPERTY ADDRESS:
UNIONVILLE ROAD
CRANBERRY TOWNSHIP, PA. 16066
N 05°24'12" E
311.30' (TOTAL)
311.25' (DEED)
N 05°24'10" E
S 13°45'00" W
325.88'
DEED = 325.75'
REFERENCE PLAN:
LOT #903 OF THE
E.H. SHOUSE PLAN NO. 9
P.B.VOL. 71, PG. 49
DATED: OCT. 12, 1977
50' FRONT BUILDING LINE
50'
(TOTAL)
R=400.00'
L=117.53'
Δ=16°50'06"
BRG=N 86°12'54" W
C LEN=117.11'
IRON PIN SET
EXISTING WATER METER
EXISTING POLE #PP1329-170
FH
WV
R/W
E/T/C
UNIONVILLE ROAD
(T-328) 50' R/W
LOT #201
N/F
JANIE L. & MICHAEL ASKEY
INSTR. NO. 200712100031099
TAX PARCEL S6-C201
REFERENCE PLAN:
E.H. SHOUSE PLAN NO. 2
P.B.VOL. 58, PG. 29
DATED: SEPT. 1969
EXISTING DECK
EXISTING WELL
EXISTING 2 STORY FRAME HOUSE
EXISTING GAZEBO
EXISTING DECK
EXISTING 2 STORY BRICK & FRAME HOUSE
LOT #902 REVISED
N/F
JAMES H. & LEE R. PYLE
DEED BOOK VOL. 1098, PG. 354
TAX PARCEL S6-C902
EXISTING SANITARY SEWER EASEMENT
SAN
D.B. 2530 PG. 0114
EXISTING MANHOLE
20.23'
S 76°40'09" E
147.06'
N 76°40'09" W
146.78'
20.19'
E1
E3
N 04°37'30" E
(140.21')
LOT #901 REVISED
N/F
JOHN P. & NEVA L. McCLYMONDS
TAX PARCEL S6-C901
20' SANITARY SEWER EASEMENT TO BE GRANTED TO CRANBERRY TOWNSHIP
EXISTING CONCRETE DRIVE
REFERENCE PLAN:
McCLYMONDS - PYLE LOT LINE REVISION PLAN
P.B.VOL. 308, PG. 17
BY: SURVEY-TECH CORPORATION
DATED: APRIL 22, 2008
EXISTING CONCRETE DRIVE
EXISTING LINE OF 10 TREES
APPROXIMATE LOCATION OF WATER SERVICE LINE (LOCATION BY OWNER)
(109.21')
EXISTING IRON PIN
C1
EXISTING POLE #PP1329-204
35.00'
N 85°22'30" W
R=675.00'
A=109.06'
Δ=09°15'27"
BRG=S 89°59'46" W
C LEN=108.95'
R/W
APPROXIMATE LOCATION OF WATERLINE
EXISTING 22.3' WIDE PAVED CARTWAY
EXISTING WATER METER
E/T/C
EXISTING POLE #PP1329-175
N/F
RICHARD R. NUSSBAUMER, SR. &
EILEEN V. QUINN
TAX PARCEL S27-B304
N/F
KENNETH L. & KELLY L.
ECKENRODE
TAX PARCEL S6-C304A

CRANBERRY TOWNSHIP CONTROL POINT	NORTHING-GROUND	EASTING-GROUND
TARGET NO. 20 (T20)	507722.51	1314517.67
TARGET NO. 43-A (T43-A)	510863.26	1315129.40
CRANBERRY TOWNSHIP MONUMENT GRID SYSTEM-AZIMUTH HELD FOR THIS PROJECT:	(T-8 TO MON-58) S 38°05'10" W	
CRANBERRY TOWNSHIP MONUMENT GRID SYSTEM-GROUND COORDINATE HELD FOR THIS PROJECT:	T-8	

WATER SERVICE LINE EASEMENT		
E1	N 05°24'12" E	250.00'
E2	S 84°35'48" E	20.00'
E3	S 05°24'12" W	246.98'
C1	R=400.00' A=20.23' N 86°48'58" E	Δ=2°53'51" – 20.23'


S 89°48'44" E = CRANBERRY TOWNSHIP GRID BEARING
S 89°37'00" E= PLAN BEARING DATUM
EQUALITY ANGLE=00°11'44"

NOTE: ALL BEARINGS SHOWN ON THIS PLAN ARE BASED ON PLANS OF RECORD, UNLESS OTHERWISE NOTED.


NORTH
0'
30'
60'
90'
SCALE: 1" = 30'

NOTES:

(A) 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 DEPTH. CALL 1-800-242-1776.

(B) THIS PLAN IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 317, PAGE 11.

GIVEN UNDER MY HAND AND SEAL THIS 13 DAY OF NOV, 2009.

RECORDER Michele M Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDED NOV. 13, 2009	
PLAN BOOK	PAGE
317	11

JAMES H. PYLE LOT CONSOLIDATION PLAN

[CONSOLIDATION OF TAX PARCELS S6-C903 & S6-903A]

SITUATE: CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

DATE: JULY 16, 2009

1.011 ACRES = TOTAL ACREAGE
ZONING DISTRICT: R-1 RURAL RESIDENTIAL DISTRICT

OWNERS: JAMES H. & LEE R. PYLE
3210 UNIONVILLE ROAD
CRANBERRY TOWNSHIP, PA 16066

PHONE: 724-776-1295

DEED REFERENCE: D.B.VOL. 1150, PG. 191
INSTR. NO. 200207150023673

TAX PARCEL NO.: S6-C903
S6-C903A

JASON MICHAEL KRATSAS
PE071353

CRANBERRY TOWNSHIP ENGINEER
SEAL

CRANBERRY TOWNSHIP
SEAL

BUTLER COUNTY
SEAL

RECORDER OF DEEDS
SEAL

SURVEY - TECH CORPORATION
ENGINEERING LAND SURVEYS
20280 ROUTE 19 SUITE 6, CRANBERRY TOWNSHIP, PA. 16066
PHONE (724) 776-5701 FAX (724) 776-2541

I, JACK A. RINGEISEN, 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 SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS

Jack A. Ringeisen P.L.S.

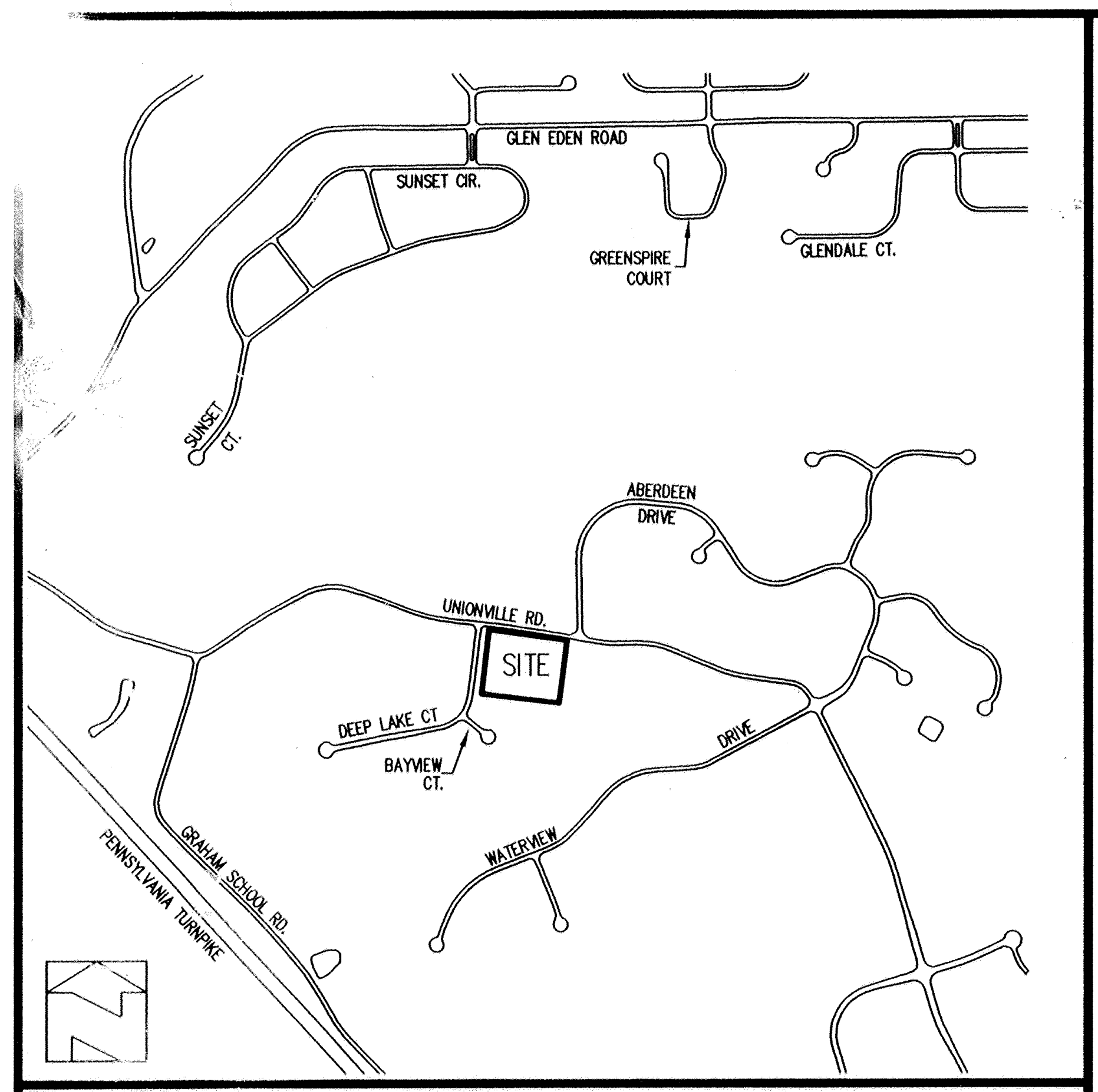
JACK A. RINGEISEN
16240-E

REGISTRATION NO. 16240-E

REVISIONS:	DRAWN BY:	CHECKED BY:	DWG. NO:
SEPTEMBER 4, 2009 (TWP DEV REPORT 8-27-09)	DWF/TR	T.R./J.R.	2009-5095-SUB

G:\PYLE-5095\PYLE_Rev1.dwg – Sep 04, 2009 @ 6:47pm (Subdivision) ...... PYLE-GPS CRD

Instr:200911130026693 11/13/2009
Pages:1 F:$45.00 8:51AM
Michele Mustello T20090019281
Butler County Recorder FL


SUNSET DR.
GLEN EDEN ROAD
GREENSPIRE COURT
GLENDALE CT.
SUNSET CT.
ABERDEEN DRIVE
UNIONVILLE RD.
SITE
DEEP LAKE CT.
BAYVIEW CT.
WATERVIEW
DRIVE
GRAHAM SCHOOL RD.
PENNSYLVANIA TURNPIKE

LOCATION MAP 1" = 1000'

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bernard J. Flugher, Notary Public
Cranberry Twp., Butler County
My Commission Expires March 19, 2012
Member, Pennsylvania Association of Notaries

Notary Public

JAMES ANTHONY SPERDUTE
No. 24457-E

Surveyor

Cranberry Township

JASON MICHAEL KRATSAS
PE071353

Cranberry Township Engineer

Butler County Planning Commission

Butler County Recorder of Deeds

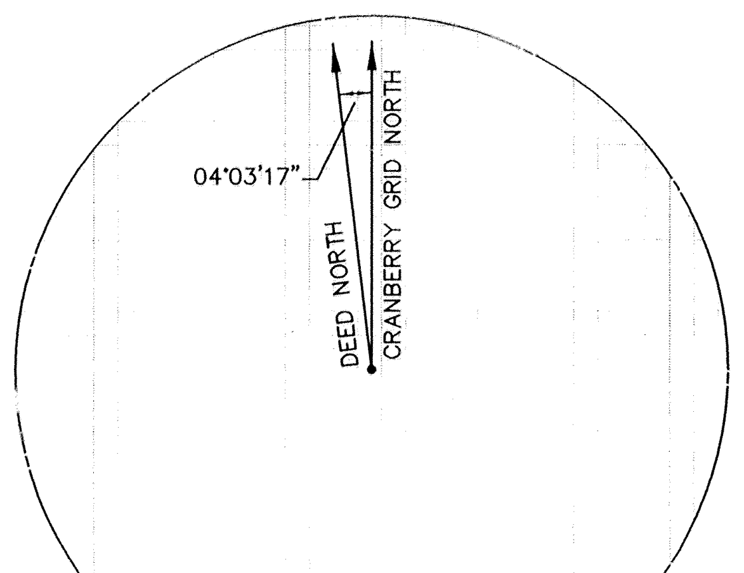
GENERAL PLAN NOTES:

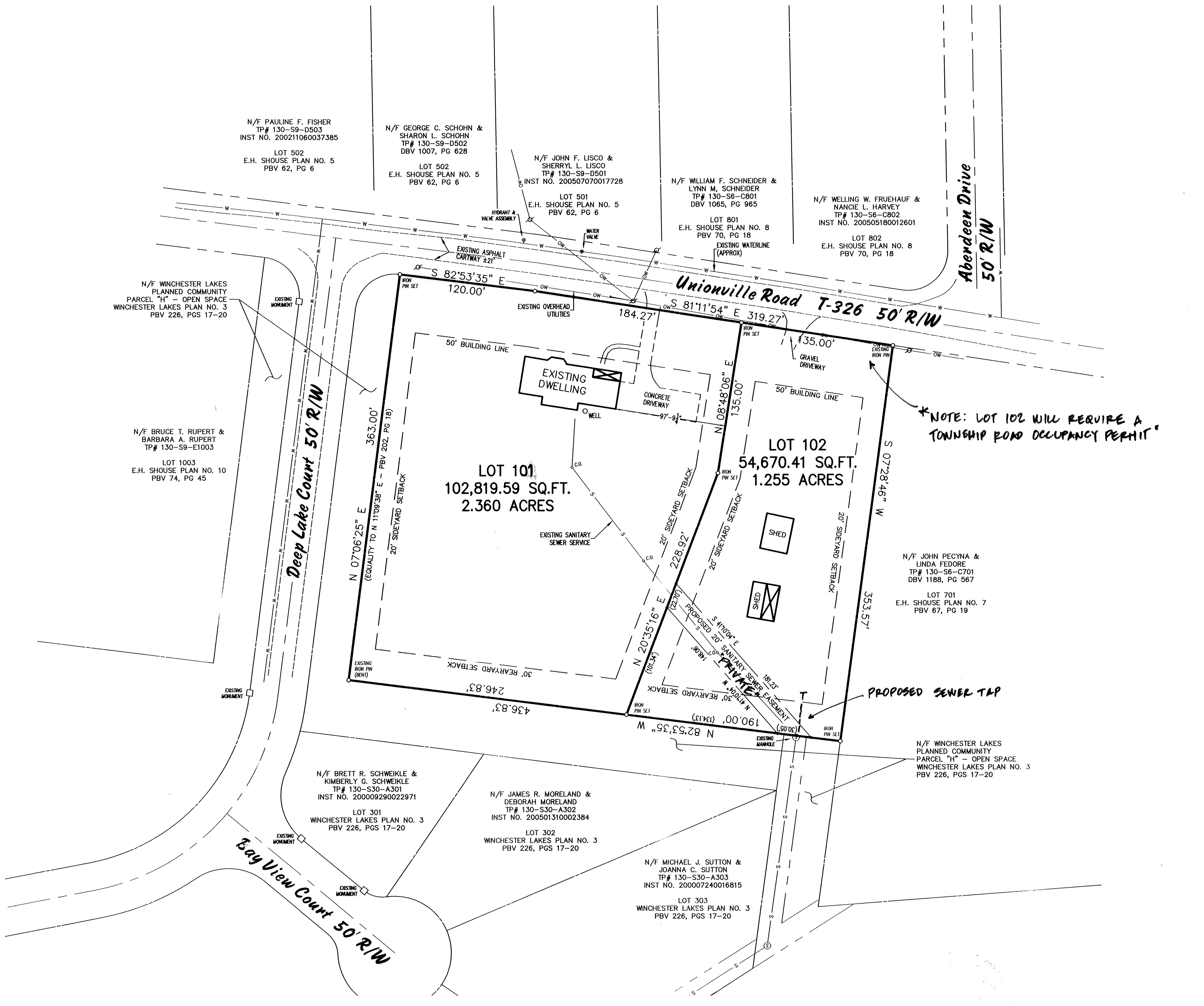
PROPERTY OWNER:	ANGELA THROWER 3231 UNIONVILLE ROAD CRANBERRY TOWNSHIP, PA 16066
OWNERSHIP REFERENCE:	INSTRUMENT NO. 200807100015648
	TAX PARCEL 130-4F102-2
	PARCEL "B" OF THE ESTATE OF VERA M. SHOUSE PLAN OF LOTS NO. 1 PLAN BOOK 202, PAGE 18
TOTAL PROPERTY:	3.615 ACRES or 157,490 SQ.FT.
AFFECTED ZONING DISTRICT:	R-1 RURAL RESIDENTIAL
R-1 ZONING REQUIREMENTS:	
MINIMUM LOT AREA:	1.25 ACRES (54,450 SQ.FT.)
MINIMUM LOT WIDTH:	100.00 FEET
MINIMUM FRONT SETBACK:	50.00 FEET / 50.00 FEET*
MINIMUM REAR SETBACK:	30.00 FEET / 10.00 FEET*
MINIMUM SIDE SETBACK:	20.00 FEET / 10.00 FEET*
MAXIMUM LOT COVERAGE:	15%
MAXIMUM BUILDING HEIGHT:	35.00 FEET
PROPOSED WATER SUPPLY:	PUBLIC (CRANBERRY)
PROPOSED SEWER SERVICE:	PUBLIC (CRANBERRY)

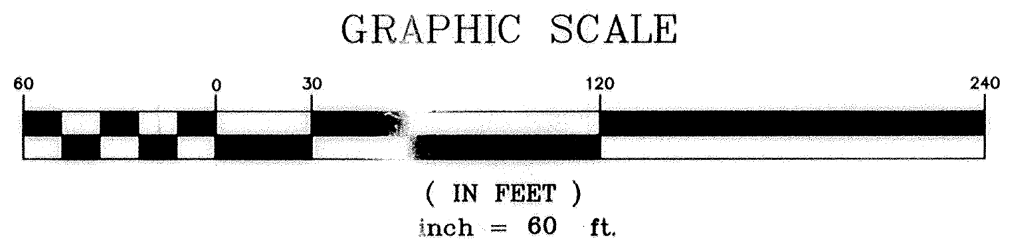
NOTE:
ALL PROPERTIES SURROUNDING THIS SITE HAVE RESIDENTIAL USES.

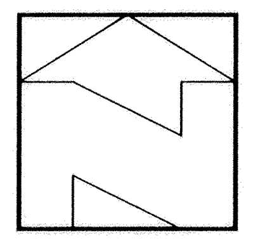
PROPERTIES WITHIN THE WINCHESTER LAKES PLAN NO. 3 ARE ZONING PRD. ALL OTHER PROPERTIES ARE ZONED R-1

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE CRANBERRY TOWNSHIP GRID SYSTEM. SEE BELOW FOR DECLINATION OF PRIOR DEED/PLAN BEARINGS TO CRANBERRY GRID BEARINGS.


04°03'17"
DEED NORTH
CRANBERRY GRID NORTH


N/F PAULINE F. FISHER
TP# 130-S9-D503
INST NO. 200211060037385
LOT 502
E.H. SHOUSE PLAN NO. 5
PBV 62, PG 6
N/F GEORGE C. SCHOHN &
SHARON L. SCHOHN
TP# 130-S9-D502
DBV 1007, PG 628
LOT 502
E.H. SHOUSE PLAN NO. 5
PBV 62, PG 6
N/F JOHN F. LISCO &
SHERRYL L. LISCO
TP# 130-S9-D501
INST NO. 200507070017728
LOT 501
E.H. SHOUSE PLAN NO. 5
PBV 62, PG 6
N/F WILLIAM F. SCHNEIDER &
LYNN M. SCHNEIDER
TP# 130-S6-C801
DBV 1065, PG 965
LOT 801
E.H. SHOUSE PLAN NO. 8
PBV 70, PG 18
N/F WELLING W. FRUEHAUF &
NANCIE L. HARVEY
TP# 130-S6-C802
INST NO. 200505180012601
LOT 802
E.H. SHOUSE PLAN NO. 8
PBV 70, PG 18
Aberdeen Drive 50' R/W
HYDRANT & VALVE ASSEMBLY
WATER VALVE
EXISTING WATERLINE (APPROX)
EXISTING ASPHALT CARTWAY ±21'
Unionville Road T-326 50' R/W
S 82°53'35" E 120.00'
IRON PIN SET
EXISTING OVERHEAD UTILITIES
184.27'
S 81°11'54" E 319.27'
135.00'
GRAVEL DRIVEWAY
EXISTING IRON PIN
*NOTE: LOT 102 WILL REQUIRE A TOWNSHIP ROAD OCCUPANCY PERMIT"
N/F WINCHESTER LAKES
PLANNED COMMUNITY
PARCEL "H" - OPEN SPACE
WINCHESTER LAKES PLAN NO. 3
PBV 226, PGS 17-20
EXISTING MONUMENT
N/F BRUCE T. RUPERT &
BARBARA A. RUPERT
TP# 130-S9-E1003
LOT 1003
E.H. SHOUSE PLAN NO. 10
PBV 74, PG 45
Deep Lake Court 50' R/W
50' BUILDING LINE
EXISTING DWELLING
CONCRETE DRIVEWAY
WELL
97'-9¼"
N 08°48'06" E 135.00'
LOT 101
102,819.59 SQ.FT.
2.360 ACRES
LOT 102
54,670.41 SQ.FT.
1.255 ACRES
363.00'
N 07°06'25" E
(EQUALITY TO N 11°09'38" E - PBV 202, PG 18)
20' SIDEYARD SETBACK
C.O.
EXISTING SANITARY SEWER SERVICE
228.92'
N 20°35'16" E
(101.34')
(22.70')
PROPOSED 20' SANITARY SEWER EASEMENT
"PRIVATE"
S 41°10'04" E 181.23'
N 41°10'04" W 148.06'
SHED
S 07°28'46" W 353.57'
N/F JOHN PECYNA &
LINDA FEDORE
TP# 130-S6-C701
DBV 1188, PG 567
LOT 701
E.H. SHOUSE PLAN NO. 7
PBV 67, PG 19
30' REARYARD SETBACK
EXISTING IRON PIN (BENT)
246.83'
436.83'
N 82°53'35" W 190.00' (134.13') (30.05')
EXISTING MANHOLE
PROPOSED SEWER TAP
N/F WINCHESTER LAKES
PLANNED COMMUNITY
PARCEL "H" - OPEN SPACE
WINCHESTER LAKES PLAN NO. 3
PBV 226, PGS 17-20
N/F BRETT R. SCHWEIKLE &
KIMBERLY G. SCHWEIKLE
TP# 130-S30-A301
INST NO. 200009290022971
LOT 301
WINCHESTER LAKES PLAN NO. 3
PBV 226, PGS 17-20
N/F JAMES R. MORELAND &
DEBORAH MORELAND
TP# 130-S30-A302
INST NO. 200501310002384
LOT 302
WINCHESTER LAKES PLAN NO. 3
PBV 226, PGS 17-20
N/F MICHAEL J. SUTTON &
JOANNA C. SUTTON
TP# 130-S30-A303
INST NO. 200007240016815
LOT 303
WINCHESTER LAKES PLAN NO. 3
PBV 226, PGS 17-20
Bay View Court 50' R/W


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



OWNER'S ADOPTION

I, ANGELA THROWER, owner of the land shown on the ANGELA THOWER PLAN OF LOTS NO. 1 hereby adopt this plan as my plan of lots and irrevocably dedicate all streets and other property identified on the plan to the public. Any future acceptance of said public streets or property by the Commonwealth of Pennsylvania, County of Butler and Township of Cranberry, 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 Cranberry, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon my heirs, executors and assigns.

Denise Gollick
Witness:

Angela Thrower
ANGELA THROWER

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named ANGELA THROWER and acknowledged the foregoing adoption, dedication and plan to be their act and desired the same to be recorded as such.

Witness my hand and notarial seal this 21st day of October, 20 09

My commission expires the 19th day of March, 20 12.

Bernard J Flugher
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Bernard J. Flugher, Notary Public
Cranberry Twp., Butler County
My Commission Expires March 19, 2012
Member, Pennsylvania Association of Notaries

We hereby certify that the title to the property shown hereon is in the name of ANGELA THOWER and is recorded at Instrument number 200807100015648 at the recorders office of Butler County. I further certify that there is no mortgage, lien or encumbrance agaist the property shown hereon.

Denise Gollick
Witness:

Angela Thrower
ANGELA THROWER

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

Richard M Hadley
Chairman, Board of Supervisors

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No 2009-50 effective this 9th day of November, 20 09

Secretary

Richard M Hadley
Chairman, Board of Supervisors

~~Planning Commission.~~

~~Approved by the Cranberry Township Planning Commission this ______ day of __________, 20__~~

~~Secretary~~

~~Chairman, Planning Commission~~

Municipal Engineer.

I, Jason Kratsas, 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.

11/11/09	PE071353	
Date	Registration Number	Signature

SURVEYOR'S CERTIFICATION

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

10/5/09
Date

James A Sperdute
James A. Sperdute, PLS # 24457-E

(Seal)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT

Reviewed by the Butler County Planning Commission on this 11TH day of SEPT., 20 09

JRM
Secretary

F. JRM
Chairman, 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 317, Page(s) 12.

Given under my hand and seal this 13 day of Nov, 20 09

(Seal)

Michele M Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDER OF DEEDS BUTLER COUNTY, PA.

ANGELA THROWER
PLAN NO. 1

CRANBERRY TOWNSHIP, BUTLER COUNTY, PA.

RECORDED Nov. 13, 2009	
PLAN BOOK	PAGE
317	12

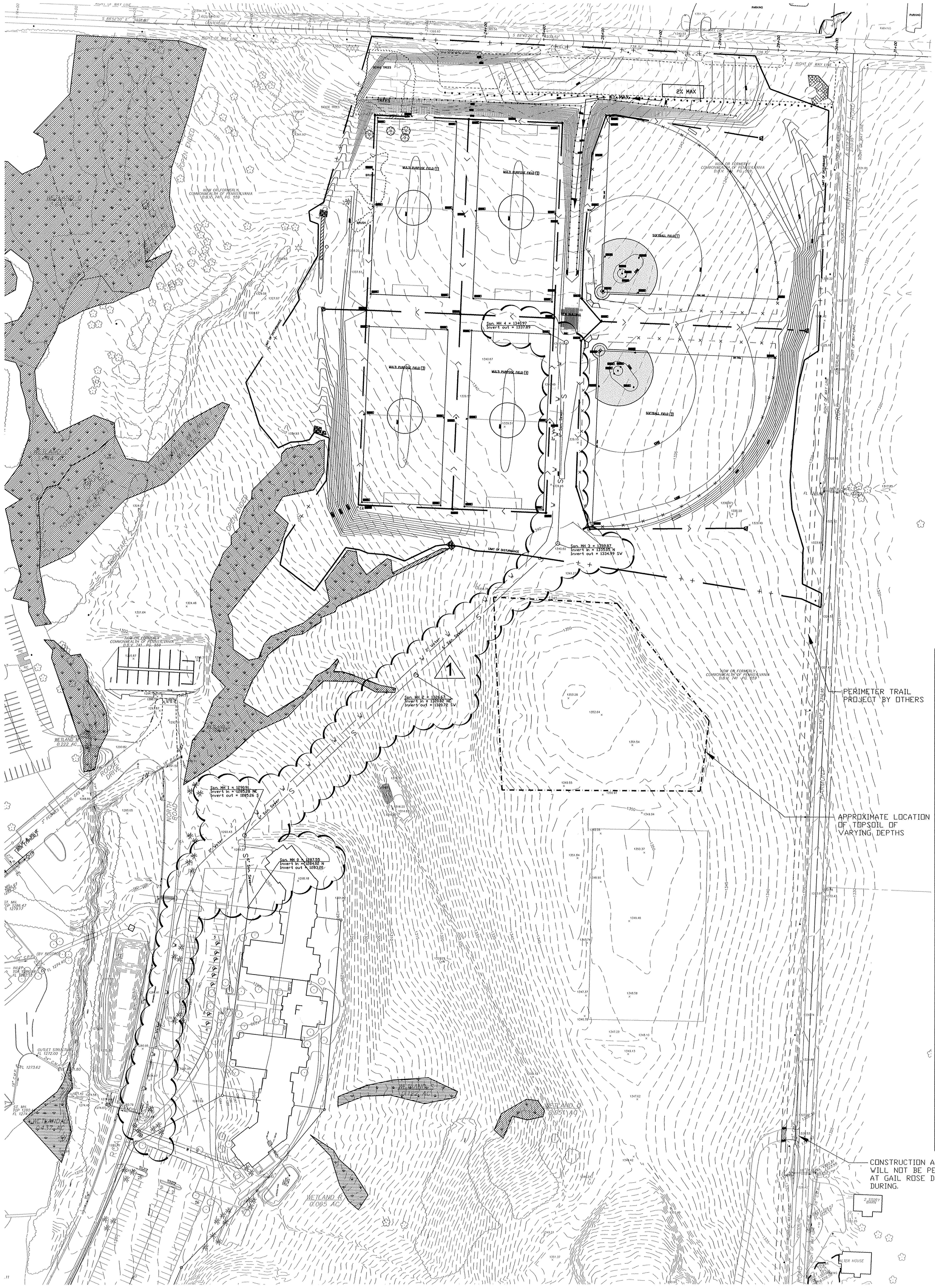
PREPARED FOR:
ANGELA THROWER
3231 UNIONVILLE ROAD
CRANBERRY TOWNSHIP, PA
16066

SCALE: 1 " = 60'
AUGUST 28, 2009
DWG # 1004-099626

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
pasurvey@zoominternet.net

REVISIONS
11/5/09 PER TWP. COMMENTS

SHEET No.
RC1


PERIMETER TRAIL PROJECT BY OTHERS
APPROXIMATE LOCATION OF TOPSOIL OF VARYING DEPTHS
CONSTRUCTION ACCESS WILL NOT BE PERMITTED AT GAIL ROSE DRIVE DURING.
2% MAX
1

OVERALL SITE PLAN

SCALE: 1" = 100'

Instr:200911130026746 11/13/2009
Pages:1 F:$45.00 11:06AM
Michele Mustello T20090019314
Butler County Recorder FL

LIST OF PUBLIC UTILITIES

ARMSTRONG
123 INDUSTRIAL DRIVE
GROVE CITY, PA 16127
CONTACT: DICK ROSS

CENTRAL ELECTRIC COOP, INC
SR 638 E
PO BOX 329
PARKER, PA 16049-0329
CONTACT: DONNA CRUMLICH

COLUMBIA GAS OF PA
501 TECHNOLOGY DRIVE
SOUTHPOINTE INDUSTRIAL PARK
CANNONSBURG, PA 15137
CONTACT: MATTHEW KILIANY

DOMINION PEOPLES G.CITY DIV
1658 WEST MAIN STREET EXT
GROVE CITY, PA 16127
CONTACT: GARY BENNETT

SLIPPERY ROCK UNIVERSITY
1 MORROW WAY
SLIPPERY ROCK, PA 16057
CONTACT: TOD HORNER

SLIPPERY ROCK MUNI AUTH
PO BOX 157
SLIPPERY ROCK, PA 16057
CONTACT: PAUL DICKEY

ALLEGHENY POWER COMPANY
501 HANSEN AVENUE
BUTLER, PA 16001
CONTACT: TROY BRUNER

SLIPPERY ROCK TOWNSHIP
155 BRANCHTON ROAD
SLIPPERY ROCK, PA 16057
CONTACT: JOHN W HINES

EMBARQ
OHMANB0205-202
665 LEXINGTON AVENUE
MANSFIELD, OH 44907
CONTACT: BRAD LEVIERE

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE UTILITY LOCATIONS SHOWN, MAY OR MAY NOT INCLUDE ALL UTILITIES WITHIN THE ENTIRE PROJECT

ALL EXISTING KNOWN UTILITIES HAVE BEEN IDENTIFIED THE CONTRACTOR IS TO USE CARE DURING EXCAVATION TO AVOID DAMAGE TO EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. ANY DAMAGE TO EXISTING UTILITIES MUST BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ANY EXISTING UTILITIES THAT INTERFER WITH NEW UTILITY INSTALLATION MUST BE REROUTED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

AN ATTEMPT HAS BEEN MADE TO BALANCE THE SITE. THE CONTRACTOR, AT HIS DISCRETION, CAN PROVIDE A REVISED GRADING PLAN FOR REVIEW BY THE PROJECT ENGINEER PRIOR TO BID DATE FOR SITE BALANCING. ADJUSTMENTS TO THE SUBMITTED GRADING PLAN MAY BE ATLERED ONCE COAL EXTRACTION IS PERFORMED. THE SITE IS TO BE BALANCED OR THE ACCESS SOILS ARE TO BE WASTED FROM THE SITE AT THE CONTRACTOR'S EXPENSE. NO ON SITE STOCKPILES PERMITTED AT PROJECT'S END.

LEGEND (EXISTING)

VENT PIPE	●
LIGHT POLES	☼ LS
STORM MANHOLE	○ ST. MH.
SANITARY MANHOLE	○ SAN. MH.
ELECTRIC MAHOLE	○ ELEC MH.
ELECTRIC BOX	□ ELEC BOX
STORM INLET	▨
WATER VALVE	W.V.
SPOT ELEVATION	×1244.2
DECIDUOUS TREES	✿
MAILBOX	S
SIGN	
PROPERTY LINES	———
TELEPHONE LINE	—T—T—
ELECTRIC LINE	—E—E—
GAS LINE	—G—G—
LIGHTING LINE	—L—L—
STEAM LINE	—S—S—
WATER LINE	—W—W—
EXISTING CONTOURS	— — —
EXISTING IDX CONTOURS	—— 1260 ——
STORM LINE (PRIVATE)	— — —

Pennsylvania One Call Serial No.: 1216303
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

LEGEND (SURFACES)

□	NEW BASEBALL FIELD CLAY INFIELD	A2 / SP1.5
▨	EXISTING WETLANDS	
▨	NEW GRAVEL PARKING LOT (8" #57 STONE BASE DEPTH)	A5 / SP1.5

RECORDED Nov. 13, 2009	
PLAN BOOK	PAGE
317	13

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, SLIPPERY ROCK UNIVERSITY, OF THE TOWNSHIP OF SLIPPERY ROCK, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS OUR PROPERTY, SITUATE IN THE TOWNSHIP OF SLIPPERY ROCK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 12 DAY OF NOVEMBER 20 09.

ATTEST:

AVP OF DESIGN CONSTRUCTION MANAGEMENT OF SLIPPERY ROCK UNIVERSITY

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Herbert Carlson, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF November, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES THE 19th DAY OF March, A.D., 20 13.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Claudia C. Fischer, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires March 19, 2013
Member, Pennsylvania Association of Notaries

ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH AND TO THE BEST OF MY KNOWLEDGE, AND MEETS THE ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF SLIPPERY ROCK TOWNSHIP, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE TOWNSHIP.

DANIEL P. WALLACE REG. NO 050123-E 11/9/09 DATE

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN OF SUBDIVISION ON THIS 12th DAY OF November, 2009.

Vennie J. Hogg
SECRETARY COMMISSION CHAIRMAN, PLANNING

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS, THIS 12th DAY OF November 2009.

Vennie J. Hogg.
SECRETARY SUPERVISORS CHAIRMAN, BOARD OF

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF July, 2009.

SECRETARY CHAIRMAN, PLANNING

BUTLER COUNTY
PENNSYLVANIA SS
Recorded in the Recorder's Office of said County on the 13 day of NOV A.D. 2009 to Plan Book No. BK 317 Pg 13 Witness my hand and the seal of said Office
RECORDER

Michele M Mustello
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

LEGEND (NEW)

NEW CONTOUR LINE		——1343——
NEW SPOT ELEVATION		× 1343.83
LIMIT OF CONTRACT/DISTURBANCE		—— + + ——
CLEAN OUT	A3 / SP1.5	○ C.O.
CUTOFF DRAIN	A1 / SP1.5	—— > ——
NEW SUBSURFACE BLEEDER DRAIN	A4 / SP1.5	—— > ——
FUTURE SITE LIGHT (NOT IN CONTRACT)		☼
		- - - - - -

PROJECT WORK SCOPE:

1. ROUGH GRADE TO ESTABLISH SUBGRADE PADS FOR ALL PLAYING FIELDS, COURTS AND STRUCTURES AND FUTURE PARKING AREAS.

2. UTILITY INSTALLATION FOR SITE SUBSURFACE DRAINAGE AND ELECTRICAL SERVICE TO THE FUTURE COMFORT STATION.

3. ELECTRICAL ROUGH OUT FROM FUTURE COMFORT STATION TO PROPOSED AND FUTURE PLAY FIELDS (PULL BOXES AND CONDUIT).

4. PROVIDE MINIMUM 15'-0" ACCESS FOR FUTURE ENTRANCE SERVICE ROAD WITH REST AREAS FROM EXISTING PARKING LOT TO FUTURE COMFORT STATION.

5. PROVIDE 2 NEW SOFTBALL FIELDS PADS WITH SKINNED INFIELD AND BASES.

6. FINE GRADE, TOPSOIL AND SEED ALL PLAY AREAS AND DISTURBED EARTH SUBGRADES.

NO.	DATE	REVISION	APPR.
1	4/20/09	AS BUILT	

SUBMITTED:
CONSTRUCTION DOCUMENTS

SUBMITTED:
PROFESSIONAL

APPROVED:
CONSULTANT

APPROVED:
SYSTEM REPRESENTATIVE

PROFESSIONAL SEAL:
Andreas Dometakis 12482-X, J. Greer Hayden 9029-X, Vincent M. Ordinario 15120-X, Robert A. Englebaugh 11197-X, Matthew P. Franz 15665-X
Daniel P. Wallace 050123-E

HHSDR
ARCHITECTS & ENGINEERS
40 SHENANGO AVE., SHARON, PA 16146
* (724) 981-8820
130 7TH STREET, PITTSBURGH, PA 15222
* (412) 281-2280
COMM. NO. 3426

STATE SYSTEM OF HIGHER EDUCATION
COMMONWEALTH OF PENNSYLVANIA
SLIPPERY ROCK UNIVERSITY

PROJECT NO. UP-219

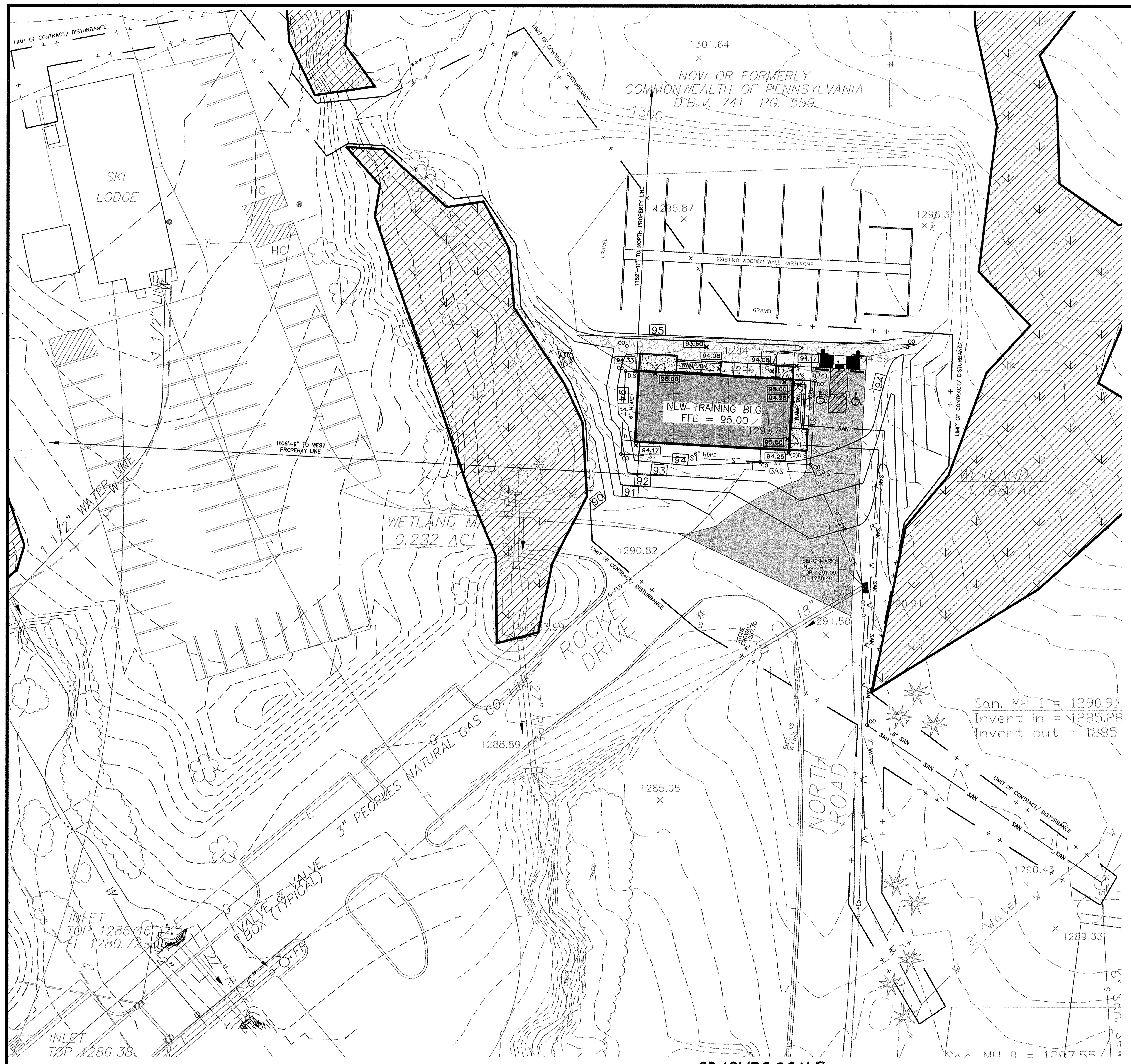
APPLICABLE CONTRACT NO'S.
GENERAL: 219.1

PROJECT TITLE
NEW INTRAMURAL FIELD COMPLEX- REVISED

OVERALL SITE PLAN AS BUILT

DRAWN BY:	DATE:	DRAWING NO.:
JAS	9/15/08	
CHECKED BY:	SCALE:	
JCM	AS SHOWN	

© Copyright 2008



Instr:200911130026747 11/13/2009
Pages:1 F:$45.00 11:10AM
Michele Mustello T20090019315
Butler County Recorder FL

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, SLIPPERY ROCK UNIVERSITY, OF THE TOWNSHIP OF SLIPPERY ROCK, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS DO HEREBY ADOPT THIS PLAN AS OUR PROPERTY, SITUATE IN THE TOWNSHIP OF SLIPPERY ROCK, COUNTY OF BUTLER AND COMMONWEALTH OF PENNSYLVANIA.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 12 DAY OF NOVEMBER 2009.

ATTEST:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED Herbert Carlson, AND ACKNOWLEDGED THE FOREGOING ADOPTION AND PLAN TO BE HIS ACT AND DEED, AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 12th DAY OF November, 2009.

Claudia C. Fischer
NOTARY PUBLIC

MY COMMISSION EXPIRES THE 19th DAY OF March, A.D., 2013.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Claudia C. Fischer, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires March 19, 2013
Member, Pennsylvania Association of Notaries

ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE PLAN HAS BEEN DESIGNED IN ACCORDANCE WITH AND TO THE BEST OF MY KNOWLEDGE, AND MEETS THE ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF SLIPPERY ROCK TOWNSHIP, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE TOWNSHIP.

DANIEL P. WALLACE — REG. NO 050123-E — 11/9/09 DATE

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION

THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION HAS REVIEWED AND RECOMMENDS APPROVAL OF THIS PLAN OF SUBDIVISION ON THIS 12th DAY OF November, 2009.

Vonnie J. Hogg
SECRETARY
COMMISSION

CHAIRMAN, PLANNING

APPROVAL BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS

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

APPROVED BY THE SLIPPERY ROCK TOWNSHIP BOARD OF SUPERVISORS, THIS 12th DAY OF NOVEMBER 2009.

Paul A Dickey Chairman Vonnie Hogg - Secretary.
SECRETARY
SUPERVISORS
CHAIRMAN, BOARD OF

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15TH DAY OF JULY, 2009.

JRM
SECRETARY

JRM
CHAIRMAN, PLANNING

Michele M Mustello

BUTLER COUNTY
PENNSYLVANIA SS
Recorded in the Recorder's Office of said County on the 13 day of NOV A.D. 19 2009
to ....
Book No. .... Witness my hand and the seal of said Office.
P.B. 317
Pg. 14
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDED Nov. 13,2009	
PLAN BOOK	PAGE
317	14

GENERAL SITE NOTES:

1. Bench Mark— all elevations shown on all drawings for this project are referenced from Benchmark as indicated and located at Inlet A, Top of Grate Elevation of 1291.09.

2. Information for this site plan is taken from a topographic survey, information provided and issued by Slippery Rock University on 2/11/09.

3. All on site contours (existing and proposed) are shown at 1'–0" intervals. See sheet SP–1.2 for additional information.

4. Note the standard deviation on the existing contours may vary plus or minus 1/2 contour.

5. Light lines denote existing construction and existing contour lines.

6. Dark (solid) lines denotes new construction and new contour lines.

7. Where grade elevations are shown, a uniform slope shall exist between given elevations.

8. The top and bottom of all slopes shall be rounded off to smooth curves.

9. The high and low points on curbs, walks and roads shall be rounded off to show no definite change of grade.

10. The General Contractor shall verify all existing grade elevations as required for new construction and shall provide new contour elevations to match existing contours.

11. Reinforce all concrete walks, platforms, stoops, etc., with 6x6–W2.9 x W2.9 W.W.M. fabric, unless otherwise noted.

12. All concrete sidewalks shall be scored in individual sections with a length of each section equal to the width and maximum cross slope of 1/4" per foot.

13. Install 3/8" x 4" premolded asphalt expansion joint strips at intersection of curbs, other walks or as directed by Architect.

14. Install 3/8" thick premolded asphalt expansion joint strips in new curbs at 20'–0" intervals.

15. The General Contractor shall be responsible for securing necessary permits before commencing work.

16. Protect all utility lines during construction, whether specifically shown on drawings or not. (See list of utility users this sheet.)

17. The General Contractor shall take precautionary measures to ensure safety of the public on and surrounding the site during construction.

18. The General Contractor shall visit the site to personally ascertain the nature of the work involved and thoroughly familiarize himself with the site prior to the submission of this bid.

19. The existing contours shown on the site plans may vary from the actual existing conditions. The contractors shall make their own review of the existing surface conditions. The contractors must assume all risks for the excavation and the grading of the project.

20. 1294 denotes new contours.

21. Restore and seed all disturbed areas within the limit of the contract.

22. Topsoil stripped from the site may be placed as directed by owner. Do not stock pile topsoil or earth closer than 20'–0" from existing trees to remain. Excess topsoil to be wasted from site.

23. The General Contractor to furnish and install all storm system as indicated on drawings.

24. The General Contractor shall be responsible to raise (or lower) and modify existing manholes, water and gas valves, catch basins or yard drains, and other utility elements to meet line of new paving or grading.

25. The General Contractor shall remove all brush and trees necessary to perform the contract work whether shown or not on drawings.

26. Remove all existing elements as required to accommodate new work.

27. All new concrete and asphaltic surfaces must meet existing layouts and elevations.

28. All existing and new sanitary sewer, water and natural gas lines and elements, and electrical to be capped, modified, furnished and installed by the P.C and E.C respectively. The General Contractor to furnish and install other storm systems as indicated on drawings. All exterior underground utilites to be installed to within 5'–0" of the building as indicated. The P.C., the E.C., and the G.C. to provide all materials necessary to connect exterior utilites to building utility lines by others.

29. All sidewalk control joints and expansions to align with structural slab and to align with edge of structural slab.

30. Any tree damaged, injured, or killed as a result of construction activity shall be removed or replaced by The Contractor unless otherwise addressed on the drawings.

31. Sleeve all utilites through landings, ramps, and stairs as required.

1.) SHEET LD–1.1 TO BE RECORDED WITH SIGNATURES AT RECORDER OF DEEDS. ADDITIONAL SHEETS LD–2.1, AND LD–1.2 THROUGH LD–1.7 FOR REFERENCE USE ONLY.

2.) PROPERTY USE: THE PRESENT USE OF THE LAND DEVELOPMENT SITE IS AN OUTDOOR TRAINING AREA. AFTER DEVELOPMENT, THE PROPOSED BUILDING AT THE SITE WILL BE A NEW LEADERSHIP TRAINING BUILDING.

REVISIONS

NOTES

FACILITIES & PLANNING DEPARTMENT
SLIPPERY ROCK UNIVERSITY OF PENNSYLVANIA
SLIPPERY ROCK, PA 16057–1326
PHONE: 724–738–2964
ATTN: TODD HORNER

ARCHITECTS
HSDR
ENGINEERS

40 SHENANGO AVE., SHARON, PA 16146 • (724) 981-8820
130 SEVENTH ST., PITTSBURGH, PA 15222 • (412) 281-2280

Andreas Dometakis 12482-X, J. Greer Hayden 9029-X, Vincent M. Ordinario 15120-X, Robert A. Englebaugh 11197-X, Matthew P. Franz 15665-X

Daniel P. Wallace
050123-E

COMPOSITE SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE
SCALE: 1" =30'-0"
0 30 60 90

UTILITY INFORMATION:

SLIPPERY ROCK MUNICIPAL
633 KELLY BLVD. SLIPPERY
ROCK, PA. 16057 (724)
794–6552

THE PEOPLES NATURAL GAS COMPANY
DOMINION TOWER, 625 LIBERTY AVENUE
PITTSBURGH, PA. 15222
(800) 764–0111

ARMSTRONG CABLE 660
S. BENBROOK ROAD
BUTLER, PA. 16001
(724) 482–5003

SPRINT 12 E. WASHINGTON
STREET NEW CASTLE, PA.
(724) 652–3202

ALLEGHENY ENERGY INC. 800
CABIN HILL DRIVE
GREENSBURG, PA 15601–1689
(800) 255–3443

ALLEGHENY COMMUNICATIONS CONNECT
C/O CENTRAL LOCATING SERVICE USIC
13085 HAMILTON CROSSING BLVD SUITE 200
CARMEL, IN. 46302
CONTACT: CLS PERSONNEL

ALLEGHENY POWER COMPANY
501 HANSEN AVENUE
BUTLER, PA 16001
CONTACT: OFFICE PERSONNEL

ARMSTRONG
C/O CLS LTD
708 BLAIR MILL RD
WILLOW GROVE, PA. 215784433
CONTACT: SHAWN HUGHES

COLUMBIA GAS OF PA
SOUTHPOINTE INDUSTRIAL PARK
501 TECHNOLOGY DR
CANONSBURG, PA 15317
CONTACT: TIMOTHY M PETRINA

DOMINION PEOPLES GROVE CITY DIVISION
1658 W MAIN ST EXT
GROVE CITY, PA 16127
CONTACT: DESIGN DEPARTMENT

EMBARQ
OHMANB0205–202
665 LEXINGTON AVENUE
MANSFIELD, OH. 44907
CONTACT: OLE HAGEN
E–MAIL: ole.n.hagen@embarq.com

LEVEL 3 COMMUNICATIONS
100S CINCINATTI AVE
TULSA, OK. 74103
CONTACT: MARSHA KIDD

SLIPPERY ROCK MUNICIPAL AUTHORITY
PO BOX 157
SLIPPERY ROCK, PA 16057
CONTACT: PAUL DICKEY
E–MAIL: srmapdickey@yahoo.com

SLIPPERY ROCK BOROUGH
306 E WATER ST
SLIPPERY ROCK, PA 16057
CONTACT: LUCINDA G LIPKO
E–MAIL: secretary@srboro.net

SLIPPERY ROCK TOWNSHIP
155 BRANCHTON ROAD
SLIPPERY ROCK, PA 16057
CONTACT: JOHN W HINES
EMAIL: srtwp@aol.com

VERIZON PENNSYLVANIA INC
201 STANWIX ST 4TH FLOOR
PITTSBURGH, PA 15222
CONTACT: OFFICE PERSONNEL

FLOOD NOTE:

THE BOROUGH OF SLIPPERY ROCK DID NOT PARTICIPATE IN FEMA'S FLOOD MAPPING.

ZONING:

THIS PROPERTY IS CURRENTLY ZONED "E–1" INSTITUTIONAL AND EDUCATIONAL DISTRICT

SITE ZONING:

ZONING – E–1 "INSTITUTIONAL AND EDUCATIONAL"

LOT, YARD, BULK, AND HEIGHT REQUIREMENTS – DETERMINED ON PROPOSED USE AND PHYSICAL ATTRIBUTES OF LAND

PARKING EXISTING: 0
PARKING AFTER DEVELOPMENT: 2
PARKING (OVERFLOW FROM SKI LODGE): 61

PARKING ORDINANCE REQUIREMENTS:

SCHOOLS, PUBLIC, PRIVATE, AND PAROCHIAL: 1 PER CLASSROOM PLUS ONE PER FACULTY MEMBER

NEW CLASSROOM: 1
NUMBER OF FACULTY: 1

TOTAL SPACES REQUIRED: 2

LEGEND (NEW)

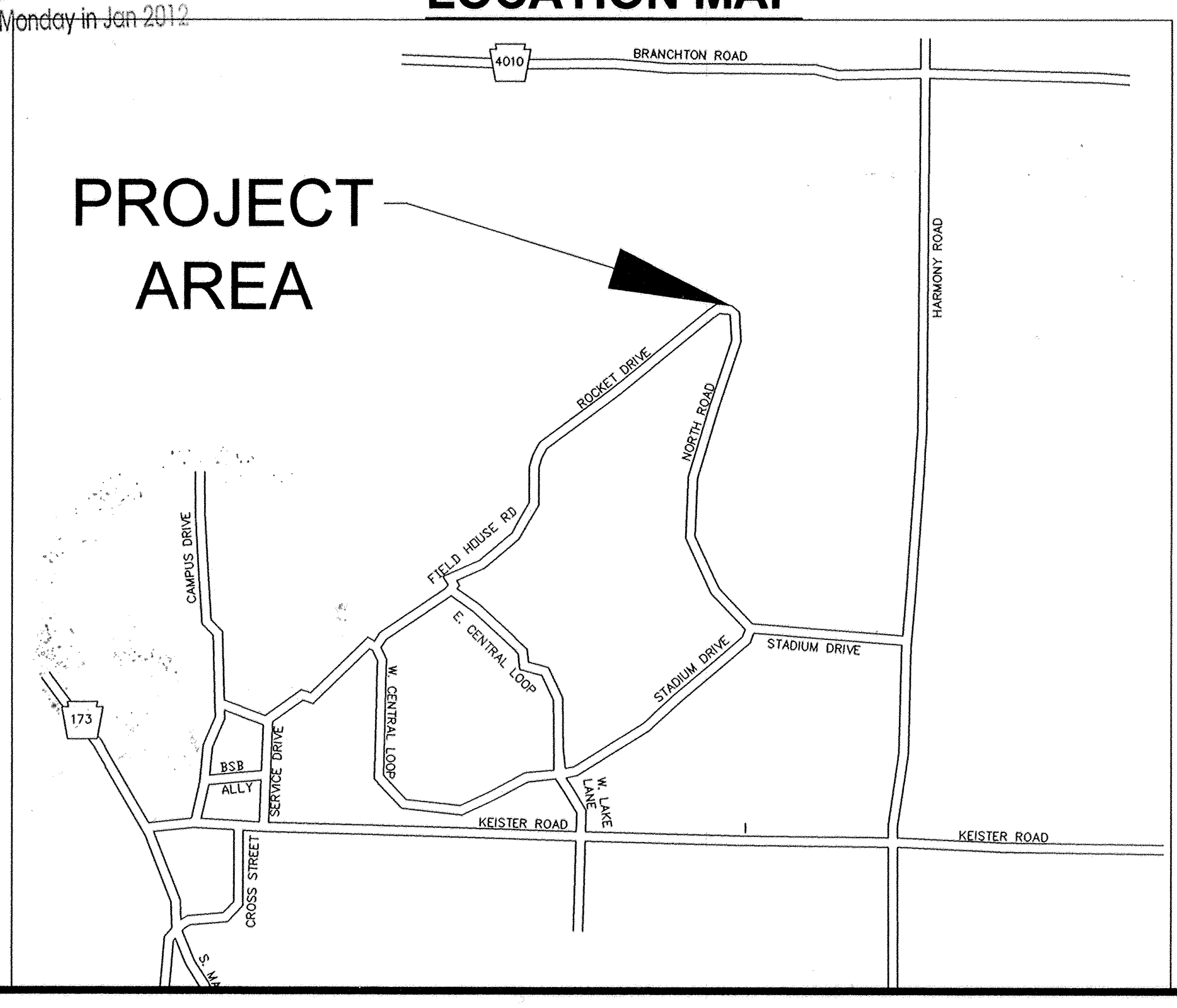
NEW CONTOUR LINE	1294	
NEW SPOT ELEVATION	+ 94.67	
LIMIT OF CONTRACT/DISTURBANCE	—— + + ——	
TO BE REMOVED	- - - - - - - -	
NEW GAS LINE	— GAS — GAS —	
NEW WATER LINE	—— W ——	
NEW SANITARY LINE	—— SAN ——	
NEW SILT FENCE	—— SF ——	
NEW STORM LINE	— ST — ST —	E1/LD2.1
NEW STORM CLEANOUT	○ CO.	D2/LD2.1
NEW HANDICAP CURB CUTS	▲	
NEW SIGN	●	C2/LD2.1
NEW SITE LIGHT	▯	
NEW DOWN SPOUT	D.S.	

LEGEND – SURFACES (NEW)

▩	NEW BUILDING ADDITION	
▩	NEW MEDIUM DUTY BITUMINOUS PAVEMENT	A1/LD2.1
⁘	NEW CONCRETE WALK	B3/LD2.1 B4/LD2.1
▒	NEW GRAVEL	E3/LD2.1
▨	EXISTING WETLANDS	

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL
Pennsylvania One Call System, Inc.
PA ONE CALL SERIAL # XXXXXXX
1–800–242–1776

LOCATION MAP



STATE SYSTEM OF HIGHER EDUCATION
COMMONWEALTH OF PENNSYLVANIA
SLIPPERY ROCK UNIVERSITY

LAND DEVELOPMENT PLAN
NEW LEADERSHIP TRAINING BUILDING
SLIPPERY ROCK, PA
FOR THE
SLIPPERY ROCK UNIVERSITY
SLIPPERY ROCK, PA

COMPOSITE SITE PLAN

COMM. NO.	SHEET NO.
3586	LD-1.1
DATE 07/17/09	Copyright 2009

SIGN WITH BLACK FELT TIP PEN ONLY.

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 5TH DAY OF AUGUST, 2009

SECRETARY CHAIRPERSON

BUTLER COUNTY
PLANNING COMMISSION
SEAL:

REVIEWED BY THE PLANNING COMMISSION OF JACKSON TOWNSHIP THIS 22 DAY OF September, 2009.

SECRETARY CHAIRPERSON

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

11.2.09
DATE

NAME

PE 040234R
REGISTRATION NUMBER

THE TOWNSHIP OF JACKSON 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.

11-4-09
DATE

TOWNSHIP MANAGER/SECRETARY

JACKSON TOWNSHIP
SEAL:

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 17th DAY OF September, 2009 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED September 22, 2009. THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF JACKSON GIVES NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING, THE TOWNSHIP OF JACKSON ASSUMES NO OBLIGATION TO ACCEPT THE DEDICATION OF ANY STREETS, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 4th DAY OF November 2009.

TOWNSHIP SECRETARY CHAIRPERSON

THIS PLAT WAS DELIVERED TO STEPHEN T. & MADELINE A. MARTINKOVICH AND ZEKE'S PROPERTIES, LLC BY JACKSON TOWNSHIP ON THIS 12th DAY OF November, 2009.

TOWNSHIP MANAGER/SECRETARY

Instr:200911160026804 11/16/2009
Pages:2 F:$85.00 9:03AM
Michele Mustello T20090019359
Butler County Recorder FL

WE, STEPHEN T. & MADELINE A. MARTINKOVICH, OWNERS OF THE LAND SHOWN ON THE MARTINKOVICH SUBDIVISION PLAN, DO HEREBY ADOPT THIS PLAN AS OUR SUBDIVISION AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 24TH DAY OF October, 2009.

ATTEST:

NOTARY PUBLIC STEPHEN T. MARTINKOVICH MADELINE A. MARTINKOVICH

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 STEPHEN T. & MADELINE A. MARTINKOVICH, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 24TH DAY OF October, 2009.

MY COMMISSION EXPIRES THE 13TH DAY OF February, 2011.

STEPHEN T. MARTINKOVICH

Madeline A. Martinkovich
MADELINE A. MARTINKOVICH

NOTARY PUBLIC

NOTARY
SEAL:

WE, STEPHEN T. & MADELINE A. MARTINKOVICH, DO HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY SHOWN HEREON IS IN THE NAME OF STEPHEN T. & MADELINE A. MARTINKOVICH, AS RECORDED IN INSTR. NO. 200903120004603 AND INSTRUMENT NO. 200903120004604, RECORDER OF DEEDS OFFICE.
URTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST PROPERTY

Phillip W. Carothers Jr.
SS STEPHEN T. MARTINKOVICH MADELINE A. MARTINKOVICH

~~I/WE, NOT APPLICABLE MORTGAGEE OF THE PROPERTY CONTAINED IN THE MARTINKOVICH SUBDIVISION PLAN, CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.~~

~~ATTEST:~~

~~WITNESS MORTGAGEE~~

ZEKE'S PROPERTIES, LLC., OWNER OF THE LAND SHOWN ON THE MARTINKOVICH SUBDIVISION PLAN, 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 JACKSON TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE LIMITED LIABILITY COMPANY AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL THIS 22 DAY OF OCT., 2009.

ATTEST: ZEKE'S PROPERTIES, LLC

NOTARY PUBLIC

BY: Robert J. Martinkovich
ROBERT J. MARTINKOVICH
MANAGER

COMMONWEALTH OF PENNSYLVANIA) SS
COUNTY OF ALLEGHENY)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF ALLEGHENY, PERSONALLY APPEARED ROBERT J. MARTINKOVICH, THE MANAGER OF ZEKE'S PROPERTIES, LLC, WHO STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE ADOPTION AND DEDICATION ON BEHALF OF THE LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THE FORGOING ADOPTION AND DEDICATION TO BE THE ACT OF THE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF October, 2009.

MY COMMISSION EXPIRES THE 16 DAY OF June, 2012.

NOTARY PUBLIC

NOTARY
SEAL:

I HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF ZEKE'S PROPERTIES, LLC AND IS RECORDED AS IN INSTRUMENT NO. 200903120004603 AND INSTRUMENT NO. 200903120004604, RECORDER OF DEEDS OFFICE.
I FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR OTHER ENCUMBRANCE AGAINST THIS PROPERTY.

