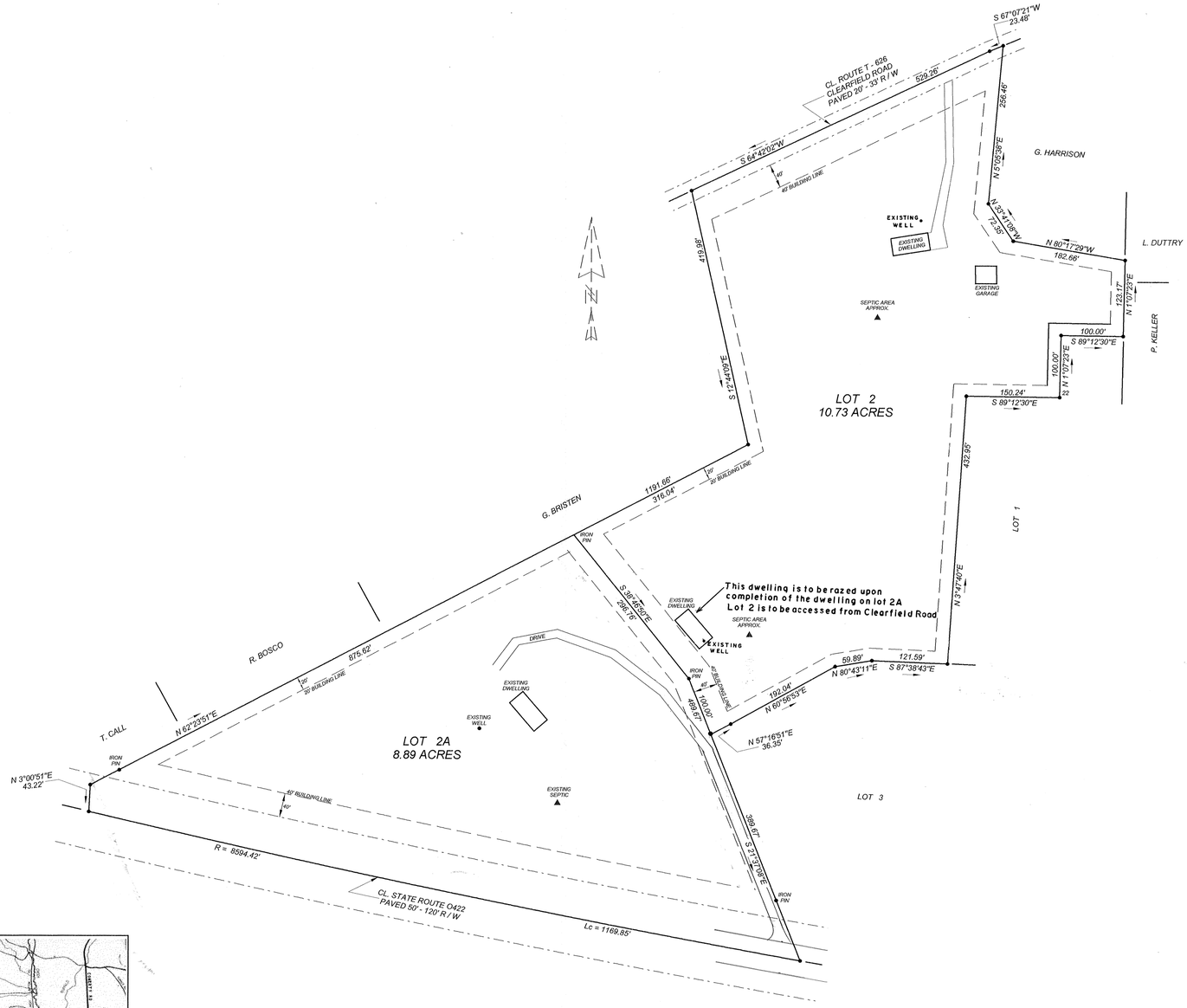
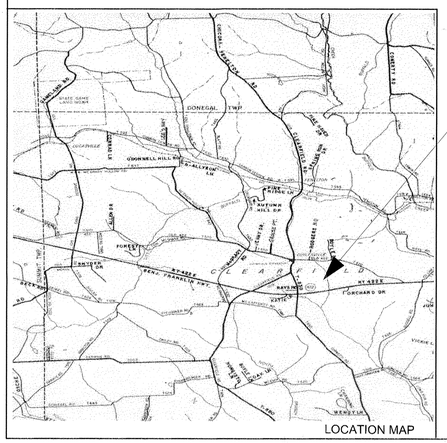
Instr:200912150029046
Pages:1
Michele Mustello
Butler County Recorder
F:$45.00
12/15/2009
9:45AM
T20090021233
FL





NOTICE TO SUBDIVIDERS:
UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JULY 1, 1945, LAW (P. L. 1242, NO. 428) KNOWN AS 'STATE HIGHWAY LAW'.

0 50' 100' 200' 300'

KNOW ALL MEN BY THESE PRESENTS, that Thomas B. & Phyllis S. Mekis of the Township of Clearfield of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Clearfield Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways 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 as specified on the plan) 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 Clearfield 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 Clearfield 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 Thomas B. & Phyllis S. Mekis our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 24th *day of* November *2009.*

ATTEST:

Rhonda J. Snyder — Thomas B. Mekis — Phyllis S. Mekis

NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Thomas B. & Phyllis S. Mekis 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 24th *day of* November *, 2009 .*

My Commission expires the 25th *day of* March *, 2013.*

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Rhonda J. Snyder, Notary Public
Clearfield Twp., Butler County
My Commission Expires March 25, 2013
Member, Pennsylvania Association of Notaries

Rhonda J. Snyder
NOTARY PUBLIC

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

Nov. 27, 2009 — SEALS — John E. Dusheck
DATE — REGISTRATION NO. SU - 037089E

Reviewed by the Butler County Planning Commission this 24TH *day of* Nov *, 2009 .*

(Secretary) — F. W. (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 9232 *SEAL*

Approved by the Clearfield Township Planning Commission this 2nd *day of* Dec. *, 2009 .*

(Secretary) — (Chairman)

Approved by the Supervisors of Clearfield Township
this 14th *day of* December *, 2009 .*

(Secretary) — (Chairman)

SEAL

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 318 *Page* 1 *.*

Given under my hand and seal this 15 *day of* December *, 2009.*

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

Michele M. Mustello
RECORDER

TOTAL AREA = 19.62 ACRES

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

OWNER / SUBDIVIDER
THOMAS & PHYLLIS MEKIS
714 CLEARFIELD ROAD
FENELTON PA., 16034

(FINAL PLAN)

RECORDED DEC. 15, 2009	
PLAN BOOK	PAGE
318	1

JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date : 11 / 13 / 2009
Scale : 1 " = 100'
Dwn. By : SAB

PROPERTY SUBDIVISION
FOR: THOMAS B. & PHYLLIS S. MEKIS
SITUATE: CLEARFIELD TWP., BUTLER CO., PA

Job No.

NOTES :

(1) THIS PLAN PROPOSES FOLLOWING:
- FOUR NEW BUILDING LOTS
- ONE EXISTING BUILDING LOT
- ONE VACANT RESIDUAL BUILDABLE PARCEL TO BE FURTHER SUBDIVIDED IN THE FUTURE
- A 50'WIDE ACCESS EASEMENT THAT SERVES ALL NEW LOTS IN PHASE 3, AND LOT 14-R.
- VACATION OF A PORTION OF AN OLD PLAN OF LOTS AND ASSOCIATED RIGHT-OF-WAY.

(2) THIS PROPERTY UNDER & SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

(3) OLD RECORDED PLAN "WASHINGTON PLAN OF LOTS" LOTS 3 THRU 16, THE EXISTING 30' PRIVATE RIGHT-OF-WAY AT WEST SIDE OF SAID LOTS AND SOUTHEASTERN SIDE OF PARCEL A, AND THE 30' EASEMENT SOUTH OF LOT 3 ARE HERBY VACATED AND EXTINGUISHED.

(5) TEMPORARY 20' WIDE WATERLINE AND 50'x50' SPRING EASEMENT FOR EXCLUSIVE USE OF LOT 302. THIS EASEMENT SHALL BE NULL AND VOID AT SUCH TIME LOT 302 HAS ONLOT DRILLED WATER SUPPLY, THERE SHALL BE NO INSTALLED SEWAGE OR LOT ALTERNATION WITHIN THE 100' DELINEATED ISOLATION PERIMETER WHEN THE AFORESAID TEMPORARY EASEMENTS ARE IN EFFECT.

(4) LOT 301 SHALL NOT HAVE ACCESS TO RUSTIC WOODS DRIVE, UNTIL SUCH TIME RUSTIC WOODS DRIVE IS FORMALLY ADOPTED BY WASHINGTON TOWNSHIP AS A PUBLIC ROAD.

(5) VARIABLE WITH RIGHT-OF-WAY FOR SR 0038 DESCRIBED AT PaDOT R/W PLAN 10-0/RT 75/ SEC 295.

(6) ALL INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR INSTALLATION OF FILTER FABRIC FENCING ON DOWNSLOPE OF LOT PRIOR TO CLEARING AND GRADING OPERATIONS. FABRIC SHALL BE INSTALLED AS PER PADEP EROSION & SEDIMENTATION POLLUTION CONTROL STANDARDS AND SPECIFICATIONS. FENCING SHALL REMAIN UNTIL THE LOT VEGETATION OBTAINS 70% UNIFORM COVERAGE.

(7) ALL INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ON-LOT WELL WATER SERVICE.

(8) GROSS AREAS SHOWN TO PROPERTYLINES. NET AREAS SHOWN TO RIGHT-OF-WAY LINES.

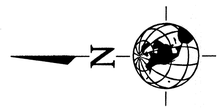
(9) AS A CONDITION OF THIS PLAN, LOT 305 OWNER RESERVES THE RIGHT TO EXERCISE THE FUTURE ANNEXATION OF THE 50' WIDE FLAG ACCESS STRIPS ON LOT 305 TO LOT 304 AT SUCH TIME RIGHT-OF-WAY #3 IS FORMALLY ADOPTED BY WASHINGTON TOWNSHIP AS A PUBLIC STREET.

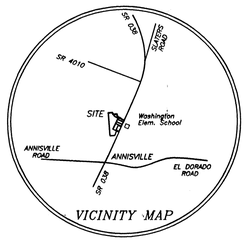
(10) 50' WIDE PRIVATE RIGHT-OF WAYS SHOWN HEREON ARE FOR INGRESS, EGRESS AND UTILITY PURPOSES. MAINTENANCE RESPONSIBILITIES ARE AS FOLLOWS:
- RIGHT-OF-WAY #1 : MAINTAINED BY LOTS 302, 303, 304, 305 & PARCEL A IN PROPORTION TO LOT GROSS AREAS.
- RIGHT-OF-WAY #2 TO BE MAINTAINED BY LOTS 302 & 303, AND PARCEL A, IN PROPORTION TO LOT GROSS AREAS.
- RIGHT-OF-WAY #3 : MAINTAINED MAINTAINED BY LOTS 302, 305 & PARCEL A IN PROPORTION TO LOT GROSS AREAS.
- RIGHT-OF-WAY #4 FOR EXCLUSIVE USE & MAINTENANCE BY LOT 304.

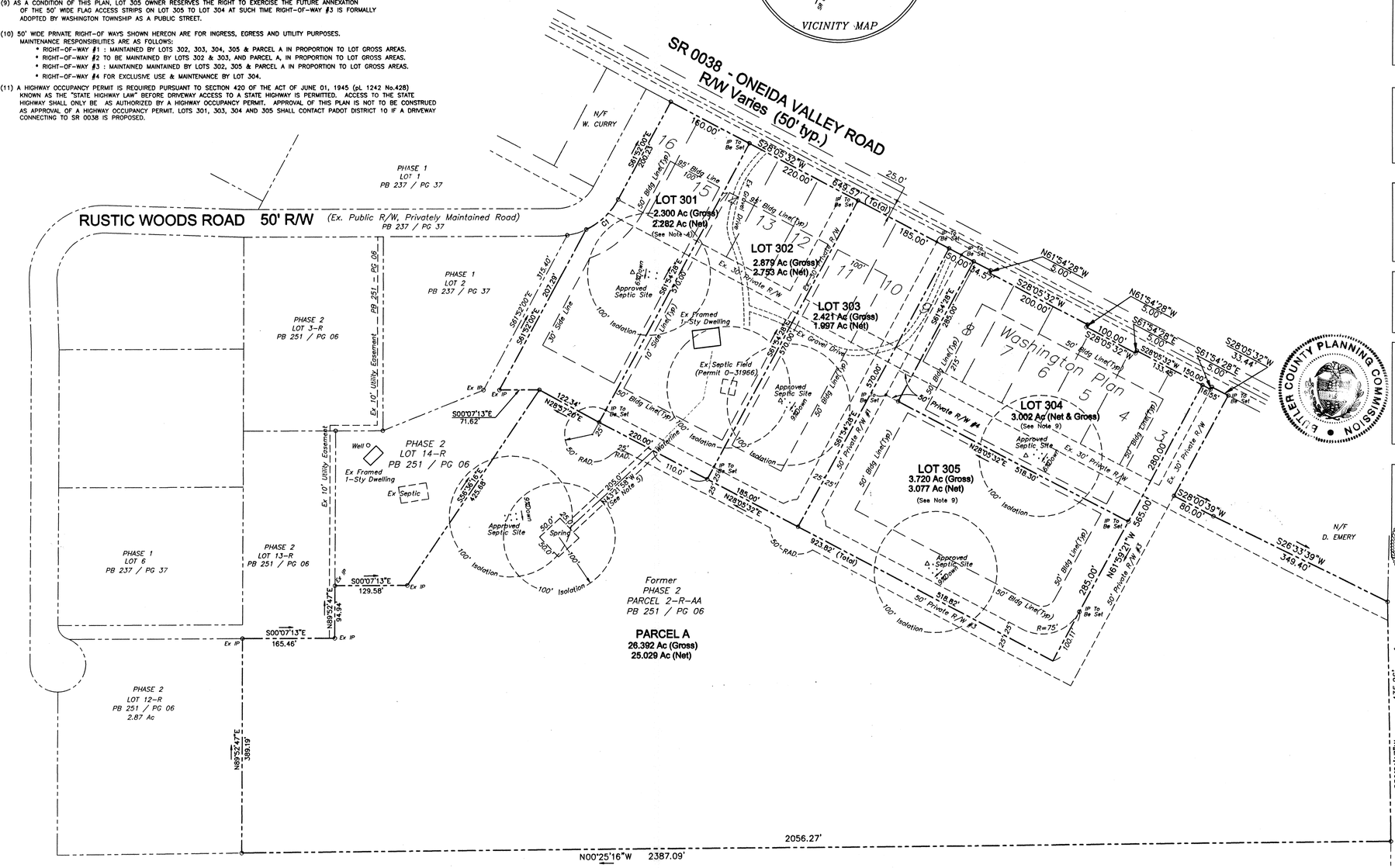
(11) A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 01, 1945 (pl. 1242 No.428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. APPROVAL OF THIS PLAN IS NOT TO BE CONSTRUED AS APPROVAL OF A HIGHWAY OCCUPANCY PERMIT. LOTS 301, 303, 304 AND 305 SHALL CONTACT PADOT DISTRICT 10 IF A DRIVEWAY CONNECTING TO SR 0038 IS PROPOSED.

CURVE TABLE				
CURVE	RADIUS	ARC	CHD.BRG.	CHORD
C1	125.00	80.44	S43°25'54"E	79.06

ONLOT SEWAGE TESTING DATA				
Lot No.	Permit No.	Perc Rate (in./min)	Limit Zone (in.)	Field Type
301	Y-007313	40.1	34	Elevated Sand Mound
303	Y-007312	11.4	44	Elevated Sand Mound
304	Y-007314	23	23	Elevated Sand Mound
305	Y-007315	26.9	24	Elevated Sand Mound
Parcel A	Y-007304	10.2	72	Std. Trench







Instr: 200912150029164 12/15/2009
Pages: 1 F $45.00 3:58PM
Michele Mustello T20090021321
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS, THAT I, SUSAN E. CAMPBELL OF THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, FOR MYSELF, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS MY PLAN OF LOTS OF MY PROPERTY, SITUATED IN THE TOWNSHIP OF WASHINGTON, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS ADVANTAGES ACCRUING TO ME, DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSES ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE AND EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF WASHINGTON. WE HEREBY COVENANT AND AGREE TO AND BY THESE PRESENTS DO RELEASE AND FOREVER DISCHARGE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF WASHINGTON, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON SUSAN E. CAMPBELL, MY HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 15 DAY OF December, 20 09

ATTEST: Susan E. Campbell

NOTARY PUBLIC OWNER – SUSAN E. CAMPBELL

PROTHONOTARY OFFICIAL TITLE
COMMISSION EXPIRES FIRST MONDAY IN JAN. 2012

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 SUSAN E. CAMPBELL, AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE HER ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF December, 2009. MY COMMISSION EXPIRES THE ___ DAY OF _____ 20___.

NOTARY PUBLIC (SIGNATURE) PROTHONOTARY OFFICIAL TITLE SEAL
COMMISSION EXPIRES FIRST MONDAY IN JAN. 2012

I, SUSAN E. CAMPBELL, OWNER OF THE RUSTIC WOODS-PH 3 SUBDIVISION, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SUSAN E. CAMPBELL AS RECORDED IN INSTRUMENT 200207030022699, RECORDER OF DEEDS OFFICE.

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

WITNESS OWNER

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

PRESIDENT 12/2/09 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF WASHINGTON THIS 2nd DAY OF December, 2009.

SECRETARY (SEAL) PRESIDENT OF BOARD

BUTLER COUNTY PLANNING COMMISSION

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 15 DAY OF Dec, 2009.

SECRETARY CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION
PLAN NUMBER: 9057 (SEAL)

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 318 PAGE 2
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF December 2009

(SEAL) RECORDER

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

SUBDIVISION OWNER:
SUSAN E. CAMPBELL
2787 ONEIDA VALLEY ROAD
PARKER, PA 16049
Ph: 724-290-5029

40.714 Total Acres

RECORDED DEC. 15, 2009	
PLAN BOOK	PAGE
318	2

PLAN OF SUBDIVISION PREPARED FOR
Susan E. Campbell
SITUATED IN
Washington Township, Butler Co., PA

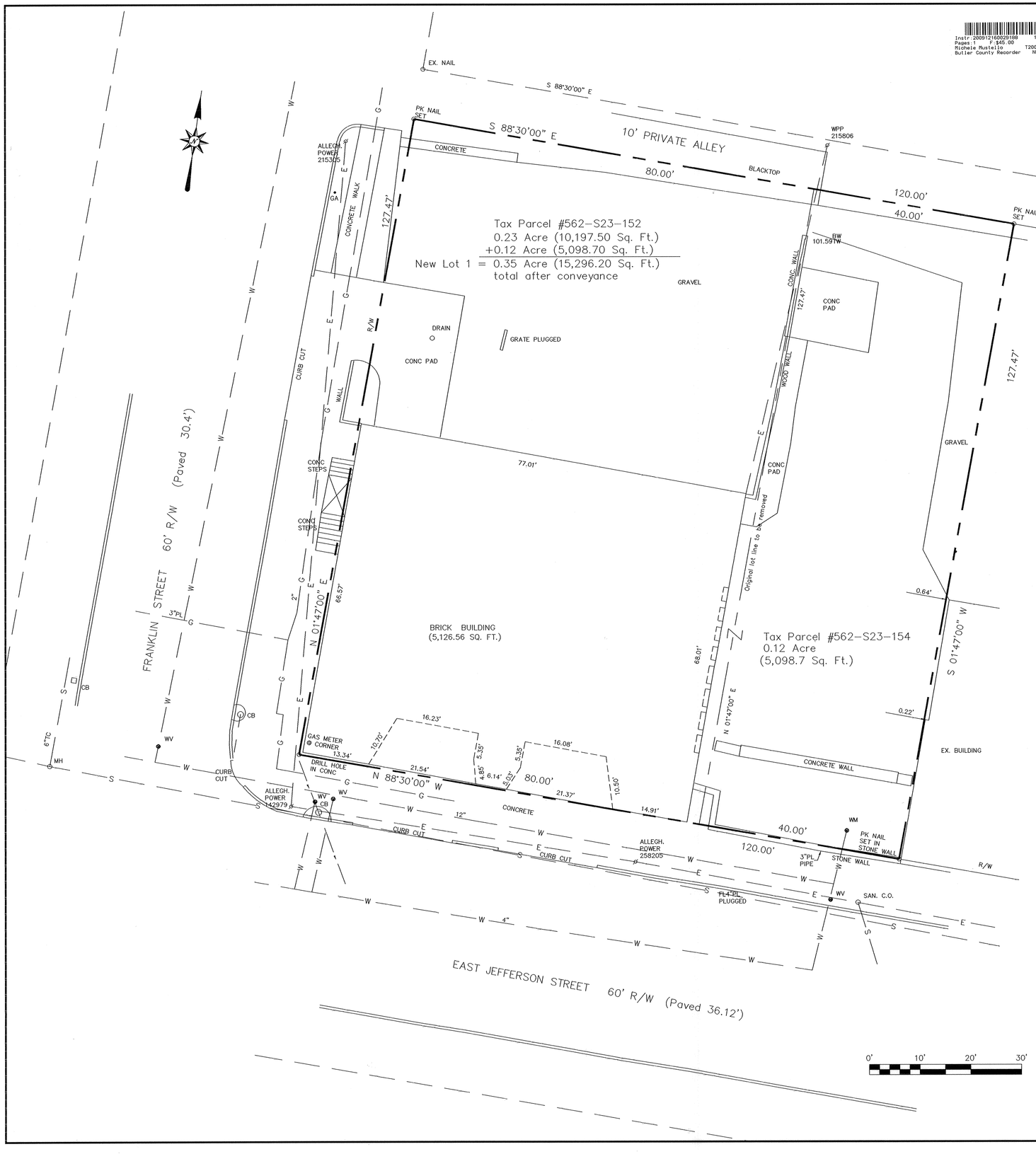
RUSTIC WOODS
PHASE - 3

JAMES A. DAY, P.E.P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
304 Beech Road
Butler, PA 16001
Ph/Fax: 724-283-3287
email: jadmday@msn.com

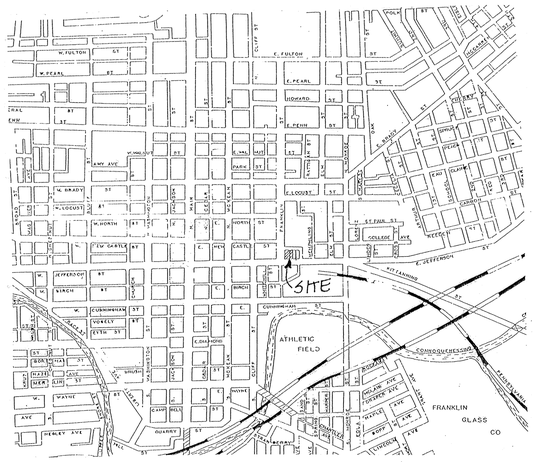
SCALE: 1" = 100'
DRAWING DATE: 11-26-2009

SHEET 1 OF 1

Instr:200912160029188 12/16/2009
Pages:1 F:$45.00 11:42AM
Michele Mustello T20090021363
Butler County Recorder ND



N/F J. GIBSON



VICINITY MAP

NOTES:

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

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE C – AREAS OF MINIMAL FLOODING.

UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION AND SHOULD BE LOCATED IN ACCORDANCE WITH PA ACT 38 PRIOR TO ANY EXCAVATION.
PA ONE CALL SERIAL #20091241637

ZONED: C-1 GENERAL BUSINESS DISTRICT
THE PURPOSE OF THIS PLAN IS TO COMBINE TWO ADJOINING PARCELS INTO ONE TRACT.

KNOW ALL MEN BY THESE PRESENTS: that RSGT, LLC, 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 the City of Butler, 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 City of Butler, RSGT, LLC, hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler and City of Butler, their successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways and they physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon RSGT, 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 25th day of November, 2009.

ATTEST: RSGT, LLC.
Robin S. Miller — 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 Gerald Matthew Miller & Robin S. Miller the RSTL, LLC, who being duly sworn, deposeth and saith that he/she was personally present at the execution of the adoption, release and dedication and saw the common and corporate seal of the said corporation duly affixed and that the above release and dedication was duly signed and sealed by and as for the act and deed of the said RSGT, LLC, for the uses and purposes therein mentioned and that the name of this deponent subscribed to the said release and dedication as President and Secretary of said corporation, in attestation of the due execution and delivery of said release and dedication is this deponent's own and property and respective handwriting.

Title of Officer President — Title of Officer Secretary

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL this 25th day of November, 2009. My Commission Expires the 1st day of March, 2012.

SEAL
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Edward E. Green, Notary Public
City of Butler, Butler County
My Commission Expires March 1, 2012
Member, Pennsylvania Association of Notaries

BUTLER COUNTY PLANNING COMMISSION

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

DATE May 21, 2009 SEAL SIGNATURE AND REG. NO. SU-32490-E

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

City Clerk — SEAL Margaret D Stach — Mayor

Approved by the City Council of the City of Butler this 7th day of December, 2009.

City Clerk — SEAL Margaret D Stach — Mayor

Approved by the Butler City Planning Commission this 1st day of December, 2009.

Secretary — SEAL Joseph P. Capowski — Chairman

Reviewed by the Butler County Planning Commission this 3RD day of NOVEMBER, 2009.

Secretary — SEAL F. Ulrich Zikmund — President

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

Recorded in the Recorder's Office for the recording of deeds, plans, etc. in said County in Plan Book Volume 318 page 3.

Given under my hand and seal this 16th day of December, 2009.

SEAL
Recorder

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

RECORDER OF DEEDS BUTLER COUNTY, PA

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

RECORDED DEC. 16, 2009
PLAN BOOK 318 PAGE 3

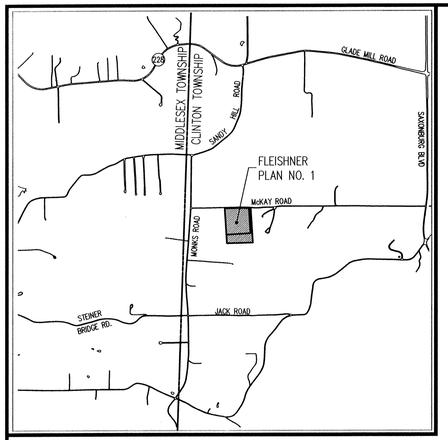
L S J
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003-1061
(724) 287-6865
Cheryl A. Hughes, PLS Owner

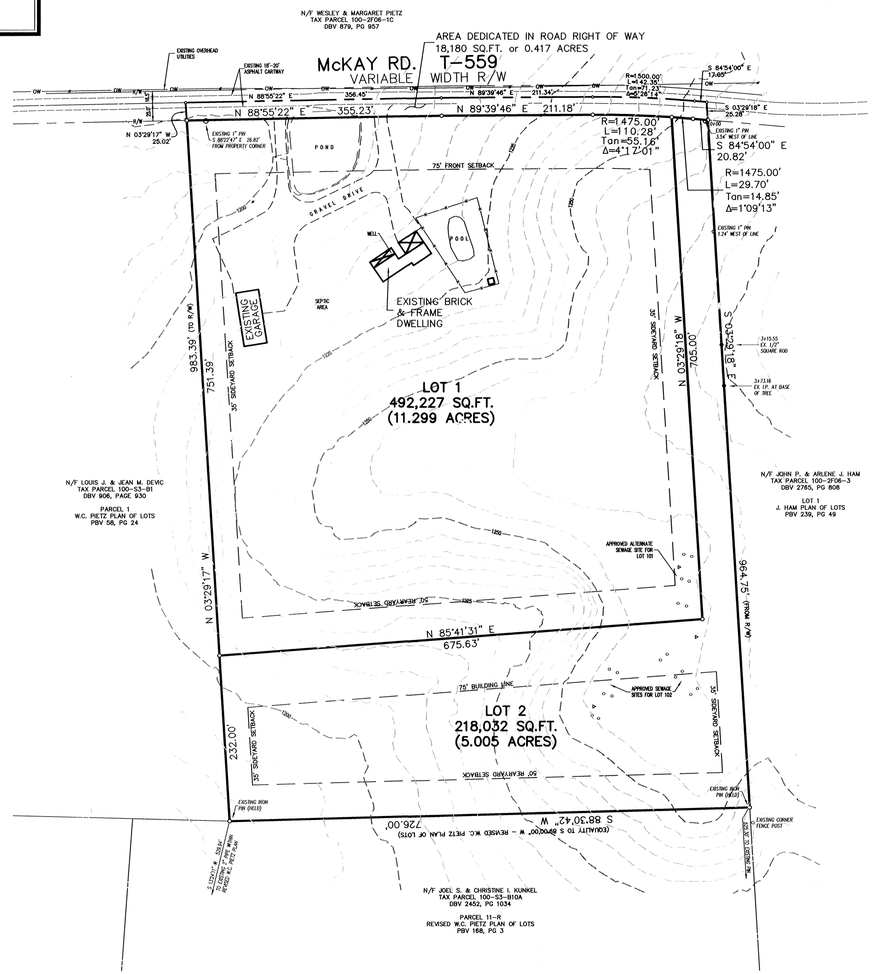
LOT LINE REVISION

FOR: RSGT, LLC

SITUATE: CITY OF BUTLER, BUTLER CO., PA

Date 05/21/09	Scale 1" = 10'	Dwn By BEC	Ckd By CAH	
Parcel No. 562-23-152 & 154		Instr#		Service No. 09-036
Address 300 E. JEFFERSON ST.				





GENERAL PLAN NOTES:

PROPERTY OWNERS: JOHN L. FLEISHNER
210 McKAY ROAD
SAXONBURG, PA 16056

TITLE REFERENCE: DEED BOOK 905, PAGE 84
TAX PARCEL 100-2F06-1A

TOTAL PROPERTY:

LOT 1	11.299 ACRES
LOT 2	5.006 ACRES
McKAY ROAD R/W	0.417 ACRES
TOTAL	16.722 ACRES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED WATER SUPPLY: ON LOT WELLS

PROPOSED SEWAGE DISPOSAL: ON LOT SEWAGE

NOTE "A"

LOT 1 HAS AN EXISTING WELL AND SEPTIC SYSTEM FOR THE EXISTING HOME AS SHOWN.

NOTE "B"

THE BEARING SYSTEM SHOWN ON THIS PLAN IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM GPS OBSERVATIONS MADE ON NOVEMBER 17, 2009 AND PROCESSED THROUGH THE NATION GEODETIC SURVEY'S OPUS SERVICE.

REFERENCE PA ZONE SOUTH (3702) NAD83 (CORS96)

NOTE "C"

THE CONTOURS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM THE PENNSYLVANIA SPATIAL ACCESS SYSTEM AND ARE SHOWN AT 5' INTERVALS. VERTICAL DATUM NAVD88 (GEOID09)

AFFECTED ZONING DISTRICT: AGRICULTURAL CONSERVATION

ZONING REQUIREMENTS:

MINIMUM LOT AREA:	5.00 ACRES
MINIMUM LOT WIDTH:	200.00 FEET
MINIMUM FRONT YARD:	75.00 FEET
MINIMUM REAR YARD:	50.00 FEET
MINIMUM SIDE YARD:	35.00 FEET
MAXIMUM HEIGHT:	40.00 FEET
MAXIMUM COVERAGE	20%

ADDITIONAL RESTRICTIONS CAN BE FOUND IN THE CLINTON TOWNSHIP ZONING ORDINANCE SECTION 401.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN L. FLEISHNER OF THE TOWNSHIP OF CLINTON, 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 THE TOWNSHIP OF CLINTON, 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, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER AND TOWNSHIP OF CLINTON, 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 CLINTON, 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 HANDS AND SEAL THIS 9th DAY OF December, 2009.

John L Fleishner
JOHN L. FLEISHNER

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF Butler PERSONALLY APPEARED THE ABOVE NAMED JOHN L. FLEISHNER 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 9th DAY OF December, 2009

Heidi M Holton
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Heidi M. Holton, Notary Public
Clinton Twp., Butler County
My Commission Expires July 19, 2012
Member, Pennsylvania Association of Notaries

WE JOHN L. FLEISHNER DO HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY SHOWN HEREON IS IN THE NAME OF JOHN L. FLEISHNER AS RECORDED IN THE BUTLER COUNTY RECORDER OF DEEDS OFFICE AT DBV 905, PG 84.
WE FURTHER CERTIFY THAT THERE IS NO MORTGAGE, LIEN OR ENCUMBRANCE AGAINST THIS PROPERTY.

John L Fleishner
JOHN L. FLEISHNER

I, JAMES A. SPERDUTE, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THAT THIS PLAN AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, THAT ALL 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 BU ME FOR THE OWNERS OR AGENTS.

JAMES A. SPERDUTE, R.S. #24457-E — DATE 12-08-09

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

APPROVED BY THE SUPERVISORS OF THE TOWNSHIP OF CLINTON THIS 15th DAY OF DECEMBER, 2009.

SECRETARY, BOARD OF SUPERVISORS — CHAIRPERSON, BOARD OF SUPERVISORS

APPROVED BY THE CLINTON TOWNSHIP PLANNING COMMISSION THIS 7th DAY OF December, 2009.

SECRETARY, PLANNING COMMISSION — CHAIRPERSON, PLANNING COMMISSION

~~APPROVED~~ REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 25 DAY OF NOVEMBER, 2009

SECRETARY, COUNTY PLANNING COMMISSION — CHAIRPERSON, COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA)
)SS:
COUNTY OF BUTLER)

RECORDED IN THE BUTLER COUNTY RECORDERS OFFICE FOR THE RECORDING OF DEEDS. PLANS, ETC, IN PLAN BOOK VOLUME 318 PAGE(S) 4

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF December, 2009

Michele M Mustello
RECORDER OF DEEDS

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

RECORDED DEC. 16, 2009	
PLAN BOOK	PAGE
318	4

Instr: 200912160029213 12/16/2009
Pages: 1 $45.00 2:12PM
Michele Mustello T20090021401
Butler County Recorder PL

SURVEYOR

BUTLER COUNTY PLANNING COMMISSION

CLINTON TOWNSHIP PLANNING COMMISSION

CLINTON TOWNSHIP BOARD OF SUPERVISORS

BUTLER COUNTY RECORDER OF DEEDS

FLEISHNER PLAN NO. 1

CLINTON TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
JOHN L. FLEISHNER
210 McKAY ROAD
SAXONBURG, PA 16056

SCALE: 1 " = 100'
NOVEMBER 19, 2009
DWG # 1048-099755

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

REVISIONS
11/23/09...PER OWNER
12/08/09...PER TWP COMMENTS

SHEET No. RC1

Instr:200912180029487
Pages:1 F:$45.00 12/18/2009
Michele Mustello 3:17PM
Butler County Recorder T20090021605
FL

KNOW ALL MEN BY THESE PRESENTS That We, CAROL M. KONDRATOWICZ / HAY and WILLIAM DURCI, GABE CIAFRE AND CLAUDIA SMITH CIAFRE of the Township of Clinton 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 Clinton, 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 Clinton 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 Clinton, 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 6 day of November 2009.

Owner Owner

Carol Kondratowicz
Owner
A K A Carol Hay

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared CAROL M. KONDRATOWICZ / HAY and WILLIAM DURCI, GABE CIAFRE AND CLAUDIA SMITH CIAFRE 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 6 day of November 2009.

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.

08 October '09
Date

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

P. L. S. # 30161-E

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

Approved, by the Supervisors of the Township of Clinton this 15 day of DECEMBER 2009.

Secretary Seal Chairman

Approved by the Clinton Township Planning Commission this 7TH day of Dec. 2009.

Secretary Chairman

Reviewed by the Butler County Planning Commission this 26TH day of June 2009.

Secretary Seal Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

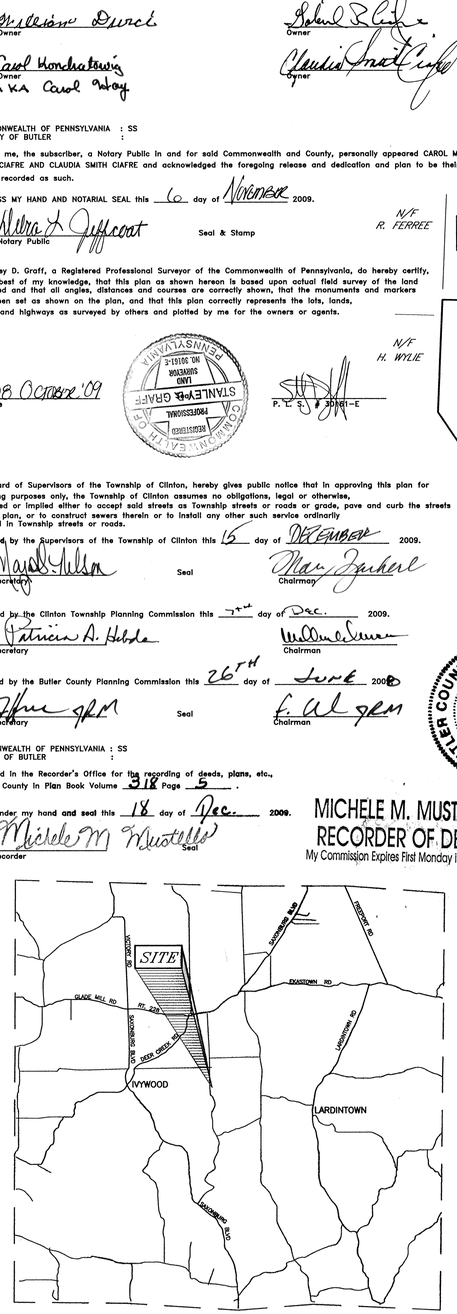
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 5.

Given under my hand and seal this 18 day of Dec. 2009.