WITNESS: ZEKE'S PROPERTIES, LLC

NAME

BY: Robert J. Martinkovich
ROBERT J. MARTINKOVICH

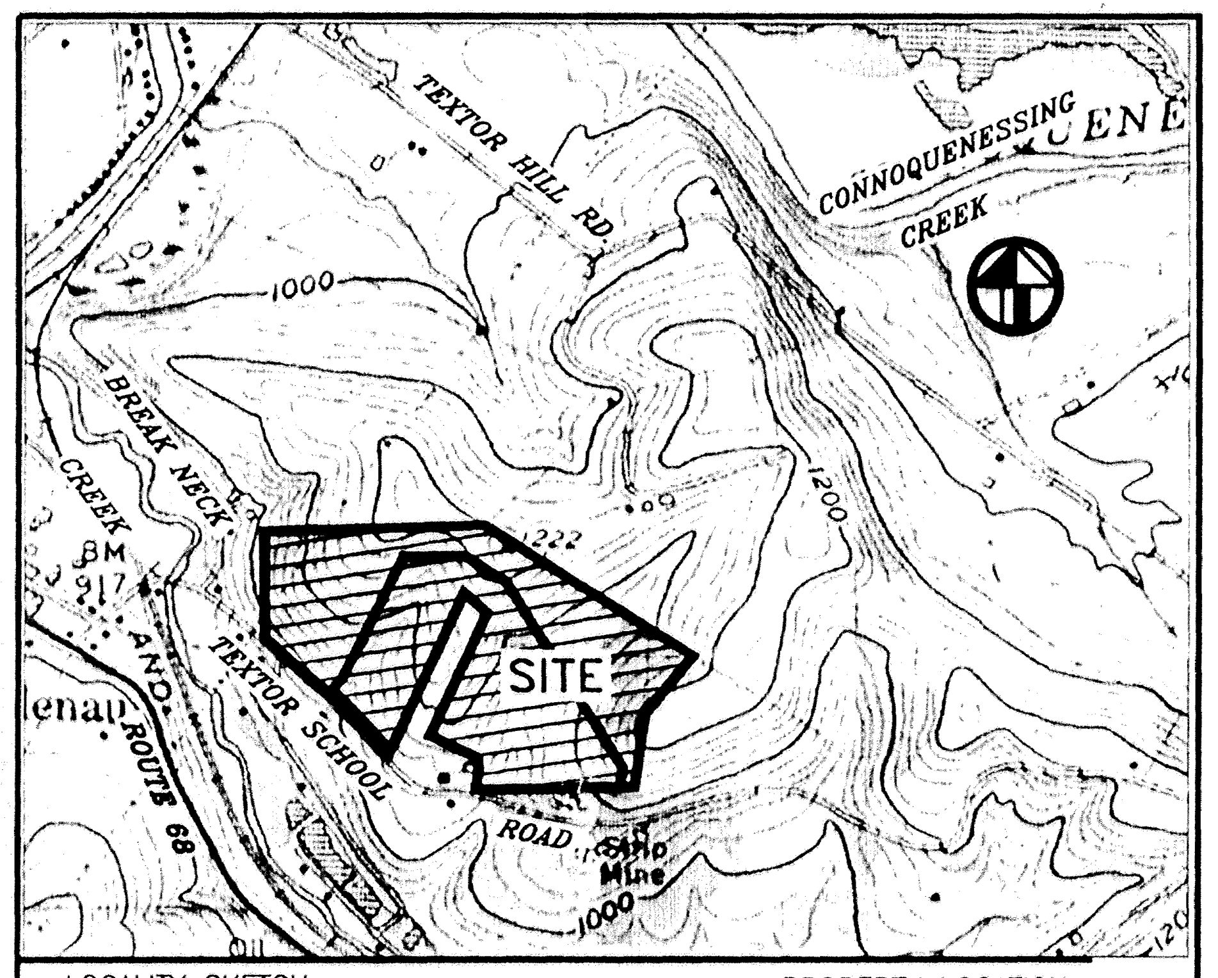
COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS OF BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 317, PAGE 15-16

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF NOV, 2009.

Michele M Mustello
RECORDER OF DEEDS

BUTLER COUNTY
RECORDER OF DEEDS
SEAL:



LOCALITY SKETCH
1" = ±1200'

PROPERTY LOCATION

RECORDED NOV. 16, 2009	
PLAN BOOK	PAGE
317	15

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

66.265 ACRES = TOTAL ACREAGE TO C/L

OWNERS: STEPHEN T. & MADELINE MARTINKOVICH
128 SEWICKLEY FARM CIRCLE
MARS, PA. 16046

ZEKE'S PROPERTIES, LLC
C/O ROBERT MARTINKOVICH
824 WOOD STREET
CORAOPOLIS, PA. 15108

DEED REFERENCE: INSTR. NO. 200903120004603
INSTR. NO. 200903120004604

TAX PARCEL NO.: 4F-52-8

MARTINKOVICH SUBDIVISION PLAN

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

SCALE: 1" = 100' DATE: AUGUST 3, 2009

SURVEY-TECH CORPORATION
ENGINEERING LAND SURVEYS
20280 ROUTE 19 SUITE 6, CRANBERRY TOWNSHIP, PA. 16066
PHONE (724) 776-5701 FAX (724) 776-2541

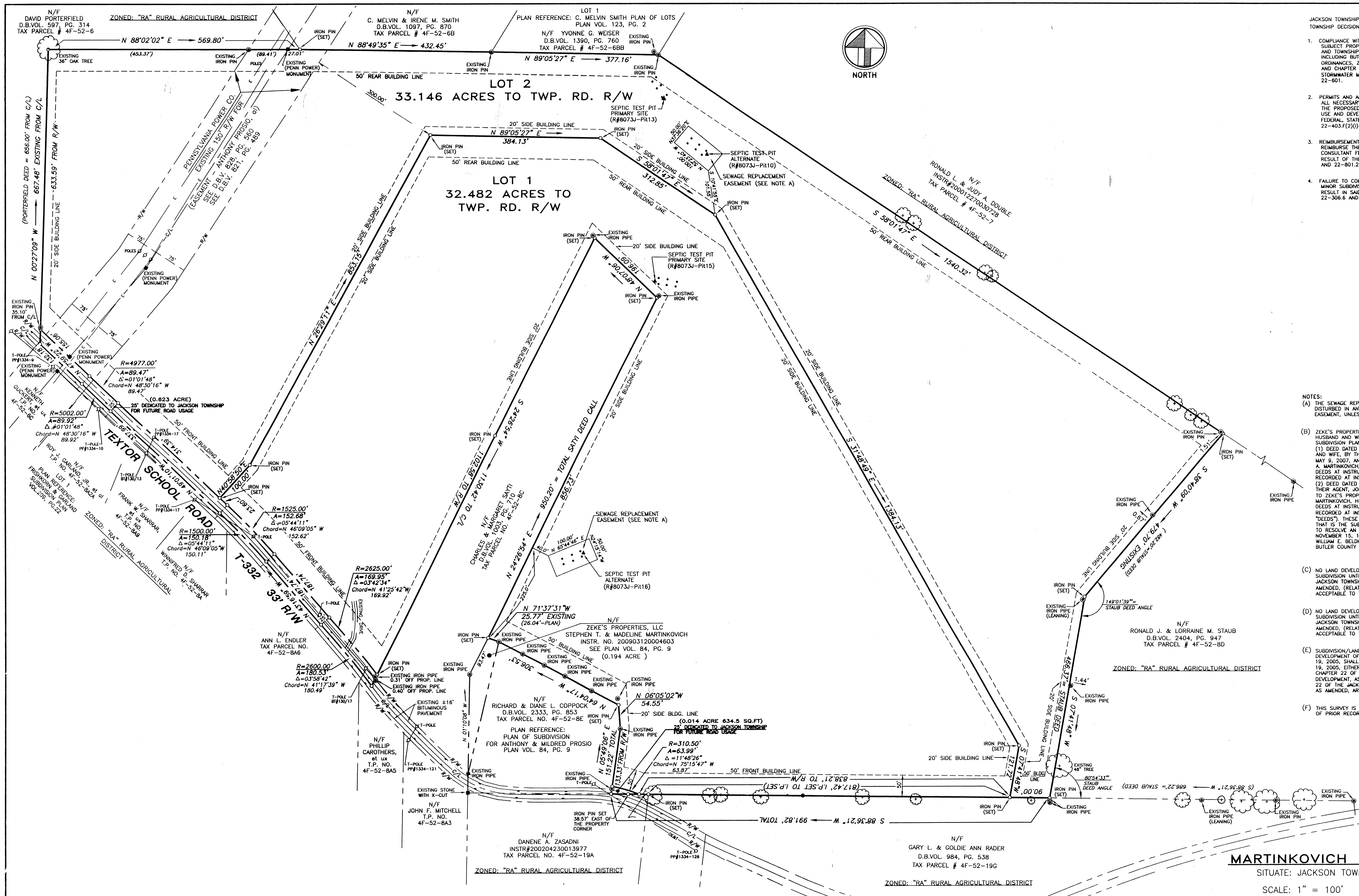
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

P.L.S.
REGISTRATION NO 16240-E

JACK A. RINGEISEN

REVISIONS:			DRAWN BY:	CHECKED BY:	
	AUG 25, 2009 REMOVE ZASADNI SIGNOFF	OCT.2, 2009 TWP SOLICITOR REVIEW LETTER 9/22/09 REMOVE PARCEL A AND UPDATED DEDICATIONS	T.R.	T.R./J.A.R.	DWG. NO. 2009-3059-SUB SHEET OF 2

G:\Martinkovich\Martinkovich-Subplan-Rev3.dwg - Oct 20, 2009 @ 5:28pm (SUB-DEDICATION-SHEET1) MARTINKOVICH.CRD


N/F
DAVID PORTERFIELD
D.B.VOL. 597, PG. 314
TAX PARCEL # 4F-52-6
ZONED: "RA" RURAL AGRICULTURAL DISTRICT
N/F
C. MELVIN & IRENE M. SMITH
D.B.VOL. 1097, PG. 870
TAX PARCEL # 4F-52-6B
LOT 1
PLAN REFERENCE: C. MELVIN SMITH PLAN OF LOTS
PLAN VOL. 123, PG. 2
N/F YVONNE G. WEISER
D.B.VOL. 1390, PG. 760
TAX PARCEL # 4F-52-6BB
N 88°02'02" E — 569.80'
N 88°49'35" E — 432.45'
N 89°05'27" E — 377.16'
EXISTING 36" OAK TREE
EXISTING IRON PIN
IRON PIN (SET)
EXISTING (PENN POWER) MONUMENT
50' REAR BUILDING LINE
LOT 2
33.146 ACRES TO TWP. RD. R/W
SEPTIC TEST PIT PRIMARY SITE (R#8073J-Pit13)
NORTH
PENNSYLVANIA POWER CO.
EXISTING 150' R/W FOR
(EASEMENT ANTHONY PROSIO, et ux)
SEE D.B.V. 828, PG. 569
SEE D.B.V. 821, PG. 489
N 00°27'09" W — 667.48' EXISTING FROM C/L
(PORTERFIELD DEED = 656.00' FROM C/L)
633.59' FROM R/W
20' SIDE BUILDING LINE
20' SIDE BUILDING LINE
N 89°05'27" E
384.13'
LOT 1
32.482 ACRES TO
TWP. RD. R/W
S 58°01'47" E
312.85'
SEPTIC TEST PIT ALTERNATE (R#8073J-Pit10)
SEWAGE REPLACEMENT EASEMENT (SEE NOTE A)
N/F
RONALD L. & JUDY A. DOUBLE
INSTR#200012270030728
TAX PARCEL # 4F-52-7
ZONED: "RA" RURAL AGRICULTURAL DISTRICT
S 58°01'47" E
1540.32'
50' REAR BUILDING LINE
N 26°29'11" E
853.15'
20' SIDE BUILDING LINE
SEPTIC TEST PIT PRIMARY SITE (R#8073J-Pit15)
EXISTING IRON PIPE
N 46°07'06" W
196.09'
S 31°48'49" E
1384.13'
S 24°26'54" W
1130.42' TO R/W
1102.58' TO C/L
N/F
CHARLES & MARGARET SKYTI
D.B.VOL. 1003, PG. 710
TAX PARCEL # 4F-52-8C
N 24°26'54" E — 950.20' = TOTAL SAYTI DEED CALL
956.73'
SEWAGE REPLACEMENT EASEMENT (SEE NOTE A)
SEPTIC TEST PIT ALTERNATE (R#8073J-Pit16)
EXISTING IRON PIN
(0.623 ACRE)
25' DEDICATED TO JACKSON TOWNSHIP FOR FUTURE ROAD USAGE
R=4977.00'
A=89.47'
Δ=01°01'48"
Chord=N 48°30'16" W
89.47'
R=5002.00'
A=89.92'
Δ=01°01'48"
Chord=N 48°30'16" W
89.92'
N/F
KENNETH et ux
QUICKERT
T.P. NO.
4F-52-8C
N/F
ROY J. GARLAND, JR. et al
T.P. NO. 4F-52-8A6A
PLAN REFERENCE:
LOT 1
FRISHKORN & GARLAND
SUBDIVISION PLAN
VOL.205, PG.22
ZONED: "RA" RURAL AGRICULTURAL DISTRICT
N/F
FRANK W. SHARRAR
et ux
T.P. NO.
4F-52-8A9
TEXTOR SCHOOL ROAD
T-332
33' R/W
50' FRONT BUILDING LINE
N 40°58'50" E
100.00'
R=1525.00'
A=152.68'
Δ=05°44'11"
Chord=N 46°09'05" W
152.62'
R=1500.00'
A=150.18'
Δ=05°44'11"
Chord=N 46°09'05" W
150.11'
N/F
WINNIFRED D. SHARRAR
T.P. NO.
4F-52-8A
R=2625.00'
A=169.95'
Δ=03°42'34"
Chord=N 41°25'42" W
169.92'
R=2600.00'
A=180.53'
Δ=03°58'42"
Chord=N 41°17'39" W
180.49'
N/F
ANN L. ENDLER
TAX PARCEL NO.
4F-52-8A6
EXISTING IRON PIPE 0.31' OFF PROP. LINE
EXISTING IRON PIPE 0.40' OFF PROP. LINE
EXISTING ±16' BITUMINOUS PAVEMENT
N/F
PHILLIP CAROTHERS,
et ux
T.P. NO.
4F-52-8A5
EXISTING STONE WITH X-CUT
N/F
JOHN F. MITCHELL
T.P. NO.
4F-52-8A3
N 71°37'31" W
25.77' EXISTING
(26.04'-PLAN)
ZEKE'S PROPERTIES, LLC
STEPHEN T. & MADELINE MARTINKOVICH
INSTR. NO. 200903120004603
SEE PLAN VOL. 84, PG. 9
(0.194 ACRE)
306.53'
N 64°04'17" W
N/F
RICHARD & DIANE L. COPPOCK
D.B.VOL. 2333, PG. 853
TAX PARCEL NO. 4F-52-8E
PLAN REFERENCE:
PLAN OF SUBDIVISION
FOR ANTHONY & MILDRED PROSIO
PLAN VOL. 84, PG. 9
N 06°05'02" W
54.55'
20' SIDE BLDG. LINE
(0.014 ACRE 634.5 SQ.FT)
25' DEDICATED TO JACKSON TOWNSHIP FOR FUTURE ROAD USAGE
R=310.50'
A=63.99'
Δ=11°48'26"
Chord=N 75°15'47" W
63.87'
N 05°49'06" E
151.22' TOTAL
133.33' FROM R/W
50' FRONT BUILDING LINE
838.21' TO R/W
(817.42' I.P. SET TO I.P. SET)
S 88°36'21" W — 991.82' TOTAL
IRON PIN SET 38.57' EAST OF THE PROPERTY CORNER
N/F
DANENE A. ZASADNI
INSTR#200204230013977
TAX PARCEL NO. 4F-52-19A
ZONED: "RA" RURAL AGRICULTURAL DISTRICT
N/F
GARY L. & GOLDIE ANN RADER
D.B.VOL. 984, PG. 538
TAX PARCEL # 4F-52-19G
ZONED: "RA" RURAL AGRICULTURAL DISTRICT
20' SIDE BUILDING LINE
S 07°41'48" W
121.72'
50' BLDG LINE
80°54'33" STAUB DEED ANGLE
(S 88°36'21" W — 686.22'= STAUB DEED)
EXISTING 48" TREE
EXISTING IRON PIPE (LEANING)
EXISTING IRON PIN
S 07°41'48" W
466.37' STAUB DEED
1.44'
N/F
RONALD J. & LORRAINE M. STAUB
D.B.VOL. 2404, PG. 947
TAX PARCEL # 4F-52-8D
ZONED: "RA" RURAL AGRICULTURAL DISTRICT
149°01'39" = STAUB DEED ANGLE
S 38°09'09" W
479.70' EXISTING
(482.00'-STAUB DEED)
20' SIDE BUILDING LINE
EXISTING IRON PIPE
T-POLE
0'
100'
200'

JACKSON TOWNSHIP "CONDITIONS OF APPROVAL" OF THIS PLAN PURSUANT TO THE TOWNSHIP DECISION LETTER DATED SEPTEMBER 22, 2009 :

1. COMPLIANCE WITH LAWS. THE DEVELOPER AND THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND TOWNSHIP LAWS, STATUTES, ORDINANCES, RESOLUTIONS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED (THE "TOWNSHIP ZONING ORDINANCE"), THE SALDO AND CHAPTER 26, PART 1 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, STORMWATER MANAGEMENT, AS AMENDED (THE "SWMO"). SALDO §§22-103 AND 22-601.

2. PERMITS AND APPROVALS. THE DEVELOPER SHALL APPLY FOR AND OBTAIN ANY AND ALL NECESSARY FEDERAL, STATE, COUNTY AND TOWNSHIP PERMITS AND APPROVALS FOR THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY. THE DEVELOPER AND THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL SUCH FEDERAL, STATE, COUNTY AND TOWNSHIP PERMITS AND APPROVALS. SALDO §§22-103, 22-403.F(2)(I) AND 22-601.

3. REIMBURSEMENT OF TOWNSHIP REVIEW FEES AND EXPENSES. THE DEVELOPER SHALL REIMBURSE THE TOWNSHIP FOR ALL ENGINEER, SOLICITOR AND OTHER PROFESSIONAL CONSULTANT FEES AND ALL OTHER EXPENSES INCURRED BY THE TOWNSHIP AS A RESULT OF THE MINOR SUBDIVISION OF THE SUBJECT PROPERTY. SALDO §§22-601 AND 22-801.2.

4. FAILURE TO COMPLY. FAILURE TO COMPLY WITH THE TERMS AND CONDITIONS OF THE MINOR SUBDIVISION PLAN APPROVAL GRANTED BY THE BOARD OF SUPERVISORS SHALL RESULT IN SAID APPROVAL BEING RENDERED NULL AND VOID. SALDO §§22-103, 22-306.6 AND 22-601.

NOTES:

(A) THE SEWAGE REPLACEMENT EASEMENT AREA SHALL NOT BE EXCAVATED, GRADED, FILLED, DISTURBED IN ANY MANNER. NO IMPROVEMENTS SHALL BE CONSTRUCTED UPON THE EASEMENT, UNLESS THIS AREA IS REPLACED BY THE SEWAGE ENFORCEMENT OFFICER.

(B) ZEKE'S PROPERTIES, LLC AND STEPHEN T. MARTINKOVICH AND MADELINE A. MARTINKOVICH, HUSBAND AND WIFE, OBTAINED TITLE TO THE PROPERTY THAT IS THE SUBJECT OF THIS SUBDIVISION PLAN BY VIRTUE OF THE FOLLOWING DEEDS:
(1) DEED DATED JANUARY 26, 2009 FROM ANTHONY PROSIO AND MILDRED PROSIO, HUSBAND AND WIFE, BY THEIR AGENT, MARGARET SAYTI, PURSUANT TO A POWER OF ATTORNEY DATED MAY 9, 2007, AND ZEKE'S PROPERTIES, LLC AND STEPHEN T. MARTINKOVICH AND MADELINE A. MARTINKOVICH, HUSBAND AND WIFE, RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT NO. 200901300001613 AND CORRESPONDING CORRECTIVE DEED RECORDED AT INSTRUMENT NO. 200903120004603; AND
(2) DEED DATED JANUARY 26, 2009 FROM WILLIAM E. BELDHAM AND DEBRA L. BELDHAM BY THEIR AGENT, JOHN QUINN, PURSUANT TO POWER OF ATTORNEY DATED JANUARY 26, 2009 TO ZEKE'S PROPERTIES, LLC AND STEPHEN T. MARTINKOVICH AND MADELINE A. MARTINKOVICH, HUSBAND AND WIFE, RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT INSTRUMENT NO. 200901300001610 AND CORRESPONDING CORRECTIVE DEED RECORDED AT INSTRUMENT NO. 200903120004604 (COLLECTIVELY REFERRED TO AS THE "DEEDS"). THESE DEEDS DO NOT REFLECT THE LEGAL LOT CONFIGURATION OF THE PROPERTY THAT IS THE SUBJECT OF THIS SUBDIVISION PLAN BECAUSE THESE DEEDS WERE INTENDED TO RESOLVE AN ILLEGAL SUBDIVISION THAT OCCURRED IN 1996 THROUGH THE DEED DATED NOVEMBER 15, 1996 FROM ANTHONY PROSIO AND MILDRED PROSIO, HUSBAND AND WIFE TO WILLIAM E. BELDHAM AND DEBRA L. BELDHAM, HUSBAND AND WIFE, RECORDED WITH THE BUTLER COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 2692, PAGE 346.

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

(D) NO LAND DEVELOPMENT SHALL OCCUR ON THE PROPERTIES THAT ARE LOCATED WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE REQUIREMENTS OF 22-614 OF CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED, (RELATED TO TREES AND WOODLANDS) HAVE BEEN COMPLIED WITH IN A MANNER ACCEPTABLE TO THE TOWNSHIP.

(E) SUBDIVISION/LAND DEVELOPMENT LIMITATIONS: NO FURTHER SUBDIVISION OR LAND DEVELOPMENT OF THE SUBJECT PROPERTY AND THE PARENT TRACT, AS IT EXISTED ON MAY 19, 2005, SHALL BE PERMITTED UNLESS THE ENTIRE PARENT TRACT, AS IT EXISTED ON MAY 19, 2005, EITHER COMPLIES WITH THE EXEMPTION REQUIREMENTS OF 22-602.1.L(5) OF CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED, OR THE REQUIREMENTS OF 22-602.1.L(1) AND (2) OF CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED, ARE MET FOR THE ENTIRE PARENT TRACT, AS IT EXISTED ON MAY 19, 2005.

(F) THIS SURVEY IS SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF PRIOR RECORD.

RECORDED NOV. 16, 2009	
PLAN BOOK	PAGE
317	16

MARTINKOVICH SUBDIVISION PLAN

SITUATE: JACKSON TOWNSHIP, BUTLER COUNTY, PA.

SCALE: 1" = 100'   DATE: AUGUST 3, 2009

PRESENT ZONING REQUIREMENTS

JACKSON TOWNSHIP ZONING ORDINANCE
CHAPTER 27 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, ZONING, AS AMENDED.
PRESENT ZONING DISTRICT: RA RURAL AGRICULTURAL DISTRICT

REQUIRED MINIMUM LOT AREA:	87,120 sq.ft. (2 ACRES)
MINIMUM FRONT YARD SETBACK LINE:	50 ft. FROM R.O.W. LINE
MINIMUM REAR YARD SETBACK LINE:	50 ft., ACCESSORY 10 FEET
MINIMUM SIDE YARD SETBACK LINE:	20 ft., ACCESSORY 10 FEET
MINIMUM LOT WIDTH AT FRONT SETBACK LINE:	150 ft.
MINIMUM LOT WIDTH AT R.O.W. LINE:	100 ft.
MAXIMUM LOT COVERAGE:	30%
MAXIMUM HEIGHT:	30 ft. (ACCESSORY 30 ft)

66.265 ACRES = TOTAL ACREAGE TO C/L

OWNERS: STEPHEN T. & MADELINE MARTINKOVICH
128 SEWICKLEY FARM CIRCLE
MARS, PA. 16046

ZEKE'S PROPERTIES, LLC
C/O ROBERT MARTINKOVICH
824 WOOD STREET
CORAOPOLIS, PA. 15108

DEED REFERENCE: INSTR. NO. 200903120004603
INSTR. NO. 200903120004604

TAX PARCEL NO.: 4F-52-8

SURVEY-TECH CORPORATION

ENGINEERING LAND SURVEYS
20280 ROUTE 19 SUITE 6, CRANBERRY TOWNSHIP, PA. 16066
PHONE (724) 776-5701 FAX (724) 776-2541

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

P.L.S.

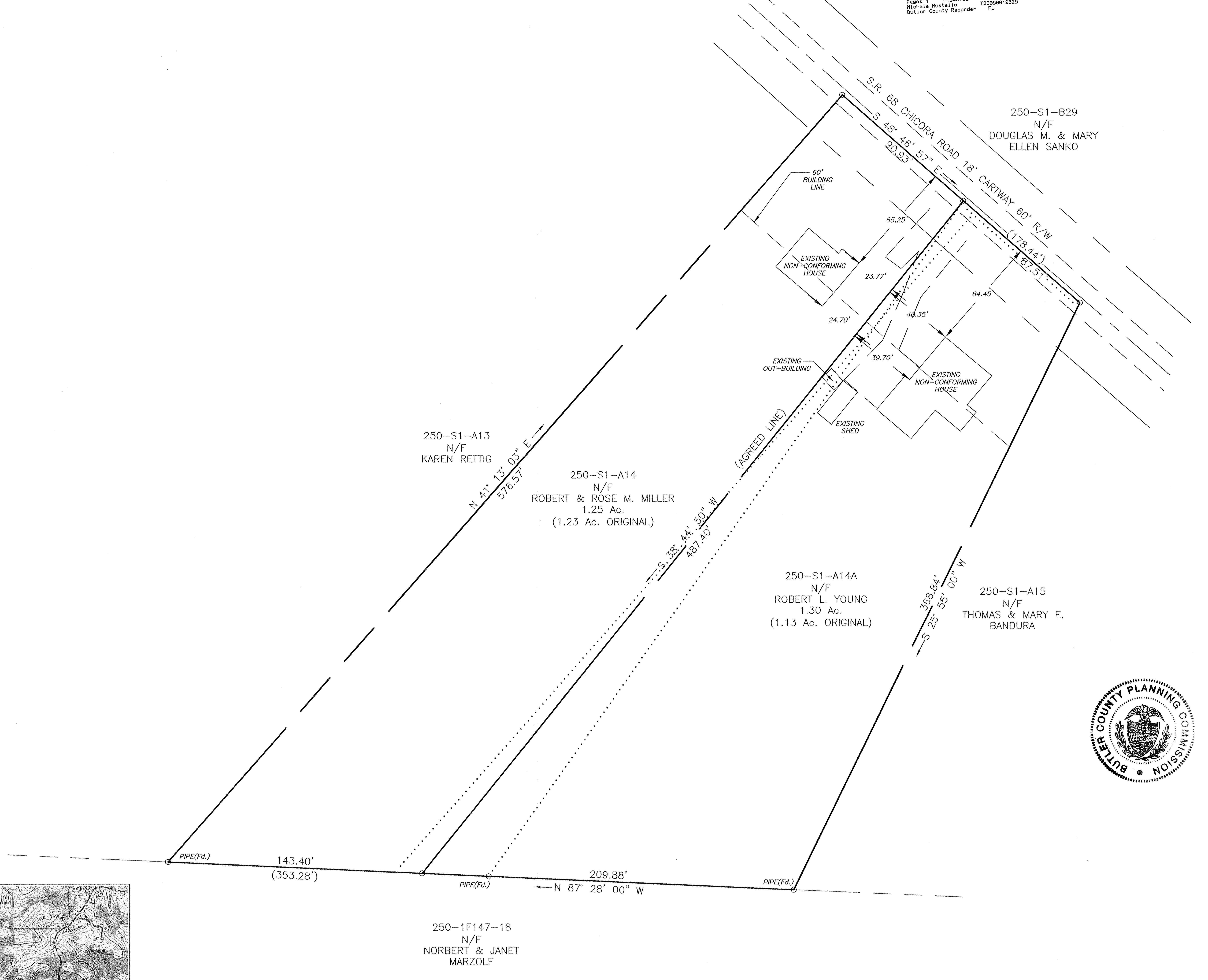
JACK A. RINGEISEN
16240-E

REGISTRATION NO. 16240-E

OCT.2, 2009 TWP SOLICITOR REVIEW LETTER 9/22/09 UPDATED CONDITIONS OF APPROVAL	REVISIONS:	AUG 25, 2009 TWP/TWP ENG REVIEW LETTERS 8/2009/REMOVE ZASADNI PROP.	SEPT.10, 2009 TWP/PLAN COM REVIEW LETTERS 9/10/09 REMOVE WETLANDS & PARCEL A & ADD NOTE B	DRAWN BY: T.R.	CHECKED BY: T.R./J.A.R.	DWG. NO. 2009-5059-SUB SHEET 2 OF 2

G:\Martinkovich\Martinkovich-Subplan-Rev3.dwg – Oct 20, 2009 @ 5:28pm   (SUBDIV-SHEET2) MARTINKOVICH.CRD

Instr:200911170027005 11/17/2009
Pages: 1 F:$45.00 11:43AM
Michele Mustello T20090019529
Butler County Recorder FL


S.R. 68 CHICORA ROAD 18' CARTWAY 60' R/W
250-S1-B29
N/F
DOUGLAS M. & MARY
ELLEN SANKO
S 48° 46' 57" E
90.93'
(178.44')
87.51'
60' BUILDING LINE
65.25'
EXISTING NON-CONFORMING HOUSE
23.77'
24.70'
40.35'
64.45'
39.70'
EXISTING OUT-BUILDING
EXISTING NON-CONFORMING HOUSE
EXISTING SHED
(AGREED LINE)
250-S1-A13
N/F
KAREN RETTIG
N 41° 13' 03" E
576.57'
250-S1-A14
N/F
ROBERT & ROSE M. MILLER
1.25 Ac.
(1.23 Ac. ORIGINAL)
S 38° 44' 50" W
487.40'
250-S1-A14A
N/F
ROBERT L. YOUNG
1.30 Ac.
(1.13 Ac. ORIGINAL)
368.84'
S 25° 55' 00" W
250-S1-A15
N/F
THOMAS & MARY E.
BANDURA
PIPE(Fd.)
143.40'
(353.28')
PIPE(Fd.)
209.88'
N 87° 28' 00" W
PIPE(Fd.)
250-1F147-18
N/F
NORBERT & JANET
MARZOLF

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

WILLIAM J. McGARVEY ENGINEER NO. 21751-E

SEAL

WILLIAM J. McGARVEY LAND SURVEYOR SU-957-A

10/8/09
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT L. YOUNG, AND ROBERT & ROSE M. MILLER OF THE TOWNSHIP OF OAKLAND, COUNTY OF BUTLER AND STATE OF PENNSYLVANIA FOR OURSELVES, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS OF OUR PROPERTY, SITUATE IN THE TOWNSHIP OF OAKLAND COUNTY OF BUTLER AND STATE OF PENNSYLVANIA, AND FOR DIVERS ADAVANTAGES ACCURING TO US DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL DRIVES, ROADS, STREETS, LANES, AND WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF OAKLAND, THEIR SUCCESSORS, AND ASSIGN FROM ANY LIABILITY FOR DAMAGE CAUSED BY ANY GRADING THEREOF TO ANY GRADES HEREAFTER AT ANY TIME THEREOF ACCORDING TO SUCH ESTABLISHED GRADES. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THE ABOVE NAMED PROPERTY OWNER(S) OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, HEREUNTO SET HAND(S) AND SEAL(S) THIS DAY OF ,200

Robert L Young
OWNER

Robert P Miller
OWNER

OWNER

Rose M Miller
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH WITNESS MY HAND AND NOTORIAL SEAL
THIS 19th DAY OF October ,2009

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joan H. McGarvey, Notary Public
Oakland Twp., Butler County
My Commission Expires Sept. 6, 2010
Member, Pennsylvania Association of Notaries

Joan H. McGarvey
NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 14TH DAY OF OCT , 2009

BUTLER COUNTY PLANNING COMMISSION

JRM
SECRETARY

F. JRM
CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF OAKLAND THIS DAY OF ,200

Daniel P Mul
SECRETARY

J L
CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND THIS DAY OF 4th November 2009

Neal A
SECRETARY

Donald L Hays
CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF OAKLAND 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 PUBLIC ADOPTED 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 OAKLAND TOWNSHIP STREETS OR ROADS.

Neal A
SECRETARY

Donald L Hays
CHAIRMAN

NOTE

THE MUNICIPALITY CAN ISSUE FINAL APPROVAL OF THE SUBDIVISION PLAN OR BUILDING PERMIT IF THE PLAN OR PERMIT CONTAINS THE WORDING THAT "A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PERSUANT TO SECTION 420 OF THE STATE HIGHWAY LAW (PL 1242, No 428)"

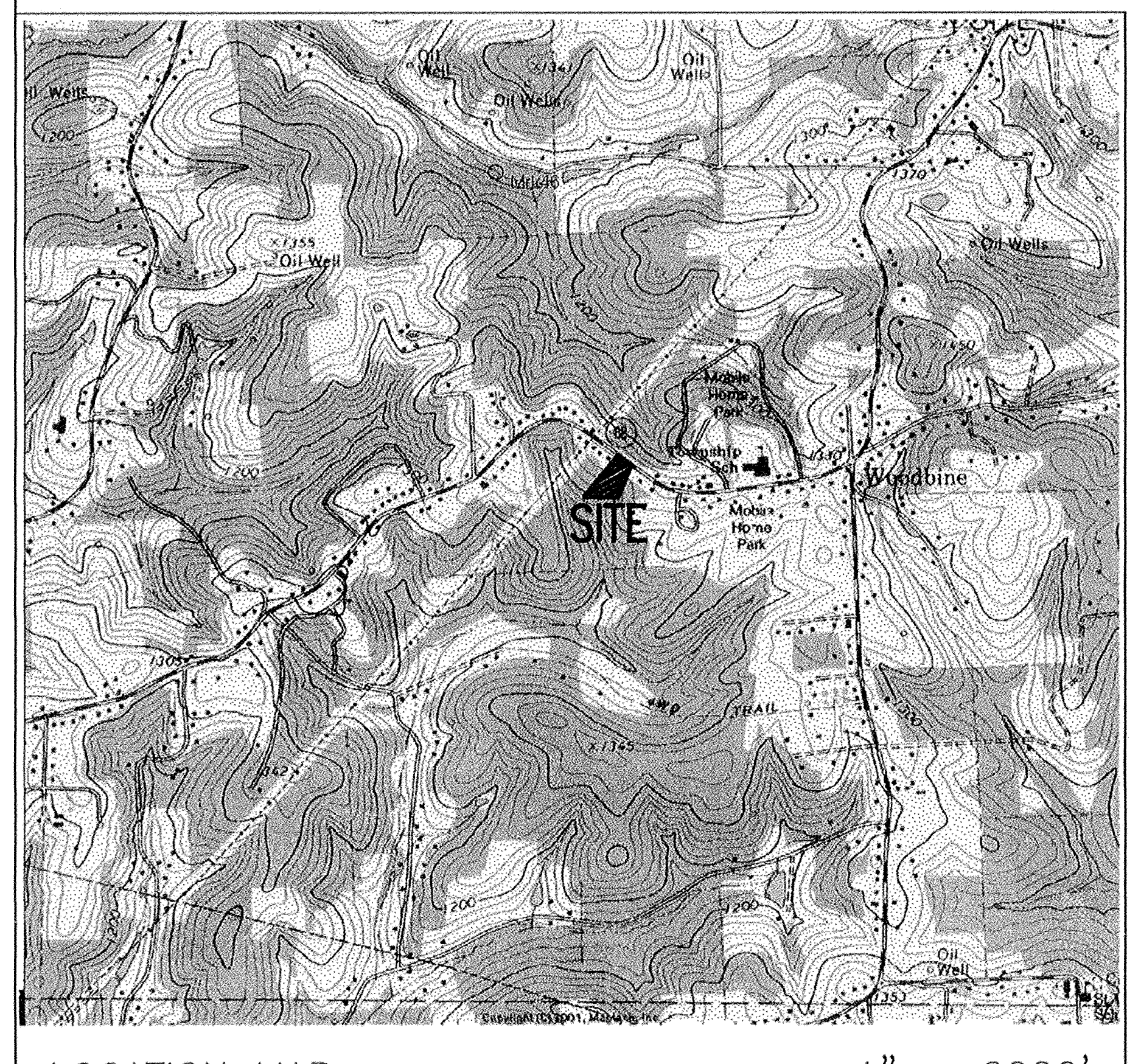
COMMONWEALTH OF PENNSYLVANIA)
BUTLER COUNTY)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK 317 VOLUME PAGE 17
GIVEN UNDER MY HAND AND SEAL THIS Nov DAY OF 17 , 2009

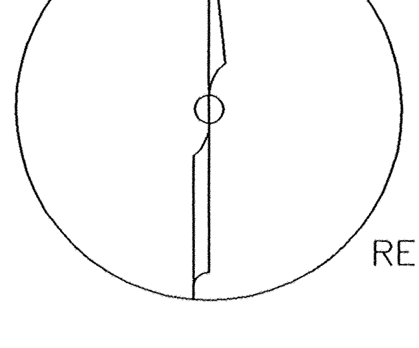
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

Michele M Mustello

RECORDED NOV. 17, 2009	
PLAN BOOK	PAGE
317	17


SITE
Woodbine

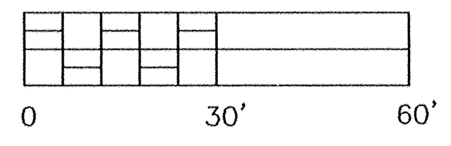
LOCATION MAP 1" = 2000'



NORTH ARROW

REF:
DEED OF ROBERT L. YOUND DEED BOOK 1084 PAGE 139
DEED OF ROBERT & ROSE MARIE MILLER INSTRUMENT #200004270009275
SURVEY OF ROBERT & ROSE MARIE MILLER BY LAND SURVEYORS, INC. DATED OCTOBER 4, 1999

NOTE:
SUBJECT TO ANY OR ALL
EXISTING RIGHTS OF WAY
AND EASEMENTS ON RECORD



REVISIONS	W. J. McGARVEY, P.E. 172 WOODCREST ROAD BUTLER, PA 16002 (724) 282-0363				
	TITLE	LOT LINE REVISION			
	FOR	ROBERT L. YOUNG			
	SITUATE	516 CHICORA ROAD OAKLAND TOWNSHIP BUTLER COUNTY, PA			
	SCALE 1"=30'	DR BY T.A.T.	DRAWING NO.		
	DATE: 10/08/09	CK'D BY W.J.M.	6590-1		

KNOW ALL MEN BY THESE PRESENTS; THAT M & T PROPERTIES PUNTA GORDA LLC., A CORPORATION, BY VIRTUE OF A RESOLUTION BY THE BOARD OF DIRECTORS, THEREOF , DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER SAID TOWNSHIP 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 THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON M & T PROPERTIES PUNTA GORDA LLC., ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND SAME TO BE ATTESTED BY ITS SECRETARY THIS 28 DAY OF OCTOBER 20 09.

ATTEST:

Troy E. Towsey
SECRETARY

Marcey Lyn Towsey
PRESIDENT

THE FOREGOING ADOPTION AND DEDICATION IS MADE BY, M & T PROPERTIES PUNTA GORDA LLC., WITH THE FULL UNDERSTANDING AND AGREEMENT THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, IF HERETO ATTACHED, WILL BECOME NULL AND 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.

STATE OF Florida *) SS:*
COUNTY OF Charlotte *)*

ON THIS 28 *DAY OF* Oct*, 20*09*, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED* Marcey + Troy Towsey*, M & T PROPERTIES PUNTA GORDA LLC., WHO BEING DULY SWORN DEPOSETH AND SAITH THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF THE SAID CORPORATION, FOR THE USES AND PURPOSES THERIN MENTIONED AND THAT THE NAME OF THE DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS* SECRETARY *OF SAID CORPORATION, ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION OF THIS DEPONENT'S OWN PROPER AND RESPECTIVE HANDWRITING.*

Troy E. Towsey *(SEAL)*
NAME OF OFFICER

SECRETARY *(SEAL)*
TITLE OF OFFICER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY 28 *OF* Oct*, 20*09*.*

Joanne R. Ziemer *(SEAL)*
NOTARY PUBLIC

JOANNE R. ZIEMER
MY COMMISSION # DD748621
EXPIRES January 14, 2012
FloridaNotaryService.com

MY COMMISSION EXPIRES THE 14 *DAY OF* January*, 20*12*.*

REVIEWED AND APPROVED BY THE CONNOQUENESSING TOWNSHIP PLANNING COMMISSION THIS ____, DAY OF Oct 30*, 20*09*.*

Shery Lokhause
SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA HEREBY APPROVES THIS PLAN OF SUBDIVISION FOR RECORDING PURPOSES ONLY. THIS APPROVAL BY THE TOWNSHIP OF CONNOQUENESSING DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS, STREETS, STORM AND SANITARY DRAINAGE FACILITIES, EASEMENTS OR RIGHTS-OF-WAY, WATER MAINS OR ANY OTHER SERVICES OR IMPROVEMENTS SHOWN ON THIS PLAN, NOR AN ASSUMPTION OF MAINTENANCE RESPONSIBILITY, NOR WILL THE SAME BE ACCEPTED OR MAINTAINED UNTIL CONSTRUCTED IN ACCORDANCE WITH ALL TOWNSHIP SPECIFICATIONS AND REQUIREMENTS AND OFFICIALLY ACCEPTED BY ACTION OF THE BOARD OF SUPERVISORS. THIS APPROVAL SHALL IN NO WAY BE DEEMED AN AUTHORIZATION TO COMMENCE CONSTRUCTION OR RELATED ACTIVITIES. THIS PLAN OF SUBDIVISION APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CONNOQUENESSING, BUTLER COUNTY, PENNSYLVANIA, ON THIS 4 *DAY OF* November*, 20*09*.*

ATTEST:

Brenda Davis
SECRETARY

Evelyn Hockenberry
CHAIRMAN

I, JAMES M. 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

10-20-09
DATE

James M. Shuty
JAMES M. SHUTY
REG. NO. 35568-E

REVIEWED WITH OR WITHOUT COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 1ST *DAY OF* Oct. *20*09*.*

DRM
SEC.

~~*DIRECTOR*~~ CHAIR. DRM

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC. IN SAID COUNTY , AT INSTRUMENT NUMBER 200911190027125 BK 317 Pg 18
GIVEN UNDER MY HAND AND SEAL THIS 19th *DAY OF* November*, 20*09*.*

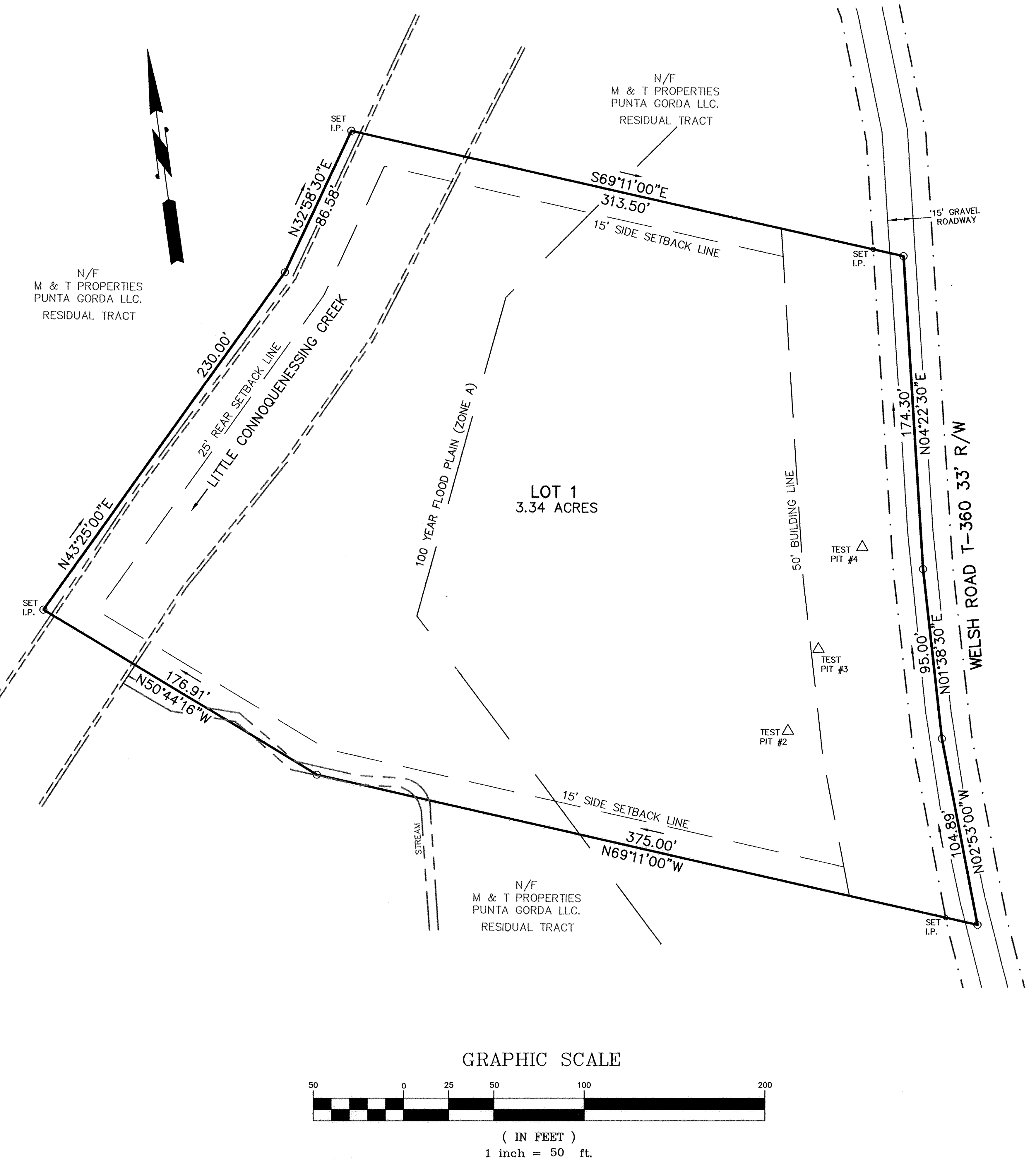
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

Michele M. Mustello
RECORDER

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

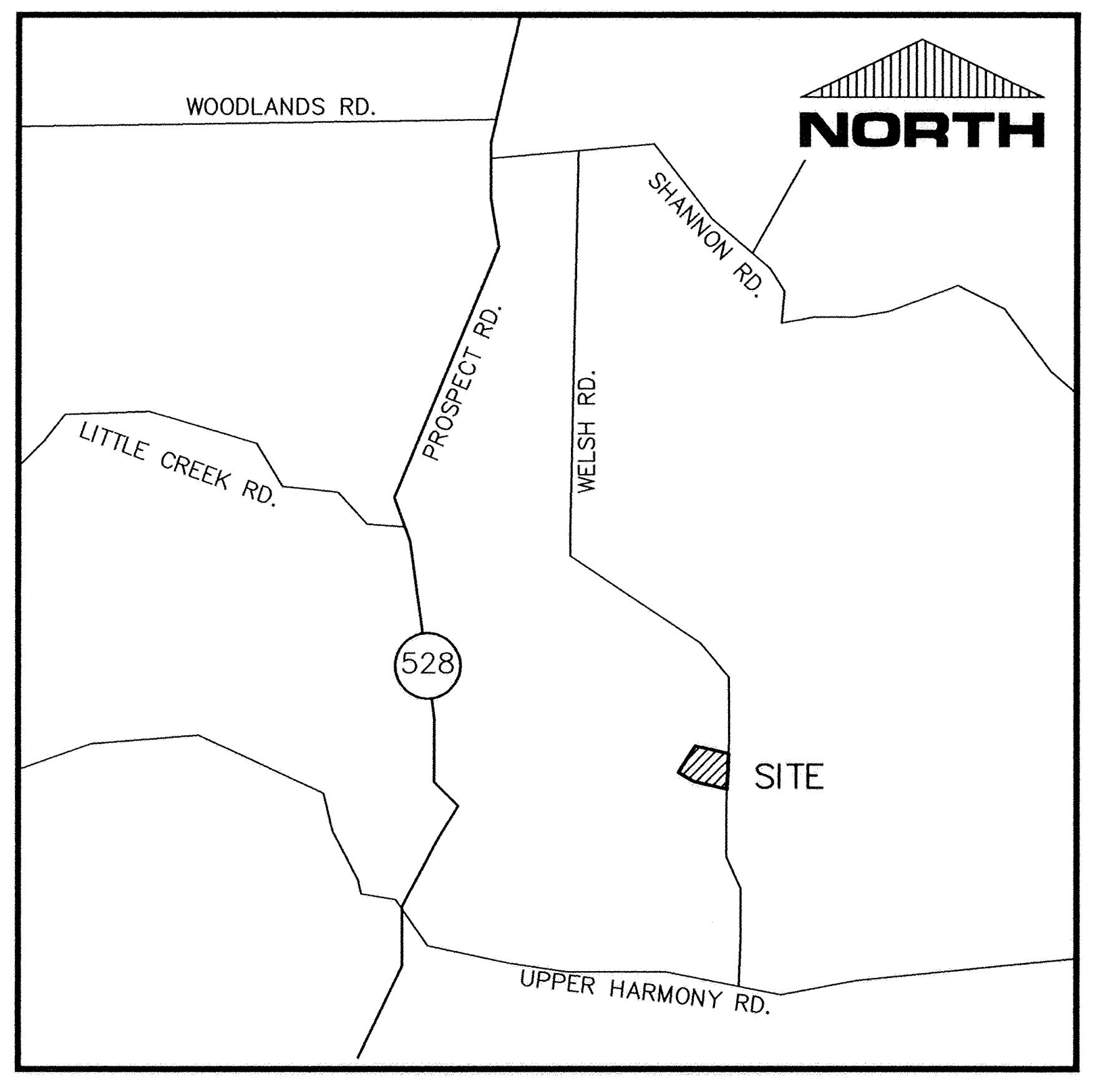
NON-BUILDING WAIVER

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

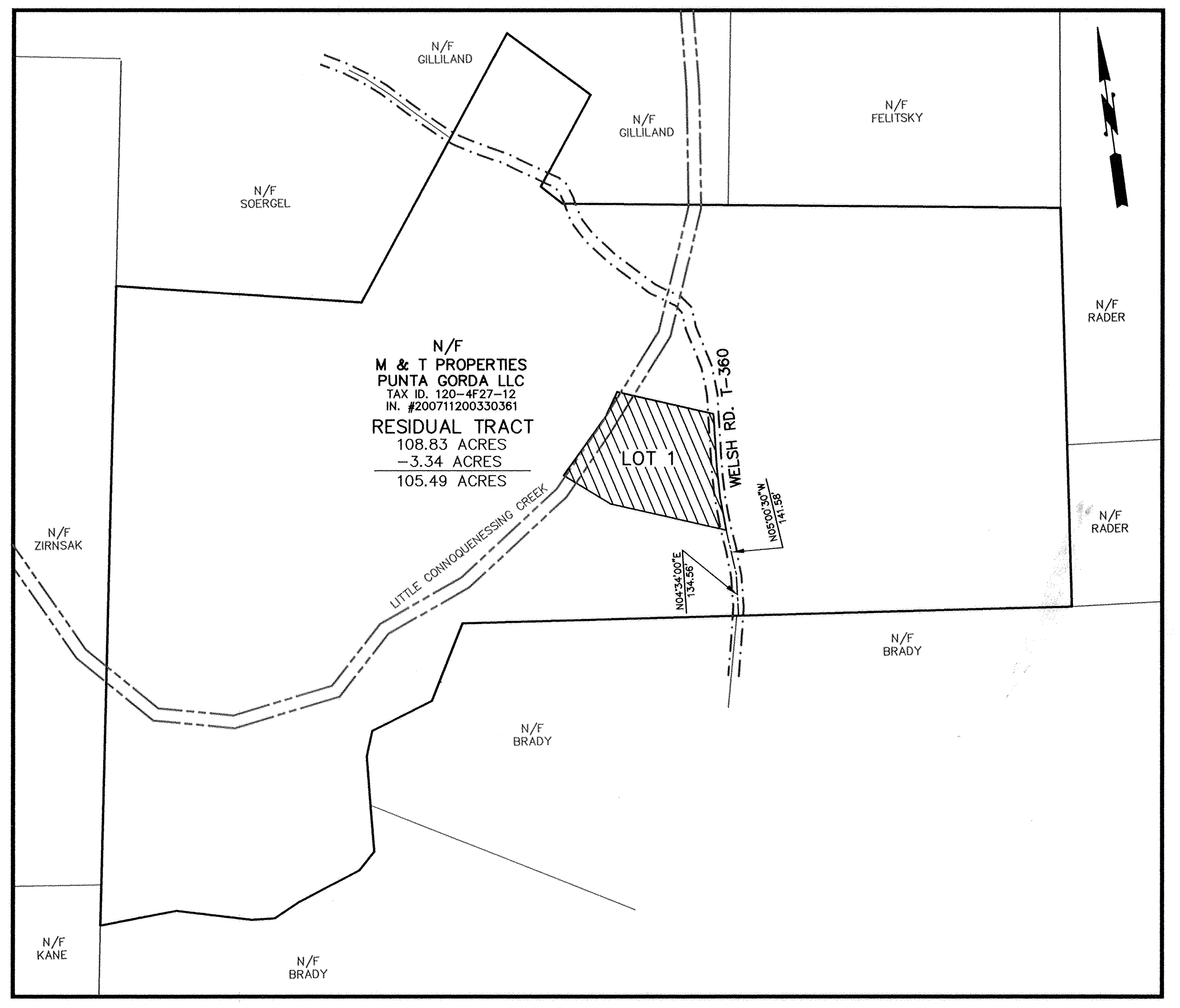


SEWAGE:
TROY TOWSEY SFTF
PERMIT NO. NPDES PAG049478
WQM PERMIT NO. WQG018662
APS ID NO. 663061

NOTE:
NO EXISTING UTILITY LINES
LOCATED ALONG WELSH ROAD.



LOCATION MAP



RESIDUAL MAP
SCALE: 1"= 400'

OWNER:
M & T PROPERTIES PUNTA GORDA LLC.
24313 HENRY MORGAN BLVD.
PUNTA GORDA, FL 33955

SINGLE FAMILY DETATCHED DWELLING
(ONSITE SEWAGE)

LOT AREA	43,560 SQ.FT.
LOT WIDTH	100'

BUILDING SETBACKS

FRONT	50'
SIDE	15'
REAR	25'

TAX PARCEL 120-4F27-12
DEED REF. 200711200330361

TOTAL PLAN AREA	108.83 ACRES
RESIDUAL TRACT	105.49 ACRES
LOT 1	3.34 ACRES

RECORDED NOV. 19, 2009	
PLAN BOOK	PAGE
317	18

Instr:200911190027125 11/19/2009
Pages:1 F:$45.00 9:47AM
Michele Mustello T20090019611
Butler County Recorder FL

JAMES M. SHUTY
35568-E

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

Scale 1" = 50'
Date June 10, 2009
Job No.
2086

Towsey Subdivision

Situate in Connoquenessing Township
Butler County, Pa.

Prepared For
Troy Towsey

Sheet No. 1 of 1

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 17 day of November 2009.

Leonard G. Karch
Owner

Elizabeth A. Karch
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared LEONARD G. KARCH AND ELIZABETH A. KARCH and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 17 day of November 2009.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Twp., Butler County
My Commission Expires Feb. 17, 2011
Member, Pennsylvania Association of Notaries

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

17 Nov '09
Date

Seal
STANLEY D. GRAFF
NO. 30161-E

P. L. S. # 30161-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 obligations, legal or otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Approved by the Supervisors of the Township of Summit this 18th day of November 2009.

Secretary

Seal

Rodney E Scott
Chairman

Approved by the Summit Township Planning Commission this 17th day of NOV. 2009.

Audrey M Moore
Secretary

Chairman

Reviewed by the Butler County Planning Commission this 21 day of October 2009. 9203

Frank Uhl
Secretary RJF

Seal

Mac McClure
Chairman RJF

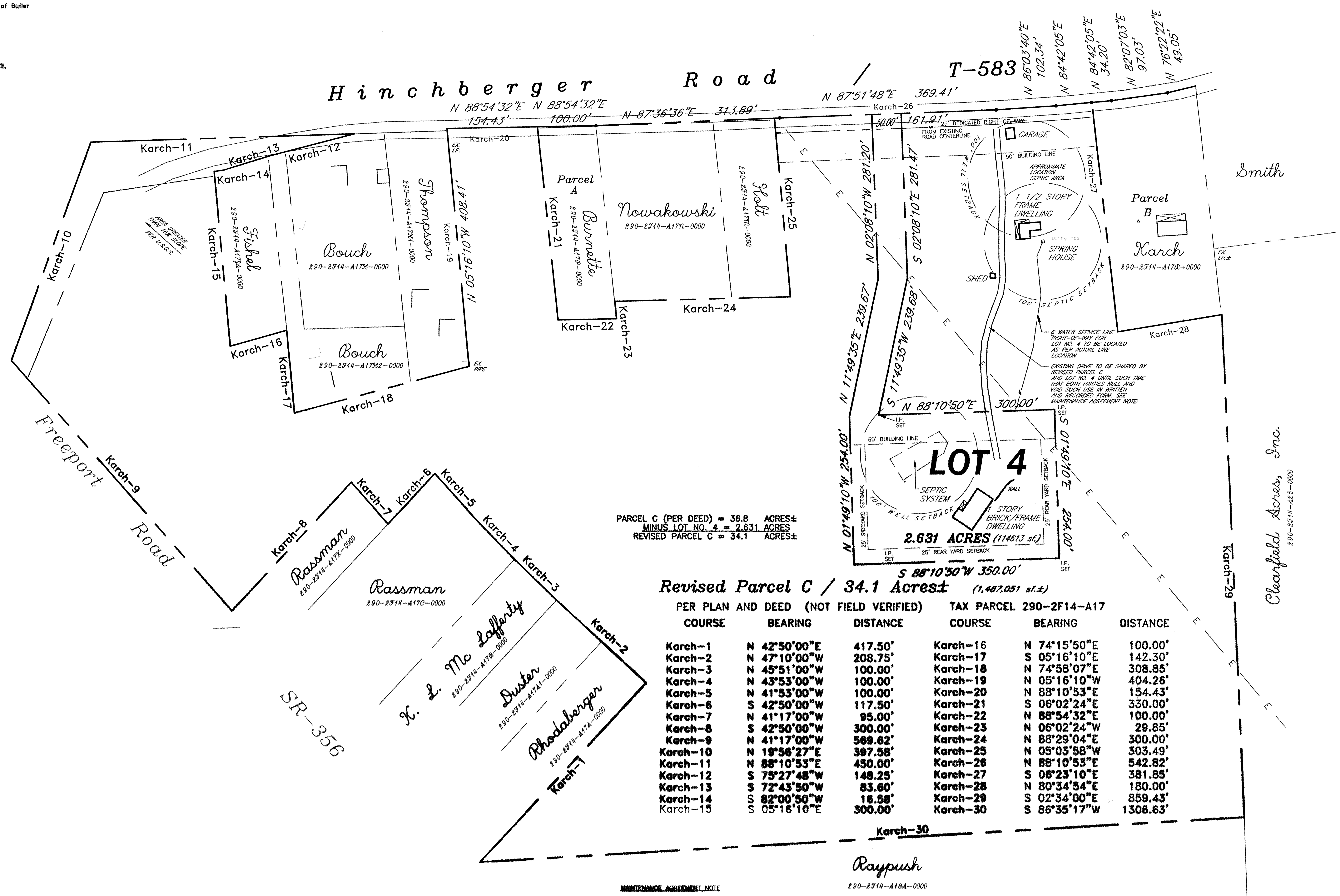
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 317 Page 19

Given under my hand and seal this 19th day of Nov 2009.

Michele M Mustello
Recorder
Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012



Hinchberger Road
T-583
N 88°54'32"E 154.43'
N 88°54'32"E 100.00'
N 87°36'36"E 313.89'
N 87°51'48"E 369.41'
N 86°03'40"E 102.34'
N 84°42'05"E
N 84°42'05"E 34.20'
N 82°07'03"E 97.03'
N 76°22'22"E 49.05'
50.00'
161.91'
25' DEDICATED RIGHT-OF-WAY FROM EXISTING ROAD CENTERLINE
Karch-1
Karch-2
Karch-3
Karch-4
Karch-5
Karch-6
Karch-7
Karch-8
Karch-9
Karch-10
Karch-11
Karch-12
Karch-13
Karch-14
Karch-15
Karch-16
Karch-17
Karch-18
Karch-19
Karch-20
Karch-21
Karch-22
Karch-23
Karch-24
Karch-25
Karch-26
Karch-27
Karch-28
Karch-29
Karch-30
Fishel 290-2314-A17A-0000
Bouch 290-2314-A17K-0000
Bouch 290-2314-A17K2-0000
Thompson 290-2314-A17K1-0000
N 05°16'10"W 408.41'
Parcel A
Burnette 290-2314-A17P-0000
Nowakowski 290-2314-A17N-0000
Holt 290-2314-A17M-0000
EX. I.P.
EX. PIPE
AREA GREATER THAN 15% SLOPE PER U.S.G.S.
Freeport Road
SR-356
Rassman 290-2314-A17K-0000
Rassman 290-2314-A17C-0000
K. L. Mc Lafferty 290-2314-A17B-0000
Duster 290-2314-A17A1-0000
Rhodaberger 290-2314-A17A-0000
N 02°08'10"W 281.20'
S 02°08'10"E 281.47'
N 11°49'35"E 239.67'
S 11°49'35"W 239.68'
N 88°10'50"E 300.00'
N 01°49'10"W 254.00'
S 01°49'10"E 254.00'
S 88°10'50"W 350.00'
I.P. SET
50' BUILDING LINE
25' SIDEYARD SETBACK
25' REAR YARD SETBACK
100' WELL SETBACK
SEPTIC SYSTEM
LOT 4
1 STORY BRICK/FRAME DWELLING
WALL
2.631 ACRES (114613 sf.)
GARAGE
APPROXIMATE LOCATION SEPTIC AREA
1 1/2 STORY FRAME DWELLING
SPRING HOUSE
SHED
100' SEPTIC SETBACK
℄ WATER SERVICE LINE RIGHT-OF-WAY FOR LOT NO. 4 TO BE LOCATED AS PER ACTUAL LINE LOCATION
EXISTING DRIVE TO BE SHARED BY REVISED PARCEL C AND LOT NO. 4 UNTIL SUCH TIME THAT BOTH PARTIES NULL AND VOID SUCH USE IN WRITTEN AND RECORDED FORM. SEE MAINTENANCE AGREEMENT NOTE.
Parcel B
Karch 290-2314-A17R-0000
Smith
EX. I.P.±
Clearfield Acres, Inc. 290-2314-A25-0000
Raypush 290-2314-A18A-0000
E

PARCEL C (PER DEED) = 36.8 ACRES±
MINUS LOT NO. 4 = 2.631 ACRES
REVISED PARCEL C = 34.1 ACRES±

Revised Parcel C / 34.1 Acres± (1,487,051 sf.±)

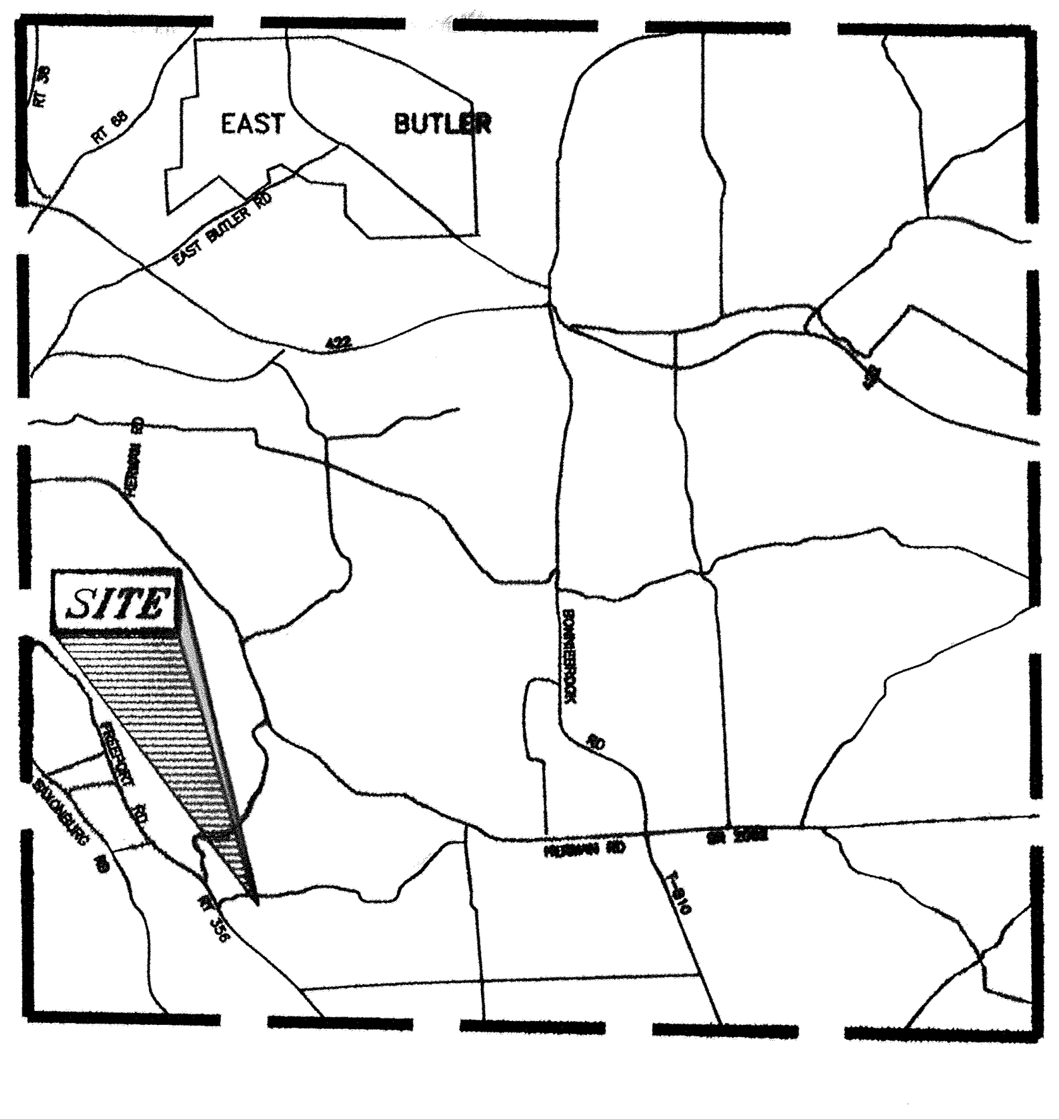
PER PLAN AND DEED (NOT FIELD VERIFIED) TAX PARCEL 290-2F14-A17

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
Karch-1	N 42°50'00"E	417.50'	Karch-16	N 74°15'50"E	100.00'
Karch-2	N 47°10'00"W	208.75'	Karch-17	S 05°16'10"E	142.30'
Karch-3	N 45°51'00"W	100.00'	Karch-18	N 74°58'07"E	308.85'
Karch-4	N 43°53'00"W	100.00'	Karch-19	N 05°16'10"W	404.26'
Karch-5	N 41°53'00"W	100.00'	Karch-20	N 88°10'53"E	154.43'
Karch-6	S 42°50'00"W	117.50'	Karch-21	S 06°02'24"E	330.00'
Karch-7	N 41°17'00"W	95.00'	Karch-22	N 88°54'32"E	100.00'
Karch-8	S 42°50'00"W	300.00'	Karch-23	N 06°02'24"W	29.85'
Karch-9	N 41°17'00"W	569.62'	Karch-24	N 88°29'04"E	300.00'
Karch-10	N 19°56'27"E	397.58'	Karch-25	N 05°03'58"W	303.49'
Karch-11	N 88°10'53"E	450.00'	Karch-26	N 88°10'53"E	542.82'
Karch-12	S 75°27'48"W	148.25'	Karch-27	S 06°23'10"E	381.85'
Karch-13	S 72°43'50"W	83.60'	Karch-28	N 80°34'54"E	180.00'
Karch-14	S 82°00'50"W	16.58'	Karch-29	S 02°34'00"E	859.43'
Karch-15	S 05°16'10"E	300.00'	Karch-30	S 86°35'17"W	1308.63'

MAINTENANCE AGREEMENT NOTE

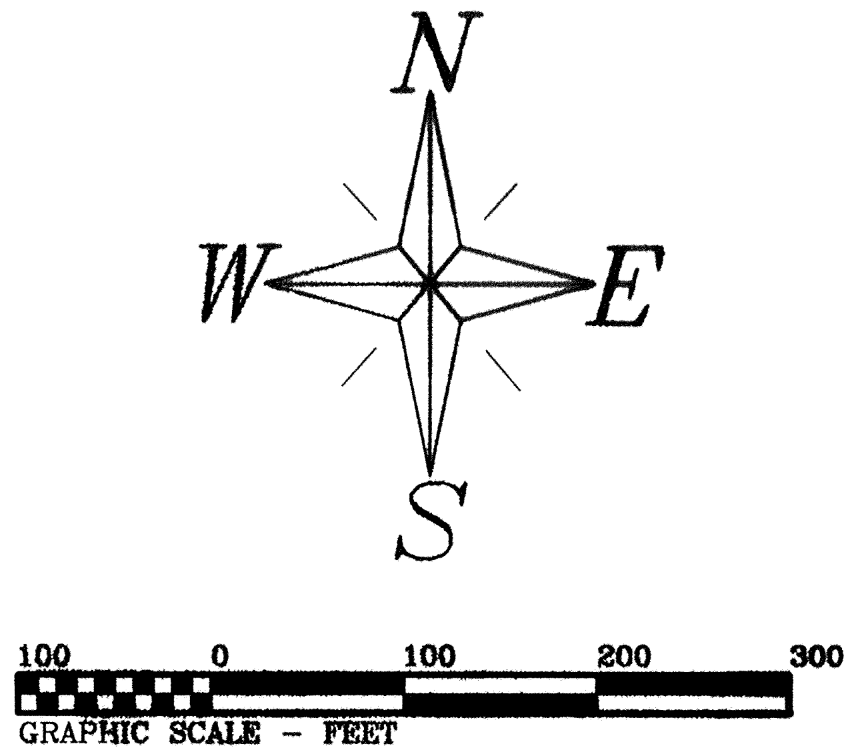
WITNESSETH, IN CONSIDERATION OF THE MUTUAL COVENANTS, PROMISES AND BENEFITS HEREINAFTER SET FORTH BY THE PARTIES HERETO, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS AGREE AS FOLLOWS:

1. THE PARTIES HERETO HEREBY ACKNOWLEDGE THE EXISTENCE OF A PRIVATE LANE AS SHOWN ON THEREON PLOTTED PLAN.
2. THE PARTIES HERETO AGREE TO PROVIDE EQUAL CARE, MAINTENANCE AND REPAIRS TO THE ROAD SURFACE OF THE CERTAIN PRIVATE LANE. THE LANE EXTENDS FROM THE PUBLIC HIGHWAY SO AS TO ENABLE THE RESPECTIVE PARTIES TO HAVE A SAFE INGRESS, EGRESS AND REGRESS TO THEIR RESPECTIVE PROPERTIES.
3. THE PARTIES FURTHER AGREE THET ANY AND ALL EXPENSES OF MAINTAINING AND REPAIRING SAID PRIVATE LANE TO THE TRACTS OF LAND OF THE RESPECTIVE PARTIES HERETO ARE TO BE DIVIDED EQUALLY AMONG THE PARTIES HERETO AND ALL THE PARTIES HERETO SHALL BE IN AGREEMENT WITH RESPECT TO THE TIME FOR THE NEEDED MAINTENANCE AND REPAIRS AND AS TO THE METHOD AND COST OF SAID MAINTENANCE AND REPAIRS.
4. THIS AGREEMENT AND EACH AND EVERY PART AND/OR PORTION OF THE SAME SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE RESPECTIVE PARTIES HERETO, THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS.
5. THE PARTIES FURTHER AGREE THAT THEY WILL SEPARATELY MAINTAIN THEIR OWN PRIVATE DRIVEWAYS ON THEIR PROPERTIES.



EAST
BUTLER
SITE

Vicinity Map
NOT TO SCALE



N
E
S
W
100
0
100
200
300
GRAPHIC SCALE - FEET

NOTES:

1) OWNER: LEONARD G. KARCH AND ELIZABETH A. KARCH
142 HINCHBERGER ROAD
BUTLER, PA. 16002
PHONE: 724-287-5249
DEED BOOK 2886 PAGE 462

2) SUBJECT PROPERTY ZONING – A-1 AGRICULTURAL
SETBACKS:
FRONT BUILDING LINE = 50' FROM RIGHT-OF-WAY LINE
SIDE YARD = 25'
REAR YARD = 25'
LOT WIDTH 150' AT BUILDING LINE

3) THE APPROXIMATE SIGHT DISTANCE FOR THE PROPOSED FLAG LOT IS 530 FEET RIGHT AND 315 FEET LEFT WITH A POSTED SPEED LIMIT OF 35 MILES PER HOUR.

LEONARD KARCH PLAN

Being a subdivision of
Parcel C / Gerald and Nancy Karch Plan
rack file 165 page 20

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:200911190027211 11/19/2009
Pages:1 F:$45.00 3:16PM
Michele Mustello T20090019668
Butler County Recorder FL

SUBDIVISION PLAN
for
PROJECT No: 09145
LEONARD G. AND ELIZABETH A. KARCH
SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA.
DATE: 9-30-09 REV: 11-17-09 DWN.By: LJR CHK.By: SDG Co. TAX No: 290-2F14-A17

S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

RECORDED NOV. 19, 2009	
PLAN BOOK	PAGE
317	19
SHEET ____ of ____	

Known All Men By These Presents, that We Lawrence A. and Terry L. Seiler of the Township of Springdale, County of Allegheny, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators an assigns, do hereby adopt this as our Plan of Subdivision of our property, situate in the Township of Brady, 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, right-of-way, easements, ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal 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 Brady, We Lawrence A. and Terry L. Seiler hereby agree to and by these presents do release and forever discharge the Township of Brady, 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 my be established. This dedication and release shall be binding upon Lawrence A. and Terry L. Seiler, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set our hands and seal this 4TH day of NOVEMBER, A.D. 2009.

ATTEST:

Notary Public

Lawrence A. Seiler

Terry L. Seiler

My commission expires the 4 day of NOV A.D., 2009.

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

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Josephine DeMeo, Notary Public
Harmar Twp., Allegheny County
My Commission Expires Apr. 21, 2010
Member, Pennsylvania Association of Notaries

Lawrence A. Seiler

Terry L. Seiler

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ~~BUTLER~~ Alleg)

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

WITNESS MY HAND AND NOTARIAL SEAL this 4 day of Nov, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Josephine DeMeo, Notary Public
Harmar Twp., Allegheny County
My Commission Expires Apr. 21, 2010
Member, Pennsylvania Association of Notaries

Notary Public

My Commission Expires the 21 day of April, 2010.

This plat of subdivision has been approved by the Planning Commission of the Township of Brady, Butler County, Commonwealth of Pennsylvania on this 18 Th day of November, A.D. 2009.

ATTEST:

Secretary

President

Reviewed with comments by the Butler County Planning Commission, Letter to Brady Township Board of Supervisors dated OCTOBER 16TH, A.D. 2009.

SEC.

~~Executive Director~~ CHAIRMAN

The Township Board of Supervisors of the Township of Brady, 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 Brady does not constitute an acceptance of the roads, streets, alleys, stormwater and sanitary sewage drainage facilities, easements or rights-of-way, water mains or any other services or improvements shown on this plan nor an assumption of maintenance responsibility, nor will the same be accepted or maintained until constructed in accordance with all Township specifications and requirements and officially accepted by action of the Township Board of Supervisors.

This plat of subdivision approved by resolution of the Township Board of Supervisors of the Township of Brady, Butler County, Pennsylvania on this 18TH day of NOVEMBER, A.D. 2009.

ATTEST:

Candace Campbell
Secretary of Board of Supervisors

President of Board of Supervisors

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 312 Page 20.

Given under my hand and seal this 20 day of Nov, 2009.

Michele M Mustello
Recorder of Deeds

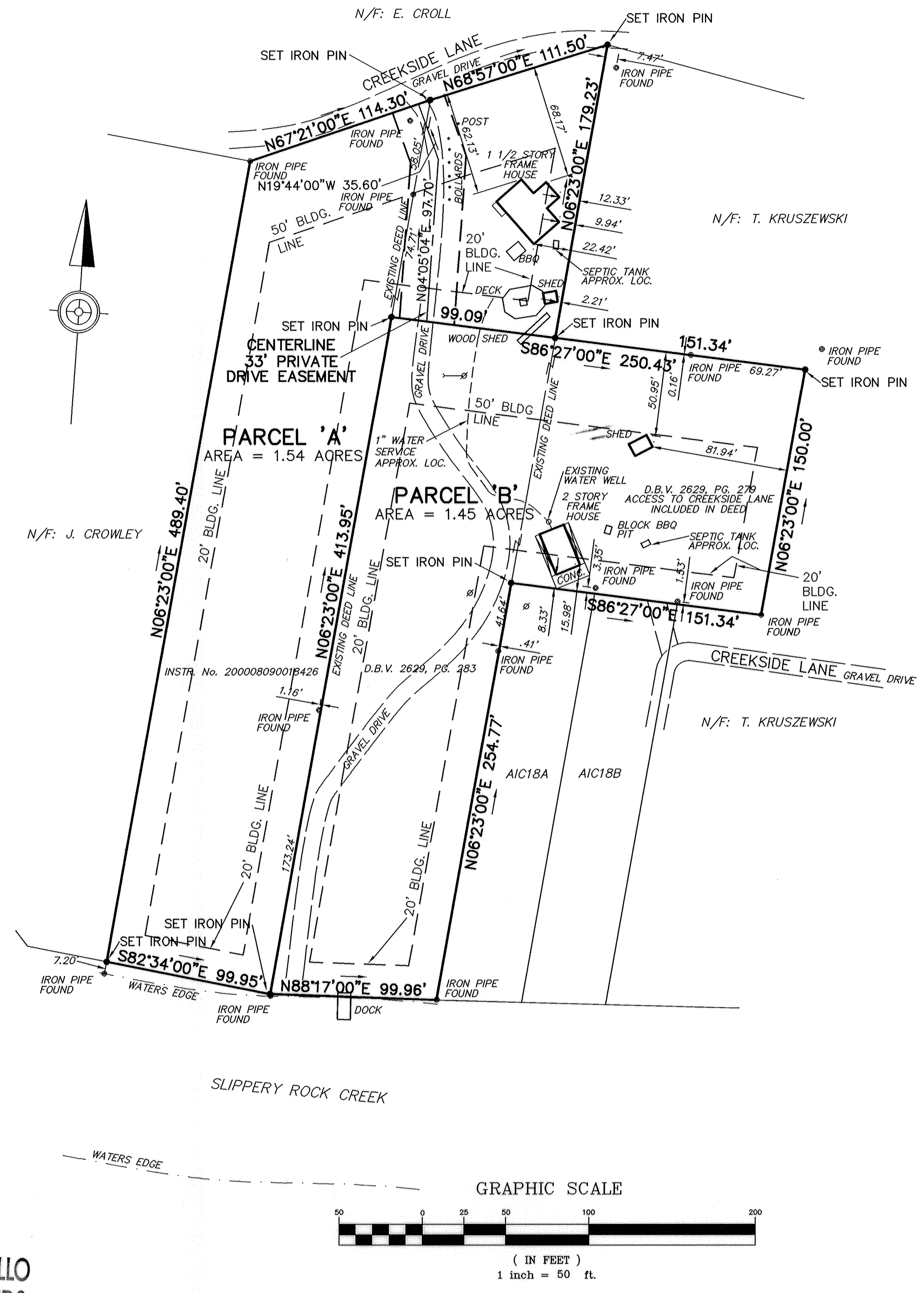
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

I, Ernest R. Kolodgey, a Professional Land Surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan shown 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 respresents the lots, lands, streets, and highways as surveyed and plotted by me for the owners or agents.

26 Oct' 2009
Date

Ernest R. Kolodgey
Registration No. SU036939E

Instr:200911200027323 11/20/2009
Pages:1 F:$45.00 2:54PM
Michele Mustello T20090019763
Butler County Recorder FL


N/F: E. CROLL
SET IRON PIN
SET IRON PIN
CREEKSIDE LANE
GRAVEL DRIVE
N68°57'00"E 111.50'
N67°21'00"E 114.30'
7.47'
IRON PIPE FOUND
IRON PIPE FOUND
IRON PIPE FOUND
N19°44'00"W 35.60'
IRON PIPE FOUND
POST
62.13'
68.17'
N06°23'00"E 179.23'
58.05'
BOLLARDS
1 1/2 STORY FRAME HOUSE
12.33'
9.94'
22.42'
N/F: T. KRUSZEWSKI
50' BLDG. LINE
EXISTING DEED LINE
74.71'
N04°05'04"E 97.70'
20' BLDG. LINE
BBQ
SEPTIC TANK APPROX. LOC.
DECK
SHED
2.21'
SET IRON PIN
99.09'
SET IRON PIN
WOOD SHED
CENTERLINE 33' PRIVATE DRIVE EASEMENT
S86°27'00"E 250.43'
151.34'
IRON PIPE FOUND
69.27'
IRON PIPE FOUND
SET IRON PIN
GRAVEL DRIVE
50.95'
0.16'
50' BLDG LINE
SHED
81.94'
PARCEL 'A'
AREA = 1.54 ACRES
1" WATER SERVICE APPROX. LOC.
N06°23'00"E 150.00'
EXISTING DEED LINE
EXISTING WATER WELL
D.B.V. 2629, PG. 279
ACCESS TO CREEKSIDE LANE INCLUDED IN DEED
2 STORY FRAME HOUSE
PARCEL 'B'
AREA = 1.45 ACRES
BLOCK BBQ PIT
SEPTIC TANK APPROX. LOC.
N/F: J. CROWLEY
N06°23'00"E 489.40'
20' BLDG. LINE
N06°23'00"E 413.95'
SET IRON PIN
3.35'
IRON PIPE FOUND
1.53'
IRON PIPE FOUND
20' BLDG. LINE
CONC.
S86°27'00"E 151.34'
IRON PIPE FOUND
41.64'
8.33'
15.98'
.41'
IRON PIPE FOUND
CREEKSIDE LANE GRAVEL DRIVE
INSTR. No. 200008090018426
EXISTING DEED LINE
D.B.V. 2629, PG. 283
1.16'
IRON PIPE FOUND
N/F: T. KRUSZEWSKI
GRAVEL DRIVE
N06°23'00"E 254.77'
AIC18A
AIC18B
20' BLDG. LINE
173.24'
20' BLDG. LINE
SET IRON PIN
SET IRON PIN
7.20'
S82°34'00"E 99.95'
N88°17'00"E 99.96'
IRON PIPE FOUND
IRON PIPE FOUND
IRON PIPE FOUND
WATERS EDGE
DOCK
SLIPPERY ROCK CREEK
WATERS EDGE
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Known All Men by These Presents, that We Lawrence A. and Terry L. Seiler of the Township of Brady, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, and for 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's specifications and requirements and the same is officially accepted by action of the Township Board of Supervisors, Bardy Township, and until such formal acceptance We for ourselves, our heirs, executors, administrators, and assigns do hereby release the Township of Brady from any responsibility in connection therwith. This acceptance of responsibility shall be binding upon Lawrence A. and Terry L. Seiler our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEROF, WE HEREUNTO SET OUR HANDS AND SEALS THIS 4TH day of November, A.D. 2009.

Lawrence A. Seiler

Terry L. Seiler

WITNESS MY HAND AND NOTARIAL SEAL THIS 4TH day of NOVEMBER A.D. 2009.

Notary Public

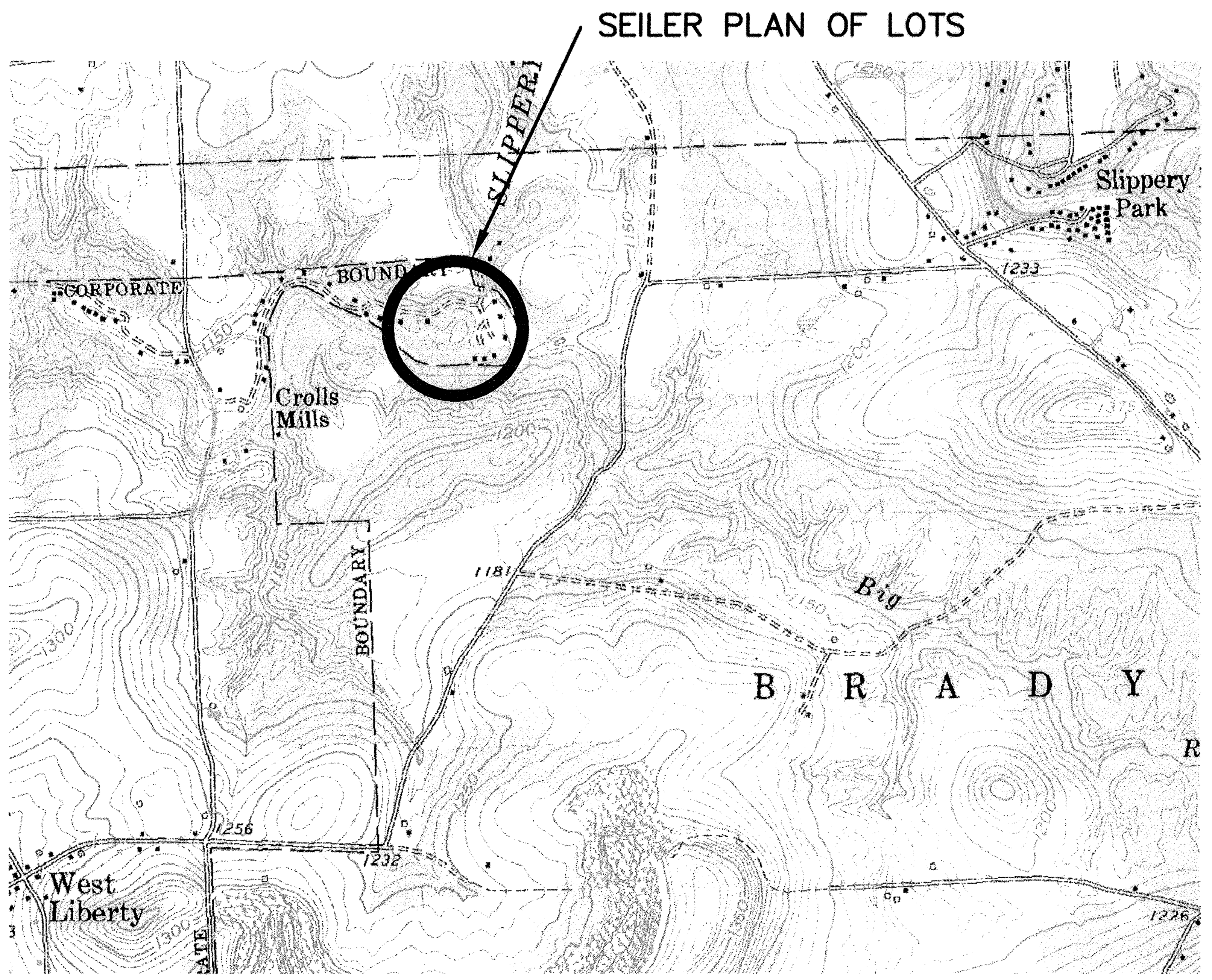
MY COMMISSION EXPIRES THS 21 DAY OF April, A.D. 2010.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Josephine DeMeo, Notary Public
Harmar Twp., Allegheny County
My Commission Expires Apr. 21, 2010
Member, Pennsylvania Association of Notaries

We, Lawrence A. and Terry L. Seiler owners of the Seiler Plan of Lots, do hereby certify that the title of this property is in the name of Lawrence A. and Terry L. Seiler, as recorded in Deed Book Volume 2629 page 279, Deed Book Volume 2629, page 283 and Instrument 200008090018426 Recorder of Deeds Office. We further certify that there is no mortgage, lien or encumbrance against this property.

Lawrence A. Seiler

Terry L. Seiler


SEILER PLAN OF LOTS
SLIPPERY
Slippery Park
CORPORATE BOUNDARY
Crolls Mills
BOUNDARY
Big
B R A D Y
West Liberty
1233
1181
1256
1232

LOCATION MAP

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Josephine DeMeo, Notary Public
Harmar Twp., Allegheny County
My Commission Expires Apr. 21, 2010
Member, Pennsylvania Association of Notaries

RECORDER OF DEEDS

PLANNING COMMISSION

SUPERVISORS

SURVEYOR

ERNEST R. KOLODGEY
36939-E

RECORDED NOV 20, 2009	
PLAN BOOK	PAGE
317	20

ZONED: AGRICULTURAL RESIDENTIAL
ON-LOT SEPTIC
ON-LOT WATER
TOTAL AREA=2.99 ACRES

SEILER PLAN OF LOTS

SITUATE IN:

BRADY TOWNSHIP, BUTLER COUNTY, PA.

DATE: 10 SEPTEMBER, 2009
SCALE: 1"=50'

PREPARED FOR:

LAWRENCE A. & TERRY L. SEILER

ERNEST R. KOLODGEY, P.L.S.
REGISTRATION No. SU-36939-E
1722 PLEASANTVILLE ROAD
NATRONA HEIGHTS, PA. 15065
PHONE: 724-224-4075

Instr:200911230027444 11/23/2009
Pages:1 F:$45.00 1:12PM
Michele Mustello T20090019883
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That I, Gary Kravits of the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this as my plan of lots of my property, situate in the Township of Jefferson, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes, all slope areas, drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, I hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Township of Jefferson, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon the above named property owner, his 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 NOVEMBER 2009.

Gary Kravits
Owner

NA
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came Gary Kravits and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 6 day of November 2009.

Debra L. Jeffcoat
Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Debra L. Jeffcoat, Notary Public
Jefferson Twp., Butler County
My Commission Expires Feb. 17, 2011
Member, Pennsylvania Association of Notaries

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

21 Oct '09
Date

Seal

STANLEY D. GRAFF
NO. 30161-E

P. L. S. # 30161-E

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.

Approved by the Supervisors of the Township of Jefferson this 9th day of Nov. 2009.

Lois J. Fennell
Secretary

Seal

James R. Jones
Chairman

Approved by the Jefferson Township Planning Commission this 21 day of Oct 2009.

Cheryl Rybock
Secretary

Evelyn M. Gross
Chairman

Reviewed by the Butler County Planning Commission this 14TH day of SEPT. 2009.

JRM
Secretary

Seal

JRM
Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

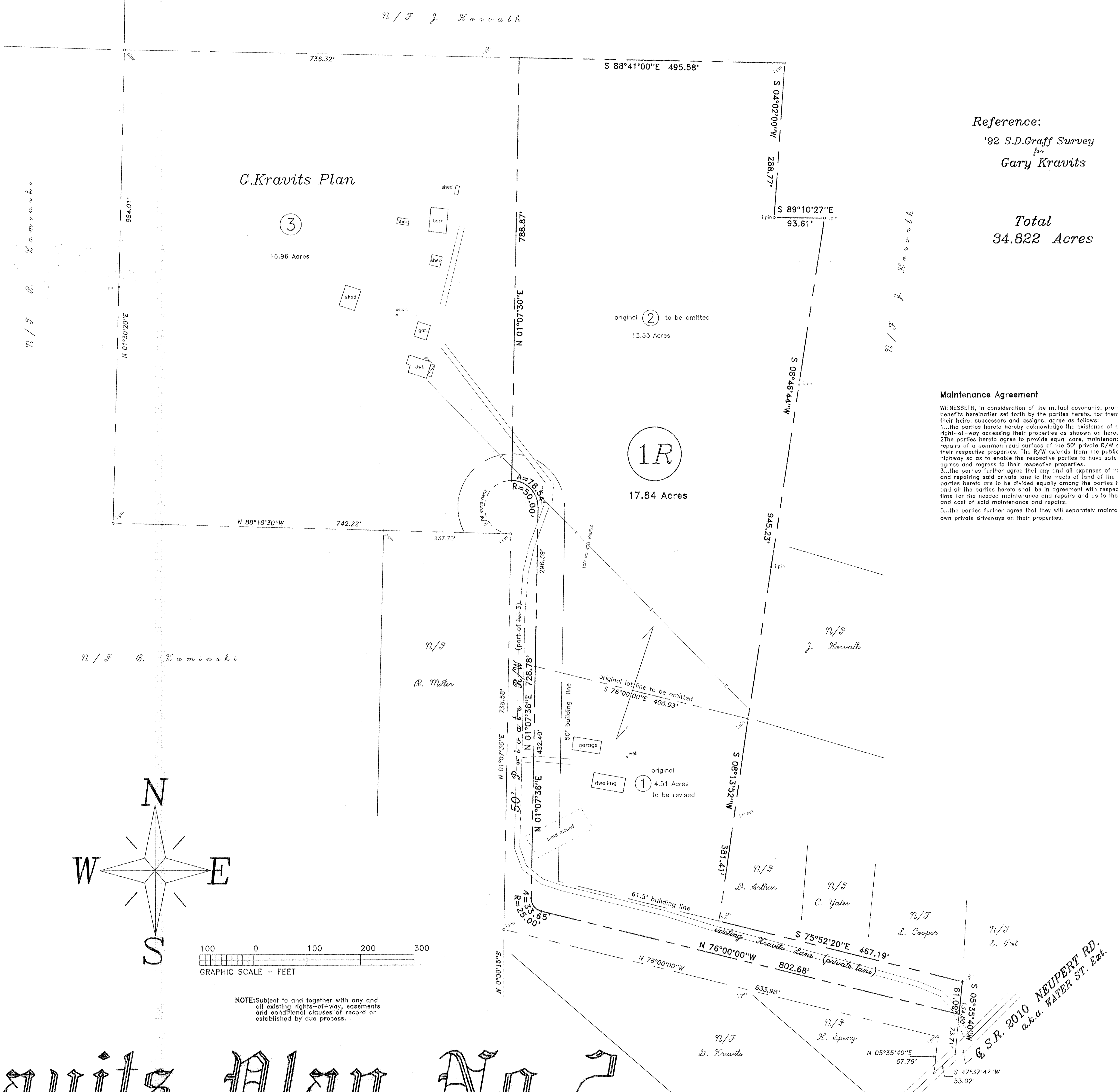
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 317 Page 21.

Given under my hand and seal this 23 day of NOV 2009.

Michele M Mustello
Recorder

Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012


N/F J. Horvath
736.32'
S 88°41'00"E 495.58'
S 04°02'00"W
288.77'
S 89°10'27"E
93.61'
G.Kravits Plan
③
16.96 Acres
884.01'
N 01°30'20"E
N/F B. Kaminski
788.87'
N 01°07'30"E
shed
barn
shed
gar.
dwl.
original ② to be omitted
13.33 Acres
S 08°46'44"W
945.23'
N/F J. Horvath
1R
17.84 Acres
A=78.54'
R=50.00'
N 88°18'30"W
742.22'
237.76'
296.39'
N/F B. Kaminski
N/F R. Miller
738.58'
N 01°07'36"E
50' Private R/W (part of lot 3)
N 01°07'36"E 728.78'
N 01°07'36"E
432.40'
50' building line
original lot line to be omitted
S 76°00'00"E 408.93'
garage
well
dwelling
original ① 4.51 Acres to be revised
sand mound
S 08°13'52"W
381.41'
N/F J. Horvath
A=33.65'
R=25.00'
61.5' building line
N/F D. Arthur
N/F C. Yates
N/F L. Cooper
N/F S. Pal
S 75°52'20"E 467.19'
existing Kravits Lane (private lane)
N 76°00'00"W 802.68'
N 76°00'00"W
833.98'
N 0°00'15"E
N/F G. Kravits
N/F H. Sprng
S 05°35'40"W
61.09'
134.80'
73.71'
N 05°35'40"E
67.79'
S 47°37'47"W
53.02'
S.R. 2010 NEUPERT RD. a.k.a. WATER ST. Ext.
N
W
E
S
100 0 100 200 300
GRAPHIC SCALE - FEET

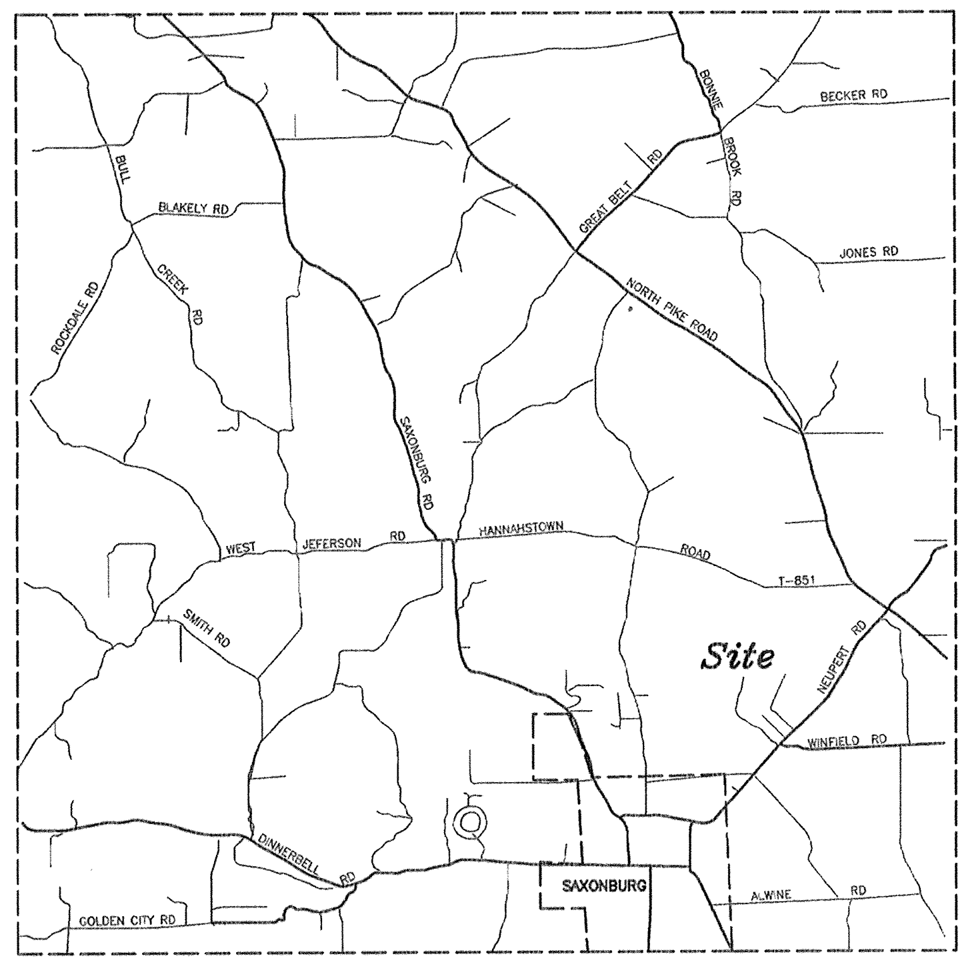
Reference:
'92 S.D.Graff Survey
for
Gary Kravits

Total
34.822 Acres

Maintenance Agreement

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:
1...the parties hereto hereby acknowledge the existence of a 50' private right-of-way accessing their properties as shaown on hereon plotted Plan.
2The parties hereto agree to provide equal care, maintenance and repairs of a common road surface of the 50' private R/W accessing their respective properties. The R/W extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.
3...the parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.
5...the parties further agree that they will separately maintain their own private driveways on their properties.

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


Site
SAXONBURG

Vicinity Map

G.Kravits Plan No.2

being a Consolidation of Lots 1 & 2
of the
G.Kravits Plan
Plan Book Volume 273 Page 9

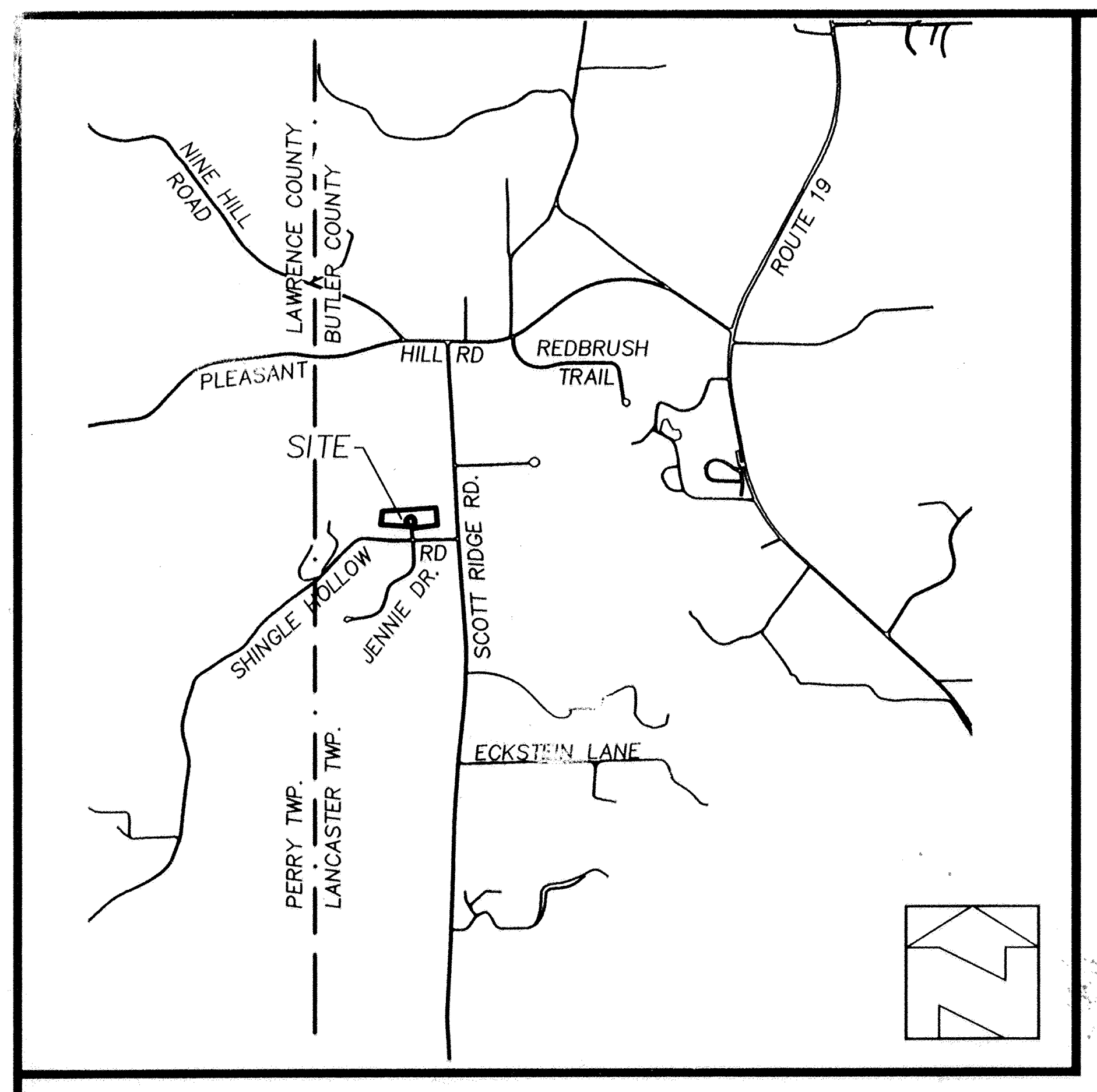
S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056
(724) 352-3811 FAX 352-1059

CONSOLIDATION SURVEY for Gary Kravits
PROJECT No: 09148
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA
Co. TAX No: 190-1F94-9
DWN.By: Sdg CHK.By:
DATE: 10/05/09 REV:

RECORDED NOV. 23, 2009

PLAN BOOK	PAGE
317	21

SHEET ____ of ____


NINE HILL ROAD
LAWRENCE COUNTY
BUTLER COUNTY
ROUTE 19
PLEASANT
HILL RD
REDBRUSH TRAIL
SITE
SHINGLE HOLLOW RD
JENNIE DR.
SCOTT RIDGE RD.
ECKSTEIN LANE
PERRY TWP.
LANCASTER TWP.

VICINITY SKETCH....1"=2000'

Instr:200911240027563 11/24/2009
Pages:1 F:$45.00 11:13AM
Michele Mustello T20090019948
Butler County Recorder ND

I, JAMES A. SPERDUTE, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
I FURTHER CERTIFY THAT HIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES INCLUDING ZONING EXISTENT UNDER THE LAWS OF THE TOWNSHIP OF LANCASTER

James A. Sperdute
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 RECORIDNG 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..

Cindy L. Watson
SECRETARY

Dennis C Kerr
CHAIRPERSON

APPROVED BY THE LANCASTER TOWNSHIP BOARD OF SUPERVISORS THIS 16th DAY OF November, 2009.

SECRETARY

CHAIRPERSON

REVIEWED BY THE LANCASTER TOWNSHIP PLANNING COMMISSION THIS ______ DAY OF ____________________, ______.

SECRETARY

Anna P. Lope
CHAIRPERSON

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THE 21 DAY OF August 2009 ____, ______.

9169

Mac McClure RJF
SECRETARY

Frank Uhl RJF
CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUTNY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 317 PAGE 22.
GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF Nov. , 2009.

(SEAL)

Michele M Mustello
RECORDER OF DEEDS
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

KNOW ALL MEN BY THESE PRESENTS THAT I, AMY RADEVSKI OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND 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 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO ME, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCPETANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, I HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABILSED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON AMY RADEVSKI, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT OUR HAND AND SEAL THIS 9 DAY OF November 2009

ATTEST: Elizabeth Gierchak
NOTARY PUBLIC

Amy Radevski
AMY RADEVSKI

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth Gierchak, Notary Public
City of Hermitage, Mercer County
My Commission Expires April 23, 2013
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF November 2009.
MY COMMISSION EXPIRES THE 23 DAY OF April 2013.

(SEAL) Elizabeth Gierchak
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Elizabeth Gierchak, Notary Public
City of Hermitage, Mercer County
My Commission Expires April 23, 2013
Member, Pennsylvania Association of Notaries

I, AMY RADEVKSI, THE FOLLOWING OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN INSOFR AS IT AFFECTS MY PROPERTY. I FUTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

WITNESS

Amy Radevski
AMY RADEVSKI

KNOW ALL MEN BY THESE PRESENTS THAT WE, LYNN & SUSAN STEWARD OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND 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 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCPETANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABILSED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON LYNN & SUSAN STEWART, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT OUR HAND AND SEAL THIS 12 DAY OF October, 2009

Danielle Stewart
NOTARY PUBLIC

Lynn Stewart
LYNN STEWART

ATTEST:

Susan Stewart
SUSAN STEWART

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

DANIELLE STEWART
MY COMMISSION # DD 859036
EXPIRES: May 4, 2013
Bonded Thru Notary Public Underwriters

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

WITNESS MY HAND AND NOTARIAL SEAL THIS 12 DAY OF October 2009 ____, ______.
MY COMMISSION EXPIRES THE 4 DAY OF May 2013 ____________, ______.

(SEAL) Danielle Stewart
NOTARY PUBLIC

DANIELLE STEWART
MY COMMISSION # DD 859036
EXPIRES: May 4, 2013
Bonded Thru Notary Public Underwriters

WE, LYNN & SUSAN STEWART THE FOLLOWING OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN INSOFR AS IT AFFECTS OUR PROPERTY. WE FUTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

WITNESS

Lynn Stewart
LYNN STEWART

WITNESS

Susan Stewart
SUSAN STEWART

KNOW ALL MEN BY THESE PRESENTS THAT WE, RONALD R. & NANCY L. DURST OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER AND 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 LANCASTER TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA AND FOR DIVER ADVANTAGES ACCRUING TO US, DO HEREBY IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. UPON ANY FUTURE ACCPETANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FORVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF LANCASTER, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABILSED HEREAFTER AT ANYTIME. THIS DEDICATION SHALL BE BINDING UPON RONALD R. & NANCY L. DURST, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SENT OUR HAND AND SEAL THIS 10 DAY OF November, 2009

Leslie A. Auld
NOTARY PUBLIC

Ronald R. Durst
RONALD R. DURST

ATTEST:

Nancy L Durst
NANCY L. DURST

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Leslie A. Auld, Notary Public
~~Zelienople Boro, Butler County~~
My Commission Expires Dec. 31, 2010
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPREARED THE ABOVE NAMED RONALD R. & NANCY L. DURST AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF November 2009.
MY COMMISSION EXPIRES THE 31st DAY OF Dec. 2010.

(SEAL) Leslie A. Auld
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Leslie A. Auld, Notary Public
Zelienople Boro, Butler County
My Commission Expires Dec. 31, 2010
Member, Pennsylvania Association of Notaries

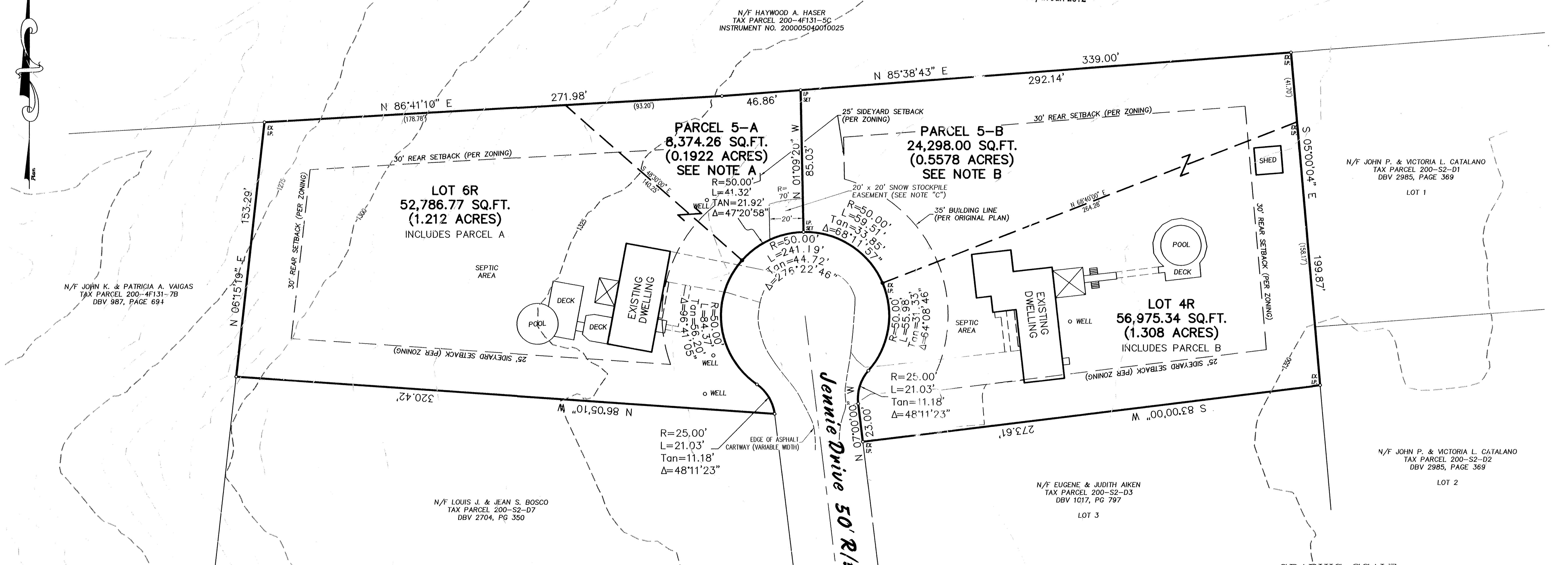
WE, RONALD R. & NANCY L. DURST THE FOLLOWING OWNERS OF LAND WITHIN OR ADJACENT TO THIS PLAN OF LOTS, DO HEREBY AGREE TO THE RECORDING OF THIS PLAN INSOFR AS IT AFFECTS OUR PROPERTY. WE FUTHER AGREE TO THE DEDICATIONS, ACKNOWLEDGEMENTS AND COVENANTS APPEARING HEREON.

Jennifer L. Jacobs
WITNESS

Ronald R. Durst
RONALD R. DURST

Jennifer L. Jacobs
WITNESS

Nancy L Durst
NANCY L. DURST


N/F HAYWOOD A. HASER
TAX PARCEL 200-4F131-5C
INSTRUMENT NO. 200005040010025
N 86°41'10" E
271.98'
(178.78')
(93.20')
46.86'
N 85°38'43" E
339.00'
292.14'
PARCEL 5-A
8,374.26 SQ.FT.
(0.1922 ACRES)
SEE NOTE A
PARCEL 5-B
24,298.00 SQ.FT.
(0.5578 ACRES)
SEE NOTE B
LOT 6R
52,786.77 SQ.FT.
(1.212 ACRES)
INCLUDES PARCEL A
LOT 4R
56,975.34 SQ.FT.
(1.308 ACRES)
INCLUDES PARCEL B
30' REAR SETBACK (PER ZONING)
25' SIDEYARD SETBACK (PER ZONING)
20' x 20' SNOW STOCKPILE EASEMENT (SEE NOTE "C")
35' BUILDING LINE (PER ORIGINAL PLAN)
S 48°30'00" E 140.25'
N 68°40'00" E 264.28'
N 01°09'20" W
85.03'
R=50.00' L=41.32' TAN=21.92' Δ=47°20'58"
R=50.00' L=241.19' Tan=44.72' Δ=276°22'46"
R=50.00' L=59.51' Tan=33.85' Δ=68°11'57"
R=50.00' L=84.37' Tan=56.20' Δ=96°41'05"
R=50.00' L=55.98' Tan=31.33' Δ=64°08'46"
R=25.00' L=21.03' Tan=11.18' Δ=48°11'23"
R=70'
20'
EXISTING DWELLING
DECK
POOL
SHED
WELL
SEPTIC AREA
EX. I.P.
I.P. SET
N 06°15'19" E
153.29'
320.42'
N 86°05'10" W
S 05°00'04" E
199.87'
(41.70')
(158.17')
S 83°00'00" W
273.61'
N 07°00'00" W
23.00'
EDGE OF ASPHALT CARTWAY (VARIABLE WIDTH)
Jennie Drive 50' R/W
1275
1300
1325
1350
N/F JOHN K. & PATRICIA A. VAIGAS
TAX PARCEL 200-4F131-7B
DBV 987, PAGE 694
N/F LOUIS J. & JEAN S. BOSCO
TAX PARCEL 200-S2-D7
DBV 2704, PG 350
N/F EUGENE & JUDITH AIKEN
TAX PARCEL 200-S2-D3
DBV 1017, PG 797
LOT 3
N/F JOHN P. & VICTORIA L. CATALANO
TAX PARCEL 200-S2-D1
DBV 2985, PAGE 369
LOT 1
N/F JOHN P. & VICTORIA L. CATALANO
TAX PARCEL 200-S2-D2
DBV 2985, PAGE 369
LOT 2

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

REFERENCE:
VALLEY VIEW ESTATES PLAN NO. 1
PLAN BOOK 65, PAGE 9

OWNERSHIP REFERENCES:

LOT 4	ORIGINAL LOT 5	LOT 6
RONALD R. & NANCY L. DURST 203 JENNIE DRIVE HARMONY, PA 16037	OWNED JOINTLY BY: LYNN & SUSAN STEWART RONALD R. & NANCY L. DURST	AMY RADEVKSI 202 JENNIE DRIVE HARMONY, PA 16037
TAX PARCEL 200-S2-D4 DBV 1346, PAGE 139	TAX PARCEL 200-S2-D5 DBV 1842, PG 237	TAX PARCEL 200-S2-D6 INST. NO. 200908100018768
ORIGINAL AREA: 32,677.34 SQ.FT. or 0.7502 ACRES	ORIGINAL AREA: 32,671.68 SQ.FT. or 0.7500 ACRES	ORIGINAL AREA: 44,412.51 SQ.FT. or 1.0196 ACRES
+		+
PARCEL "5-B" 24,298 SQ.FT.. or 0.5578 ACRES		PARCEL "5-A" 8,374.26 SQ.FT. 0.1922 ACRES
REVISED AREA: 56,975.34 SQ.FT. 1.308 ACRES		**REVISED AREA: 52,786.77 SQ.FT. 1.212 ACRES**

THE PURPOSE OF THIS PLAN IS TO DIVIDE THE ORIGINAL LOT 5 INTO TWO PARCELS THAT ARE TO BE CONVEYED TO AND BECOME AN INTETRAL PART OF THE ADJOINING LOTS 4 AND 6

NOTE "A"
PARCEL 5-A (ORIGINALLY PART OF LOT 5) IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF THE ADJOINING LANDS OF AMY RADEVSKI AND IS NOT TO BE CONSIDERED A SEPERATE BUILDING LOT.

NOTE "B"
PARCEL 5-B (ORIGINALLY PART OF LOT 5) IS TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF THE ADJOINING LANDS OF RONALD & NANCY DURST AND IS NOT TO BE CONSIDERED A SEPERATE BUILDING LOT.

NOTE "C"
THE SNOW STOCKPILE EASEMENT SHOWN SHALL REMAIN FREE FROM IMPROVEMENTS SUCH AS MAILBOXES, LANDSCAPING, ETC,.

RECORDED NOV. 24, 2009	
PLAN BOOK	PAGE
317	22

JAMES ANTHONY SPERDUTE
No. 24457 E

VALLEY VIEW ESTATES
PLAN 1 - REVISION 1
LANCASTER TOWNSHIP , BUTLER COUNTY, PA.

PREPARED FOR:
LYNN & SUSAN STEWART
RONALD & NANCY DURST
AMY RADEVSKI

SCALE: 1 " = 100'
AUGUST 14, 2009
DWG # 1010-099540

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724 452-4362 Fax 724-452-9357
pasurvey@zoominternet.net

REVISIONS
09/08/09...PER TWP REVIEW
09/23/09...ADD SNOW ESMT
10/02/09...MOVE SNOW ESMT

SHEET No.
S1

** ALL SIGNATURES MUST BE MADE WITH BLACK WATERPROOF INDIA INK OR SIMILAR **

Instr:200911240027628 11/24/2009
Pages:1 F:$45.00 2:16PM
Michele Mustello T20090019979
Butler County Recorder ND

KNOW ALL MEN BY THESE PRESENTS: THAT THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, A CORPORATION INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, BY VIRTUE OF A RESOLUTION OF THE BOARD OF DIRECTORS, THEREOF, DOES HEREBY ADOPT THIS PLAN AS ITS PLAN OF LOTS OF ITS PROPERTY SITUATE IN ALLEGHENY TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO IT, DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES, ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES AND WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECT AS IF THE SAME HAD BEEN OPENED THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, AND ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF ALLEGHENY, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF ALLEGHENY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM THE APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED HEREAFTER AT ANY TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN. IN WITNESS WHEREOF, 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 13th DAY OF November, 2009. ATTEST:

ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION

Verne T Mahood
SECRETARY

Vere T. Mahood Secretary
SIGNATURE / TITLE OF OFFICER:

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF ~~BUTLER~~ Clarion SS:

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED Verne T. Mahood PRESIDENT OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, WHO BEING DULY SWORN, DEPOSETH AND SAID THAT HE WAS PERSONALLY PRESENT AT THE EXECUTION OF THE ADOPTION, RELEASE AND DEDICATION AND SAW THE COMMON AND CORPORATE SEAL OF THE SAID CORPORATION DULY AFFIXED AND THAT THE ABOVE RELEASE AND DEDICATION WAS DULY SIGNED AND SEALED BY AND AS FOR THE ACT AND DEED OF SAID ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THE NAME OF THIS DEPONENT SUBSCRIBED TO THE SAID RELEASE AND DEDICATION AS PRESIDENT OF SAID CORPORATION, IN ATTESTATION OF THE DUE EXECUTION AND DELIVERY OF SAID RELEASE AND DEDICATION IS THE DEPONENT'S OWN AND PROPER AND RESPECTIVE HAND-WRITING.

[redacted] Verne T Mahood Secretary
SIGNATURE / TITLE OF OFFICER:

SWORN AND SUBSCRIBED BEFORE ME THIS DAY. WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF November, 2009. MY COMMISSION EXPIRES THE 11th DAY OF October, 2009. 2010.

Alice Robinson Farrington
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alice Robinson Farrington, Notary Public
Richland Twp., Clarion County
My Commission Expires Oct. 11, 2010
Member, Pennsylvania Association of Notaries
NOTARY STAMP

WE, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, OWNERS OF THE ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 9 PLAN OF LOTS, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, AS RECORDED IN DEED BOOK VOLUME 2513, PAGE 85, AND INSTRUMENT NO. 200311190052161 RECORDER OF DEEDS OFFICE.

Verne T Mahood Secretary
SIGNATURE / TITLE OF OFFICER:

Walter B. Frost
WITNESS

WE, ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION, THE OWNERS OF THE ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 9, DO HEREBY AGREE TO MAINTAIN THE PRIVATE ROADS AND THE ASSOCIATED STORM SEWER SYSTEM WITHIN SAID PLAN OF LOTS UNTIL SUCH TIME THAT THE TOWNSHIP OF ALLEGHENY AGREES TO ACCEPT OWNERSHIP OF SAID ROADWAYS AND ASSOCIATED STRUCTURES. ALL LOTS, WHICH HAVE FRONTAGE ON SAID ROADWAYS, ARE GRANTED RIGHTS OF INGRESS, EGRESS AND REGRESS OVER SAID ROADWAYS.

Verne T Mahood Secretary
TITLE OF OFFICER:

Walter B. Frost
WITNESS

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

MARK B. SCHMIDT
REG # SU-36950-E, PLS
oct. 28, 2009
DATE

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

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY BY RESOLUTION, THIS 10th DAY OF November, 2009.

Robin Farrington
SECRETARY

Clair O Steese
CHAIRMAN

APProvED ~~REVIEWED~~ WITH COMMENTS BY THE BUTLER COUNTY PLANNING COMMISSION THIS 24TH DAY OF Nov., 2009.

SECRETARY

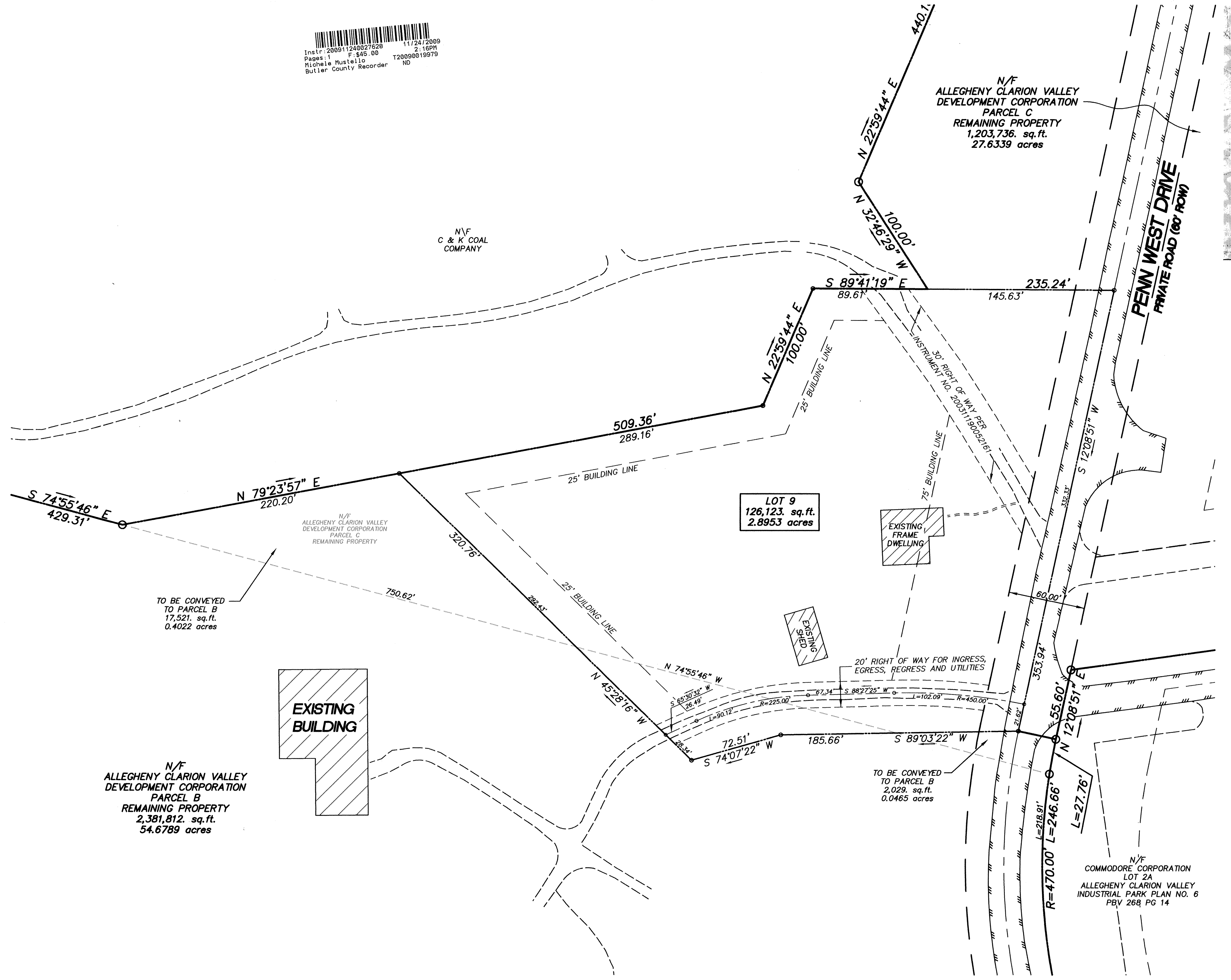
F. Ulgrm
CHAIRMAN

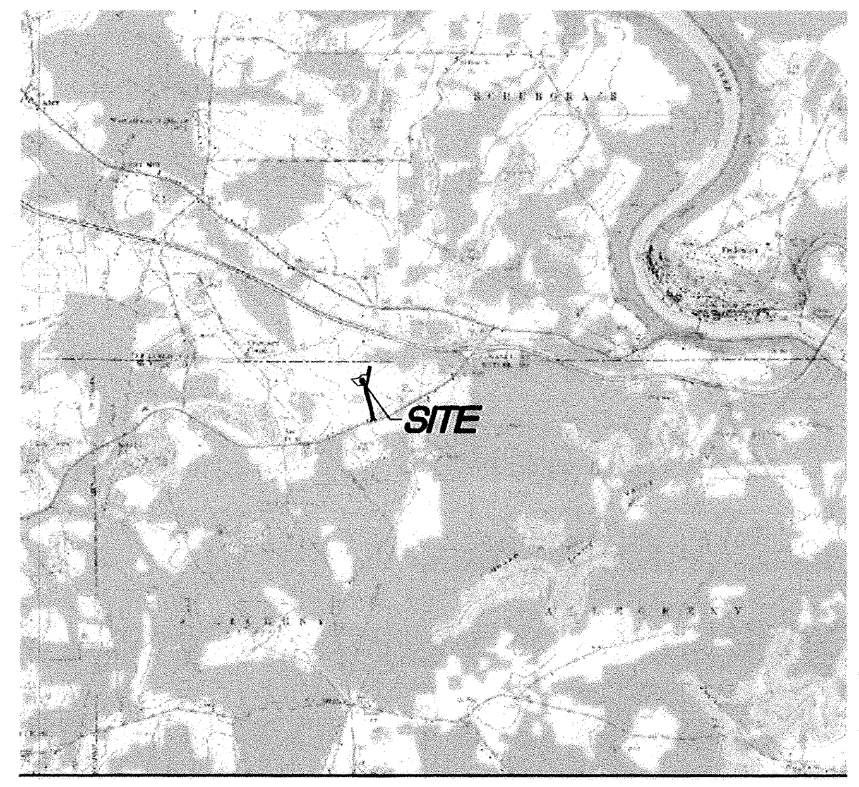
SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION PLAN NUMBER: 9231

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER SS:

RECORDED IN THE RECORDER'S OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 317, PAGE 23. GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF Nov, 2009.

Michele M Mustello
RECORDER OF DEEDS
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012


440.1
N 22°59'44" E
N 32°46'29" W
100.00'
N/F
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PARCEL C
REMAINING PROPERTY
1,203,736. sq.ft.
27.6339 acres
N/F
C & K COAL
COMPANY
S 89°41'19" E
89.61'
145.63'
235.24'
PENN WEST DRIVE
PRIVATE ROAD (60' ROW)
N 22°59'44" E
100.00'
25' BUILDING LINE
30' RIGHT OF WAY PER
INSTRUMENT NO. 200311190052161
75' BUILDING LINE
S 12°08'51" W
332.33'
509.36'
289.16'
25' BUILDING LINE
LOT 9
126,123. sq.ft.
2.8953 acres
EXISTING
FRAME
DWELLING
S 74°55'46" E
429.31'
N 79°23'57" E
220.20'
N/F
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PARCEL C
REMAINING PROPERTY
320.76'
292.43'
25' BUILDING LINE
750.62'
TO BE CONVEYED
TO PARCEL B
17,521. sq.ft.
0.4022 acres
EXISTING
SHED
60.00'
20' RIGHT OF WAY FOR INGRESS,
EGRESS, REGRESS AND UTILITIES
N 74°55'46" W
S 65°30'32" W
26.49'
L=90.12'
R=225.00'
67.34'
S 88°27'25" W
L=102.09'
R=450.00'
353.94'
21.62'
N 45°28'16" W
28.34'
72.51'
S 74°07'22" W
185.66'
S 89°03'22" W
55.60'
N 12°08'51" E
EXISTING
BUILDING
N/F
ALLEGHENY CLARION VALLEY
DEVELOPMENT CORPORATION
PARCEL B
REMAINING PROPERTY
2,381,812. sq.ft.
54.6789 acres
TO BE CONVEYED
TO PARCEL B
2,029. sq.ft.
0.0465 acres
L=218.91'
R=470.00'
L=246.66'
L=27.76'
N/F
COMMODORE CORPORATION
LOT 2A
ALLEGHENY CLARION VALLEY
INDUSTRIAL PARK PLAN NO. 6
PBV 268 PG 14



SITE LOCATION
SCALE: 1" = 2000'

NOTES:

1. FINAL SUBDIVISION PLAN.

2. IRON PINS TO BE SET AT LOT CORNERS.

3. THIS PLAN IS A SUBDIVISION OF PART OF PARCEL B DEED BOOK VOLUME 2513, PAGE 85 AND PART OF PARCEL C INSTRUMENT NO. 200311190052161 REMAINING PROPERTY OF THE ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION.