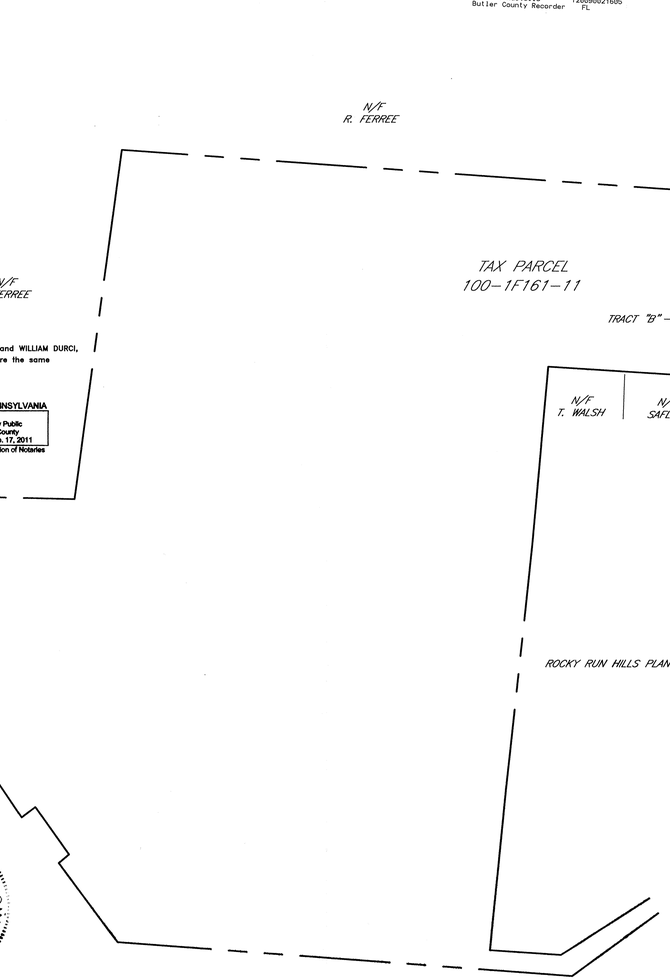
Recorder Seal

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

RECORDER OF DEEDS — BUTLER COUNTY, PA.



Vicinity Map
NOT TO SCALE

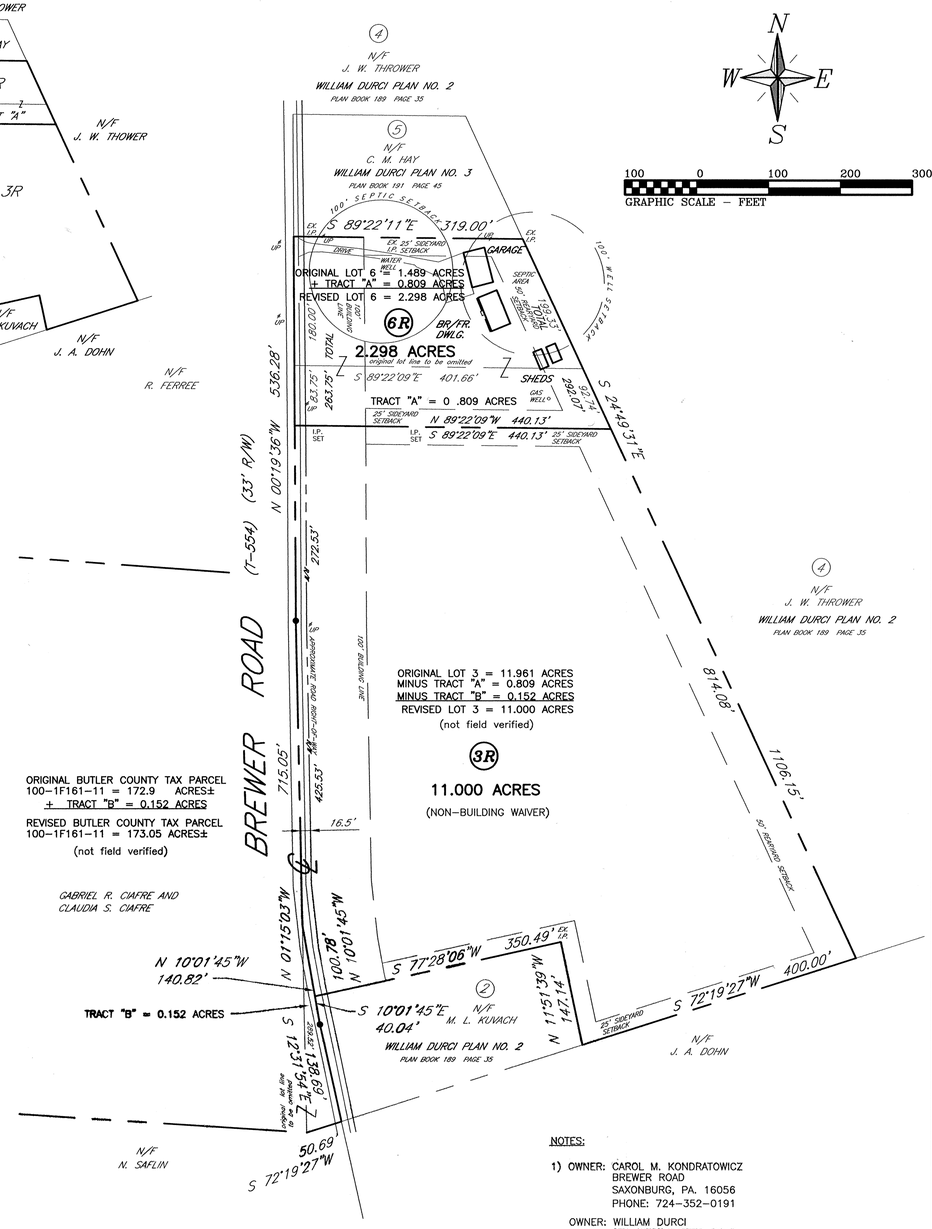


Location Map
SCALE: 1" = 300'

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR 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 FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

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



ORIGINAL BUTLER COUNTY TAX PARCEL
100-1F161-11 = 172.9 ACRES±
+ TRACT "B" = 0.152 ACRES
REVISED BUTLER COUNTY TAX PARCEL
100-1F161-11 = 173.05 ACRES±
(not field verified)

GABRIEL R. CIAFRE AND
CLAUDIA S. CIAFRE

NOTES:

1) OWNER: CAROL M. KONDRATOWICZ
BREWER ROAD
SAXONBURG, PA. 16056
PHONE: 724-352-0191

OWNER: WILLIAM DURCI
279 WESTMINSTER ROAD
SARVER, PA. 16055
PHONE: 724-352-1079

OWNER: GABE CIAFRE AND CLAUDIA SMITH CIAFRE
161 DEER CREEK ROAD
SAXONBURG, PA. 16056
PHONE: 724-352-4809

3) PROPERTY USE - RESIDENTIAL (LOT 6) / AGRICULTURAL (LOT 3)
SUBJECT PROPERTY ZONING DISTRICT = A - AGRICULTURAL

Reference:
William Durci Plan No. 3 / rock file 191 page 45
William Durci Plan No. 2 / rock file 189 page 35

DURCI / KONDRATOWICZ PLAN

Being a lot line revision of lots 3 & 6 of the
William Durci Plan No. 3 / rock file 191 page 45
and Tax Parcel 100-1F161-11

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

for
CAROL KONDRATOWICZ

LOT LINE REVISION
PROJECT No: 08087
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA.
DATE: 5-23-08 REV: 10-7-09 DWN.By: LJRIII CHK.By: SDG Co. TAX No: 100-1F161-4C, 4CB, & 11

RECORDED DEC. 18, 2009	
PLAN BOOK	PAGE
318	5
SHEET ____ of ____	

KNOW ALL MEN BY THESE PRESENTS; THAT STEVE & CHRISTINE GARRISON, 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, STEVE & CHRISTINE GARRISON, 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 STEVE & CHRISTINE GARRISON, OUR SUCCESSORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE, HEREUNTO SET OUR HAND AND SEAL *THIS* 20th DAY OF NOVEMBER 2009.

ATTEST:

WITNESS

OWNER

OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED ABOVED NAMED STEVE & CHRISTINE GARRISON 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 20th DAY OF NOVEMBER 2009.
MY COMMISSION EXPIRES THE 17th DAY OF February 2012.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alice J. Christy, Notary Public
Mercer Twp., Butler County
My Commission Expires Feb. 17, 2012
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

APPROVED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSION THIS 30th DAY OF November, 2009.

SECRETARY

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 30th DAY OF November, 2009.

SECRETARY

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.

11-25-09
DATE

REG. NO. 35568-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 20 DAY OF November 2009.

SECRETARY RSF

CHAIRMAN RJF

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 318 PAGE 6.

GIVEN UNDER MY HAND AND SEAL THIS 21st DAY OF December 2009

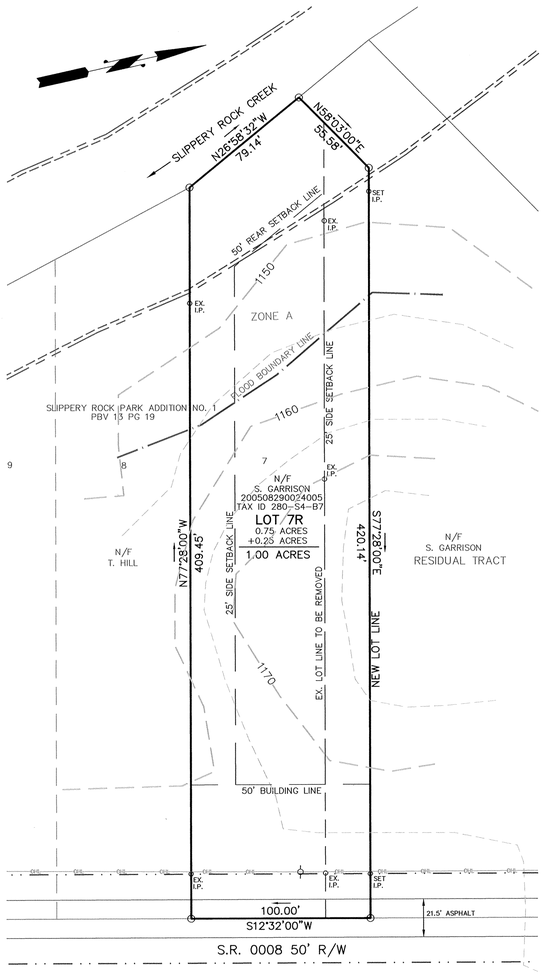
RECORDER

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

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)"

NON-BUILDING WAIVER

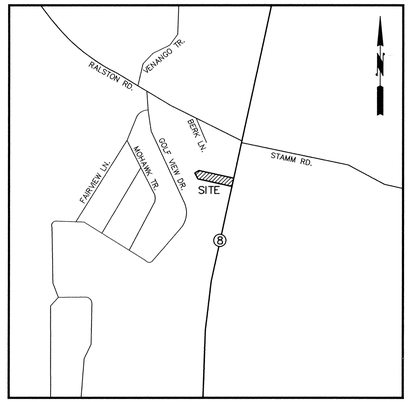
"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of LOT LINE REVISION *use. No portion(or lot number(s)* RESIDUAL TRACT & LOT 7R *of this property/subdivision has been approved by* SLIPPERY ROCK TWP. *(Municipality) 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* SLIPPERY ROCK TWP. *(municipality), which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."*



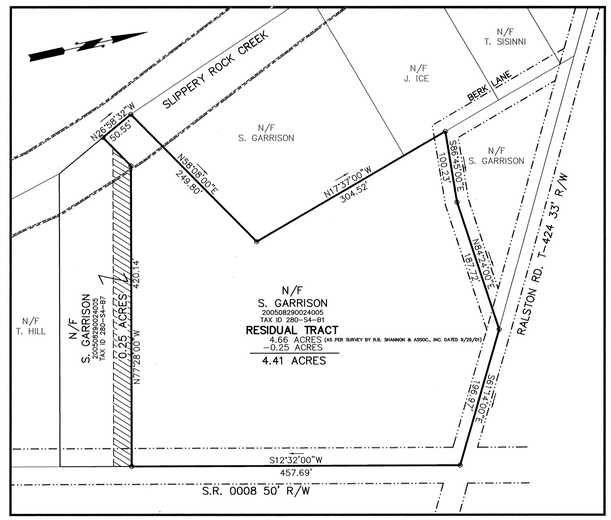
NOTE:
THIS PLAN IS A LOT LINE REVISION TO LOT 7 IN THE SLIPPERY ROCK PARK ADDITION NO. 1 PLAN AS RECORDED IN PLAN BOOK VOLUME 13, PAGE 19.
STEVE GARRISON TO CONVEY 0.25 ACRES OF LAND FROM TAX PARCEL 280-S4-B1 TO BECOME PART OF ADJOINING TAX PARCEL 280-S4-B7.

GRAPHIC SCALE

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



LOCATION MAP



RESIDUAL MAP
SCALE: 1" = 100'

NOTE:
RESIDUAL TRACT PLOTTED AS PER SURVEY BY R.B. SHANNON & ASSOCIATES, INC. DATED SEPTEMBER 25, 2001.

NOTE: FLOOD BOUNDARY PLOTTED FROM SLIPPERY ROCK TOWNSHIP FLOOD HAZARD BOUNDARY MAP H-01-04, EFFECTIVE DATE 9-1-86 COMMUNITY NO. 42022A.

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%

TOTAL PLAN AREA	5.41 ACRES
LOT 7R	1.00 ACRES
RESIDUAL TRACT	4.41 ACRES

DEED REF: 200508290024005
PBV 13 PG 19

TAX PARCEL: 280-S4-B7
280-S4-B1

OWNER:
STEVE & CHRISTINE GARRISON
110 BERK LANE
SLIPPERY ROCK, PA 16057
724-738-0240

Instr:200912210029008 12/21/2009
Pages:1 F:$45.00 10:00AM
Michele Mustello T20090021626
Butler County Recorder FL

RECORDED DEC. 21, 2009	
PLAN BOOK	PAGE
318	6

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JAMES M. SHUTY
LAND
SURVEYOR
35568-E

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

Scale 1" = 40'
Date Nov. 3, 2009
Job No. 2261

Garrison Lot Line Revision
Situate in Slippery Rock Township
Butler County, Pa.
Prepared For
Steve Garrison
Sheet No. 1 of 1

BAYBERRY NORTH ADOPTION AND DEDICATION:

THE BAYBERRY NORTH ASSOCIATION, L.P., A LIMITED PARTNERSHIP INCORPORATED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE KAUFMANN RUN ESTATES PLAN OF LOTS, REVISION No. 3 HEREBY ADOPTS THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATES ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO ADAMS TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE PARTNERSHIP AND UPON ITS HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS I SET MY HAND AND SEAL
THIS 7th DAY OF December, 2009

ATTEST:
NOTARY PUBLIC

SIGNATURE OF GENERAL PARTNER

ACKNOWLEDGMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED Charles J. Betters OF THE BAYBERRY NORTH ASSOCIATION, L.P., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS, HER, THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF December, 2009.

MY COMMISSION EXPIRES THE 30th DAY OF January, 2012

NOTARY PUBLIC

CERTIFICATION OF TITLE WITH MORTGAGE AND CONSENT OF MORGAGEE:

I/WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE KAUFMANN RUN ESTATES PLAN OF LOTS, REVISION No. 3 IS IN THE NAME OF BAYBERRY NORTH ASSOCIATION, L.P. AND IS RECORDED IN INSTRUMENT NUMBER 200920208000963

SIGNATURE OF WITNESS

SIGNATURE OF OWNER

Huntington National Bank, MORTGAGEE OF THE PROPERTY CONTAINED IN THE KAUFMANN RUN ESTATES PLAN OF LOTS, REVISION No. 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF MORTGAGEE VP

NVR, INC, MORTGAGEE OF THE PROPERTY CONTAINED IN THE KAUFMANN RUN ESTATES PLAN OF LOTS, REVISION No. 3 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

SIGNATURE OF WITNESS

SIGNATURE AND TITLE OF MORTGAGEE VICE PRESIDENT NVR, INC

GUARANTEE OF PROVISION OF UTILITIES:

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THE SUBDIVISION (OR ALL DWELLING UNITS IN THE PLAN) KNOWN AS KAUFMANN RUN ESTATES, REVISION No. 3 WILL BE SERVED WITH WATER BY THE MUNICIPAL WATER AUTHORITY OF ADAMS TOWNSHIP.

SIGNATURE OF OWNER OR DEVELOPER

IT IS HEREBY CERTIFIED THAT ALL LOTS IN THE SUBDIVISION (OR ALL DWELLING UNITS IN THE PLAN) KNOWN AS KAUFMANN RUN ESTATES, REVISION No. 3 WILL BE PROVIDED WITH PUBLIC SANITARY SEWER FACILITIES. THE SEWER WILL BECOME PART OF THE BREAKNECK CREEK REGIONAL AUTHORITY.

SIGNATURE OF OWNER OR DEVELOPER

SURVEYOR'S CERTIFICATION:

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

12/09/09
DATE

SIGNATURE

SU-075022
REGISTRATION NUMBER

NVR ADOPTION AND DEDICATION:

BY A RESOLUTION APPROVED ON THE 8 DAY OF December 2009 THE BOARD OF DIRECTORS OF NVR, INC., INCORPORATED IN THE COMMONWEALTH OF PENNSYLVANIA, OWNER OF THE LAND SHOWN ON THE KAUFMANN RUN ESTATES PLAN OF LOTS, REVISION No. 3 ADOPTED THIS PLAN AS ITS PLAN OF LOTS AND IRREVOCABLY DEDICATED ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO ADAMS TOWNSHIP. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON THE CORPORATION AND UPON ITS SUCCESSORS AND ASSIGNS.

ATTEST:
NVR, INC.
NAME OF CORPORATION

SIGNATURE AND TITLE OF OFFICER WITNESSING

SIGNATURE AND TITLE OF AUTHORIZED OFFICER VICE PRESIDENT NVR, INC

12/8/09
DATE

ACKNOWLEDGMENT OF NOTARY PUBLIC:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH OF PENNSYLVANIA AND COUNTY OF BUTLER, PERSONALLY APPEARED THE ABOVE NAMED VICE PRESIDENT OF NVR, INC., AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE HIS, HER, THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 8th DAY OF DECEMBER, 2009

MY COMMISSION EXPIRES THE 31st DAY OF JULY, 2013

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary L. McCann, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires July 31, 2013
Member, Pennsylvania Association of Notaries

CERTIFICATION OF TITLE WITH NO MORTGAGE:

I/WE HEREBY CERTIFY THAT THE TITLE OF THE PROPERTY CONTAINED IN THE KAUFMANN RUN ESTATES PLAN OF LOTS, REVISION No. 3 IS IN THE NAME OF NVR, INC. AND IS RECORDED IN THE FOLLOWING INSTRUMENT NUMBERS:

INSTRUMENT NUMBER 200910090023904	INSTRUMENT NUMBER N/A
INSTRUMENT NUMBER 200911190027154	INSTRUMENT NUMBER N/A
INSTRUMENT NUMBER 200910260025199	INSTRUMENT NUMBER N/A
INSTRUMENT NUMBER N/A	INSTRUMENT NUMBER N/A
INSTRUMENT NUMBER N/A	INSTRUMENT NUMBER N/A
INSTRUMENT NUMBER N/A	INSTRUMENT NUMBER N/A
INSTRUMENT NUMBER N/A	INSTRUMENT NUMBER N/A

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

SIGNATURE OF WITNESS

SIGNATURE OF OWNER VICE PRESIDENT NVR, INC

MUNICIPAL ENGINEER'S CERTIFICATION:

I CERTIFY THAT THIS PLAN MEETS ALL ENGINEERING AND DESIGN REQUIREMENTS OF THE APPLICABLE ORDINANCES OF THE TOWNSHIP OF ADAMS, EXCEPT AS DEPARTURES HAVE BEEN AUTHORIZED BY THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY

12/11/09
DATE

SIGNATURE

26160E
REGISTRATION NUMBER

LOCAL PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS TOWNSHIP PLANNING COMMISSION
THIS _____ DAY OF _____, _____. N/A

SECRETARY

CHAIRMAN, PLANNING COMMISSION

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 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 THE 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 RESOURCES.

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISORS — SUPERVISORS

SUPERVISORS — SUPERVISORS

SUPERVISORS

MUNICIPAL APPROVAL:

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

SECRETARY — CHAIRMAN, BOARD OF SUPERVISORS

SUPERVISORS — SUPERVISORS

SUPERVISORS — SUPERVISORS

SUPERVISORS

COUNTY PLANNING COMMISSION APPROVAL:

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISSION
THIS 14th DAY OF OCTOBER, 2009

SECRETARY — CHAIRMAN, PLANNING COMMISSION

PROOF OF RECORDING:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

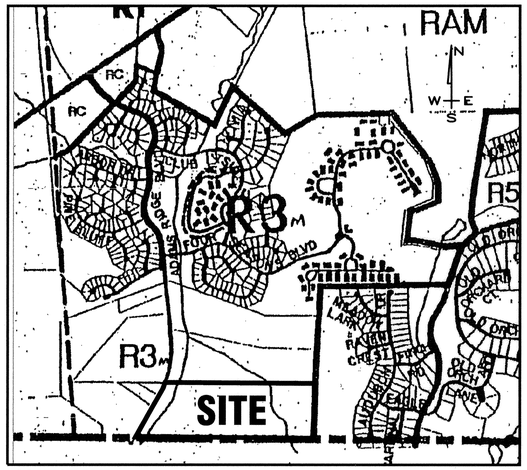
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC.,

IN SAID COUNTY IN PLAN BOOK VOLUME 318, PAGE 7-13

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY OF December, 2009

RECORDER

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



LOCATION MAP — SCALE: NTS

SINGLE FAMILY UNIT REQUIREMENTS FOR R-3M ZONING

PERMITTED USES:
PLANNED RESIDENTIAL DEVELOPMENT
SINGLE FAMILY DETACHED DWELLINGS
FORESTRY
ACCESORY USES

	PERMITTED/REQUIRED	PROVIDED
LOT SIZE (MIN.)	6,000 SQ FT	7,750 SQ FT (MIN.)
LOT WIDTH (MIN.)	60 FEET	61 FEET (MIN.)
FRONT YARD	20 FEET	20 FEET
SIDE YARD	10 FEET	10 FEET
REAR YARD	25 FEET	25 FEET
MAXIMUM LOT COVERAGE		50% MAXIMUM

MULTI-FAMILY UNIT REQUIREMENTS FOR R-3M ZONING

PERMITTED USES:
PLANNED RESIDENTIAL DEVELOPMENT
SINGLE FAMILY DETACHED DWELLINGS
FORESTRY
ACCESORY USES

	PERMITTED/REQUIRED	PROVIDED
LOT SIZE (MIN.)	40,000 SQ FT	46,250 SQ FT (MIN)
LOT WIDTH (MIN.)	100 FEET	285.67 FEET (MIN.)
FRONT YARD	20 FEET	20 FEET
SIDE YARD	15 FEET	15 FEET
REAR YARD	25 FEET	25 FEET
SIDE YARD DEPTH ADJACENT TO A STREET		20 FEET
SIDE YARD DEPTH ADJACENT TO A SINGLE-FAMILY OR TWO-FAMILY LOT		25 FEET
MAXIMUM LOT COVERAGE		50% MAXIMUM

SITE DATA

TOTAL PLAN AREA	84.576 ACRES
R.O.W. AREA	6.492 ACRES
NUMBER OF NEW LOTS	63 LOTS

NOTES:

ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG THE PROPERTY FRONTAGE, UNLESS SPECIFIED OTHERWISE.

■ DENOTES CONCRETE MONUMENTS TO BE OFFSET 20' OF CENTERLINE

OWNER / DEVELOPER
BAYBERRY NORTH ASSOCIATION, LP
3468 BRODHEADROAD
MONACA, PA 15061

RECORDED DEC. 23, 2009	
PLAN BOOK	PAGE
318	7

THIS PLAN IS A REVISION TO THE KAUFMANN RUN ESTATES PLAN OF LOTS, RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS IN P.B.V. 295, PAGES 44-49, AND A REVISION TO LOTS 36A, 36B, 37A, 37B, 38A, 38B, 39A & 39B IN THE KAUFMAN RUN ESTATES REVISION No.1 PLAN, RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS IN P.B.V. 310, PAGE 21, AND A REVISION TO THE KAUFMANN RUN ESTATES REVISION No. 2 PLAN RECORDED AT THE BUTLER COUNTY RECORDER OF DEEDS IN P.B.V. 315, PAGE 21.

Instr:200912230029814 12/23/2009
Pages:7 F:$289.00 11:29AM
Michele Mustello T20090021863
Butler County Recorder FL

NOTARIAL SEAL
LAURA L SAMPSON
Notary Public
CENTER TWP, BEAVER COUNTY
My Commission Expires Jan 30, 2012

Public Notary — NVR, INC. — Registered Surveyor — Adams Township Board of Supervisors — Adams Township Planning Commission — Adams Township Engineer — Butler County, Pa. Planning Commission — Butler County, Pa. Recorder of Deeds

REV. NO.	DATE	DESCRIPTION	BY

DWG: 23984-13-SUBDIV-REV-3
DRAWN BY: DUB
CHECKED BY: DPT

KAUFMANN RUN ESTATES
ADAMS TOWNSHIP - BUTLER COUNTY - PA

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

KAUFMANN RUN ESTATES
PLAN OF LOTS
REVISION No. 3

PROJECT NO.: 23984.13 | DATE: 09-10-2009

SHEET 1 OF 7

Plot Date:12/4/2009 2:12 PM File Name:M:\23000 PROJECTS\23984-13\DWG\02-SURVEY\23984-13-SUBDIV-REV-3.DWG Layout:1

N/F
JOHN JR. & CAROL A. SANTA
D.B.V. 982, PG. 56

LOT 1

N/F
JOHN & LINDA SANTA
P.B.V. 212, PG. 28

LOT 2

N/F
JOHN & LINDA SANTA
P.B.V. 212, PG. 28

N/F GERALD J. KOSSAR & DONNA K. KOSSAR
D.B.V. 3061, PG. 825

N/F GERALD J. KOSSAR & DONNA K. KOSSAR
D.B.V. 1111, PG. 539

N/F GERALD J. KOSSAR & DONNA K. KOSSAR
D.B.V. 2084, PG. 72

DESCHENDIDE ROAD - 33' R/W

N 15°50'00" E
300.00'

N 15°50'00" E
299.96'

N 15°50'00" E
299.96'

50 FT. LANDSCAPING BUFFER

50 FT. SINGLE FAMILY BUFFER

64 FT. MULTI-FAMILY BUFFER

PARCEL 'B' COMMON OPEN SPACE
KAUFMANN RUN ESTATES PLAN
REVISION No. 1
P.B.V. 310, PG. 21
1.240 AC±

PARCEL 'A' COMMON OPEN SPACE
KAUFMANN RUN ESTATES PLAN
REVISION No. 1
P.B.V. 310, PG. 21
0.344 AC±

DRAINAGE EASEMENT

20' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

25 FT. LANDSCAPING BUFFER

STORM WATER MANAGEMENT EASEMENT

S 87°24'13" E
2346.78'

KAUFMANN RUN ESTATES
REVISION No. 2
PBV 315 PAGE 21

30' SANITARY SEWER EASEMENT

10' UTILITY EASEMENT

30' BUILDING LINE

10' PRIVATE DRAINAGE EASEMENT

10' PRIVATE SEWER EASEMENT

25 FT. LANDSCAPING BUFFER

50 FT. SINGLE FAMILY BUFFER

BROADSTONE DRIVE - 50' R/W

S 87°24'13" E
944.90'

707.58'

S 87°24'13" E
707.58'

S 87°24'13" E
707.58'

S 87°24'13" E

N/F
JOHN JR. & CAROL A. SANTA
D.B.V. 982, PG. 56

LOT 1

N/F
JOHN & LINDA SANTA
P.B.V. 212, PG. 28

LOT 2

N/F GERALD J. KOSSAR & DONNA K. KOSSAR
D.B.V. 996, PG. 825

N/F GERALD J. KOSSAR & DONNA K. KOSSAR
D.B.V. 1117, PG. 638

PARCEL "B" COMMON OPEN SPACE
KAUFMANN RUN ESTATES PLAN
P.B.V. 295, PG. 44-49
56,630.80 SQ. FT.
1.300 ACRES

25 FT. LANDSCAPING BUFFER

64 FT. MULTI-FAMILY BUFFER

STORM WATER MANAGEMENT EASEMENT

DRAINAGE EASEMENT

KAUFMANN RUN ESTATES
REVISION No. 2
PBV 315, PAGE 21

S 87°24'13" E
2346.78'

10' PRIVATE DRAINAGE EASEMENT
N89°46'06"E
190.07'

20' POND ACCESS EASEMENT

S84°58'12"E
78.89'

78.89' (ESMT TIE)

514 F | 514 E | 514 D | 514 C | 514 B | 514 A | 513 F | 513 E | 513 D | 513 C | 513 B | 513 A | 512 F | 512 E | 512 D | 512 C | 512 B | 512 A | 511 D | 511 C | 511 B | 511 A | 510 C | 510 B | 510 A

20' BUILDING LINE
10' UTILITY ESMT.

S87°24'13"E
944.80'

757.59'

S 87°24'13" E 944.80'

187.21'

137.21'

R=25.00'
A=36.99'
(A= 20.79' ESMT.)

R=25.00'
A=39.27'

R=275.00'
A=115.91'

R=300.00'
A=126.45'

R=325.00'
A=136.98'

S63°15'15"E
24.34'

S63°15'15"E
61.44'

S63°15'15"E
24.34'

47.92'

63.48'

N21°31'0"E 111.40'

N 31°58'30" E
178.08'

N 31°58'30" E
55.35'

103.27'

S87°24'13"E

10' UTILITY ESMT.
20' BUILDING LINE

20' DRAINAGE EASEMENT

30' DRAINAGE EASEMENT

BROADSTONE DRIVE - 50' R/W

S87°24'13"E
707.59'

10' UTILITY ESMT.
20' BUILDING LINE

T-6R
245,742.80 S.F.
5.641 ACRES

R=25.00'
A=39.27'

85.26'

N02°35'47"E
135.26'

N02°35'47"E
85.26'

A=87.65'
(ESMT TIE)

10' PRIVATE DRAINAGE EASEMENT

S81°31'14"E
100.00'

40.22'

S84°14'08"E
68.56'

78.67'

S87°24'13"E

S86°08'55"E
156.45'

161.76

732.59'
351.94'

10' PRIVATE DRAINAGE EASEMENT

S78°51'35"E
78.82'

S86°08'55"E
156.45'

A=27.60'
(ESMT TIE)

R=175.00'
A=135.42'

R=200.00'
A=154.77'

A=107.82'
(ESMT TIE)

R=225.00'
A=174.11'

A=16.80'

S43°03'58"E
61.51'

S43°03'58"E
444.80'

S 43°03'58" E
444.80'

S43°03'58"E
430.61'

R=75.00'
A=58.04'

S43°03'58"E
30.35'

N45°56'02"E
75.00'

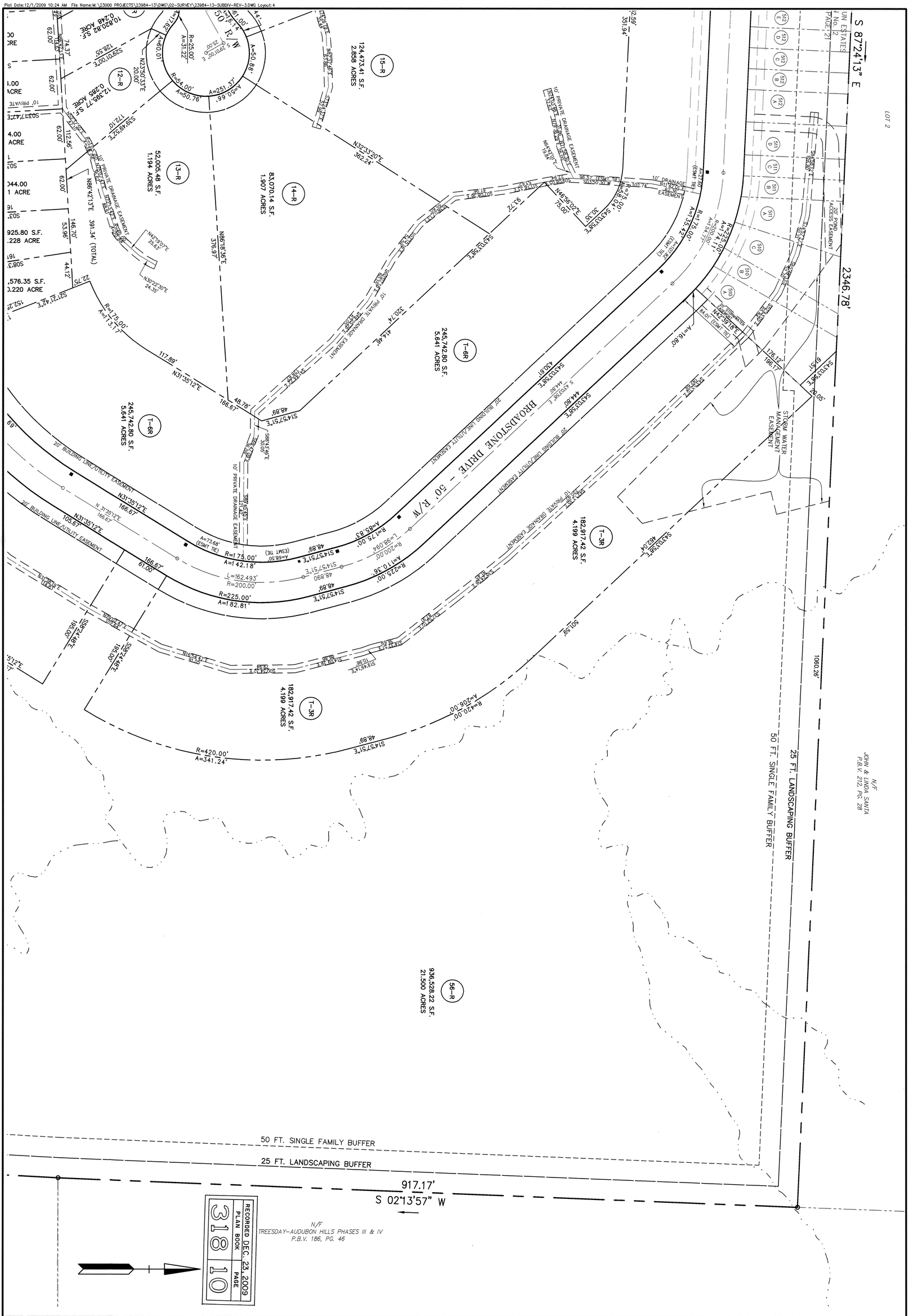
S43°03'58"E
93.72'

S43°03'58"E
444.80'

S43°03'58"E
444.80'

S43°03'58"E
444.80

Plot Date:12/1/2009 10:24 AM File Name:M:\23000 PROJECTS\23984-13\DWG\02-SURVEY\23984-13-SUBDIV-REV-3.DWG Layout: 4



SHEET 4 OF 7	**KAUFMANN RUN ESTATES PLAN OF LOTS REVISION No. 3**	PROJECT NO.: 23984.13	DATE: 09-10-2009

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

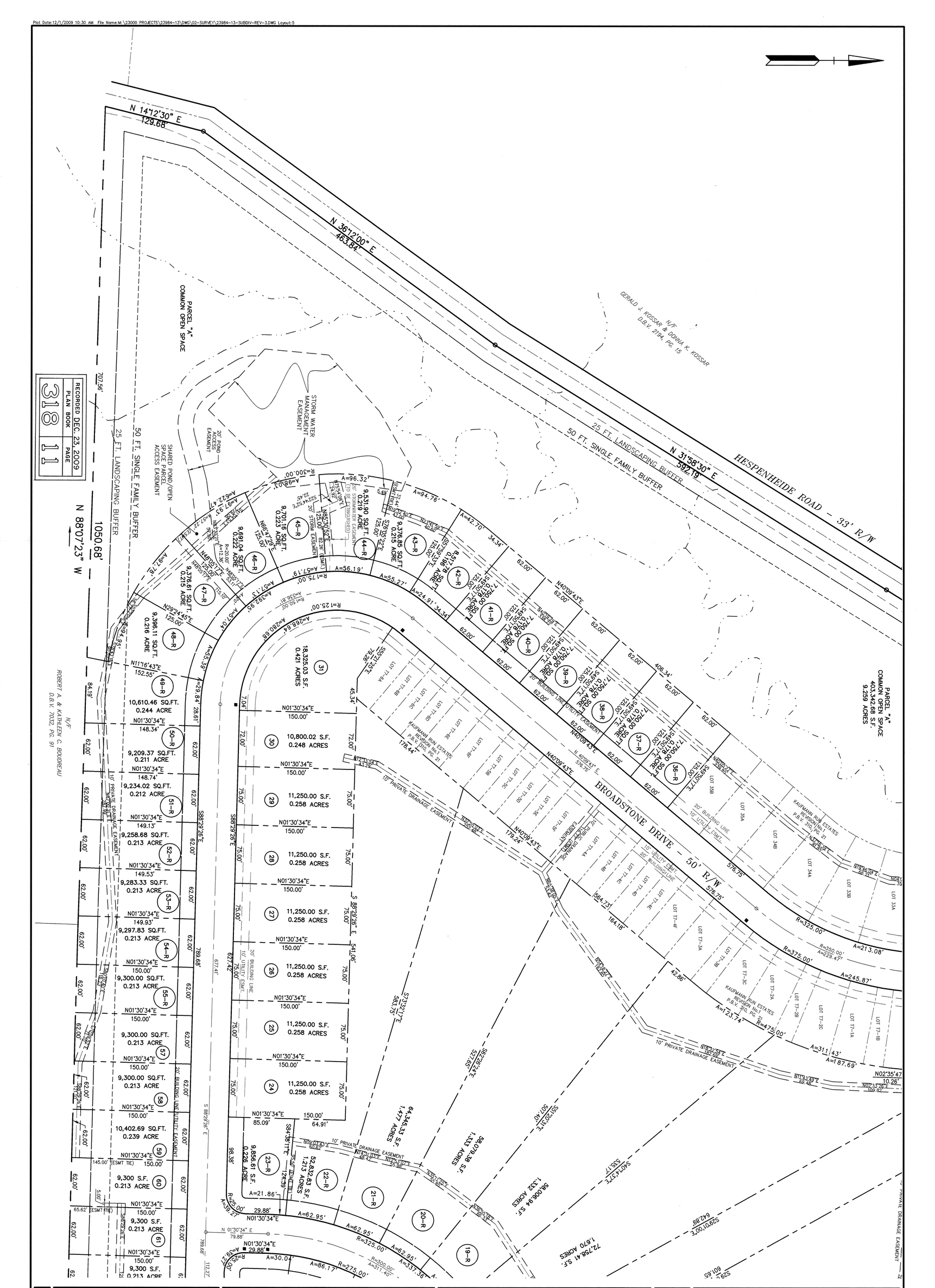
KAUFMANN RUN ESTATES
ADAMS TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