4. ALLEGHENY TOWNSHIP HAS NO ZONING ORDINANCE.

MAPCHECK CLOSURE

ERROR CLOSURE: 0.0011 -- COURSE: S 35-12-46 E

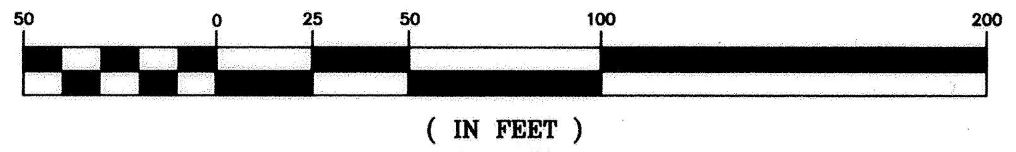
ERROR NORTH: -0.00091 -- EAST : 0.00064

PRECISION 1: 1,415,700.00

PERIMETER: 1557.28 AREA: 126,123. SQ.FT. 2.8953 ACRES

RECORDED NOV. 24, 2009	
PLAN BOOK	PAGE
317	23

GRAPHIC SCALE

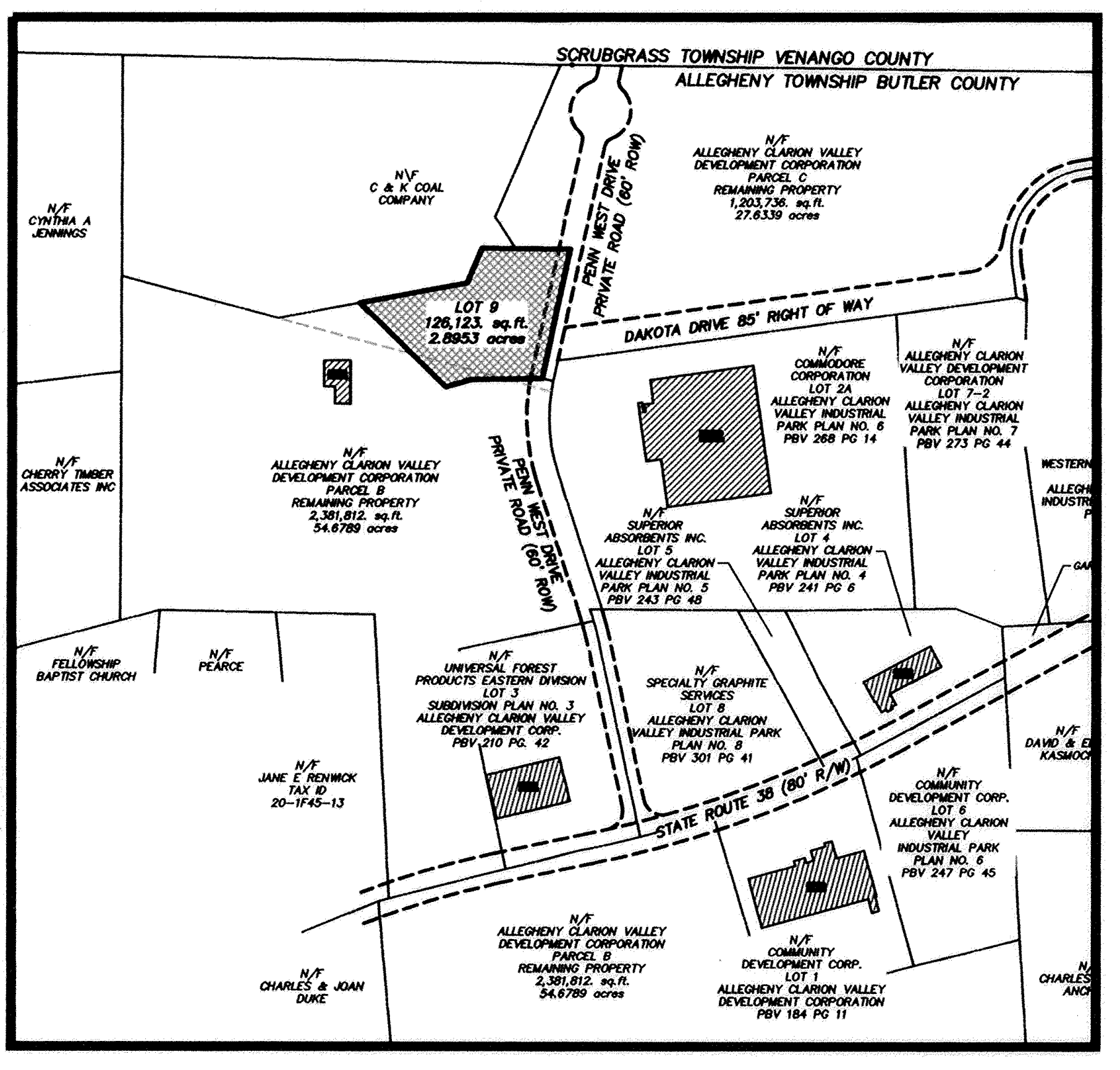

50
0
25
50
100
200

(IN FEET)
1 inch = 50 ft.

MARK B. SCHMIDT
36950-E

SURVEYOR	ALLEGHENY TOWNSHIP BOARD OF SUPERVISORS	BUTLER COUNTY PLANNING COMMISSION	BUTLER COUNTY RECORDER OF DEEDS

EXPANDED VIEW
SCALE: 1" = 500'


SCRUBGRASS TOWNSHIP VENANGO COUNTY
ALLEGHENY TOWNSHIP BUTLER COUNTY
N/F CYNTHIA A JENNINGS
N/F C & K COAL COMPANY
N/F ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION PARCEL C REMAINING PROPERTY 1,203,736. sq.ft. 27.6339 acres
PENN WEST DRIVE PRIVATE ROAD (60' ROW)
LOT 9 126,123. sq.ft. 2.8953 acres
DAKOTA DRIVE 85' RIGHT OF WAY
N/F COMMODORE CORPORATION LOT 2A ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 6 PBV 268 PG 14
N/F ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION LOT 7-2 ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 7 PBV 273 PG 44
N/F CHERRY TIMBER ASSOCIATES INC
N/F ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION PARCEL B REMAINING PROPERTY 2,381,812. sq.ft. 54.6789 acres
N/F SUPERIOR ABSORBENTS INC. LOT 5 ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 5 PBV 243 PG 48
N/F SUPERIOR ABSORBENTS INC. LOT 4 ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 4 PBV 241 PG 6
N/F FELLOWSHIP BAPTIST CHURCH
N/F PEARCE
N/F UNIVERSAL FOREST PRODUCTS EASTERN DIVISION LOT 3 SUBDIVISION PLAN NO. 3 ALLEGHENY CLARION VALLEY DEVELOPMENT CORP. PBV 210 PG. 42
N/F SPECIALTY GRAPHITE SERVICES LOT 8 ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 8 PBV 301 PG 41
N/F JANE E RENWICK TAX ID 20-1F45-13
STATE ROUTE 38 (80' R/W)
N/F COMMUNITY DEVELOPMENT CORP. LOT 6 ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 6 PBV 247 PG 45
N/F CHARLES & JOAN DUKE
N/F ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION PARCEL B REMAINING PROPERTY 2,381,812. sq.ft. 54.6789 acres
N/F COMMUNITY DEVELOPMENT CORP. LOT 1 ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION PBV 184 PG 11

DATE	REVISION	INITIAL

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960

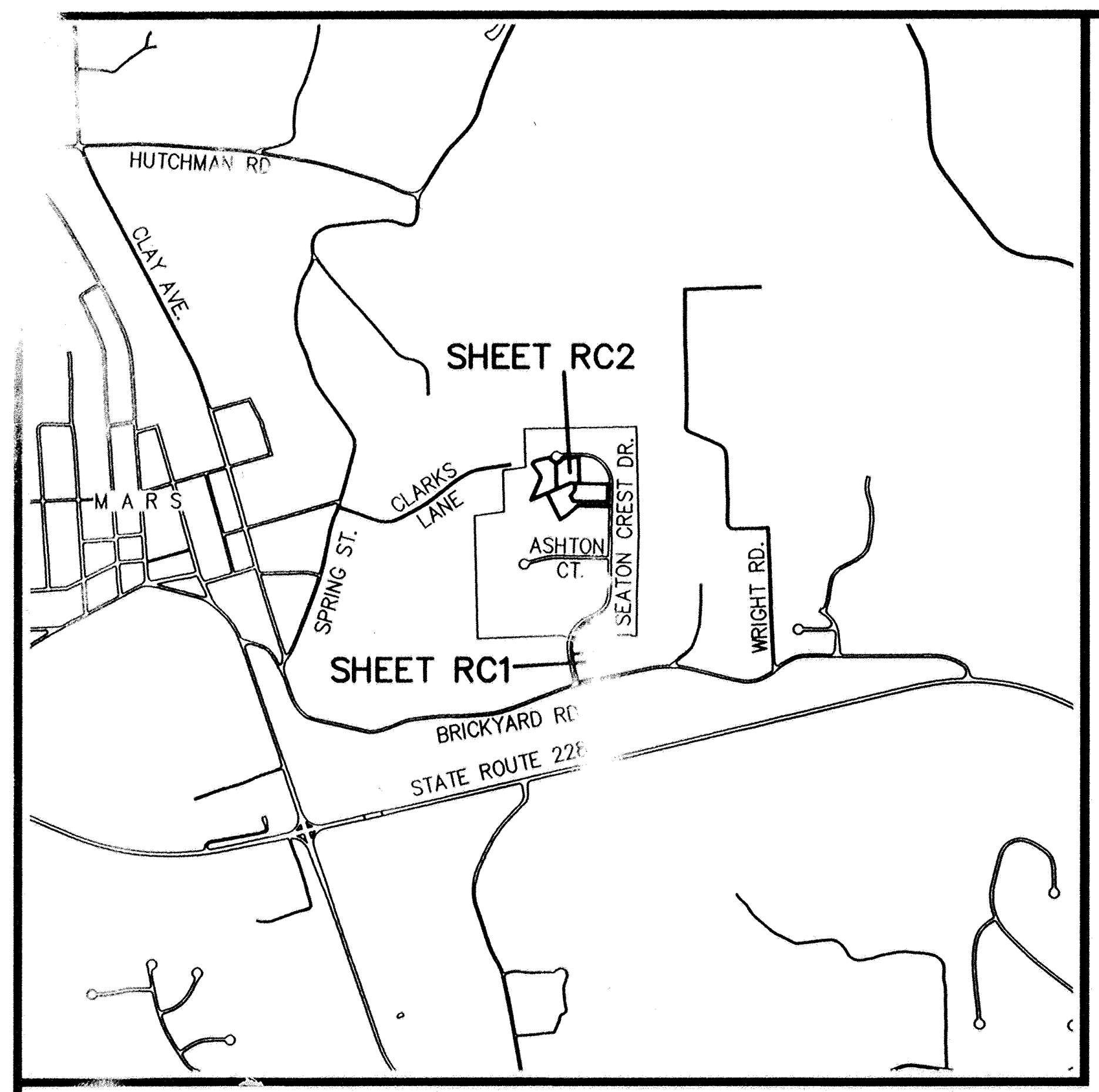
ETNA TECHNICAL CENTER
35 WILSON STREET, #201
PITTSBURGH, PA 15223

PHONE: (412) 781-9660
FAX: (412) 781-5904
E-MAIL: email@hampton-technical.com

CLIENT: ALLEGHENY CLARION VALLEY DEVELOPMENT CORPORATION
PLAN: ALLEGHENY CLARION VALLEY INDUSTRIAL PARK PLAN NO. 9
LOCATION: ALLEGHENY TOWNSHIP
BUTLER COUNTY, PA

DATE: 10-26-09
SCALE: 1" = 50'
DRAWING NAME: 07-5442-13.DWG
DRAWN BY: J.N.
CHECKED BY: M.S.
SHEET: REC
PROJECT #: 07-5442-13

Instr:200911250027694 11/25/2009
Pages:2 F:$85.00 9:52AM
Michele Mustello T20090020029
Butler County Recorder FL


HUTCHMAN RD
CLAY AVE.
SHEET RC2
MARS
SPRING ST.
CLARKS LANE
ASHTON CT.
SEATON CREST DR.
WRIGHT RD.
SHEET RC1
BRICKYARD RD
STATE ROUTE 228

VICINITY SKETCH 1" = 1500'

ANTHONY SPERDUTE 24457-E

SURVEYOR

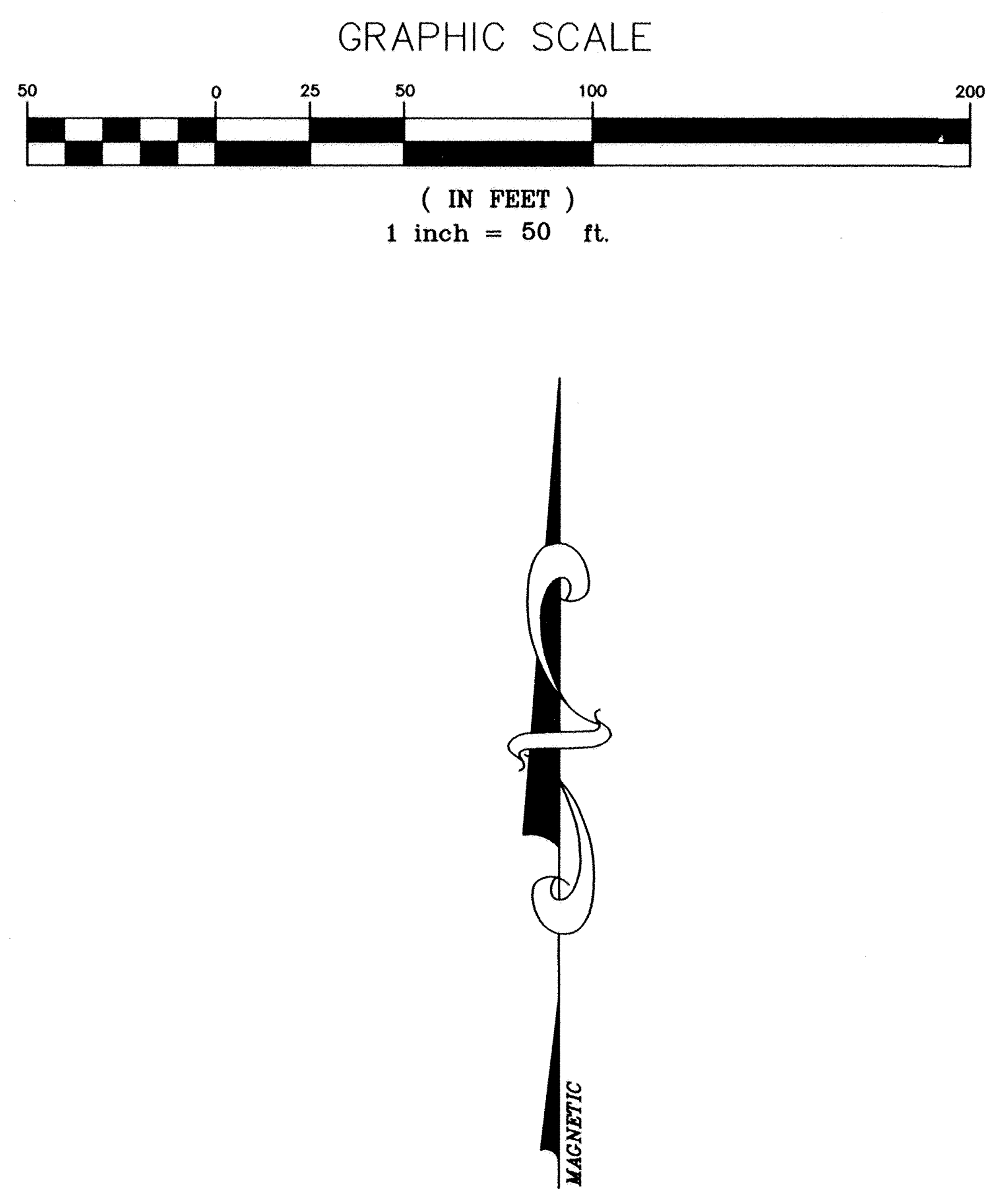
BUTLER COUNTY
PLANNING COMMISSION

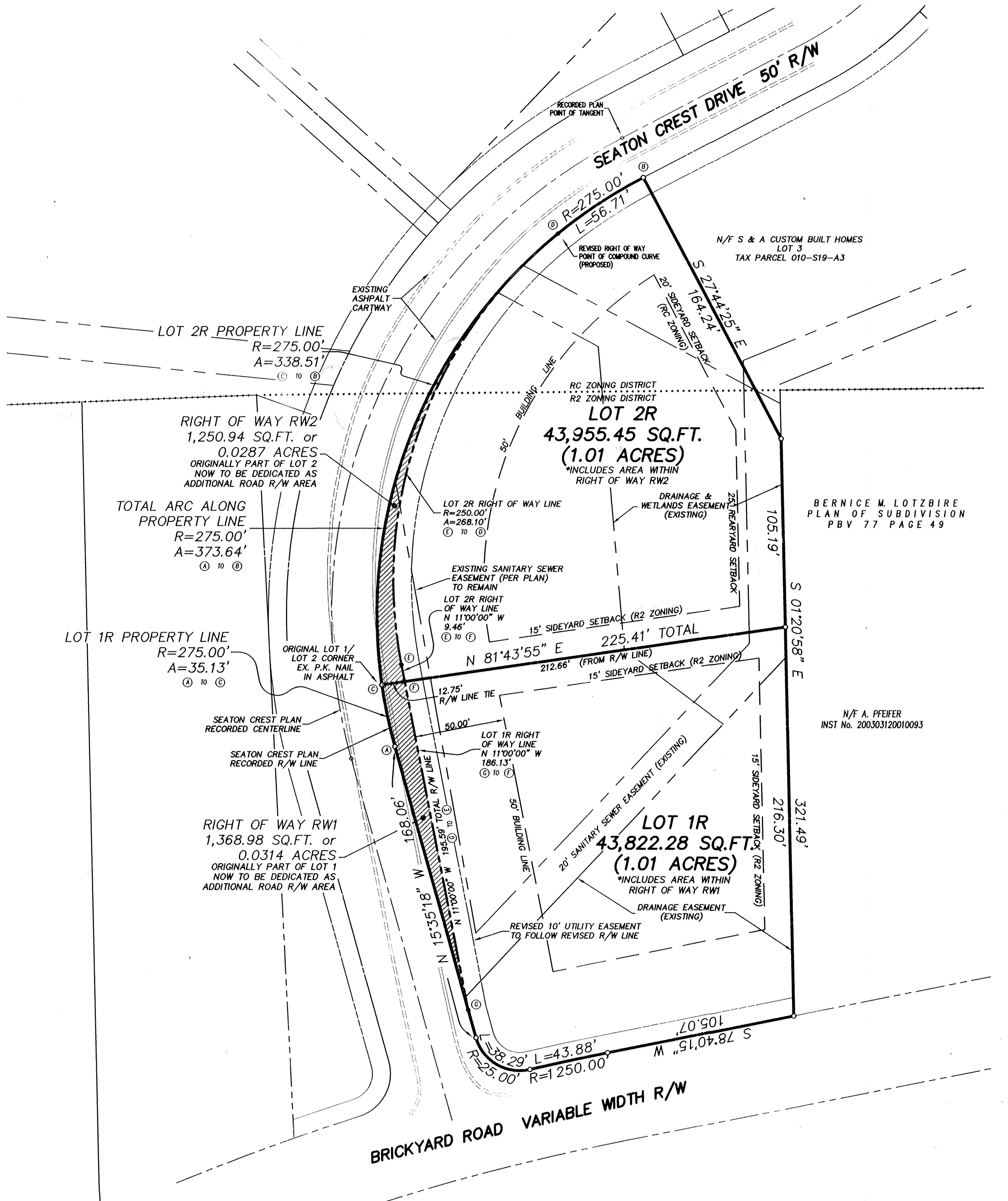
ADAMS TOWNSHIP
PLANNING COMMISSION

ADAMS TOWNSHIP
BOARD OF SUPERVISORS

ADAMS TOWNSHIP
ENGINEER

BUTLER COUNTY
RECORDER OF DEEDS


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


SEATON CREST DRIVE 50' R/W
RECORDED PLAN POINT OF TANGENT
R=275.00'
L=56.71'
REVISED RIGHT OF WAY POINT OF COMPOUND CURVE (PROPOSED)
N/F S & A CUSTOM BUILT HOMES
LOT 3
TAX PARCEL 010-S19-A3
S 27°44'25" E
164.24'
20' SIDEYARD SETBACK (RC ZONING)
EXISTING ASHPALT CARTWAY
LOT 2R PROPERTY LINE
R=275.00'
A=338.51'
Ⓒ TO Ⓑ
RC ZONING DISTRICT
R2 ZONING DISTRICT
50' BUILDING LINE
LOT 2R
43,955.45 SQ.FT.
(1.01 ACRES)
*INCLUDES AREA WITHIN RIGHT OF WAY RW2
RIGHT OF WAY RW2
1,250.94 SQ.FT. or
0.0287 ACRES
ORIGINALLY PART OF LOT 2 NOW TO BE DEDICATED AS ADDITIONAL ROAD R/W AREA
DRAINAGE & WETLANDS EASEMENT (EXISTING)
25' REARYARD SETBACK
105.19'
BERNICE M. LOTZBIRE
PLAN OF SUBDIVISION
PBV 77 PAGE 49
TOTAL ARC ALONG PROPERTY LINE
R=275.00'
A=373.64'
Ⓐ TO Ⓑ
LOT 2R RIGHT OF WAY LINE
R=250.00'
A=268.10'
Ⓔ TO Ⓓ
EXISTING SANITARY SEWER EASEMENT (PER PLAN) TO REMAIN
LOT 2R RIGHT OF WAY LINE
N 11°00'00" W
9.46'
Ⓔ TO Ⓕ
15' SIDEYARD SETBACK (R2 ZONING)
N 81°43'55" E
225.41' TOTAL
212.66' (FROM R/W LINE)
S 01°20'58" E
LOT 1R PROPERTY LINE
R=275.00'
A=35.13'
Ⓐ TO Ⓒ
ORIGINAL LOT 1/ LOT 2 CORNER EX. P.K. NAIL IN ASPHALT
12.75' R/W LINE TIE
N/F A. PFEIFER
INST No. 200303120010093
SEATON CREST PLAN RECORDED CENTERLINE
50.00'
LOT 1R RIGHT OF WAY LINE
N 11°00'00" W
186.13'
Ⓖ TO Ⓕ
SEATON CREST PLAN RECORDED R/W LINE
RIGHT OF WAY RW1
1,368.98 SQ.FT. or
0.0314 ACRES
ORIGINALLY PART OF LOT 1 NOW TO BE DEDICATED AS ADDITIONAL ROAD R/W AREA
168.06'
N 15°35'18" W
195.59' TOTAL R/W LINE
Ⓖ TO Ⓔ
N 11°00'00" W
50' BUILDING LINE
20' SANITARY SEWER EASEMENT (EXISTING)
LOT 1R
43,822.28 SQ.FT.
(1.01 ACRES)
*INCLUDES AREA WITHIN RIGHT OF WAY RW1
15' SIDEYARD SETBACK (R2 ZONING)
216.30'
321.49'
DRAINAGE EASEMENT (EXISTING)
REVISED 10' UTILITY EASEMENT TO FOLLOW REVISED R/W LINE
L=38.29'
R=25.00'
L=43.88'
R=1250.00'
S 78°40'15" W
105.07'
BRICKYARD ROAD VARIABLE WIDTH R/W

Know all men by these presents that S & A CUSTOM BUILT HOMES, INC. by a virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, S & A CUSTOM BUILT HOMES, 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 S & A CUSTOM BUILT HOMES, 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 same to be attested by its secretary, this 9th day of November.

SEAL - S & A CUSTOM BUILT HOMES, INC.

ATTEST:

PRESIDENT, S & A CUSTOM BUILT HOMES, INC.

Richard L. Forney
SECRETARY, S & A CUSTOM BUILT HOMES, INC.

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

SEAL - S & A CUSTOM BUILT HOMES, INC.

PRESIDENT, S & A CUSTOM BUILT HOMES, INC.

Richard L. Forney
SECRETARY, S & A CUSTOM BUILT HOMES, INC.

COMMONWEALTH OF PENNSYLVANIA]
]SS:
COUNTY OF ~~BUTLER~~ CENTRE]

On this 9th day of November, A.D., 2009 before me, a Notary Public in and for said County of ~~Butler~~ CENTRE and Commonwealth of Pennsylvania, personally appeared ROBERT E. POOLE, PRESIDENT of S & A CUSTOM BUILT HOMES, INC.. who being duly sworn, deposes and says the he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly sign and sealed by and as for the act and deed of said S & A CUSTOM BUILT HOMES,INC. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as PRESIDENT of S & A CUSTOM BUILT HOMES, INC. in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper respective handwriting.

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of November, 2009.

NOTARY PUBLIC Alicia N. Cornali

My Commission expires the 27th day of ~~November~~ July, 2~~009~~ 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alicia N. Cornali, Notary Public
Ferguson Twp., Centre County
My Commission Expires July 27, 2012
Member, Pennsylvania Association of Notaries

Know All Men By These Presents that, I, CHRISTOPHER P. & GWEN P. SCHOONMAKER, of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for ourselves, my executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my 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 of way, easements, ways and other public highways 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 or way and easements by the Township of Adams, I, CHRISTOPHER P. & GWEN P. SCHOONMAKER, hereby agree to and by these presents do release and 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 CHRISTOPHER P. & GWEN P. SCHOONMAKER, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, CHRISTOPHER P. & GWEN P. SCHOONMAKER do set my hands and seals this 9th day of November, 2009 A.D.

ATTEST:

CHRISTOPHER P. SCHOONMAKER

Gwen P. Schoonmaker
GWEN P. SCHOONMAKER

The foregoing adoption and dedication is made by CHRISTOPHER P. & GWEN P. SCHOONMAKER with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if 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 90 (ninety) days of the date of approval.

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF ~~BUTLER~~ CENTRE }

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alicia N. Cornali, Notary Public
Ferguson Twp., Centre County
My Commission Expires July 27, 2012
Member, Pennsylvania Association of Notaries

Before me, the subscriber, a Notary Public in and for the County of ~~Butler~~ CENTRE and Commonwealth of Pennsylvania, personally appeared the above named CHRISTOPHER P. & GWEN P. SCHOONMAKER, 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:

WITNESS MY HAND AND NOTARIAL SEAL this 9th day of November, 2009 A.D.

Alicia N. Cornali
NOTARY PUBLIC

My Commission Expires the 9th day of November, 2009 A.D.

We, CHRISTOPHER P. & GWEN P. SCHOONMAKER, do hereby certify that the title to the property shown hereon is in the name of CHRISTOPHER P. & GWEN P. SCHOONMAKER as recorded in the Butler County Recorder of Deeds Office at Instrument No. 200801300001937

CHRISTOPHER P. SCHOONMAKER

Gwen P. Schoonmaker
GWEN P. SCHOONMAKER

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, [illegible] otherwise, expressed or implied either to accept said streets as Township streets or roads or grade, pave and curb the streets in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads.

Approved by the Board of Supervisors of the Township of Adams this 26th day of October, 2009

Janet L. Lubbert
SECRETARY, BOARD OF SUPERVISORS

CHAIRMAN, BOARD OF SUPERVISORS

Thomas L. Franceschina
SUPERVISOR

SUPERVISOR

SUPERVISOR

Edward L. Vogel
SUPERVISOR

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 DATE 10/27/09
JAMES A. SPERDUTE, R.S. # 24457-E

I, Ronald Olsen, a Registered [illegible] Engineer for the Township of Adams, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances

DATE 11/23/09 REG # 26400 E

Reviewed by the Butler County Planning Commission this 21st day of October, 2009

Jesse Hines, Secretary Frank Uhl, Chairman

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 317, page 24-25

Given under my hand and seal this 25 day of November, 2009

Michele M Mustello
BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

#9201

GENERAL PLAN NOTES:

CURRENT PROPERTY OWNERS:

LOT 1, LOT 17, LOT 18, LOT 20 & LOT 21

S & A CUSTOM BUILT HOMES, INC.
501 ROLLING RIDGE DRIVE, SUITE 200
STATE COLLEGE, PA 16801

TAX PARCEL REFERENCES:

LOT 1	TP # 010-S19-A1
LOT 17	TP # 010-S19-A17
LOT 18	TP # 010-S19-A18
LOT 20	TP # 010-S19-A20
LOT 21	TP # 010-S19-A21

LOT 1 IS CURRENTLY WITHIN THE R2 ZONING DISTRICT.
ALL OTHER LOTS ARE WITHIN THE RC ZONING DISTRICT.

LOT 2

CHRISTOPHER P. & GWEN P. SCHOONMAKER
2121 OLD GATESBURG ROAD
STATE COLLEGE, PA 16803

INSTRUMENT NO. 200801300001937

TP # 010-S19-A2

THIS PLAN IS CURRENTLY SERVED BY UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO WATER & SEWER

ALL BEARINGS WITH THE LABEL (NR) ARE NON-RADIAL

REFERENCE:
SEATON CREST PLAN OF LOTS
PLAN BOOK 277, PAGES 22 - 25

THE PURPOSE(S) OF THIS PLAN ARE TO:

(A) DEDICATED A PORTION OF LOT 1 (RIGHT OF WAY RW1) AS ADDITIONAL RIGHT OF WAY AND REVISE THE SETBACKS ON WHAT IS PROPSED AS LOT 1R..

(B) DEDICATED A PORTION OF LOT 2 (RIGHT OF WAY RW2) AS ADDITIONAL RIGHT OF WAY AND REVISE THE SETBACKS ON WHAT IS PROPOSED AS LOT 2R.

(C) DEDICATED A PORTION OF LOT 17 (RIGHT OF WAY RW17) AS ADDITIONAL RIGHT OF WAY AND REVISE THE SETBACKS ON WHAT IS PROPOSED AS LOT 17R.

(D) DEDICATED A PORTION OF LOT 18 (RIGHT OF WAY RW18) AS ADDITIONAL RIGHT OF WAY AND REVISE THE SETBACKS ON WHAT IS PROPOSED AS LOT 18R.

(E) CONVEY A PORTION OF LOT 20 (PARCEL 20A) TO BECOME AN INTEGRAL PART OF LOT 21 - BOTH LOT AREAS ARE REVISED AND BECOME LOTS 20R & 21R AFTER CONVEYANCE.

(F) CREATE A PEDESTRIAN / RECREATION EASEMENT APPROXIMATELY 25 FEET FROM THE BANK OF THE EXISTING POND FOR THE USE OF RESIDENTS WITHIN THE SEATON CREST DEVELOPMENT.

(G) REMOVE THE "ACCESS" FROM THE EASEMENT ON THE LOT LINE OF LOT 17R & 18R AND RETAINING THE USE FOR "DRAINAGE" PURPOSES.

(H) CORRECT THE NAME OF THE STREET SHOWN ON THE ORIGINAL PLAN. THE ORIGINAL PLAN SHOWS THE EAST-WEST CUL DE SAC STREET AS CRESTVIEW COURT. THE NAME OF THIS STREET SHOULD BE "ASHTON COURT".

AFFECTED ZONING DISTRICT: RC - RURAL CONSERVATION

LOT REQUIREMENTS

MINIMUM LOT SIZE:	1.00 ACRE (43,560 SQ.FT.)
MINIMUM LOT WIDTH:	150.00' AT SETBACK LINE
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM SIDE SETBACK:	20.00 FEET
MINIMUM REAR SETBACK:	25.00 FEET

AFFECTED ZONING DISTRICT: R2 - RURAL CONSERVATION

LOT REQUIREMENTS

MINIMUM LOT SIZE:	1.00 ACRE (43,560 SQ.FT.)
MINIMUM LOT WIDTH:	125.00' AT SETBACK LINE
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM SIDE SETBACK:	15.00 FEET
MINIMUM REAR SETBACK:	25.00 FEET

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	24

SEATON CREST
REVISION NO. 1

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

REVISIONS
10/9/09 PER TWP COMMENTS

PREPARED FOR
S&A HOMES

SCALE: 1" = 50'
JULY 21, 2009
DWG # 1001-099570

SPERDUTE

SEAL

SHEET No.
RC1

N/F JEFFREY C. CAMERON JR.
LOT 14
TAX PARCEL 010-S19-A14
RIGHT OF WAY RW18
694.04 SQ.FT. or
0.0159 ACRES
ORIGINALLY PART OF LOT 18 NOW TO BE DEDICATED AS ADDITIONAL ROAD R/W AREA
N/F TIMOTHY SMICKER & HEATHER NEELY
LOT 13
TAX PARCEL 010-S19-A13
N/F S & A CUSTOM BUILT HOMES
LOT 15
TAX PARCEL 010-S19-A15
RIGHT OF WAY RW17
33.65 SQ.FT. or
0.0007 ACRES
ORIGINALLY PART OF LOT 17 NOW TO BE DEDICATED AS ADDITIONAL ROAD R/W AREA
HATCHED AREA REPRESENTS EMERGENCY ACCESS EASEMENT AND IS PART OF LOT 16
PREVIOUSLY RECORDED 20' SANITARY SEWER EASEMENT
EXISTING ASHPALT CARTWAY
L=61.42'
R=175.00'
S 25°21'15" E
30.05'
N 88°45'46" E
149.70'
N 88°45'46" E 129.99'
Ⓢ TO Ⓤ
UTILITY ESMT
106.46'
Ⓣ TO Ⓤ
REVISED 10'
N 71°33'50" E
40.78'
N 78°01'41" E
98.59'
L=37.84'
R=20.00'
20' SIDEYARD SETBACK
57.50' SETBACK
LOT WIDTH AT BUILDING LINE =151.61 FEET
TIE TO R/W LINE
4.80' Ⓞ TO Ⓝ
50' BUILDING LINE
LOT 17R
48,782.91 SQ.FT.
(1.12 ACRES)
*INCLUDES AREA WITHIN RIGHT OF WAY RW17
25' REARYARD SETBACK
N 36°50'02" W
92.52'
L=22.76'
20' SIDEYARD SETBACK
PREVIOUSLY RECORDED DRAINAGE & ACCESS EASEMENT TO BE USED FOR DRAINAGE PURPOSES ONLY
L=57.27'
R=30.00'
LOT 18R
43.349.14 SQ.FT.
(0.995 ACRES)
*INCLUDES AREA WITHIN RIGHT OF WAY RW18
20' SIDEYARD SETBACK
S 01°14'14" E
221.63'
S 20°30'03" E
30.78'
L=12.73'
R=25.00'
S 49°40'06" E
98.43'
25'±
N 50°07'09" E
71.15'
L=31.22'
R=100.00'
S 01°14'14" E
230.76'
225.96' (FROM R/W LINE)
PARCEL 20A
8,497.38 SQ.FT. or
0.195 ACRES
ORIGINALLY PART OF LOT 20 TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF LOT 21 (LOT 21R AFTER CONVEYANCE)
25' REARYARD SETBACK
N/F S & A CUSTOM BUILT HOMES
LOT 16
TAX PARCEL 010-S19-A16
L=53.11'
R=50.00'
PREVIOUSLY RECORDED DRAINAGE & WETLANDS EASEMENT
N/F S & A CUSTOM BUILT HOMES
LOT 19
TAX PARCEL 010-S19-A19
N/F ROBERT & REBECCA BOSTEDO
LOT 10
TAX PARCEL 010-S19-A10
INST NO. 200801240001588
LIMITS OF PROPOSED PEDESTRIAN / RECREATION EASEMENT
N 32°13'58" E
170.22'
N 24°01'26" E
190.40'
25±
S 88°56'19" E (NR)
PREVIOUSLY RECORDED 20' SANITARY SEWER EASEMENT
315.96' (TOTAL)
278.46'
37.50'
128.31'
(68.98')
363.37' (TOTAL)
214.79'
(145.81')
N 01°03'41" E
61.51'
R=60.00'
L=103.95'
N 40°18'30" E
56.43'
PREVIOUSLY RECORDED DRAINAGE EASEMENT
R=225.00'
L=2.73'
Tan=1.36'
Δ=0°41'42"
20' SIDEYARD SETBACK
LOT 20R
43,619.00 SQ.FT.
(1.001 ACRES)
50' FRONT SETBACK (PREVIOUSLY RECORDED)
42.5' SETBACK (PER VARIANCE)
10' UTILITY EASEMENT
S 01°03'41" W
147.27'
187.27'
235.06'
N 66°53'15" E
EDGE OF WATER
PREVIOUSLY RECORDED SANITARY SEWER EASEMENT
(44.04')
L=10.02'
R=30.00'
(27.65')
S 86°33'47" W
187.96'
(4.55')
N 26°52'33" W
50.70'
25' REARYARD SETBACK
20' SIDEYARD SETBACK
S 88°56'19" E
290.43'
(25.55')
EDGE OF PREVIOUSLY RECORDED DRAINAGE EASEMENT
15' PEDESTRIAN ACCESS EASEMENT
40.00'
N 88°56'19" W
250.00'
N/F S & A CUSTOM BUILT HOMES
LOT 9
TAX PARCEL 010-S19-A9
Seaton Crest Drive 50' R/W
248.40'
LOT 21R
55,379.38 SQ.FT.
(1.271 ACRES)
25' REARYARD SETBACK
PREVIOUSLY RECORDED FRONT SETBACK (150.71' WIDTH)
N 26°16'18" W
20' SIDEYARD SETBACK
S 49°13'49" W
123.64'
S 58°05'31" W
66.45'
PREVIOUSLY RECORDED 20' SANITARY SEWER EASEMENT
N/F S & A CUSTOM BUILT HOMES
LOT 26
TAX PARCEL 010-S19-A26
N/F S & A CUSTOM BUILT HOMES
LOT 22
TAX PARCEL 010-S19-A22
N/F S & A CUSTOM BUILT HOMES
LOT 27
TAX PARCEL 010-S19-A27
N/F JAMES & RITA OSTAPCHENKO
LOT 8
TAX PARCEL 010-S19-A8
INST NO. 200605160011731
MAGNETIC
GRAPHIC SCALE
50
0
25
50
100
200
(IN FEET)
1 inch = 50 ft.
N/F S & A CUSTOM BUILT HOMES
LOT 25
TAX PARCEL 010-S19-A25
N/F S & A CUSTOM BUILT HOMES
LOT 24
TAX PARCEL 010-S19-A24
N/F PETER & PAMELA LINDENBERGER
LOT 23
TAX PARCEL 010-S19-A23
INST NO. 200804100007587
N/F FRANK & MICHELLE BRUNO
LOT 7
TAX PARCEL 010-S19-A7
INST NO. 200811180025631
N/F S & A CUSTOM BUILT HOMES
LOT 28
TAX PARCEL 010-S19-A28
N/F S & A CUSTOM BUILT HOMES
LOT 29
TAX PARCEL 010-S19-A29
Ashton Court 50' R/W
(PREVIOUSLY RECORDED AS CREST VIEW COURT)
N/F SCOTT & JENNIFER BLANEY
LOT 30
TAX PARCEL 010-S19-A30
INST NO. 200808210019274
N/F DOUGLAS & SALLY BAYUK
LOT 35
TAX PARCEL 010-S19-A35
INST NO. 20060810020379
N/F S & A CUSTOM BUILT HOMES
LOT 36
TAX PARCEL 010-S19-A36
N/F DOUGLAS & MARGARET E. WOLF
LOT 37
TAX PARCEL 010-S19-A37
INST NO. 200810240023936
N/F BENJAMIN D. & JANNA SOLICH
LOT 6
TAX PARCEL 010-S19-A6
INST NO. 200806090012832

RECORDED PROPERTY LINE:

Ⓛ TO Ⓞ	R=50.00'	A=69.17'
Ⓞ TO Ⓡ	R=50.00'	A=50.94'
Ⓡ TO Ⓢ	R=25.00'	A=25.47'

PROPOSED RIGHT OF WAY LINE

Ⓜ TO Ⓝ	S 67°04'24" E	22.43'
Ⓝ TO Ⓟ	R=30.00'	A=37.14'
Ⓟ TO Ⓠ	N 42°00'00" E	24.57'
Ⓠ TO Ⓣ	R=50.00'	A=40.81'

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	25

SEATON CREST
REVISION NO. 1

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

REVISIONS
10/9/09...PER TWP COMMENTS

PREPARED FOR
S&A HOMES

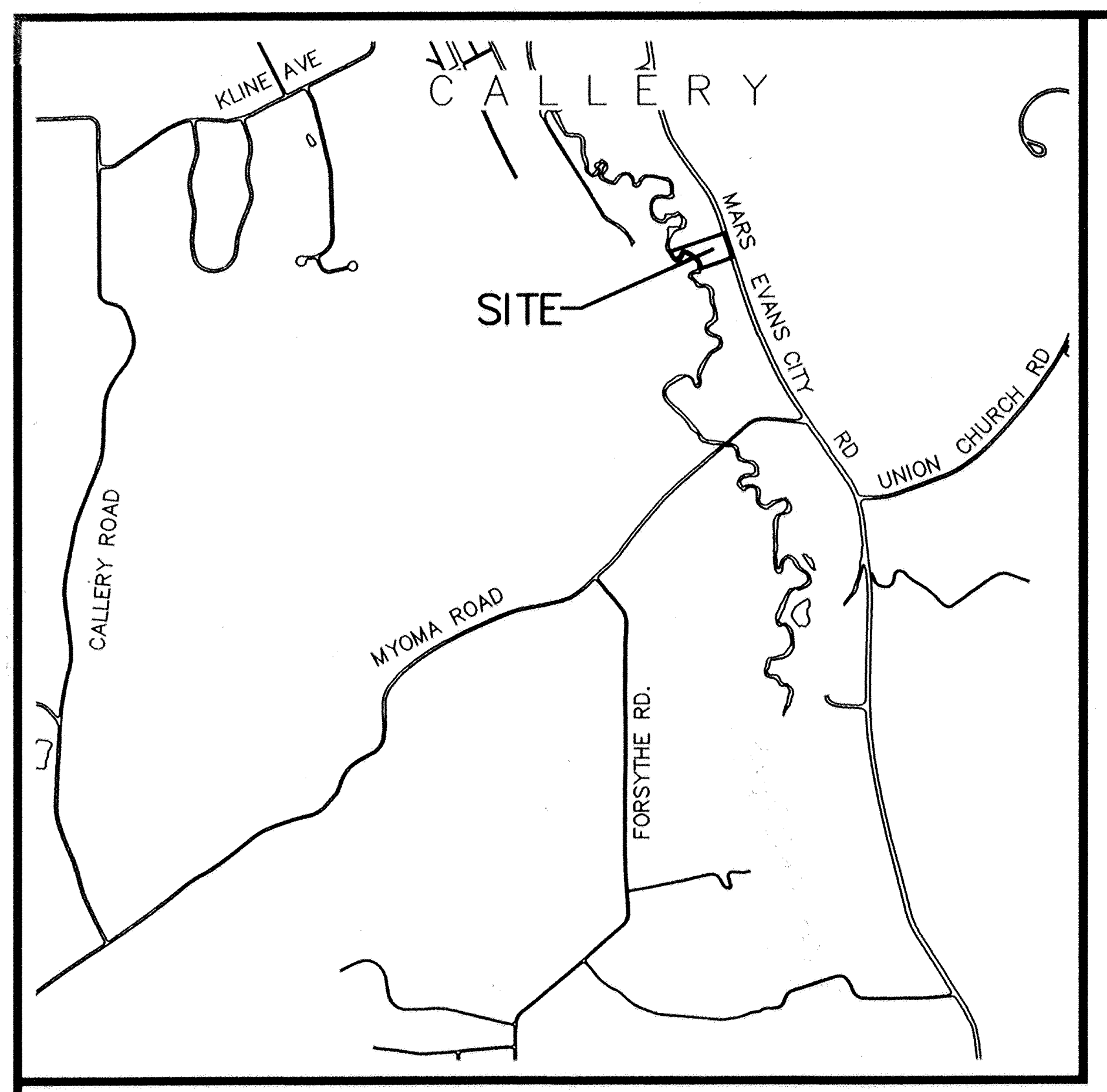
SCALE: 1 " = 50'
JULY 21, 2009
DWG # 1001-099570

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
pasurvey@zoominternet.net

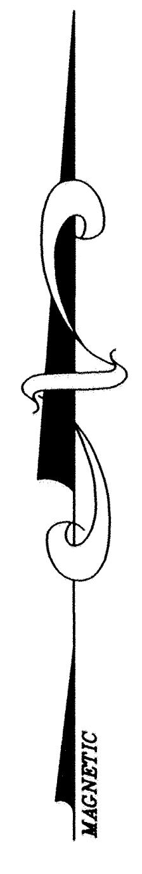
SEAL

SHEET No.
RC2

Instr:200911250027695 11/25/2009
Pages:1 F:$45.00 9:54AM
Michele Mustello T20090020030
Butler County Recorder FL


KLINE AVE
CALLERY
SITE
MARS EVANS CITY RD
UNION CHURCH RD
CALLERY ROAD
MYOMA ROAD
FORSYTHE RD.

VICINITY SKETCH.....1"=1500'



Know all men by these presents that KACLIK ENTERPRISES, LLC. by a virtue of a Resolution of its Board of Directors, does hereby adopt this Plan of Subdivision of its property in the Township of Adams, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to it, does hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, rights-of-way, easements, ways and other public highways shown upon the plan with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan and any future acceptance of said public highways, rights of way and easements by the Township of Adams, KACLIK ENTERPRISES,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 KACLIK ENTERPRISES, LLC. its successors and assigns and purchasers of lots in this plan.

In witness whereof, the said corporation has caused its corporate seal to be affixed by the hand of its President and same to be attested by its secretary, this_____day of____________.

SEAL - KACLIK ENTERPRISES, LLC.

ATTEST:

PRESIDENT, KACLIK ENTERPRISES, LLC.

Nancy Kaclik
SECRETARY, KACLIK ENTERPRISES, LLC.

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

SEAL - KACLIK ENTERPRISES, LLC.

PRESIDENT, KACLIK ENTERPRISES, LLC.

Nancy Kaclik
SECRETARY, KACLIK ENTERPRISES, LLC.

COMMONWEALTH OF PENNSYLVANIA]
]SS:
COUNTY OF BUTLER]

On this 9 day of October ,A.D., 2009 before me, a Notary Public in and for said County of Butler and Commonwealth of Pennsylvania, personally appeared CHRISTOPHER J. KACLIK, President of KACLIK ENTERPRISES, LLC. who being duly sworn, deposes and says the he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said Corporation duly sign and sealed by and as for the act and deed of said KACLIK ENTERPRISES, LLC. for the uses and purposes therein mentioned, and that the name of this deponent subscribed to the said release and dedication as PRESIDENT of KACLIK ENTERPRISES, LLC. in attestation of the due execution and delivery of said release and dedication of this deponent's own and proper respective handwriting.

Sworn to and subscribed before me the day and date above written.

WITNESS MY HAND AND NOTARIAL SEAL this 9 day of October ,2009 .

Paula K Rouda
NOTARY PUBLIC

My Commission expires the 15 day of August ,2013 .

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2013
Member, Pennsylvania Association of Notaries

Know All Men By These Presents that, I, Christopher J. & Nancy Kaclik, of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for ourselves, my executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my 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 of way, easements, ways and other public highways 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 or way and easements by the Township of Adams, I, Christopher J. & Nancy Kaclik, hereby agree to and by these presents do release and 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. The dedication and release shall be binding upon Christopher J. & Nancy Kaclik, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, Christopher J. & Nancy Kaclik do set my hands and seals this_____ day of_______________, _________A.D.

ATTEST:

CHRISTOPHER J. KACLIK

Nancy Kaclik
NANCY KACLIK

The foregoing adoption and dedication is made by Christopher J. & Nancy Kaclik with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if 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 90 (ninety) days of the date of approval.

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Christopher J. & Nancy Kaclik, 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:

WITNESS MY HAND AND NOTARIAL SEAL this 9 day of October , 2009 A.D.

Paula K Rouda
NOTARY PUBLIC

My Commission Expires the 15 day of August , 2009 A.D.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2013
Member, Pennsylvania Association of Notaries

We, Christopher J. & Nancy Kaclik, do hereby certify that the title to the property shown hereon is in the name of Christopher J. & Nancy Kaclik as recorded in the Butler County Recorder of Deeds Office at Instrument No.____________

CHRISTOPHER J. KACLIK

Nancy Kaclik
NANCY KACLIK

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.

Approved by the Board of Supervisors of the Township of Adams this 28th day of September, 2009

SECRETARY, BOARD OF SUPERVISORS

Donald C. Aiken
CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISOR

SUPERVISOR

Thomas L Franceschina
SUPERVISOR

SUPERVISOR

Approved by the Adams Township Planning Commission this 5TH day of August , 2009.

SECRETARY, PLANNING COMMMISSION

CHAIRMAN, PLANNING COMMMISSION

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 DATE 10/6/09
JAMES A. SPERDUTE, R.S. # 24457-E

I, RONALD OLSON , a Registered Professional Engineer for the Township of Adams, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances

DATE 11/4/09 REG # 26400E

Reviewed by the Butler County Planning Commission this 19TH day of JULY, 09

SEC. JRM

CHAIRMAN JRM

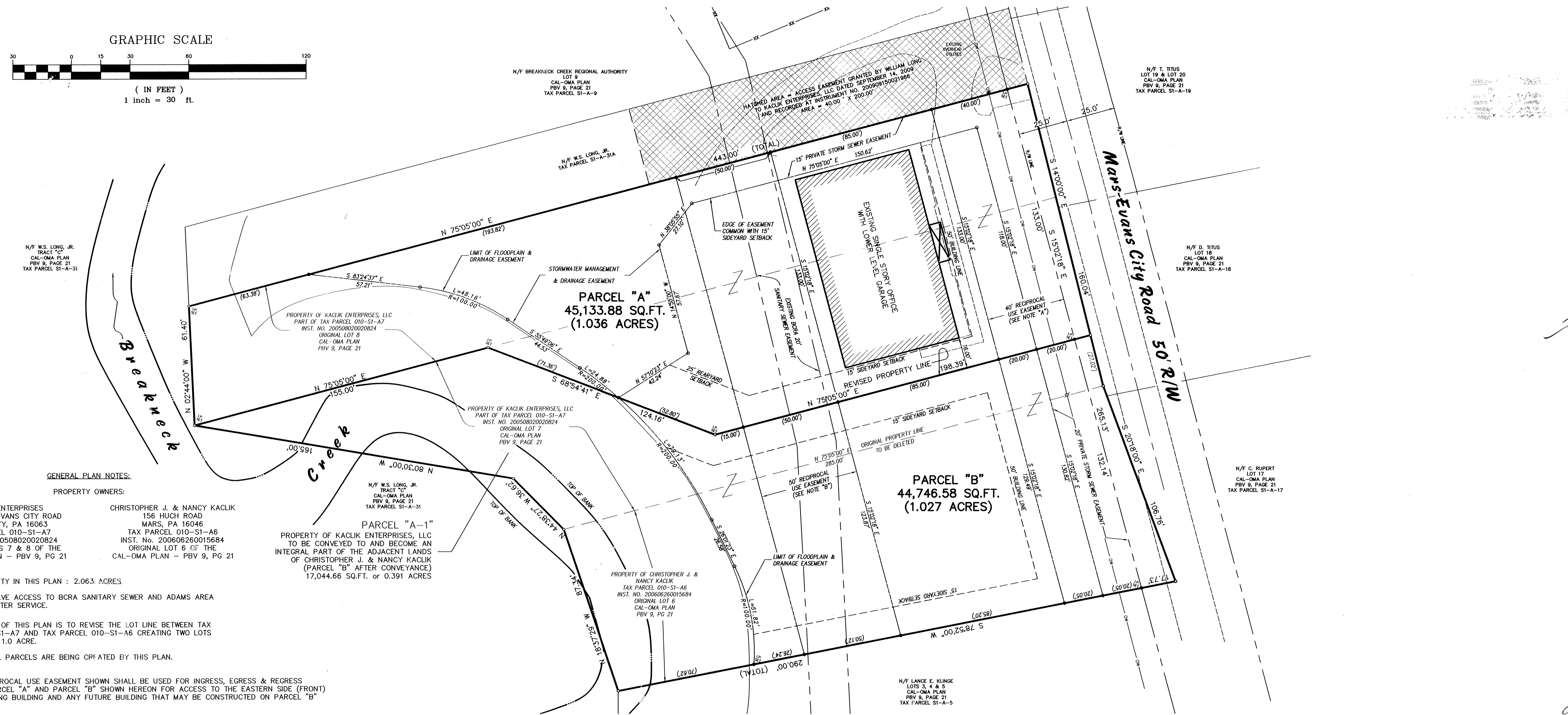
COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 317 , page 26 .

Given under my hand and seal this 25 day NOV , 2009

Michele M Mustello
BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012


GRAPHIC SCALE
30
0
15
30
60
120
(IN FEET)
1 inch = 30 ft.
N/F BREAKNECK CREEK REGIONAL AUTHORITY
LOT 9
CAL-OMA PLAN
PBV 9, PAGE 21
TAX PARCEL S1-A-9
N/F W.S. LONG, JR.
TAX PARCEL S1-A-31A
N/F W.S. LONG, JR.
TRACT "C"
CAL-OMA PLAN
PBV 9, PAGE 21
TAX PARCEL S1-A-31
Breakneck Creek
HATCHED AREA = ACCESS EASEMENT GRANTED BY WILLIAM LONG TO KACLIK ENTERPRISES, LLC DATED SEPTEMBER 14, 2009 AND RECORDED AT INSTRUMENT NO. 200909150021966
AREA = 40.00' X 200.00'
EXISTING OVERHEAD UTILITIES
443.00' (TOTAL)
N 75°05'00" E
(193.82')
(63.38')
(50.00')
(85.00')
(40.00')
N 02°44'00" W
61.40'
S 83°24'37" E
57.21'
L=48.16'
R=100.00'
S 55°49'06" E
44.53'
L=24.88'
R=200.00'
LIMIT OF FLOODPLAIN & DRAINAGE EASEMENT
STORMWATER MANAGEMENT & DRAINAGE EASEMENT
PROPERTY OF KACLIK ENTERPRISES, LLC
PART OF TAX PARCEL 010-S1-A7
INST. NO. 200508020020824
ORIGINAL LOT 8
CAL-OMA PLAN
PBV 9, PAGE 21
PARCEL "A"
45,133.88 SQ.FT.
(1.036 ACRES)
N 38°05'55" E
27.10'
N 14°55'00" W
57.67'
EDGE OF EASEMENT COMMON WITH 15' SIDEYARD SETBACK
15' PRIVATE STORM SEWER EASEMENT
N 75°05'00" E 150.62'
EXISTING SINGLE STORY OFFICE WITH LOWER LEVEL GARAGE
EXISTING BCRA 20' SANITARY SEWER EASEMENT
S 15°02'18" E
133.00'
50' BUILDING LINE
S 15°02'18" E
118.00'
R/W LINE
S 14°00'00" E
S 15°02'18" E
160.04'
25.0'
25.0'
40' RECIPROCAL USE EASEMENT (SEE NOTE "A")
16.00'
15' SIDEYARD SETBACK
REVISED PROPERTY LINE
198.39'
N 75°05'00" E
(20.00')
(20.00')
(27.02')
N 75°05'00" E
155.00'
(71.36')
S 68°54'41" E
124.16'
(52.80')
(15.00')
N 57°10'23" E
42.24'
25' REARYARD SETBACK
PROPERTY OF KACLIK ENTERPRISES, LLC
PART OF TAX PARCEL 010-S1-A7
INST. NO. 200508020020824
ORIGINAL LOT 7
CAL-OMA PLAN
PBV 9, PAGE 21
Mars-Evans City Road 50' R/W
N/F T. TITUS
LOT 19 & LOT 20
CAL-OMA PLAN
PBV 9, PAGE 21
TAX PARCEL S1-A-19
N/F D. TITUS
LOT 18
CAL-OMA PLAN
PBV 9, PAGE 21
TAX PARCEL S1-A-18
165.00'
N 80°30'00" W
N 44°38'27" W 36.62'
TOP OF BANK
PARCEL "A-1"
PROPERTY OF KACLIK ENTERPRISES, LLC TO BE CONVEYED TO AND BECOME AN INTEGRAL PART OF THE ADJACENT LANDS OF CHRISTOPHER J. & NANCY KACLIK (PARCEL "B" AFTER CONVEYANCE) 17,044.66 SQ.FT. or 0.391 ACRES
15' SIDEYARD SETBACK
N 75°05'00" E 285.00'
ORIGINAL PROPERTY LINE TO BE DELETED
50' RECIPROCAL USE EASEMENT (SEE NOTE "B")
PARCEL "B"
44,746.58 SQ.FT.
(1.027 ACRES)
L=79.13'
R=200.00'
S 26°01'23" E
26.58'
S 15°02'18" E
123.87'
S 15°02'18" E
129.49'
S 15°02'18" E
130.82'
20' PRIVATE STORM SEWER EASEMENT
265.13'
132.14'
S 20°18'00" E
106.76'
17.73'
N/F C. RUPERT
LOT 17
CAL-OMA PLAN
PBV 9, PAGE 21
TAX PARCEL S1-A-17
LIMIT OF FLOODPLAIN & DRAINAGE EASEMENT
L=51.82'
R=100.00'
PROPERTY OF CHRISTOPHER J. & NANCY KACLIK
TAX PARCEL 010-S1-A6
INST. NO. 200606260015684
ORIGINAL LOT 6
CAL-OMA PLAN
PBV 9, PG 21
N 18°37'29" W
87.34'
S 78°52'00" W
(85.20')
(20.05')
(20.05')
(50.12')
(26.24')
(70.62')
290.00' (TOTAL)
N/F LANCE E. KLINGE
LOTS 3, 4 & 5
CAL-OMA PLAN
PBV 9, PAGE 21
TAX PARCEL S1-A-5

GENERAL PLAN NOTES:

PROPERTY OWNERS:

KACLIK ENTERPRISES
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16063
TAX PARCEL 010-S1-A7
INST. No. 200508020020824
ORIGINAL LOTS 7 & 8 OF THE
CAL-OMA PLAN - PBV 9, PG 21

CHRISTOPHER J. & NANCY KACLIK
156 HUCH ROAD
MARS, PA 16046
TAX PARCEL 010-S1-A6
INST. No. 200606260015684
ORIGINAL LOT 6 OF THE
CAL-OMA PLAN - PBV 9, PG 21

TOTAL PROPERTY IN THIS PLAN : 2.063 ACRES

BOTH LOTS HAVE ACCESS TO BCRA SANITARY SEWER AND ADAMS AREA AUTHORITY WATER SERVICE.

THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINE BETWEEN TAX PARCEL 010-S1-A7 AND TAX PARCEL 010-S1-A6 CREATING TWO LOTS IN EXCESS OF 1.0 ACRE.

NO ADDITIONAL PARCELS ARE BEING CREATED BY THIS PLAN.

NOTE "A"
THE 40' RECIPROCAL USE EASEMENT SHOWN SHALL BE USED FOR INGRESS, EGRESS & REGRESS FOR BOTH PARCEL "A" AND PARCEL "B" SHOWN HEREON FOR ACCESS TO THE EASTERN SIDE (FRONT) OF THE EXISTING BUILDING AND ANY FUTURE BUILDING THAT MAY BE CONSTRUCTED ON PARCEL "B"

NOTE "B"
THE 50' RECIPROCAL USE EASEMENT SHOWN SHALL BE USED FOR INGRESS, EGRESS & REGRESS FOR BOTH PARCEL "A" AND PARCEL "B" SHOWN HEREON FOR ACCESS TO THE WESTERN SIDE (REAR) OF THE EXISTING BUILDING AND ANY FUTURE BUILDING THAT MAY BE CONSTRUCTED ON PARCEL "B"

JAMES ANTHONY SPERDUTE
24457-E

NOTARY PUBLIC

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	26

CURRENT ZONING : "I" INDUSTRIAL

"I" MINIMUM LOT REQUIREMENTS

MINIMUM LOT AREA:	43,560 SQ.FT. (1 ACRE)
MINIMUM LOT WIDTH AT SETBACK:	100.00'
MIMIMUM FRONT SETBACK:	50.00'
MINIMUM SIDE SETBACK:	15.00'
MINIMUM REAR SETBACK:	25.00'

KACLIK ENTERPRISES
PLAN NO. 1
ADAMS TOWNSHIP, BUTLER COUNTY, PA.

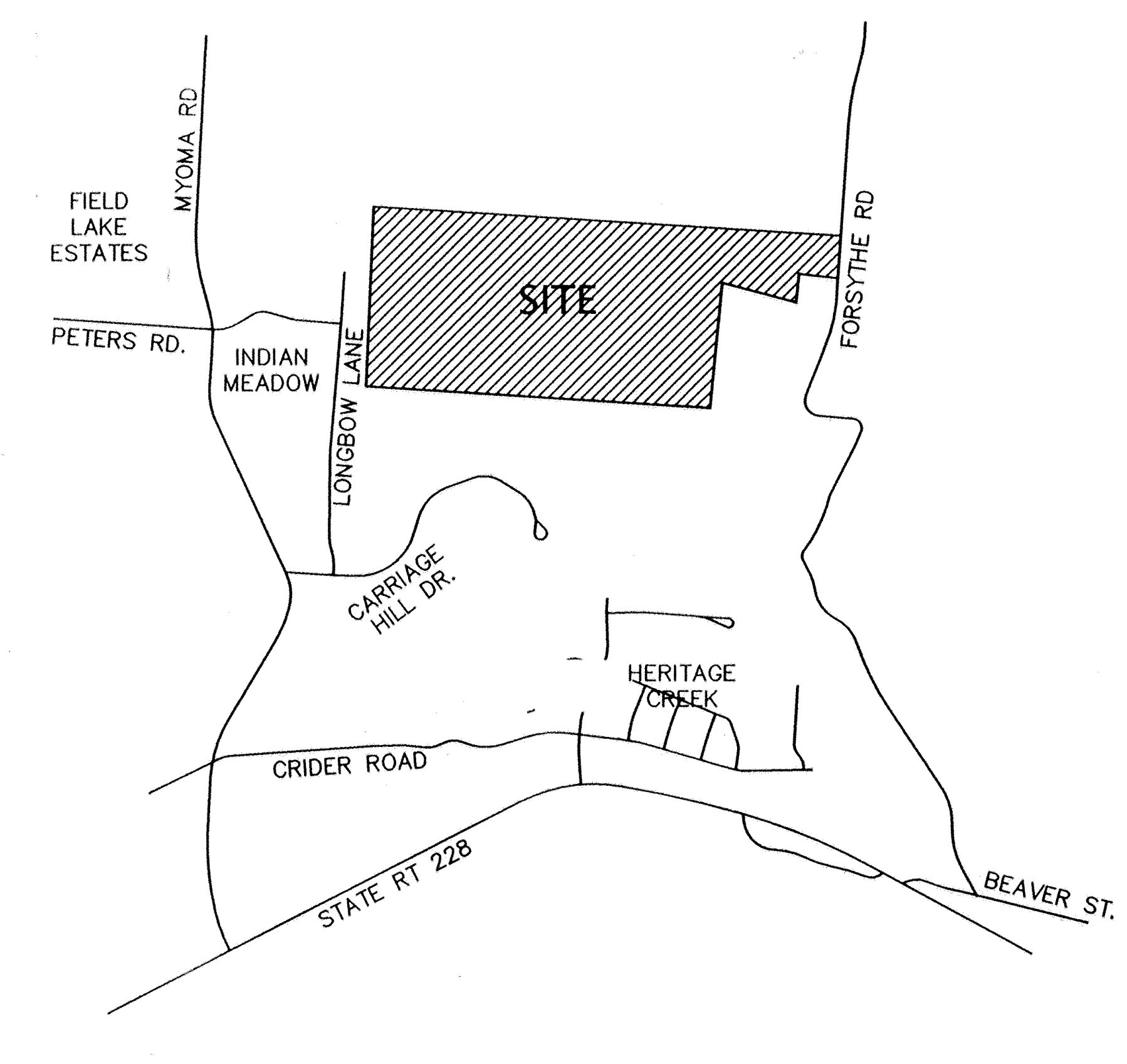
PREPARED FOR:
KACLIK ENTERPRISES, LLC
1272 MARS-EVANS CITY ROAD
EVANS CITY, PA 16046

SCALE: 1 " = 30'
JULY 7, 2009
DWG # 1001-098196

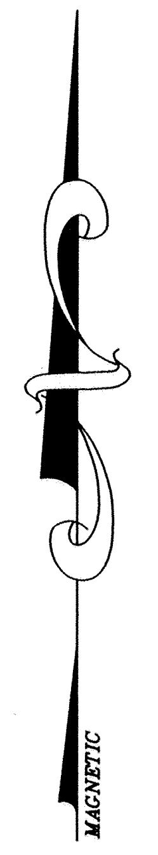
SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
pasurvey@zoominternet.net

REVISION
[illegible]/2009....PER[illegible]NG COM.
10/06/2009....AD[illegible]EASEMENT

SHEET No.
RC1


FIELD
LAKE
ESTATES
MYOMA RD
SITE
FORSYTHE RD
PETERS RD.
INDIAN
MEADOW
LONGBOW LANE
CARRIAGE
HILL DR.
HERITAGE
CREEK
CRIDER ROAD
STATE RT 228
BEAVER ST.