DWG 23984-13-SUBDIV-REV-3
DRAWN BY: DJB
CHECKED BY: DPT

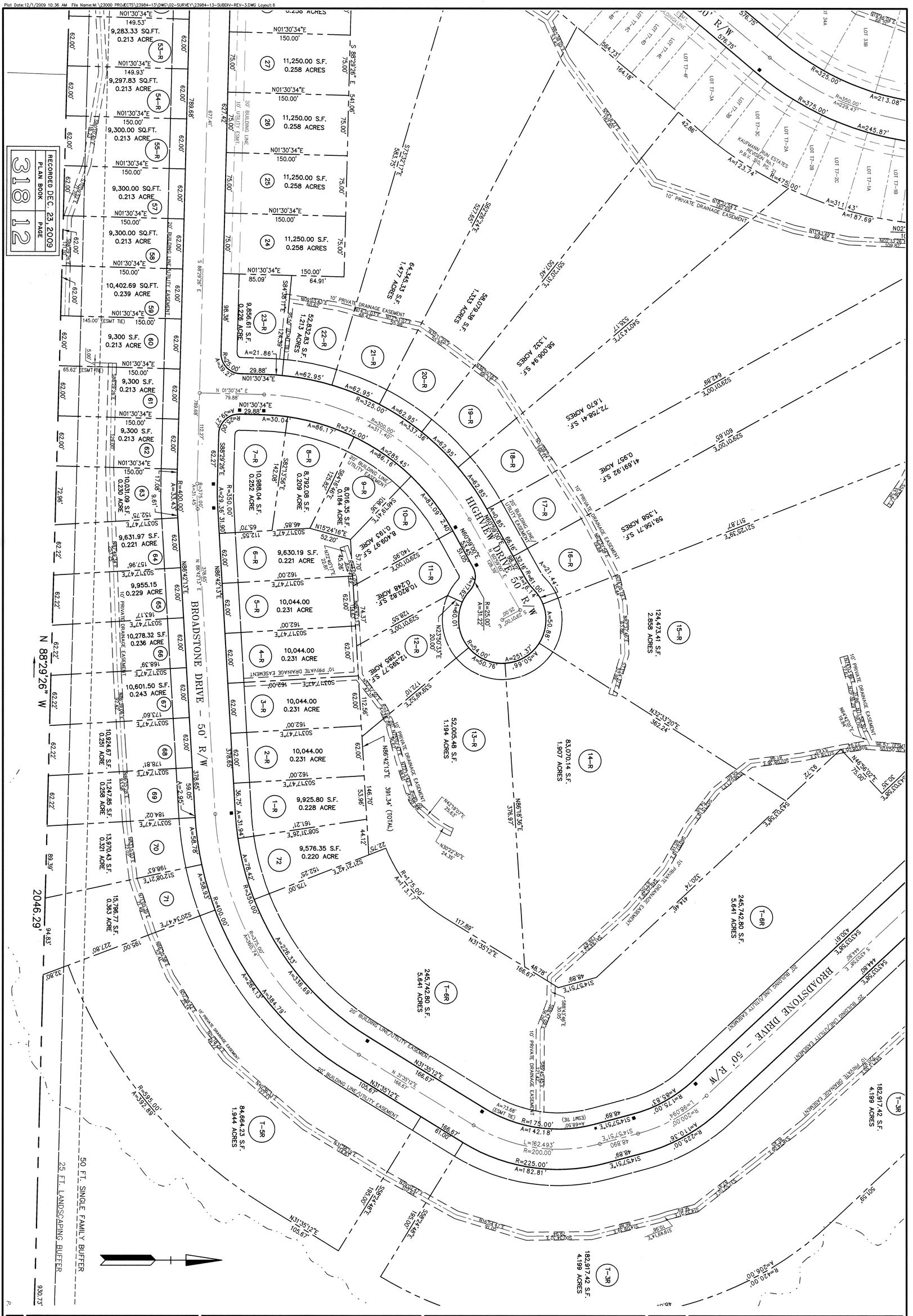
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Plot Date:12/1/2009 10:30 AM File Name:M:\23000 PROJECTS\23984-13\DWG\02-SURVEY\23984-13-SUBDIV-REV-3.DWG Layout:5


RECORDED DEC. 23, 2009
PLAN BOOK 318
PAGE 11
N 14°12'30" E
129.68
N 36°12'00" E
463.84
N 31°58'30" E
392.19
HESPENHEIDE ROAD - 33' R/W
25 FT. LANDSCAPING BUFFER
50 FT. SINGLE FAMILY BUFFER
PARCEL "A" COMMON OPEN SPACE
GERALD J. KOSSAR & DONNA K. KOSSAR N/F D.B.V. 2194, PG. 15
STORM WATER MANAGEMENT EASEMENT
20' POND ACCESS EASEMENT
SHARED POND/OPEN SPACE PARCEL ACCESS EASEMENT
707.56'
N 88°07'23" W
1050.68'
ROBERT A. & KATHLEEN C. BOUREAU N/F D.B.V. 7032, PG. 91
PARCEL "A" COMMON OPEN SPACE 403,342.68 S.F. 9.259 ACRES
BROADSTONE DRIVE - 50' R/W
10' PRIVATE DRAINAGE EASEMENT
20' BUILDING LINE
10' UTILITY EASEMENT
KAUFMANN RUN ESTATES REVISION No. 1 P.B.V. 318, PG. 21
KAUFMANN RUN ESTATES REVISION No. 2 P.B.V. 318, PG. 31
KAUFMANN RUN ESTATES REVISION No. 3 P.B.V. 318, PG. 41
1.0' PRIVATE DRAINAGE EASEMENT
S 88°29'26" E
541.06'
S 88°29'26" E
577.42'
S 88°29'26" E
789.68'
S 88°29'26" E
627.41'
S 88°29'26" E
789.68'
S 88°29'26" E
112.27'
N 01°30'34" E
79.88'
N 01°30'34" E
29.88'
S 84°30'17" E
125.39'
S 84°30'17" E
98.38'
S 84°30'17" E
64.91'
S 84°30'17" E
85.09'
S 84°30'17" E
145.00' (ESMT TIE)
S 84°30'17" E
65.62' (ESMT TIE)
S 84°30'17" E
S 84°30'17" E
S 84°30'17" E

Plot Date:12/1/2009 10:36 AM File Name:M:\23000 PROJECTS\23984-13\DWG\02-SURVEY\23984-13-SUBDIV-REV-3.DWG Layout:6

RECORDED DEC. 23, 2009
PLAN BOOK 318
PAGE 12



SHEET 6 OF 7	KAUFMANN RUN ESTATES PLAN OF LOTS REVISION No. 3	PROJECT NO.: 23984.13	DATE: 09-10-2009

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

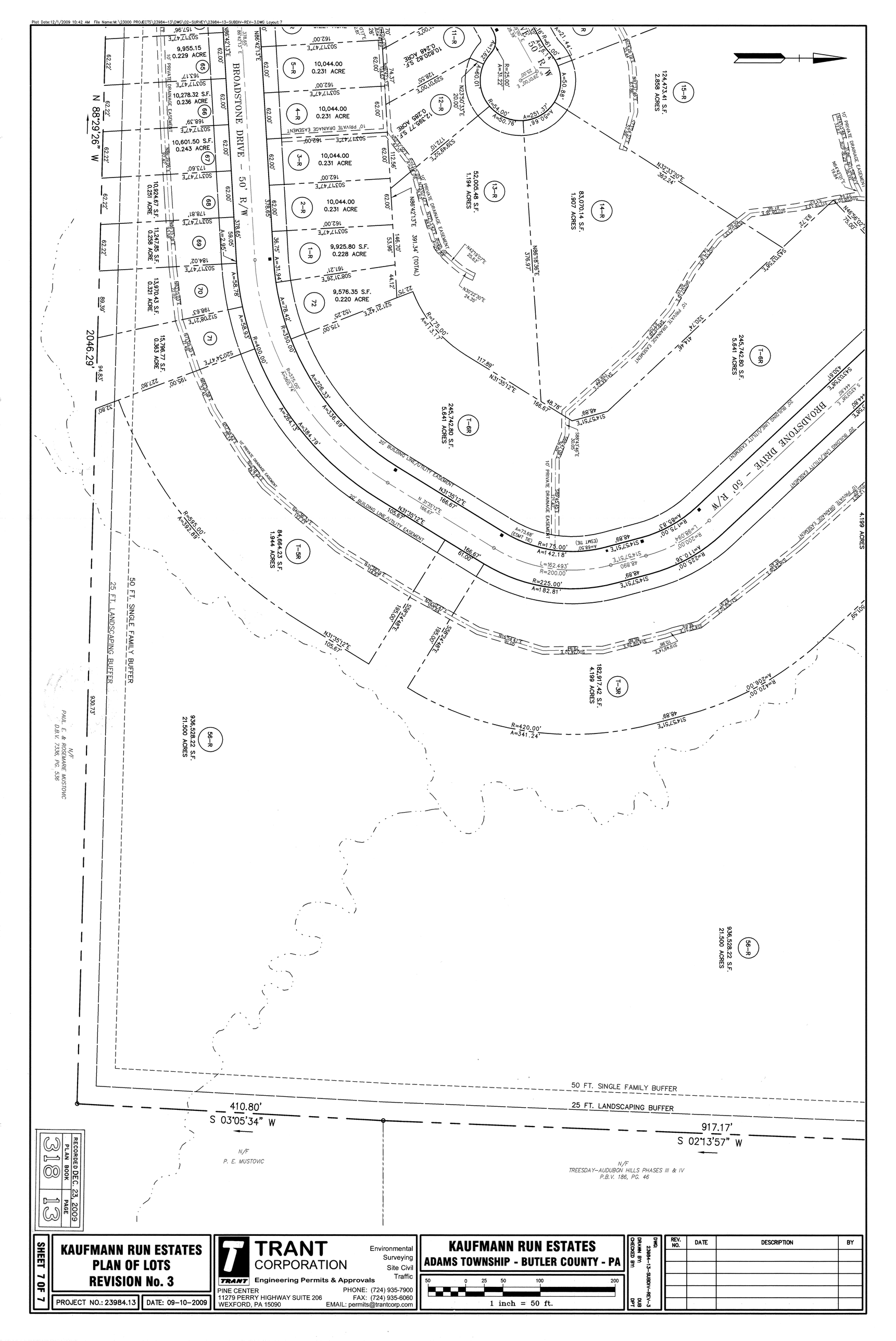
KAUFMANN RUN ESTATES
ADAMS TOWNSHIP - BUTLER COUNTY - PA

50 0 25 50 100 200
1 inch = 50 ft.

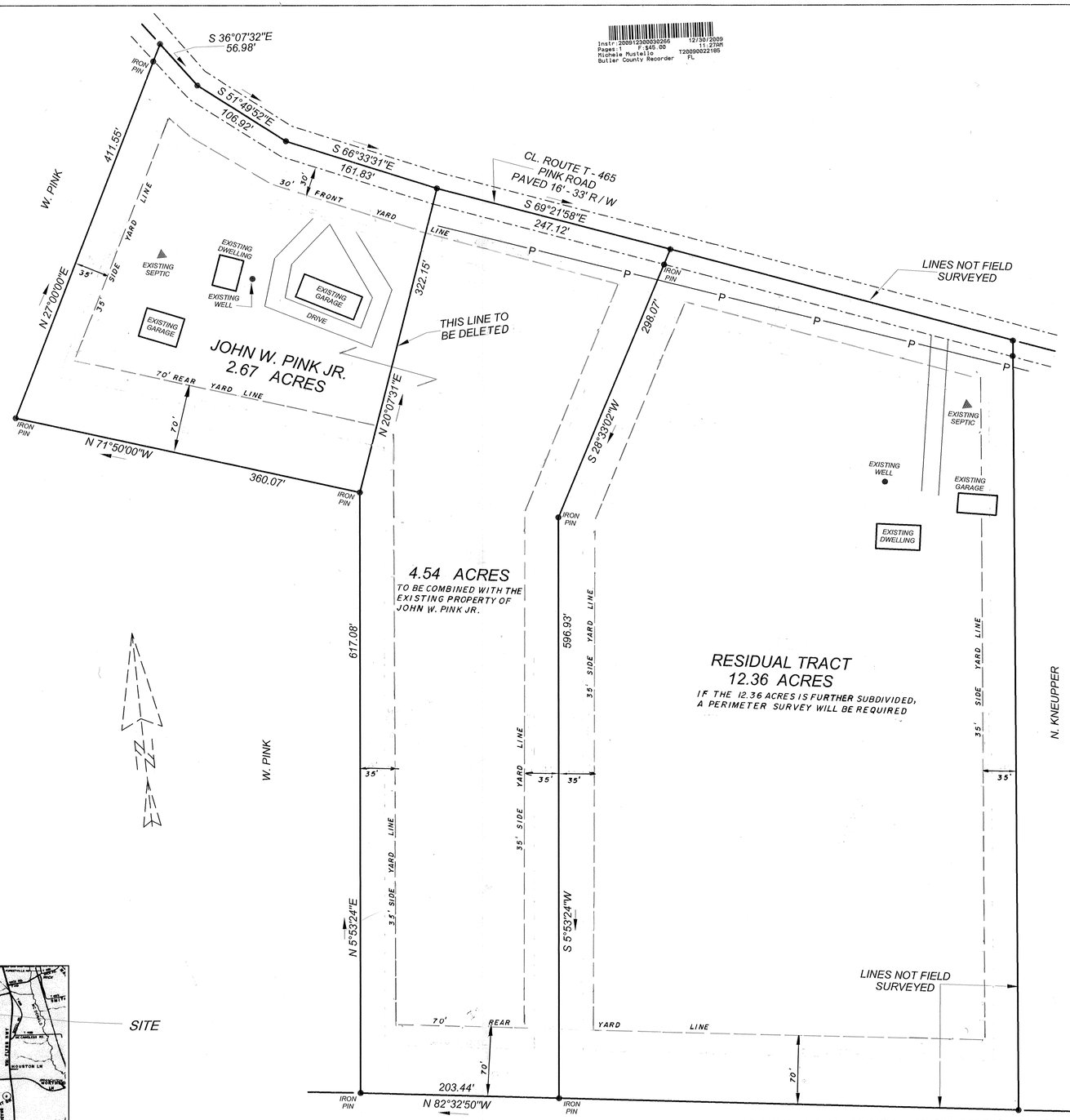
DWG: 23984-13-SUBDIV-REV-3
DRAWN BY: DJB
CHECKED BY: DPT

REV. NO.	DATE	DESCRIPTION	BY

Plot Date:12/1/2009 10:42 AM File Name:M:\23000 PROJECTS\23984-13\DWG\02-SURVEY\23984-13-SUBDIV-REV-3.DWG Layout:7


BROADSTONE DRIVE - 50' R/W
N 88°29'26" W
2046.29'
99.39'
94.83'
930.73'
410.80'
S 03°05'34" W
917.17'
S 02°13'57" W
50 FT. SINGLE FAMILY BUFFER
25 FT. LANDSCAPING BUFFER
N/F
P. E. MUSTOVIC
N/F
PAUL E. & ROSEMARIE MUSTOVIC
D.B.V. 7336, PG. 536
N/F
TREESDAY-AUDUBON HILLS PHASES III & IV
P.B.V. 186, PG. 46
65
9,955.15
0.229 ACRE
66
10,278.32 S.F.
0.236 ACRE
67
10,601.50 S.F.
0.243 ACRE
68
10,924.67 S.F.
0.251 ACRE
69
11,247.85 S.F.
0.258 ACRE
70
13,970.43 S.F.
0.321 ACRE
71
15,796.77 S.F.
0.363 ACRE
72
9,576.35 S.F.
0.220 ACRE
1-R
9,925.80 S.F.
0.228 ACRE
2-R
10,044.00
0.231 ACRE
3-R
10,044.00
0.231 ACRE
4-R
10,044.00
0.231 ACRE
5-R
10,044.00
0.231 ACRE
11-R
10,820.82 S.F.
0.248 ACRE
12-R
12,395.77 S.F.
0.285 ACRE
13-R
52,005.48 S.F.
1.194 ACRES
14-R
83,070.14 S.F.
1.907 ACRES
15-R
124,473.41 S.F.
2.858 ACRES
T-6R
245,742.80 S.F.
5.641 ACRES
T-5R
84,664.23 S.F.
1.944 ACRES
T-3R
182,917.42 S.F.
4.199 ACRES
56-R
936,528.22 S.F.
21.500 ACRES
4.199 ACRES
20' BUILDING LINE/UTILITY EASEMENT
10' PRIVATE DRAINAGE EASEMENT
10' PRIVATE DRAINAGE EASEMENT
50' R/W
R=175.00'
A=142.18'
R=225.00'
A=182.81'
R=420.00'
A=341.24'
R=400.00'
A=392.69'
R=350.00'
A=336.69'
R=275.00'
A=264.13'
A=384.79'
A=226.33'
R=1175.00'
A=113.71'
R=25.00'
A=31.22'
R=54.00'
A=50.76'
R=451.00'
A=21.44'
R=425.00'
A=251.37'
A=50.86'
R=200.00'
L=162.49'
R=225.00'
A=110.58'
R=200.00'
L=98.094'
R=425.00'
A=206.00'
R=175.00'
A=73.68'
(ESMT TIE)
A=68.50'
(ESMT TIE)
R=425.00'
A=83.85'
N31°35'12"E
105.67'
166.67'
61.00'
117.89'
46.78'
166.67'
N85°18'36"E
376.97'
N86°42'13"E
391.34' (TOTAL)
N32°33'20"E
382.24'
S14°57'51"E
48.89'
S88°41'46"E
30.00'
S45°36'02"E
71.00'
S 43°09'00" E
28.36'
N 23°50'33" E
20.00'
S 39°49'52" E
172.10'
S 39°10'00" E
128.55'
N 31°35'12" E
166.67'
S 08°31'26" E
161.27'
S 12°08'21" E
198.63'
S 20°54'47" E
195.00'
S 03°17'47" E
162.00'
N 86°42'13" E
378.65'
N 85°42'13" E
378.65'
S 03°17'47" E
157.96'
S 03°17'47" E
163.17'
S 03°17'47" E
168.39'
S 03°17'47" E
173.60'
S 03°17'47" E
178.81'
S 03°17'47" E
184.02'
S 03°17'47" E
189.23'
S 21°27'42" E
152.25'
S 08°31'26" E
146.70'
53.96'
44.12'
22.75'
N 42°18'13" E
25.82'
N 32°26'30" E
24.35'
S 88°41'46" E
30.00'
S 14°57'51" E
48.89'
S 14°57'51" E
48.89'
S 14°57'51" E
48.89

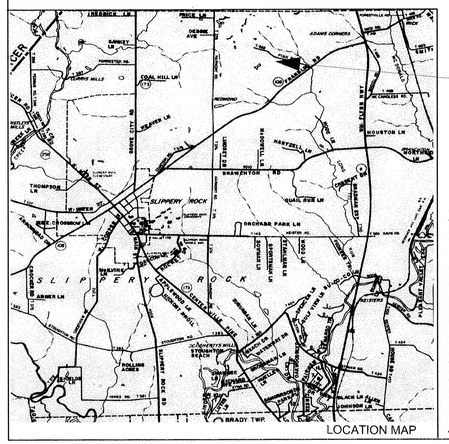
Instr:200912300030255 12/30/2009 11:27AM
Pages:1 F:$45.00 T20090022105
Michele Mustello FL
Butler County Recorder



TOTAL PLAN AREA 19.57 ACRES
RESIDUAL TRACT 12.36 ACRES
TO BE CONVEYED 4.54 ACRES
JOHN PINK JR. 2.67 ACRES

ZONING
AC1
FRONT YARD 30'
SIDE YARD 35'
REAR YARD 70'

PARCEL NO. 280-3F94-A12B
DEED BOOK 1116 PAGE 805



LOCATION MAP

SITE

NOTICE TO SUBDIVIDERS:
UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

KNOW ALL MEN BY THESE PRESENTS, that Cathy A. Dyer and Jessie B. Pink Co Executors of the Joseph B. Pink Estate of the Township of Slippery Rock of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Slippery Rock Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways 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 as specified on the plan) and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Township of Slippery Rock their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Cathy A. Dyer and Jessie B. Pink Co Executors of the Joseph B. Pink Estate our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 21ST day of NOVEMBER 2009.

ATTEST:

Alice J. Christy — Joseph B. Pink — Cathy A. Dyer
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Joseph B. Pink Estate 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 21ST day of NOVEMBER, 2009 .

My Commission expires the 17th day of February, 2012

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Alice J. Christy, Notary Public
Mercer Twp., Butler County
My Commission Expires Feb. 17, 2012
Member, Pennsylvania Association of Notaries

Alice J. Christy
NOTARY PUBLIC

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
JOHN E. DUSHECK
AND
SURVEYOR
RS-037089E
PENNSYLVANIA

Nov. 27, 2009 DATE — SEALS — REGISTRATION NO. SU - 037089E

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 2ND day of DEC, 2009 .

(Secretary) — (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number: 9234 SEAL

Reviewed by the Slippery Rock Township Planning Commission this 28TH day of DEC., 2009 .

Vonnie J. Hogg — (Secretary)
(Chairman)

Approved by the Supervisors of Slippery Rock Township this 28 th day of Dec, 2009 .

Vonnie J. Hogg — (Secretary)
(Chairman)

SEAL

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 14 .

Given under my hand and seal this 30th day of December, 2009.

SEAL

RECORDER OF DEEDS
BUTLER COUNTY PA

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

S. WEST

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Donna A. Grosky, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires Oct. 30, 2011
Member, Pennsylvania Association of Notaries

I JOHN W. PINK JR APPROVE THE COMBINING OF THE 4.54 ACRES WITH MY EXISTING PROPERTY AS SHOWN ABOVE.

NOTARY PUBLIC 12.17.2009 — JOHN W. PINK JR.

LOT 2 IS TO BE COMBINED WITH THE EXISTING PROPERTY OF JOHN W. PINK JR. INTO ONE LEGAL DESCRIPTION AN RECORDED AS SUCH.

0 30' 60' 120' 180'

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

PH. 1 814-786-0345

OWNER / SUBDIVIDER
JOSEPH B. PINK ESTATE
134 PINK ROAD
SLIPPERY ROCK TWP.

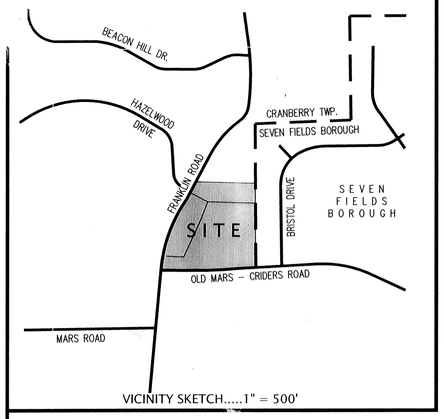
(FINAL PLAN)

RECORDED DEC. 30, 2009	
PLAN BOOK	PAGE
318	14

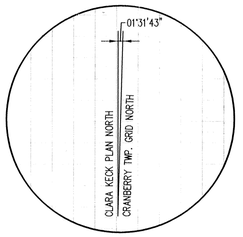
JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date : 11 / 19 / 2009
Scale : 1 " = 60'
Dwn. By : SAB
REVISED: 12/15/2009 ENGINEERS REVIEW

PROPERTY SUBDIVISION
FOR: JOSEPH B. PINK EST.
SITUATE: SLIPPERY ROCK TWP., BUTLER CO., PA



VICINITY SKETCH.....1" = 500'



PLAN NOTES:

PROPERTY OWNER:
MATTHEW J. MAIER
6719 OLD MARS-CRIDERS ROAD
CRANBERRY TOWNSHIP, PA 16066

TAX PARCEL 130-4F46-66

DEED REF: INST NO. 200712310032619

PLAN REF: CLARA KECK PLAN OF LOTS
PLAN BOOK 93, PG 8

MAIER PLAN OF LOTS NO. 1
PLAN BOOK 308, PG 39

TOTAL PROPERTY IN THIS PLAN : 7.0237 ACRES

PROPOSED / EXISTING WATER SUPPLY : PUBLIC
PROPOSED / EXISTING SEWER SERVICE : PUBLIC

PROPOSED USE : SINGLE FAMILY RESIDENTIAL

THE BEARINGS SHOWN ON THIS PLAN HAVE BEEN TIED TO THE CRANBERRY TOWNSHIP GRID SYSTEM.

CURRENT PROPERTY ZONING : R-1

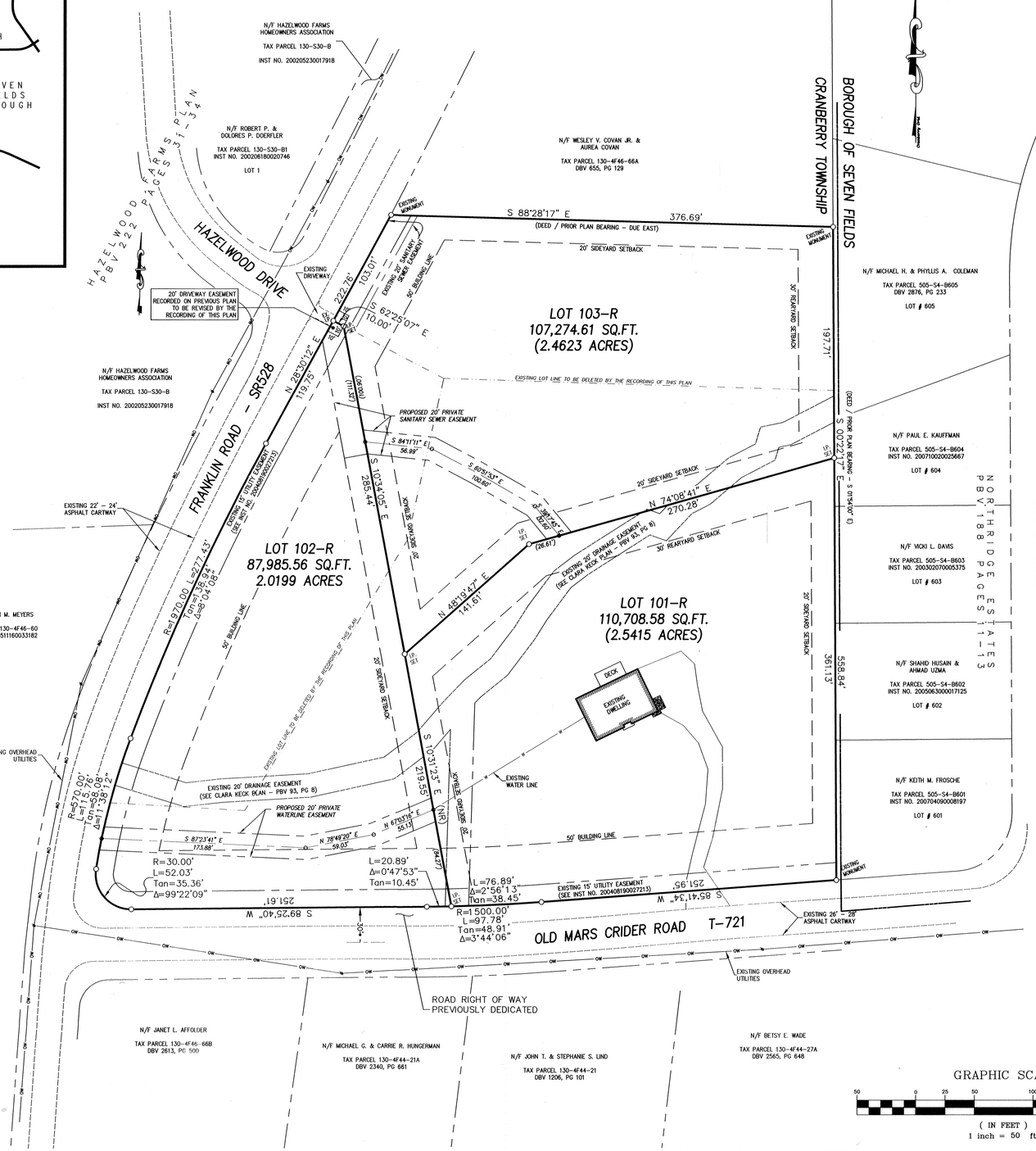
R-1 REQUIREMENTS:

MINIMUM LOT SIZE:	1.25 ACRE
MINIMUM LOT WIDTH AT FRONT LOT LINE:	25 FEET
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM SIDE SETBACK:	20.00 FEET
MINIMUM REAR SETBACK:	30.00 FEET

NOTE: ALL PROPOSED UTILITIES SERVING LOTS 102R & 103R SHALL BE LOCATED UNDERGROUND.

SEWAGE NOTE: BUILDING PERMITS FOR LOTS 102R & 103R WILL NOT BE ISSUED UNTIL SUCH TIME A SEWER SERVICE AVAILABILITY LETTER IS RECEIVED FROM BREAKNECK CREEK REGIONAL AUTHORITY AND A COPY OF THE SAME IS PROVIDED TO CRANBERRY TOWNSHIP.

Instr:200912300030302 12/30/2009
Pages:1 F:$45.00 3:08PM
Michele Mustello T20090022216
Butler County Recorder ND



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

I, MATTHEW J. MAIER, owner of the land shown on the MAIER PLAN OF LOTS REVISION 1 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.

Witness: MATTHEW J. MAIER

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named MATTHEW J. MAIER 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 15 day of Dec. 20 09.

My commission expires the 23 day of April 20 13.

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

(Seal)

NOTARY PUBLIC

We hereby certify that the title to the property shown hereon is in the name of MATTHEW J. MAIER and is recorded at Instrument No. 200712310032619

Witness: MATTHEW J. MAIER

We, _____ mortagee of the property embraced in the MAIER PLAN OF LOTS REVISION 1 do hereby certify to the recording of said plan and to the dedications and all other matters appearing on the plan.

Printed Name & Title — Signature Authorized Representative

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.

12/08/09
Date — James A. Sperdute, PLS # 24457-E

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
JAMES ANTHONY SPERDUTE
SURVEYOR
No. 24457-E
REGISTERED SURVEYOR

MUNICIPAL DECLARATIONS

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

Secretary — Chairman, Board of Supervisors

CRANBERRRY TWP BOARD OF SUPERVISORS

REQUIRED MUNICIPAL REVIEW AND APPROVAL STATEMENTS

Board of Supervisors.

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2009-62 effective this 22nd day of December 20 09.

Secretary — Chairman, Board of Supervisors

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.

12-23-09 — PE071353 — Signature
Date — Registration Number

COMMONWEALTH OF PENNSYLVANIA
JASON KRATSAS
PE
PENNSYLVANIA
TOWNSHIP ENGINEER

REQUIRED COUNTY PLANNING COMMISSION REVIEW STATEMENT

Reviewed by the Butler County Planning Commission on this 3RD day of Nov. 20 09

Secretary — 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 318, Page(s) 15

Given under my hand and seal this 30th day of Dec. 20 09

(Seal)

Recorder of Deeds

RECORDED DEC. 30, 2009	
PLAN BOOK	PAGE
318	15

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

RECORDER OF DEEDS BUTLER COUNTY PA
BUTLER COUNTY RECORDER OF DEEDS

OWNER:
MATTHEW J. MAIER
6719 OLD MARS - CRIDERS ROAD
CRANBERRY TOWNSHIP, PA 16066

MAIER PLAN OF LOTS REVISION NO. 1

Being a revision to the Maier Plan of Lots No. 1 - PBV 308, Pg 39
Cranberry Township, Butler County, Pennsylvania
Date: October 27, 2009 Scale : 1"=50'

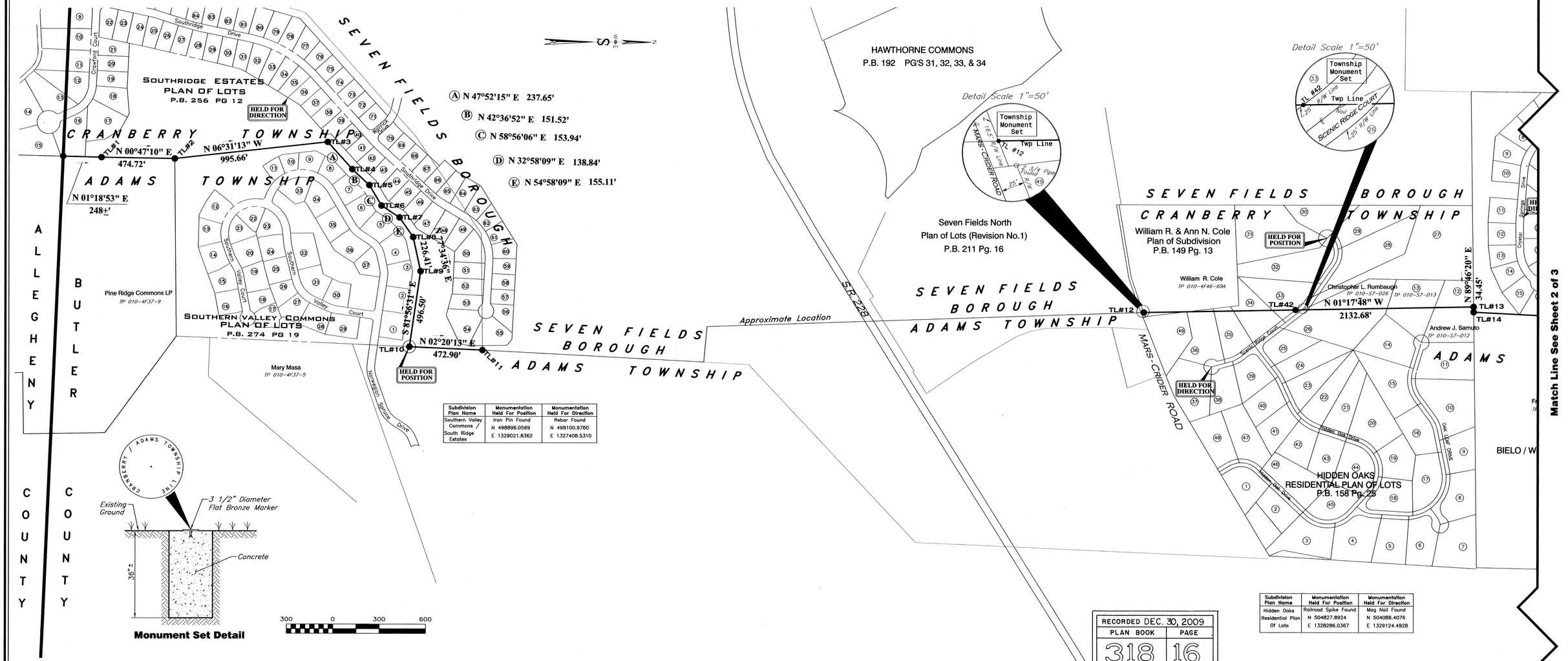
Revisions		
1 PER TWP COMMENTS	JSS	11/23/09
2 PER OWNER	JSS	11/24/2009
3		
4		
5		
6		

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

RC 1

Inst: 200912000030306 12/30/2009
Pages: 1 F:$45.00 3:08PM
Michele Mustello T20090022218
Butler County Recorder ND

2009 Municipal Boundary Between Cranberry Township & Adams Township
Situate In
Butler County, Pennsylvania



Subdivision Plan Name	Monumentation Held For Position	Monumentation Held For Direction
Southern Valley Commons / South Ridge Estates	Iron Pin Found	Rebar Found
	N 498896.0569	N 498100.9760
	E 1329021.8362	E 1327408.5310

Subdivision Plan Name	Monumentation Held For Position	Monumentation Held For Direction
Hidden Oaks Residential Plan Of Lots	Railroad Spike Found	Mag Nail Found
	N 504827.8924	N 504086.4076
	E 1328286.0367	E 1329124.4928

RECORDED DEC. 30, 2009

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Boundary Line for Cranberry Township / Adams Township Line Coordinate List

Bearing System and Coordinates provided on this plan are based on Cranberry Township Survey Control Network

Node ID	Northing	Easting	Description	Node ID	Northing	Easting	Description	
5000	496897.1736	1327802.4097	TL#1	5022	511432.0761	1328498.6522	TL#23	
5001	497371.8489	1327808.9225	TL#2	5023	511429.8702	1328426.9193	TL#24	
5002	498361.0689	1327695.8616	TL#3	5024	512339.1074	1328364.8362	TL#25	
5003	498520.4876	1327872.1127	TL#4	5025	512357.8399	1328784.1748	TL#26	
5004	498631.9953	1327974.7014	TL#5	5026	517844.6460	1328759.2769	TL#27	
5005	498711.4298	1328106.5638	TL#6	5027	517833.2657	1328268.8089	TL#28	
5006	498827.9114	1328182.1189	TL#7	5028	519266.6710	1328238.8872	TL#29	Mon. Set
5007	498916.9470	1328309.1298	TL#8	5029	519260.2475	1327968.9695	TL#30	Mon. Set
5008	498965.6550	1328530.2384	TL#9	5030	519432.3913	1328004.4365	TL#31	
5009	498896.0569	1329021.8362	TL#10 I.P. Found	5031	519455.8719	1328013.0193	TL#32	
5010	499368.5636	1329041.1187	TL#11	5032	519474.1621	1328030.0625	TL#33	
5011	503646.3704	1328774.1595	TL#12 Mon. Set	5033	519486.5786	1328051.7611	TL#34	
5012	505778.5043	1328725.9019	TL#13	5034	519492.4628	1328076.0587	TL#35	
5013	505778.6413	1328760.3555	TL#14	5035	519494.0487	1328101.0296	TL#36	
5014	506917.5875	1328814.2374	TL#15	5036	519491.9180	1328751.8019	TL#37	
5015	507154.4971	1328240.9020	TL#16	5037	520684.8013	1328746.3889	TL#38	
5016	507882.5950	1328292.7278	TL#17	5038	520608.2019	1328527.5616	TL#39	
5017	507884.1818	1328402.7164	TL#18	5039	520857.5940	1328440.2626	TL#40	
5018	508109.1021	1328399.4714	TL#19 Mon. Set	5040	520866.1705	1328745.5659	TL#41	
5019	508117.3681	1328803.4172	TL#20 Mon. Set	5041	504626.8775	1328751.9672	TL#42	Mon. Set
5020	509916.6779	1328795.2523	TL#21	5042	510790.8308	1328500.6630	TL#43	Mon. Set
5021	509907.7039	1328503.4324	TL#22	5043	511065.0100	1328499.8000	TL#44	Mon. Set
				5044	514341.9699	1328775.1713	TL#45	Mon. Set

MUNICIPAL DECLARATIONS (CRANBERRY TOWNSHIP)

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

MUNICIPAL REVIEW AND APPROVAL

By the Supervisors.