VICINITY SKETCH.....1"=1500'



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles W. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires June 10, 2011
Member, Pennsylvania Association of Notaries

NOTARY
PUBLIC

JAMES ANTHONY SPERDUTE
LAND SURVEYOR
24457-E

SURVEYOR

BUTLER COUNTY
PLANNING COMMISSION

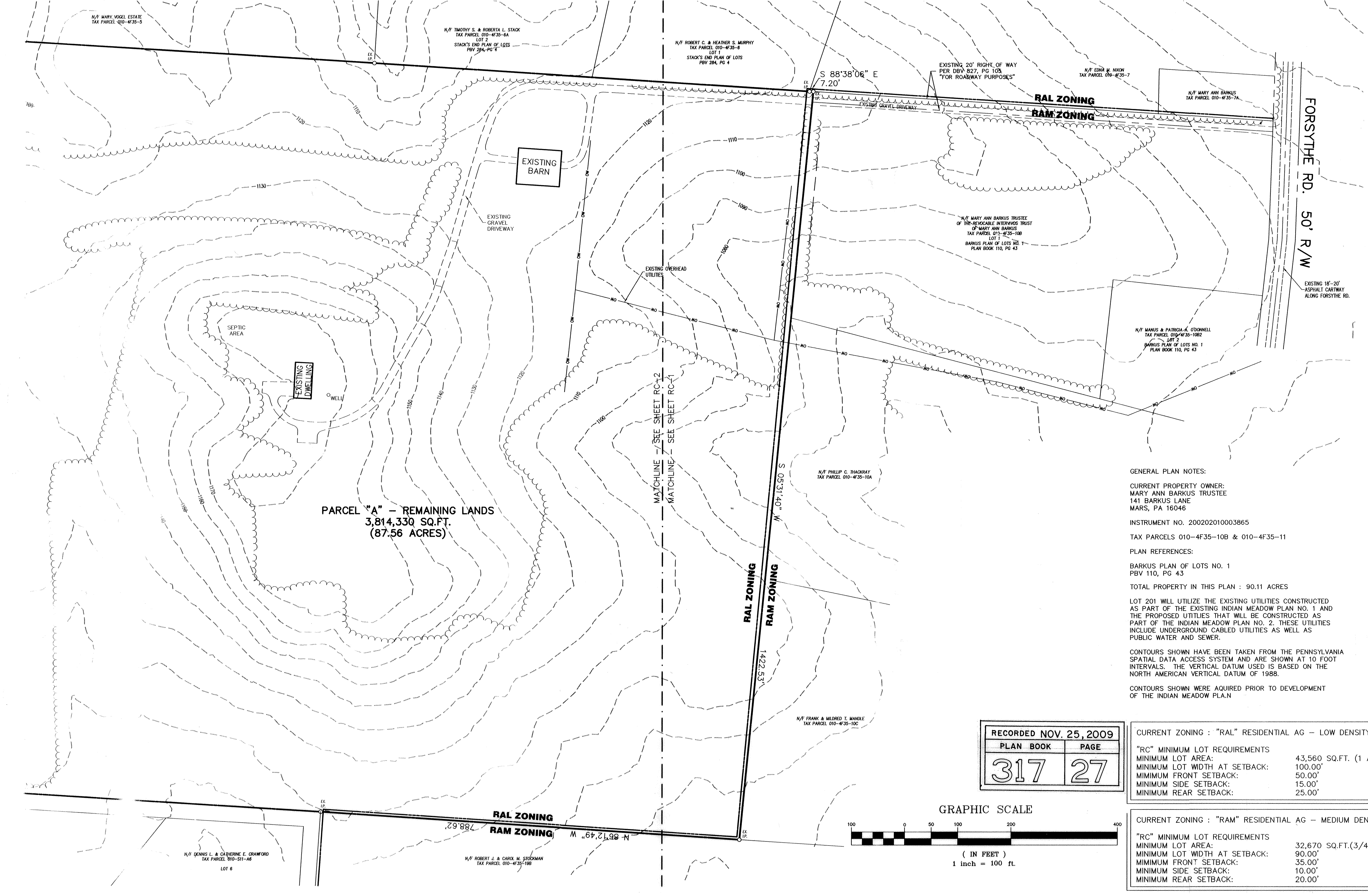
ADAMS TOWNSHIP
PLANNING COMMISSION

ADAMS TOWNSHIP
BOARD OF SUPERVISORS

ADAMS TOWNSHIP
ENGINEER

BUTLER COUNTY
RECORDER OF DEEDS

Instr:200911250027696 11/25/2009
Pages:2 F:$85.00 10:00AM
Michele Mustello T20090020031
Butler County Recorder FL


N/F MARY VOGEL ESTATE
TAX PARCEL 010-4F35-5
N/F TIMOTHY S. & ROBERTA L. STACK
TAX PARCEL 010-4F35-6A
LOT 2
STACK'S END PLAN OF LOTS
PBV 284, PG 4
N/F ROBERT C. & HEATHER S. MURPHY
TAX PARCEL 010-4F35-6
LOT 1
STACK'S END PLAN OF LOTS
PBV 284, PG 4
EX. I.P.
S 88°38'06" E
7.20'
EXISTING 20' RIGHT OF WAY
PER DBV 827, PG 105
"FOR ROADWAY PURPOSES"
EXISTING GRAVEL DRIVEWAY
N/F EDNA M. NIXON
TAX PARCEL 010-4F35-7
N/F MARY ANN BARKUS
TAX PARCEL 010-4F35-7A
RAL ZONING
RAM ZONING
FORSYTHE RD. 50' R/W
EXISTING 18'-20'
ASPHALT CARTWAY
ALONG FORSYTHE RD.
EXISTING
BARN
EXISTING
GRAVEL
DRIVEWAY
1130
1120
1110
1100
1090
1080
EXISTING OVERHEAD
UTILITIES
OW
MO
N/F MARY ANN BARKUS TRUSTEE
OF THE REVOCABLE INTERVIVOS TRUST
OF MARY ANN BARKUS
TAX PARCEL 010-4F35-10B
LOT 1
BARKUS PLAN OF LOTS NO. 1
PLAN BOOK 110, PG 43
N/F MANUS & PATRICIA A. O'DONNELL
TAX PARCEL 010-4F35-10B2
LOT 2
BARKUS PLAN OF LOTS NO. 1
PLAN BOOK 110, PG 43
SEPTIC
AREA
EXISTING
DWELLING
WELL
1170
1160
1150
1140
MATCHLINE - SEE SHEET RC-2
MATCHLINE - SEE SHEET RC-1
PARCEL "A" - REMAINING LANDS
3,814,330 SQ.FT.
(87.56 ACRES)
S 05°31'40" W
1422.53'
N/F PHILLIP C. THACKRAY
TAX PARCEL 010-4F35-10A
N/F FRANK & MILDRED T. MANDLE
TAX PARCEL 010-4F35-10C
N 86°12'49" W
788.62'
N/F DENNIS L. & CATHERINE E. CRAWFORD
TAX PARCEL 010-S11-A6
LOT 6
N/F ROBERT J. & CAROL M. STOCKMAN
TAX PARCEL 010-4F35-19B

GENERAL PLAN NOTES:

CURRENT PROPERTY OWNER:
MARY ANN BARKUS TRUSTEE
141 BARKUS LANE
MARS, PA 16046

INSTRUMENT NO. 200202010003865

TAX PARCELS 010-4F35-10B & 010-4F35-11

PLAN REFERENCES:

BARKUS PLAN OF LOTS NO. 1
PBV 110, PG 43

TOTAL PROPERTY IN THIS PLAN : 90.11 ACRES

LOT 201 WILL UTILIZE THE EXISTING UTILITIES CONSTRUCTED AS PART OF THE EXISTING INDIAN MEADOW PLAN NO. 1 AND THE PROPOSED UTITLIES THAT WILL BE CONSTRUCTED AS PART OF THE INDIAN MEADOW PLAN NO. 2. THESE UTILITIES INCLUDE UNDERGROUND CABLED UTILITIES AS WELL AS PUBLIC WATER AND SEWER.

CONTOURS SHOWN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS SYSTEM AND ARE SHOWN AT 10 FOOT INTERVALS. THE VERTICAL DATUM USED IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

CONTOURS SHOWN WERE AQUIRED PRIOR TO DEVELOPMENT OF THE INDIAN MEADOW PLA.N

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	27

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

CURRENT ZONING : "RAL" RESIDENTIAL AG – LOW DENSITY

"RC" MINIMUM LOT REQUIREMENTS	
MINIMUM LOT AREA:	43,560 SQ.FT. (1 ACRE)
MINIMUM LOT WIDTH AT SETBACK:	100.00'
MIMIMUM FRONT SETBACK:	50.00'
MINIMUM SIDE SETBACK:	15.00'
MINIMUM REAR SETBACK:	25.00'

CURRENT ZONING : "RAM" RESIDENTIAL AG – MEDIUM DENSITY

"RC" MINIMUM LOT REQUIREMENTS	
MINIMUM LOT AREA:	32,670 SQ.FT.(3/4 ACRE)
MINIMUM LOT WIDTH AT SETBACK:	90.00'
MIMIMUM FRONT SETBACK:	35.00'
MINIMUM SIDE SETBACK:	10.00'
MINIMUM REAR SETBACK:	20.00'

Know All Men By These Presents that, I, Mary Ann Barkus, of the Township of Adams, County of Butler and Commonwealth of Pennsylvania, for ourselves, my executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my 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 of way, easements, ways and other public highways 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 or way and easements by the Township of Adams, I, Mary Ann Barkus, hereby agree to and by these presents do release and 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 binding upon Mary Ann Barkus, my heirs, executors, administrators and assigns and purchase of lots in this plan.

IN WITNESS WHEREOF, I, Mary Ann Barkus do set my hands and seals this 18th day of November, 2009 A.D.

ATTEST:
NOTARY PUBLIC

Mary Ann Barkus
MARY ANN BARKUS

My commission expires the 10th day of June, 2011 A.D.

The foregoing adoption and dedication is made by Mary Ann Barkus with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if 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 90 (ninety) days of the date of approval.

Mary Ann Barkus
MARY ANN BARKUS

COMMONWEALTH OF PENNSYLVANIA }
}SS
COUNTY OF BUTLER }

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named Mary Ann Barkus, 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:

WITNESS MY HAND AND NOTARIAL SEAL this 18th day of November, 2009 A.D.

Notary Public

My Commission Expires the 10th day of June, 2011 A.D.

We, Mary Ann Barkus, do hereby certify that the title to the property shown hereon is in the name of Mary Ann Barkus as recorded in the Butler County Recorder of Deeds Office at instument numbers 200202010003861 & 200202010003862

Mary Ann Barkus
MARY ANN BARKUS

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.

Janet L Lubbert
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

Donald C. Aiken
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Edward L. Vogel
ADAMS TOWNSHIP SUPERVISOR

Thomas L. Francesschina
ADAMS TOWNSHIP SUPERVISOR

Approved by the Adams Township Planning Commission the 4th day of November, 2009.

SECRETARY, ADAMS TWP. PLANNING COMM.

CHAIRPERSON ADAMS TWP. PLANNING COMM.

Approved by the Board of Supervisors of the Township of Adams this 23rd day of November, 2008 9 JLS

Janet L Lubbert
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

Donald C. Aiken
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Edward L. Vogel
ADAMS TOWNSHIP SUPERVISOR

Thomas L. Francesschina
ADAMS TOWNSHIP SUPERVISOR

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 owner or agents.

James A Sperdute
JAMES A. SPERDUTE, R.S. # 24457-E DATE 11/17/09

I, Ronald Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances

DATE 11/23/09 REG # 26400E

Reviewed by the Butler County Planning Commission this 13TH day of October, 2008 9

Jesse Hime
SECRETARY, BUTLER COUNTY PLANNING COMMISSION

Frank Uhl
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 317, page 27-28

Given under my hand and seal this 25 day of November, 2008

Michele M. Mustello
BUTLER COUNTY RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2

#9200

BARKUS PLAN NO. 2

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

REVISIONS
08/23/2008...PER OWNER

PREPARED FOR:
MARY ANN BARKUS
141 BARKUS LANE
MARS, PA 16046

SCALE: 1" = 100'
JUNE 3, 2008
DWG # 1001-089041

SPERDUTE LAND SURVEYING
James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
pasurvey@zoominternet.net

SHEET No.
RC1

MAGNETIC
PARCEL "A" – REMAINING LANDS
3,814,330 SQ.FT.
(87.56 ACRES)
N/F MARY VOGEL ESTATE
TAX PARCEL 010-4F35-3
S 86°24'21" E
1975.45'
N/F MARY VOGEL ESTATE
TAX PARCEL 010-4F35-5
N/F TIMOTHY S. & ROBERTA L. STACK
TAX PARCEL 010-4F35-6A
LOT 2
STACK'S END PLAN OF LOTS
PBV 284, PG 4
N/F ROBERT … HEATHER S. MURPHY
S 88
7.20'
EX. I.P.
LOT 207
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C207
LOT 206
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C206
LOT 205
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C205
LOT 204
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C204
LOT 203
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C203
LOT 202
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C202
LOT 201
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C201
INDIAN MEADOW PLAN PHASE TWO
PLAN BOOK 313 PAGE 28
1419.91'
916.46'
EXISTING BARN
EXISTING GRAVEL DRIVEWAY
EXISTING OVERHEAD UTILITIES
SEPTIC AREA
EXISTING DWELLING
WELL
MATCHLINE – SEE SHEET RC-2
MATCHLINE – SEE SHEET RC-1
PARCEL "A" – REMAINING LANDS
3,814,330 SQ.FT.
(87.56 ACRES)
S 05°31'40" W
1422.53'
RAL ZONING
RAM ZONING
N/F PHILLIP …
TAX PARCEL 0…
N/F FRANK & MILDRED …
TAX PARCEL 010-4F…
INDIAN MEADOW DRIVE 50' R/W
LONGBOW LANE 50' R/W
EXISTING 20' SANITARY SEWER & UTILITY EASEMENT
EXISTING SANITARY SEWER
S 85°12'13" E
218.70'
R=25.00'
R=50.00'
TEMPORARY CUL-DE-SAC EASEMENT TO BE VACATED UPON EXTENSION OF STREET
I.P. SET
S 85°12'13" E
232.06'
50.04'
50'
50.00'
S 85°12'13" E
230.00'
PROPOSED 20' SANITARY SEWER & UTILITY EASEMENT(S)
PROPOSED 8" SANITARY SEWER
EXISTING 20' SANITARY SEWER & UTILITY EASEMENT
PROPOSED SEWER & MANHOLE TO BE INSTALLED BY MYOMA DEVELOPMENT GROUP, L.P.
LOT 116R
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C116
LOT 115
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C115
LOT 114
N/F MATTHEW S. & KAARI S. WINLAND
TAX PARCEL 010-S19-C114
LOT 113
N/F CUSTOM WORKS PAINTING LLC
TAX PARCEL 010-S19-C113
LOT 112
N/F MYOMA DEVELOPMENT GROUP
TAX PARCEL 010-S19-C112
INDIAN MEADOW PLAN – REVISION NO. 1
PLAN BOOK 295 PAGE 37
50' FRONT BUILDING LINE
N 02°26'29" E
453.41'
S 04°47'47" W
448.68'
498.68'
15' SIDEYARD SETBACK
15' SIDEYARD SETBACK
25' REARYARD SETBACK
211.41'
LOT 201
111,068 SQ.FT.
(2.550 ACRES)
INCLUDES FUTURE ROAD R/W AREA
99,516.75 SQ.FT.
(2.285 ACRES)
EXCLUDING FUTURE ROAD R/W AREA
1936.81'
1725.40'
N 86°22'49" W
788.62'
N 86°12'49" W
N/F THOMAS P. & DARLENE JANIDAS
TAX PARCEL 010-S11-A3
LOT 3
30' COMMON GROUND
N/F ARABIAN FIELDS HOMEOWNERS ASSOC.
TAX PARCEL 010-S11-AA
N/F MARK P. & ANN T. LODICO
TAX PARCEL 010-S11-A4
LOT 4
ARABIAN FIELDS PLAN OF LOTS
PLAN BOOK 178 PAGES 38-39
N/F MARK J. & SUSAN J. McKIM
TAX PARCEL 010-S11-A5
LOT 5
N/F DENNIS L. & CATHERINE E. CRAWFORD
TAX PARCEL 010-S11-A6
LOT 6
N/F ROBERT J. & CAROL M. STOCKMAN
TAX PARCEL 010-4F35-19B
1100
1110
1120
1130
GRAPHIC SCALE
100
0
50
100
200
400
(IN FEET)
1 inch = 100 ft.

THE 50' FUTURE RIGHT OF WAY SHALL BE RESERVED FOR THE BENEFIT OF MYOMA DEVELOPMENT GROUP L.P, ITS HEIRS, SUCCESSORS OR ASSIGNS FOR THE FUTURE DEVELOPMENT OF PARCEL "A" THE OWNERS OF LOT 201 SHALL BE REQUIRED TO DEDICATE THIS AREA TO MYOMA DEVELOPMENT GROUP, L.P., ITS HEIRS, SUCCESSORS OR ASSIGNS UPON THE PROPOSED EXTENSION OF INDIAN MEADOW DRIVE

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	28

BARKUS PLAN NO. 2

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
MARY ANN BARKUS
141 BARKUS LANE
MARS, PA 16046

SCALE: 1 " = 100'
JUNE 3, 2008
DWG # 1001-089041

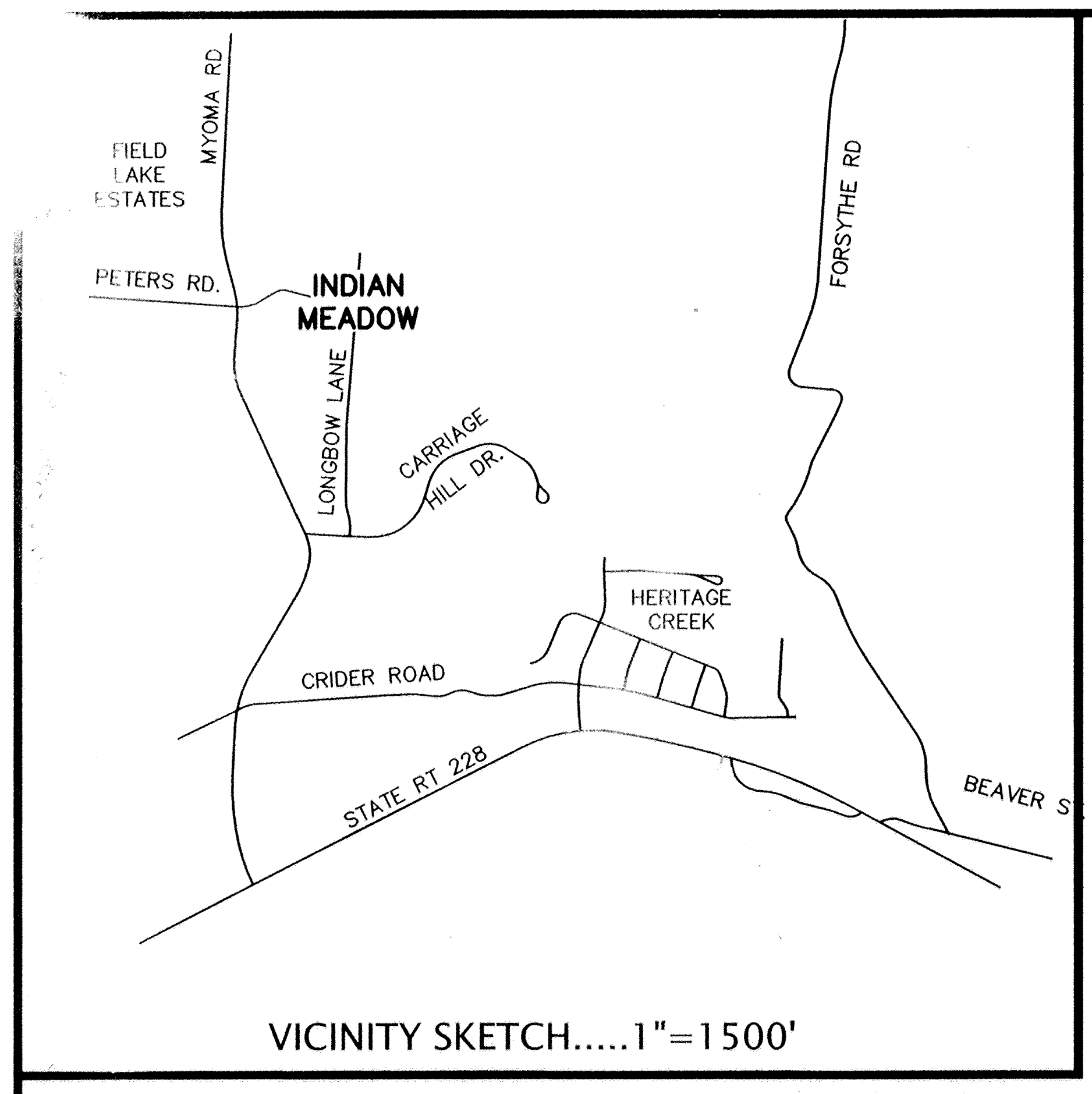
SPERDUTE
LAND SURVEYING

James A. Sperdute, R.S.
108 Deer Lane
Harmony, PA 16037
Phone 724-452-4362 Fax 724-452-9357
pasurvey@zoominternet.net

SEAL

REVISIONS
08/23/2008...PER OWNER

SHEET No.
RC2


MYOMA RD
FIELD LAKE ESTATES
FORSYTHE RD
PETERS RD.
INDIAN MEADOW
LONGBOW LANE
CARRIAGE HILL DR.
HERITAGE CREEK
CRIDER ROAD
STATE RT 228
BEAVER S

VICINITY SKETCH.....1"=1500'

Know All Men By These Presents that, the MYOMA DEVELOPMENT GROUP, LIMITED PARTNERSHIP, a Pennsylvania Limited Partnership 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 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 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 or way and easements by the Township of Adams, THE MYOMA DEVELOPMENT GROUP, L.P. hereby agree to and by these presents do release and 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 MYOMA DEVELOPMENT GROUP, L.P., its heirs, executors, administrators and assigns and purchasers of lots in this plan. IN WITNESS WHEREOF, I, hereunto set my hands and seals this 5 day of November, 2009 A.D.

ATTEST:

Paula K Rouda
NOTARY PUBLIC

MYOMA DEVELOPMENT GROUP, L.P. GENERAL PARTNER

My commission expires the 15 day of August, 2013 A.D.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2013
Member, Pennsylvania Association of Notaries

The foregoing adoption and dedication is made by MYOMA DEVELOPMENT GROUP with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if 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 90 (ninety) days of the date of approval.

SECRETARY

MYOMA DEVELOPMENT GROUP, L.P. GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA SS COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for the County of Butler and Commonwealth of Pennsylvania, personally appeared the above named JEFFREY L. MEYERL, general partner of MYOMA DEVELOPMENT GROUP, L.P., 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: WITNESS MY HAND AND NOTARIAL SEAL this 5th day of November, 2009 A.D.

Paula K Rouda
NOTARY PUBLIC

My Commission Expires the 15 day of August, 2013 A.D.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My Commission Expires Aug. 15, 2013
Member, Pennsylvania Association of Notaries

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.

Janet L Lutheit
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

Thomas L Franceschina
ADAMS TOWNSHIP SUPERVISOR

Donald P. Aiken
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Edward L Vogel
ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

Approved by the Board of Supervisors of the Township of Adams this 26th day of October, 2009

Janet L Lutheit
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

Edward L Vogel
ADAMS TOWNSHIP SUPERVISOR

Donald P. Aiken
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

Thomas L Franceschina
ADAMS TOWNSHIP SUPERVISOR

ADAMS TOWNSHIP SUPERVISOR

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 DATE 10/27/09
JAMES A. SPERDUTE, R.S. # 24457-E

I, Ronald Olsen, a Registered Professional Engineer for the Township of Adams, do hereby certify that this Subdivision Plan meets all the engineering and design requirements of the Adams Township Subdivision and Zoning Ordinances

DATE 11/28/09 REG # 26400E

Reviewed by the Butler County Planning Commission this 26TH day of October, 2009

Jesse Hines
SECRETARY, BUTLER COUNTY PLANNING COMMISSION

Frank Uhl
CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER

Recorded in the Recorders Office for the recording of deeds, plans, etc in said County in Plan Book Volume 317, page 29. Given under my hand and seal this 25 day of NOVEMBER, 2009

Michele M Mustello
BUTLER COUNTY RECORDER OF DEEDS

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

Instr:200911250027697 11/25/2009
Pages:1 F:$45.00 10:01AM
Michele Mustello T20090020032
Butler County Recorder FL

N/F JON WARD
PARCEL "D"
ROUNCE PLAN OF LOTS NO. 6
PBV 275, PAGE 39
N 02°25'17" W
144.13'
EXISTING 30' DRAINAGE EASEMENT
50' PERIMETER SETBACK
LOT 136R
21,958 SQ.FT.
(0.504 ACRES)
15' SIDEYARD SETBACK
S 84°46'25" W
162.16'
N 89°06'18" E
157.63'
50' FRONT SETBACK (PER PLAN)
45' FRONT SETBACK (PROPOSED)
S 05°13'35" E
88.58'
R=425.00'
L=32.13'
S 00°53'42" E
11.41'
LOT 137
N/F SCOTT A. & GENI A. WINDFELDER
LOT 135
N/F CUSTOM WORKS PAINTING LLC
LOT 134
N/F JOHN U. & CAROL A. PENTIN
LOT 133
N/F JAMES M. & CHRISTINE M. WILSON
LOT 132
N/F MATTHEW D. & MICHELLE M. ORR
LOT 131
N/F CUSTOM WORKS PAINTING, LLC
LOT 130
N/F KACLIK BUILDERS, LLC.
LOT 129
N/F BARRINGTON HOMES, INC.
EXISTING 50' BUILDING LINE
EXISTING 20' SANITARY SEWER & UTILITY EASEMENT
INDIAN MEADOW DRIVE 50' R/W
LOT 118R
N/F FRANK E. & ROSA M. DESENSI
SETBACKS FOR THIS LOT REVISED PER INDIAN MEADOW PLAN REVISION NO. 2 PBV 311, PG 17
EXISTING 35' BUILDING LINE
LOT 117R
N/F CARL LEICHER CONSTRUCTION, INC.
LONGBOW LANE 50' R/W
LOT 106
N/F CARLO & SUZANNE VELTRI
LOT 107
N/F WILLIAM MINTON & SONS, INC.
LOT 108
N/F WILLIAM MINTON & SONS, INC.
LOT 109
N/F MYOMA DEVELOPMENT GROUP, L.P.
LOT 110R
CUSTOM WORKS PAINTING, L.P.
SETBACKS FOR THIS LOT REVISED PER INDIAN MEADOW PLAN REVISION NO. 2 PBV 311, PG 17
LOT 111
N/F MYOMA DEVELOPMENT GROUP, L.P.
LOT 112
N/F MYOMA DEVELOPMENT GROUP, L.P.
LOT 113
N/F JEFFREY & DORIE WOROBEL
LOT 114
N/F MATTHEW S. & KAARI S. WINLAND
LOT 115
N/F MONTOUR HOMES, INC.
N 00°53'42" W
95.39'
L=39.27'
R=25.00'
EXISTING 20' SANITARY AND UTILITY EASEMENT
35' FRONT SETBACK PER INDIAN MEADOW PLAN 2
50' FRONT SETBACK (PROPOSED)
LOT 116R-2
23,606 SQ.FT.
(0.542 ACRES)
15' SIDEYARD SETBACK
35' SETBACK
S 89°06'18" W
199.68'
N 89°06'18" E
169.72'
50' PERIMETER SETBACK
S 03°15'00" E
120.49'
LOT 201
N/F MYOMA DEVELOPMENT GROUP, L.P.
LOT 202
N/F MYOMA DEVELOPMENT GROUP, L.P.
LOT 203
N/F MYOMA DEVELOPMENT GROUP, L.P.
INDIAN MEADOW PLAN NO. 2
PBV 313 PAGE 28
N/F ARABIAN FIELDS HOMEOWNERS ASSOCIATION
TAX PARCEL 010-S11-AA
N/F THOMAS P. & DARLENE E. JANIDAS
LOT 3
ARABIAN FIELDS PLAN OF LOTS
PBV 178, PGS 38 - 39
N/F MARY ANN BARKUS, TRUSTEE
TAX PARCEL 010-4F35-11
INST. No. 200202010003862
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

#9216

INDIAN MEADOW PRD
PHASE 1 - REVISION 3

THIS PLAN IS A REVISION TO THE INDIAN MEADOW PRD - PHASE ONE
AS RECORDED IN PLAN BOOK 292, PAGE 11
&
THE INDIAN MEADOW PRD - PHASE ONE REVISED
AS RECORDED IN PLAN BOOK 295, PAGE 37
&
THE INDIAN MEADOW PRD - PHASE TWO
AS RECORDED IN PLAN BOOK 313, PAGE 28

ADAMS TOWNSHIP, BUTLER COUNTY, PA.

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	29

OWNER OF LOT 110

MYOMA DEVELOPMENT GROUP, L.P.
100 HEAVEN LANE
MARS, PA 16046

THE PURPOSE OF THIS PLAN IS TO REVISE THE BUILDING SETBACK FOR LOT 136 ALONG ITS FRONTAGE WITH LONGBOW LANE FROM A 50' SETBACK TO A 45' SETBACK AND TO ALSO REVISE THE BUILDING SETBACK FOR LOT 116R ALONG ITS FRONTAGE WITH LONGBOW LANE FROM A 35' SETBACK TO A 50' SETBACK.

NO OTHER CHANGES OR ALTERATIONS TO PRIOR PLANS ARE BEING MADE BY THE APPROVAL OF THIS PLAN.

PREPARED FOR:
MYOMA DEVELOPMENT GROUP
100 HEAVEN LANE
MARS, PA 16046

SCALE: 1" = 50'
OCTOBER 21, 2009
DWG # 1001-099708

SPER
LAND S

James A. Sperd
108 Deer La
Harmony, PA 16
Phone 724 452 4362 Fax 724
pasurvey@zoominternet.

REVISIONS
10/27/09....rev note

SHEET No.
RC1

JAMES ANTHONY SPERDUTE
24457-E

NOTARY PUBLIC

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

ADAMS TOWNSHIP PLANNING COMMISSION

ADAMS TOWNSHIP BOARD OF SUPERVISORS

ADAMS TOWNSHIP ENGINEER

BUTLER COUNTY RECORDER OF DEEDS

OWNER'S ADOPTION:

THE GIGLIOTTI HOLDINGS, L.P., OWNER OF THE LAND SHOWN ON THE WEATHERBURN HEIGHTS P.R.D. 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 THE PUBLIC. ANY FUTURE 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 THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS.

(GENERAL PARTNER)

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 Dominic Gigliotti, AND ACKNOWLEDGED THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE HIS ACT AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF November, 2009.

MY COMMISSION EXPIRES THE 15th DAY OF December, 2010

Timothy A. Piper
(NOTARY PUBLIC)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Timothy A. Piper, Notary Public
Pine Twp., Allegheny County
My Commission Expires Dec. 15, 2010
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE WITH MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A PLAN OF LOTS IS IN THE NAME OF GIGLIOTTI HOLDINGS, L.P. AND IS RECORDED IN ~~D.B.V. ______, PAGE ______~~

INSTR.#'s: 2008100100222290
2008100100222291
2008100100222292

Virginia M. Sisco
SIGNATURE OF WITNESS

SIGNATURE OF OWNER

NVR, INC. MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

SIGNATURE OF WITNESS

VP
NAME, TITLE, AND MORTGAGEE

DOLLAR BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE WEATHERBURN HEIGHTS PRD PHASE 1A PLAN OF LOTS CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

Virginia M. Sisco
SIGNATURE OF WITNESS

Wayne M. Mannella V.P. Dollar BANK FSB
NAME, TITLE, AND MORTGAGEE

SURVEYOR'S CERTIFICATION:

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

11/10/09
(DATE)

(NAME OF SURVEYOR)

SU-075022
(REGISTRATION NUMBER)

MUNICIPAL DECLARATIONS:

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

(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLESEX BY RESOLUTION No. ______, EFFECTIVE THIS 20th DAY OF NOVEMBER, 2009.

(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

SIGNED AND NOTED AS APPROVED THIS 20th DAY OF NOVEMBER, 2009.

(SECRETARY)

(CHAIRMAN, BOARD OF SUPERVISORS)

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF MIDDLESEX, THIS 24th DAY OF FEBRUARY, 2009.

(SECRETARY)

(CHAIRMAN, PLANNING COMMISSION)

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

11-19-09
(DATE)

044823-E
(REGISTRATION No.)

J Rusnak
(SIGNATURE)

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF MARCH 2009

JRM
(SECRETARY)

F. JRM
(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 317, PAGES 30-37.

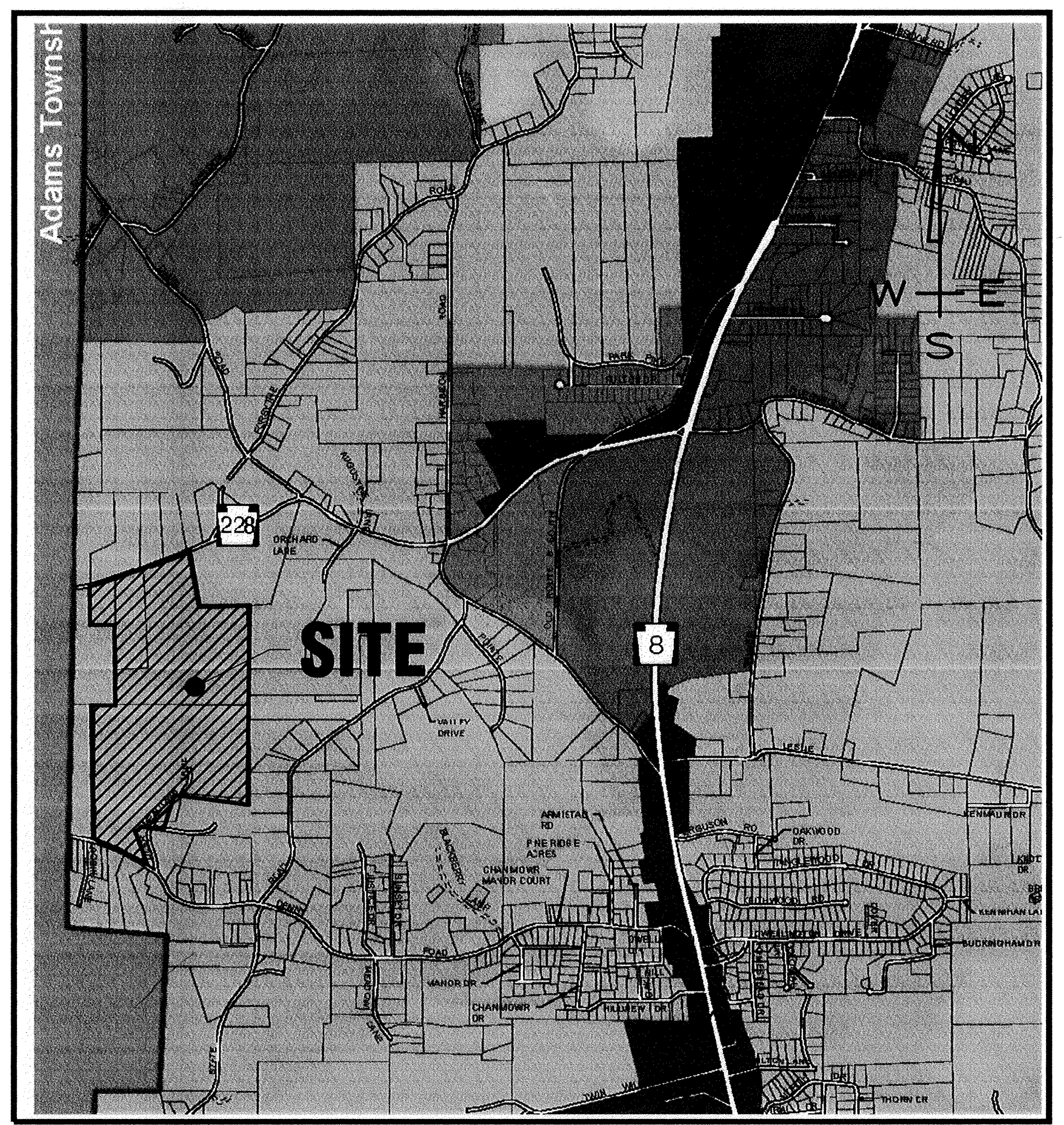
GIVEN UNDER MY HAND AND SEAL THIS 25 DAY OF November 2009

Michele M. Mustello
(RECORDER OF DEEDS)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

Plot Date:10/21/2009 3:02 PM File Name:M:\24000 PROJECTS\24702\DWG\12-PH1A\24702-PH1A-SUBDIVISION.DWG Layout:1

WEATHERBURN HEIGHTS PRD **24702**



LOCATION MAP **1" = 2000'**

NOTE:

BASED ON CURRENTLY AVAILABLE UTILITY RECORDS PROVIDED BY THE PA ONE-CALL SYSTEM & ON-SITE RECONNAISSANCE, THERE IS NO APPARENT EVIDENCE OF ANY EXISTING GAS OR OIL WELLS ON THE SITE.

AG-A ZONING DISTRICT – RURAL RESIDENTIAL STANDARDS FOR PLANNED RESIDENTIAL DEVELOPMENTS	REQUIRED	PROVIDED
MINIMUM SITE SIZE	20 ACRES	120.533 ACRES
MINIMUM SITE FRONTAGE ALONG PUBLIC STREET R/W	200 FT.	809.82 FT. ALONG DENNY ROAD 1,430.15 FT. ALONG S.R. 228
PRD SITE WITH NATURAL SLOPES OF LESS THAN 25% SHALL BE INCLUDED IN THE FOLLOWING COMPUTATION:		
ZONING DISTRICT / MAXIMUM DENSITY		
AG-A / 4 UNITS PER ACRE	4/AC. (4x120.20 = 481 UNITS)	1.566/AC. (190 UNITS/120.200 = 1.581 UNITS/AC.)
PERMITTED USE-SINGLE-FAMILY/TWO FAMILY DWELLINGS/MULTI-FAMILY DWELLINGS	TENTATIVE APPROVAL	PROVIDED
MIN. SINGLE-FAMILY LOT SIZE	9,000 Sq.Ft. (0.206 AC.)	9,000 Sq.Ft. (0.206 AC.) MIN.
MIN. LOT WIDTH (AT BUILDING LINE)	75 FT. MIN.	75 FT.
MIN. FRONT YARD	20 FT. MIN.	20 FT.
MIN. SIDE YARD	10 FT. MIN.	10 FT.
MIN. REAR YARD	10 FT. MIN.	10 FT.
PERIMETER SETBACK	50 FT.	50 FT.
BUFFER YARD**	10 FT.	10 FT.

** 10 FT BUFFER YARD "C" PROVIDED ALONG THE PERIMETER OF THE PROPERTY SHALL BE COMPRISED OF A CONTINUOUS, OPAQUE HEDGE OR LINE OF EVERGREEN TREES THAT WILL GROW TOGETHER WHEN MATURE, PLANTED TO ACHIEVE A MINIMUM HEGHT OF SIX FEET WITHIN THREE YEARS OF PLANTING, AS PER, SECTION 175-140. THIS DOESN'T APPLY TO AREAS WITH ADEQUATE EXISTING BUFFERING/LANDSCAPING.

STREET SHADE TREES SHALL BE PLANTED ON BOTH SIDES OF THE STREET, SPACING INTERVAL OF ONE TREE PER 40 FEET OF STREET, AS PER, SECTION 175-140.

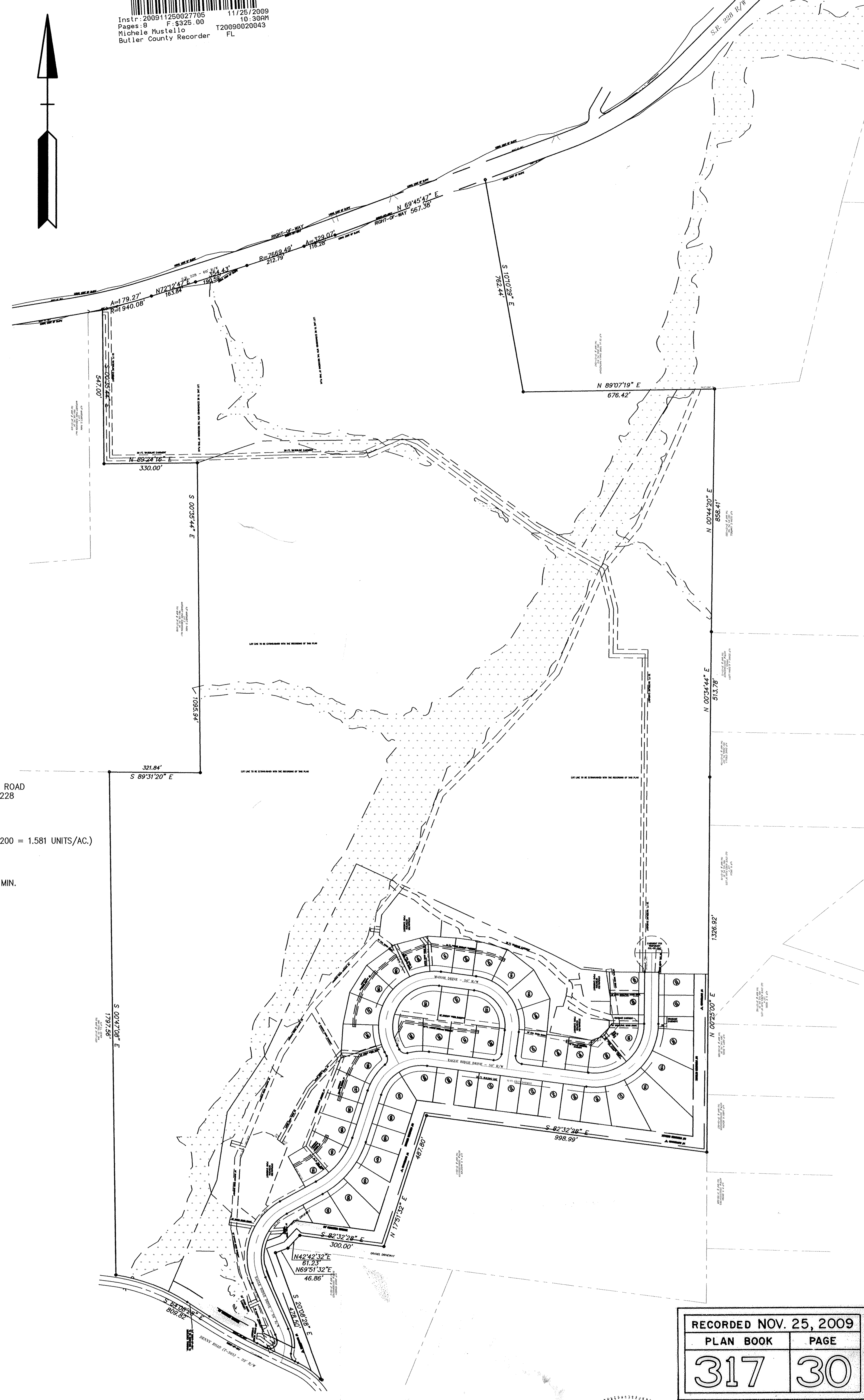
DENSITY CALCULATION		SITE	PHASE IA
LINE NO.	FORMULA	SOLUTION	SOLUTION
1	GROSS PROPERTY AREA DETERMINED BY SURVEY	150.030 AC.	33.952 AC.
2	PROPERTY "REMOVED" FOR COMMERCIAL AREA (PARCEL "B")	29.463 AC.	–
3	AREA IN EXISTING STREETS AND RIGHTS-OF-WAY	0.367 AC.	0.202 AC.
4	SITE AREA: SUBTRACT LINE 2 AND 3 FROM LINE 1	120.200 AC.	33.750 AC.
5	GROSS PROPERTY AREA LOCATED WITHIN SLOPES LESS THAN 25%, SECTION 1015.3 (a).	138.787 AC.	31.905 AC.
6	MAXIMUM PERMITTED SITE DENSITY IN THE ZONING DISTRICT, SECTION 1015.3 (b) 4 UNITS PER ACRE.	481 DU.	135 DU.
7	SINGLE-FAMILY UNITS PROPOSED 190 UNITS	190 DU.	53 DU.
8	SITE AREA PHASE IA 791,548.541 Sq.Ft. (18.171 AC.) SITE AREA PHASE IB 691,602.120 Sq.Ft. (15.877 AC.) SITE AREA PHASE II 1,227,026.688 Sq.Ft. (27.290 AC.) TOTAL DEVELOPED SITE AREA PROPOSED	61.338 AC.	18.171 AC.
9	PROPOSED COMMON OPEN SPACE AREA PROPOSED (%)	59.261 AC. (49.30%)	15.781 AC. (46.76%)
10	MIN. COMMON OPEN SPACE REQUIRED (15% OF TOTAL SITE AREA)	18.030 AC.	5.062 AC.
11	REQUIRED OPEN SPACE, DEVELOPED FOR ACTIVE OR PASSIVE RECREATION AREAS (NOT LESS THAN 50% OF THE COMMON OPEN SPACE AREA), SECTION 1015.6 (c)	9.015 AC.	2.531 AC.
12	ACTIVE OR PASSIVE RECREATION AREA PROPOSED	13.710 AC. (PASSIVE)	2.663 AC. (PASSIVE)

HIGHWAY OCCUPANCY PERMIT REQUIREMENT

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. APPROVAL BY THE MIDDLESEX TOWNSHIP SUPERVISORS IS CONDITIONAL, SUBJECT TO ACTION OF THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PURSUANT OF APPLICATION FOR A HIGHWAY OCCUPANCY PERMIT.

OWNER:
GIGLIOTTI HOLDINGS, L.P.
11279 PERRY HIGHWAY. SUITE 509
PITTSBURGH, PA 15220-3434

Instr:200911250027705 11/25/2009
Pages:8 F:$325.00 10:30AM
Michele Mustello T20090020043
Butler County Recorder FL



Recorder of Deeds

RECORDED NOV. 25, 2009

PLAN BOOK	PAGE
317	30

DONALD P. TRANT
SU-075022

John Rusnak, Jr.
044823-E

Notary Public

Registered Surveyor

Township of Middlesex Planning Commission

Township of Middlesex Board of Supervisors

Township of Middlesex Engineer

Butler County, Pa. Planning Commission

Butler County, Pa. Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

250 0 125 250 500 1000
1 inch = 250 ft.

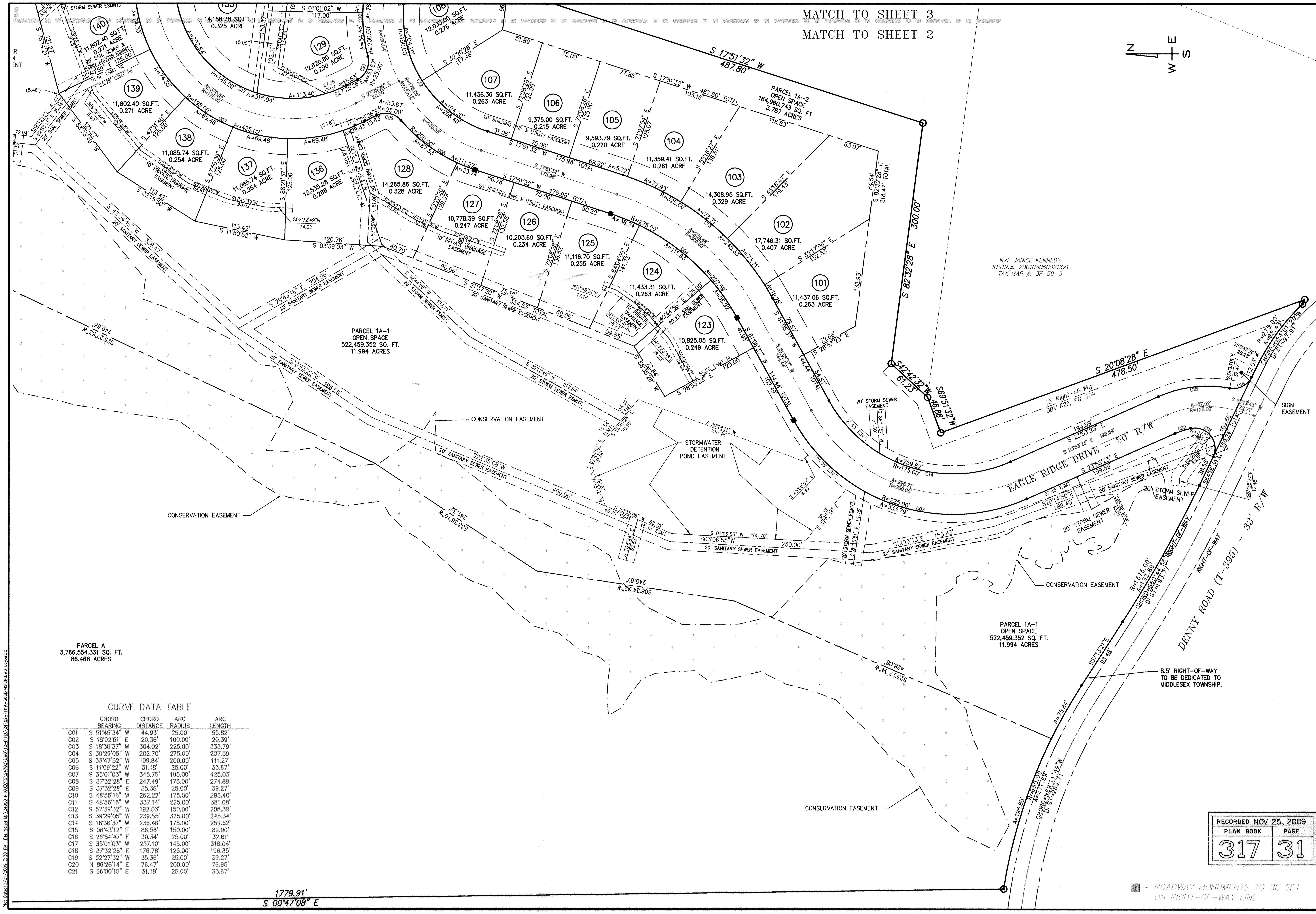
TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic

PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 1 OF 8


MATCH TO SHEET 3
MATCH TO SHEET 2
S 17°51'32" W 487.80'
PARCEL 1A-2 OPEN SPACE 164,960.743 SQ. FT. 3.787 ACRES
N/F JANICE KENNEDY INSTR.# 200108060021621 TAX MAP # 3F-59-3
S 82°32'28" E 300.00'
107 11,436.36 SQ.FT. 0.263 ACRE
106 9,375.00 SQ.FT. 0.215 ACRE
105 9,593.79 SQ.FT. 0.220 ACRE
104 11,359.41 SQ.FT. 0.261 ACRE
103 14,308.95 SQ.FT. 0.329 ACRE
102 17,746.31 SQ.FT. 0.407 ACRE
101 11,437.06 SQ.FT. 0.263 ACRE
108 12,033.00 SQ.FT. 0.276 ACRE
129 12,620.80 SQ.FT. 0.290 ACRE
128 14,265.86 SQ.FT. 0.328 ACRE
127 10,778.39 SQ.FT. 0.247 ACRE
126 10,203.69 SQ.FT. 0.234 ACRE
125 11,116.70 SQ.FT. 0.255 ACRE
124 11,433.31 SQ.FT. 0.263 ACRE
123 10,825.05 SQ.FT. 0.249 ACRE
140 11,802.40 SQ.FT. 0.271 ACRE
139 11,802.40 SQ.FT. 0.271 ACRE
138 11,085.74 SQ.FT. 0.254 ACRE
137 11,085.74 SQ.FT. 0.254 ACRE
136 12,535.28 SQ.FT. 0.288 ACRE
14,158.78 SQ.FT. 0.325 ACRE
20' BUILDING LINE & UTILITY EASEMENT
10' PRIVATE DRAINAGE EASEMENT
20' SANITARY SEWER EASEMENT
20' STORM SEWER ESMNT.
PARCEL 1A-1 OPEN SPACE 522,459.352 SQ. FT. 11.994 ACRES
STORMWATER DETENTION POND EASEMENT
CONSERVATION EASEMENT
EAGLE RIDGE DRIVE 50' R/W
15' Right-of-Way DBV 628, PG. 109
S 20°08'28" E 478.50'
SIGN EASEMENT
DENNY ROAD (T-395) - 33' R/W
RIGHT-OF-WAY
8.5' RIGHT-OF-WAY TO BE DEDICATED TO MIDDLESEX TOWNSHIP.
PARCEL A 3,766,554.331 SQ. FT. 86.468 ACRES
1779.91' S 00°47'08" E
S25°27'53"W 749.65'
S53°36'10"W 241.32'
S08°34'52"W 245.87'
S23°27'34"W 428.08'
N W E S

CURVE DATA TABLE

	CHORD BEARING	CHORD DISTANCE	ARC RADIUS	ARC LENGTH
C01	S 51°45'34" W	44.93'	25.00'	55.82'
C02	S 18°02'51" E	20.36'	100.00'	20.39'
C03	S 18°36'37" W	304.02'	225.00'	333.79'
C04	S 39°29'05" W	202.70'	275.00'	207.59'
C05	S 33°47'52" W	109.84'	200.00'	111.27'
C06	S 11°09'22" W	31.18'	25.00'	33.67'
C07	S 35°01'03" W	345.75'	195.00'	425.03'
C08	S 37°32'28" E	247.49'	175.00'	274.89'
C09	S 37°32'28" E	35.36'	25.00'	39.27'
C10	S 48°56'16" W	262.22'	175.00'	296.40'
C11	S 48°56'16" W	337.14'	225.00'	381.08'
C12	S 57°39'32" W	192.03'	150.00'	208.39'
C13	S 39°29'05" W	239.55'	325.00'	245.34'
C14	S 18°36'37" W	236.46'	175.00'	259.62'
C15	S 06°43'12" E	88.56'	150.00'	89.90'
C16	S 26°54'47" E	30.34'	25.00'	32.61'
C17	S 35°01'03" W	257.10'	145.00'	316.04'
C18	S 37°32'28" E	176.78'	125.00'	196.35'
C19	S 52°27'32" W	35.36'	25.00'	39.27'
C20	N 86°26'14" E	76.47'	200.00'	76.95'
C21	S 66°00'15" E	31.18'	25.00'	33.67'

RECORDED NOV. 25, 2009

PLAN BOOK	PAGE
317	31

▪ – ROADWAY MONUMENTS TO BE SET ON RIGHT-OF-WAY LINE

Plot Date:10/21/2009 3:30 PM File Name:M:\24000 PROJECTS\24702\DWG\12-PH1A\24702-PH1A-SUBDIVISION.DWG Layout:2

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

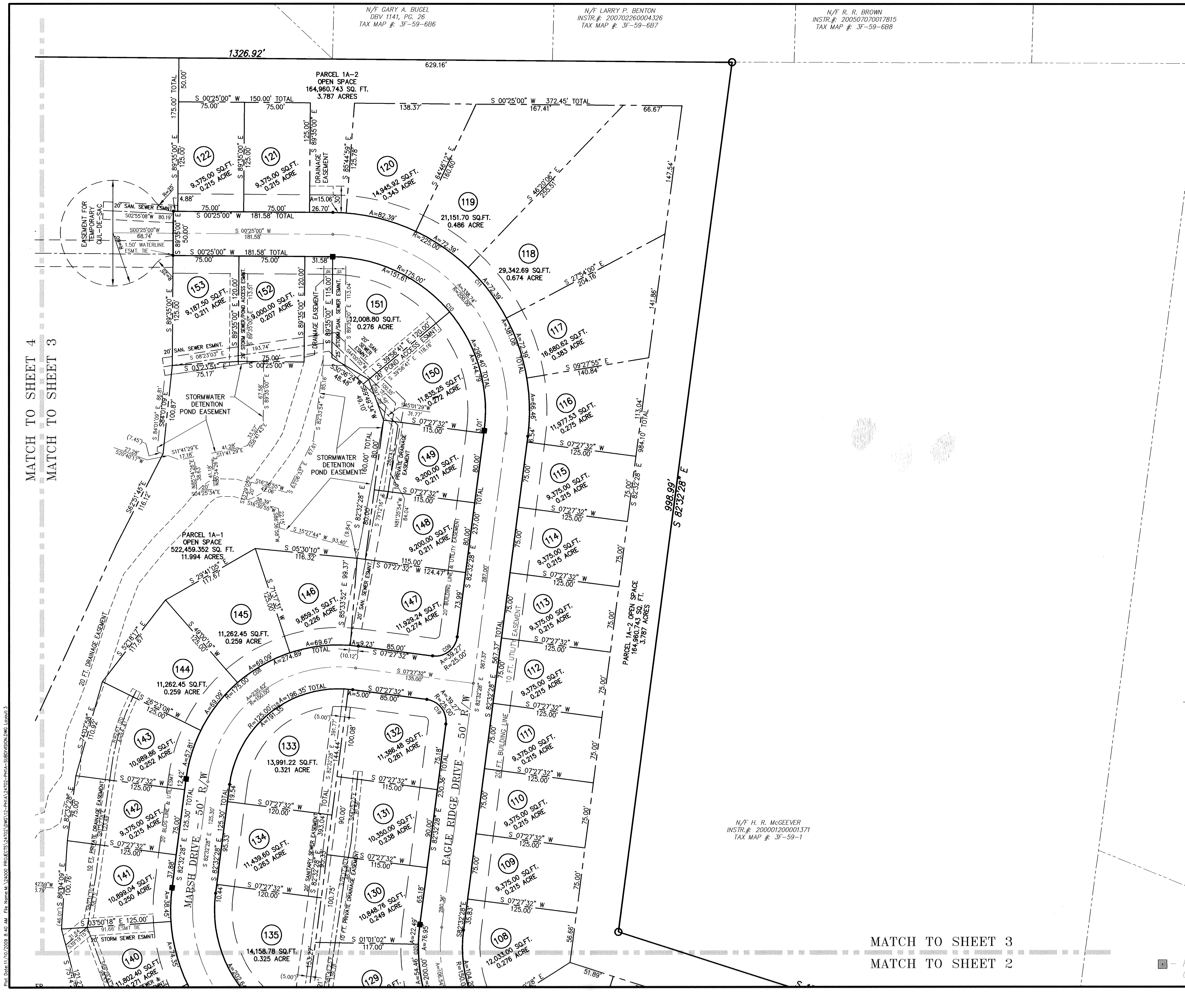
50 0 25 50 100 200
1 inch = 50 ft.

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 2 OF 8


N/F GARY A. BUGEL
DBV 1141, PG. 26
TAX MAP #: 3F-59-6B6
N/F LARRY P. BENTON
INSTR.#: 200702260004326
TAX MAP #: 3F-59-6B7
N/F R. R. BROWN
INSTR.#: 200507070017815
TAX MAP #: 3F-59-6B8
1326.92'
629.16'
PARCEL 1A-2
OPEN SPACE
164,960.743 SQ. FT.
3.787 ACRES
PARCEL 1A-1
OPEN SPACE
522,459.352 SQ. FT.
11.994 ACRES
PARCEL 1A-2 OPEN SPACE
164,960.743 SQ. FT.
3.787 ACRES
988.99'
S 82°32'28" E
EASEMENT FOR TEMPORARY CUL-DE-SAC
20' SAN. SEWER ESMNT.
1.50" WATERLINE ESMT. TIE
STORMWATER DETENTION POND EASEMENT
STORMWATER DETENTION POND EASEMENT
20 FT. DRAINAGE EASEMENT
DRAINAGE EASEMENT
20' POND ACCESS ESMNT.
20' SAN. SEWER ESMNT.
10' PRIVATE DRAINAGE EASEMENT
20' SANITARY SEWER EASEMENT
20' BUILDING LINE & UTILITY EASEMENT
10 FT. UTILITY EASEMENT
20 FT. BUILDING LINE
20' STORM SEWER ESMNT.
MARSH DRIVE 50' R/W
EAGLE RIDGE DRIVE 50' R/W
MATCH TO SHEET 4
MATCH TO SHEET 3
MATCH TO SHEET 3
MATCH TO SHEET 2
N/F H. R. McGEEVER
INSTR.#: 200001200001371
TAX MAP #: 3F-59-1
108 12,033.00 SQ.FT. 0.276 ACRE
109 9,375.00 SQ.FT. 0.215 ACRE
110 9,375.00 SQ.FT. 0.215 ACRE
111 9,375.00 SQ.FT. 0.215 ACRE
112 9,375.00 SQ.FT. 0.215 ACRE
113 9,375.00 SQ.FT. 0.215 ACRE
114 9,375.00 SQ.FT. 0.215 ACRE
115 9,375.00 SQ.FT. 0.215 ACRE
116 11,977.53 SQ.FT. 0.275 ACRE
117 16,680.62 SQ.FT. 0.383 ACRE
118 29,342.69 SQ.FT. 0.674 ACRE
119 21,151.70 SQ.FT. 0.486 ACRE
120 14,945.92 SQ.FT. 0.343 ACRE
121 9,375.00 SQ.FT. 0.215 ACRE
122 9,375.00 SQ.FT. 0.215 ACRE
129
130 10,848.76 SQ.FT. 0.249 ACRE
131 10,350.00 SQ.FT. 0.238 ACRE
132 11,386.48 SQ.FT. 0.261 ACRE
133 13,991.22 SQ.FT. 0.321 ACRE
134 11,439.60 SQ.FT. 0.263 ACRE
135 14,158.78 SQ.FT. 0.325 ACRE
140 11,802.40 SQ.FT. 0.271 ACRE
141 10,899.04 SQ.FT. 0.250 ACRE
142 9,375.00 SQ.FT. 0.215 ACRE
143 10,989.86 SQ.FT. 0.252 ACRE
144 11,262.45 SQ.FT. 0.259 ACRE
145 11,262.45 SQ.FT. 0.259 ACRE
146 9,859.15 SQ.FT. 0.226 ACRE
147 11,929.24 SQ.FT. 0.274 ACRE
148 9,200.00 SQ.FT. 0.211 ACRE
149 9,200.00 SQ.FT. 0.211 ACRE
150 11,835.25 SQ.FT. 0.272 ACRE
151 12,008.80 SQ.FT. 0.276 ACRE
152 9,000.00 SQ.FT. 0.207 ACRE
153 9,187.50 SQ.FT. 0.211 ACRE

▣ – ROADWAY MONUMENTS TO BE SET ON RIGHT-OF-WAY LINE

N
W E
S

CURVE DATA TABLE

	CHORD BEARING	CHORD DISTANCE	ARC RADIUS	ARC LENGTH
C01	S 51°45'34" W	44.93'	25.00'	55.82'
C02	S 18°02'51" E	20.36'	100.00'	20.39'
C03	S 18°36'37" W	304.02'	225.00'	333.79'
C04	S 39°29'05" W	202.70'	275.00'	207.59'
C05	S 33°47'52" W	109.84'	200.00'	111.27'
C06	S 11°09'22" W	31.18'	25.00'	33.67'
C07	S 35°01'03" W	345.75'	195.00'	425.03'
C08	S 37°32'28" E	247.49'	175.00'	274.89'
C09	S 37°32'28" E	35.36'	25.00'	39.27'
C10	S 48°56'16" W	262.22'	175.00'	296.40'
C11	S 48°56'16" W	337.14'	225.00'	381.08'
C12	S 57°39'32" W	192.03'	150.00'	208.39'
C13	S 39°29'05" W	239.55'	325.00'	245.34'
C14	S 18°36'37" W	236.46'	175.00'	259.62'
C15	S 06°43'12" E	88.56'	150.00'	89.90'
C16	S 26°54'47" E	30.34'	25.00'	32.61'
C17	S 35°01'03" W	257.10'	145.00'	316.04'
C18	S 37°32'28" E	176.78'	125.00'	196.35'
C19	S 52°27'32" W	35.36'	25.00'	39.27'
C20	N 86°26'14" E	76.47'	200.00'	76.95'
C21	S 66°00'15" E	31.18'	25.00'	33.67'

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	32

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG:
24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

TRANT
CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic

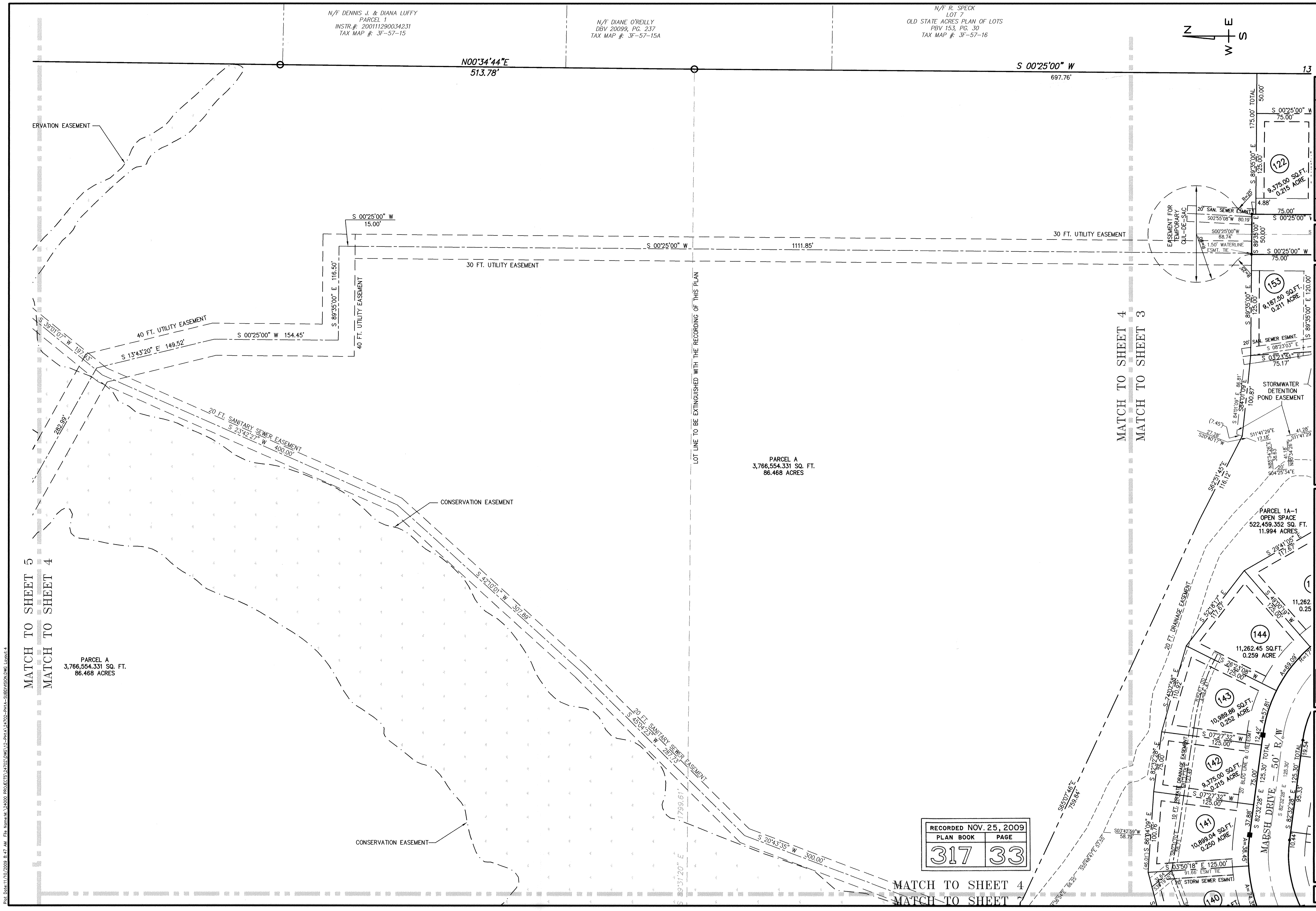
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090

PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 3 OF 8


N/F DENNIS J. & DIANA LUFFY
PARCEL 1
INSTR.#: 200111290034231
TAX MAP #: 3F-57-15
N/F DIANE O'REILLY
DBV 20099, PG. 237
TAX MAP #: 3F-57-15A
N/F R. SPECK
LOT 7
OLD STATE ACRES PLAN OF LOTS
PBV 153, PG. 30
TAX MAP #: 3F-57-16
N00°34'44"E
513.78'
S 00°25'00" W
697.76'
13
N
S
E
W
ERVATION EASEMENT
S 00°25'00" W
15.00'
S 00°25'00" W
1111.85'
30 FT. UTILITY EASEMENT
30 FT. UTILITY EASEMENT
S 89°35'00" E 116.50'
40 FT. UTILITY EASEMENT
40 FT. UTILITY EASEMENT
S 00°25'00" W 154.45'
S 13°43'20" E 149.52'
S 39°01'07" W 197.93'
282.99'
20 FT. SANITARY SEWER EASEMENT
S 23°42'27" W 400.00'
CONSERVATION EASEMENT
S 42°10'01" W 307.89'
20 FT. SANITARY SEWER EASEMENT
S 45°04'23" W 287.73'
S 20°43'35" W 300.00'
CONSERVATION EASEMENT
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
1799.61'
S 89°31'20" E
MATCH TO SHEET 5
MATCH TO SHEET 4
MATCH TO SHEET 4
MATCH TO SHEET 3
MATCH TO SHEET 4
MATCH TO SHEET 7
175.00' TOTAL
50.00'
S 00°25'00" W
75.00'
S 89°35'00" E
125.00'
122
9,375.00 SQ.FT.
0.215 ACRE
R=25'
4.88'
75.00'
S 00°25'00" W
EASEMENT FOR TEMPORARY CUL-DE-SAC
20' SAN. SEWER ESMNT.
S02°55'08"W 80.19'
S00°25'00"W
68.74'
R=60'
1.50' WATERLINE ESMT. TIE
S 89°35'00" E
50.00'
S 00°25'00" W
75.00'
R=25'
153
9,187.50 SQ.FT.
0.211 ACRE
S 89°35'00" E
125.00'
S 89°35'00" E 120.00'
20' SAN. SEWER ESMNT.
S 08°23'03" E
S 03°23'51" E
75.17'
S 84°01'09" E 86.81'
S84°01'09"E
100.87'
STORMWATER
DETENTION
POND EASEMENT
(7.45')
27.28'
S20°40'17"W
S11°41'29"E
17.18'
41.28'
S11°41'29
N85°34'26"E
38.63'
41.18'
N85°34'26"E
20'
S04°25'34"E
S62°51'45"E
116.12'
PARCEL 1A-1
OPEN SPACE
522,459.352 SQ. FT.
11.994 ACRES
S 29°41'05" E
117.67'
20 FT. DRAINAGE EASEMENT
S 52°18'17" E
117.67'
S 49°00'19" W
125.00'
11,262.
0.25
144
11,262.45 SQ.FT.
0.259 ACRE
A=69.09'
R=17
S 26°23'08" W
125.00'
S 74°07'58" E
110.92'
R=261.00'
A=94.41'
143
10,989.86 SQ.FT.
0.252 ACRE
A=57.81'
12.42'
S 07°27'32" W
125.00'
S 82°32'28" E
75.00'
PRIVATE DRAINAGE EASEMENT
S81°37'18"E
123.49
142
9,375.00 SQ.FT.
0.215 ACRE
20' BLDG LINE & UTIL ESMT
75.00'
S 82°32'28" E 125.30' TOTAL
MARSH DRIVE - 50' R/W
S 82°32'28" E 125.30'
S 82°32'28" E 125.30' TOTAL
19.54
95.33'
10.44'
S 07°27'32" W
125.00'
10 FT.
S65°07'46"E
759.84'
S03°42'59"W
58.79'
(46.01') S 86°04'09" E
100.76'
S80°31'10"E
58.73'
141
10,899.04 SQ.FT.
0.250 ACRE
37.88'
A=38.45'
S 03°50'18" E 125.00'
91.66' ESMT TIE
20' STORM SEWER ESMNT.
31.64
S39°19'15"E
S55°48'47"E 57.55'
S61°36'54"E 66.25'
A=74.35
140

RECORDED NOV. 25, 2009

PLAN BOOK	PAGE
317	33

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

TRANT CORPORATION
Environmental
Surveying
Site Civil
Traffic
Engineering Permits & Approvals

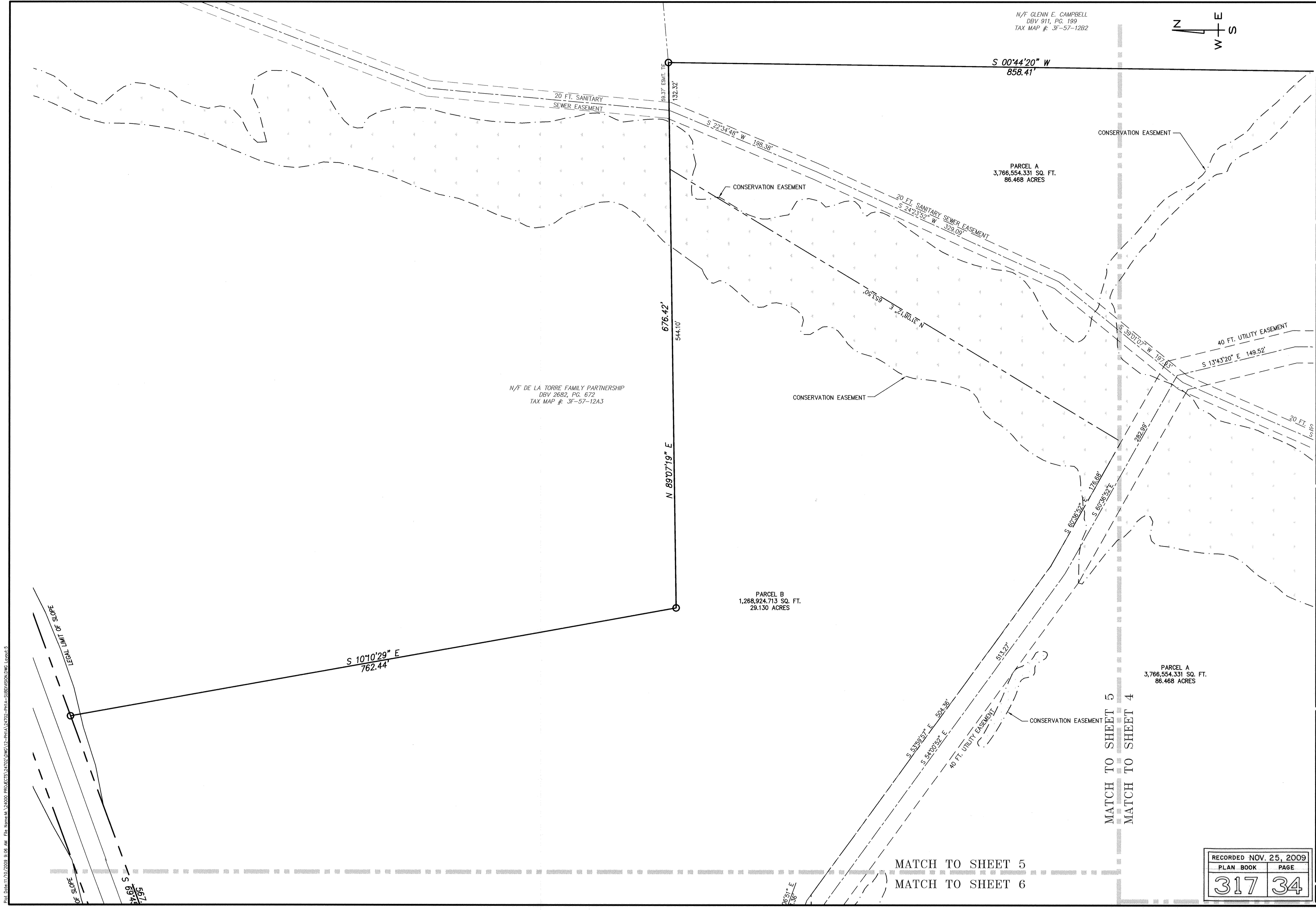
PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 4 OF 8

Plot Date:11/10/2009 8:47 AM File Name:M:\24000 PROJECTS\24702\DWG\12-PH1A\24702-PH1A-SUBDIVISION.DWG Layout:4


N/F GLENN E. CAMPBELL
DBV 911, PG. 199
TAX MAP #: 3F-57-12B2
N
W
E
S
S 00°44'20" W
858.41'
59.37' ESMT. TIE
132.32'
20 FT. SANITARY
SEWER EASEMENT
S 22°34'48" W 198.38'
CONSERVATION EASEMENT
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
CONSERVATION EASEMENT
20 FT. SANITARY SEWER EASEMENT
S 24°23'52" W 329.09'
N 31°08'12" E 653.50'
676.42'
544.10'
N 89°07'19" E
N/F DE LA TORRE FAMILY PARTNERSHIP
DBV 2682, PG. 672
TAX MAP #: 3F-57-12A3
CONSERVATION EASEMENT
S 39°01'07" W 197.93'
40 FT. UTILITY EASEMENT
S 13°43'20" E 149.52'
20 FT. S
282.99'
S 60°36'52" E 176.68'
S 60°36'52"E
PARCEL B
1,268,924.713 SQ. FT.
29.130 ACRES
S 10°10'29" E
762.44'
LEGAL LIMIT OF SLOPE
OF SLOPE
S 69°4
567.
513.27'
S 53°59'57" E 504.36'
S 54°00'52" E
40 FT. UTILITY EASEMENT
CONSERVATION EASEMENT
MATCH TO SHEET 5
MATCH TO SHEET 4
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
MATCH TO SHEET 5
MATCH TO SHEET 6
06'51" E
.36'

RECORDED NOV. 25, 2009

PLAN BOOK	PAGE
317	34

Plot Date:11/10/2009 9:06 AM File Name:M:\24000 PROJECTS\24702\DWG\12-PH1A\24702-PH1A-SUBDIVISION.DWG Layout:5

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG:
24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

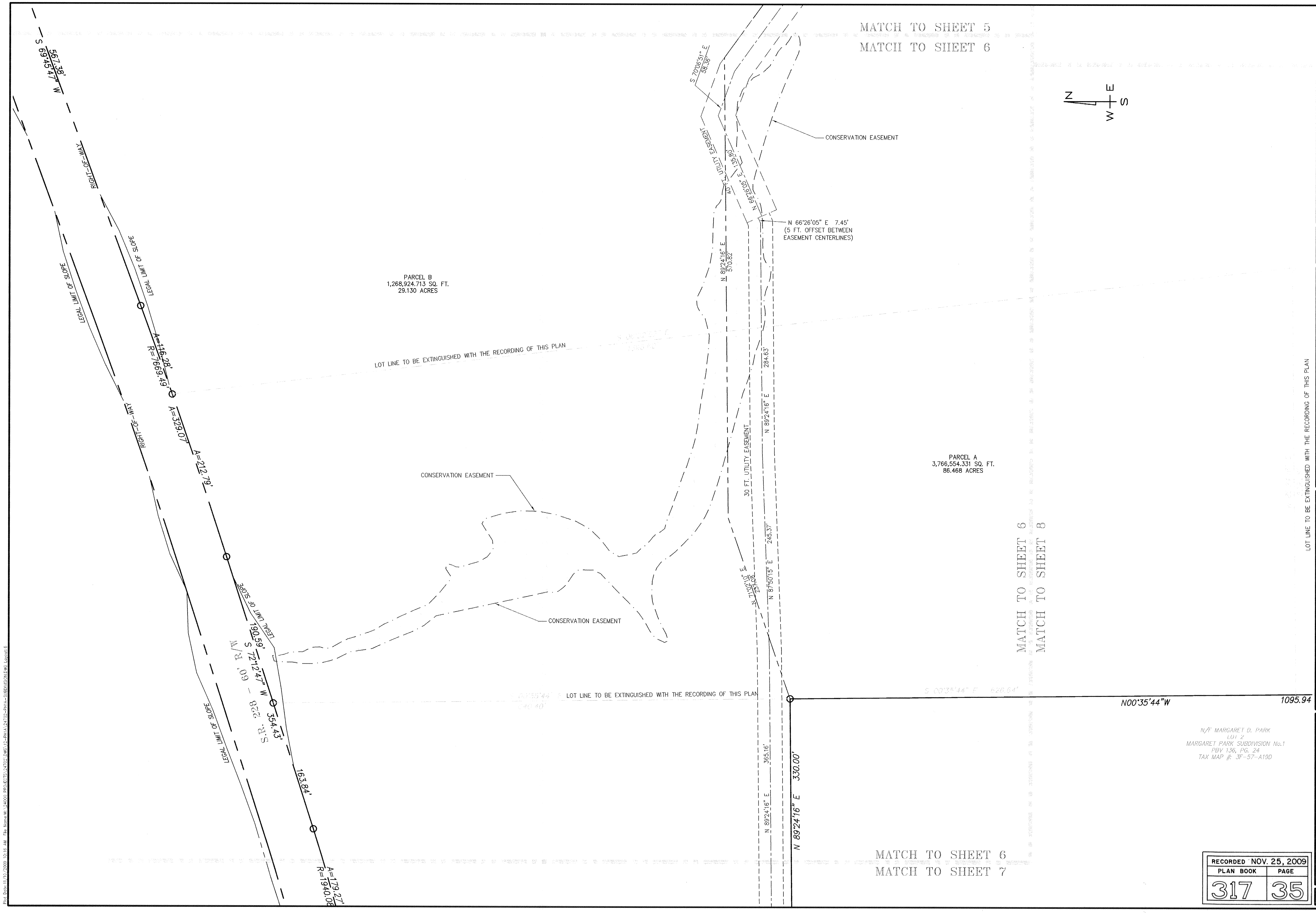
TRANT
CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic

PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 5 OF 8


MATCH TO SHEET 5
MATCH TO SHEET 6
S 69°45'47" W 567.38'
RIGHT-OF-WAY
LEGAL LIMIT OF SLOPE
LEGAL LIMIT OF SLOPE
A=116.28'
R=7669.49'
A=329.07'
A=212.79'
RIGHT-OF-WAY
LEGAL LIMIT OF SLOPE
190.59'
S 72°12'47" W
S.R. 228 - 60' R/W
354.43'
LEGAL LIMIT OF SLOPE
163.84'
A=179.27'
R=1940.08
S 70°06'51" E
58.36'
40 FT. UTILITY EASEMENT
N 66°26'05" E 135.80'
CONSERVATION EASEMENT
N 66°26'05" E 7.45'
(5 FT. OFFSET BETWEEN
EASEMENT CENTERLINES)
PARCEL B
1,268,924.713 SQ. FT.
29.130 ACRES
N 89°24'16" E
570.82'
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
N 89°24'16" E 284.63'
30 FT. UTILITY EASEMENT
CONSERVATION EASEMENT
N 71°02'10" E
237.08'
N 87°50'15" E 245.37'
CONSERVATION EASEMENT
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
N 89°24'16" E 365.16'
N 89°24'16" E 330.00'
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
MATCH TO SHEET 6
MATCH TO SHEET 8
S 00°35'44" E 626.64'
N00°35'44"W
1095.94
N
W
E
S
N/F MARGARET D. PARK
LOT 2
MARGARET PARK SUBDIVISION No.1
PBV 136, PG. 24
TAX MAP #: 3F-57-A19D
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
MATCH TO SHEET 6
MATCH TO SHEET 7

RECORDED NOV. 25, 2009

PLAN BOOK	PAGE
317	35

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG:
24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

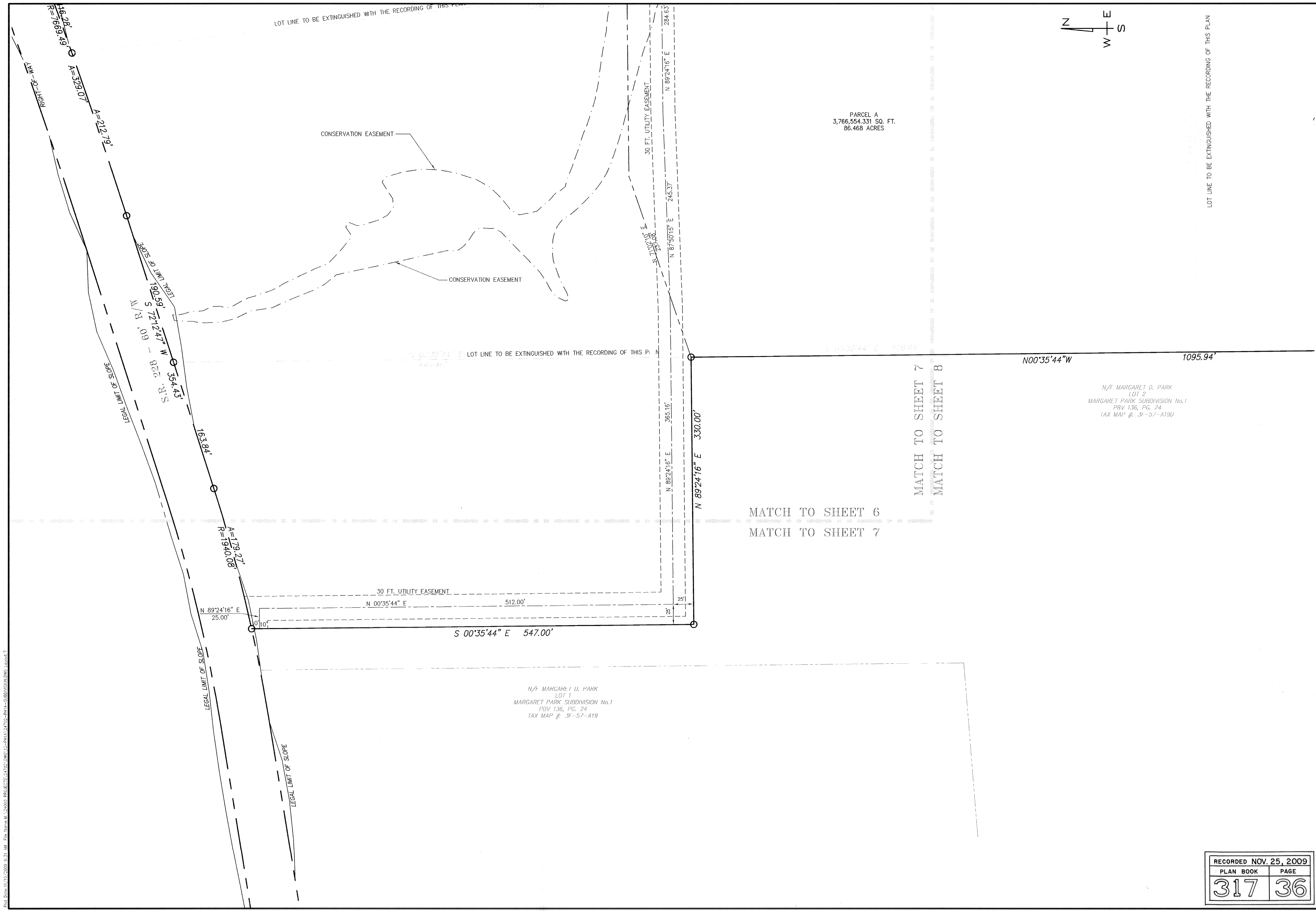
TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic

PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 6 OF 8



LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
16.28'
R=7669.49'
A=329.07'
A=212.79'
RIGHT-OF-WAY
CONSERVATION EASEMENT
CONSERVATION EASEMENT
LEGAL LIMIT OF SLOPE
190.59'
S 72°12'47" W
354.43'
S.R. 228 - 60' R/W
LEGAL LIMIT OF SLOPE
163.84'
A=179.27'
R=1940.08'
30 FT. UTILITY EASEMENT
N 89°24'16" E
284.63'
N 71°02'10" E
237.08'
N 87°50'15" E
245.37'
N 89°24'16" E
365.16'
N 89°24'16" E 330.00'
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
N00°35'44"W 1095.94'
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
N
E
S
W
N/F MARGARET D. PARK
LOT 2
MARGARET PARK SUBDIVISION No.1
PBV 136, PG. 24
TAX MAP #: 3F-57-A19D
MATCH TO SHEET 7
MATCH TO SHEET 8
MATCH TO SHEET 6
MATCH TO SHEET 7
30 FT. UTILITY EASEMENT
N 00°35'44" E 512.00'
N 89°24'16" E
25.00'
10'
25'
25'
S 00°35'44" E 547.00'
N/F MARGARET D. PARK
LOT 1
MARGARET PARK SUBDIVISION No.1
PBV 136, PG. 24
TAX MAP #: 3F-57-A19
LEGAL LIMIT OF SLOPE
LEGAL LIMIT OF SLOPE

RECORDED NOV. 25, 2009

PLAN BOOK	PAGE
317	36

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG: 24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

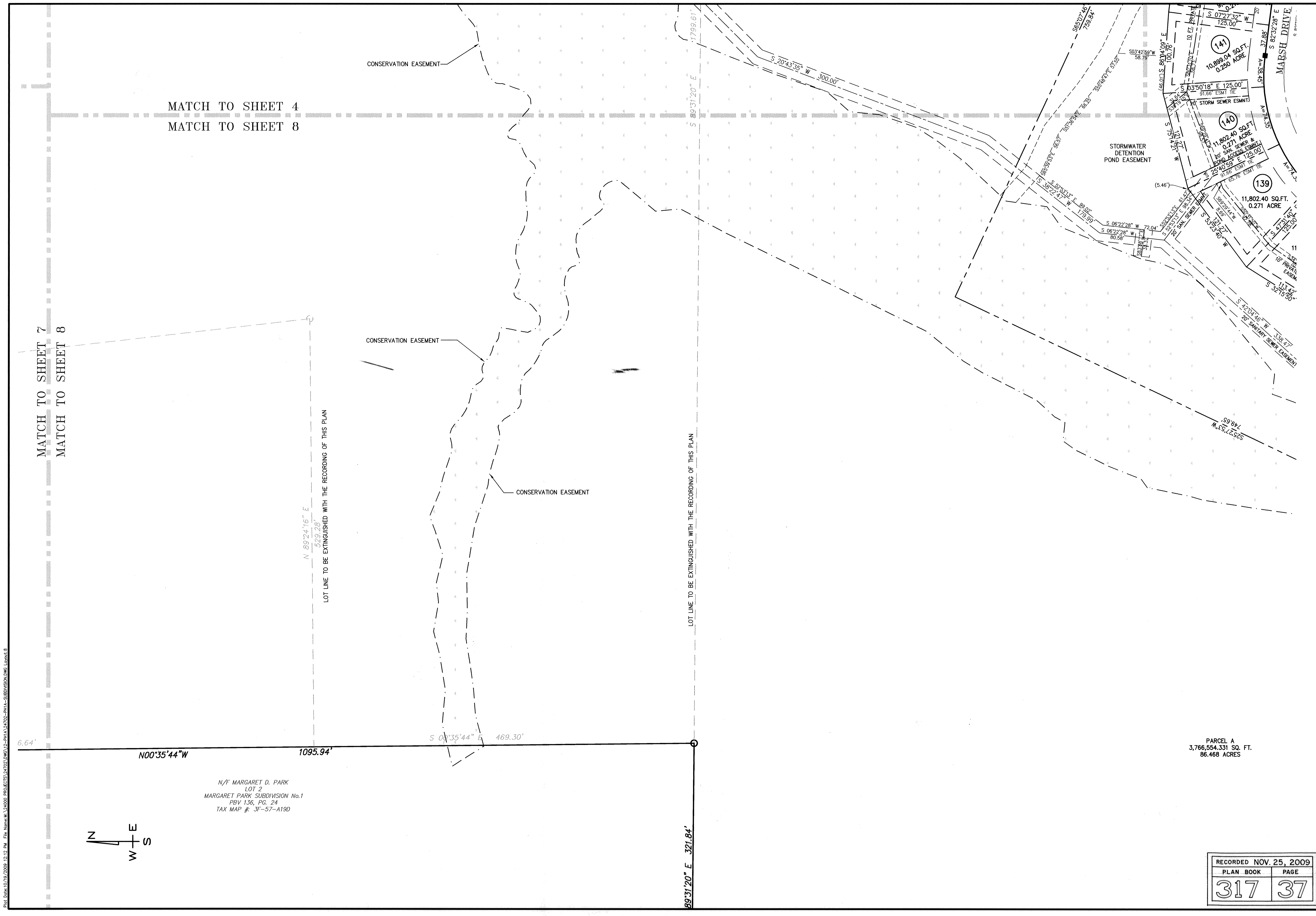
TRANT
CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic

PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD
PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 7 OF 8


CONSERVATION EASEMENT
MATCH TO SHEET 4
MATCH TO SHEET 8
MATCH TO SHEET 7
MATCH TO SHEET 8
CONSERVATION EASEMENT
CONSERVATION EASEMENT
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
N 89°24'16" E
529.28'
LOT LINE TO BE EXTINGUISHED WITH THE RECORDING OF THIS PLAN
S 89°31'20" E
1799.61'
S 20°43'35" W 300.00'
S65°07'46" E
799.84'
S03°42'59"W
58.79'
STORMWATER
DETENTION
POND EASEMENT
S 07°27'32" W
125.00'
10 FT. PRIVATE
141
10,899.04 SQ.FT.
0.250 ACRE
S 82°32'28" E
37.88'
MARSH DRIVE
A=38.45'
(46.01') S 86°04'09" E
100.76'
S80°31'10"E
58.73'
S 03°50'18" E 125.00'
91.66' ESMT TIE
20' STORM SEWER ESMNT.
31.64'
S39°19'15"E
140
11,802.40 SQ.FT.
0.271 ACRE
20' SAN. SEWER &
POND ACCESS ESMNT.
A=74.35'
S 75°14'21" W
121.27'
S69°29'41"W
98.57'
S 25°40'59" E 125.00'
91.66' ESMT TIE
65.76' ESMT TIE
(5.46')
139
11,802.40 SQ.FT.
0.271 ACRE
S52°53'13"E 61.47'
S 52°53'13" E 98.34'
20' SAN. SEWER ESMNT.
S 53°23'40" W
121.27'
S69°29'44"W
8.69'
S50°31'50"W
92.28'
S 47°31'40"
125.00'
10' PRIVATE EASEM
S 32°15'50"
113.42'
S 06°22'28" W 72.04'
S 06°22'28" W
80.58'
S83°38'27"E
33.32'
S 38°22'47" W
179.99'
S 52°53'13" E 99.02'
S 42°04'46" W 338.47'
20' SANITARY SEWER EASEMENT
S52°27'53"W
749.65'
6.64'
N00°35'44"W
1095.94'
S 00°35'44" E 469.30'
PARCEL A
3,766,554.331 SQ. FT.
86.468 ACRES
N/F MARGARET D. PARK
LOT 2
MARGARET PARK SUBDIVISION No.1
PBV 136, PG. 24
TAX MAP #: 3F-57-A19D
S 89°31'20" E 321.84'
N
E
W
S

RECORDED NOV. 25, 2009	
PLAN BOOK	PAGE
317	37

Plot date:10/19/2009 12:12 PM File Name:M:\24000 PROJECTS\24702\DWG\2-PH1A\24702-PH1A-SUBDIVISION.DWG Layout:8

Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG:
24702-PH1A-SUBDIVISION
DRAWN BY: RLB
CHECKED BY: DUB

GIGLIOTTI HOLDINGS, L.P.
MIDDLESEX TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

TRANT CORPORATION
Engineering Permits & Approvals
Environmental
Surveying
Site Civil
Traffic

PINE CENTER
11279 PERRY HIGHWAY SUITE 206
WEXFORD, PA 15090
PHONE: (724) 935-7900
FAX: (724) 935-6060
EMAIL: permits@trantcorp.com

WEATHERBURN HEIGHTS PRD PHASE 1A SUBDIVISION PLAN

PROJECT NO.: 24702
DATE: 03-11-2009

SHEET 8 OF 8

Instr:200912010027973 12/01/2009
Pages:1 F:$45.00 9:23AM
Michele Mustello T20090020273
Butler County Recorder FL

CORPORATION

NOTARY PUBLIC

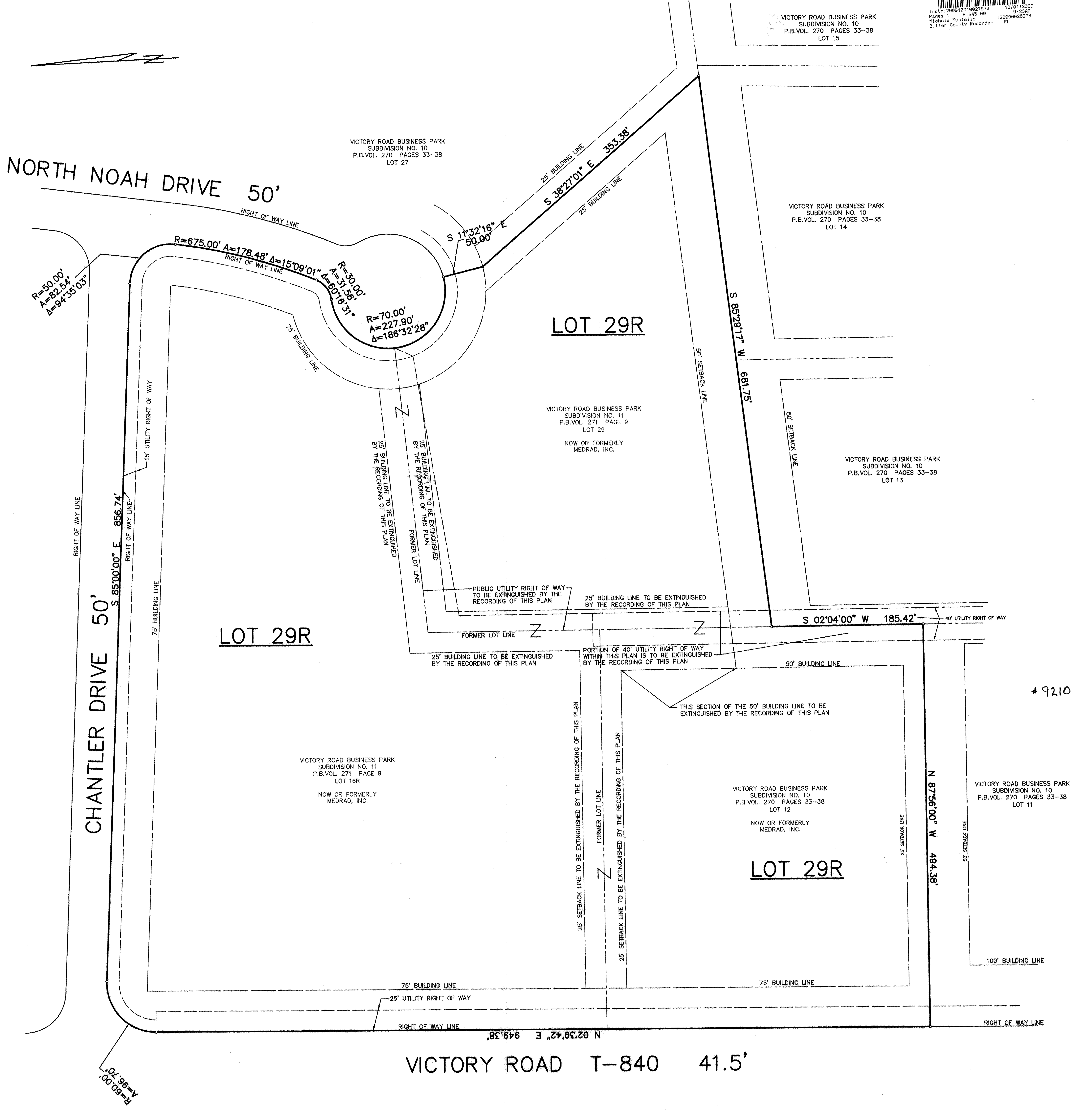
SURVEYOR

Kevin Patrick Hannegan
SU-048536-E

PLANNING COMMISSION

BOARD OF SUPERVISORS

RECORDER



NORTH NOAH DRIVE 50'
RIGHT OF WAY LINE
R=675.00' A=178.48' Δ=15°09'01"
R=30.00' A=31.56' Δ=60°16'31"
R=70.00' A=227.90' Δ=186°32'28"
R=50.00' A=82.54' Δ=94°35'03"
S 11°32'16" E 50.00'
S 38°27'01" E 353.38'
S 85°29'17" W 681.75'
S 02°04'00" W 185.42'
N 87°56'00" W 494.38'
N 02°39'42" E 949.38'
S 85°00'00" E 856.74'
R=60.00' A=96.70'
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 P.B.VOL. 270 PAGES 33-38 LOT 27
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 P.B.VOL. 270 PAGES 33-38 LOT 15
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 P.B.VOL. 270 PAGES 33-38 LOT 14
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 P.B.VOL. 270 PAGES 33-38 LOT 13
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 P.B.VOL. 270 PAGES 33-38 LOT 11
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 11 P.B.VOL. 271 PAGE 9 LOT 29 NOW OR FORMERLY MEDRAD, INC.
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 11 P.B.VOL. 271 PAGE 9 LOT 16R NOW OR FORMERLY MEDRAD, INC.
VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 P.B.VOL. 270 PAGES 33-38 LOT 12 NOW OR FORMERLY MEDRAD, INC.
LOT 29R
LOT 29R
LOT 29R
25' BUILDING LINE
75' BUILDING LINE
50' SETBACK LINE
50' BUILDING LINE
100' BUILDING LINE
15' UTILITY RIGHT OF WAY
25' UTILITY RIGHT OF WAY
40' UTILITY RIGHT OF WAY
25' BUILDING LINE TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAN
FORMER LOT LINE
PUBLIC UTILITY RIGHT OF WAY TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAN
PORTION OF 40' UTILITY RIGHT OF WAY WITHIN THIS PLAN IS TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAN
THIS SECTION OF THE 50' BUILDING LINE TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAN
25' SETBACK LINE TO BE EXTINGUISHED BY THE RECORDING OF THIS PLAN
CHANTLER DRIVE 50'
VICTORY ROAD T-840 41.5'

#9210

KNOW ALL MEN BY THESE PRESENTS:
That MEDRAD, INC., a corporation duly registered under the laws of the Commonwealth of Pennsylvania, by the virtue of a resolution of the Board of Directors, thereof, does hereby adopt that this plan as its Plan of Subdivision for this property situate in the Township of Clinton, County of Butler and Commonwealth of Pennsylvania, and does hereby dedicate forever, for public use for highway and utility purposes, drives, roads, streets, right-of-ways, lanes and ways and other public highways shown upon the plan, and we release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Clinton, their successors or assigns from any liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and right-of-ways. This dedication and release shall be binding upon MEDRAD, 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 hand of its officials this 19TH day of OCTOBER, 2009.

Attest:

Secretary

John P. Friel
President

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared JOHN P. FRIEL, who being duly sworn, deposeth and saith that he was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said MEDRAD, INC., for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and proper respective handwriting.

John P. Friel
President

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Carol A. Lancia, Notary Public
Baldwin Boro, Allegheny County
My Commission Expires Nov. 17, 2012
Member, Pennsylvania Association of Notaries

My Commission Expires the 17th day of November, 2012

Carol A Lancia
Notary Public

We, MEDRAD, INC., owners of this plan of subdivision in our name, do hereby certify that the title of this property is in the name of MEDRAD, INC.. as recorded as Instrument No. 200609260024710, Recorder of Deeds Office. WE further certify that there is no mortgage, lien, or other encumbrance against this property.

Kathy A. Neumann
Witness

John P. Friel
Owner

I, Kevin P. Hannegan, 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 and that this plan correctly represents the lots, land, streets and highways as surveyed and plotted by me for the owners or agents.

K. P. Hannegan
Kevin P. Hannegan
Reg. No.: SU-048536-E

Oct. 13, 2009
Date

Approved by the Clinton Township Planning Commission this 5th day of OCTOBER, 2009.

Patricia A Hdrda
Secretary

Kenneth E Taylor
Chairman

The Board of Supervisors of the Township of Clinton 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.

Margaret S. Nelson
Secretary

Chairman of the Board

Approved by the Clinton Township Board of Supervisors this 13th day of OCTOBER, 2009.

Margaret S. Nelson
Secretary

Chairman of the Board

Reviewed by the Butler County Planning Commission this 16TH day of October, 2009.

Jesse Harris dry
Secretary

Frank Uhl dry
Chairman

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 317 page 38 Given under my hand and seal this 1st day of Dec., 2009

Michele M. Mustello
Recorder

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

TOTAL AREA = 855,720 SQ.FT. or 19.645 ACRES

MEDRAD CONSOLIDATION PLAN NO. 1

BEING A CONSOLIDATION OF LOT 16R & LOT 29 IN THE VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 1 AS RECORDED IN PLAN BOOK VOLUME 271, PAGE 9 AND LOT 12 IN THE VICTORY ROAD BUSINESS PARK SUBDIVISION NO. 10 AS RECORDED IN PLAN BOOK VOLUME 270, PAGE 36 IN THE BUTLER COUNTY RECORDERS OFFICE

SITUATE IN

CLINTON TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

MEDRAD, INC.

C-16849

RECORDED DEC. 1, 2009	
PLAN BOOK	PAGE
317	38

P.M. J.A.B. D.B. J.A.B. C.B.

SCALE: 1" = 60'

DATE: OCTOBER, 2006
DWG. NO. 400,387

THE GATEWAY ENGINEERS, INC.
CONSULTING ENGINEERS
400 HOLIDAY DRIVE, SUITE 300
PITTSBURGH, PA 15220-2727
(412) 921-4030

Instr:200912010028083 12/01/2009
Pages:1 F:$45.00 1:56PM
Michele Mustello T20090020344
Butler County Recorder FL

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

IN WITNESS WHEREOF, We hereunto set our hand and seal this 26 day of OCTOBER 2009.

David J. Perine
Owner

Karolina Perine
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came David J. and Karolina Perine and acknowledged the foregoing release and dedication and plan to be their act and deed and desired the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of OCT 2009.

Debra L. Jeffcoat
Notary Public
Seal & Stamp

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

21 Oct '09
Date

STANLEY D. GRAFF
NO. 30161-E
Seal

P. L. S. # 30161-E

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.

Approved by the Supervisors of the Township of Jefferson this 9th day of Nov. 2009.

Lois J. Fenne
Secretary
Seal

James R Jones
Chairman

James R Jones

Approved by the Jefferson Township Planning Commission this 21 day of Oct 2009.

Cheryl Prybock
Secretary

Evelyn M. Gross
Chairman

Reviewed by the Butler County Planning Commission this 14TH day of OCT. 2009.

JRM
Secretary
Seal

JRM
Chairman

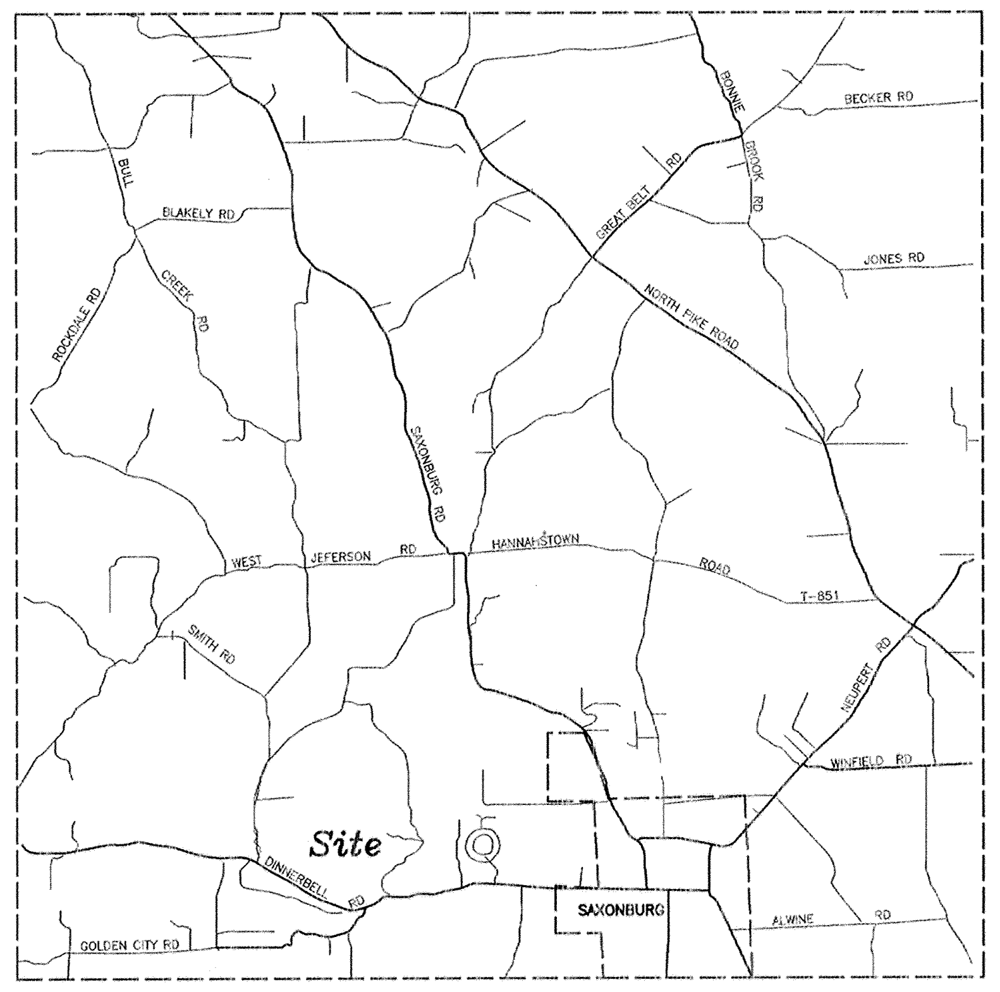
COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 317 Page 39 .

Given under my hand and seal this 1 day of Dec 2009.

Michele M Mustello
Recorder
Seal

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 201


BULL CREEK RD
BLAKELY RD
ROCKDALE RD
SAXONBURG RD
GREAT BELT RD
BONNIE BROOK RD
BECKER RD
JONES RD
NORTH PIKE ROAD
WEST JEFERSON RD
HANNAHSTOWN ROAD
T-851
SMITH RD
NEUPERT RD
WINFIELD RD
Site
DINNERBELL RD
SAXONBURG
ALWINE RD
GOLDEN CITY RD

Vicinity Map

Non–Building Wavier

"As of the date of this plot plan recording, the residual tract of this subdivision is dedicated for the express purpose of agricultural use. No portion of the residual tract of this subdivision has been approved by the municipality or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have approved sewage facilities planning 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 this residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilies planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

(the residual being labeled and identified as Lot 2)

Maintenance Agreement

WITNESSETH, in consideration of the mutual covenants, promises and benefits hereinafter set forth by the parties hereto, for themselves, their heirs, successors and assigns, agree as follows:

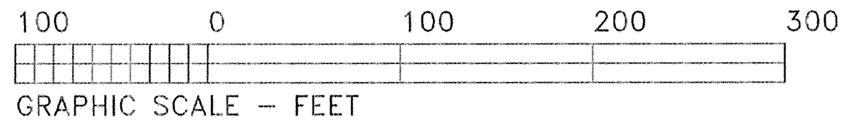
1...the parties hereto hereby acknowledge the existence of a private lane accessing their properties as shown on hereon plotted Plan.

2.. the parties hereto agree to provide equal care, maintenance and repairs to the road surface of the certain private lane accessing their respective properties. The lane extends from the public highway so as to enable the respective parties to have safe ingress, egress and regress to their respective properties.

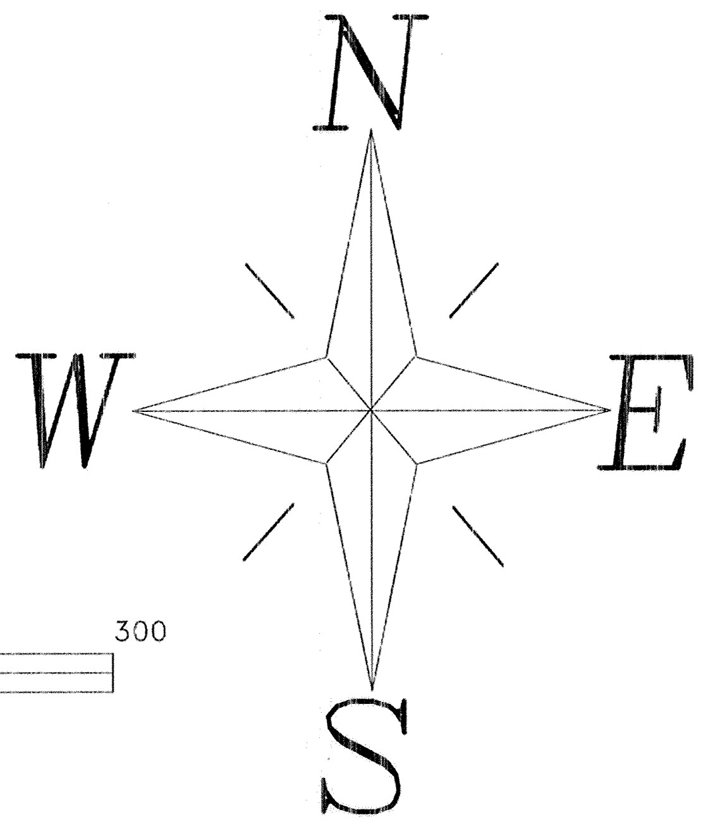
3.. the parties further agree that any and all expenses of maintaining and repairing said private lane to the tracts of land of the respective parties hereto are to be divided equally among the parties hereto and all the parties hereto shall be in agreement with respect to the time for the needed maintenance and repairs and as to the method and cost of said maintenance and repairs.

5... the parties further agree that they will separately maintain their own private driveways on their properties.

6...subject further to the terms and conditions of Article of Agreement recorded in Deed Book Volume 1357, 643.


100
0
100
200
300

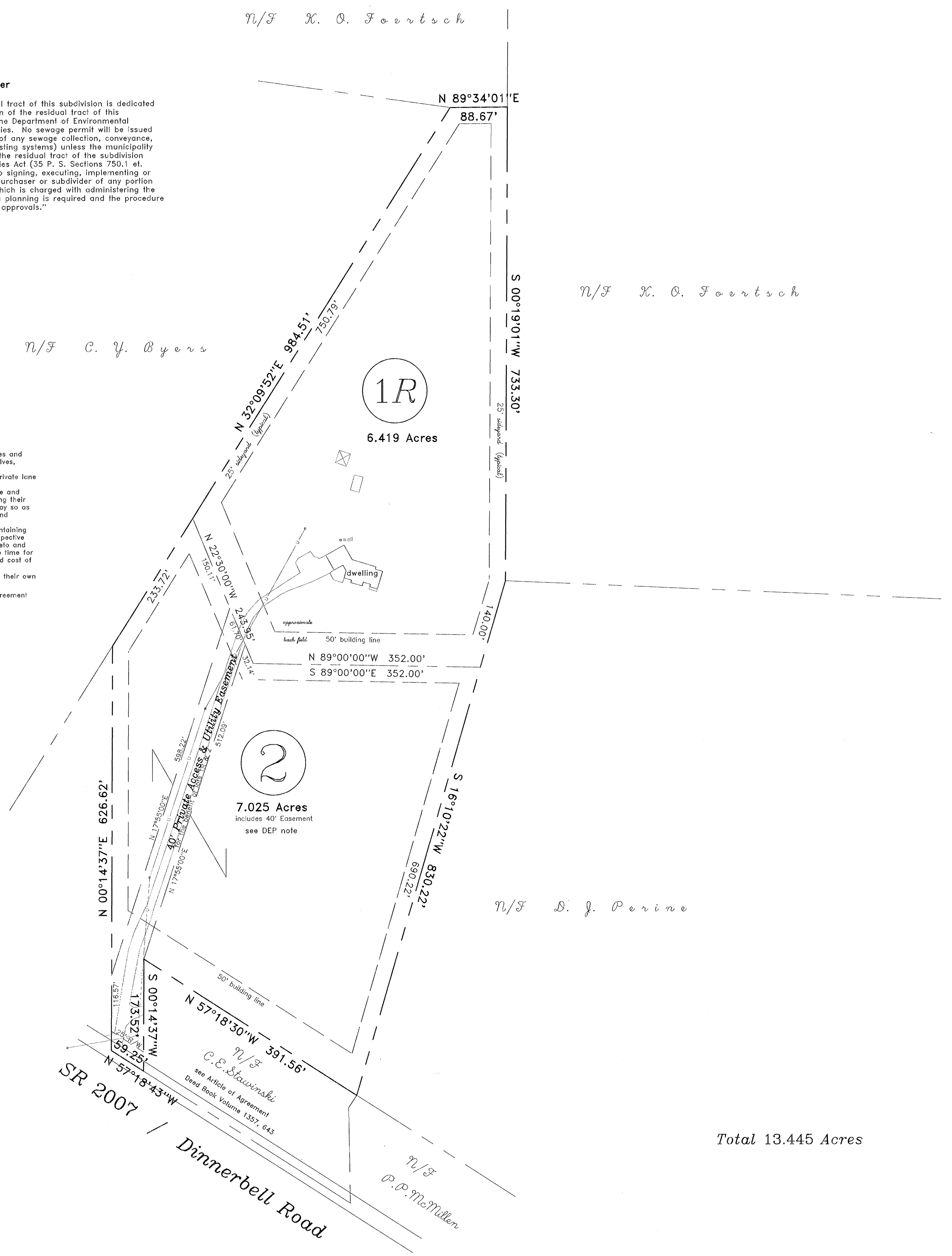
GRAPHIC SCALE – FEET



NOTE: Subject to and together with any and all existing rights–of–way, easements and conditional clauses of record or established by due process.

HIGHWAY OCCUPANCY PERMIT

A Highway Occupancy Permit is required pursuant to Section 420 of the State Highway Law (P.L. 1242, No. 428).


N/F K. O. Foertsch
N 89°34'01"E
88.67'
N/F K. O. Foertsch
S 00°19'01"W 733.30'
25' sideyard (typical)
N/F C. Y. Byers
N 32°09'52"E 984.51'
750.79'
25' sideyard (typical)
1R
6.419 Acres
well
dwelling
approximate leach field
50' building line
140.00'
N 22°30'00"W
150.11'
233.72'
243.95'
61.70'
32.14'
N 89°00'00"W 352.00'
S 89°00'00"E 352.00'
40' Private Access & Utility Easement
for the benefit of lots 1R & 2
598.22'
512.09'
N 17°55'00"E
N 17°55'00"E
2
7.025 Acres
includes 40' Easement
see DEP note
N 00°14'37"E 626.62'
S 16°10'22"W 830.22'
690.22'
N/F D. J. Perine
116.57'
173.52'
S 00°14'37"W
25' R/W
59.25'
N 57°18'43"W
50' building line
N 57°18'30"W 391.56'
N/F C.E.Stawinski
see Article of Agreement
Deed Book Volume 1357, 643
SR 2007 / Dinnerbell Road
N/F P.P.McMillen
Total 13.445 Acres

D. J. Perine Plan

being a Subdivision of
Lot 1
Susie M. Hamme Plan No.2
Plan Book No.119 Page 4

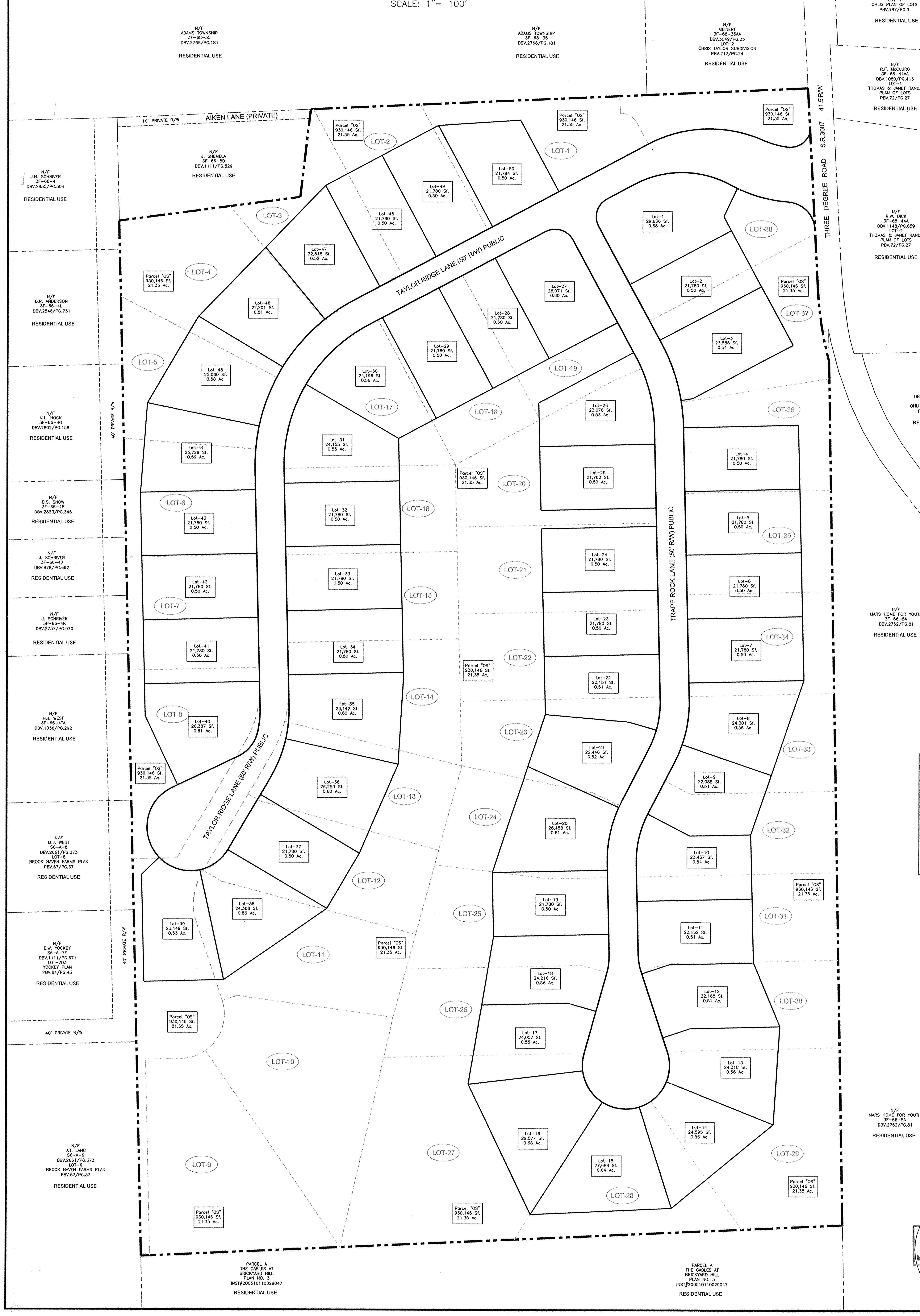
SUBDIVISION SURVEY *for* *David J. & Karolina Perine*
PROJECT No: 09140
SITUATE: JEFFERSON TOWNSHIP, BUTLER COUNTY, PA
DATE: 10/06/09 REV: DWN.By: Sdg CHK.By: Co. TAX No: 190–2F10–25K

S. D. GRAFF Professional Surveying
P. O. Box 521 275 Thelma Dr. Saxonburg, PA 16056
(724) 352–3811 FAX 352–1059

RECORDED DEC. 1, 2009	
PLAN BOOK	PAGE
317	39
SHEET ___ of ___	

INDEX PLAN

SCALE: 1"= 100'



N/F ADAMS TOWNSHIP 3F-68-35 DBV.2766/PG.181 RESIDENTIAL USE
N/F ADAMS TOWNSHIP 3F-68-35 DBV.2766/PG.181 RESIDENTIAL USE
N/F MEINERT 3F-68-35AA DBV.3049/PG.25 LOT-2 CHRIS TAYLOR SUBDIVISION PBV.217/PG.24 RESIDENTIAL USE
N/F R.S. OHLIS 3F-68-46 LOT-1 OHLIS PLAN OF LOTS PBV.187/PG.3 RESIDENTIAL USE
N/F R.F. McCLURG 3F-68-44AA DBV.1080/PG.413 LOT-1 THOMAS & JANET RANDA PLAN OF LOTS PBV.72/PG.27 RESIDENTIAL USE
N/F R.W. DICK 3F-68-44A DBV.1148/PG.659 LOT-2 THOMAS & JANET RANDA PLAN OF LOTS PBV.72/PG.27 RESIDENTIAL USE
N/F S.A. CONNER 3F-68-45 DBV.2567/PG.922 LOT-2 OHLIS PLAN OF LOTS PBV.187/PG.3 RESIDENTIAL USE
N/F MARS HOME FOR YOUTH 3F-66-5A DBV.2752/PG.81 RESIDENTIAL USE
N/F MARS HOME FOR YOUTH 3F-66-5A DBV.2752/PG.81 RESIDENTIAL USE
N/F J. SHEMELA 3F-66-5D DBV.1111/PG.529 RESIDENTIAL USE
N/F J.H. SCHRIVER 3F-66-4 DBV.2855/PG.304 RESIDENTIAL USE
N/F D.R. ANDERSON 3F-66-4L DBV.2548/PG.731 RESIDENTIAL USE
N/F N.L. HOCK 3F-66-4G DBV.2802/PG.158 RESIDENTIAL USE
N/F B.S. SNOW 3F-66-4P DBV.2823/PG.346 RESIDENTIAL USE
N/F J. SCHRIVER 3F-66-4J DBV.978/PG.692 RESIDENTIAL USE
N/F J. SCHRIVER 3F-66-4K DBV.2737/PG.970 RESIDENTIAL USE
N/F M.J. WEST 3F-66-4TA DBV.1036/PG.292 RESIDENTIAL USE
N/F M.J. WEST S6-A-8 DBV.2661/PG.373 LOT-8 BROOK HAVEN FARMS PLAN PBV.67/PG.37 RESIDENTIAL USE
N/F E.W. YOCKEY S6-A-7F DBV.1111/PG.671 LOT-703 YOCKEY PLAN PBV.84/PG.43 RESIDENTIAL USE
N/F J.T. LANG S6-A-6 DBV.2661/PG.373 LOT-6 BROOK HAVEN FARMS PLAN PBV.67/PG.37 RESIDENTIAL USE
PARCEL A THE GABLES AT BRICKYARD HILL PLAN NO. 3 INST#200510100029047 RESIDENTIAL USE
PARCEL A THE GABLES AT BRICKYARD HILL PLAN NO. 3 INST#200510100029047 RESIDENTIAL USE
16' PRIVATE R/W
AIKEN LANE (PRIVATE)
40' PRIVATE R/W
40' PRIVATE R/W
40' PRIVATE R/W
THREE DEGREE ROAD S.R.3007 41.5'R/W
TAYLOR RIDGE LANE (50' R/W) PUBLIC
TAYLOR RIDGE LANE (50' R/W) PUBLIC
TRAPP ROCK LANE (50' R/W) PUBLIC
Parcel "OS" 930,146 Sf. 21.35 Ac.
Lot-1 29,836 Sf. 0.68 Ac.
Lot-2 21,780 Sf. 0.50 Ac.
Lot-3 23,586 Sf. 0.54 Ac.
Lot-4 21,780 Sf. 0.50 Ac.
Lot-5 21,780 Sf. 0.50 Ac.
Lot-6 21,780 Sf. 0.50 Ac.
Lot-7 21,780 Sf. 0.50 Ac.
Lot-8 24,301 Sf. 0.56 Ac.
Lot-9 22,085 Sf. 0.51 Ac.
Lot-10 23,437 Sf. 0.54 Ac.
Lot-11 22,152 Sf. 0.51 Ac.
Lot-12 22,188 Sf. 0.51 Ac.
Lot-13 24,318 Sf. 0.56 Ac.
Lot-14 24,595 Sf. 0.56 Ac.
Lot-15 27,668 Sf. 0.64 Ac.
Lot-16 29,577 Sf. 0.68 Ac.
Lot-17 24,057 Sf. 0.55 Ac.
Lot-18 24,216 Sf. 0.56 Ac.
Lot-19 21,780 Sf. 0.50 Ac.
Lot-20 26,408 Sf. 0.61 Ac.
Lot-21 22,446 Sf. 0.52 Ac.
Lot-22 22,151 Sf. 0.51 Ac.
Lot-23 21,780 Sf. 0.50 Ac.
Lot-24 21,780 Sf. 0.50 Ac.
Lot-25 21,780 Sf. 0.50 Ac.
Lot-26 23,076 Sf. 0.53 Ac.
Lot-27 26,071 Sf. 0.60 Ac.
Lot-28 21,780 Sf. 0.50 Ac.
Lot-29 21,780 Sf. 0.50 Ac.
Lot-30 24,196 Sf. 0.56 Ac.
Lot-31 24,155 Sf. 0.55 Ac.
Lot-32 21,780 Sf. 0.50 Ac.
Lot-33 21,780 Sf. 0.50 Ac.
Lot-34 21,780 Sf. 0.50 Ac.
Lot-35 26,142 Sf. 0.60 Ac.
Lot-36 26,253 Sf. 0.60 Ac.
Lot-37 21,780 Sf. 0.50 Ac.
Lot-38 24,388 Sf. 0.56 Ac.
Lot-39 23,149 Sf. 0.53 Ac.
Lot-40 26,387 Sf. 0.61 Ac.
Lot-41 21,780 Sf. 0.50 Ac.
Lot-42 21,780 Sf. 0.50 Ac.
Lot-43 21,780 Sf. 0.50 Ac.
Lot-44 25,729 Sf. 0.59 Ac.
Lot-45 25,060 Sf. 0.58 Ac.
Lot-46 22,201 Sf. 0.51 Ac.
Lot-47 22,548 Sf. 0.52 Ac.
Lot-48 21,780 Sf. 0.50 Ac.
Lot-49 21,780 Sf. 0.50 Ac.
Lot-50 21,784 Sf. 0.50 Ac.
LOT-1
LOT-2
LOT-3
LOT-4
LOT-5
LOT-6
LOT-7
LOT-8
LOT-9
LOT-10
LOT-11
LOT-12
LOT-13
LOT-14
LOT-15
LOT-16
LOT-17
LOT-18
LOT-19
LOT-20
LOT-21
LOT-22
LOT-23
LOT-24
LOT-25
LOT-26
LOT-27
LOT-28
LOT-29
LOT-30
LOT-31
LOT-32
LOT-33
LOT-34
LOT-35
LOT-36
LOT-37
LOT-38

Instr:200912020028191 12/02/2009
Pages:2 F:$85.00 9:11AM
Michele Mustello T20090020400
Butler County Recorder FL

OWNER'S ADOPTION:

KNOW ALL MEN BY THESE PRESENTS, that Taylor Ridge Associates, of the Township of Adams, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our plan of lots of our property, situate in Adams 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 do hereby dedicate forever, for public use the designated land areas on the plan for recreation and other purposes) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Adams, 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 Adams, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Taylor Ridge Associates, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hand and seal this 26 day of June, 2009.