Approved by the Board of Supervisors of the Township of Cranberry by Ordinance/Resolution 2005-31 effective this 24 day of October, 2005.

Secretary — Chairman, Board of Supervisors

(Seal)

MUNICIPAL DECLARATIONS (ADAMS TOWNSHIP)

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

MUNICIPAL REVIEW AND APPROVAL

By the Supervisors.

"After reasonable inquiry, the Board of Supervisors believe that this Plan of Township Boundary Line Survey is consistent with the municipal boundaries established by the map dated April 22, 2003, revised May 3, 2005 and approved by the Court of Common Pleas of Butler County at Civil Division No. MSD. 04-40247.

Secretary — Chairman, Board of Supervisors

Pursuant to Motion Duly Carried the 12th day of June, 2006

(Seal)

PROOF OF RECORDING

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 318, Page(s) 16.

Given under my hand and seal this 30th day of DEC, 2009.

Recorder of Deeds

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

(Seal)

SURVEYOR'S CERTIFICATE

I, Craig A. Baker, a Registered Professional Surveyor of the Commonwealth of Pennsylvania, do hereby state that to the best of my knowledge, information, belief and findings that this plan of survey represents the municipal boundary line between Cranberry Township and Adams Township in accordance with the order of the Court of Common Pleas of Butler County, dated April 17, 2006, affirmed March 12, 2007, and that the monuments shown hereon exist and all dimensions are from actual field surveys as performed by me for the Board of Supervisors of Cranberry Township and the Board of Supervisors of Adams Township.

Daniel C. Baker Associates, Inc.

Craig A. Baker P.L.S.
PA Reg. No. SU-021167-E

DANIEL C. BAKER ASSOCIATES, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
6056 TUSCARAWAS ROAD
BEAVER, PENNSYLVANIA 15009
Phone: (724) 495-7020 Fax: (724) 495-2594 www.dcbaker.com

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — CRAIG A. BAKER — SURVEYOR — NO. 21167-E

Craig A. Baker

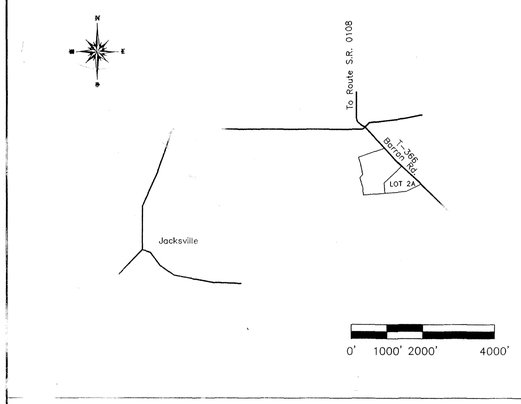
REVISIONS	
DATE	DESCRIPTION
10/23/09	Added Townships & Borough name along boundary line.
11/24/09	Revised Adams Township Municipal Review and Approval Note.

Date:	October 19, 2009
Scale:	1" = 300'
Drawn:	TJS
Checked:	TJS
Reviewed:	CAB
Field Book/Page:	453 / 2
Drawing No.:	51 - 69
Job No.:	04691-0801
CAD File:	04691080106
Sheet No.:	1 of 3

PLAN OF
TOWNSHIP BOUNDARY LINE SURVEY
BETWEEN
CRANBERRY TOWNSHIP & ADAMS TOWNSHIP
PREPARED FOR
CRANBERRY TOWNSHIP BOARD OF SUPERVISORS
ADAMS TOWNSHIP BOARD OF SUPERVISORS
SITUATE IN
BUTLER COUNTY, PENNSYLVANIA

Dwg: T:\04691\0801\Surv\11_1_0#\04691080106-MYLAR_SENT_11_1_2009.dwg Dec 02, 2009

VICINITY SKETCH





REVIEWED AND ~~APPROVED~~ Approved BY WORTH TOWNSHIP SUPERVISORS THIS 4TH DAY OF ~~DEC~~ January ~~2009~~ 2010

Claire A Martin — SECRETARY

CHAIRMAN

REVIEWED AND ~~APPROVED~~ BY WORTH TOWNSHIP PLANNING COMMISSION THIS 17 DAY OF December 2009

SECRETARY

CHAIRMAN

10 Acre Permit Exemption:
Soils and site testing were not conducted on lot # 2A of this subdivision. The owner of this lot, is advised that, at the time of malfunction, they will be held liable for any contamination, pollution, public health hazard or nuisances which occur as the result of a malfuntion of the sewage system installed.
The property owner owned this property as of November 2, 1963. This is the only transfer of ownership of one tract of 10 acres or more since that date. This transfer is to a member of the property owners immediate family (brother, sister, son, daughter, stepson, stepdaughter, grandson, granddaughter, father or mother of the property owner). All technical standards related to isolation distances have been met and confirmed by the local agency serving the municipality.

Agricultural Security Area Statement:
The property is in or abuts an agricultural security area, and the owner/resident must tolerate the noise, dust and odors which are inherent parts of farming practicies.

KNOW ALL MEN BY THESE PRESENTS, THAT I BETTY KUHLBER OF WORTH 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 WORTH 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 THE ABOVE NAMED PROPERTY OWNER, H'S HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND SEAL THIS 14TH DAY OF DECEMBER, A.D. 2009.

OWNER: Betty C. Kuhlber

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MERCER

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME BETTY C. KUHLBER 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 19TH DAY OF DECEMBER, 2009
MY COMMISSION EXPIRES THE 27TH DAY OF MAY A.D., 2013

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

REGISTERED PROFESSIONAL — Norman P. Straub — LAND SURVEYOR — NO. SU-1017-A

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 HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

Norman P Straub PLS — SURVEYORS SIGNATURE
PA SU-1017A — LICENSE NUMBER
12-14-09 — DATE:

REVIEWED AND APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 23RD DAY OF DECEMBER, 20 09.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER _____ SEAL

COMMONWEALTH OF PENNSYLVANIA SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY IN PLAN BOOK VOLUME 318 PAGE 17 AND/OR INSTRUMENT NUMBER

GIVEN UNDER MY HAND AND SEAL THIS 8th DAY OF January, 2010

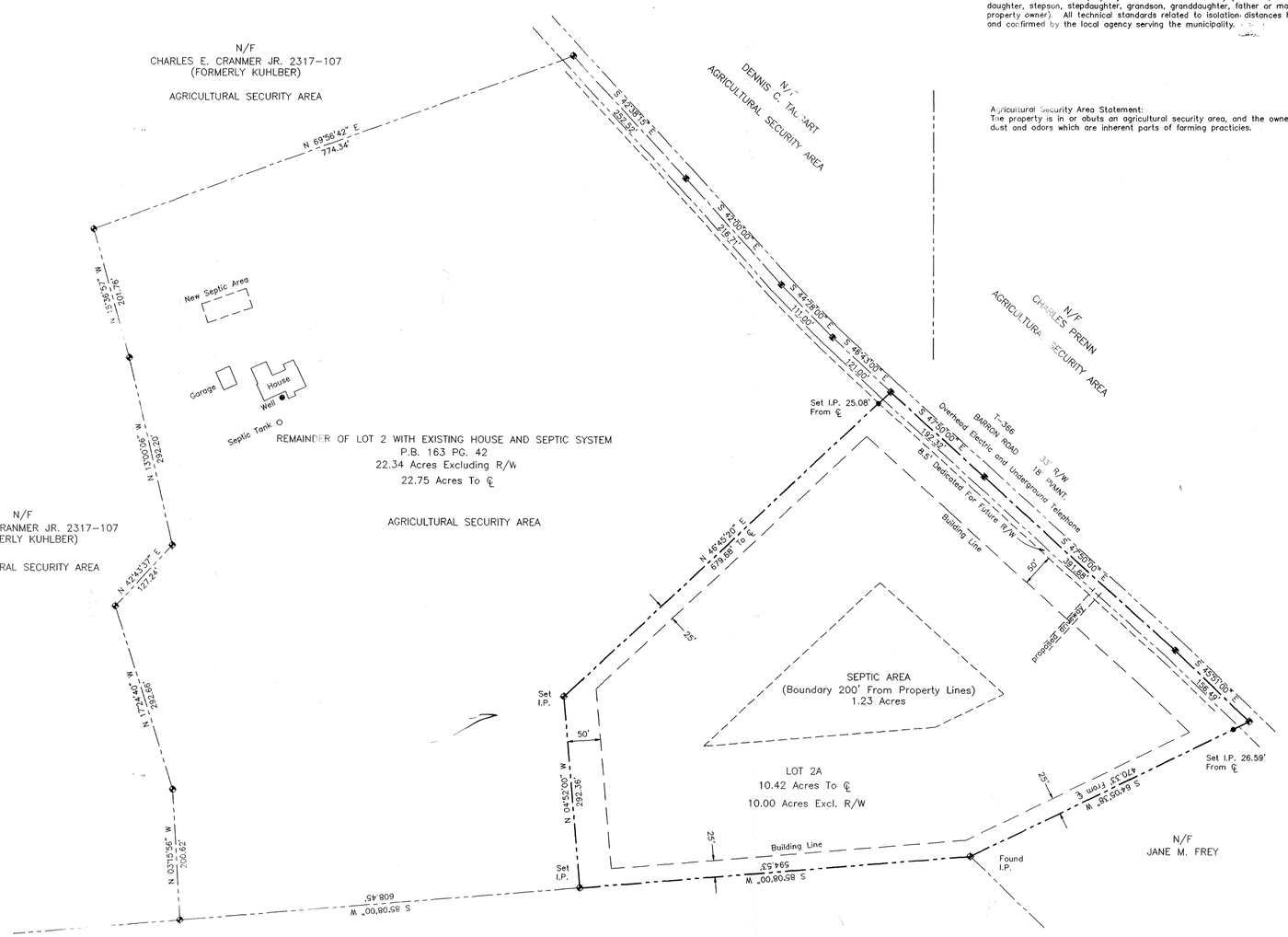
RECORDER OF DEEDS

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

RECORDER OF DEEDS — BUTLER COUNTY PA.

COUNTY OF BUTLER
IDENTIFICATION NUMBER
10004

BUTLER COUNTY PLANNING COMMISSION



0' 50' 100' 200'

NOTES:
TAX NO. 330-4F68-15
DEED 0799-0321
TOTAL ACREAGE OF TRACT = 32.34 ACRES EXCL. R/W

PURPOSE OF SUBDIVISION:
The purpose of this subdivision is to create a 10 acre building lor for a single family dwelling.

SUBDIVIDER NAME:
BETTY KUHLBER
326 BARRON RD.
SLIPPERY ROCK, PA. 16057
PHONE: (724) 794-6032

RECORDED JAN. 8, 2010	
PLAN BOOK	PAGE
318	17

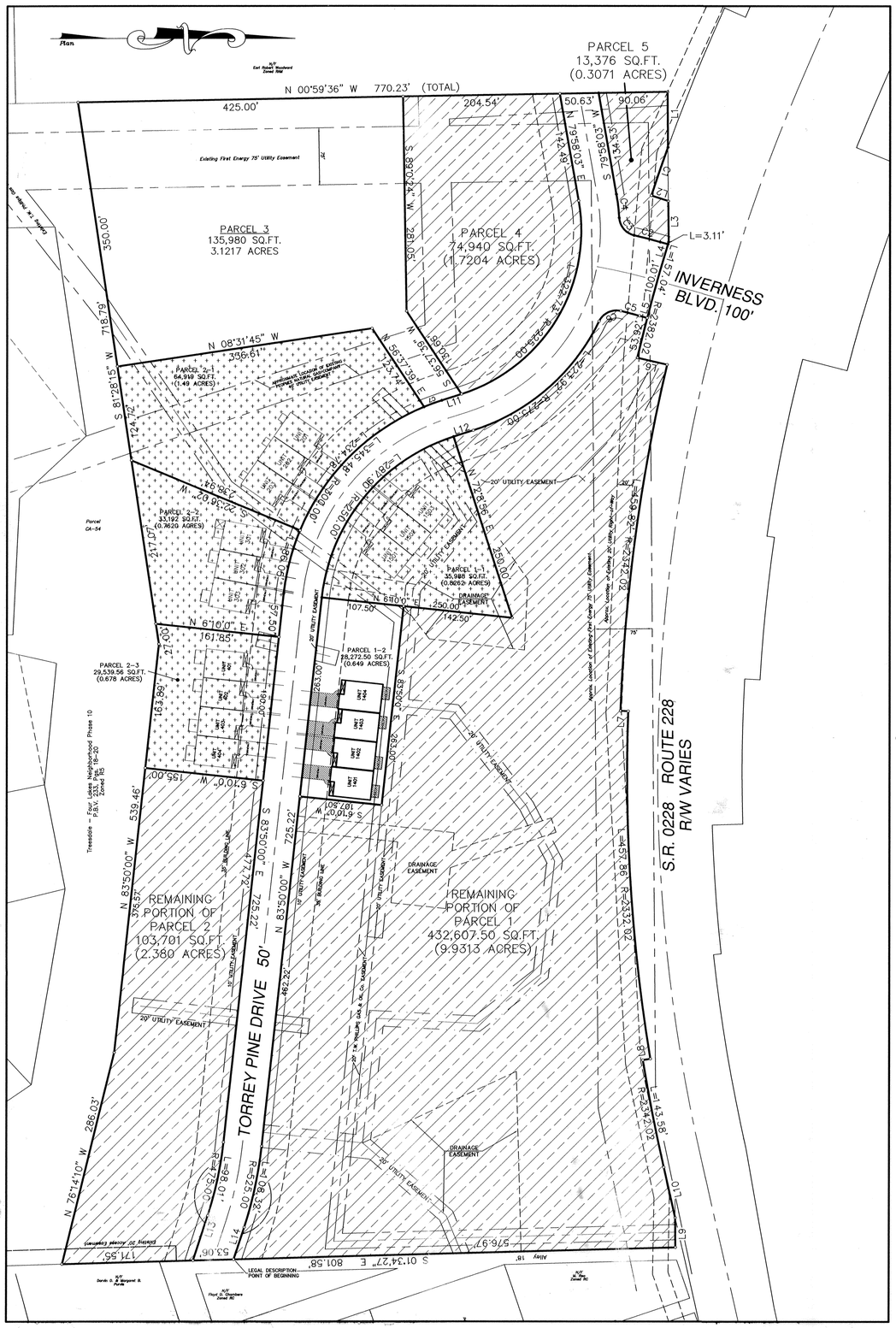
Instr:201001080000626 01/08/2010
Pages:1 F:$45.00 2:46PM
Michele Mustello T20100000418
Butler County Recorder PL

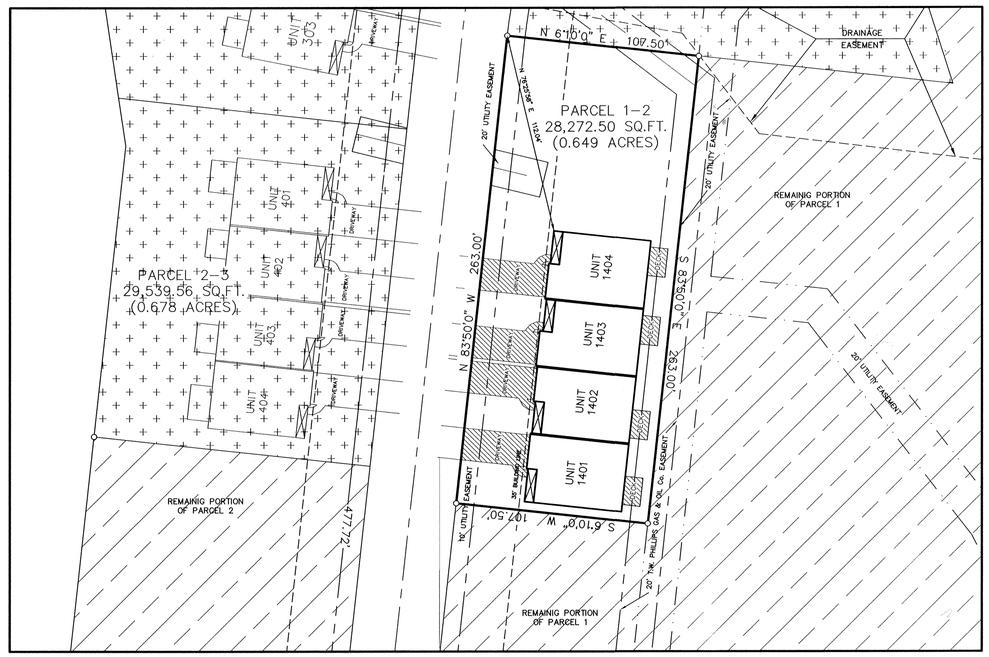
FINAL PLAN
LOT 2A
SUBDIVISION OF LAND OF
BETTY KUHLBER

WORTH 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) 458-9193

DATE: 11-24-09
SCALE: 1"=100'
A1153-2-33





LEGAL DESCRIPTION OF PARCEL 1-2:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF ADAMS, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, BEING KNOWN AND DESIGNATED AS A PORTION OF PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39 (HEREIN AFTER REFERRED TO AS PARCEL 1-2) BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, SAID POINT BEING THE FOLLOWING THREE (3) COURSES AND DISTANCES FROM THE SOUTHEAST CORNER OF PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN OF LOTS AS REFERENCED ABOVE:

(1) NORTH 72°00'42" WEST A DISTANCE OF 44.51 FEET,
(2) BY A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND AN ARC LENGTH OF 108.32 FEET,
(3) NORTH 83 DEGREES 50 MINUTES 00 SECONDS WEST A DISTANCE OF 462.22 FEET TO A POINT AT THE TRUE PLACE OF BEGINNING.

THENCE FROM SAID TRUE PLACE OF BEGINNING AND CONTINUING ALONG THE NORTHERLY RIGHT OF WAY LINE OF TORREY PINE DRIVE, NORTH 83°50'00" WEST A DISTANCE OF 263.00 FEET TO A POINT,

THENCE ALONG PARCEL 1-1 (PREVIOUSLY DEDICATED) NORTH 06°10'00" EAST A DISTANCE OF 107.50 FEET TO A POINT

THENCE ALONG THE REMAINING PORTION OF PARCEL 1 AND THE CENTER OF A 20 FOOT WIDE T.W. PHILLIPS GAS AND OIL COMPANY RIGHT OF WAY, SOUTH 83°50'00" EAST A DISTANCE OF 263.00 FEET TO A POINT,

THENCE CONTINUING ALONG THE REMAINING PORTION OF PARCEL 1, SOUTH 06°10'00" WEST A DISTANCE OF 107.50 FEET TO A POINT AT THE PLACE OF BEGINNING.

SAID PARCEL 1-2 CONTAINS AN AREA OF 28,272.50 SQ.FT, OR 0.649 ACRES AND IS A PORTION OF THE ORIGINAL PARCEL 1 OF THE VILLAGE AT TREESDALE PLAN AS RECORDED IN PLAN BOOK 302, PAGES 38 & 39.

PRIOR PLAN REFERENCES:

THE VILLAGE AT TREESDALE PLAN
PBV 302, PAGES 38 & 39

THE VILLAGE AT TREESDALE – A CONDOMINIUM
PLAN BOOK 310, PAGES 48 – 50

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 2
PLAN BOOK 313, PAGES 42 – 46

THE VILLAGE AT TREESDALE – A CONDOMINIUM PLAN No. 3
PLAN BOOK 315, PAGES 1 – 3

THE VILLAGE AT TREESDALE
A Condominium

Denotes Limited Common Area

Denotes Convertable Real Estate

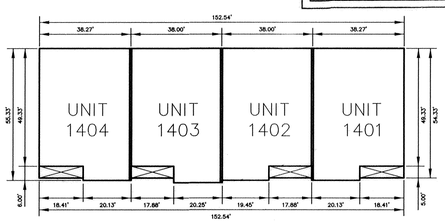
Denotes Previously Recorded Area

40 0 40 80 120
GRAPHIC SCALE – FEET

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.63	S 89°33'19" W
L2	23.42	S 18°10'37" W
L3	53.62	S 89°33'19" W
L4	10.52	S 15°40'38" W
L5	10.52	S 15°40'38" W
L6	40.00	S 13°10'39" W
L7	10.00	S 1°55'42" W
L8	10.00	N 9°19'15" W
L9	39.09	S 89°33'19" W
L10	67.39	S 77°10'9" W
L11	26.99	N 17°51'4" W
L12	26.99	S 17°51'4" E
L13	62.28	N 72°0'42" W
L14	44.51	S 72°0'42" E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	66.78	2422.01
C2	35.25	800.00
C3	32.01	25.00
C4	31.43	275.00
C5	25.01	700.00
C6	34.09	25.00
C7	24.65	300.00

Instr:201001080000030 01/08/2010
Pages:1 F:$45.00 3:56PM
Michele Mustello T20100080000427
Butler County Recorder FL



BUILDING No. 1400
SCALE: 1"=30'

KNOW ALL MEN BY THESE PRESENTS, That Brennan Builders Inc., a Pennsylvania Corporation under the Laws of the Commonwealth of Pennsylvania, adopts the foregoing as its Plats and Plans pursuant to section 3210 of the Pennsylvania Uniform Condominium Act.

IN WITNESS WHEREOF, The said Pennsylvania Corporation has caused its seal to be affixed by the hand of its President and same to be witnessed this 8 day of JAN , 2010 .

Witness — President

Commonwealth of Pennsylvania
County of Butler > SS:

Before me , the Subscriber, a Notary Public in and for said Commonwealth and County personally appeared Robert A. Brennan, who duly sworn, deposeth and saith that he was personally present at the execution of this survey of Final Construction Plans and that they were duly signed and sealed by and as for the act and deed of said Corporation, for the uses and purposes herein mentioned and that the name of this deponent subscribes to this as President of Brennan Builders Inc., in attestation of the due execution and delivery of said is this deponents own and proper and respective handwriting.

WITNESS my hand and seal this 8th day of Jan. , 2010 .

NOTARY

I, James A. Sperdute, a Registered Surveyor of the Commonwealth of Pennsylvania do hereby certify that The plat to which this certificate is affixed, together with the plans of THE VILLAGE AT TREESDALE, A CONDOMINIUM, full and accurately depict all existing conditions regarding said Condominium and contain all information required by section 3210 of the Pennsylvania Uniform Condominium Act, Act 82 of 1980.

1/7/10 Date — Registration No. 24457-E

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER > SS:

Recorded in the Recorder Office for the recording of deeds, plans, etc. in the said County on Plan Book Volume 318 Page 18 .

Given under my hand and seal this 8th day of January , 2010 .

RECORDER

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

Limited Common Elements: Driveways, Courtyards, and Decks

RECORDED JAN. 8, 2010	
PLAN BOOK	PAGE
318	18

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tricia A. Brennan, Notary Public
Lancaster Twp., Butler County
My Commission Expires June 17, 2012
Member, Pennsylvania Association of Notaries

Notary Public — Surveyor — Recorder of Deeds

PLAN OF SURVEY PREPARED FOR:

THE VILLAGE AT TREESDALE
A CONDOMINIUM
- PLAN NUMBER 4 -

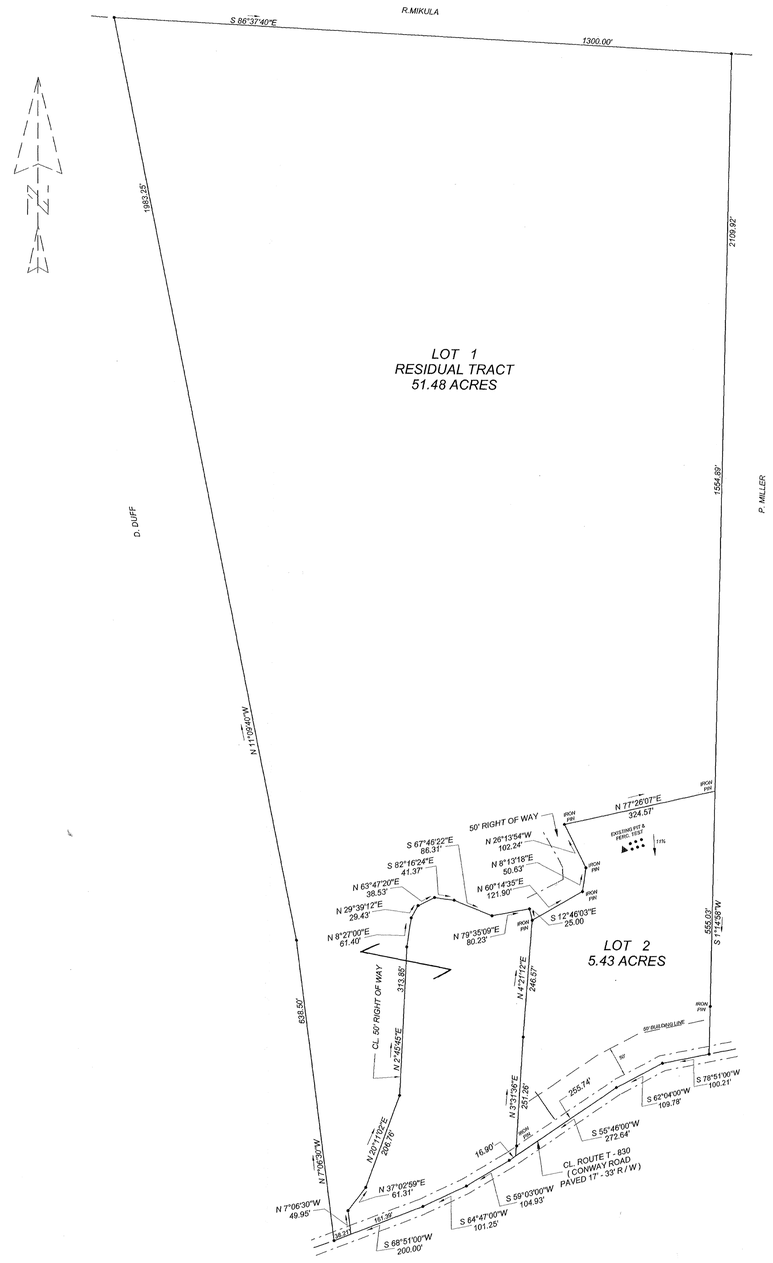
ADAMS TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

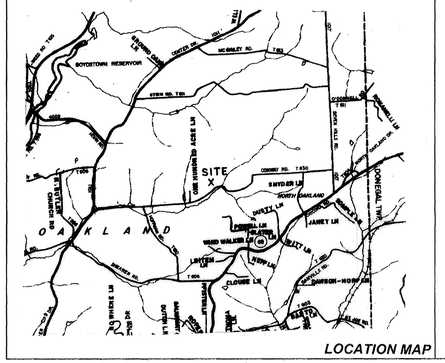
SPERDUTE LAND SURVEYING

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

REVISIONS	SHEET
01/07/10...general revision	1 of 1

DRAWING SCALE: 1"=80'	DATE: JANUARY 5, 2010	
DRAWING NUMBER: 1001-089281	DRAWN BY:SJS	CK'D BY: JAS





LOCATION MAP

WE THE UNDERSIGNED AGREE TO MAINTAIN THE CARTWAY WITHIN THE 50' RIGHT-OF-WAY AS SHOWN ON THE PLAN.

WITNESS — ROBERT MIKULA

WITNESS — MICHAEL MIKULA

0 75' 150' 300' 450'

KNOW ALL MEN BY THESE PRESENTS, that Robert A. Mikula of the Township of Oakland of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Oakland Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways 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 as specified on the plan) 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 Oakland 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 their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be established hereafter at any time. This dedication and release shall be binding upon Robert A. Mikula our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 06th day of November, 2009 .

ATTEST:

NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Robert A. Mikula 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 06th day of November, 2009 .

My Commission expires the 06th day of March, 2012

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darcie J. Richter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2012
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

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

REGISTERED PROFESSIONAL JOHN E. DUSHECK SURVEYOR COMMONWEALTH OF PENNSYLVANIA

Nov 9, 2009 — DATE — SEALS — REGISTRATION NO. SU - 073089E

Approved by the Oakland Twp., Planning Commission this 5 day of May 2010 ~~2009~~

SECRETARY — CHAIRMAN

Approved by the Oakland Twp., Board of Supervisors this 1st day of December, 2009.

SECRETARY — CHAIRMAN

Reviewed by the Butler County Planning Commission this 18th day of Nov, 2009.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 19 .

Given under my hand and seal this 12th day of January, 2010 ~~2009~~

SEAL

RECORDER OF DEEDS BUTLER COUNTY PA

RECORDER

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

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

NOTICE TO SUBDIVIDERS:
UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

OWNER / SUBDIVIDER
ROBERT A. MIKULA
263 CONWAY ROAD
BUTLER PA., 16001

Instr: 201001120000783 01/12/2010
Pages: 1 F.$45.00 1:0799
Michele Mustello T20100000584
Butler County Recorder FL

RECORDED JAN. 12, 2010	
PLAN BOOK	PAGE
318	19

TOTAL AREA = 56.91 ACRES .

(FINAL PLAN)

JOHN E. DUSHECK
SURVEYOR
140 LARAY DRIVE
BUTLER PA. 16001
(724) 287-7825

Date : 8 / 27 / 2009
Scale : 1 " = 150'
Dwn. By : SAB

PROPERTY SUBDIVISION
FOR: ROBERT A. MIKULA
SITUATE: OAKLAND TWP., BUTLER CO., PA

NOTICE TO PURCHASERS

*As of the date of this Subdivision Plat recording, **Lot 2A** shall be dedicated for the express purpose of Agricultural use. No portion of **Lot 2A** has been approved by Forward Township 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 Forward Township and DEP have both approved sewage facilities planning for **Lot 2A** in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of **Lot-2A** should contact the appropriate officials of Forward Township, which is charged with the administering of the Sewage Facilities Act, to determine what sewage facilities planning is required, and the procedure and requirements for obtaining appropriate permits or approvals.*

REIBOLD ROAD PLAN No. 1
LOT 1
P.B.V. 304 Pg. 33

℄ – REIBOLD ROAD
(SR 3013) 33' R/W

EXISTING REIBOLD ROAD DEDICATION P.B.V. 304, PG. 33

EXISTING 33' ROAD R/W

Right-of-Way Line

2 STY. ALUM. SIDING HOUSE

℄ – NURSERY ROAD
(T-354) 33' R/W

PARCEL 2
FRANK SHIPLEY SUBDIVISION
/ LOT LINE REVISION
P.B. 278 Pg. 38-41

℄ – REIBOLD ROAD
(SR 3013) 50' R/W

N 69°34'32" E
657.34'

N 69°59'45" E
215.93'

N 69°34'32" E
60.47'

N 20°25'28" W
25.00'

R=42.00'
A=55.21'

R=640.00'
A=231.63'

N 69°59'45" E
45.78'

N 15°24'52" E
1.87'

EXISTING RIGHT-OF-WAY DEDICATION P.B.V. 304, PG. 33

S 40°21'24" E
335.44'

R=350.00'
A=267.31'

S 24°19'54" E
92.13'

REIBOLD ROAD PLAN No. 1
LOT 2
P.B.V. 304 Pg. 33

SHIPLEY PLAN No. 2
LOT 2A
40.623 ACRES

Now or Formerly
A. E. STEEN

863.03'

℄ – SPITHALER SCHOOL ROAD (T-354) R/W VARIES

N 04°02'32" E

R=275.00'
A=71.51'

N 17°26'51" W
28.33'

EXISTING 33' ROAD R/W

S 01°17'09" W
157.87'

Ex. Iron Pipe (Found & Used)

Now or Formerly
S.A. COVERT

N 17°26'51" W
453.37'

Iron Pipe (Find. & Used)

N 40°26'51" W
69.00'

Now or Formerly
B.T. BEGLEY

N 49°33'09" E
152.89'

Driveway

N 17°19'57" W
69.00'

Ex. Iron Pin

Iron Pipe (Find. & Used)

S 49°10'02" W
97.67'

Iron Pipe (Find. & Used)

S 49°50'48" W
616.55'

Ex. Iron Pipe (Disturbed)

S 32°14'58" E
128.30'

Now or Formerly
T. ALTMEYER

Now or Formerly
G.L. RASK

30.00' PUBLIC ROAD DEDICATION
(0.374 ACRES)

S 25°21'50" E
300.45'

R=300.00'
A=227.49'

S 39°36'18" E
224.94'

S 52°57'16" W
228.76'

N 39°45'57" W
30.02'

EXISTING 33' ROAD R/W

6' 20' SANITARY SEWER EASEMENT

N 50°06'09" E
284.53'

30.93'

297.04'

WELL HOUSE

APPROXIMATE LOCATION OF EXISTING SEPTIC SYSTEM PER OWNER

N 39°53'51" W
101.66'

1 1/2 STORY ALUM. SIDING HOUSE

ALUM. SIDING BLDG.

Ruins

Iron Pipe (Find. & Used)

N 39°53'51" W
414.83'

℄ 20' SANITARY SEWER EASEMENT

N 61°13'46" E
210.77'

20' SANITARY SEWER EASEMENT

S 39°36'18" E
25.36'

Iron Pipe (Find. & Used)

20' RIGHT-OF-WAY (DEV. 2008 PG 429)

Iron Pipe (Find. & Used)

SHIPLEY PLAN No. 2
LOT 2B
2.856 ACRES

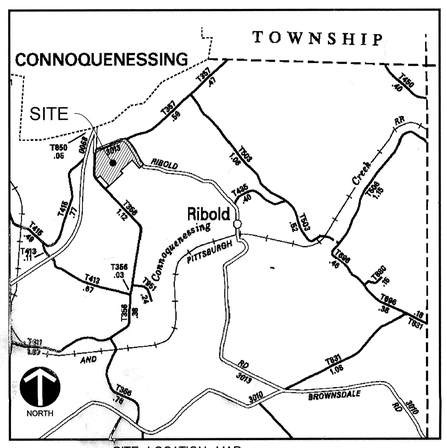
NORTH

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

NOTES:
1.) PLANS ARE SUBJECT TO ANY AND ALL EXISTING LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



SITE LOCATION MAP SCALE 1" = 1/2 MILE

LEGEND
EX = EXISTING
CL = CENTER LINE
ALUM = ALUMINUM
R/W = RIGHT-OF-WAY
FND = FOUND
SE = SOUTH EAST
COR = CORNER
DBV = DEED BOOK VOLUME
PBV = PLAN BOOK VOLUME

AREA TABULATION:

LOT 2A:	40.623 ACRES
LOT 2B:	2.856 ACRES
ROAD DEDICATION:	0.374 ACRES
TOTAL AREA:	43.853 ACRES

OWNER AND SUBDIVIDER
FRANK SHIPLEY
8037 ROWAN ROAD,
CRANBERRY TOWNSHIP, PA 16066
PHONE: 724-776-6060

ENGINEER \ SURVEYOR
THE GATEWAY ENGINEERS, INC.
400 HOLIDAY DRIVE, SUITE 300
PITTSBURGH, PA 15220
PHONE: (412) 921-4030

Recorder of Deeds | Notary Public | Butler County Planning Commission | Forward Township Planning Commission | Forward Township Board of Supervisors | Surveyor

OWNER'S ADOPTION

KNOW ALL MEN BY THESE PRESENTS, That I, FRANK SHIPLEY, owner of the real estate shown hereon, situate in the Township of Forward, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this this Plan as my plan of my, property, situate in Forward Township, and do hereby dedicate forever for public use for highway and utility purposes, all drives roads, lanes, rights-of-way and other public highways shown upon the plan, and I release remise and discharge the Township of Forward its successor or assigns, of and from all liability, courses of action, claims or damages arising from or pertaining to in any manner said roads and rights-of-way. I further agree that said plan is approved by the Township of Forward for "Planning Purposes Only" and that said township shall not issue any "Building Permits" for lots contained herein, nor shall any lots be deeded until either all of said roads and improvements in accordance with Forward Township Ordinances have been completed and accepted by said township, or until the township has approved a bond with sufficient surety to guarantee construction of the same.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 12th day of January, A.D., 2010.