ATTEST:
Paula K Rouda
Notary Public

Owner (Donald B. Rodgers)

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Donald B. Rodgers, 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 June, 2009.

WITNESS MY HAND AND NOTARIAL SEAL this 26 day of June, 2009.

My Commission expires the 15 day of August, 2009

(SEAL)
Paula K Rouda
Notary Public

NOTARIAL SEAL
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My commission expires August 15, 2009

TITLE CLAUSE:

We, Taylor Ridge Associates, owners of Amendment No. 1 to Taylor Ridge Plan, do hereby certify that the title of this property is in the name of Taylor Ridge Associates, as recorded in the Butler County Recorder of Deeds Office as Plan Book Volume 304, Page 17–18.

Witness

Owner

MORTGAGE CLAUSE:

We, NexTier Bank N.A., mortgagee of the property embraced in the Amendment No. 1 to Taylor Ridge Plan, do hereby consent to the recording of said plan in the Recorder of Deeds Office of Butler County, Pennsylvania and to the dedications and covenants appearing hereon.

Witness

VP
Mortgagee

SURVEYOR'S CERTIFICATION:

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

6-1-09
Date

Signature of Surveyor

11786-E
Registration Number

MUNICIPAL ENGINEER'S CERTIFICATION:

I, Ronald Olsen, a 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.

11/23/09
Date

Signature of Engineer

26400 E
Registration Number

Re-Approved by the Board of Supervisors of the Township of Adams this 23rd day of November, 2009

Janet L Lukhart
SECRETARY, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS

ADAMS TOWNSHIP SUPERVISOR

Edward L Vagel
ADAMS TOWNSHIP SUPERVISOR

MUNICIPAL STIPULATION:

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 in said plan, or to construct sewers therein or to install any other such service ordinarily installed in Township streets or roads. Adams Township agrees not to issue building permits until such time as the "Planning Module for Land Development" has been reviewed and approved in accordance with the provisions of the rules and regulations of the Pennsylvania Department of Environmental Protection.

Janet L Lukhart
Secretary

Chairman, Board of Supervisors

Board of Supervisors

Board of Supervisors

Board of Supervisors

Edward L Vagel
Board of Supervisors

GUARANTEE OF PROVISIONS OF UTILITIES:

It is hereby certified that all lots in the subdivision known as the Amendment No. 1 to Taylor Ridge Plan will be served with water by the Municipal Authority of Adams Township.

Signature of Owner

It is hereby certified that all lots in the subdivision known as the Amendment No. 1 to Taylor Ridge Plan will be provided with public sanitary sewer facilities. The sewers will become part of the Breakneck Creek Regional Authority's sewerage system.

Signature of Owner

PLANNING COMMISSION APPROVAL:

Approved by the Adams Township Planning Commission this 4TH day of MAY, 2009.

Secretary

Chairman of the Planning Commission

MUNICIPAL APPROVAL:

Approved by the Board of Supervisors of the Township of Adams this 23rd day of March, 2009.

Janet L Lukhart
Secretary

Chairman, Board of Supervisors

Board of Supervisors

Board of Supervisors

Board of Supervisors

Edward L Vagel
Board of Supervisors

COUNTY PLANNING COMMISSION ~~APPROVAL:~~

REVIEWED ~~Approved~~ by the Butler County Planning Commission this 15TH day of JULY, 2009.

Secretary

JRM
Chairman, Planning Commission

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorders Office for the recording of deeds, plans, etc., in said County in

Plan Book Volume 317 Pgs 40-41

Given under my hand and seal this 2 day of DECEMBER, 2009.

Recorder
Michele M Mustello

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 201

HIGHWAY OCCUPANCY PERMIT:

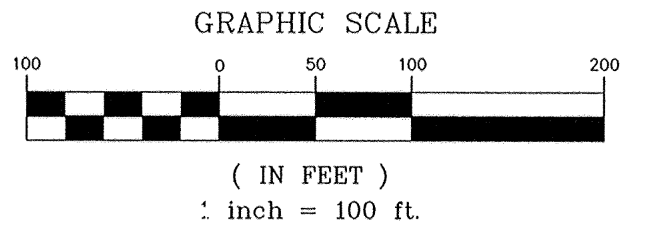
A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L.1242,No.428), known as the "State Highway Law". A Highway Occupancy Permit is required before access to the State Highway (S.R.3007) is permitted.

STORMWATER MANAGEMENT NOTICE:

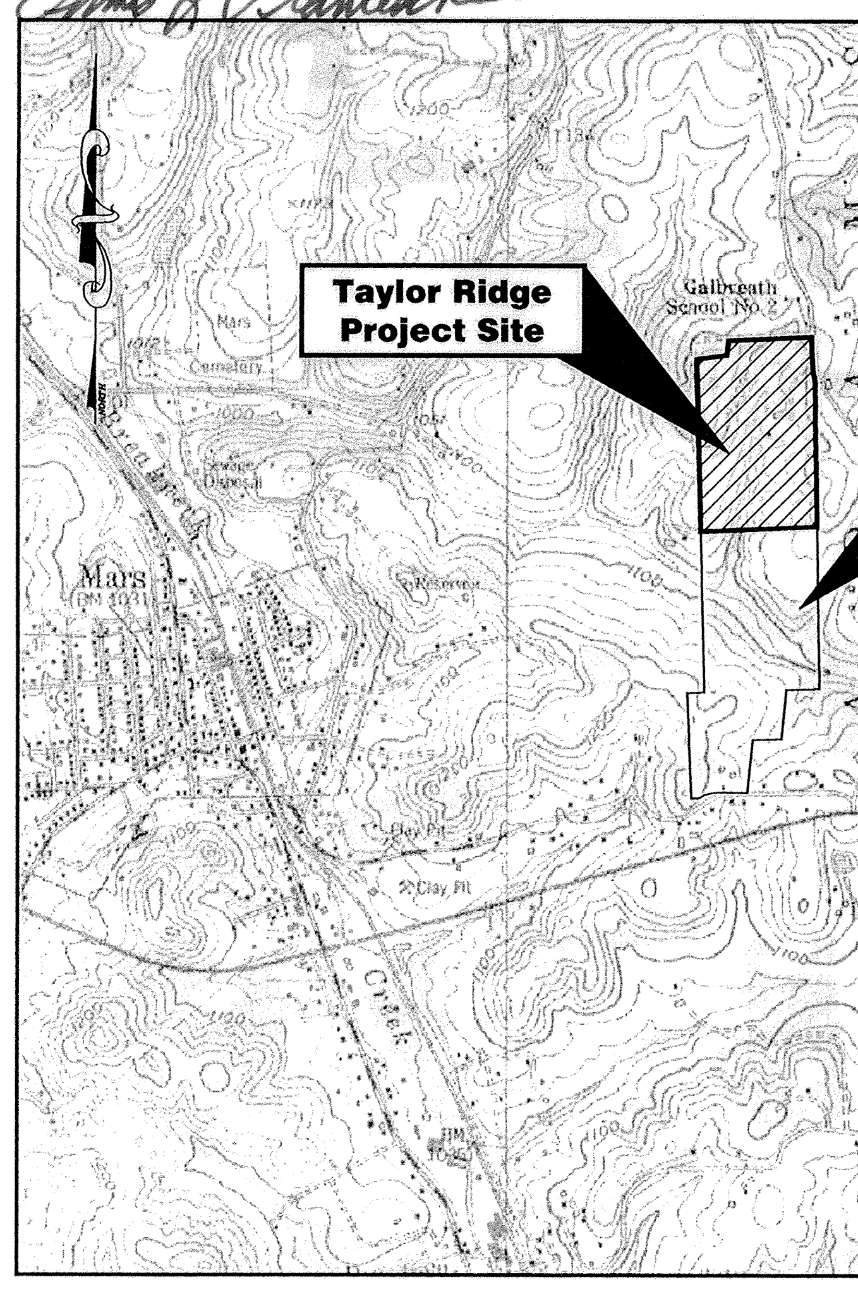
As per the approved Stormwater Management Plan, the Township shall have right of access to the on-site detention facility for the right of maintenance in the event the owner, assigns or heirs do not adequately maintain the facility. The owner, assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The aforementioned rights granted the Township in no way diminish the responsibility of the owner, assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes.

Legend	
▬ ▪ ▪ ▬ ▪ ▪ ▬	Existing Property Boundary
───	Proposed Lotline/Right of Way
Lot-xx	Proposed Lot Number
- - - -	Recorded Right of Way
- - - -	Recorded Lot Line
LOT-xx	Recorded Lot Numbers

* Recorded Right of Way and Lots shown on Taylor Ridge Plan to be abandoned per this recording



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



Taylor Ridge Project Site
Gables Project
Mars
Galbreath School
Creek
Conley School

VICINITY PLAN

SCALE: 1"= 2000'

NOTARY PUBLIC

NOTARIAL SEAL
Paula K. Rouda, Notary Public
Adams Twp., Butler County
My commission expires August 15, 2009

REGISTERED SURVEYOR

GARY A. SHEFFLER
SURVEYOR No.11786–E

BUTLER COUNTY RECORDER OF DEEDS

BUTLER COUNTY PLANNING COMMISSION

TOWNSHIP OF ADAMS BOARD OF SUPERVISORS

MUNICIPAL ENGINEER

TOWNSHIP OF ADAMS PLANNING COMMISSION

RECORDED DEC. 2, 2009	
PLAN BOOK	PAGE
317	40

Amendment No. 1 to Taylor Ridge

Situate In
Adams Township, Butler County
Pennsylvania

Prepared For
Taylor Ridge Associates
215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania 16066
(724) 776–2727

Date: April 27, 2009
Scale: AS SHOWN
CADD# 60077–Amend–LN1.dwg
Prepared By
PVE Sheffler, LLC
Engineers - Surveyors - Land Planners
Waterfront Corporate Park II
2100 Georgetowne Drive, Suite 103
Sewickley, Pennsylvania 15143
(412) 741–8966

Sheet No. LN1

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
TAYLOR RIDGE LANE (50' R/W) PUBLIC
TRAPP ROCK LANE (50' R/W) PUBLIC
THREE DEGREE ROAD S.R.3007 (EXISTING 33' R/W) (PROPOSED 41.5' R/W)
AIKEN LANE (30' PRIVATE EASEMENT)
PROPOSED 50' RIGHT OF WAY FOR EMERGENCY ACCESS
Parcel "OS" 930,146 Sf. 21.35 Ac.
N/F J.T. LANG LOT-6 BROOK HAVEN FARMS PLAN
N/F E.W. YOCKEY LOT-7D3 YOCKEY PLAN
N/F M.J. WEST LOT-8 BROOK HAVEN FARMS PLAN
N/F M.J. WEST
N/F J. SCHRIVER
N/F B.S. SNOW
N/F N.L. HOCK
N/F D.R. ANDERSON
N/F J.H. SCHRIVER
N/F J. SHEMELA
N/F ADAMS TOWNSHIP
N/F MEINERT LOT-2 CHRIS TAYLOR SUBDIVISION
N/F MARS HOME FOR YOUTH
N/F R.W. DICK LOT-1 THOMAS & JANET RANDA PLAN OF LOTS
N/F R.W. McCLURG LOT-2 THOMAS & JANET RANDA PLAN OF LOTS
PARCEL A THE GABLES AT BRICKYARD HILL PLAN NO. 3
N 01°44'00" E 1,783.14
N 02°03'29" E 1484.45'
S 89°31'25" E 1208.16'
S 89°28'18" E 855.93'
N 85°38'20" E 314.49'
N 09°50'20" E 152.43'
N 00°07'00" E 351.26'
NOTE: ORIGINAL LOT LINES BEING ABANDONED PER THIS REC'D SHOWN ON SHEET LN1
CONCRETE MONUMENT NOTE: ALL ROADWAY CONCRETE MONUMENTS SHALL BE OFFSET 5.0' INSIDE THE LEGAL RIGHT-OF-WAY LINE
NOTE: NO ADDITIONAL SUBDIVISION OF ANY LOT WITHIN THIS PLAN IS PERMITTED.
Lot-1 29,836 Sf. 0.68 Ac.
Lot-2 21,780 Sf. 0.50 Ac.
Lot-3 23,586 Sf. 0.54 Ac.
Lot-4 21,780 Sf. 0.50 Ac.
Lot-5 21,780 Sf. 0.50 Ac.
Lot-6 21,780 Sf. 0.50 Ac.
Lot-7 21,780 Sf. 0.50 Ac.
Lot-8 24,627 Sf. 0.57 Ac.
Lot-9 21,785 Sf. 0.50 Ac.
Lot-10 23,437 Sf. 0.54 Ac.
Lot-11 22,152 Sf. 0.51 Ac.
Lot-12 22,188 Sf. 0.51 Ac.
Lot-13 24,318 Sf. 0.56 Ac.
Lot-14 24,595 Sf. 0.56 Ac.
Lot-15 27,688 Sf. 0.64 Ac.
Lot-16 29,577 Sf. 0.68 Ac.
Lot-17 24,057 Sf. 0.55 Ac.
Lot-18 24,216 Sf. 0.56 Ac.
Lot-19 21,780 Sf. 0.50 Ac.
Lot-20 26,458 Sf. 0.61 Ac.
Lot-21 22,446 Sf. 0.52 Ac.
Lot-22 22,151 Sf. 0.51 Ac.
Lot-23 21,780 Sf. 0.50 Ac.
Lot-24 21,780 Sf. 0.50 Ac.
Lot-25 21,780 Sf. 0.50 Ac.
Lot-26 23,078 Sf. 0.53 Ac.
Lot-27 26,071 Sf. 0.60 Ac.
Lot-28 21,780 Sf. 0.50 Ac.
Lot-29 21,780 Sf. 0.50 Ac.
Lot-30 24,196 Sf. 0.56 Ac.
Lot-31 24,155 Sf. 0.55 Ac.
Lot-32 21,780 Sf. 0.50 Ac.
Lot-33 21,780 Sf. 0.50 Ac.
Lot-34 21,780 Sf. 0.50 Ac.
Lot-35 26,142 Sf. 0.60 Ac.
Lot-36 26,253 Sf. 0.60 Ac.
Lot-37 21,780 Sf. 0.50 Ac.
Lot-38 24,388 Sf. 0.56 Ac.
Lot-39 23,149 Sf. 0.53 Ac.
Lot-40 26,387 Sf. 0.61 Ac.
Lot-41 21,780 Sf. 0.50 Ac.
Lot-42 21,780 Sf. 0.50 Ac.
Lot-43 21,780 Sf. 0.50 Ac.
Lot-44 25,729 Sf. 0.59 Ac.
Lot-45 25,060 Sf. 0.58 Ac.
Lot-46 22,201 Sf. 0.51 Ac.
Lot-47 22,548 Sf. 0.52 Ac.
Lot-48 21,780 Sf. 0.50 Ac.
Lot-49 21,780 Sf. 0.50 Ac.
Lot-50 21,784 Sf. 0.50 Ac.
GARY A. SHEFFLER REGISTERED PROFESSIONAL SURVEYOR No.11786-E

Amendment No. 1 to Taylor Ridge

Situate In
Adams Township, Butler County
Pennsylvania

Prepared For
Taylor Ridge Associates
215 Executive Drive, Suite 300
Cranberry Township, Pennsylvania 16066
(724) 776-2727

Date: April 27, 2009
Scale: AS SHOWN
CADD# 60077-Amend-LN2.dwg
Prepared By
PVE Sheffler, LLC
Engineers - Surveyors - Land Planners
Waterfront Corporate Park II
2100 Georgetowne Drive, Suite 103
Sewickley, Pennsylvania 15143
(412) 741-8966

Sheet No. LN2

DATE	REVISIONS	BY
5/28/09	REVISED PER TOWNSHIP COMMENTS	AGM

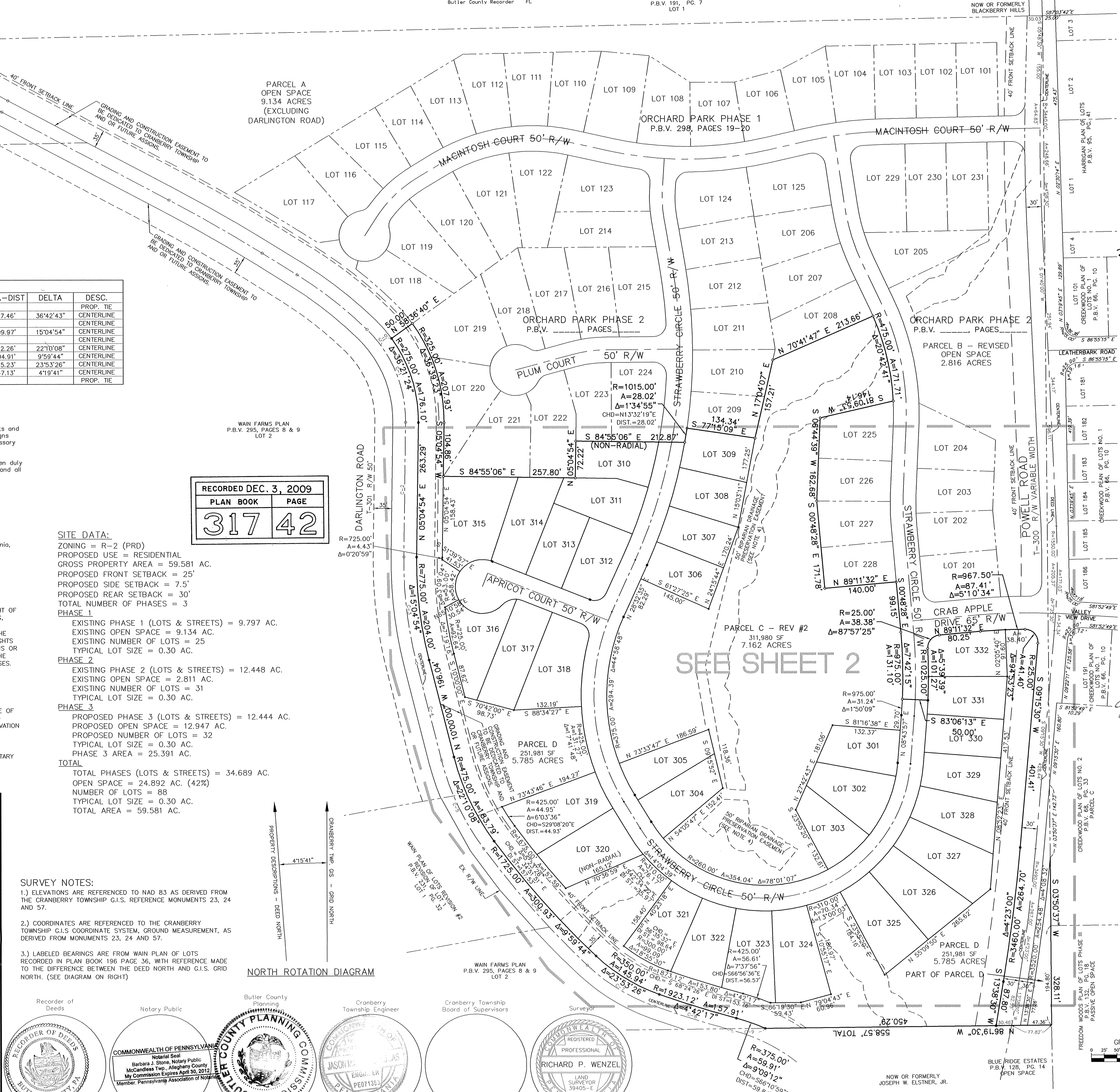
NOTE: NO ADDITIONAL SUBDIVISION OF ANY LOT WITHIN THIS PLAN IS PERMITTED.

RECORDED DEC. 2, 2009	
PLAN BOOK	PAGE
317	41

Instr:200912030028353 12/03/2009
Pages:2 F:$85.00 2:45PM
Michele Mustello T20090020543
Butler County Recorder FL

RECORDED DEC. 3, 2009

PLAN BOOK	PAGE
317	42


HENRY FARMS PLAN OF LOTS P.B.V. 191, PG. 7 LOT 1
PART OF PARCEL A OPEN SPACE
PARCEL A OPEN SPACE 9.134 ACRES (EXCLUDING DARLINGTON ROAD)
NOW OR FORMERLY BLACKBERRY HILLS
ORCHARD PARK PHASE 1 P.B.V. 298, PAGES 19-20
ORCHARD PARK PHASE 2 P.B.V. _____ PAGES _____
MACINTOSH COURT 50' R/W
PLUM COURT 50' R/W
APRICOT COURT 50' R/W
STRAWBERRY CIRCLE 50' R/W
CRAB APPLE DRIVE 65' R/W
POWELL ROAD T-300 R/W VARIABLE WIDTH
DARLINGTON ROAD T-301 R/W 50'
LEATHERBARK ROAD
VALLEY VIEW DRIVE
40' FRONT SETBACK LINE
GRADING AND CONSTRUCTION EASEMENT TO BE DEDICATED TO CRANBERRY TOWNSHIP AND OR FUTURE ASSIGNS.
PARCEL B - REVISED OPEN SPACE 2.816 ACRES
PARCEL C - REV #2 311,980 SF 7.162 ACRES
PARCEL D 251,981 SF 5.785 ACRES
PART OF PARCEL D
SEE SHEET 2
50' RIPARIAN DRAINAGE PRESERVATION EASEMENT (SEE NOTE 4)
LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 LOT 123 LOT 124 LOT 125
LOT 201 LOT 202 LOT 203 LOT 204 LOT 205 LOT 206 LOT 207 LOT 208 LOT 209 LOT 210 LOT 211 LOT 212 LOT 213 LOT 214 LOT 215 LOT 216 LOT 217 LOT 218 LOT 219 LOT 220 LOT 221 LOT 222 LOT 223 LOT 224 LOT 225 LOT 226 LOT 227 LOT 228 LOT 229 LOT 230 LOT 231
LOT 301 LOT 302 LOT 303 LOT 304 LOT 305 LOT 306 LOT 307 LOT 308 LOT 309 LOT 310 LOT 311 LOT 312 LOT 313 LOT 314 LOT 315 LOT 316 LOT 317 LOT 318 LOT 319 LOT 320 LOT 321 LOT 322 LOT 323 LOT 324 LOT 325 LOT 326 LOT 327 LOT 328 LOT 329 LOT 330 LOT 331 LOT 332
WAIN FARMS PLAN P.B.V. 295, PAGES 8 & 9 LOT 2
WAIN PLAN OF LOTS REVISION #2 P.B.V. 231, PG. 32 LOT 1
HARRIGAN PLAN OF LOTS P.B.V. 95, PG. 41
CREEKWOOD PLAN OF LOTS NO. 1 P.B.V. 66, PG. 10
CREEKWOOD PLAN OF LOTS NO. 2 P.B.V. 68, PG. 33 PARCEL C
FREEDOM WOODS PLAN OF LOTS PHASE III P.B.V. 132, PG. 18 PASSIVE OPEN SPACE
BLUE RIDGE ESTATES P.B.V. 128, PG. 14 OPEN SPACE
NOW OR FORMERLY JOSEPH W. ELSTNER, JR.
GRACE M. PHILLIPS PLAN PLAN BOOK VOL. 24, PAGE 6 PARCEL A
REPUTED TOWNSHIP/COUNTY DIVIDING LINE
N 86°19'30" W 558.57' TOTAL
NORTH ROTATION DIAGRAM
PROPERTY DESCRIPTIONS - DEED NORTH
CRANBERRY TWP. GIS - GRID NORTH
4°15'41"

DARLINGTON ROAD CENTERLINE TABLE

LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHD BEARING	CHD.-DIST	DELTA	DESC.
C-0	N 58°36'40" W	25.00'						PROP. TIE
C-1			250.00'	160.19'	S 16°16'27" E	157.46'	36°42'43"	CENTERLINE
C-2	S 05°04'54" W	263.29'						CENTERLINE
C-3			800.00'	210.58'	S 02°27'33" E	209.97'	15°04'54"	CENTERLINE
C-4	S 10°00'00" E	196.04'						CENTERLINE
C-5			500.00'	193.46'	S 21°05'04" E	192.26'	22°10'08"	CENTERLINE
C-6			1750.00'	305.29'	S 37°10'00" E	304.91'	9°59'44"	CENTERLINE
C-7			375.00'	156.36'	S 54°06'35" E	155.23'	23°53'26"	CENTERLINE
C-8			1948.12'	147.16'	S 68°13'08" E	147.13'	4°19'41"	CENTERLINE
C-9	S 86°19'30" E	75.21'						PROP. TIE

MUNICIPAL SEWER AND WATER DEDICATION

WAIN FARMS, LLC, intending to legally bind itself and its successors and assigns, hereby grants and dedicates to Cranberry Township, Butler County, Pennsylvania, and to its successors and assigns forever the right to install, construct, operate, repair, maintain, relocate and replace all necessary facilities for potable water transmission and distribution and sanitary sewer collection and conveyance over, through, within and across the easements shown on the within plan and easements for utilities, all with the same force and effect as though said easements had been duly acquired for such purposes by condemnation and each undersigned owner hereby waives any and all claims for damages for the lawful use of such easements for the aforesaid purposes.

Signature of Witness
23 nov 09
DATE

WAIN FARMS, LLC
THOMAS M. HOSAK, MANAGING MEMBER

Easements approved by Board of Supervisors of Cranberry Township, Butler County, Pennsylvania, this ____________ day of ____________, 20___.

Secretary

Chairman, Board of Supervisors

NOTES:

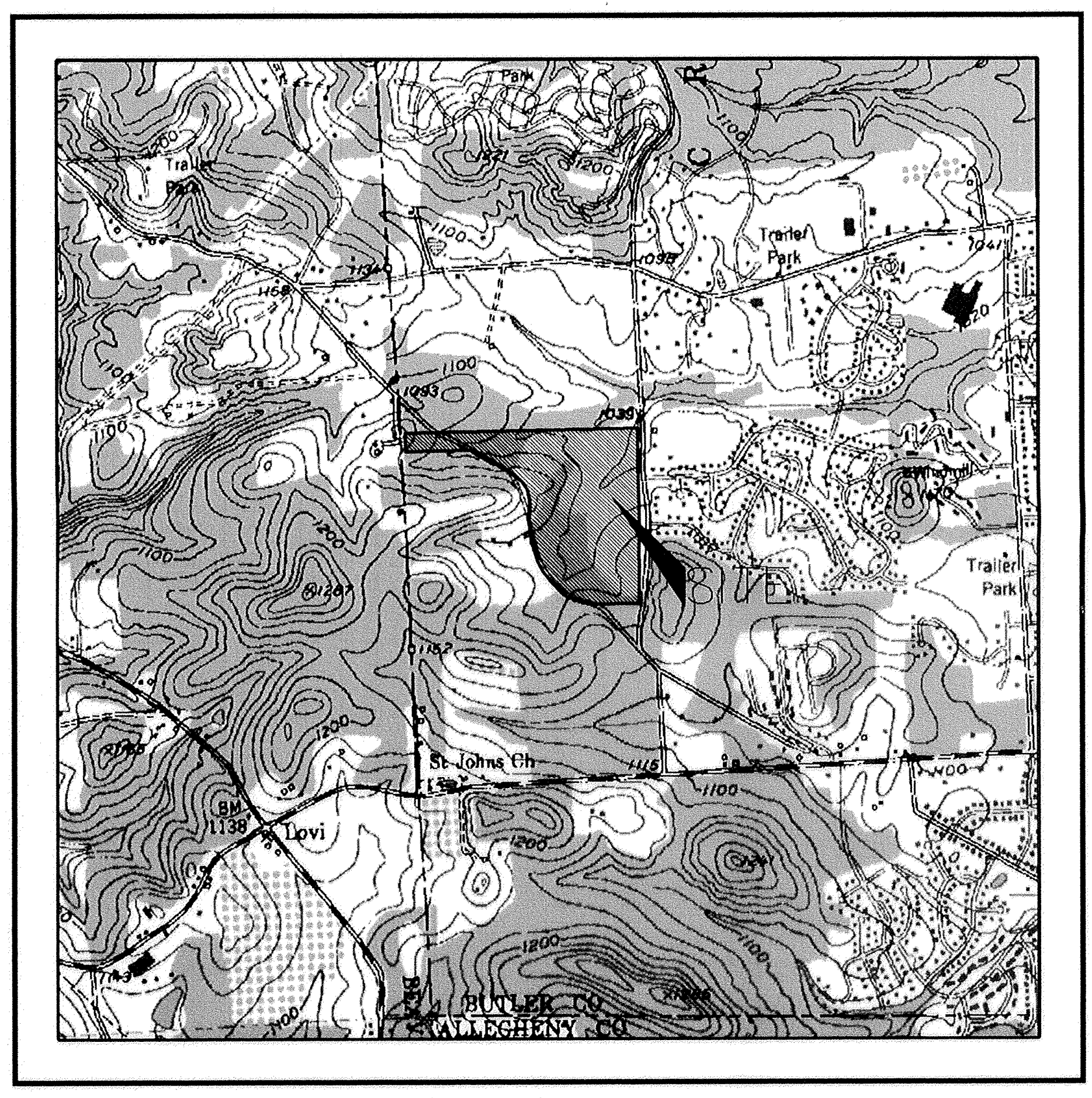
1.) AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR HEIRS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR HEIRS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR HEIRS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

2.) ON-LOT INFILTRATION / BMP'S WILL BE REQUIRED ON ALL LOTS IN PHASE 3.

3.) THE AMOUNT OF IMPERVIOUS SURFACE WITHIN EACH LOT WAS ASSUMED TO BE 2640 SF.

4.) THE 50' RIPARIAN DRAINAGE / PRESERVATION EASEMENT IS TO EXTEND 25' ON EACH SIDE OF THE EXISTING STREAM CHANNEL. NO PERMANENT IMPACTS, INCLUDING BUT NOT LIMITED TO MOWING, FILLING, CULVERTING, AND TIMBER HARVESTING IS PERMITTED WITHIN THE PRESERVATION EASEMENTS SHOWN HEREON. EASEMENT RESTRICTIONS WILL BE RECORDED WITH EACH LOT TRANSFER DEED ON ANY LOTS AFFECTED BY PRESERVATION EASEMENTS.

5.) AREA BETWEEN RIGHT-OF-WAY LINE AND 25' FRONT SETBACK LINE IS A 25' PUBLIC SANITARY SEWER\DRAINAGE\UTILITY EASEMENT.


BUTLER CO.
ALLEGHENY CO.

SITE LOCATION MAP SCALE 1" = 2000'

SITE DATA:

ZONING = R-2 (PRD)
PROPOSED USE = RESIDENTIAL
GROSS PROPERTY AREA = 59.581 AC.
PROPOSED FRONT SETBACK = 25'
PROPOSED SIDE SETBACK = 7.5'
PROPOSED REAR SETBACK = 30'
TOTAL NUMBER OF PHASES = 3

PHASE 1
- EXISTING PHASE 1 (LOTS & STREETS) = 9.797 AC.
- EXISTING OPEN SPACE = 9.134 AC.
- EXISTING NUMBER OF LOTS = 25
- TYPICAL LOT SIZE = 0.30 AC.

PHASE 2
- EXISTING PHASE 2 (LOTS & STREETS) = 12.448 AC.
- EXISTING OPEN SPACE = 2.811 AC.
- EXISTING NUMBER OF LOTS = 31
- TYPICAL LOT SIZE = 0.30 AC.

PHASE 3
- PROPOSED PHASE 3 (LOTS & STREETS) = 12.444 AC.
- PROPOSED OPEN SPACE = 12.947 AC.
- PROPOSED NUMBER OF LOTS = 32
- TYPICAL LOT SIZE = 0.30 AC.
- PHASE 3 AREA = 25.391 AC.

TOTAL
- TOTAL PHASES (LOTS & STREETS) = 34.689 AC.
- OPEN SPACE = 24.892 AC. (42%)
- NUMBER OF LOTS = 88
- TYPICAL LOT SIZE = 0.30 AC.
- TOTAL AREA = 59.581 AC.

SURVEY NOTES:

1.) ELEVATIONS ARE REFERENCED TO NAD 83 AS DERIVED FROM THE CRANBERRY TOWNSHIP G.I.S. REFERENCE MONUMENTS 23, 24 AND 57.

2.) COORDINATES ARE REFERENCED TO THE CRANBERRY TOWNSHIP G.I.S COORDINATE SYSTEM, GROUND MEASUREMENT, AS DERIVED FROM MONUMENTS 23, 24 AND 57.

3.) LABELED BEARINGS ARE FROM WAIN PLAN OF LOTS RECORDED IN PLAN BOOK 196 PAGE 36, WITH REFERENCE MADE TO THE DIFFERENCE BETWEEN THE DEED NORTH AND G.I.S. GRID NORTH. (SEE DIAGRAM ON RIGHT)

Recorder of Deeds

Notary Public
COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara J. Stone, Notary Public
McCandless Twp., Allegheny County
My Commission Expires April 30, 2012
Member, Pennsylvania Association of Notaries

Butler County Planning Commission

Cranberry Township Engineer
JASON M. KRATSAS
PE071353

Cranberry Township Board of Supervisors

Surveyor
RICHARD P. WENZEL
39405-E

P.M. WFH D.B. MWS C.B.______

OWNER'S ADOPTION

By resolution approved on the 23rd day of November, 2009, the Board of Directors of the Wain Farms, Limited Liability Corporation, incorporated in the state of Pennsylvania, owner of the land shown on the ORCHARD PARK PHASE 3 adopt this plan as its plan of lots and irrevocably dedicate 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:
Signature of Witness
23 NOV 09
Date

WAIN FARMS, LLC
THOMAS M. HOSAK, MANAGING MEMBER

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER:

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named THOMAS M. HOSAK, MANAGING MEMBER, of the WAIN FARMS, 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 notorial seal this 23rd day of November, 2009.

B J Stone
Notary Public

CERTIFICATION OF TITLE AND CONCURRENCE WITH MORTGAGEE

We hereby certify that the title to the property contained in the ORCHARD PARK PHASE 3 is in the name of WAIN FARMS, LLC, and is recorded in instrument number 200608240021802

Witness

WAIN FARMS, LLC
Signature and title of Authorized Officer

S & T BANK, mortgagee of the property contained in the ORCHARD PARK PHASE 3 consents to the recording of said plan and to the dedications and all other matters appearing on the plan.

Witness

Name, title, and mortgagee

SURVEYOR'S CERTIFICATE

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

Richard P. Wenzel, P.L.S
RICHARD P. WENZEL, REG. NO SU-039405-E

11.23.09
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

Richard M Hadley
Chairman, Board of Supervisors

APPROVAL BY THE CRANBERRY TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2007-15 effective this 1st day of December, 2009.

Secretary

Richard M Hadley
Chairman, Board of Supervisors

APPROVAL BY THE CRANBERRY TOWNSHIP PLANNING COMMISSION

The Cranberry Township Planning Commission has reviewed and recommends approval of this plan of subdivision on this 8th day of JANUARY, 2007.

Nancy A. Auer
Secretary

Chairman, Planning Commission

MUNICIPAL ENGINEER'S CERTIFICATE

I, JASON M. KRATSAS, 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.

12/2/09
DATE

PE-071353
REG. NO.

(SEAL)

SIGNATURE

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission at a meeting held this 19TH day of DEC., 2006

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 317, Page 42-43
Given under my hand and seal this 3 day of Dec., 2009

Michele M Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

LEGEND

■ CONCRETE R/W MONUMENT TO BE SET

TOTAL AREA FOR RECORDING

OPEN SPACE:	12.947 AC.
TOTAL IN LOTS:	10.129 AC.
DEDICATIONS FOR NEW STREETS	2.315 AC.
TOTAL AREA	25.391 ACRES

ZONING DISTRICT : R-2 (PRD)

PROPERTY OWNER / SUBDIVIDER
WAIN FARMS, LLC
1629 N. MAIN STREET
BUTLER, PA 16001

GRAPHIC SCALE
0 25' 50' 100' 200'

ORCHARD PARK PHASE 3

BEING A SUBDIVISION OF PARCEL C REVISED IN THE ORCHARD PARK PHASE 2 PLAN OF LOTS AS RECORDED IN PLAN BOOK VOLUME ____ PAGE ____.

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

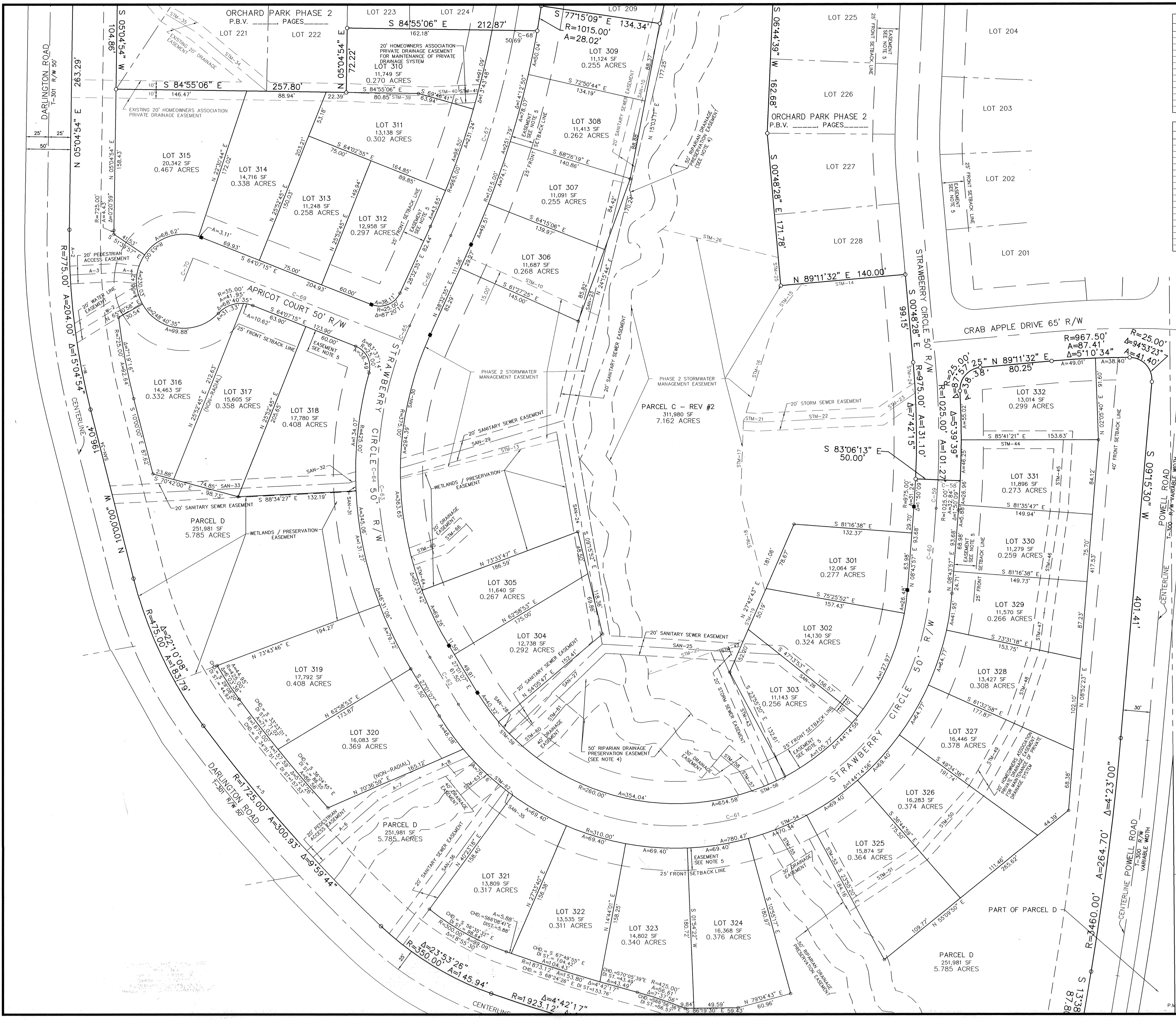
WAIN FARMS, LLC

C - 16632-0003

SCALE: 1" = 100'
DATE: NOVEMBER 9, 2006
REVISED: APRIL 13, 2007
SHEET: 1 OF 2
DWG. NO. 400,422

THE GATEWAY ENGINEERS, INC.
CONSULTING ENGINEERS
201 SOUTH MAIN STREET, SUITE 200
BUTLER, PA 16001
(724) 287-1055

Path & Filename=R:\Projects\16000\16632-0003 Wain Farms\dwg\Recorded Plan Phase 3-16632-0003.dwg
Plot Date=11/23/2009 11:23 AM Luke Wassam
Save Date=10/29/2009 7:50 AM


ORCHARD PARK PHASE 2
P.B.V. _____ PAGES_____
LOT 221
LOT 222
LOT 223
LOT 224
LOT 209
LOT 225
LOT 226
LOT 227
LOT 228
LOT 204
LOT 203
LOT 202
LOT 201
DARLINGTON ROAD
T-301 R/W 50'
APRICOT COURT 50' R/W
STRAWBERRY CIRCLE 50' R/W
CRAB APPLE DRIVE 65' R/W
POWELL ROAD
T-300 R/W VARIABLE WIDTH
CENTERLINE
LOT 301 12,064 SF 0.277 ACRES
LOT 302 14,130 SF 0.324 ACRES
LOT 303 11,143 SF 0.256 ACRES
LOT 304 12,738 SF 0.292 ACRES
LOT 305 11,640 SF 0.267 ACRES
LOT 306 11,687 SF 0.268 ACRES
LOT 307 11,091 SF 0.255 ACRES
LOT 308 11,413 SF 0.262 ACRES
LOT 309 11,124 SF 0.255 ACRES
LOT 310 11,749 SF 0.270 ACRES
LOT 311 13,138 SF 0.302 ACRES
LOT 312 12,958 SF 0.297 ACRES
LOT 313 11,248 SF 0.258 ACRES
LOT 314 14,716 SF 0.338 ACRES
LOT 315 20,342 SF 0.467 ACRES
LOT 316 14,463 SF 0.332 ACRES
LOT 317 15,605 SF 0.358 ACRES
LOT 318 17,780 SF 0.408 ACRES
LOT 319 17,792 SF 0.408 ACRES
LOT 320 16,083 SF 0.369 ACRES
LOT 321 13,809 SF 0.317 ACRES
LOT 322 13,535 SF 0.311 ACRES
LOT 323 14,802 SF 0.340 ACRES
LOT 324 16,368 SF 0.376 ACRES
LOT 325 15,874 SF 0.364 ACRES
LOT 326 16,283 SF 0.374 ACRES
LOT 327 16,446 SF 0.378 ACRES
LOT 328 13,427 SF 0.308 ACRES
LOT 329 11,570 SF 0.266 ACRES
LOT 330 11,279 SF 0.259 ACRES
LOT 331 11,896 SF 0.273 ACRES
LOT 332 13,014 SF 0.299 ACRES
PARCEL C – REV #2 311,980 SF 7.162 ACRES
PARCEL D 251,981 SF 5.785 ACRES
PART OF PARCEL D
PHASE 2 STORMWATER MANAGEMENT EASEMENT
20' HOMEOWNERS ASSOCIATION PRIVATE DRAINAGE EASEMENT FOR MAINTENANCE OF PRIVATE DRAINAGE SYSTEM
EXISTING 20' HOMEOWNERS ASSOCIATION PRIVATE DRAINAGE EASEMENT
WETLANDS / PRESERVATION EASEMENT
50' RIPARIAN DRAINAGE / PRESERVATION EASEMENT (SEE NOTE 4)
20' SANITARY SEWER EASEMENT
20' STORM SEWER EASEMENT
20' PEDESTRIAN ACCESS EASEMENT
20' WATER LINE EASEMENT
25' FRONT SETBACK LINE
40' FRONT SETBACK LINE
EASEMENT SEE NOTE 5
30' DRAINAGE EASEMENT
S 84°55'06" E 212.87'
S 77°15'09" E 134.34'
R=1015.00' A=28.02'
N 05°04'54" E 263.29'
R=775.00' A=204.00' Δ=15°04'54"
R=475.00' A=183.79' Δ=22°10'08"
R=1725.00' A=300.93' Δ=9°59'44"
R=350.00' A=145.94' Δ=23°53'26"
R=1923.12' A=158.38' Δ=4°42'17"
N 10°00'00" W 196.04'
S 06°44'39" W 162.68'
S 00°48'28" E 171.78'
N 89°11'32" E 140.00'
S 00°48'28" E 99.15'
R=975.00' Δ=7°42'15" A=131.10'
R=1025.00' Δ=5°39'39" A=101.27'
S 83°06'13" E 50.00'
R=967.50' A=87.41' Δ=5°10'34"
R=25.00' Δ=94°53'23" A=41.40'
N 89°11'32" E 80.25'
S 09°15'30" W 401.41'
R=3460.00' A=264.70' Δ=4°23'00"
S 13°38' 87.8

ROAD CENTERLINE TABLE								
LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHD BEARING	CHD.–DIST	DELTA	DESC.
C-58	S 83°06'13" E	25.00'						℄ TIE
C-59			1000.00'	32.04'	N 07°48'52" E	32.04'	1°50'09"	CENTERLINE
C-60	N 08°43'57" E	93.68'						CENTERLINE
C-61			285.00'	717.57'	N 80°51'08" E	542.50'	144°14'58"	CENTERLINE
C-62	S 27°01'07" E	61.50'						CENTERLINE
C-63			400.00'	387.89'	S 00°45'44" W	372.87'	55°33'42"	CENTERLINE
C-64			400.00'	369.29'	S 00°34'11" E	356.32'	52°53'52"	℄ TIE
C-65			400.00'	18.60'	S 27°12'40" W	18.60'	2°39'50"	℄ TIE
C-66	N 28°32'35" E	111.56'						CENTERLINE
C-67			990.00'	241.52'	N 21°33'15" E	240.92'	13°58'41"	CENTERLINE
C-68	S 84°55'06" E	25.34'						℄ TIE
C-69	S 64°07'15" E	253.09'						CENTERLINE
C-70	S 25°52'45" W	28.00'						CENTERLINE

SANITARY SEWER EASEMENT								
LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHD BEARING	CHD.–DIST	DELTA	DESC.
SAN-10	N 18°01'02" E	260.00'						CENTERLINE
SAN-20	S 89°11'33" W	15.02'						PROP. TIE
SAN-21	S 00°05'45" W	64.43'						EDGE
SAN-22	S 89°54'15" E	16.04'						EDGE
SAN-23	N 18°01'02" E	275.00'						CENTERLINE
SAN-24	S 05°30'56" E	255.26'						CENTERLINE
SAN-25	S 82°17'51" E	199.61'						CENTERLINE
SAN-26	S 47°13'53" E	110.85'						CENTERLINE
SAN-27	S 50°32'31" W	144.45'						CENTERLINE
SAN-28			260.00'	17.54'	S 37°50'11" E	17.54'	3°51'57"	PROP. TIE
SAN-29	S 77°57'07" W	190.33'						CENTERLINE
SAN-30			375.00'	154.25'	S 16°45'33" W	153.17'	23°34'05"	PROP. TIE
SAN-31			425.00'	11.10'	S 02°10'26" W	11.10'	1°29'46"	PROP. TIE
SAN-32	N 77°57'07" E	7.64'						CENTERLINE
SAN-33	S 88°34'05" E	265.65'						CENTERLINE
SAN-34	N 10°00'00" W	98.90'						PROP. TIE
SAN-35			310.00'	10.00'	S 48°41'14" E	10.00'	1°50'55"	PROP. TIE
SAN-36	N 40°23'18" E	208.09'						CENTERLINE

STORM SEWER EASEMENT TABLE							
LINE	BEARING	DIST.	RADIUS	LENGTH	CHD BEARING	CHD.–DIST	DESC.
STM-10	S 61°27'25" E	163.06'					EDGE
STM-13	N 80°14'28" E	181.73'					EDGE
STM-14	N 89°11'32" E	116.20'					PROP. TIE
STM-15	N 41°58'45" E	48.64'					EDGE
STM-16	N 21°24'38" E	121.53'					EDGE
STM-17	N 06°18'31" E	83.27'					EDGE
STM-18	N 09°54'51" W	110.55'					EDGE
STM-19	N 27°42'43" E	61.47'					EDGE
STM-20	N 74°56'45" E	112.43'					EDGE
STM-21	S 82°25'26" E	14.46'					CENTERLINE
STM-22	S 88°23'23" E	139.64'					CENTERLINE
STM-23	N 60°15'48" E	46.57'					CENTERLINE
STM-24			975.00'	34.54'	N 00°12'26" E	34.53'	PROP. TIE
STM-25	S 00°48'27" E	31.64'					PROP. TIE
STM-26	S 71°56'01" E	134.05'					EDGE
STM-34	S 45°51'27" E	104.35'					CENTERLINE
STM-35	S 55°00'30" E	37.28'					CENTERLINE
STM-36	S 36°31'07" E	52.40'					CENTERLINE
STM-39	S 83°18'08" E	90.45'					CENTERLINE
STM-40	S 88°22'03" E	36.07'					CENTERLINE
STM-41	S 88°22'03" E	21.22'					CENTERLINE
STM-42	S 74°56'45" W	28.12'					PROP. TIE
STM-43	S 19°13'23" E	160.70'					CENTERLINE
STM-44	S 85°41'21" E	114.31'					PROP. TIE
STM-45	N 07°37'12" E	81.32'					CENTERLINE
STM-46	N 12°37'56" E	114.43'					CENTERLINE
STM-47	N 11°08'49" E	42.25'					CENTERLINE
STM-48	N 23°23'33" E	86.78'					CENTERLINE
STM-49	N 33°26'52" E	86.80'					CENTERLINE
STM-50	N 45°43'38" E	93.35'					CENTERLINE
STM-51	N 60°39'50" E	93.36'					CENTERLINE
STM-53	S 23°55'20" E	107.01'					PROP. TIE
STM-54			310.00'	38.48'	N 69°38'03" E	38.46'	PROP. TIE
STM-55	S 27°14'18" E	41.57'					CENTERLINE
STM-56			260.00'	41.51'	N 70°39'06" E	41.47'	PROP. TIE
STM-57	S 27°14'18" E	26.73'					CENTERLINE
STM-58	S 45°44'19" E	27.00'					CENTERLINE
STM-59			260.00'	38.39'	S 40°08'01" E	38.36'	PROP. TIE
STM-60	N 55°48'05" E	35.59'					CENTERLINE
STM-61	N 44°15'41" E	33.00'					CENTERLINE
STM-62			310.00'	37.34'	S 46°09'40" E	37.31'	PROP. TIE
STM-63	N 55°48'05" E	37.69'					CENTERLINE
STM-64			375.00'	39.72'	S 13°24'08" E	39.70'	PROP. TIE
STM-65	N 74°15'41" E	38.72'					CENTERLINE
STM-66	N 51°46'15" E	34.39'					CENTERLINE

PEDESTRIAN ACCESS EASEMENT TABLE							
LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHD BEARING	CHD.–DIST	DESC.
A-2			775.00'	14.29'	S 03°11'43" W	51.02'	PROP. TIE
A-3	S 88°45'01" E	54.01'					CENTERLINE
A-4	S 78°45'03" E	21.03'					CENTERLINE
A-5			775.00'	192.27'	S 35°21'43" E	192.17'	PROP. TIE
A-6	N 52°52'28" E	96.71'					CENTERLINE
A-7	N 65°48'04" E	53.84'					CENTERLINE
A-8	N 70°36'59" E	60.36'					CENTERLINE

WATERLINE EASEMENT TABLE							
LINE	BEARING	DISTANCE	RADIUS	LENGTH	CHD BEARING	CHD.–DIST	DESC.
W-1			775.00'	87.08'	N 06°46'52" W	87.04'	PROP. TIE
W-2	N 62°38'56" E	82.59'					CENTERLINE

LEGEND

■ CONCRETE R/W MONUMENT TO BE SET

RECORDED DEC. 3, 2009	
PLAN BOOK	PAGE
317	43

PROPERTY OWNER / SUBDIVIDER

WAIN FARMS, LLC
1629 N. MAIN STREET
BUTLER, PA 16001

TOTAL AREA = 25.391 ACRES

ORCHARD PARK PHASE 3

BEING A SUBDIVISION OF PARCEL C REVISED IN THE
ORCHARD PARK PHASE 2 PLAN OF LOTS AS RECORDED
IN PLAN BOOK VOLUME ____ PAGE ____.

SITUATE IN

CRANBERRY TOWNSHIP
BUTLER COUNTY, PA

MADE FOR

WAIN FARMS, LLC

C – 16632-0003

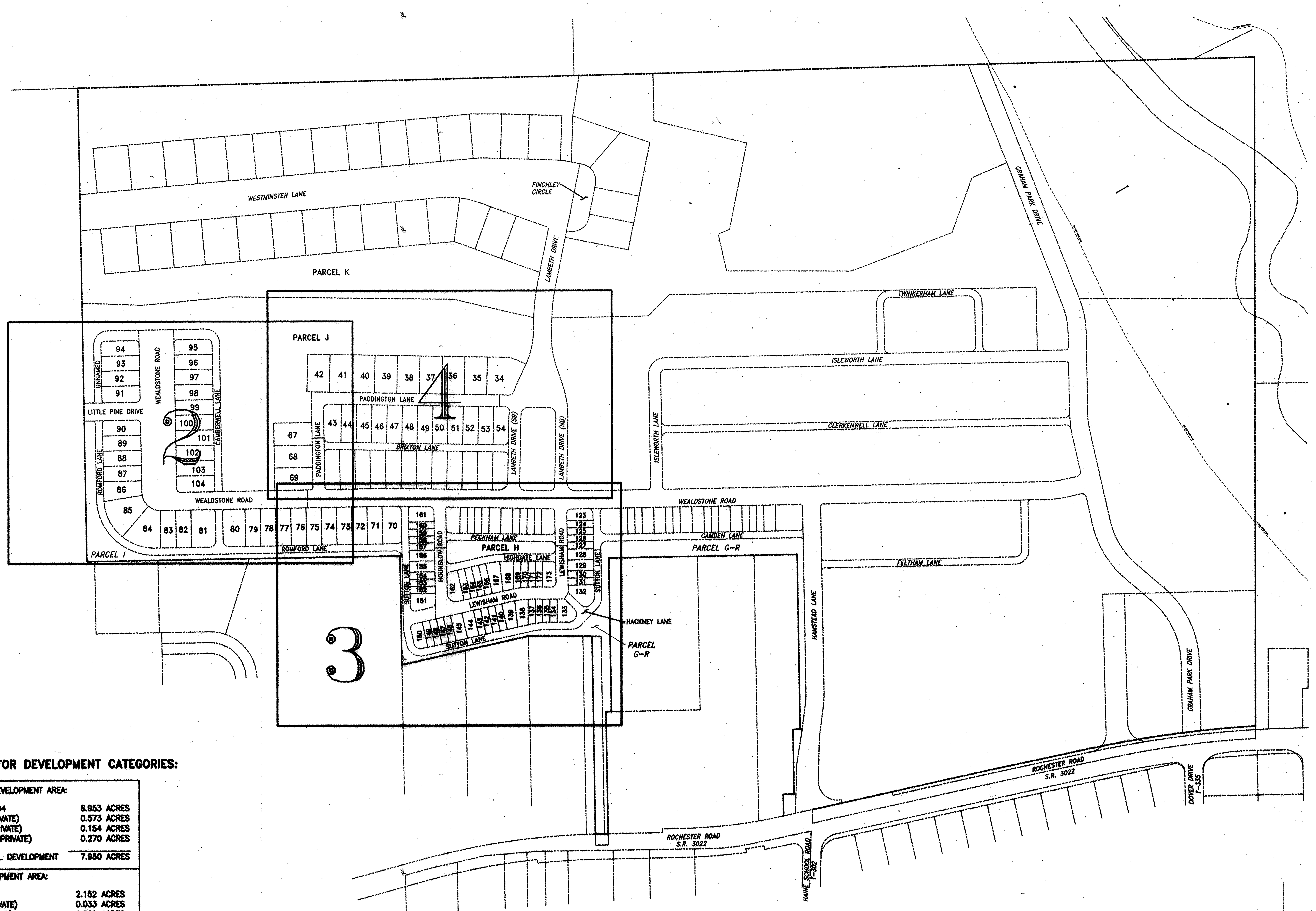
GRAPHIC SCALE
0 12' 25' 50' 100'

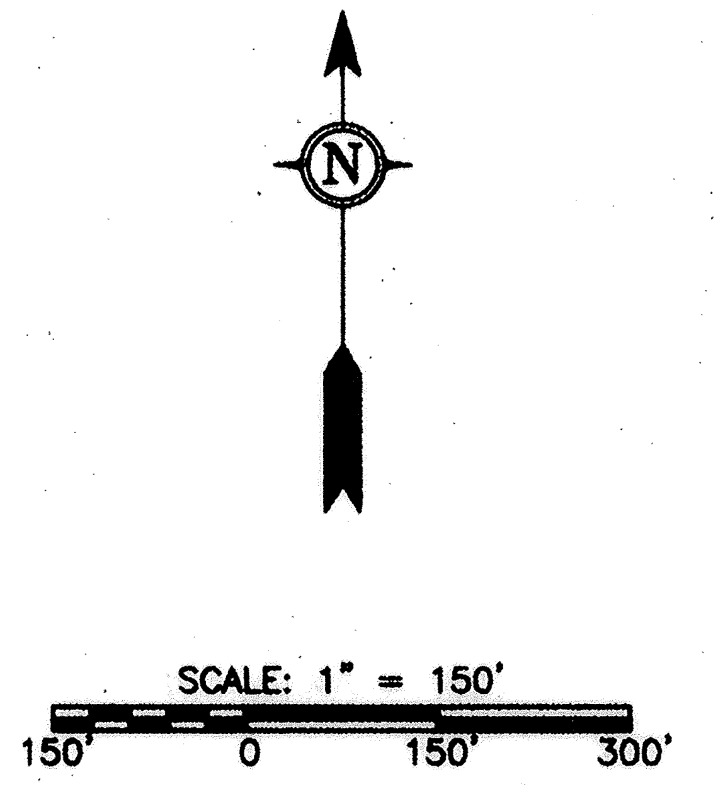
SCALE: 1" = 50'
DATE: NOVEMBER 9, 2006
REVISED: APRIL 13, 2007
SHEET: 2 OF 2
DWG. NO. 400,422

THE GATEWAY ENGINEERS, INC.
CONSULTING ENGINEERS
201 SOUTH MAIN STREET, SUITE 200
BUTLER, PA 16001
(724) 287-1055

P.M. WFH D.B. MWS C.B.

Path & Filename= R:\Projects\16000\16632-0003 Wain Farms\dwg\Recorded Plan Phase 3-16632-0003.dwg
Plot Date=11/23/2009 11:22 AM Luke Wassam
Save Date=10/29/2009 7:50 AM


WESTMINSTER LANE
FINCHLEY CIRCLE
PARCEL K
LAMBETH DRIVE
GRAHAM PARK DRIVE
TWINKERHAM LANE
PARCEL J
ISLEWORTH LANE
CLERKENWELL LANE
PADDINGTON LANE
BRIXTON LANE
LAMBETH DRIVE (SB)
LAMBETH DRIVE (NB)
ISLEWORTH LANE
UNNAMED
WEALDSTONE ROAD
CAMBERWELL LANE
LITTLE PINE DRIVE
ROMFORD LANE
WEALDSTONE ROAD
PARCEL I
ROMFORD LANE
PECKHAM LANE
PARCEL H
HIGHGATE LANE
HOUNSLOW ROAD
LEWISHAM ROAD
SUTTON LANE
LEWISHAM ROAD
SUTTON LANE
HACKNEY LANE
PARCEL G-R
CAMDEN LANE
PARCEL G-R
FELTHAM LANE
HAMSTEAD LANE
GRAHAM PARK DRIVE
ROCHESTER ROAD S.R. 3022
DOVER DRIVE T-335
ROCHESTER ROAD S.R. 3022
HAINE SCHOOL ROAD T-302
2
3
4


N
SCALE: 1" = 150'
150'
0
150'
300'

AREA TABULATION FOR DEVELOPMENT CATEGORIES:

NEO-TRADITIONAL DEVELOPMENT AREA:	
LOTS 34-54, 67-104	6.953 ACRES
ROMFORD LANE (PRIVATE)	0.573 ACRES
UNNAMED ALLEY (PRIVATE)	0.154 ACRES
CAMBERWELL LANE (PRIVATE)	0.270 ACRES
TL. NEO-TRADITIONAL DEVELOPMENT	7.950 ACRES
TOWNHOUSE DEVELOPMENT AREA:	
LOTS 123-173	2.152 ACRES
HACKNEY LANE (PRIVATE)	0.033 ACRES
SUTTON LANE (PRIVATE)	0.560 ACRES
HIGHGATE LANE (PRIVATE)	0.142 ACRES
PARCEL H (OPEN SPACE)	0.298 ACRES
TL. TOWNHOUSE DEVELOPMENT	3.185 ACRES

AREA TABULATION FOR TOTAL SUBDIVISION:

NEO-TRADITIONAL DEVELOPMENT	7.950 ACRES
TOWNHOUSE DEVELOPMENT	3.185 ACRES
HOUNSLOW ROAD (PUBLIC)	0.125 ACRES
LEWISHAM ROAD (PUBLIC)	0.367 ACRES
LITTLE PINE DRIVE (PUBLIC)	0.178 ACRES
PADDINGTON LANE (PUBLIC)	0.466 ACRES
WEALDSTONE ROAD (PUBLIC)	1.505 ACRES
TOTAL AREA OF SUBDIVISION	13.776 ACRES

NOTES:

1. HORIZONTAL DATUM BASED ON CRANBERRY TOWNSHIP PHOTO CONTROL POINT COORDINATE SYSTEM AT CRANBERRY TOWNSHIP MONUMENT NUMBER 63, NORTHING 507936.78, EASTING 1309119.88, DISK FOUND NEAR NORTHERLY BOUNDARY OF SITE. NORTH ROTATION ESTABLISHED BY GPS METHODS.

2. VERTICAL DATUM BASED ON CRANBERRY TOWNSHIP PHOTO CONTROL POINT COORDINATE SYSTEM AT CRANBERRY TOWNSHIP MONUMENT NUMBER 63, ELEVATION 1011.75, DISK FOUND NEAR NORTHERLY BOUNDARY OF SITE. CRANBERRY TOWNSHIP VERTICAL DATUM DIFFERS FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS MEASURED ON THE PDH DISK FOUND ON THE TOP OF THE UPSTREAM LEFT BANK CONCRETE WING WALL OF ROCHESTER ROAD BRIDGE OVER BRUSH CREEK IDENTIFIED AS RM5 ON THE FEMA FLOOD INSURANCE RATE MAPS (FIRM). CRANBERRY TOWNSHIP ELEVATION MEASURED ON DISK IS 999.55 FEET, FEMA PUBLISHED ELEVATION FOR RM5 IS 1000.75 FEET.

3. ALL EASEMENT SHALL BE PUBLIC UNLESS NOTED AS "PRIVATE".

4. A 5' WIDE UTILITY AND ACCESS EASEMENT SHALL BE PLACED AROUND ALL BUILDING STRUCTURES.

5. ◎ MONUMENT TO BE SET IN ACCORDANCE WITH CRANBERRY TOWNSHIP PUBLIC AND PRIVATE IMPROVEMENTS CODE CHAPTER 17, MONUMENT DETAIL SD-18.