Attest: Janis A. Hackett — Notary Public

FRANK SHIPLEY

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janis A. Hackett, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2013

INDIVIDUAL ACKNOWLEDGMENT

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 FRANK SHIPLEY, and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such: Sworn to and subscribed before me this 12th day of January, 2010

My commission expires the 17th day of November, 2013 SEAL:

Janis A. Hackett — Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Janis A. Hackett, Notary Public
City of Butler, Butler County
My Commission Expires Nov. 17, 2013

TITLE CLAUSE

I, FRANK SHIPLEY, owner of the SHIPLEY PLAN No. 2, do hereby certify that the title of this property is in the name of FRANK SHIPLEY, as recorded at Instrument Number 200707160018401 in the Recorder of Deeds Office, Butler County, PA.

Janis A. Hackett — Witness

FRANK SHIPLEY

SURVEYOR'S CERTIFICATE

I Kevin P. Hannegan, a Registered Surveyor of the Commonwealth of Pennsylvania, do hereby certify that the boundary of the property 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 this plat as surveyed and plotted by me for the owners and agents.

K. P. Hannegan — Kevin P. Hannegan / Reg. No. SU-048536-E

January 12, 2010 — Date

FORWARD TOWNSHIP PLANNING COMMISSION REVIEW

Approved by the Forward Township Planning Commission this 24 day of NOVEMBER 2009

ATTEST:

Secretary — Chairman, Planning Commission

COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Butler County Planning Commission this 9th day of Dec., 2009

Secretary — Chairman

FORWARD TOWNSHIP BOARD OF SUPERVISORS

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

Secretary — Chairman, Board of Supervisors

Approved by the Board of Supervisors of the Township of Forward this 8 day of DECEMBER, 2009

ATTEST:

Secretary — Chairman, Board of Supervisors

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Recorder's office for the recording of deeds, plans, etc., in said County, in Plan Book Volume 318, page 20.

Given under my hand and seal this day 15th of January, 2010.

Michele M. Mustello — Recorder of Deeds

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

RECORDED JAN. 15, 2010	
PLAN BOOK	PAGE
318	20

Instr:201001150001058 01/15/2010
Pages:1 F:$45.00 12:28PM
Michele Mustello T20100000823
Butler County Recorder FL

TOTAL AREA FOR RECORDING = 43.853 ACRES

GATEWAY
THE GATEWAY ENGINEERS, INC. | GRAY-WARNICK
On Call. On Time. On Target.

Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-9960
• Butler, PA (724) 287-1055 • Washington, PA (724) 229-3362
http://www.gatewayengineers.com

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SHIPLEY PLAN No. 2

BEING A REVISION OF LOT 2 IN THE REIBOLD ROAD PLAN No. 1 AS RECORDED IN PLAN BOOK VOLUME 304 PAGE 33.

SITUATE IN

FORWARD TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

MADE FOR

FRANK SHIPLEY

SHEET 1 OF 1

PM: MAO DB: LPW CB: ____

0 50' 100' 200'
SCALE: 1" = 100'

Date: NOVEMBER 17, 2009
Job Number C-16480-0001
DWG No: 401,370

Path & Filename=P:\Projects\16000\16480-Frank Shipley\dwg\16480-RP - SHIPLEY PLAN No-2.DWG
Plot Date=1/12/2010 1:48 PM Luke Wassam Save Date=1/12/2010 11:22 AM

Instr:201001190001203 01/19/2010
Pages:2 F:$85.00 12:30PM
Michele Mustello T20100000926
Butler County Recorder ND

Individual Adoption - Thomas L. & Martha M. Franceschina

Know All Men By These Presents, that we Thomas L. & Martha M. Franceschina, of Adams Township County of Butler State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns adopt this as our Plan of Subdivision of our property, situated in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, and all drives, roads, lands, rights-of-ways, 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-ways and easements by the Township of Adams, we Thomas L. & Martha M. Franceschina hereby agree to and by these presents do release and forever discharge the Township of Adams , its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. this dedication and release shall be binding upon Thomas L. & Martha M. Franceschina, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set out hands and seals this 2ND day of January, A.D. 2010.

ATTEST:

Thomas L. Franceschina

(Notary Public)

Martha M. Franceschina

The foregoing adoption and dedication is made by Thomas L. & Martha M. Franceschina with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) says of date of said approval.

Thomas L. Franceschina

Martha M. Franceschina

Individual Acknowledgement

COMMONWEALTH OF PENNSYLVANIA }
} SS;
COUNTY OF BUTLER }

Before me, the subscribers, a Notary Public in and for said County and Commonwealth, personally appeared the above named Thomas L. & Martha M. Franceschina 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 2ND day of January, A.D. 2010.

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) SEAL

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

Title Clause

Thomas L. & Martha M. Franceschina, owners of parcel A, do hereby certify that the title of this property is in our names, as recorded in Deed Book Volume 2411, Pages 150-153, Butler County Recorder of Deeds Office. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Thomas L. Franceschina

(Witness)

Martha M. Franceschina

(Witness)

Individual Adoption - Randy L. & Suzann Hanovick

Know All Men By These Presents, that we Randy L. & Suzanne Hanovick, of Adams Township County of Butler State of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns adopt this as our Plan of Subdivision of our property, situated in the Township of Adams, County of Butler, Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway, drainage, sewage and utility purposes, and all drives, roads, lands, rights-of-ways, 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-ways and easements by the Township of Adams, we Randy L. & Suzanne Hanovick hereby agree to and by these presents do release and forever discharge the Township of Adams , its successors or assigns from any liability for damages arising and to arise from the appropriation of said ground for public highways, and other public uses and the physical grading thereof to any grades that may be established. this dedication and release shall be binding upon Randy L. & Suzanne Hanovick, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, We hereunto set out hands and seals this 11 day of Dec, A.D. 2009.

ATTEST:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles P. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires March 1, 2013
Member, Pennsylvania Association of Notaries

(Notary Public)

Randy L. Hanovick

Suzanne Hanovick

The foregoing adoption and dedication is made by Randy L. & Suzanne Hanovick with the full understanding and agreement that the approval of the Township Board of Supervisors of the Township of Adams, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County, County Court House, Butler, Pennsylvania, within ninety (90) says of date of said approval.

Randy L. Hanovick

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles P. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires March 1, 2013
Member, Pennsylvania Association of Notaries

Suzanne Hanovick

Individual Acknowledgement

COMMONWEALTH OF PENNSYLVANIA }
} SS;
COUNTY OF BUTLER }

Before me, the subscribers, a Notary Public in and for said County and Commonwealth, personally appeared the above named Randy L. & Suzanne Hanovick 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 11 day of Dec, A.D. 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Charles P. Kennedy, Notary Public
Adams Twp., Butler County
My Commission Expires March 1, 2013
Member, Pennsylvania Association of Notaries

(Notary Public) SEAL

My Commission Expires the 1 day of MARCH, A.D. 2013.

Title Clause

Randy L. & Suzanne Hanovick, owners of parcel A, do hereby certify that the title of this property is in our names, as recorded as Instrument Number 200005080010255, Butler County Recorder of Deeds Office.

RLH

Randy L. Hanovick

(Witness)

SH

Suzanne Hanovick

(Witness)

Mortgagee Clause

We, MARS NATIONAL BANK, Mortgagee of the property embraced in the Francescina Subdivision Plan II - Revision 1, 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.

Mortgagee EVP

(Witness)

Adams Township Planning Commission

This plat of subdivision has been recommended for approval by the Planning Commission of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 4 day of November, A.D. 2009.

(Secretary)

(Chairman)

Adams Township Board of Supervisors

The Township Board of Supervisors of the Township of Adams, Butler County, Commonwealth of Pennsylvania, hereby gives public notice that it is approving this plan of subdivision for recording purposes only. The approval of this subdivision plat by the Township of Adams does not constitute an acceptance of the roads, streets, alleys, Stormwater and sanitary 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 action of the Township Board of Supervisors of the Township of Adams, Butler County, Commonwealth of Pennsylvania on this 23rd day of November, A.D. 2009.

ATTEST:

(Secretary of Board of Supervisors)

(Chairman of Board of Supervisors)

SEAL:

#9199

Butler County Planning Commission

Reviewed with or without comments by the Butler County Planning Commission. Letter to Adams Township Board of Supervisors dated the 8TH day of October, A.D. 2009

(Director)

Chairman

(Chairman)

Secretary

BUTLER COUNTY PLANNING COMMISSION

Surveyors Certification

I, Mark B. Schmidt, 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.

Mark B. Schmidt

SU-036950-E

(Registration No.)

NOV. 23, 2009

(Date)

Adams Township Engineer

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

Ronald Olsen

26400 PE

(Registration No.)

1-14-10

(Date)

Proof of Recording

COMMONWEALTH OF PENNSYLVANIA }
} SS;
COUNTY OF BUTLER }

Recorded in the office for the recoding of deeds, plats, etc., in said County, in Plan Book Volume 318 *Page(s)* 21+22

Given under my hand and Seal this 19th day of January, A.D. 2010

(Recorder of Deeds) SEAL

BUTLER COUNTY PA RECORDER OF DEEDS

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

Adams Township Planning Commission	Adams Township Board of Supervisors	Adams Township Municipal Engineer	Butler County Planning Commission	Butler County Recorder of Deeds Office

RECORDED JAN. 19, 2010

PLAN BOOK	PAGE
318	21

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Revisions per client	10/07/09	SRF	SRF

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
36950-E
PENNSYLVANIA

HAMPTON
TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
☐ Corporate Office
Pittsburgh Technical Center
30 Isabella Street, Suite 201
Pittsburgh, PA 15223
PHONE: (412) 781-9860
FAX: (412) 781-9864
☒ Mars Office
123 Ridge Road, Suite B
Mars, PA 16046
PHONE: (724) 625-4544
FAX: (724) 625-4549
www.Hampton-Technical.com
email@hampton-technical.com

HAMPTON TECHNICAL ASSOCIATES, INC. ESTABLISHED 1960

DRAWN BY:	M.S.
CHECKED BY:	S.F
APPROVED BY:	M.L.
CAD FILE:	05-6559.dwg

TITLE: Franceschina Subdivision Plan II - Revision 1
Plan for Recording
Adams Township Mars, Pennsylvania

CLIENT: Thomas L & Martha M. Franceschina
P.O. Box 987 Mars, Pennsylvania

DATE ISSUED:	August 18, 2009
HORIZONTAL SCALE:	N/A
VERTICAL SCALE:	N/A
SHEET:	2 of 2
	REC.2
HTA PROJECT #:	6559

X:\05-XXXX Jobs\09-6500 Jobs\06-6559\dwg\05-6559.dwg, REC.2, 11/20/2009 7:53 AM, Scott Foreman

NOTES:

A. This plan is a re-subdivision of the Franceschina Subdivision Plan, as recorded in P.B.V. 165, Page 35, by Survey – Tech Corporation dated April 27, 1993, and a correction to the Franceschina Subdivision Plan II, as recorded in P.B.V. 292 Page 45, by Hampton Technical Associates, Inc. dated February 3, 2006.

B. Parcel "A" is to be considered as a non-buildable lot and is to become an integral part of the adjoining lands presently owned by Randy L. & Suzanne Hanovick, recorded as instrument number 200005080010255.

C. Property presently owned by Thomas L. & Martha Mackelvey Franceshina, retain their existing rights of ingress, egress, and regress over, along through the existing R/W and/or driveway as recorded in D.B.V. 1830, Pg. 57., tax parcel 10-4F33-12BC, as "an existing 20 foot lane"; as instrument number 200005080010255, tax parcel 10-4F33-12BC, as "a 33-foot right of way"; in D.B.V. 1278 Pg. 1019, tax parcel 10-4F33-12BB, & D.B.V. 1613 Pg. 128, tax parcel 10-4F33-12BEA, as "the right to use nonexclusively the right of way or driveway as it presently exists".

D. As shown herein a 33 foot access easement will be created along the length of Bradley Lane as shown within this subdivision.

E. This survey is subject to all easements and agreements of prior recorded.

F The total property was not field surveyed at this time.

Total Site Area = 29.4493 acres

Zoning District: "RC" Rural Conservation

Owners: Thomas L. & Martha M. Franceschina
P.O. Box 987
Mars, PA 16046

Randy L. & Suzanne Hanovick
121 Bradley Lane
Mars, PA 16046

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

Lot 1
Kline Subdivision No. 1
P.B.V. 135, Pg. 37
Zoned RC

Lot 17 Lot 16
BROOKSTONE PLAN OF LOTS
P.B.V. 299, Pg. 2

S.R. 3017 MYOMA ROAD

N/F
Thomas L. & Martha M. Franceschina
D.B.V. 1449, Pg. 51
10-4F33-12BE
Zoned RC
1,215,772 SQ. FT.
27.9102 AC.

N/F
David J. Zattiero & Joanna Boyle
Inst: 200604280010043
10-4F33-13
Zoned RC

N/F
Paul J. & Anne G. Szymkowiak
D.B.V. 1278 Page 1019
10-4F33-12BB
Zoned RC

N/F
Randy L. & Suzanne Hanovick
Inst: 200005080010255
10-4F33-12BC
Zoned RC
45,342 SQ. FT.
1.0409 AC.
Existing Lot Lines to Be Removed

67,043 SQ. FT.
1.5390 Ac.

Parcel "A"
21,701 SQ. FT.
0.4981 AC.
(See Note B)

N/F
George E., II & Joy Ann Bradley
D.B.V. 1007, Pg. 788
10-4F33-17A
Zoned RC

Bradley Lane (Private)
(See Note C & D)

N/F
Thomas L. & Martha M. Franceschina
Inst: 200505180012531
10-4F33-12BEA
Zoned RC

N/F
Regis J. & Sharen D. Kuntz
D.B.V. 2234, Pg. 316
10-4F33-12BA
Zoned RC

N/F
MARTHA S. BIELO
D.B.V. 1125, Pg. 49
010- 4F33- 17-0000
Zoned RC

N/F
Thomas L. & Martha M. Franceschina
D.B.V. 1449, Pg. 51
10-4F33-12BE
Zoned RC
1,215,772 SQ. FT.
27.9102 AC.

N/F
John J. & Margaret J. Nist
Inst: 200908210019835
10-4F33-12BD
Zoned RC

N/F
Alvin C. & Mildred F. Lazenby
D.B.V. 1248, Pg. 156
10-4F33-12C
Zoned RC

N/F
David Zattiero
D.B.V. 2444, Pg. 716
10-4F33-12
Zoned RC

N/F
James L. Mcqueen
D.B.V. 665, Pg. 518
10-4F33-11
Zoned RC

N/F
Frank J. & Mary L. Zervos
Inst: 200006210014171
10-4F33-11A
Zoned RC

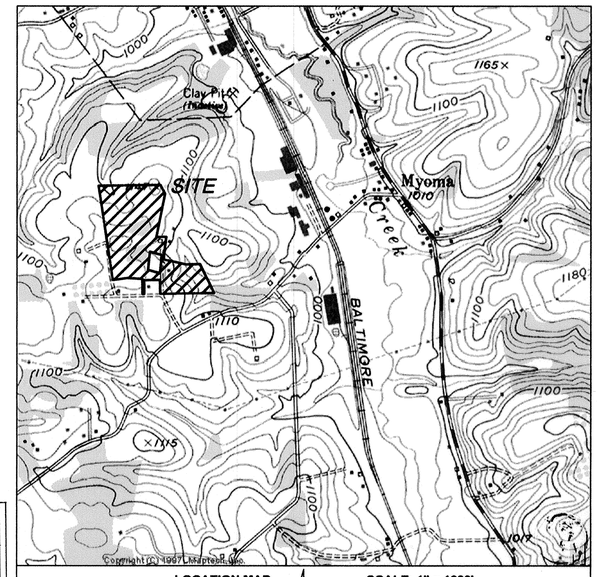
N/F
M. Keith & Roberta L. Lobeck
D.B.V. 1349, Pg. 684
10-4F33-16
Zoned RC

Gracie Lane Private Gravel Road

Existing Lot Lines to Be Removed

Ex. Garage, Ex. House, Ex. Shed, Ex. Barn, Ex. Septic Tank, Ex. Leach Field, Ex. Well, Ex. Shed, Ex. Drive, Ex. Overhead Utility Line, Ex. Underground Utility Line, Ex. Fence, Ex. Edge of Paving, Ex. Edge of Gravel, Ex. Edge of Shoulder, Ex. Guide Rail, Existing Iron Pin, Existing Iron Pipe, Existing Concrete Monument, Existing Stone, Existing Utility Pole, Existing Fire Hydrant, Existing Flood Light, Existing Mail Box, Existing Sign, Existing Gas Valve, Existing Water Valve, Existing Gas Meter, Existing Water Meter, Existing Catch Basin, Existing Inlet, Existing Manhole, Existing Light Pole, Existing Guy Wire, Existing Telephone Pedestal, Existing Electric Pedestal, Existing Cable TV Pedestal, Existing Telephone Riser, Existing Electric Riser, Existing Cable TV Riser, Existing Flood Light, Existing Mail Box, Existing Sign, Existing Gas Valve, Existing Water Valve, Existing Gas Meter, Existing Water Meter, Existing Catch Basin, Existing Inlet, Existing Manhole, Existing Light Pole, Existing Guy Wire, Existing Telephone Pedestal, Existing Electric Pedestal, Existing Cable TV Pedestal, Existing Telephone Riser, Existing Electric Riser, Existing Cable TV Riser

ISSUES & REVISIONS				
NO.	DESCRIPTION	DATE	DR.	CH.
1	Revisions per client	10/07/09	SRF	SRF



LOCATION MAP SCALE: 1" = 1000'

RECORDED JAN. 19, 2010
PLAN BOOK 318 PAGE 22

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARK B. SCHMIDT
LAND SURVEYOR
36950-E

HAMPTON TECHNICAL ASSOCIATES, INC.
ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
☐ Corporate Office
Rim Technical Center
350 Rhen Street, Suite 201
Pittsburgh, PA 15205
PHONE (412) 781-9660
FAX (412) 781-5904
☒ Mars Office
123 Ridge Road, Suite B
Valencia, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549
www.Hampton-Technical.com
email@hampton-technical.com

DRAWN BY: M.S.
CHECKED BY: S.F
APPROVED BY: M.L.
CAD FILE: 05-6559.dwg

TITLE: Franceschina Subdivision Plan II - Revision 1
Plan for Recording
Adams Township Mars, Pennsylvania

CLIENT: Thomas L & Martha M. Franceschina
P.O. Box 987 Mars, Pennsylvania

DATE ISSUED: August 18, 2009
HORIZONTAL SCALE: 1"=80'
VERTICAL SCALE: N/A
SHEET: 1 of 2
REC.1
HTA PROJECT #: 6559

X:\09-XXXX Jobs\09-6500 Jobs\05-6559\dwg\05-6559.dwg, REC.1, 11/20/2009 7:49 AM, Scott Foreman

KNOW ALL MEN BY THESE PRESENTS That We, DONALD ISOVITSCH AND JUDITH A. ISOVITSCH 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 11 day of JANUARY 2009: 2010

Donald Isovitsch
Owner

Judith A. Isovitsch
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared DONALD ISOVITSCH AND JUDITH A. ISOVITSCH 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 11 day of JAN 2009: 2010

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.

11 JAN 2010
Date

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
STANLEY D. GRAFF
CLIENT VOL 2010-E
SURVEYOR

P. L. S. # 2010-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 20th day of January 2009: 2010

Secretary — Seal — Chairman

Approved by the Summit Township Planning Commission this 19th day of January 2009: 2010

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 23RD day of DEC 2009: 2010

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 23.

Given under my hand and seal this 21st day of January 2009: 2010

Michele M. Mustello
Recorder — Seal

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

KNOW ALL MEN BY THESE PRESENTS That We, JOHN W. BOICE AND CAROLE M. BOICE 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 11 day of JANUARY 2009: 2010

John W. Boice
Owner

Carole M. Boice
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

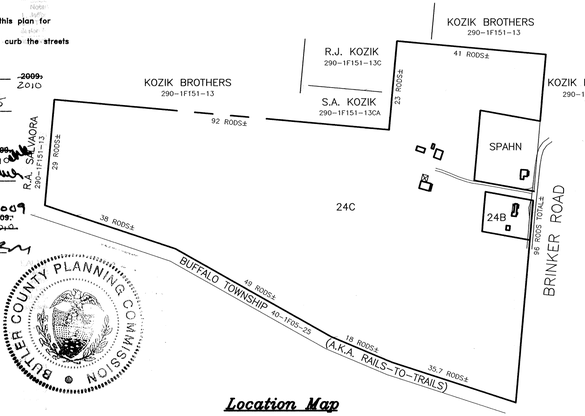
Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared JOHN W. BOICE AND CAROLE M. BOICE and acknowledged the foregoing release and dedication and plan to be their act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 11 day of JAN 2009: 2010

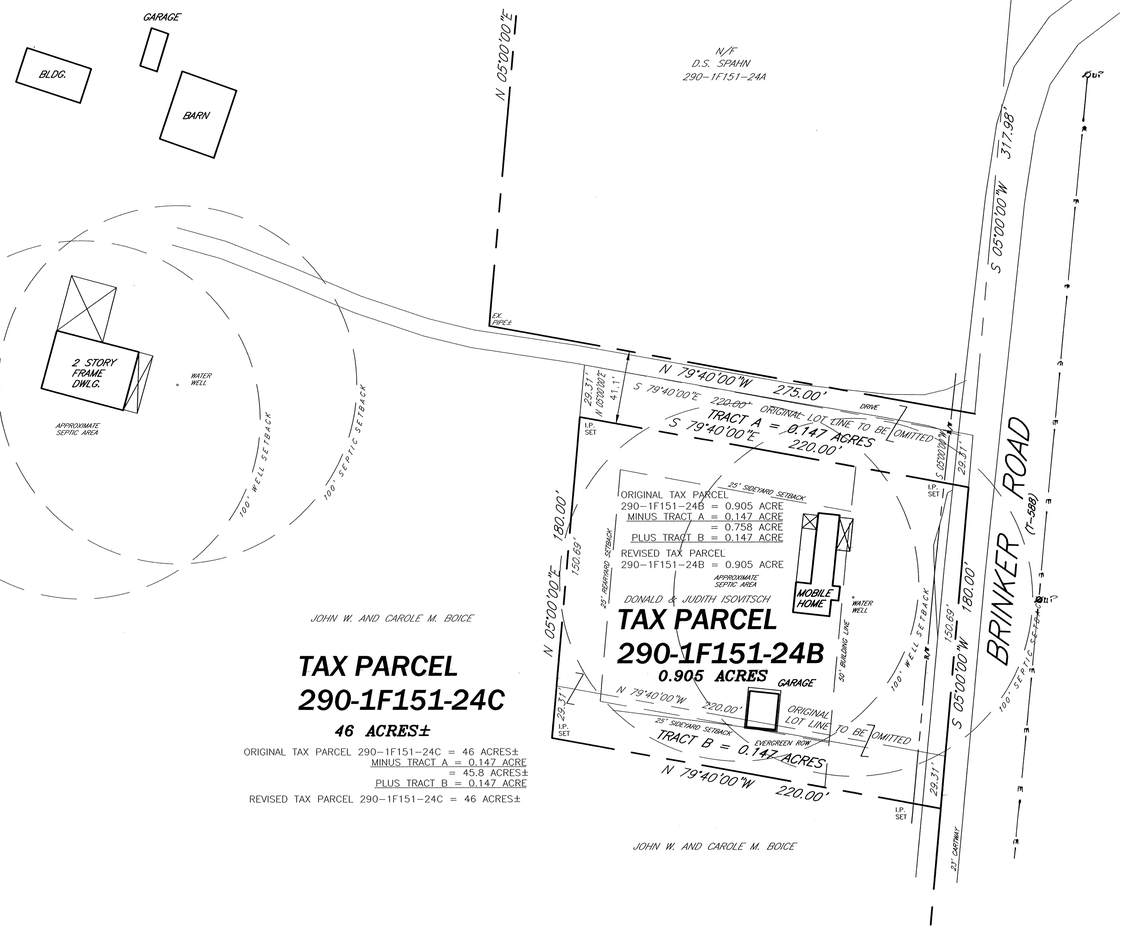
Debra L. Jeffcoat
Notary Public

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



Location Map
NOT TO SCALE

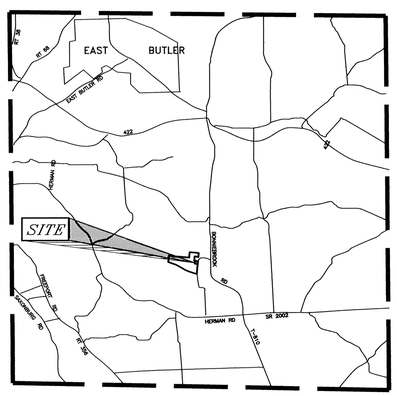


JOHN W. AND CAROLE M. BOICE

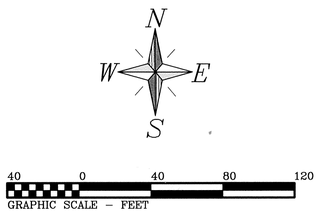
TAX PARCEL 290-1F151-24C

46 ACRES±

ORIGINAL TAX PARCEL 290-1F151-24C = 46 ACRES±
MINUS TRACT A = 0.147 ACRE
= 45.8 ACRES±
PLUS TRACT B = 0.147 ACRE
REVISED TAX PARCEL 290-1F151-24C = 46 ACRES±



Vicinity Map
NOT TO SCALE



REFERENCE:
CHARLES L. FAIR II SURVEY
DATED OCTOBER 4, 1972 FOR
LEROY M. & ELMERINE M. JACKMAN SPAHN

NOTES:

1) OWNER: DONALD ISOVITSCH AND JUDITH A. ISOVITSCH
144 BONNIEBROOK ROAD
BUTLER, PA. 16002
PHONE: 724-352-9076
DEED BOOK VOLUME 2564 PAGE 439

JOHN W. BOICE AND CAROLE M. BOICE
227 BRINKER ROAD
BUTLER, PA. 16002
PHONE: 724-287-6241
DEED BOOK VOLUME 1859 PAGE 9

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

3) ROAD RIGHT-OF-WAY IS BASED ON THE ROAD LOCATION OF A 1992 SUMMIT TOWNSHIP ROAD RECONSTRUCTION PROJECT

DONALD ISOVITSCH PLAN

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:201001210001492 01/21/2010
Pages:1 F:$45.00 3:01PM
Michele Mustello T20100001130
Butler County Recorder FL

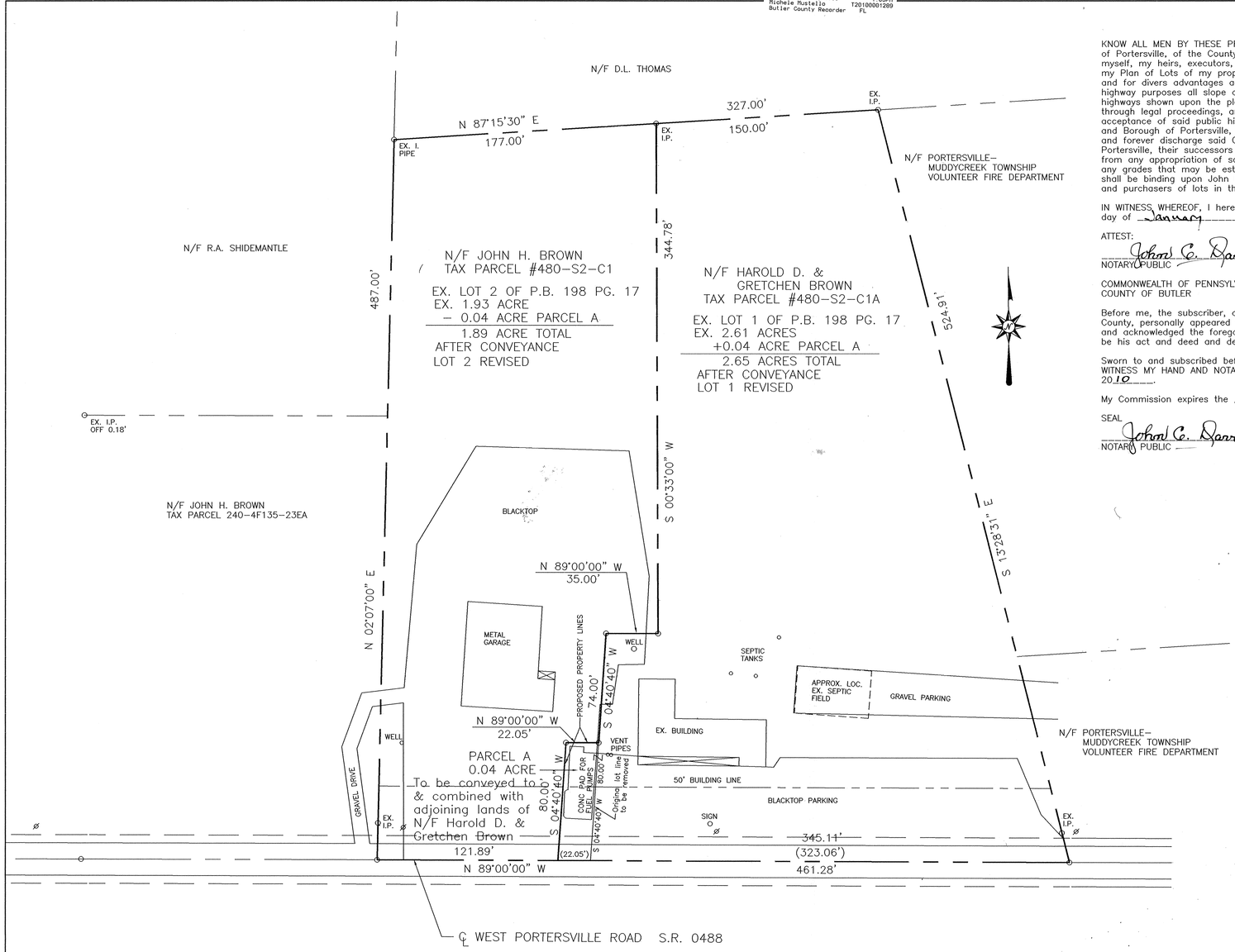
Being a lot line revision of Butler County Tax Map Parcels 290-1F51-24B and 290-1F51-24C

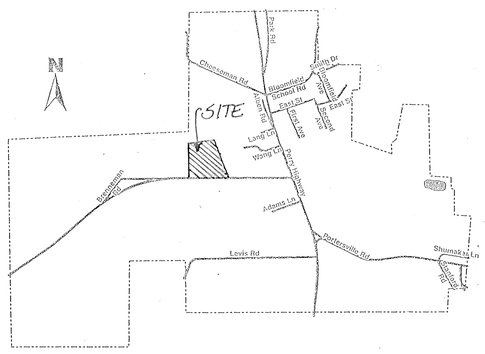
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

LOT LINE REVISION PLAN for DONALD & JUDITH A. ISOVITSCH
PROJECT No: 09169
SITUATE: SUMMIT TOWNSHIP, BUTLER COUNTY, PA.
DATE: 12-9-09 REV: 1-8-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 290-1F51-24B & 24C

RECORDED JANUARY 21 2010
PLAN BOOK 318 PAGE 23
SHEET _____ of _____

Instr:201001250001690 01/25/2010
Pages:1 F:$45.00 1:05PM
Michele Mustello T20100001269
Butler County Recorder FL





VICINITY MAP

NOTES:

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

REF: CERTIFICATION SURVEY FOR PORTERSVILLE–MUDDYCREEK TOWNSHIP VOLUNTEER FIRE DEPARTMENT & RELIEF ASSOCIATION BY LAND SURVEYORS, INC., 04/21/99, #99–053.

NO FLOOD INFORMATION AVAILABLE.

IRON PINS TO BE SET AT LOT CORNERS.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY,TO CONVEY PARCEL A TO ADJOINING LANDS OF N/F HAROLD D. & GRETCHEN BROWN.

REF: JOHN H. BROWN SUBDIVISION PLAN RECORDED P.B. 198 PG. 17.

0′ 40′ 80′ 120′

Estate of
KNOW ALL MEN BY THESE PRESENTS, that I, John H. Brown, of the Borough of Portersville, of the County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Lots of my property, situate in Portersville Borough, Butler County, Pennsylvania, and for divers advantages accruing to me, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Borough of Portersville, I hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Portersville, 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 John H. Brown, my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 13th day of January, 2010.

ATTEST:
John C. Davey — Cynthia A. Price Att Adm
NOTARY PUBLIC — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named John H. Brown, by Cynthia A. Price Att Adm and acknowledged the foregoing release and dedication and plan to be his act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this day.
WITNESS MY HAND AND NOTARIAL SEAL this 13TH day of January, 2010.

My Commission expires the 10TH day of June, 2011.

SEAL
John C. Davey
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOHN C. DAVEY, Notary Public
City of Butler, Butler County
My Commission Expires June 10, 2011

KNOW ALL MEN BY THESE PRESENTS, that we, Harold D. and Gretchen Brown, of the Borough of Portersville, of the County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Portersville Borough, Butler County, Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes all slope areas and all drives, roads, streets, lanes, ways and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in consideration of the approval of said plan, and any future acceptance of said public highways by the said Commonwealth of Pennsylvania, County of Butler and Borough of Portersville, we hereby covenant and agree to and by these presents do release and forever discharge said Commonwealth of Pennsylvania, County of Butler and Borough of Portersville, 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 Harold D. and Gretchen Brown, our heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 13TH day of January, 2010.

ATTEST:
John C. Davey — Harold D. Brown — Gretchen Brown
NOTARY PUBLIC — OWNER — OWNER

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared the above named Harold D. and Gretchen Brown, 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 13TH day of January, 2010.

My Commission expires the 10TH day of June, 2011.

SEAL
John C. Davey
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JOHN C. DAVEY, Notary Public
City of Butler, Butler County
My Commission Expires June 10, 2011

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

DATE January 4, 2010 SEAL Cheryl A. Hughes REG. NO. SU–32490–E

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

Mikel Jane Buthauer SECRETARY — SEAL — David L. Thomas VP CHAIRMAN/ PRESIDENT

Approved by the Borough Council of the Borough of Portersville this 24 day of January, 2010.

Mikel Jane Buthauer SECRETARY — SEAL — David L. Thomas VP CHAIRMAN/PRESIDENT

Reviewed by the Butler County Planning Commission this 5TH day of JANUARY, 2010.

SECRETARY — SEAL — CHAIRMAN/PRESIDENT

BUTLER COUNTY PLANNING COMMISSION

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 318 page 24.

Given under my hand and seal this 25 day of January, 2010.

SEAL
Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

RECORDED JAN. 25, 2010	
PLAN BOOK	PAGE
318	24

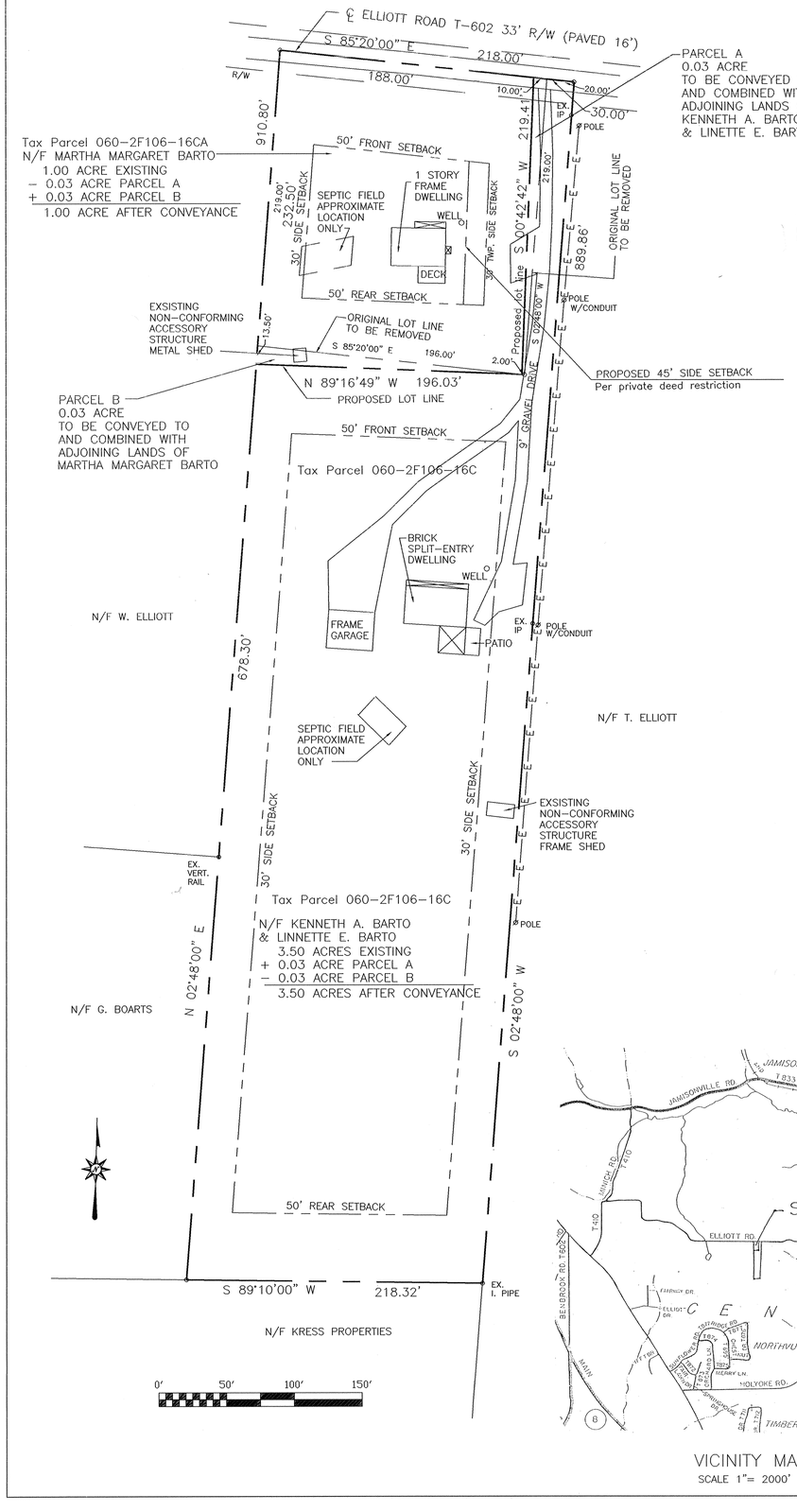
COMMONWEALTH OF PENNSYLVANIA
REGISTERED
PROFESSIONAL
Cheryl A. Hughes
LAND SURVEYOR
SU-32490-E

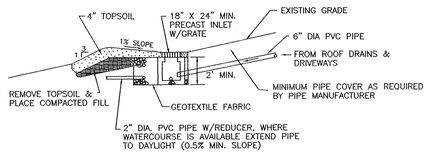
Land Surveyors, Inc.
523 North Main Street
P.O. Box 1061
Butler, PA 16003–1061
(724) 287–6865
Cheryl A. Hughes, PLS Owner

LOT LINE REVISION
FOR: HAROLD D. & GRETCHEN BROWN
and
JOHN H. BROWN
SITUATE: PORTERSVILLE BORO., BUTLER CO., PA

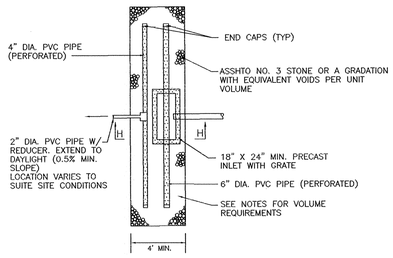
Date 01/04/10	Scale 1" = 40'	Dwn By BEC	Ckd By CAH
Parcel No. 480–S2–C1 & C1A		Db–Pg 2707–363 2842–189	Service No. 09–120
Address 1149 W. PORTERSVILLE RD.			

Instr:201001260001791 01/26/2010 10:42AM
Pages: 1 F:$45.00 T20100001363
Michele Mustello FL
Butler County Recorder





SECTION H – H



PLAN

NOTES:

1) AS A CONDITION OF RECEIVING A BUILDING PERMIT FROM THE TOWNSHIP FOR CONSTRUCTION ON LOT DEPICTED ON THIS SUBDIVISION. LOT OWNERS SHALL BE REQUIRED TO CONSTRUCT AN "ON-LOT STORM WATER DETENTION SUMP" CONFORMING TO DETAILS AND NOTES ON THIS DRAWING.

2) ALL DRY SUMPS DESIGNED FOR ACCEPTING SURFACE WATER FROM ROOF AND DRIVEWAY AREAS SHALL BE DESIGNATED ACCORDING TO THE FOLLOWING CRITERIA.

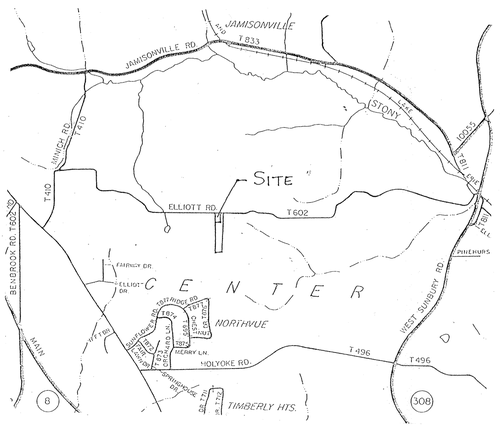
3) EACH SUMP SHALL BE DESIGNED TO STORE A MINIMUM WATER VOLUME EQUIVALENT TO 2-INCHES OF WATER COVERING THE TRIBUTARY AREA. FOR EXAMPLE, A SUMP FOR A 1200-SQUARE FOOT ROOF AREA WOULD BE DESIGNED TO STORE A WATER VOLUME OF 200-CUBIC FEET. THE TOTAL STORAGE AREA, ASSUMING THE SUMP IS 60% ROCK AND 40% VOIDS, WOULD BE 500-CUBIC FEET.

4) DRY SUMPS SHOULD BE ELONGATED IN A MINIMUM 3:1 LENGTH TO WIDTH RATIO AND BE ORIENTED WITH THE LONG DIMENSION PARALLEL TO THE CONTOUR.

5) DRY SUMPS MUST BE CONSTRUCTED IN UNDISTURBED GROUND ONLY. DRY SUMPS SHALL BE 20 FEET OR MORE FROM ANY PROPERTY LINE OR RIGHT-OF-WAY LINE.

6) DRY SUMPS SHALL LOCATED BELOW OR DOWN SLOPE SO AS TO NOT INTERFERE OR CAUSE SATURATION OF ANY EXISTING OR PROPOSED ON-LOT SANITARY DISPOSAL, ABSORPTION, OR BUILDING FOUNDATION.

*WHERE WATERCOURSE IS NOT AVAILABLE OR WHERE AN EXPOSED DISCHARGE PIPE IS INAPPROPRIATE, EXTEND THE 2" PIPE TO A DOWNGRADE 2'X2'X2' GRAVEL FILLED SUMP HOLE.



VICINITY MAP
SCALE 1"= 2000'

NOTES

THE SETBACKS SHOWN ON THIS PLAN ARE INTENDED FOR ANY FUTURE PRIMARY AND ACCESSORY STRUCTURES UNLESS TOWNSHIP ORDINANCES INCREASE THEM.

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

ZONING R-1A
LOW DENSITY RESIDENTIAL DISTRICT
MINIMUM YARD SETBACKS
FRONT 50'
SIDE 30'
REAR 50'
MINIMUM LOT AREA – 1.00 ACRE
MINIMUM LOT WIDTH – 125'

PROPERTY OWNERS

MARTHA MARGARET BARTO
5174 ELLIOTT ROAD
BUTLER PA 16001

KENNETH A. BARTO
LINNETTE E. BARTO
5172 ELLIOTT ROAD
BUTLER PA 16001

IRON PINS TO BE SET AT LOT CORNERS

ACCORDING TO THE FLOOD INSURANCE RATE MAP PREPARED FOR THIS TOWNSHIP, THIS PROPERTY LIES IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

THE PURPOSE OF THIS PLAN IS A LOT LINE REVISION ONLY, TO CONVEY AND COMBINE PARCELS TO ADJOINING TRACTS.

REF. SURVEY FOR JAMES R. ELLIOT BY GREENOUGH & GREENOUGH, INC. AS REVISED 1/27/78.

REF. SURVEY FOR G. RICHARD & MARTHA M. BARTO BY GREENOUGH & GREENOUGH, INC. 5/23/77.

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

January 4, 2010 DATE SEAL Cheryl A. Hughes REGISTRATION NUMBER SU-52490-E

This plat of subdivision has been approved by the Planning Commision of the Township of Center, Butler County, Pennsylvania on this 10 day of December, 2009.

CHAIRMAN SEAL SECRETARY

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

This plat of subdivision approved by resolution of the Board of Supervisors of the Township of Center, Butler County, Pennsylvania on this 04 day of January, 2010.

CHAIRMAN SEAL SECRETARY

Reviewed with comments by the Butler County Planning Commission. Letter to Center Township Board of Supervisors dated this 12th day of Nov., 2009.

CHAIRMAN SEAL SECRETARY

BUTLER COUNTY PLANNING COMMISSION

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 318 page 25.

Given under my hand and seal this 26th day of January, 2010.

SEAL

Michele M. Mustello
RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

The Center Township Board of Supervisors adopted the Capital Improvements Plan on May 10, 2006 establishing impact fees for the Western, Northern and Eastern transportation districts. The rate is _____ in the _____ transportation district per anticipated P.M. peak hour trip. Based on a trip generation calculation prepared by _____ dated _____, 20_____, this subdivision/land development will generate _____ anticipated P.M. peak hour trips. The impact fee of $_____ shall be payable at the time of building permit issuance.

If this subdivision/land development results in 2 or less peak hour trips, including any pre-existing P.M. peak hours trips, no impact fee will be assessed.

KNOW ALL MEN BY THESE PRESENTS, that we, Kenneth A. & Linnette E. Barto, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Subdivision of our property, situate in the Township of Center, Butler County, Pennsylvania, and for 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 ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center we, Kenneth A. & Linnette E. Barto, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Kenneth A. & Linnette E. Barto, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 04th day of January, A.D. 2010.

ATTEST:
NOTARY PUBLIC Kenneth A. Barto OWNER Linnette E. Barto OWNER

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

_____ (SEAL)

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 Kenneth A. & Linnette E. Barto who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 04th day of January, 2010.

My Commission expires the 06th day of MARCH, 2012.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2012
Member, Pennsylvania Association of Notaries

KNOW ALL MEN BY THESE PRESENTS, that I, Martha Margaret Barto, of the Township of Center, County of Butler, Commonwealth of Pennsylvania, for myself, my heirs, executors, administrators and assigns, do hereby adopt this plan as my Plan of Subdivision of my property, situate in the Township of Center, Butler County, 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, lands, rights-of-way, easements, ways and other public ways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings and in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said County of Butler or said Township of Center I, Martha Margaret Barto, hereby agree to and by these presents do release and forever discharge said County of Butler, or said Township of Center, their successors or assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways, and other public uses and physical grading thereof to any grades that maybe established. This dedication and release shall be binding upon Martha Margaret Barto, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, I, hereunto set my hand and seal this 25th day of January, A.D. 2010.

ATTEST:
NOTARY PUBLIC Martha Margaret Barto OWNER

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

_____ (SEAL)

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 Martha Margaret Barto who acknowledged the foregoing release and dedication and plan of subdivision to be their act and deed and desired the same to be recorded as such.

Sworn to and subscribed before me this 25th day of January, 2010.

My Commission expires the 06th day of MARCH, 2012.

SEAL
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Darrin J. Nichter, Notary Public
Center Twp., Butler County
My Commission Expires March 6, 2012
Member, Pennsylvania Association of Notaries

REV. 01/04/10; ENGINEERS COMMENTS

RECORDED JAN. 26, 2010	
PLAN BOOK	PAGE
318	25

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL Cheryl A. Hughes LAND SURVEYOR SU-52490-E

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

LOT LINE REVISION

FOR: KENNETH A. BARTO & LINNETTE E. BARTO,
MARTHA MARGARET BARTO

SITUATE: CENTER TWP., BUTLER CO., PA.

Date 11/09/09	Scale 1"=50'	Dwn By CAH	Ckd By CAH
Parcel No. 060-2F106-16C,16CA	Db-Pg 1028-561		Service No. 09-114
Address 5172,5174 ELLIOTT RD.	Db-Pg 1034-612		

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

IN WITNESS WHEREOF, I hereunto set my hand and seal this 7TH day of OCTOBER 2009.

Margaret R Bricker
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared Margaret R. Bricker and acknowledged the foregoing release and dedication and plan to be her act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 7th day of OCTOBER 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.

08 OCTOBER '09
Date

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

P. L. S. # 30161-E

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

Approved by the Supervisors of the Township of Winfield this 17th day of NOVEMBER 2009.

Victoria Schneider
Secretary

SEAL

H. E. Allison
Chairman

Approved by the Winfield Township Planning Commission this 4th day of November 2009.

H. E. Allison
Secretary

David Kennedy
Chairman

Reviewed by the Butler County Planning Commission this 5TH day of Nov 2009.

Secretary

Seal

Chairman

BUTLER COUNTY PLANNING COMMISSION

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 318 Page 26.

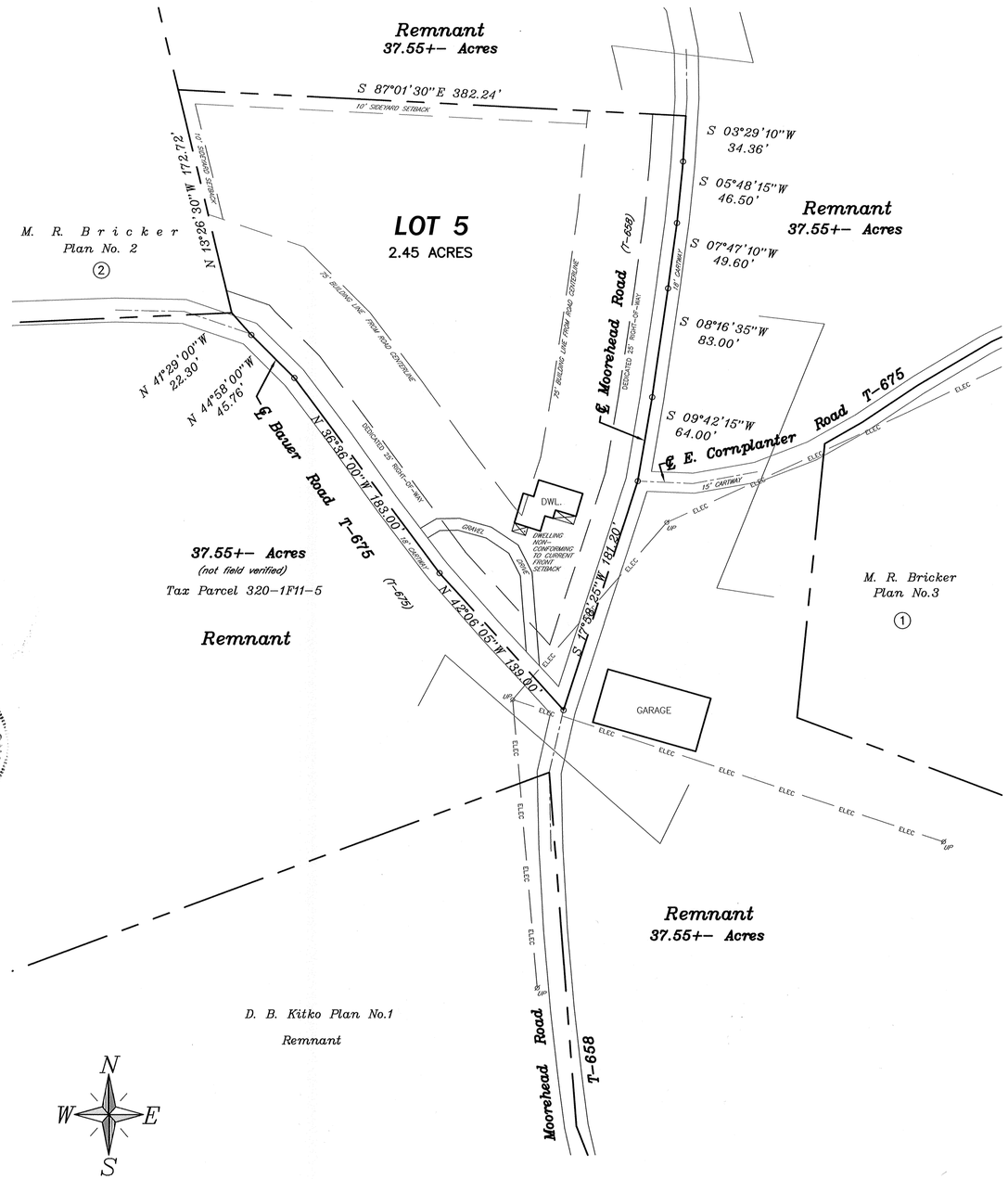
Given under my hand and seal this 4th day of February ~~2009~~ 2010

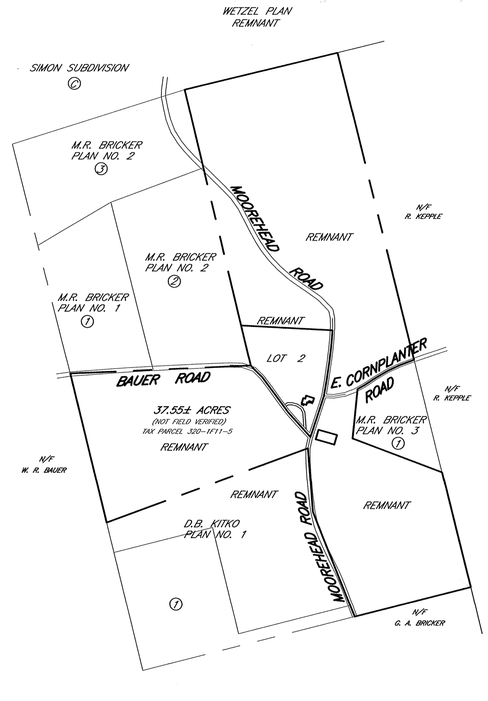
Michele M Mustello
Recorder

Seal

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

RECORDER OF DEEDS BUTLER COUNTY, PA.



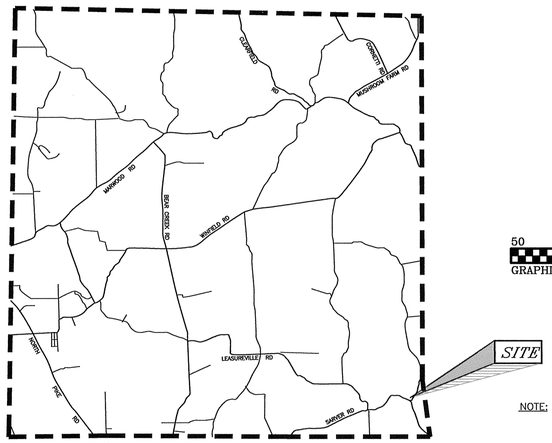


Location Map
SCALE: 1" = 300'

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR 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 FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

REFERENCE: PLAN OF MARY MAUD BRICKER
PLAN BOOK VOLUME 12 PAGE 7



Vicinity Map
NOT TO SCALE

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

M. R. BRICKER PLAN NO. 4

Being a subdivision of the Remnant of M. R. Bricker Plan No. 3 / rack file 229 page 39

NOTES:

1) OWNER: MARGARET BRICKER
202 BRICKER ROAD
SARVER, PA 16055
PHONE: 724-353-1835

2) SUBJECT PROPERTY IS ZONED - RA, RESIDENTIAL / AGRICULTURAL
SETBACKS: FRONT = 75' FROM ROAD CENTERLINE
SIDE = 10'
REAR = 50' / 10' FOR ACCESSORY BUILDING

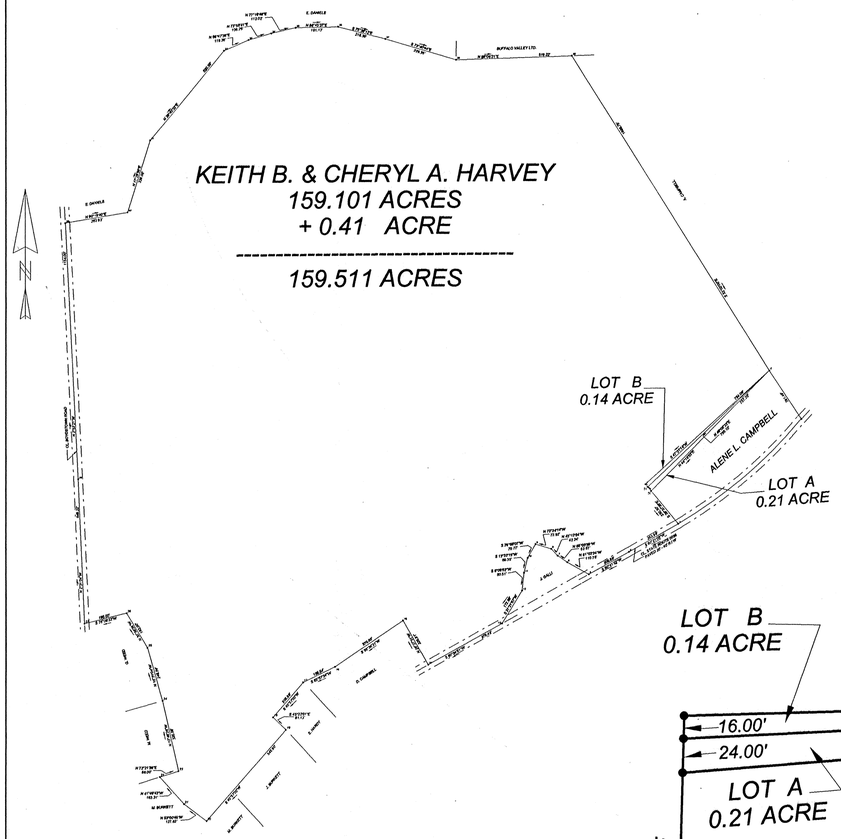
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

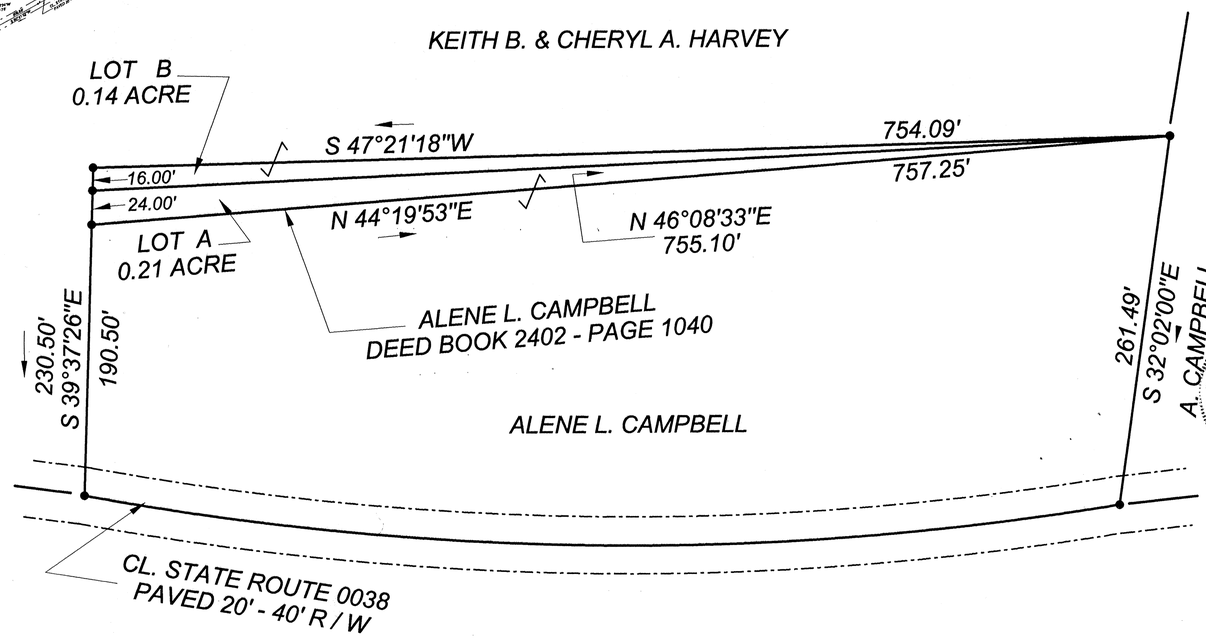
SUBDIVISION PLAN
PROJECT No: 09128
SITUATE: WINFIELD TOWNSHIP, BUTLER COUNTY, PA.
DATE: 9-8-09 REV: DWN.By: LJR CHK.By: SDG Co. TAX No: 320-1F09-5

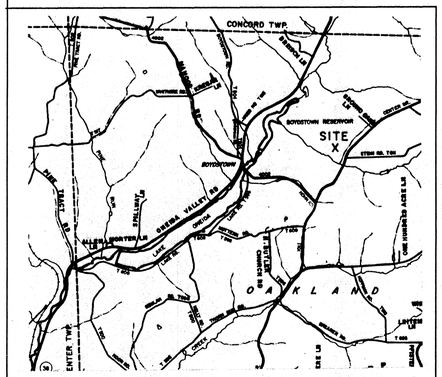
for MARGARET R. BRICKER

RECORDED FEB. 4, 2010
PLAN BOOK 318 PAGE 26
SHEET _____ of _____

Instr 201002050002624 02/05/2010
Pages:1 F:$45.00 11:43AM
Michele Mustello T20100002013
Butler County Recorder FL







LOT B IS TO BE CONVEYED TO
KEITH B. & CHERYL A. HARVEY
AS CONTIGUOUS USE.

0 75' 150' 300' 450'

KNOW ALL MEN BY THESE PRESENTS, that Alene L. Campbell of the Township of Oakland of the County of Butler, Commonwealth of Pennsylvania, for ourselves, my heirs, executors, administrators and assigns, do hereby adopt this plan as our Plan of Lots of our property, situate in Oakland Township, Butler County, Pennsylvania, and for diverse advantages accruing to us, do hereby dedicate forever, for highway purposes, all streets and ways 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 as specified on the plan) 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 Oakland 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 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 Alene L. Campbell my heirs, executors, administrators and assigns and purchasers of lots in this plan.

IN WITNESS WHERE, we hereunto set our hand (s) and seal (s) this 1st day of December. 2009

ATTEST:

NOTARY PUBLIC *OWNER*

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

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

Sworn to and subscribed before me this 1st day of December, 2009.

My Commission expires the 22nd day of December, 2009

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Cheryl A. Vincent, Notary Public
Center Twp., Butler County
My Commission Expires Dec. 22, 2009
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

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

11/4/09 *SEALS*
DATE *REGISTRATION NO. SU - 073089E*

JOHN E. DUSHECK
LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA

Approved by the Oakland Twp., Planning Commission this 5th day of January, 2009: 2010

SECRETARY *CHAIRMAN*

Approved by the Oakland Twp., Board of Supervisors this 2nd day of February, 2009: 2010

SECRETARY *CHAIRMAN*

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 2 day of Dec., 2009.

SECRETARY *CHAIRMAN*

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

Recorded in the Records Office for the Recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 27.

Given under my hand and seal this 5 day of February 2010.

SEAL

RECORDER

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

RECORDER OF DEEDS BUTLER COUNTY, PA

NOTES:
1). SUBJECT TO ANY AND ALL RIGHTS OF WAYS AND EASEMENTS OF RECORD.

NOTICE TO SUBDIVIDERS:
UPON THE APPROVAL OF A FINAL PLAT, THE DEVELOPER SHALL WITHIN 90 DAYS OF SUCH FINAL APPROVAL, OR 90 DAYS AFTER THE DATE OF DELIVERY OF AN APPROVED PLAT SIGNED BY THE GOVERNING BODY, FOLLOWING COMPLETION OF CONDITIONS IMPOSED FOR SUCH APPROVAL , WHICHEVER IS LATER, RECORD SUCH PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY IN WHICH THE MUNICIPALITY IS LOCATED. WHENEVER SUCH PLAT APPROVAL IS REQUIRED BY A MUNICIPALITY, THE RECORDER OF DEEDS OF THE COUNTY SHALL NOT ACCEPT ANY PLAT FOR RECORDING, UNLESS SUCH PLAT OFFICIALLY NOTES THE APPROVAL OF THE GOVERNING BODY AND REVIEW BY THE COUNTY PLANNING AGENCY, IF ONE EXISTS.

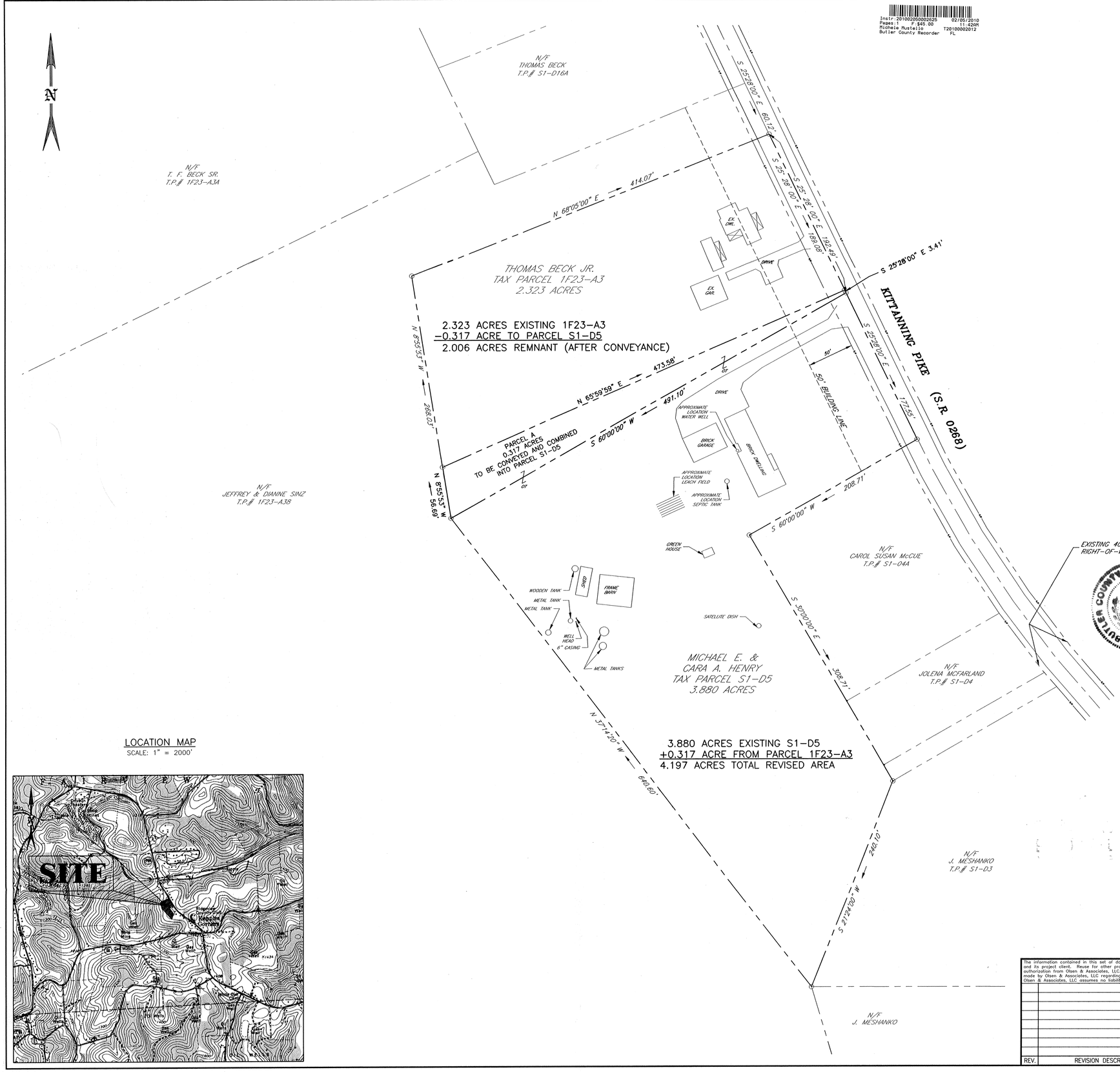
TOTAL AREA-159.511 ACRES.

RECORDED FEB. 5, 2010	
PLAN BOOK	PAGE
318	27

(FINAL PLAN)

JOHN E. DUSHECK SURVEYOR 140 LARAY DRIVE BUTLER PA. 16001 (724) 287-7825	Date : 8/27/2009 Scale : 1 " = 50' Dwn. By : SAB	**PROPERTY SUBDIVISION** FOR: ALENE L. CAMPBELL SITUATE: OAKLAND TWP., BUTLER CO., PA

Instr:201002050002025 02/05/2010
Pages:1 $45.00
Michele Mustello T20100002012
Butler County Recorder FL



LOCATION MAP
SCALE: 1" = 2000'

KNOW ALL MEN BY THESE PRESENTS THAT WE MICHAEL E. HENRY, AND CARA A. HENRY OF THE TOWNSHIP OF FAIRVIEW, 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 FAIRVIEW, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, RIGHTS-OF-WAY, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF FAIRVIEW, ITS SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, COURSES 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 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 16 DAY OF November, 2009.

Michael E. Henry
MICHAEL E. HENRY

Cara A. Henry
CARA A. HENRY

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMOMWEALTH AND COUNTY, PERSONALLY CAME THE ABOVED NAMED 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 16 DAY OF NOVEMBER, 2009.

MY COMMISSION EXPIRES THE 16 DAY OF JUNE, 2011.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John c. Rusch, Notary Public
Oakland Twp., Butler County
My Commission Expires June 16, 2011
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS BECK, JR. OF THE TOWNSHIP OF FAIRVIEW, 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 FAIRVIEW, COUNTY OF BUTLER, AND COMMONWEALTH OF PENNSYLVANIA, AND DO HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY AND UTILITY PURPOSES, ALL DRIVES, ROADS, LANES, RIGHTS-OF-WAY, WAYS, AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, AND WE HEREBY RELEASE AND FOREVER DISCHARGE THE TOWNSHIP OF FAIRVIEW, ITS SUCCESSOR OR ASSIGNS, FROM ANY LIABILITY, COURSES 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 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 16 DAY OF NOVEMBER, 2009.

Thomas E. Beck
THOMAS BECK, JR.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
John c. Rusch, Notary Public
Oakland Twp., Butler County
My Commission Expires June 16, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMOMWEALTH AND COUNTY, PERSONALLY CAME THE ABOVED NAMED 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 16 DAY OF NOVEMBER 2009.

MY COMMISSION EXPIRES THE 16 DAY OF JUNE, 2011.

NOTARY PUBLIC

REVIEWED AND APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF FAIRVIEW THIS 1 DAY OF ~~Feb.~~ ~~2000.~~ 2010

Dusty D. Neff
SECRETARY

Paul E. Dow
CHAIRMAN, BOARD OF SUPERVISORS

(SEAL)

APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION ON THIS 18TH DAY OF NOV, 2009.

SECRETARY

CHAIRMAN, PLANNING COMMISSION

(SEAL)

I RONALD OLSEN, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT, 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.

November 6, 2009
DATE

Ronald Olsen
PLS SU-963-A

(SEAL)

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

RECORDED IN THE RECORDER'S OFFICE FOR RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY IN PLAN BOOK VOLUME 318, PAGE(S) 28, AND/OR INSTRUMENT NUMBER _____.

GIVEN UNDER MY HAND AND SEAL THIS 5 DAY OF FEB, 2010.

Michele M. Mustello
RECORDER OF DEEDS

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

(SEAL)

RECORDER OF DEEDS
BUTLER COUNTY, PA

THIS PLAN IS REVISING TAX PARCELS S1-D5, AND 1F23-A3.
REFERENCE PLAN BOOK 287 PAGE 30 & 31. AND
PLAN BOOK 279 PAGE 36 & 37.

RECORDED: FEB. 5, 2010	
PLAN BOOK	PAGE
318	28

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RONALD OLSEN
SU-963-A

Ronald Olsen
RONALD OLSEN, P.L.S.
SU-963-A
Nov. 6, 2009
DATE

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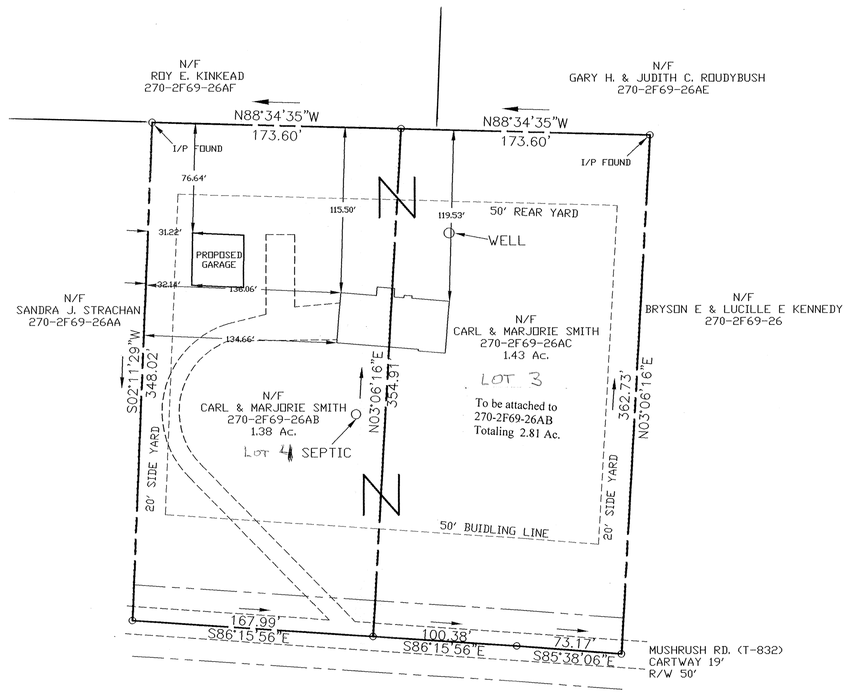
REV.	REVISION DESCRIPTION	REV BY	CHK BY	DATE

OLSEN & ASSOCIATES, LLC
ENGINEERS•COMMUNITY PLANNERS•SURVEYORS•LANDSCAPE ARCHITECTS•GRANTS WRITERS/ADMINISTRATORS
126 S. MAIN STREET BUTLER PENNSYLVANIA 16001 (724) 282-4786 FAX (724) 282-7619 www.OlsenAndAssociates.us

MICHAEL E. & CARA A. HENRY/THOMAS BECK, JR.
PLAN OF SUBDIVISION
HENRY/BECK PLAN OF SUBDIVISION
FAIRVIEW TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

DATE: 11/04/2009
SHEET NO. C050
REV. A
1"=50' SCALE 0 50' 100'
CHKD. BY: RO
DRAWN BY: DLA
PROJECT NO. 200968A

Instr:201002210002526 02/10/2010 11:41PM
Pages:1 F:$45.00
Michele Mustello T20100002245
Butler County Recorder FL



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.