RECORDED DEC. 3, 2009	
PLAN BOOK	PAGE
317	44

Instr:200912030028354 12/03/2009
Pages:5 F:$205.00 2:48PM
Michele Mustello T20090020544
Butler County Recorder FL

NO.	DATE	DWN.	CHKD.	APPVD.	DESCRIPTION
1	10/06/09	DJP			REVISED PER COMMENTS

REVISIONS

Glen E. Rudzinski
SU-051253-E
10/22/09

BELLEVUE PARK PLAN - PHASE 2
CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BELLEVUE PARK PARTNERS, L.P.
PO BOX 449
MARS, PA 16046

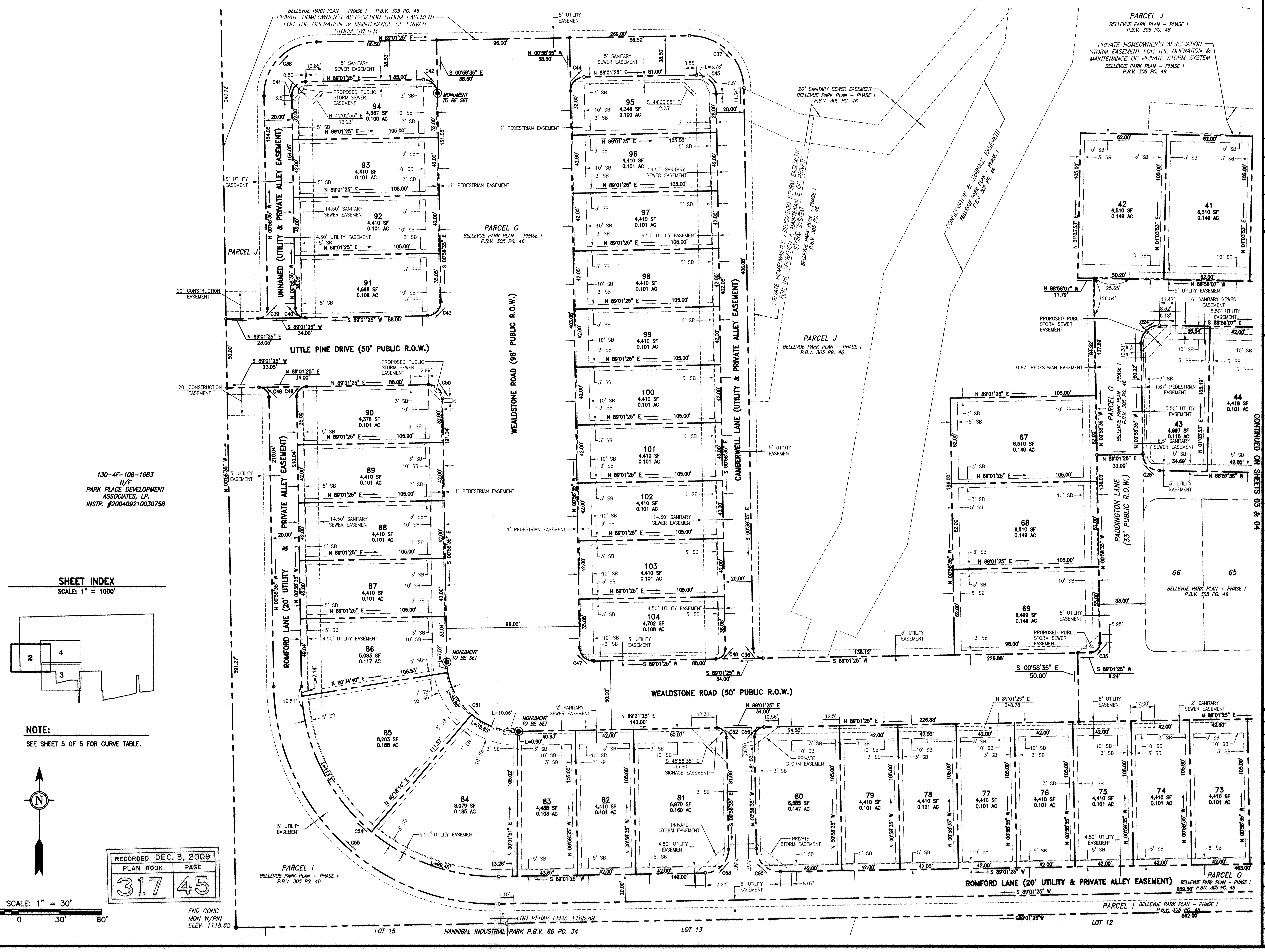
SCALE:	1"=150'
DATE:	09/04/09
DRAWN:	
CHECKED:	
APPROVED:	

gai consultants
PITTSBURGH OFFICE
385 EAST WATERFRONT DRIVE
HOMESTEAD, PA 15120-5005
412-476-2000

PROJECT NO./DASH NO.	
C060409-01	
TASK NO.	SUB TASK NO.
001	00
GROUP ID	DRAWING NO.
D	E200
SHEET 1 OF 5	

THIS DRAWING WAS PRODUCED WITH COMPUTER AIDED DRAFTING TECHNOLOGY AND IS SUPPORTED BY ELECTRONIC DRAWING FILES. DO NOT REVISE THIS DRAWING VIA MANUAL DRAFTING METHODS.

GAI CAD FILE NO. C060409-01-001-00-D-E200 SUB.DWG


BELLEVUE PARK PLAN – PHASE I P.B.V. 305 PG. 46
PRIVATE HOMEOWNER'S ASSOCIATION STORM EASEMENT FOR THE OPERATION & MAINTENANCE OF PRIVATE STORM SYSTEM
PARCEL J
PARCEL O
PARCEL I
LITTLE PINE DRIVE (50' PUBLIC R.O.W.)
WEALDSTONE ROAD (96' PUBLIC R.O.W.)
WEALDSTONE ROAD (50' PUBLIC R.O.W.)
CAMBERWELL LANE (UTILITY & PRIVATE ALLEY EASEMENT)
UNNAMED (UTILITY & PRIVATE ALLEY EASEMENT)
ROMFORD LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)
PADDINGTON LANE (33' PUBLIC R.O.W.)
20' SANITARY SEWER EASEMENT
CONSERVATION & DRAINAGE EASEMENT
MONUMENT TO BE SET
130-4F-108-16B3 N/F PARK PLACE DEVELOPMENT ASSOCIATES, LP. INSTR. #200409210030758
HANNIBAL INDUSTRIAL PARK P.B.V. 66 PG. 34
LOT 15
LOT 13
LOT 12
FND CONC MON W/PIN ELEV. 1118.62
FND REBAR ELEV. 1105.89
CONTINUED ON SHEETS 03 & 04
SHEET INDEX
SCALE: 1" = 1000'
2
3
4
N
SCALE: 1" = 30'
30' 0 30' 60'

RECORDED DEC. 3, 2009

PLAN BOOK	PAGE
317	45

NOTE:

SEE SHEET 5 OF 5 FOR CURVE TABLE.

NO.	DATE	DWN.	CHKD.	APP'D.	DESCRIPTION

REVISIONS

11-23-09

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR GLEN E. RUDZINSKI

Glen E. Rudzinski

BELLEVUE PARK PLAN – PHASE 2

CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BELLEVUE PARK PARTNERS, L.P.

PO BOX 449
MARS, PA 16046

SCALE:	1"=30'
DATE:	09/04/09
DRAWN:	
CHECKED:	
APPROVED:	

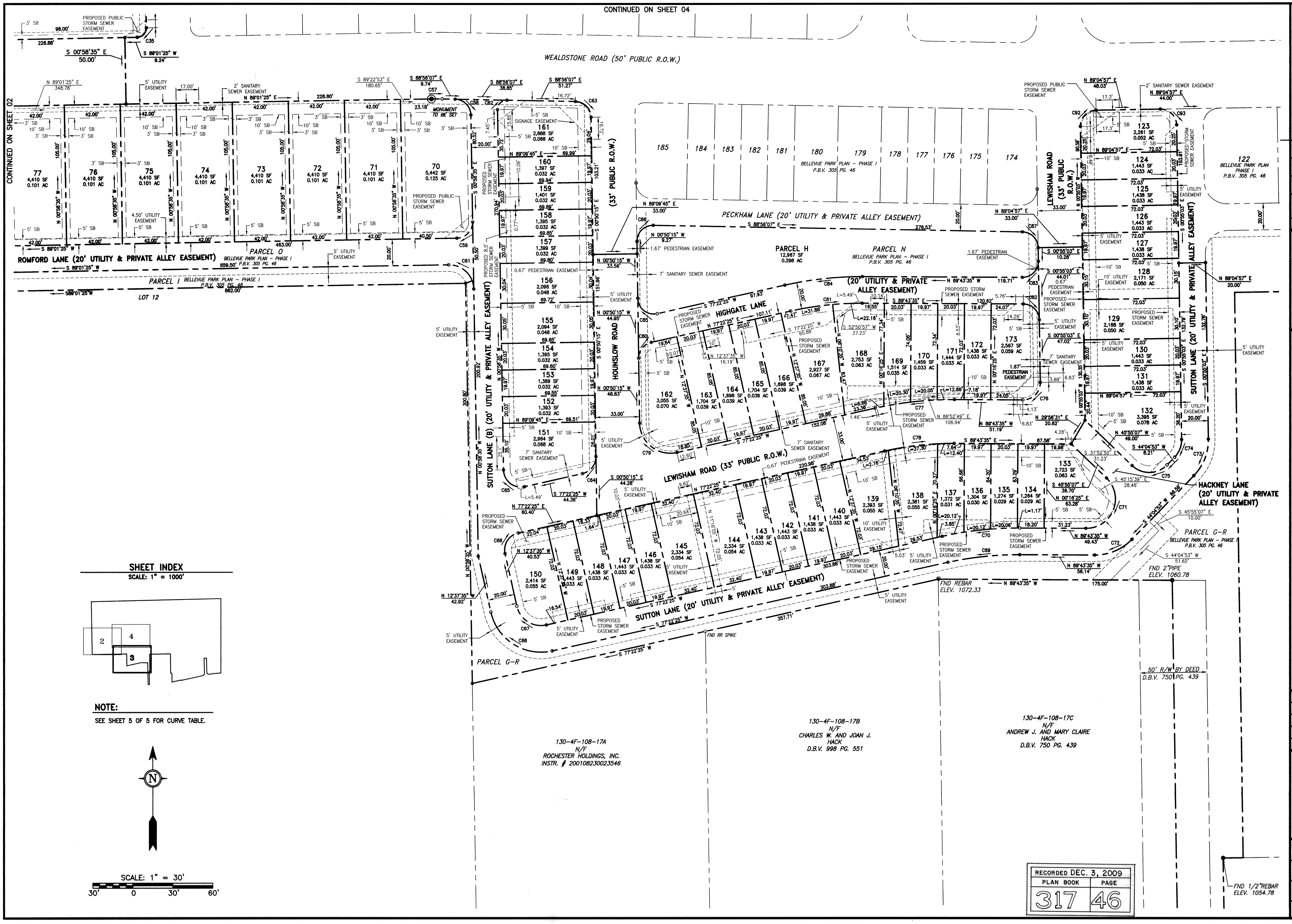
gai consultants

PITTSBURGH OFFICE
385 EAST WATERFRONT DRIVE
HOMESTEAD, PA 15120-5005
412-476-2000

PROJECT NO./DASH NO.	
C060409-01	
TASK NO.	SUB TASK NO.
001	00
GROUP ID	DRAWING NO.
D	E201
SHEET 2 OF 5	

THIS DRAWING WAS PRODUCED WITH COMPUTER AIDED DRAFTING TECHNOLOGY AND IS SUPPORTED BY ELECTRONIC DRAWING FILES. DO NOT REVISE THIS DRAWING VIA MANUAL DRAFTING METHODS.

GAI CAD FILE NO. C060409-01-001-00-D-E200 SUB.DWG


CONTINUED ON SHEET 04
CONTINUED ON SHEET 02
WEALDSTONE ROAD (50' PUBLIC R.O.W.)
PECKHAM LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)
ROMFORD LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)
PARCEL O
PARCEL I BELLEVUE PARK PLAN – PHASE I P.B.V. 305 PG. 46
LOT 12
PARCEL H 12,967 SF 0.298 AC
PARCEL N BELLEVUE PARK PLAN – PHASE I P.B.V. 305 PG. 46
HIGHGATE LANE
HOUNSLOW ROAD (33' PUBLIC R.O.W.)
LEWISHAM ROAD (33' PUBLIC R.O.W.)
SUTTON LANE (B) (20' UTILITY & PRIVATE ALLEY EASEMENT)
SUTTON LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)
HACKNEY LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)
PARCEL G-R
PARCEL G-R BELLEVUE PARK PLAN – PHASE I P.B.V. 305 PG. 46
122 BELLEVUE PARK PLAN PHASE I P.B.V. 305 PG. 46
185 184 183 182 181 180 179 178 177 176 175 174 BELLEVUE PARK PLAN – PHASE I P.B.V. 305 PG. 46
77 4,410 SF 0.101 AC
76 4,410 SF 0.101 AC
75 4,410 SF 0.101 AC
74 4,410 SF 0.101 AC
73 4,410 SF 0.101 AC
72 4,410 SF 0.101 AC
71 4,410 SF 0.101 AC
70 5,442 SF 0.125 AC
161 2,888 SF 0.066 AC
160 1,397 SF 0.032 AC
159 1,401 SF 0.032 AC
158 1,395 SF 0.032 AC
157 1,399 SF 0.032 AC
156 2,096 SF 0.048 AC
155 2,094 SF 0.048 AC
154 1,395 SF 0.032 AC
153 1,389 SF 0.032 AC
152 1,393 SF 0.032 AC
151 2,964 SF 0.068 AC
162 3,055 SF 0.070 AC
163 1,704 SF 0.039 AC
164 1,698 SF 0.039 AC
165 1,704 SF 0.039 AC
166 1,698 SF 0.039 AC
167 2,927 SF 0.067 AC
168 2,753 SF 0.063 AC
169 1,514 SF 0.035 AC
170 1,459 SF 0.033 AC
171 1,444 SF 0.033 AC
172 1,438 SF 0.033 AC
173 2,567 SF 0.059 AC
123 2,261 SF 0.052 AC
124 1,443 SF 0.033 AC
125 1,438 SF 0.033 AC
126 1,443 SF 0.033 AC
127 1,438 SF 0.033 AC
128 2,171 SF 0.050 AC
129 2,168 SF 0.050 AC
130 1,443 SF 0.033 AC
131 1,438 SF 0.033 AC
132 3,395 SF 0.078 AC
133 2,723 SF 0.063 AC
134 1,264 SF 0.029 AC
135 1,274 SF 0.029 AC
136 1,304 SF 0.030 AC
137 1,372 SF 0.031 AC
138 2,381 SF 0.055 AC
139 2,393 SF 0.055 AC
140 1,443 SF 0.033 AC
141 1,438 SF 0.033 AC
142 1,443 SF 0.033 AC
143 1,438 SF 0.033 AC
144 2,334 SF 0.054 AC
145 2,334 SF 0.054 AC
146 1,438 SF 0.033 AC
147 1,443 SF 0.033 AC
148 1,438 SF 0.033 AC
149 1,443 SF 0.033 AC
150 2,414 SF 0.055 AC
MONUMENT TO BE SET
FND REBAR ELEV. 1072.33
FND RR SPIKE
FND 2"PIPE ELEV. 1060.78
FND 1/2"REBAR ELEV. 1054.78
50' R/W BY DEED D.B.V. 750 PG. 439
130-4F-108-17A N/F ROCHESTER HOLDINGS, INC. INSTR. # 200108230023546
130-4F-108-17B N/F CHARLES W. AND JOAN J. HACK D.B.V. 998 PG. 551
130-4F-108-17C N/F ANDREW J. AND MARY CLAIRE HACK D.B.V. 750 PG. 439
SHEET INDEX
SCALE: 1" = 1000'
2
3
4
SCALE: 1" = 30'
30' 0 30' 60'
N

NOTE:

SEE SHEET 5 OF 5 FOR CURVE TABLE.

RECORDED DEC. 3, 2009	
PLAN BOOK	PAGE
317	46

NO.	DATE	DWN.	CHKD.	APP'D.	DESCRIPTION

REVISIONS

11-23-09

GLEN E. RUDZINSKI

Glen E. Rudzinski

BELLEVUE PARK PLAN – PHASE 2

CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BELLEVUE PARK PARTNERS, L.P.

PO BOX 449
MARS, PA 16046

SCALE: 1"=30'
DATE: 09/04/09
DRAWN:
CHECKED:
APPROVED:

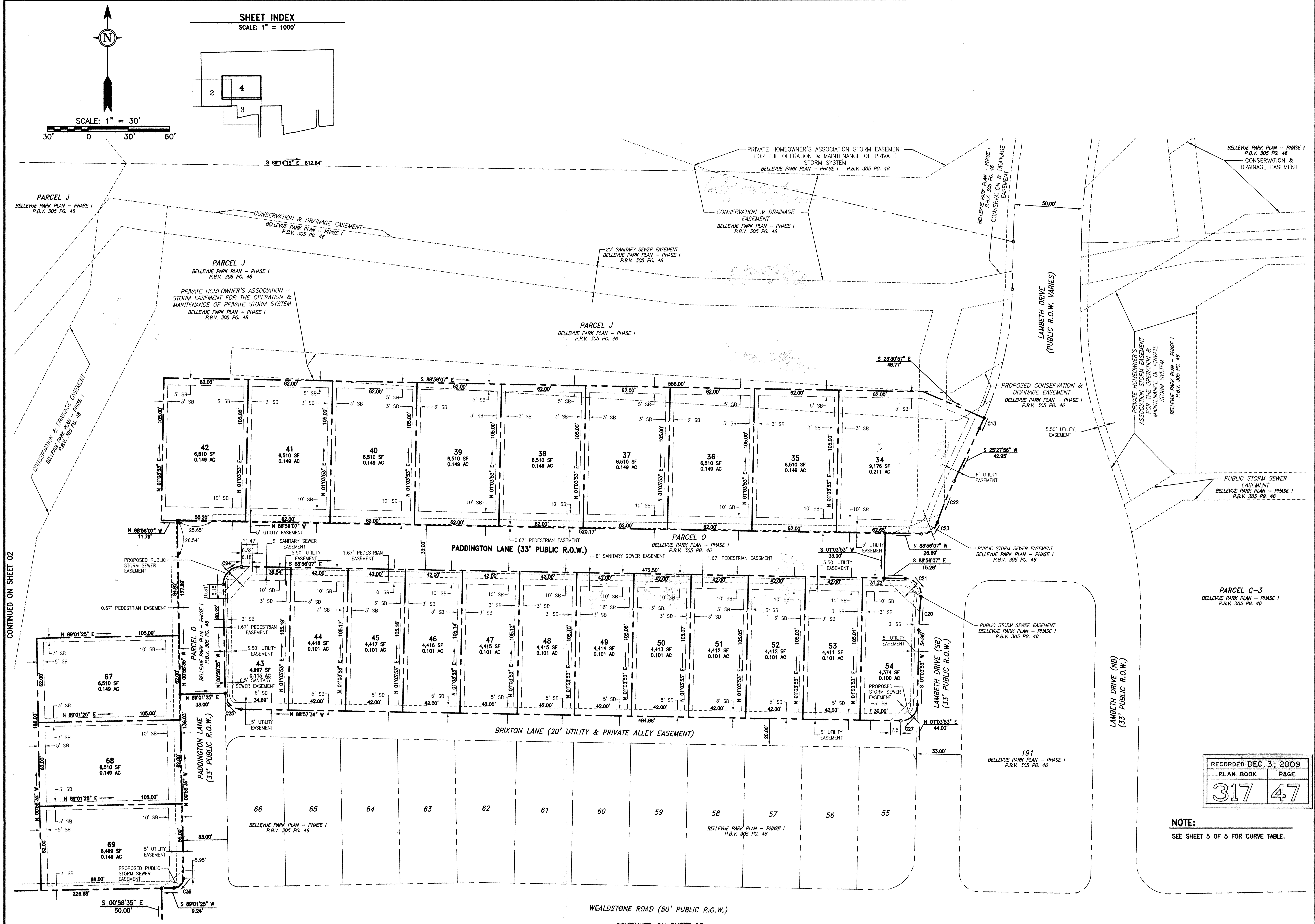
gai consultants

PITTSBURGH OFFICE
385 EAST WATERFRONT DRIVE
HOMESTEAD, PA 15120-5005
412-476-2000

PROJECT NO./DASH NO.	
C060409-01	
TASK NO.	SUB TASK NO.
001	00
GROUP ID	DRAWING NO.
D	E202
SHEET 3 OF 5	

THIS DRAWING WAS PRODUCED WITH COMPUTER AIDED DRAFTING TECHNOLOGY AND IS SUPPORTED BY ELECTRONIC DRAWING FILES. DO NOT REVISE THIS DRAWING VIA MANUAL DRAFTING METHODS.

GAI CAD FILE NO. C060409-01-001-00-D-E200 SUB.DWG


N
SCALE: 1" = 30'
30' 0 30' 60'
SHEET INDEX
SCALE: 1" = 1000'
2
4
3
S 89°14'15" E 612.64'
PARCEL J
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
CONSERVATION & DRAINAGE EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PRIVATE HOMEOWNER'S ASSOCIATION STORM EASEMENT FOR THE OPERATION & MAINTENANCE OF PRIVATE STORM SYSTEM
BELLEVUE PARK PLAN – PHASE I P.B.V. 305 PG. 46
CONSERVATION & DRAINAGE EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
20' SANITARY SEWER EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PARCEL J
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PRIVATE HOMEOWNER'S ASSOCIATION STORM EASEMENT FOR THE OPERATION & MAINTENANCE OF PRIVATE STORM SYSTEM
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PARCEL J
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
CONSERVATION & DRAINAGE EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
CONSERVATION & DRAINAGE EASEMENT
50.00'
LAMBETH DRIVE
(PUBLIC R.O.W. VARIES)
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
CONSERVATION & DRAINAGE EASEMENT
PRIVATE HOMEOWNER'S ASSOCIATION STORM EASEMENT FOR THE OPERATION & MAINTENANCE OF PRIVATE STORM SYSTEM
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
S 88°56'07" E
558.00'
S 23°30'57" E
48.77'
PROPOSED CONSERVATION & DRAINAGE EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
C13
5.50' UTILITY EASEMENT
S 25°27'56" W
42.95'
6' UTILITY EASEMENT
C22
C23
PUBLIC STORM SEWER EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
42
6,510 SF
0.149 AC
41
6,510 SF
0.149 AC
40
6,510 SF
0.149 AC
39
6,510 SF
0.149 AC
38
6,510 SF
0.149 AC
37
6,510 SF
0.149 AC
36
6,510 SF
0.149 AC
35
6,510 SF
0.149 AC
34
9,176 SF
0.211 AC
62.00'
105.00'
N 01°03'53" E
5' SB
3' SB
10' SB
N 88°56'07" W
11.79'
50.20'
25.65'
26.54'
5' UTILITY EASEMENT
520.17'
PARCEL O
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PADDINGTON LANE (33' PUBLIC R.O.W.)
33.00'
0.67' PEDESTRIAN EASEMENT
S 01°03'53" W
33.00'
5' UTILITY EASEMENT
5.50' UTILITY EASEMENT
N 88°56'07" W
26.69'
S 88°56'07" E
15.26'
PUBLIC STORM SEWER EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PROPOSED PUBLIC STORM SEWER EASEMENT
11.47'
8.32'
6.18'
6' SANITARY SEWER EASEMENT
5.50' UTILITY EASEMENT
1.67' PEDESTRIAN EASEMENT
S 88°56'07" E
36.54'
6' SANITARY SEWER EASEMENT
472.50'
1.67' PEDESTRIAN EASEMENT
C24
C21
C20
31.22'
42.00'
0.67' PEDESTRIAN EASEMENT
1.67' PEDESTRIAN EASEMENT
5.50' UTILITY EASEMENT
6.5' SANITARY SEWER EASEMENT
43
4,997 SF
0.115 AC
44
4,418 SF
0.101 AC
45
4,417 SF
0.101 AC
46
4,416 SF
0.101 AC
47
4,415 SF
0.101 AC
48
4,415 SF
0.101 AC
49
4,414 SF
0.101 AC
50
4,413 SF
0.101 AC
51
4,412 SF
0.101 AC
52
4,412 SF
0.101 AC
53
4,411 SF
0.101 AC
54
4,374 SF
0.100 AC
105.19'
105.17'
105.16'
105.14'
105.12'
105.10'
105.08'
105.07'
105.05'
105.03'
105.01'
54.95'
PROPOSED STORM SEWER EASEMENT
LAMBETH DRIVE (SB)
(33' PUBLIC R.O.W.)
S 01°03'53" W
34.69'
30.00'
N 88°57'36" W
484.68'
5' UTILITY EASEMENT
BRIXTON LANE (20' UTILITY & PRIVATE ALLEY EASEMENT)
20.00'
5' UTILITY EASEMENT
7.5'
C27
N 01°03'53" E
44.00'
33.00'
C25
PARCEL O
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
N 00°58'35" W
N 89°01'25" E
105.00'
67
6,510 SF
0.149 AC
68
6,510 SF
0.149 AC
69
6,499 SF
0.149 AC
62.00'
186.00'
127.89'
84.92'
10.31'
80.22'
136.03'
33.00'
PADDINGTON LANE
(33' PUBLIC R.O.W.)
5' UTILITY EASEMENT
PROPOSED PUBLIC STORM SEWER EASEMENT
5.95'
98.00'
226.88'
S 00°58'35" E
50.00'
C35
S 89°01'25" W
9.24'
66
65
64
63
62
61
60
59
58
57
56
55
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
191
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
LAMBETH DRIVE (NB)
(33' PUBLIC R.O.W.)
PUBLIC STORM SEWER EASEMENT
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
PARCEL C-3
BELLEVUE PARK PLAN – PHASE I
P.B.V. 305 PG. 46
WEALDSTONE ROAD (50' PUBLIC R.O.W.)

CONTINUED ON SHEET 02

CONTINUED ON SHEET 03

RECORDED DEC. 3, 2009	
PLAN BOOK	PAGE
317	47

NOTE:

SEE SHEET 5 OF 5 FOR CURVE TABLE.

NO.	DATE	DWN.	CHKD.	APPVD.	DESCRIPTION
1	10/06/09	DJP			REVISED PER COMMENTS

REVISIONS

11-23-09

GLEN E. RUDZINSKI
LAND SURVEYOR
SU-000253-E

Gle C. Rudzinski

BELLEVUE PARK PLAN – PHASE 2

CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BELLEVUE PARK PARTNERS, L.P.

PO BOX 449
MARS, PA 16046

SCALE: 1"=30'
DATE: 09/04/09
DRAWN:
CHECKED:
APPROVED:

gai consultants

PITTSBURGH OFFICE
385 EAST WATERFRONT DRIVE
HOMESTEAD, PA 15120-5005
412-476-2000

PROJECT NO./DASH NO.	
C060409-01	
TASK NO.	SUB TASK NO.
001	00
GROUP ID	DRAWING NO.
D	E203

SHEET 4 OF 5

THIS DRAWING WAS PRODUCED WITH COMPUTER AIDED DRAFTING TECHNOLOGY AND IS SUPPORTED BY ELECTRONIC DRAWING FILES. DO NOT REVISE THIS DRAWING VIA MANUAL DRAFTING METHODS.

GAI CAD FILE NO. C060409-01-001-00-D-E200 SUB.DWG

BELLEVUE PARK PARTNERS, L.P. ADOPTION:

THE BELLEVUE PARK PARTNERS, L.P., OWNER OF THE LAND SHOWN ON THE BELLEVUE PARK PLAN – PHASE 2 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.

A:

BELLEVUE PARK PARTNERS, L.P.,
a Pennsylvania limited partnership
By: COMMERCIAL BUILDING CORPORATION,
a Pennsylvania corporation

SIGNATURE OF WITNESS

Nov. 16th, 2009
DATE

WILLIAM J. WEAVER, PRESIDENT

BELLEVUE PARK PARTNERS, L.P. ACKNOWLEDGMENT OF NOTARY PUBLIC:

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF ALLEGHENY)

On this 16 day of NOVEMBER, 2009, before me a notary public, the undersigned officer, personally appeared **WILLIAM J. WEAVER** who acknowledged himself to be the President of **COMMERCIAL BUILDING CORPORATION**, a Pennsylvania corporation, which is the General Partner of **BELLEVUE PARK PARTNERS, L.P.**, a Pennsylvania limited partnership, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jacqueline G. Fennell, Notary Public
Richland Twp., Allegheny County
My Commission Expires March 12, 2013
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

BELLEVUE PARK PARTNERS, L.P. CERTIFICATION OF TITLE:

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE BELLEVUE PARK PLAN – PHASE 2 IS IN THE NAME OF BELLEVUE PARK PARTNERS, L.P. AND IS RECORDED AT INSTRUMENT NO. 200707110017979.

WITNESS

OWNER

CONSENT OF MORTGAGEE:

ESB BANK, MORTGAGEE OF THE PROPERTY CONTAINED IN THE BELLEVUE PARK PLAN PHASE 2 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE, MORTGAGEE SR. V.P. ESB BANK

CRANBERRY TOWNSHIP ENGINEER REVIEW:

I Jason Kratsas, CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF CRANBERRY, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE TOWNSHIP.

CRANBERRY TOWNSHIP ENGINEER

12-2-09
DATE

PE071353
REGISTRATION NUMBER

JASON KRATSAS
PE071353

CRANBERRY TOWNSHIP DECLARATION:

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

CRANBERRY TOWNSHIP DECLARATION:

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

SECRETARY

CRANBERRY TOWNSHIP SUPERVISORS APPROVAL:

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY ~~ORDINANCE~~/RESOLUTION NO. 2008-39, EFFECTIVE THIS 1ST DAY OF December, 2009.

SECRETARY

CHAIRMAN, BOARD OF SUPERVISORS

BUTLER COUNTY PLANNING COMMISSION REVIEW:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 21ST DAY OF MAY, 2009.

SECRETARY

CHAIRMAN, BUTLER COUNTY PLANNING COMMISSION

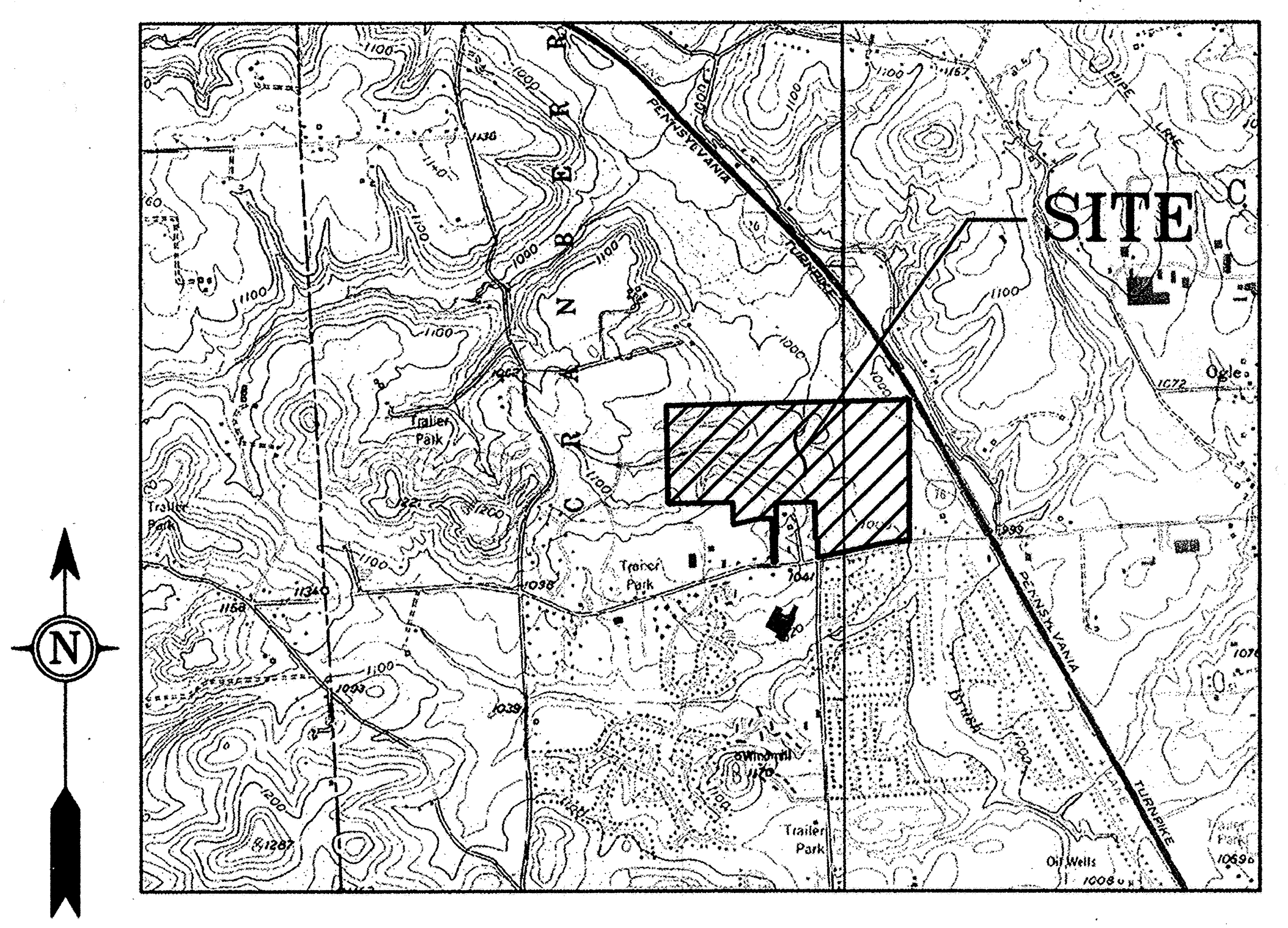
BUTLER COUNTY RECORDER OF DEEDS:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 317, PAGE(S) 44-48

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF December, 2009.

Michele M Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012



LOCATION MAP: USGS QUADRANGLES MARS AND BADEN, PA.

1" = 2000'

GLEN E. RUDZINSKI
SU-051253-E
10/22/09

CERTIFICATION OF PLANNED COMMUNITY PLATS AND PLANS

I, GLEN E. RUDZINSKI, A REGISTERED SURVEYOR DULY LICENSED IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT THE BELLEVUE PARK PLAN – PHASE 2, TO WHICH THIS CERTIFICATION IS ATTACHED AND CONSISTING OF 5 PAGES, ACCURATELY CONTAINS ALL INFORMATION REQUIRED BY SECTION 5210 OF THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT, 68 PA.C.S.A. §§ 5101, ET SEQ.

DATE: 10-22-09

BY: Glen C. Rudzinski
NAME: GLEN E. RUDZINSKI
REGISTRATION NO. SU-051253-E

~~COMMONWEALTH OF PENNSYLVANIA)~~
~~) SS:~~
~~COUNTY OF BUTLER)~~

~~ON THIS THE ___ DAY OF ______, 2009, BEFORE ME, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ______, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATION AND BEING DULY SWORN MADE SOLEMN OATH TO THE TRUTH OF THE STATEMENT TO WHICH HIS NAME IS SUBSCRIBED.~~

~~IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND NOTORIAL SEAL.~~

~~NOTARY PUBLIC~~

~~MY COMMISSION EXPIRES:~~

STATE HIGHWAY ACCESS NOTE:

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO S.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.

STORMWATER MANAGEMENT ACCESS NOTE:

AS PER THE APPROVED STORMWATER MANAGEMENT PLAN, THE TOWNSHIP SHALL HAVE RIGHT OF ACCESS TO THE ONSITE DETENTION FACILITY FOR THE RIGHT OF MAINTENANCE, MONITORING, AND/OR SAMPLING, IN THE EVENT THE OWNER, ASSIGNS OR SUCCESSORS DO NOT ADEQUATELY MAINTAIN OR MONITOR THE FACILITY. THE OWNER, ASSIGNS OR SUCCESSORS SHALL REIMBURSE THE TOWNSHIP FOR ALL COSTS ASSOCIATED WITH SAID MAINTENANCE. THE AFOREMENTIONED RIGHTS GRANTED THE TOWNSHIP IN NO WAY DIMINISH THE RESPONSIBILITY OF THE OWNER, ASSIGNS OR SUCCESSORS OF SAID MAINTENANCE AND MONITORING, AND NO LIABILITY WILL BE ASSUMED BY THE TOWNSHIP ASSOCIATED WITH REQUIRED ACCESS FOR MAINTENANCE OR MONITORING PURPOSES.

APPROVAL BY THE CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION

The Cranberry Township Planning Commission has reviewed and recommends approval of this plan on this 5th day of May, 2008.

Nancy A. Auer
Secretary

Chairman, Planning Advisory Commission

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	250.00'	8.51'	S24°29'27"W	8.51'
C21	12.00'	19.97'	S41°15'23"E	17.75'
C22	267.00'	33.00'	S21°55'28"W	32.98'
C23	12.00'	15.22'	S54°43'26"W	14.22'
C24	13.00'	20.88'	N45°02'39"E	18.71'
C25	12.00'	18.43'	N44°58'05"W	16.67'
C27	12.00'	18.84'	S46°03'08"W	16.97'
C35	7.00'	11.00'	S44°01'25"W	9.90'
C36	7.00'	11.00'	N45°58'35"W	9.90'
C37	38.50'	60.48'	S45°58'35"E	54.45'
C38	38.50'	60.48'	N44°01'25"E	54.45'
C39	7.00'	11.00'	N44°03'22"E	9.91'
C40	7.00'	11.00'	N45°58'35"W	9.90'
C41	10.00'	15.71'	N44°01'25"E	14.14'
C42	10.00'	15.71'	S45°58'35"E	14.14'
C43	10.00'	15.71'	S44°01'25"W	14.14'
C44	10.00'	15.71'	N44°01'25"E	14.14'
C45	14.00'	21.99'	S45°58'35"E	19.80'
C46	7.00'	11.00'	S44°01'25"W	9.90'
C47	10.00'	15.71'	N45°58'35"W	14.14'
C48	7.00'	11.00'	N45°58'35"W	9.90'
C49	7.00'	11.00'	N44°01'25"E	9.90'
C50	10.00'	15.71'	S45°58'35"E	14.14'
C51	51.00'	80.11'	S45°58'35"E	72.12'
C52	7.00'	11.00'	S45°58'35"E	9.90'
C53	17.00'	26.70'	S44°01'25"W	24.04'
C54	140.00'	219.91'	N45°58'35"W	197.99'
C55	160.00'	251.33'	N45°58'35"W	226.27'
C56	7.00'	11.00'	N44°01'25"E	9.90'
C57	225.00'	8.01'	S89°57'21"E	8.01'
C58	12.00'	18.42'	S44°57'21"E	16.67'
C59	12.00'	18.85'	S44°01'25"W	16.97'
C60	17.00'	26.70'	N45°58'35"W	24.04'
C61	18.50'	29.06'	N45°58'35"W	26.16'

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C62	7.00'	11.24'	N45°02'39"E	10.07'
C63	12.00'	18.45'	S44°53'11"E	16.69'
C64	13.00'	17.75'	S38°16'05"W	16.40'
C65	13.00'	23.06'	N51°48'05"W	20.16'
C66	13.00'	20.42'	N32°22'25"E	18.38'
C67	18.50'	29.06'	N57°37'35"W	26.16'
C68	38.50'	60.48'	N57°37'35"W	54.45'
C69	240.00'	54.04'	S83°49'25"W	53.92'
C70	260.00'	58.54'	S83°49'25"W	58.41'
C71	22.00'	52.29'	S22°10'39"W	40.82'
C72	38.50'	31.04'	S67°10'39"W	30.21'
C73	38.50'	30.24'	S21°34'55"W	29.47'
C74	18.50'	14.53'	S21°34'55"W	14.16'
C75	18.50'	29.06'	S89°04'53"W	26.16'
C76	13.00'	20.69'	S44°40'41"W	18.57'
C77	266.00'	59.89'	S83°49'25"W	59.76'
C78	233.00'	52.46'	N83°49'25"E	52.35'
C79	23.00'	40.86'	N51°43'55"W	35.70'
C80	12.00'	16.38'	N38°16'05"E	15.14'
C81	240.00'	54.04'	N83°49'25"E	53.92'
C82	12.00'	18.60'	S45°19'19"E	16.79'
C83	12.00'	19.10'	S44°40'41"W	17.15'
C84	260.00'	58.54'	S83°49'25"W	58.41'
C85	12.00'	21.32'	N51°43'55"W	18.62'
C86	12.00'	19.25'	N45°06'49"E	17.25'
C87	12.00'	18.43'	S44°55'35"E	16.67'
C92	12.00'	18.85'	N44°04'57"E	16.97'
C93	12.00'	18.85'	S45°55'03"E	16.97'

RECORDED DEC. 3, 2009	
PLAN BOOK	PAGE
317	48

REVISIONS

NO.	DATE	DWN.	CHKD.	APPVD.	DESCRIPTION
1	10/08/09	DJP			REVISED PER COMMENTS

BELLEVUE PARK PLAN – PHASE 2

CRANBERRY TOWNSHIP, BUTLER COUNTY
COMMONWEALTH OF PENNSYLVANIA

BELLEVUE PARK PARTNERS, L.P.
PO BOX 449
MARS, PA 16046

SCALE:	NONE
DATE:	09/04/09
DRAWN:	
CHECKED:	
APPROVED:	

gai consultants

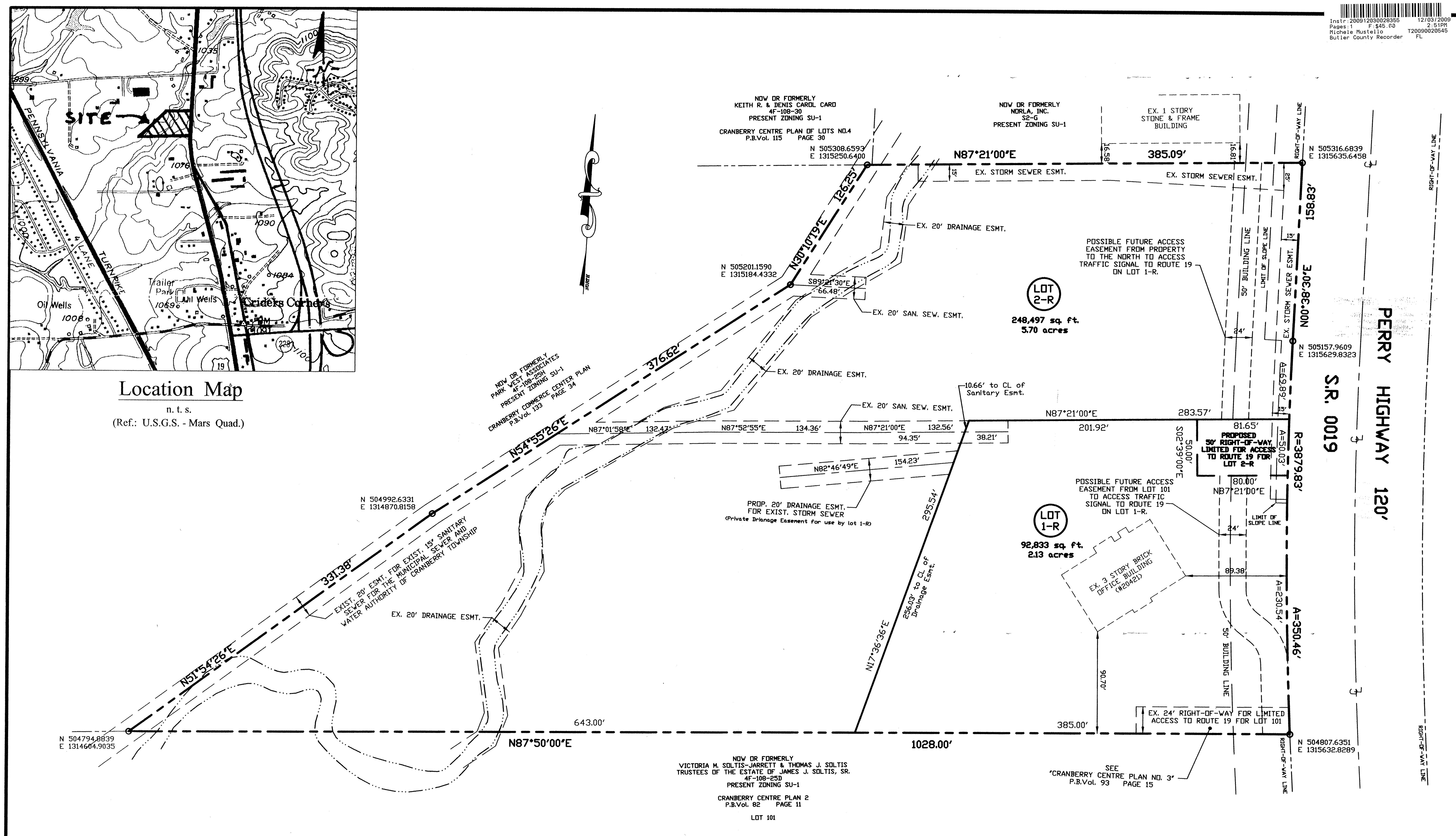
PITTSBURGH OFFICE
385 EAST WATERFRONT DRIVE
HOMESTEAD, PA 15120-5005
412-476-2000

PROJECT NO./DASH NO.	
C060409-01	
TASK NO.	SUB TASK NO.
001	00
GROUP ID	DRAWING NO.
D	E204
SHEET 5 OF 5	

THIS DRAWING WAS PRODUCED WITH COMPUTER AIDED DRAFTING TECHNOLOGY AND IS SUPPORTED BY ELECTRONIC DRAWING FILES. DO NOT REVISE THIS DRAWING VIA MANUAL DRAFTING METHODS.

GAI CAD FILE NO. C060409-01-001-00-D-E200 SUB.DWG

Instr:200912030028355 12/03/2009
Pages:1 F:$45.00 2:51PM
Michele Mustello T20090020545
Butler County Recorder FL


SITE
PENNSYLVANIA TURNPIKE
Trailer Park
Oil Wells
Criders Corners
19
228
NOW OR FORMERLY
KEITH R. & DENIS CAROL CARD
4F-108-30
PRESENT ZONING SU-1
CRANBERRY CENTRE PLAN OF LOTS NO.4
P.B.Vol. 115 PAGE 30
N 505308.6593
E 1315250.6400
NOW OR FORMERLY
NORLA, INC.
S2-G
PRESENT ZONING SU-1
EX. 1 STORY STONE & FRAME BUILDING
N87°21'00"E
385.09'
16.58
16.81
EX. STORM SEWER ESMT.
N 505316.6839
E 1315635.6458
RIGHT-OF-WAY LINE
158.83'
N00°38'30"E
N30°10'19"E 126.25'
EX. 20' DRAINAGE ESMT.
N 505201.1590
E 1315184.4332
S89°21'30"E
66.48'
EX. 20' SAN. SEW. ESMT.
POSSIBLE FUTURE ACCESS EASEMENT FROM PROPERTY TO THE NORTH TO ACCESS TRAFFIC SIGNAL TO ROUTE 19 ON LOT 1-R.
LOT 2-R
248,497 sq. ft.
5.70 acres
50' BUILDING LINE
LIMIT OF SLOPE LINE
EX. STORM SEWER ESMT.
24'
N 505157.9609
E 1315629.8323
A=69.89'
PERRY HIGHWAY 120'
S.R. 0019
NOW OR FORMERLY
PARK WEST ASSOCIATES
4F-108-25H
PRESENT ZONING SU-1
CRANBERRY COMMERCE CENTER PLAN
P.B.Vol. 133 PAGE 34
376.62'
N54°55'26"E
10.66' to CL of Sanitary Esmt.
N87°01'58"E 132.47'
N87°52'55"E 134.36'
N87°21'00"E 132.56'
94.35'
38.21'
N87°21'00"E 283.57'
201.92'
81.65'
S02°39'00"E 50.00'
PROPOSED 50' RIGHT-OF-WAY LIMITED FOR ACCESS TO ROUTE 19 FOR LOT 2-R
A=50.03'
R=3879.83'
N82°46'49"E 154.23'
PROP. 20' DRAINAGE ESMT. FOR EXIST. STORM SEWER
(Private Drainage Easement for use by lot 1-R)
POSSIBLE FUTURE ACCESS EASEMENT FROM LOT 101 TO ACCESS TRAFFIC SIGNAL TO ROUTE 19 ON LOT 1-R.
80.00'
N87°21'00"E
LIMIT OF SLOPE LINE
N 504992.6331
E 1314870.8158
331.38'
EXIST. 20' ESMT. FOR EXIST. 15' SANITARY SEWER FOR THE MUNICIPAL SEWER AND WATER AUTHORITY OF CRANBERRY TOWNSHIP
295.54'
LOT 1-R
92,833 sq. ft.
2.13 acres
EX. 3 STORY BRICK OFFICE BUILDING (#20421)
89.38'
A=230.54'
A=350.46'
EX. 20' DRAINAGE ESMT.
256.03' to CL of Drainage Esmt.
N17°36'36"E
90.70'
50' BUILDING LINE
N51°54'26"E
N 504794.8839
E 1314604.9035
643.00'
N87°50'00"E
385.00'
1028.00'
EX. 24' RIGHT-OF-WAY FOR LIMITED ACCESS TO ROUTE 19 FOR LOT 101
N 504807.6351
E 1315632.8289
RIGHT-OF-WAY LINE
NOW OR FORMERLY
VICTORIA M. SOLTIS-JARRETT & THOMAS J. SOLTIS
TRUSTEES OF THE ESTATE OF JAMES J. SOLTIS, SR.
4F-108-25D
PRESENT ZONING SU-1
CRANBERRY CENTRE PLAN 2
P.B.Vol. 82 PAGE 11
LOT 101
SEE "CRANBERRY CENTRE PLAN NO. 3"
P.B.Vol. 93 PAGE 15

Location Map
n. t. s.
(Ref.: U.S.G.S. - Mars Quad.)

THE "BERRY ASSOCIATES L.P." OWNER OF THE LAND SHOWN ON THE "PRUDENTIAL PREFERRED REALTY CENTER PLAN - REVISED" HEREBY ADOPTS THIS PLAN AS ITS PLAN AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE PUBLIC. ANY FUTURE ACCEPTANCE OF SAID PUBLIC STREETS OR PROPERTY BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND TOWNSHIP OF CRANBERRY, WE HEREBY CONVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CRANBERRY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FORM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC STREETS OR PROPERTY AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS, AND ASSIGNS

SIGNATURE OF WITNESS SIGNATURE OF GENERAL PARTNER

11·13·09
DATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND THE COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED DANIEL SOSSO, GENERAL PARTNER IN THE FIRM OF BERRY ASSOCIATES L.P., AND ACKNOWLEDGE THE FOREGOING ADOPTION, DEDICATION AND PLAN TO BE THE ACT OF THE PARTNERSHIP AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13th DAY OF November, 2009

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Georgette M. Zupsic, Notary Public
Cranberry Twp., Butler County
My Commission Expires Aug. 5, 2013
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE TITLE TO THIS PROPERTY CONTAINED IN THE "PRUDENTIAL PREFERRED REALTY CENTER PLAN - REVISED" IS IN THE NAME OF "BERRY ASSOCIATES L.P." AND IS RECORDED IN INSTRUMENT NUMBER 200211210039309, NOVEMBER 14th, 2002.

WITNESS GENERAL PARTNER

WASHINGTON FEDERAL SAVINGS BANK MORTGAGEE OF THE PROPERTY CONTAINED IN THE "PRUDENTIAL PREFERRED REALTY CENTER PLAN - REVISED" CONSENTS TO THE RECORDING OF SAID PLAN AND TH THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS WASHINGTON FEDERAL SAVINGS BANK

I, JOHN J. SCHLEICHER A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE SURVEY AND PLAN SHOWN HEREON CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.

11-11-09 DATE
THANKS VETERANS

JOHN J. SCHLEICHER
REGISTRATION NUMBER: SU-053786-E

I, Jason Kratsas 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.

12/3/09
DATE

TOWNSHIP ENGINEER
PE071353
REGISTRATION NO:

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.

~~APPROVED BY THE CRANBERRY TOWNSHIP PLANNING COMMISSION THIS ______ DAY OF ______ 20~~

~~SECRETARY CHAIRMAN, PLANNING COMMISSION~~

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF CRANBERRY BY RESOLUTION NO. 2009-41, THIS 2nd DAY OF December, 2009

TOWNSHIP MANAGER CHAIRMAN, BOARD OF SUPERVISORS

REVIEWED ~~APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION, THIS 19TH DAY OF AUGUST, 2009

SECRETARY CHAIRMAN

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME 317
PAGES(S) 49
GIVEN UNDER MY HAND AND SEAL THIS 3 DAY OF Dec., 2009.

Michele M Mustello
RECORDER OF DEEDS

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

RECORDED DEC. 3, 2009	
PLAN BOOK	PAGE
317	49

OWNER ADDRESS:

BERRY ASSOCIATES, L.P.
20421 ROUTE 19
SUITE 330
CRANBERRY TWP, PA 16066

SURVEYOR / ENGINEER:

E.A. THANER & ASSOCIATES
A GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

AREA OF SUBDIVISION = 341,330 SQ.FT.
7.83 ACRES

ZONING DISTRICT: SU-1
SIDE YARD = 15' Min.
REAR YARD = 15' Min.

NOTES:

1. THIS PLAN IS A SUBDIVISION OF LOT 1 IN THE PRUDENTIAL PREFERRED REALTY CENTER PLAN, PBV 265 Pg. 22.
2. THIS PROPERTY SUBJECT TO FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #421217 0010 B.
3. SURVEY MARKERS TO BE SET AT ALL PROPERTY CORNERS.
4. ACCESS TO PERRY HIGHWAY FOR THE NEWLY CREATED LOT 2-R WILL BE SOLELY THROUGH LOT 1-R.

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

JOHN JEROME SCHLEICHER
SU-053786-E
SURVEYOR

PE071353
TOWNSHIP ENGINEER

BOARD OF SUPERVISORS
TOWNSHIP OF CRANBERRY

CRANBERRY TOWNSHIP
PLANNING COMMISSION

BUTLER COUNTY
PLANNING COMMISSION

RECORDER

DATE	REVISED BY	REVISION
8-18-09	RMR	Right-of-way Note Revision
8-28-09	RMR	Add Surveyor Clause
11-4-09	RMR	Lot Line Revision & Development Report Items

DATE	SCALE
8-10-2009	1" = 50'
	FILE
DRAWN BY	CHECKED BY

DRAWING NO. RP-1

PRUDENTIAL PREFERRED REALTY CENTER PLAN - REVISED
SITUATE IN
CRANBERRY TOWNSHIP, BUTLER COUNTY, PA
MADE FOR
BERRY ASSOCIATES, L.P.

GIBSON THOMAS ENGINEERING COMPANY
E.A. THANER & ASSOCIATES
A GIBSON - THOMAS ENGINEERING CO.
9951 OLD PERRY HIGHWAY WEXFORD, PA 15090
PH: 724 - 935 - 8188 FAX: 724 - 935 - 8189

KNOW ALL MEN BY THESE PRESENTS, that I ,Donna M. Baird of the Borough of Evans City, County of Butler, State of Pennsylvania, for my heirs executors, administrators and assigns, do hereby adopt this as my plan of subdivision of my property, situate in the Borough of Evans City, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, all drives, roads, streets, lands, right-of-way, easements, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, right-of-way and easements by said County of Butler and Borough of Evans City, I Donna M. Baird hereby agree to and by these presents do release and forever discharge said County of Butler and said Borough of Evans City, 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 Donna M. Baird my heirs, executors, administrators, assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 4 day of December, A.D., 2009.

ATTEST:

x Donna M Baird (Owner) NIA (Owner)

Porada (Notary Public) NIA (Owner)

My commission expires the 4 day of December, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara J. Porada, Notary Public
Slippery Rock Twp., Lawrence County
My Commission Expires Aug. 18, 2012
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I Donna M. Baird of the Borough of Evans City, County of Butler, 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 storm water drainage over, across and through this subdivision of land until such time as I, our heirs, executors, administrators and assigns construct storm water drainage facilities in accordance with Borough's specifications and requirements and the same is officially accepted by action of the governing body and until such formal acceptance I for ourselves, our heirs, executors, administrators and assigns do hereby release the Borough of Evans City from any responsibility in connection therewith. This acceptance of responsibility shall be binding upon Evans City Borough, our heirs, executors, administrators and assigns, and all purchasers of lots in this plan of subdivision.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 4 day of DECEMBER, A.D., 2009.

ATTEST:

x Donna M Baird (Owner) NIA (Owner)

NIA (Owner) NIA (Owner)

WITNESS my hand and notarial seal this 4 day of DECEMBER, A.D., 2009.

Porada (Notary Public)

My commission expires this 18 day of Aug, A.D., 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara J. Porada, Notary Public
Slippery Rock Twp., Lawrence County
My Commission Expires Aug. 18, 2012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF ~~BUTLER~~ Lawrence :

Before me, the subscriber, a notary public in and for said state and county, personally appeared the above named Donna M. Baird and acknowledged the foregoing release and dedication and plan to be her act and deed and desired the same to be recorded as such:

WITNESS MY HAND AND NOTARIAL SEAL this 4 day of December, 2009.

Porada (Notary Public)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Barbara J. Porada, Notary Public
Slippery Rock Twp., Lawrence County
My Commission Expires Aug. 18, 2012
Member, Pennsylvania Association of Notaries

The foregoing adoption and dedication is made by Donna M. Baird with the full understanding and agreement that the approval of the governing body of the Borough of Evans City, if hereto attached will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) days of date of said approval.

The governing body of the Borough of Evans City, Butler County, Pennsylvania, hereby gives notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plan by the Borough of Evans City does not constitute an acceptance of the roads, streets, storm and sanitary drainage facilities, easements or right-of-ways, water mains or 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 governing body. 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 governing body of the Borough of Evans City, Butler County, Pennsylvania, on this 8th day of DECEMBER, 2009.

ATTEST:

(Secretary) (President)

Approved by the Evans City Borough Planning Commission this 8th day of December 2009.

Harry E. Shaffer (Secretary) Gary T Capella (Chairman)

Reviewed with comments by the Butler County Planning Commission. Letter to Evans City Borough Council. ~~Dated~~ 9228 REVIEWED 11-18-09.

Mac McClure ~~(Director)~~ SECRETARY RJF

Frank Uhl CHAIRMAN RJF

COMMONWEALTH OF PENNSYLVANIA :
SS:
COUNTY OF BUTLER :

Recorded in the office for the recording of deeds, plats, etc., in said county, in plan book vol. 317, page 50.

Given under my hand and seal this 11th day of December 2009.

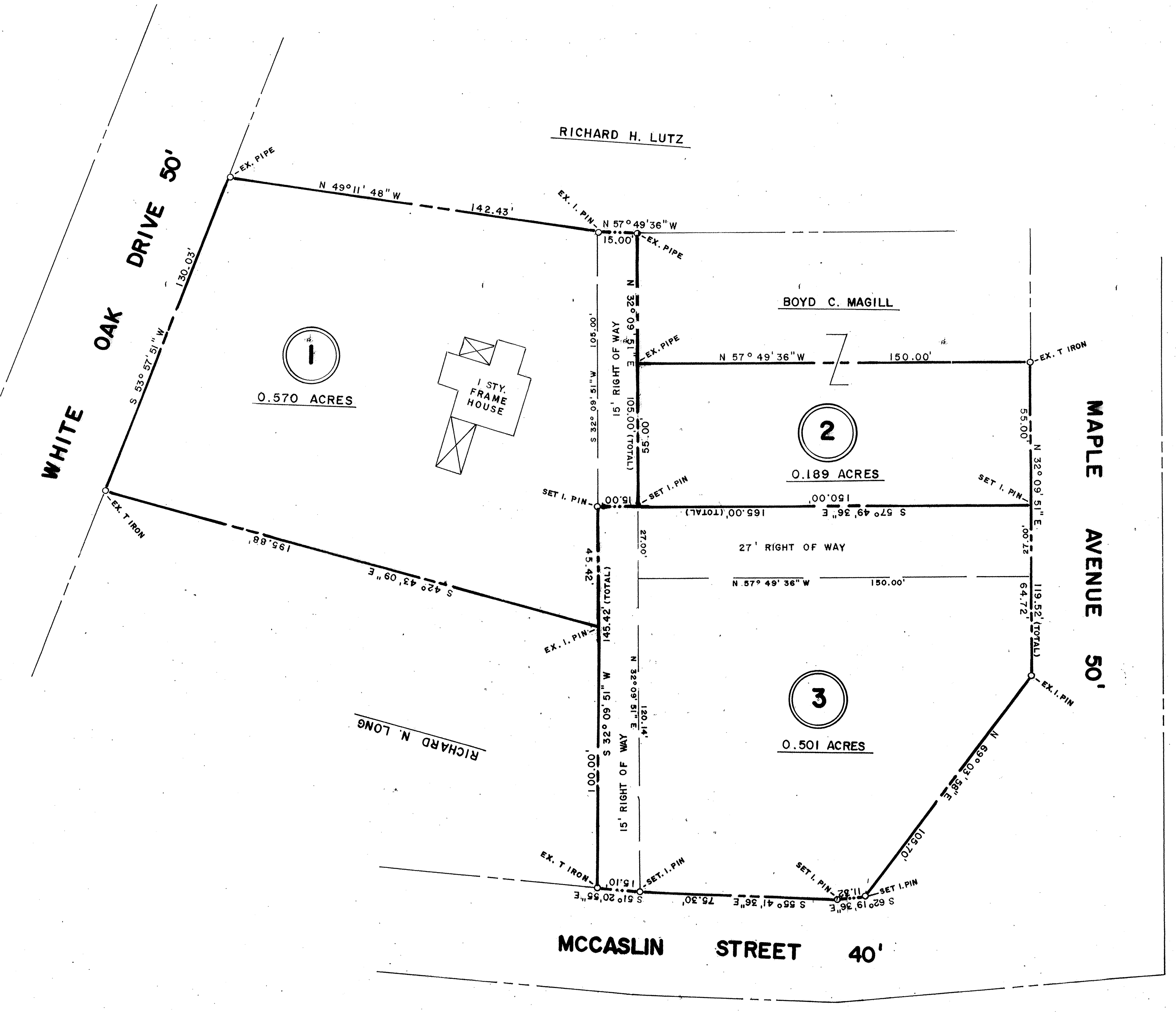
Michele M Mustello (Recorder of Deeds)

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012

I, William F. Hummel, a registered land surveyor of the State of Pennsylvania, do hereby certify that this plan correctly represents the lots, lands, streets, alleys, and highways as surveyed and plotted by me for the owner or agents.

William F. Hummel (Surveyor)

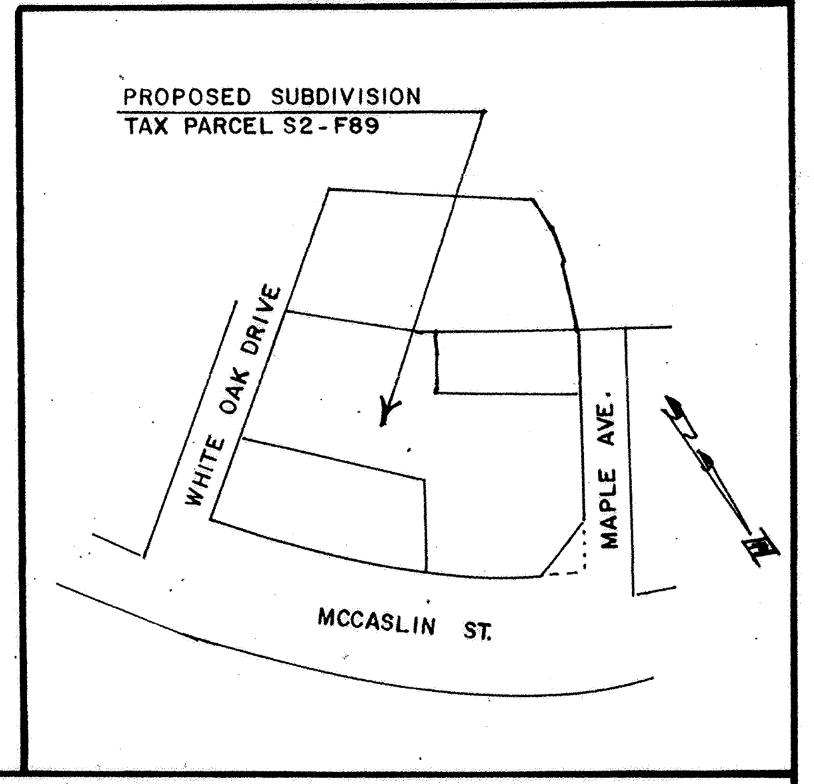
Reg. No. SU-1010-A



NOTE: Lot No.2 is to become an integral part of land of Boyd C. Magill Tax Parcel S2-F87, instr. no.200504290010766 and not to be used as a separate lot.

ZONING DISTRICT = R-2 RESIDENTIAL

SITE PLAN



RECORDED DEC. 11, 2009	
PLAN BOOK	PAGE
317	50

TOWNSHIP SEAL

COUNTY SEAL

SURVEYOR SEAL

Instr:200912110028895 12/11/2009
Pages:1 F:$45.00 1:32PM
Michele Mustello T20090021067
Butler County Recorder FL

WILLIAM F. HUMMEL
REGISTERED PROFESSIONAL ENGINEER
BEAVER FALLS, PA.

BAIRD PLAN

SITUATE: EVANS CITY BOROUGH, BUTLER COUNTY, PA

FOR: ROBERT BAIRD

DATE:

SCALE: 1" = 30'

William F. Hummel F.B. B-40/4 0945