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY ENGINEER NO. 27751-E

2/3/10
DATE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-957-E

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT CARL & MARJORIE SMITH OF THE TOWNSHIP OF PENN, 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 PENN 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 PENN, 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 4th DAY OF February, 2010

Carl Smith
OWNER

Marjorie Smith
OWNER

COMMONWEALTH OF PENNSYLVANIA:
:SS.
COUNTY OF BUTLER :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME CARL & MARJORIE SMITH 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 4th DAY OF February ,2010

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

NOTARY PUBLIC

BUTLER COUNTY PLANNING COMMISSION

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 3RD DAY OF FEBRUARY , 2010

SECRETARY

CHAIRMAN

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF PENN THIS 8th DAY OF FEB ,2010

Karen A Trempus
SECRETARY

Robert L Rook
CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN THIS DAY OF 9 February, 2010

Linda N Zeefus
SECRETARY

Samuel W Ward
CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF PENN 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 PENN TOWNSHIP STREETS OR ROADS.

Linda N Zeefus
SECRETARY

Samuel W Ward
CHAIRMAN

RECORDER OF DEEDS BUTLER COUNTY, PA

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 318 VOLUME PAGE 29
GIVEN UNDER MY HAND AND SEAL THIS 10 DAY OF FEB , 2010

Michele M Mustello

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

RECORDED FEB. 10, 2010	
PLAN BOOK	PAGE
318	29



LOCATION MAP 1" = 2000'

REF: RUSHFORD ESTATES NO. 1 PLAN
OF LOTS PB 144 PG 38

Note: Subject to any or all existing rights of way and easements on record.

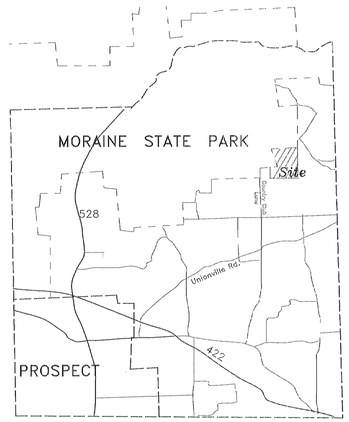
REVISIONS	W. J. McGARVEY, P.E. 172 WOODCREST ROAD BUTLER, PA 16002 (724) 282-0363		
	TITLE LOT CONSOLIDATION		
	FOR CARL & MARJORIE SMITH		
	SITUATE MUSHRUSH ROAD PENN TOWNSHIP BUTLER COUNTY, PA		
	SCALE 1"=50'	DR BY J.S.R.	DRAWING NO. 6638-1
	DATE 2/2/10	CK'D BY W.J.M.	

TOTAL AC. 2.81

PROPERTY OWNER
CARL & MARJORIE SMITH
233 MUSHRUSH RD
BUTLER, PA 16002
(724) 285-3014

NORTH ARROW

0 50' 100'



Vicinity Map

KNOW ALL MEN BY THESE PRESENTS That We, A.J.Murphy, III & Laurel B. Murphy and Lester A. Dunmire & Enid M. Dunmire of the Township of Franklin, 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 Franklin, 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 Franklin, 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 Franklin, 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 7 day of January 2010.

John A. Dunmire — Owner
Enid M. Dunmire — Owner
Albert J. Murphy III
Laurel B. Murphy

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally came A.J.Murphy, III & Laurel B. Murphy and Lester A. Dunmire & Enid M. Dunmire 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 7 day of January 2010.

Mary L Rozic
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Seal & Stamp Notarial Seal
Mary L. Rozic, Notary Public
Franklin Twp., Butler County
My Commission Expires Nov. 13, 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.

22 Dec '09
Date

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — STANLEY D. GRAFF — LAND SURVEYOR — NO. 30184-E — L. S.

The Board of Supervisors of the Township of Franklin, hereby gives public notice that in approving this plan for recording purposes only, the Township of Franklin 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 Franklin this 1st day of February 2010.

Kathy Rockl Gutteridge — Secretary — Seal — Herman W. Bowser — Chairman

Approved by the Franklin Township Planning Commission this 12 day of Jan. 2010.

Paulette M. Baldwin — Secretary — Yvonne M. Kelly — Chairman

Reviewed by the Butler County Planning Commission this 15TH day of JAN. 2010.

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

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 318 Page 30.

Given under my hand and seal this 11th day of Feb 2010.

Michele M. Mustello
Recorder

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

RECORDER OF DEEDS — BUTLER COUNTY PA

Commonwealth of Pennsylvania

deed 1460'+-
not field verified

deed 560'+-
not field verified

Revised Parcel "B" Amended

original Rev. Parcel "B" 42.723+- acres assessed
plus Tract "C" 5.167 acres to be conveyed
amended Total = 47.9+- Acres

170-3F84-29B

N/F A. J. Murphy

deed 1360'+-
not field verified

Commonwealth of Pennsylvania

N 87°46'30"E 1158.24'
846.90'
311.34'
852.03' to public rd.
856.24' to copper weld
copper weld
iron pin set

"As of the date of this plat 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 the residual tract should contact the municipality which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals."

Revised Parcel "A"

original Parcel "A" 19.279 acres
less Tract "C" 5.167 acres to be conveyed
residual Total = 14.112 Acres

170-3F84-29

N/F L. A. Dunmire

Country Club Road / T-400

N/F L. A. Dunmire

N 00°53'50"W 728.19'

S 00°53'50"E 723.88'
N 00°53'50"W 723.88'

Tract "C"
5.167 acres
to be conveyed
from orig. "A"
as a contiguous
part of orig. Rev."B"

S 00°53'50"E 722.25'
original parcel line to be omitted

100' min. set back
100' septic free area
septic area
dwe lrg
well
barn

N
W E
S

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.

S 87°29'00"W 341.69'
iron pin
S 07°00'00"W 278.73'
1
170-3F84-29B1
dwl.
275.00'
N 00°53'50"W
iron pin
measure 978'
S 87°29'00"W
36" tree

total = 431.38'
311.38'
120.00'
iron pin
iron pin set
425' to iron pin
852.14' to public rd.
existing 50' Private R/W
847.01'
S 87°29'00"W 1278.39'

N/F C. C. Cratty

N/F C. C. Cratty

Private Right-of-Way

50' Private Right-of-Way for the benifit of all those lots, parcels and tracts of land situate north and east of the existing recorded right-of-way of previous Plans.
Maintances of said R/W (including the cartway and utilities) to be shared equally by the adjoiners using that portion of the right-of-way.
The cartway is to be maintained as a minimal dust free surfaced access.

A.J.Murphy III Plan No.2

Being a Lot Line Revision of
Rev.Parcel "B"
A.J.Murphy Plan
Plan Book Volume 256 Page 48
&
Parcel "A"
Murphy / Dunmire Plan
Plan Book Volume 149 Page 28

Instr:201002210002991 02/11/2010
Pages:1 F:$45.00 1:21PM
Michele Mustello T20100002314
Butler County Recorder FL

RECORDED FEB. 11, 2010

PLAN BOOK	PAGE
318	30

SHEET ____ of ____

LOT LINE REVISION SURVEY for
Albert J., III & Laurel B. Murphy
PROJECT No: 09159 SITUATE: FRANKLIN TOWNSHIP, BUTLER COUNTY, PA
DATE: 12/22/09 REV: DWN.By: Sdg CHK.By: Co. TAX No. 170-3F84-29&29B

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

Owners' Adoption - Highland Village Owners Association

By resolution approved on the 25th day of Nov., 2009, the Board of Directors of the Highland Village Owners Association, incorporated in the Commonwealth of Pennsylvania, owners of the land shown on the Chatham Commons at Cranberry Consolidation Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. Hereby covenants and agrees to and by these presents does 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 the appropriation of said ground for public streets or property and the physical grading thereof to any grades that may be established. This adoption and dedication shall be binding upon the corporation and upon its successors and assigns.

Highland Village Owners Association — Thomas W. Brown, President

10-2-09 — Witnessing Officer – Title Vice-President
Date

Acknowledgment of Corporate Adoption and Dedication - Highland Village Owners Association

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared _____, President of Highland Village Owners Association who stated that he is authorized to execute the above adoption, dedication and plan on behalf of the corporation and was present at the meeting at which the action of the corporation was taken to adopt the plan and dedicate public property contained therein to the public.

Witness my hand and notarial seal this 2nd day of December, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2012
Member, Pennsylvania Association of Notaries

Kimberly May, Notary Public

Certification of Title - Highland Village Owners Association

We hereby certify that the title to the property contained in the Chatham Commons at Cranberry Consolidation Plan is in the name of Highland Village Owners Association and is recorded in deed book volume _____, page _____. We further certify that there is no mortgage, lien, or other encumbrance against this property

Witness — Thomas W. Brown, Owner

Owners' Adoption - Chatham Commons of Cranberry, LP.

The Chatham Commons at Cranberry, L.P., owners of the land shown on the Chatham Commons at Cranberry Consolidation Plat adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

Chatham Commons at Cranberry, L.P. — Daniel J. Mancosh President, of Chatham Commons Properties Inc., General Partner of Chatham Commons at Cranberry, L.P.

12-4-09 — Witnessing
Date

Acknowledgment of Partnership Adoption and Dedication - Chatham Commons of Cranberry, LP.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named Daniel J. Mancosh President, of Chatham Commons Properties Inc., General Partner of Chatham Commons at Cranberry, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 4th day of December, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Annette M. Provenza, Notary Public
Penn Hills Twp., Allegheny County
My Commission Expires Oct. 15, 2011
Member, Pennsylvania Association of Notaries

Annette M. Provenza, Notary Public

Certification of Title and Concurrence of Mortgagee - Chatham Commons of Cranberry, LP.

We hereby certify that the title to the property contained in the Chatham Commons at Cranberry Consolidation Plan is in the name of Chatham Commons at Cranberry, L.P. and is recorded in instrument #200904020006307. We further certify that there is no mortgage, lien, or other encumbrance against this property

Witness — Daniel J. Mancosh President, of Chatham Commons Properties Inc., General Partner of Chatham Commons at Cranberry, L.P.

Cranberry Township Planning Commission

Reviewed by the Planning Commission of the Township of Cranberry, this 6th day of April, 2009.

Secretary — Chairman, Planning Commission

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by Resolution/Ordinance No. 2009-24 as effective this 1st day of February, 2010

Secretary — Chairman, Board of Supervisors

Cranberry Township Municipal Engineer

I, Jason Kunsky 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.

Feb 11, 2010 — Date
Signature — Registration # PE071353

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.

Nov. 23, 2009 — Date
Mark B. Schmidt — Registration # 36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 8th day of March, 2009.

Secretary — Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 318, Page(s) 31.

Given under my hand and seal this 11 day of Feb, 2010.

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

Recorder of Deeds

MUNICIPAL SEWER AND WATER AUTHORITY

Each undersigned owner, intending to legally bind itself and its successors and assigns, hereby grants and dedicates to the Municipal Sewer and Water Authority of 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 portable 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.

Date — President

Witnessing Officer – Title

Easements approved by the Municipal Sewer and Water Authority of Cranberry Township, Butler County, Pennsylvania, this _____ day of _____, 2009.

Staff Engineer
Registration #

Chatham Commons at Cranberry, L.P. Property	=	12.9791 acres
Parcel "E" Park Place-TND	=	0.6594 acres
Highland Village Portion of Parcel "A"	=	1.0527 acres
Plan Area	=	14.6912 acres

Instr:201002110003023 02/11/2010
Pages:1 F:$45.00 4:03PM
Michele Mustello T2010002352
Butler County Recorder FL

Cranberry Township Planning Commission | Cranberry Township Board of Supervisors | Cranberry Township Municipal Engineer | Butler County Planning Commission | Butler County Recorder of Deeds Office

RECORDED FEB. 11, 2010
PLAN BOOK 318 PAGE 31

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

This plan is a consolidation of Tax Parcel No.'s 130.4F119.5A, 130.4F119.5D, 130.4F119.5C and 130.4F119.4D, Parcel "E" within the Park Place TND–Phase 1 Plan as recorded in the Recorders Office within P.B.V. 312 Page 21 and a portion of Parcel "A" within the Highland Village P.U.R.D. Plan Phase 1 as recorded in the Recorders Office within P.B.V. 129 Page 25.

This plan is also a subdivision of the above consolidation into Parcel "A" and Parcel "B". Parcel "B" is to be transferred to the Highland Village Owners Association, to become part of Parcel "A" within the Highland Village P.U.R.D. Plan Phase 1 as recorded in the Recorders Office within P.B.V. 129 Page 25.

Village Drive 50' R/W
Powell Road Variable Width R/W
Bucktail Drive 56' R/W
Parcel A 577,702.63 sq.ft. 13.2622 acres
Parcel B 45,828 sq.ft. 1.0521 acres
Conservation Easement
Allegheny Power System 200' Right-of-Way
Existing 20' Sanitary Sewer Easement with 12' Temporary Construction Easement on Both Sides
Existing Propertyline to be Removed
Tax Parcel #130.4F119.5A N/F Chatham Commons at Cranberry, L.P.
Tax Parcel #130.4F119.5D N/F Chatham Commons at Cranberry, L.P.
Tax Parcel #130.4F119.5C N/F Chatham Commons at Cranberry, L.P.
Tax Parcel #130.4F119.4D N/F Chatham Commons at Cranberry, L.P.
N/F Phase 1 Highland Village, P.U.R.D. PBV 129 Page 25B Open Space Parcel "A"
N/F Phase 1 Park Place TND PBV 312 Page 21-35
N/F Forest Park PBV 60 Page 12
28.79 sq.ft. to be Dedicated for Road Right-of-way Purposes
14,948.78 sq.ft. to be Dedicated for Road Right-of-way Purposes
1,441.02 sq.ft. to be Dedicated for Road Right-of-way Purposes from Phase 1 Highland Village P.U.R.D. Plan
Part of Parcel "A" within the Phase 1 Highland Village P.U.R.D. Plan P.B.V. 129 Page 25 to be Deeded to Chatham Commons at Cranberry, L.P. and Become part of Parcel A 44,614.59 sq.ft. 1.0196 acres

HAMPTON TECHNICAL ASSOCIATES, INC. ENGINEERING LAND SURVEYORS
☐ Corporate Office
Etna Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE (412) 781-9660
FAX (412) 781-9904
ESTABLISHED 1960
www.Hampton-Tech.com
☒ Mars Office
123 Ridge Road
Suite B
Valencia, PA 16059
PHONE (724) 625-4544
FAX (724) 625-4549

MARK B. SCHMIDT — REGISTERED PROFESSIONAL — LAND SURVEYOR — 36950-E

DATE	REVISION	INITIAL
3-05-2009	Address Comments	Mal
4-09-2009	Address Comments	Mal
11-20-2009	Outfall Location	Mal

CLIENT: Chatham Commons at Cranberry, L.P.
PLAN: Chatham Commons at Cranberry Consolidation Plan
LOCATION: Cranberry Township Butler County, Pennsylvania

DATE: Feb. 3, 2009
SCALE: 1"= 50'
DRAWN BY: Mal
CHECKED BY: –
FILE NAME: 6404-1.dwg
SHEET: 1 of 1
REC.1
PROJECT #: 6404-1

Owners' Adoption - Chatham Commons of Cranberry, LP.

The Chatham Commons at Cranberry, L.P. owners of the land shown on the Chatham Commons at Cranberry Consolidation Plan adopted this plan as its plan of lots and irrevocably dedicated all streets and other property identified for dedication on the plan to the public. This adoption and dedication shall be binding upon the partnership and upon its heirs, executors and assigns.

Chatham Commons at Cranberry, L.P.

Daniel J. Mancosh President, of Chatham Commons Properties Inc., General Partner of Chatham Commons at Cranberry, L.P.

12-14-09
Date

Witnessing

Acknowledgment of Partnership Adoption and Dedication - Chatham Commons of Cranberry, LP.

Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of ~~Butler~~ Allegheny, personally appeared the above named Daniel J. Mancosh President, of Chatham Commons Properties Inc., General Partner of Chatham Commons at Cranberry, L.P., and acknowledged the foregoing adoption and dedication to be the act of the partnership.

Witness my hand and notarial seal this 14th day of December, 2009.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Annette M. Provenza, Notary Public
Penn Hills Twp., Allegheny County
My Commission Expires Oct. 15, 2011
Member, Pennsylvania Association of Notaries

Notary Public

Certification of Title and Concurrence of Mortgagee - Chatham Commons of Cranberry, LP.

We hereby certify that the title to the property contained in the Chatham Commons at Cranberry Consolidation Plan is in the name of Chatham Commons at Cranberry, L.P. and is recorded in instrument #200904020006307. We further certify that there is no mortgage, lien, or other encumbrance against this property

Witness

Daniel J. Mancosh President, of Chatham Commons Properties Inc., General Partner of Chatham Commons at Cranberry, L.P.

Cranberry Township Planning Commission

Reviewed by the Planning Commission of the Township of Cranberry, this 1st day of June, 2009.

Secretary

Chairman, Planning Commission

Cranberry Township Board of Supervisors

Approved by the Board of Supervisors of the Township of Cranberry by ~~Ordinance~~/Resolution No. 2009-32, effective this 5th day of February, 2010.

Secretary

Chairman, Board of Supervisors

Cranberry Township 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.

Feb. 11, 2010
Date

Signature
Registration # PE071353

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.

DEC. 10, 2009
Date

Mark B. Schmidt
Registration # 36950-E

Butler County Planning Commission

Reviewed by the Butler County Planning Commission on this 15th day of MARCH, 2009.

Secretary

Chairman, Butler County Planning Commission

Proof of Recording

Recorded in the office of the Recorder of Deeds of the County of Butler, Commonwealth of Pennsylvania, in Plan Book Volume 318, Page(s) 32-33

Given under my hand and seal this 11 day of February, 2010.

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

Recorder of Deeds

MUNICIPAL SEWER AND WATER AUTHORITY

Each undersigned owner, intending to legally bind itself and its successors and assigns, hereby grants and dedicates to the Municipal Sewer and Water Authority of 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 portable 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.

Date

President

Witnessing Officer – Title

Easements approved by the Municipal Sewer and Water Authority of Cranberry Township, Butler County, Pennsylvania, this _____ day of _____, 20____.

Staff Engineer
Registration #

Modifications and Waivers

1. *Modification of Ordinance 2008-381, section 5.B.9 which requires that parking be accessed by alleys, service lanes and on-street parking.*

2. *Modification of Ordinance 2008-381, section 5.E.2 which does not permit off-street parking lots at a street corner.*

Justifications

1. *Due to the specific site constraints, that parking also be permitted to be on parking lots off of street.*

2. *Earlier design iterations have shown that this requirements, on this site, would eliminate the central green court, and create a large amount of parking between the buildings. The site design fully screens the parking, and provides street walls and corner plazas in front of the lots.*

Cranberry Township PAC approved both modifications on 4-06-2009.

Cranberry Township Planning Commission | *Cranberry Township Board of Supervisors* | *Cranberry Township Municipal Engineer* | *Butler County Planning Commission* | *Butler County Recorder of Deeds Office*

Instr:201002110003024 02/11/2010
Pages:2 F:$85.00 4:13PM
Michele Mustello T20100002303
Butler County Recorder FL

"As per the approved Stormwater Management Plan, the Township shall have right of access to the onsite detention facility for the right of maintenance in the event Chatham Commons at Cranberry, L.P., assigns or heirs do not adequately maintain the facility. Chatham Commons at Cranberry, L.P., assigns or heirs shall reimburse the Township for all costs associated with said maintenance. The afore-mentioned rights granted the Township in no way diminish the responsibility of Chatham Commons at Cranberry, L.P., assigns or heirs of said maintenance, and no liability will be assumed by the Township associated with required access for maintenance purposes."

NOTE:

1.) All Private Drainage Easements are to Owned by Chatham Common at Cranberry, L.P. for the Purpose of Operation and Maintenance of the Private Stormwater System.

2.) All Receptacles or Compactors for Trash, Refuse, Recyclables and the like will not be accessed for Pick-Up, Delivery, or Removal Between the Hours of 10 PM and 6 AM.

Proposed Use	=	TND 2 - Multi-Family Residential
Site Area		13.26 acres
Dwelling Units		128 units

TND District Profiles

	Required	Proposed
Dwelling Units per Gross Acre	10	13.26/128=9.91
Minimum TND Open Space	15%	28.9%
Maximum Impervious Surface	85%	33.8% (4.48 acres)
Maximum Building Height	4 stories	4 stories
Maximum Building Height (feet)	65'	37'
Minimum Building Height (feet)	20' or 2 stories	37'
Buffer Yard	15'	15'
Parking		
On Street Parking	---	4 spaces
Covered Parking	---	39 spaces
Other Off-Street Parking	---	183 spaces
Total Parking	---	227 spaces
Parking Ratio	1.75 spaces / unit min.	227 / 128 = 1.77

Common TND Open Space

Greens	5% min.	8.67% (1.15 acres)
Active Recreation	5% min.	5.15% (0.68 acres)
Passive Open	balance of total	23.73% (3.15 acres)
Total Open Space	15% min.	37.55% (4.98 acres)

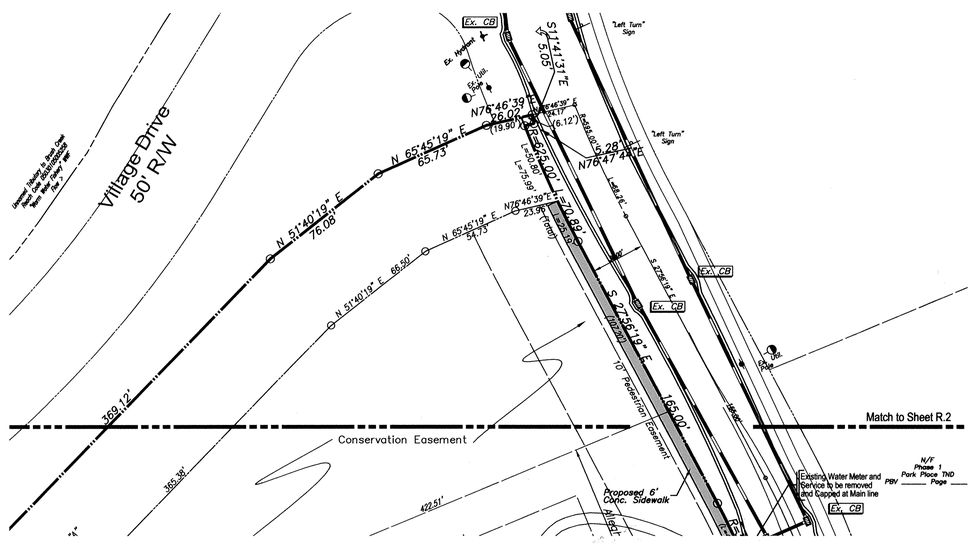
Buildings

Area, Gross square footage	
Building One	42,275 gsf
Building Two	37,002 gsf
Building Three	42,275 gsf
Building Four	42,275 gsf
Community Building	1,435 gsf

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



RECORDED FEB. 11, 2010

PLAN BOOK	PAGE
318	32

HAMPTON
TECHNICAL ASSOCIATES, INC. ENGINEERING LAND SURVEYORS
ESTABLISHED 1960
Corporate Office: Rina Technical Center, 36 Wilson Street, #201, Pittsburgh, PA. 15223, PHONE (412) 782-2300, FAX (412) 782-8904
Main Office: 123 Ridge Road, Suite B, Valencia, PA 16059, PHONE (724) 625-4644, FAX (724) 625-4648
www.Hampton-Tech.com

MARK B. SCHMIDT
REGISTERED PROFESSIONAL
36950-E
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF PENNSYLVANIA

DATE	REVISION	INITIAL
3-05-2009	Address Comments	Mal
4-09-2009	Address Comments	Mal
5-05-2009	Address Comments	Mal
6-03-2009	Address Comments	Mal
8-31-2009	Address Comments	Mal

CLIENT: Chatham Commons at Cranberry, L.P.
PLAN: Chatham Commons at Cranberry
Plan for Recording
LOCATION: Cranberry Township
Butler County, Pennsylvania

DATE: Feb. 3, 2009
SCALE: 1"= 40'
DRAWN BY: Mal
CHECKED BY: --
FILE NAME: 6404-1.dwg
SHEET: 1 of 1
REC.1
PROJECT #: 6404-1

Match to Sheet R.1

Conservation Easement

Village Drive
50' R/W

Parcel B
45,650.12 sq.ft.
1.0021 acres
To Be Deeded as Part of Parcel "A" within the Phase 1 Highland Village P.U.R.D. Plan P.B.V. 129 Page 25

N/F
Phase 1
Highland Village, P.U.R.D.
PBV 129 Page 386
Open Space Parcel "A"

20' Storm Sewer Easement
10' Temporary Construction Easement on Both Sides

20' Private Storm Sewer Easement

Private Storm Sewer and Drainage Easement

Highland Valley Ct. Road Code #33-R-00000700
"Short Form Subdivision Plan No. 1"

Existing 20' Sanitary Sewer Easement

20' Sanitary Sewer Easement

Private Access and Utility Easement

Existing Waterline Easement

Existing Water Meter and Service to be removed and Capped at Main line

Proposed 6' Conc. Sidewalk

Machinery Power System 200' Right-of-Way

Powell Road

Bucktail Drive
56' R/W

Variable Width R/W

Stein Drive
52' R/W
(Private)

Landscape Retaining Wall

Existing Roadway Striping to be Removed

Proposed Roadway Striping

Approximate Location of Existing 16" Waterline

4" SCH. 40 Sleeve Under Paving at Irrigation Main Pipe (Typ.)

Landscaped Median with Concrete Curbs

See Landscaping Plans for Irrigation Plan of Median

Existing Water Meter and Service to be removed and Capped at Main line

16" Asphalt Wedge Curbs for Powell Road Widening

4" High Landscaped Earthen Berm

10' Pedestrian Easement

20' Waterline Easement

30' Sanitary Sewer & Waterline Easement

20' Sanitary Sewer Easement

Parcel A1
123,785.11 sq.ft.
2.8413 acres

Parcel A2
406,647.78 sq.ft.
9.3353 acres

Building #1
Proposed 32 Unit Apartment
with Pull Under Parking
G.F. El. 1110.50
F.F. 1120.50

Building #2
Proposed 32 Unit Apartment
F.F. 1121.00
No Parking within Building

Building #3
Proposed 32 Unit Apartment
with Pull Under Parking
G.F. El. 1105.00
F.F. 1115.00

Building #4
Proposed 32 Unit Apartment
with Pull Under Parking
G.F. El. 1108.00
F.F. 1118.00

Club House
F.F. 1108.5

High Point
El. 1120.00
Low Point
El. 1108.76

Pavilion

Pool

40 Spaces in Parking Lot

43 Spaces in Parking Lot

57 Spaces in Parking Lot

42 Spaces in Parking Lot

Storz Connection to be Located No More than 50' from Hydrant

Note: See Detail on Sheet D.3 for Fire and Domestic Water Line Service Tee and Valve Locations

Thermal Coil Meter Pit (see detail sheet D.2)

Private Access Easement for the Installation and Construction of One 28' Cartwort.

N/F
Forest Park
PBV 60 Page 12

N/F
Phase 1
Park Place TND
PBV ____ Page ____

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DATE	REVISION	INITIAL
3-05-2009	Address Comments	Mal
4-09-2009	Address Comments	Mal
5-05-2009	Address Comments	Mal
6-03-2009	Address Comments	Mal
8-31-2009	Address Comments	Mal

HAMPTON
TECHNICAL ASSOCIATES, INC. ☐ Corporate Office
ENGINEERING LAND SURVEYORS
Elm Technical Center
35 Wilson Street, #201
Pittsburgh, PA 15223
PHONE (412) 781-8660
FAX (412) 781-8664

☒ Main Office
123 Ridge Road
Suite B
Valencia, PA 16059
PHONE (724) 625-4644
FAX (724) 625-4649

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MARK B. SCHMIDT
REGISTERED
PROFESSIONAL
LAND SURVEYOR
No. SU-038501-E
COMMONWEALTH OF PENNSYLVANIA

CLIENT: Chatham Commons at Cranberry, L.P.
Chatham Commons at Cranberry
PLAN: Plan for Recording
Cranberry Township
LOCATION: Butler County, Pennsylvania

DATE: Feb. 3, 2009
SCALE: 1"= 40'
DRAWN BY: Mal
CHECKED BY: -
FILE NAME: 6404-1.dwg
SHEET: 1 of 1
REC.2
PROJECT #: 6404-1

RECORDED FEB. 11, 2010
PLAN BOOK 318 PAGE 33

SIGN WITH BLACK FELT TIP PEN ONLY

KNOW ALL MEN BY THESE PRESENTS, THAT WE WENDY SUE & MICHAEL S. WOODWARD OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS 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 ACCEPTANCE 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 FOREVER 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 ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON WENDY SUE & MICHAEL S. WOODWARD, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 4th DAY OF January, 2010.

ATTEST:

NOTARY PUBLIC

Wendy Sue Woodward
WENDY SUE WOODWARD

Michael S. Woodward
MICHAEL S. WOODWARD

WE, WENDY SUE & MICHAEL S. WOODWARD, FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, 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)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED WENDY SUE & MICHAEL S. WOODWARD AND ACKNOWLEDGED THE FOREGOING ADOPTION, 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 4th DAY OF JAN, 20 10.

MY COMMISSION EXPIRES THE 2nd DAY OF September, 2010.

NOTARY PUBLIC

SEAL:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda J. Labas, Notary Public
Zelienople Boro, Butler County
My Commission Expires Sept. 2, 2010
Member, Pennsylvania Association of Notaries

I, WENDY SUE WOODWARD, OWNER OF THE KRISTOPHEL PLAN OF LOT NO. 3, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF WENDY SUE WOODWARD AS RECORDED IN INSTRUMENT NO. 200803120005081, RECORDER OF DEEDS OFFICE.

WITNESS

Wendy Sue Woodward
WENDY SUE WOODWARD

KNOW ALL MEN BY THESE PRESENTS, THAT WE THOMAS JOHN & LINDA KRISTOPHEL OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS 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 ACCEPTANCE 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 FOREVER 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 ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON THOMAS JOHN & LINDA KRISTOPHEL, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 4th DAY OF January, 2010.

ATTEST:

NOTARY PUBLIC

Thomas John Kristophel
THOMAS JOHN KRISTOPHEL

Linda Kristophel
LINDA KRISTOPHEL

WE, THOMAS JOHN & LINDA KRISTOPHEL FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, 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)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED THOMAS JOHN & LINDA KRISTOPHEL, AND ACKNOWLEDGED THE FOREGOING ADOPTION, 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 4th DAY OF JAN, 20 10.

MY COMMISSION EXPIRES THE 2nd DAY OF September, 2010.

NOTARY PUBLIC

SEAL:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda J. Labas, Notary Public
Zelienople Boro, Butler County
My Commission Expires Sept. 2, 2010
Member, Pennsylvania Association of Notaries

I, THOMAS JOHN KRISTOPHEL, OWNER OF THE KRISTOPHEL PLAN OF LOT NO. 3, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF THOMAS JOHN KRISTOPHEL, AS RECORDED IN INSTRUMENT NO. 200803120005081, RECORDER OF DEEDS OFFICE.

WITNESS

THOMAS JOHN KRISTOPHEL

Instr: 200202120003089 02/12/2010
Pages: 2 F: $65.00 12:59PM
Michele Mustello T20100002384
Butler County Recorder FL

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF LANCASTER THIS 4 DAY OF January, 2010.

SECRETARY

CHAIRMAN

I, _____, A REGISTERED PROFESSIONAL ENGINEER, THE TOWNSHIP ENGINEER OF THE TOWNSHIP OF LANCASTER, 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.

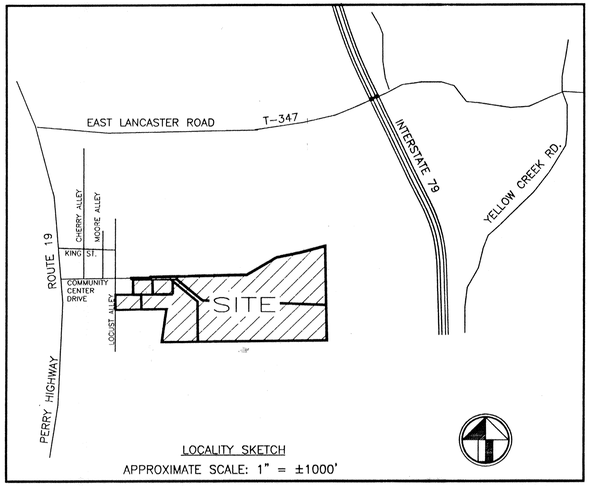
DATE REG. NO. SIGNATURE

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

SECRETARY

CHAIRMAN

1-4-2010
DATE



LOCALITY SKETCH
APPROXIMATE SCALE: 1" = ±1000'

BUTLER COUNTY PLANNING COMMISSION SEAL:

LANCASTER TOWNSHIP ENGINEER SEAL:

LANCASTER TOWNSHIP SEAL:

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

SECRETARY

CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT WE DEBRA LYNN & CHARLES S. SCOTT OF THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR OURSELVES, OUR HEIRS, EXECUTORS ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS OF OUR PROPERTY SITUATE IN THE TOWNSHIP OF LANCASTER, COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, AND FOR DIVERS 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 ACCEPTANCE 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 FOREVER 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 ESTABLISHED HEREAFTER AT THIS TIME. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON DEBRA LYNN & CHARLES S. SCOTT, OUR HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL, THIS 4th DAY OF January, 2010.

ATTEST:

NOTARY PUBLIC

Debra Lynn Scott
DEBRA LYNN S. SCOTT

Charles S. Scott
CHARLES S. SCOTT

WE, DEBRA LYNN & CHARLES S. SCOTT FULLY UNDERSTANDING AND AGREE THAT THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LANCASTER, 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)
COUNTY OF BUTLER)SS

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED DEBRA LYNN & CHARLES S. SCOTT, AND ACKNOWLEDGED THE FOREGOING ADOPTION, 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 4th DAY OF JAN, 20 10.

MY COMMISSION EXPIRES THE 2nd DAY OF September, 2010.

NOTARY PUBLIC

SEAL:

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Linda J. Labas, Notary Public
Zelienople Boro, Butler County
My Commission Expires Sept. 2, 2010
Member, Pennsylvania Association of Notaries

WE, DEBRA LYNN & CHARLES S. SCOTT, OWNERS OF THE KRISTOPHEL PLAN OF LOT NO. 3, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF DEBRA LYNN SCOTT, AS RECORDED IN INSTRUMENT NO. 200803120005081, AND DEBRA LYNN & CHARLES S. SCOTT AS RECORDED IN DEED BOOK VOLUME 2638, PAGE 500, RECORDER OF DEEDS OFFICE.

WITNESS

Debra Lynn Scott
DEBRA LYNN SCOTT

Charles S. Scott
CHARLES S. SCOTT

COMMONWEALTH OF PENNSYLVANIA)SS
COUNTY OF BUTLER)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS ETC., IN SAID COUNTY IN PLAN VOLUME 318, PAGE 34-35

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF February 2010.

RECORDER

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

BUTLER COUNTY
RECORDER OF DEEDS
SEAL:

RECORDED FEB. 12, 2010	
PLAN BOOK	PAGE
318	34

47.873 ACRES = TOTAL ACRES

ZONING DISTRICT: V – VILLAGE DISTRICT

OWNERS: THOMAS JOHN & LINDA KRISTOPHEL
WENDY SUE & MICHAEL S. WOODWARD
DEBRA LYNN & CHARLES S. SCOTT
C/O DEBRA LYNN SCOTT
103 LOCUST ALLEY
HARMONY, PA. 16037

DEED REFERENCE: INSTRUMENT NO. 200803120005081

TAX PARCEL NO.: 4F-98-38

OWNERS: DEBRA LYNN & CHARLES S. SCOTT
103 LOCUST ALLEY
HARMONY, PA. 16037

DEED REFERENCE: D.B.VOL. 2638, PG. 500

TAX PARCEL NO.: 4F-98-38D

KRISTOPHEL PLAN OF LOTS NO. 3

(SUBDIVISION OF PARCEL "A" OF THE KRISTOPHEL PLAN OF LOTS NO. 2 AS RECORDED IN PLAN VOL. 193, PG. 12)

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

DATE: AUGUST 12, 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, JACK A. RINGEISEN, A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF LOT NO. 1 DESCRIBED AND ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS ARE 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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JACK A. RINGEISEN
LAND SURVEYOR 15240-E

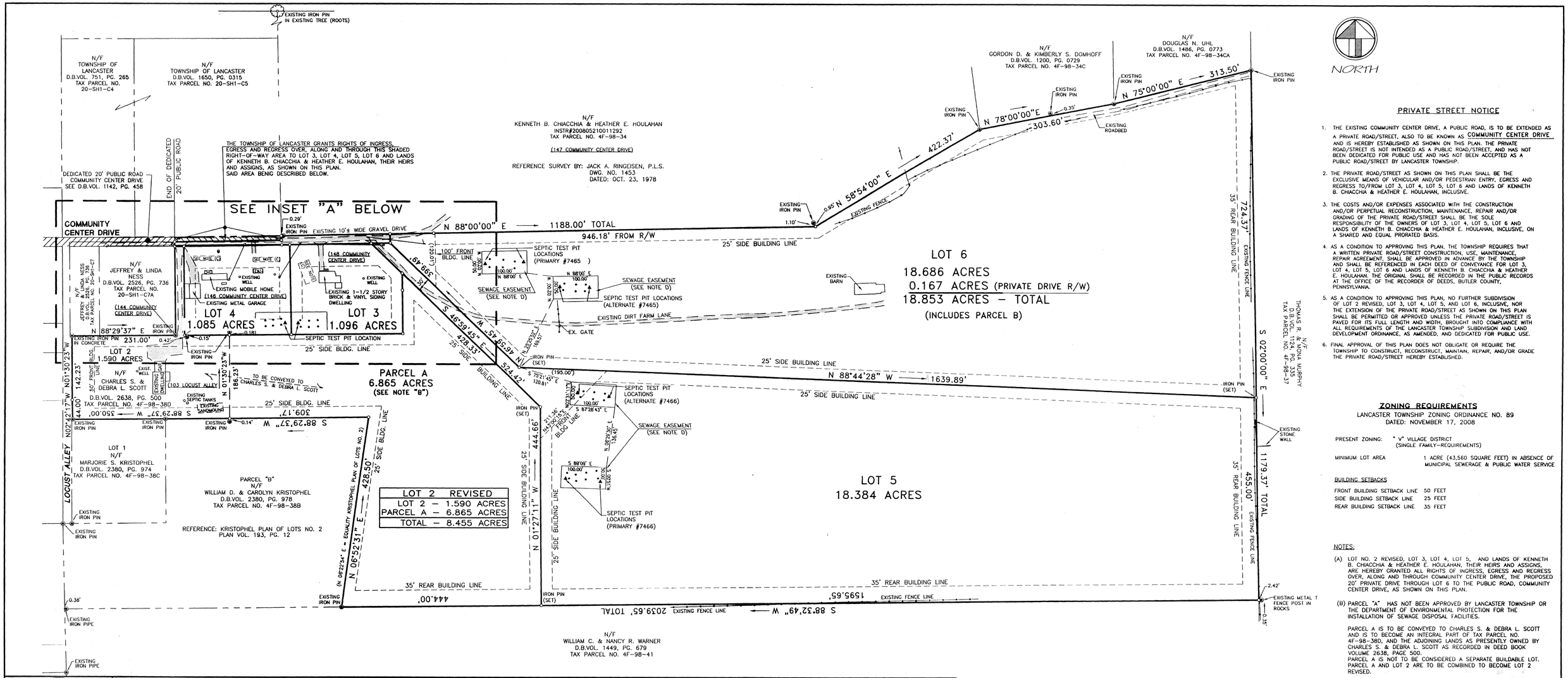
REGISTRATION NO. 15240-E

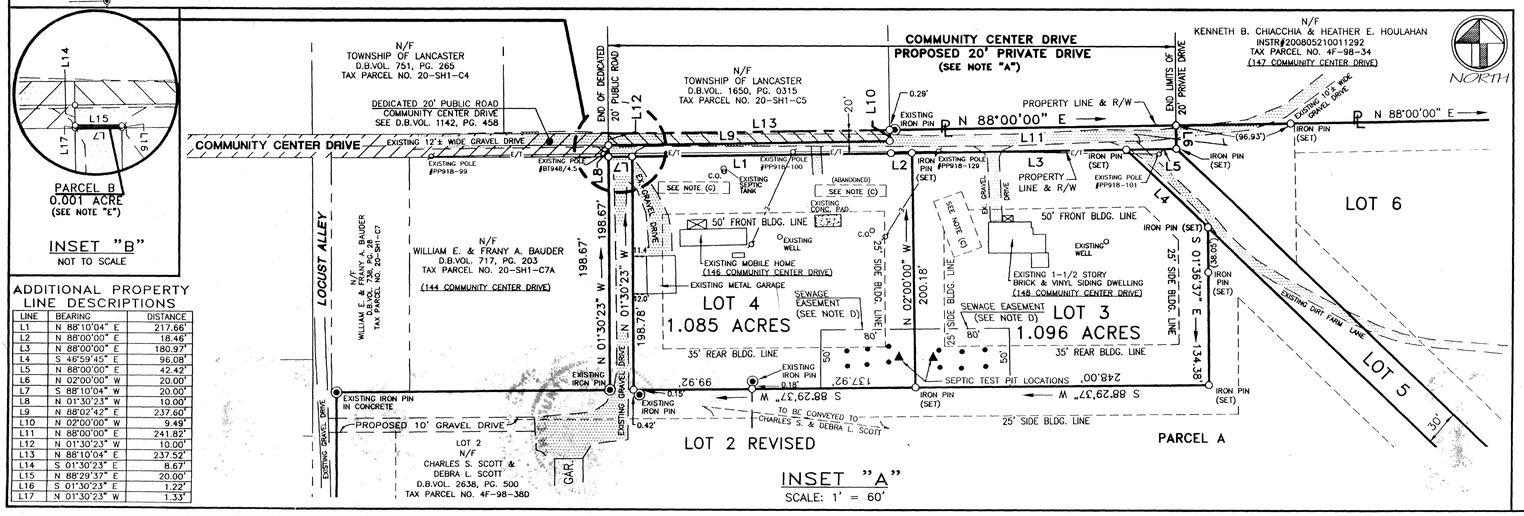
REVISIONS: NOV. 18, 2009 REVISE ACREAGE-LOTS & OWNERS	DRAWN BY: T.R.	CHECKED BY: T.R./J.R.	DWG. NO: 2009-4979-SUB SHEET 1 OF 2

G:\SCOTT-2009-4979\SCOTT-SUB_Rev4.dwg – Dec 24, 2009 @ 7:12am

(DEDICATION SHEET) SCOTT.CRD

G:\SCOTT-2009-4979\SCOTT-SUB_Rev4.dwg, subplan, 1/4/2010 2:15:09 PM





ADDITIONAL PROPERTY LINE DESCRIPTIONS

LINE	BEARING	DISTANCE
L1	N 88°10'04" E	217.66'
L2	N 88°00'00" E	18.46'
L3	N 88°00'00" E	180.97'
L4	S 46°59'45" E	96.08'
L5	N 88°00'00" E	42.42'
L6	N 02°00'00" W	20.00'
L7	S 88°10'04" W	20.00'
L8	N 01°30'23" W	10.00'
L9	N 88°02'42" E	237.60'
L10	N 02°00'00" W	9.49'
L11	N 88°00'00" E	241.82'
L12	N 01°30'23" W	10.00'
L13	N 88°10'04" E	237.52'
L14	S 01°30'23" E	8.67'
L15	N 88°29'37" E	20.00'
L16	S 01°30'23" W	1.22'
L17	N 01°30'23" W	1.33'

PRIVATE STREET NOTICE

1. THE EXISTING COMMUNITY CENTER DRIVE, A PUBLIC ROAD, IS TO BE EXTENDED AS A PRIVATE ROAD/STREET, ALSO TO BE KNOWN AS COMMUNITY CENTER DRIVE, AND IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN. THE PRIVATE ROAD/STREET IS NOT INTENDED AS A PUBLIC ROAD/STREET, AND HAS NOT BEEN DEDICATED FOR PUBLIC USE AND HAS NOT BEEN ACCEPTED AS A PUBLIC ROAD/STREET BY LANCASTER TOWNSHIP.
2. THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE THE EXCLUSIVE MEANS OF VEHICULAR AND/OR PEDESTRIAN ENTRY, EGRESS AND REGRESS TO/FROM LOT 3, LOT 4, LOT 5, LOT 6 AND LANDS OF KENNETH B. CHIACCHIA & HEATHER E. HOULAHAN, INCLUSIVE.
3. THE COSTS AND/OR EXPENSES ASSOCIATED WITH THE CONSTRUCTION AND/OR PERPETUAL RECONSTRUCTION, MAINTENANCE, REPAIR AND/OR GRADING OF THE PRIVATE ROAD/STREET SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOT 3, LOT 4, LOT 5, LOT 6 AND LANDS OF KENNETH B. CHIACCHIA & HEATHER E. HOULAHAN, INCLUSIVE, ON A SHARED AND EQUAL PRORATED BASIS.
4. AS A CONDITION TO APPROVING THIS PLAN, THE TOWNSHIP REQUIRES THAT A WRITTEN PRIVATE ROAD/STREET CONSTRUCTION, USE, MAINTENANCE, REPAIR AGREEMENT, SHALL BE APPROVED IN ADVANCE BY THE TOWNSHIP AND SHALL BE REFERENCED IN EACH DEED OF CONVEYANCE FOR LOT 3, LOT 4, LOT 5, LOT 6 AND LANDS OF KENNETH B. CHIACCHIA & HEATHER E. HOULAHAN. THE ORIGINAL SHALL BE RECORDED IN THE PUBLIC RECORDS AT THE OFFICE OF THE RECORDER OF DEEDS, BUTLER COUNTY, PENNSYLVANIA.
5. AS A CONDITION TO APPROVING THIS PLAN, NO FURTHER SUBDIVISION OF LOT 2 REVISED, LOT 3, LOT 4, LOT 5, AND LOT 6, INCLUSIVE, NOR THE EXTENSION OF THE PRIVATE ROAD/STREET AS SHOWN ON THIS PLAN SHALL BE PERMITTED OR APPROVED UNLESS THE PRIVATE ROAD/STREET IS PAVED FOR ITS FULL LENGTH AND WIDTH, BROUGHT INTO COMPLIANCE WITH ALL REQUIREMENTS OF THE LANCASTER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, AND DEDICATED FOR PUBLIC USE.
6. FINAL APPROVAL OF THIS PLAN DOES NOT OBLIGATE OR REQUIRE THE TOWNSHIP TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR, AND/OR GRADE THE PRIVATE ROAD/STREET HEREBY ESTABLISHED.

ZONING REQUIREMENTS

LANCASTER TOWNSHIP ZONING ORDINANCE NO. 89
DATED: NOVEMBER 17, 2008

PRESENT ZONING: "V" VILLAGE DISTRICT (SINGLE FAMILY-REQUIREMENTS)

MINIMUM LOT AREA: 1 ACRE (43,560 SQUARE FEET) IN ABSENCE OF MUNICIPAL SEWERAGE & PUBLIC WATER SERVICE

BUILDING SETBACKS

FRONT BUILDING SETBACK LINE	50 FEET
SIDE BUILDING SETBACK LINE	25 FEET
REAR BUILDING SETBACK LINE	35 FEET

NOTES:

(A) LOT NO. 2 REVISED, LOT 3, LOT 4, LOT 5, AND LANDS OF KENNETH B. CHIACCHIA & HEATHER E. HOULAHAN, THEIR HEIRS AND ASSIGNS, ARE HEREBY GRANTED ALL RIGHTS OF INGRESS, EGRESS AND REGRESS OVER, ALONG AND THROUGH COMMUNITY CENTER DRIVE, THE PROPOSED 20' PRIVATE DRIVE THROUGH LOT 6 TO THE PUBLIC ROAD, COMMUNITY CENTER DRIVE, AS SHOWN ON THIS PLAN.

(B) PARCEL "A" HAS NOT BEEN APPROVED BY LANCASTER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES.

PARCEL A IS TO BE CONVEYED TO CHARLES S. & DEBRA L. SCOTT AND IS TO BECOME AN INTEGRAL PART OF TAX PARCEL NO. 4F-98-38D, AND THE ADJOINING LANDS AS PRESENTLY OWNED BY CHARLES S. & DEBRA L. SCOTT AS RECORDED IN DEED BOOK VOLUME 2638, PAGE 500. PARCEL A IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT. PARCEL A AND LOT 2 ARE TO BE COMBINED TO BECOME LOT 2 REVISED.

(C) AREAS REFERRING TO THIS NOTE ARE APPROXIMATE LOCATIONS OF EXISTING SEPTIC LEACH FIELDS BY THE OWNER.

(D) NO IMPROVEMENTS SHALL BE CONSTRUCTED UPON THE SEWAGE EASEMENTS EXCEPT THE INSTALLATION OF AN ON-LOT SEWAGE SYSTEM. AT THAT TIME THE REMAINING EASEMENT ON THE LOT WILL THEN BE CONSIDERED THE REPLACEMENT EASEMENT, UNLESS THIS AREA IS REPLACED BY THE SEWAGE ENFORCEMENT OFFICER APPROVAL.

(E) PARCEL B IS PRESENTLY OWNED BY CHARLES S. & DEBRA L. SCOTT AND BY THE RECORDING OF THIS APPROVED PLAN, SAID PARCEL B IS TO BECOME AN INTEGRAL PART OF LOT 6. PARCEL B IS NOT TO BE CONSIDERED A SEPARATE BUILDABLE LOT.

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

RECORDED FEB. 12, 2010	
PLAN BOOK	PAGE
318	35

47.873 ACRES = TOTAL ACRES

ZONING DISTRICT: V – VILLAGE DISTRICT

OWNERS: THOMAS JOHN & LINDA KRISTOPHEL
WENDY SUE & MICHAEL S. WOODWARD
DEBRA LYNN & CHARLES S. SCOTT
C/O DEBRA LYNN SCOTT
103 LOCUST ALLEY
HARMONY, PA. 16037

DEED REFERENCE: INSTRUMENT NO. 200803120005081

TAX PARCEL NO.: 4F-98-38

OWNERS: DEBRA LYNN & CHARLES S. SCOTT
103 LOCUST ALLEY
HARMONY, PA. 16037

DEED REFERENCE: D.B.VOL. 2638, PG. 500

TAX PARCEL NO.: 4F-98-38D

0' 100' 200' 300'

KRISTOPHEL PLAN OF LOTS NO. 3

(SUBDIVISION OF PARCEL "A" OF THE KRISTOPHEL PLAN OF LOTS NO. 2 AS RECORDED IN PLAN VOL. 193, PG. 12)

SITUATE: LANCASTER TOWNSHIP, BUTLER COUNTY, PA.

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

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 REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF LOT NO. 1 DESCRIBED AND ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN, THAT THE MONUMENTS AND MARKERS ARE 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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JACK A. RINGEISEN LAND SURVEYOR 16240-E

REGISTRATION NO. 16240-E

REVISIONS:	DATE		DRAWN BY:	CHECKED BY:
NOV. 18, 2009 REVISE LOTS & ADD PRIVATE DRIVE	DEC. 16, 2009 ADD PERC/LOT 4	JAN. 4, 2010 ADD PINS SET & LOT 2REV TO NOTE 5	T.R./D.F.	T.R./J.R.

DWG. NO: 2009-4979-SUB
SHEET 2 OF 2

G:\SCOTT-2009-4979\SCOTT-SUB_Rev4.dwg - Jan 04, 2010 2:15pm SCOTT.CRD

GENERAL PLAN NOTES:

PROPERTY OWNERS: GEORGE A. & SHIRLEY L. OSTERWISE
217 KAUFMAN ROAD
EVANS CITY, 16033

OWNERSHIP REFERENCE: TAX PARCEL 180-4F50-20
INSTRUMENT NO. 200709040023062

TOTAL PROPERTY: 49.13 ACRES

SURVEY REFERENCES: SURVEY FOR AL KAZANES BY
NEWCOMER ENGINEERING, CO.
MAY 18, 1979

WATER SUPPLY: LOT 101 – EXISTING WATER WELL
PARCEL "A" – PROPOSED WATER WELL

SEWER: LOT 101 HAS AN EXISTING SEWAGE SYSTEM AND HAS BEEN TESTED FOR AN ALTERNATE SITE. PARCEL "A" HAS BEEN TESTED FOR BOTH PRIMARY AND ALTERNATE SEWAGE SITES

NOTE "A"
THE ALTERNATE SEWATE SYSTEM SITE AS SHOWN SHALL BE RESERVED FOR THE POSSIBLE FUTURE INSTALLATION OF SEWAGE FACILITIES. THESE AREAS SHALL REMAIN FREE FROM IMPROVEMENTS AND SHALL NOT BE GRADED DISTURBED OR ALTERED IN ANY WAY.

JACKSON TOWNSHIP MINOR SUBDIVISION NOTES:

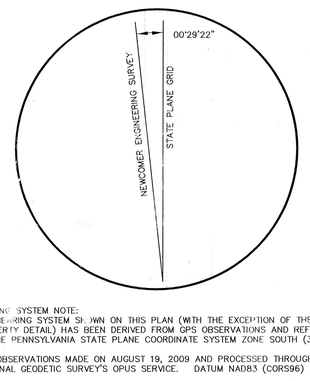
1. NO LAND DEVELOPMENT SHALL OCCUR ON THE PROPERTIES THAT ARE LOCATED WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE REQUIREMENTS OF §22-613 OF CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT AS AMMENDED (RELATING TO STEEP SLOPE AREAS) HAVE BEEN COMPLIED WITH IN A MANNER ACCEPTABLE TO THE TOWNSHIP.
2. 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 AMMENDED (RELATING TO TREES & WOODLANDS) HAVE BEEN COMPLIED WITH IN A MANNER ACCEPTABLE TO THE TOWNSHIP.
3. NO FURTHER SUBDIVISION OF 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.

AFFECTED ZONING DISTRICT: R-A AGRICULTURAL

R-A ZONING REQUIREMENTS

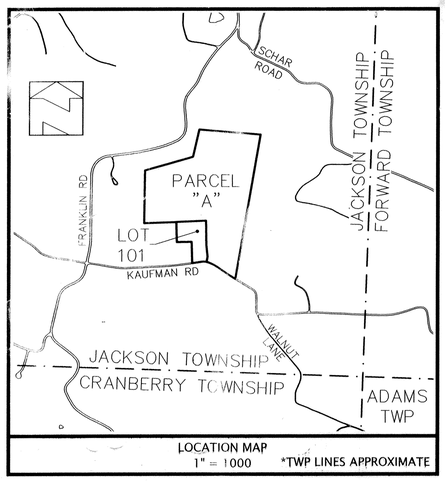
MINIMUM LOT AREA:	87,120 SQ.FT. (2 ACRES)
MINIMUM LOT WIDTH AT BUILDING LINE:	100.00 FEET
MINIMUM LOT WIDTH AT RIGHT OF WAY LINE;	150.00 FEET
MINIMUM FRONT SETBACK:	50.00 FEET
MINIMUM REAR SETBACK:	50 FEET / 10 FEET*
MINIMUM SIDE SETBACK:	20 FEET / 10 FEET*
LOT COVERAGE:	30%
MAXIMUM HEIGHT:	30 FEET/30 FEET*
MAXIMUM DENSITY:	0.50 UNITS/ACRE

*INDICATES ACCESSORY USES



BEARING SYSTEM NOTE:
THE BEARING SYSTEM SHOWN ON THIS PLAN (WITH THE EXCEPTION OF THE TOTAL PROPERTY DETAIL) HAS BEEN DERIVED FROM GPS OBSERVATIONS AND REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM ZONE SOUTH (3702).

GBS OBSERVATIONS MADE ON AUGUST 19, 2009 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S OPUS SERVICE. DATUM NAD83 (CORS96)

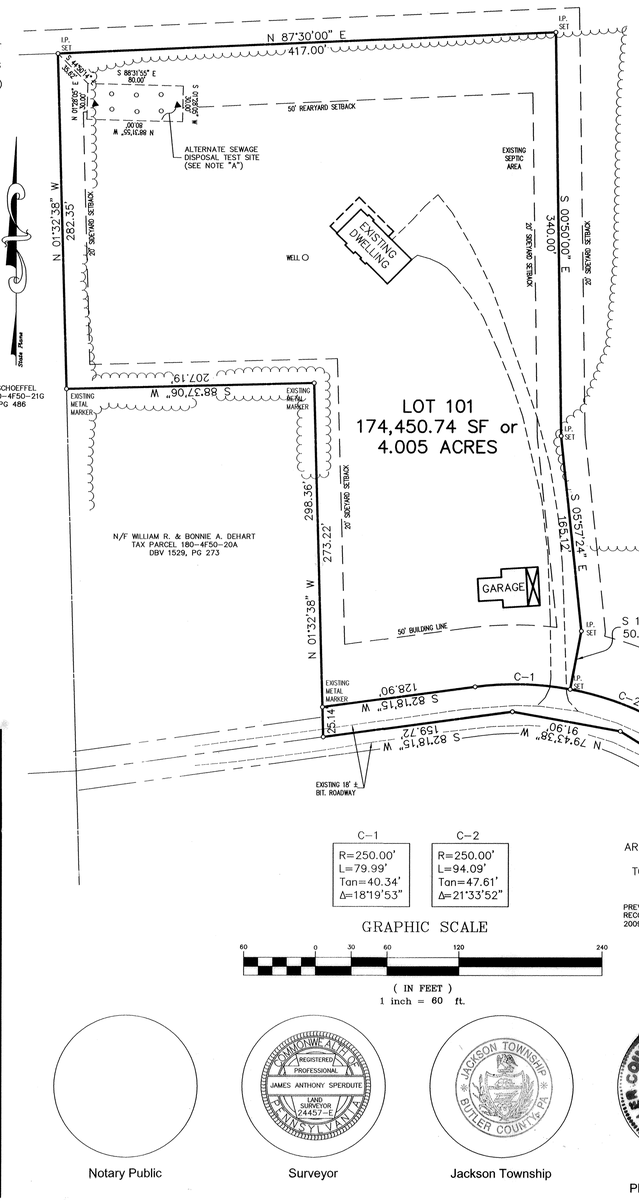


LOCATION MAP
1" = 1000 *TWP LINES APPROXIMATE

PLAN APPROVAL CONDITIONS NOTE:

THE TOWNSHIP CONDITIONS OF APPROVAL OF THIS PLAN PURSUANT TO THE TOWNSHIP'S DECISION LETTER DATED OCTOBER 21, 2009:

- 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 "ZONING ORDINANCE", CHAPTER 22 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, SUBDIVISION AND LAND DEVELOPMENT, AS AMENDED, (THE "SALDO") AND CHAPTER 26, PART 1 OF THE JACKSON TOWNSHIP CODE OF ORDINANCES, STORM WATER MANAGEMENT, AS AMENDED (THE "SWMO").
- PERMITS AND APPROVALS: THE DEVELOPER SHALL APPLY FOR AND OBTAIN ANY 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.
- REIMBURSEMENT OF TOWNSHIP REVIEW FEES AND EXPENSES: THE DEVELOPER SHALL REIMBURSE THE TOWNSHIP FOR ALL ENGINEER, SOLICITOR AND OTHER PROFESSIONAL CONSULTANT FEES AND OTHER EXPENSES INCURRED BY THE TOWNSHIP AS A RESULT OF THE MINOR SUBDIVISION OF THE SUBJECT PROPERTY.
- 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 NULL AND VOID.

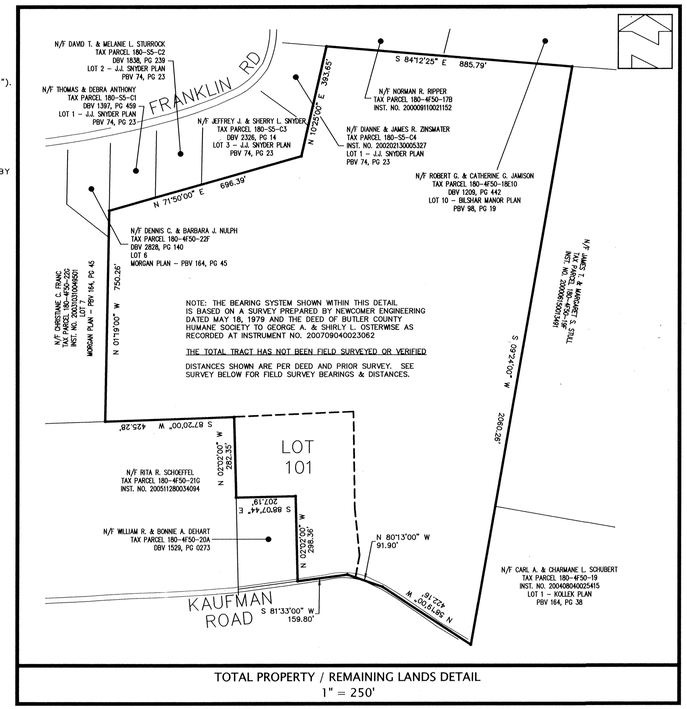


C-1	C-2
R=250.00'	R=250.00'
L=79.99'	L=94.09'
Tan=40.34'	Tan=47.61'
Δ=18°19'53"	Δ=21°33'52"

AREA WITHIN ROAD RIGHT OF WAY TO BE DEDICATED
16,571.57 SF or
0.380 ACRES
PREVIOUSLY DEDICATED AND RECORDED AT INSTRUMENT # 200912070028883

GRAPHIC SCALE

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



TOTAL PROPERTY / REMAINING LANDS DETAIL
1" = 250'

PLAN LEGEND

- PROPERTY LINE
- TREE LINE
- RIGHT OF WAY LINE
- EDGE OF ROADWAY

Notary Public

Surveyor — COMMONWEALTH OF PENNSYLVANIA, REGISTERED PROFESSIONAL, JAMES ANTHONY SPERDUTE, LAND SURVEYOR, 24457-E

Jackson Township — JACKSON TOWNSHIP, BUTLER COUNTY, PA

Butler County Planning Commission — BUTLER COUNTY PLANNING COMMISSION

Butler County Recorder of Deeds — RECORDER OF DEEDS, BUTLER COUNTY, PA

WE, GEORGE A. SHIRLEY L. OSTERWISE, OWNERS OF THE LAND SHOWN ON THE OSTERWISE PLAN OF LOTS NUMBER 1, HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS AND IRREVOCABLY DEDICATE ALL STREETS AND OTHER PROPERTY IDENTIFIED FOR DEDICATION ON THE PLAN TO THE TOWNSHIP OF JACKSON. THIS ADOPTION AND DEDICATION SHALL BE BINDING UPON OUR HEIRS, EXECUTORS AND ASSIGNS.

IN WITNESS OF WHICH, TO THIS, WE SET OUR HAND AND SEAL THIS 22nd DAY OF JANUARY, 20 10.

ATTEST:

NOTARY PUBLIC, COMMONWEALTH OF PENNSYLVANIA — Notarial Seal, Daniel R. Tobin, Notary Public, McCandless Twp., Allegheny County, My Commission Expires Oct. 11, 2011, Member, Pennsylvania Association of Notaries

GEORGE A. OSTERWISE

SHIRLEY L. OSTERWISE

STATE OF PA:
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 GEORGE A. & SHIRLEY L. OSTERWISE AND ACKNOWLEDGED THE FOREGOING ADOPTION AND DEDICATION TO BE THEIR ACT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 22nd DAY OF JANUARY, 2010

MY COMMISSION EXPIRES THE 11th DAY OF OCTOBER, 2011

COMMONWEALTH OF PENNSYLVANIA — Notarial Seal, Daniel R. Tobin, Notary Public, McCandless Twp., Allegheny County, My Commission Expires Oct. 11, 2011

NOTARY PUBLIC

WE HEREBY CERTIFY THAT THE TITLE TO THE PROPERTY CONTAINED IN THE OSTERWISE PLAN OF LOTS NUMBER 1 IS IN THE NAME OF GEORGE A. & SHIRLEY L. OSTERWISE AND IS RECORDED AT INSTRUMENT NUMBER 200709040023062.

WITNESS — GEORGE A. OSTERWISE

WITNESS — SHIRLEY L. OSTERWISE

FIFTH THIRD MORTGAGE

THE MORTGAGEE OF THE PROPERTY CONTAINED IN THE OSTERWISE PLAN OF LOTS NUMBER 1 CONSENTS TO THE RECORDING OF SAID PLAN AND TO THE DEDICATIONS AND ALL OTHER MATTERS APPEARING ON THE PLAN.

WITNESS

NAME, TITLE
Philip C Bock, AVP

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

1/21/10 — DATE

JAMES A. SPERDUTE, RS # 24457-E

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

2-8-2010 — DATE — PE 040234R — REGISTRATION NO. — TOWNSHIP ENGINEER

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.

10/15/2009 — DATE — TOWNSHIP MANAGER

REVIEWED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF JACKSON THIS 14th DAY OF October 2009.

SECRETARY — CHAIRPERSON

APPROVED BY THE BOARD OF SUPERVISORS OF JACKSON TOWNSHIP ON THE 15th DAY OF October 2009 SUBJECT TO CERTAIN CONDITIONS REFERENCED IN THE TOWNSHIP DECISION LETTER DATED October 1, 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 DEDICATION OF ANY STREET, LAND OR PUBLIC FACILITIES AND HAS NO OBLIGATION TO IMPROVE OR MAINTAIN SUCH STREETS, LAND OR FACILITIES.

SIGNED AND NOTED AS APPROVED THIS 15th DAY OF October 2009

SECRETARY — CHAIRPERSON

THIS PLAN WAS DELIVERED GEORGE AND SHIRLEY OSTERWISE BY JACKSON TOWNSHIP ON THE 17th DAY OF February 2010

TOWNSHIP MANAGER

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

SECRETARY — CHAIRPERSON

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR BUTLER COUNTY PENNSYLVANIA IN SUBDIVISION PLAN BOOK 318 PAGE 36
GIVEN UNDER MY HAND AND SEAL THIS 18th DAY OF February 2010

(SEAL) MICHELE M. MUSTELLO, RECORDER OF DEEDS, My Commission Expires First Monday in Jan 2012

BUTLER COUNTY RECORDER OF DEEDS

RECORDED FEB. 18, 2010	
PLAN BOOK	PAGE
318	36

Instr:200002180003404 02/18/2010
Pages:1 F:$45.00 9:08AM
Richelle Mustello T20100002707
Butler County Recorder FL

OSTERWISE PLAN OF LOTS NUMBER 1

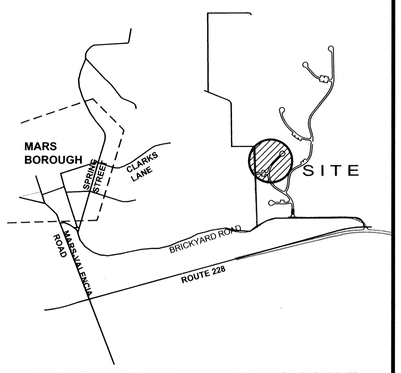
JACKSON TOWNSHIP, BUTLER COUNTY, PA.

PREPARED FOR:
GEORGE A. & SHIRLEY L. OSTERWISE
217 KAUFMAN ROAD
EVANS CITY, PA 16033

SCALE: 1" = 60'
AUGUST 25, 2009
DWG # 1009-088923

SPERDUTE LAND SURVEYING
James A. Sperdute, RS
108 Deer Lane
Hamburg, PA 16032
Phone 724-552-8362 Fax 724-552-9357
jamessperdute@comcast.net

REVISIONS	SHEET No.
9-23-09...PER ENGINEER REV	RC1
10-15-09...DEDICATION NOTE	
01-21-10...ADD REC'D INFO FOR ROW DEDICATION	
01-21-10...ADD TOWNSHIP APPROVAL CONDITIONS NOTE	



VICINITY SKETCH . . . NOT TO SCALE

PLAN REFERENCES:

THE GABLES AT BRICKYARD HILL PLAN # 1 CONSOLIDATION PLAN
RECD 6/18/2004 AT PBV 274, PAGE 10

THE GABLES AT BRICKYARD HILL PLAN # 2
RECD 7/22/2004 AT PBV 275, PG 28

THE GABLES AT BRICKYARD HILL LOTS 101, 105 & 106 REVISED
RECD 4/26/2005 AT PBV 282, PG 33

THE GABLES AT BRICKYARD HILL LOT 112 REVISED
RECD 5/11/2005 AT PBV 282, PG 49

THE GABLES AT BRICKYARD HILL LOTS 110 & 111 REVISED
RECD 8/25/2005 AT PBV 285, PG 23

THE GABLES AT BRICKYARD HILL LOTS 103 & 104 REVISED
RECD 10/11/2005 AT PBV 287, PG 7

THE GABLES AT BRICKYARD HILL PLAN NO. 3
RECD 10/11/2005 AT PBV 287, PG 3

THE GABLES AT BRICKYARD HILL LOTS 109 & 113 REVISED
RECD 12/15/2005 AT PBV 289, PG 50

THE GABLES AT BRICKYARD HILL LOT 116 REVISED
RECD 6/28/2006 AT PBV 293, PG 50

THE GABLES AT BRICKYARD HILL LOTS 108 & 114 REVISED
RECD 6/28/2006 AT PBV 294, PG 1

THE GABLES AT BRICKYARD HILL LOTS 206 & 207 REVISED
RECD 11/29/2006 AT PBV 297, PG 17

THE GABLES AT BRICKYARD HILL LOTS 204, 205, 208 & 210 REVISED
RECD 7/25/2007 AT PBV 301, PG 33

THE GABLES AT BRICKYARD HILL LOT 211 REVISED
RECD 11/26/2007 AT PBV 304, PG 24

THE GABLES AT BRICKYARD HILL LOTS 201, 203 & 209 REVISED
RECD 5/28/2008 AT PBV 306, PG 9

THE GABLES AT BRICKYARD HILL LOTS 102, 107, 115, 202, 212, 213 REVISED
RECD 9/3/2008 AT PBV 310, PG 3

KNOW ALL MEN BY THESE PRESENTS, that the SERIES D. MARKETING, LLC , a Limited Liability Company incorporated under the laws of the Commonwealth of Pennsylvania, by virtue or a resolution of the Members thereof, 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 does 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, SERIES D. MARKETING, LLC , hereby covenants and agrees to and by these presents does release and forever discharge said Commonwealth of Pennsylvania, County of Butler, and Adams Township, 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 SERIES D. MARKETING, LLC , its successors and assigns and purchasers of (lots, units) in this plan.

IN WITNESS WHEREOF, the said company has caused its corporate seal to be affixed by hand of its president and same to be attested by its secretary this 5th day of February, 2010 .

ATTEST
Joseph S. Di Salvo
SECRETARY, SERIES D. MARKETING, LLC
Joseph S. Di Salvo
PRESIDENT, SERIES D. MARKETING, LLC

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER
Before me, the subscriber, a Notary Public in and for said Commonwealth and County personally appeared Joe Disalo of the SERIES D. MARKETING, 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 signed and sealed by and as for the act and deed of the said SERIES D. MARKETING, 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 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.

Butler County Pennsylvania
NAME AND TITLE OF OFFICE

Sworn and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 5th day of February, 2010

My Commission expires the 13 day of September 2012

(SEAL)
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kimberly May, Notary Public
Cranberry Twp., Butler County
My Commission Expires Sept. 13, 2012
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.

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

Approved by the Board of Supervisors of the Township of Adams this 25th day of January, 2010

SECRETARY, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR
CHAIRMAN, ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP SUPERVISOR
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, R.S. # 24457-E — DATE 4/21/10

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JAMES ANTHONY SPERDUTE
LAND SURVEYOR
24457-E

SURVEYOR

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 2-23-10 REG # 26400 E

REVIEWED
Approved by the Butler County Planning Commission this 15TH day of JAN., 2010

SECRETARY, BUTLER COUNTY PLANNING COMMISSION
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 318, page 37

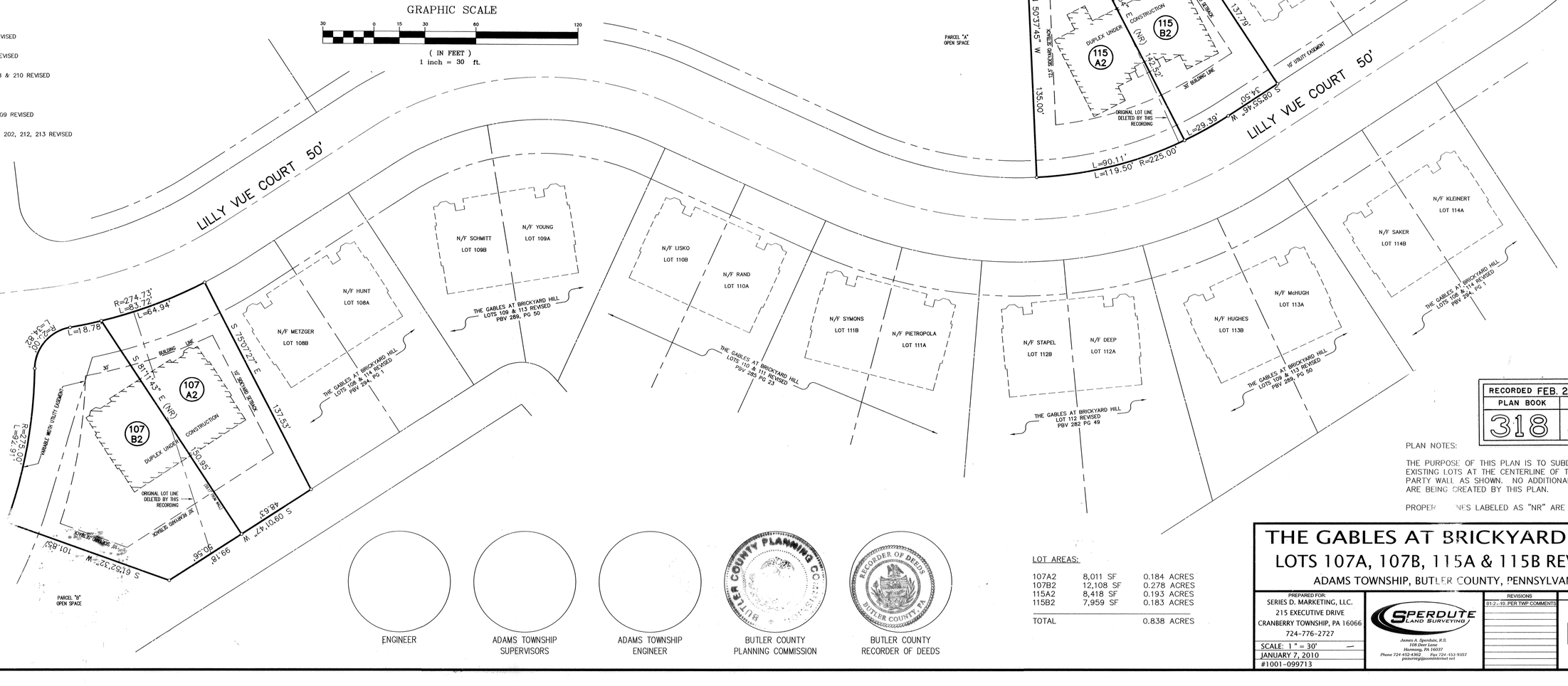
Given under my hand and seal this 24th day of February, 2010

BUTLER COUNTY RECORDER OF DEEDS
Michele M. Mustello

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

Instr# 201002240003852
Pages: 1
F: $45.00
Michele Mustello
Butler County Recorder
02/24/2010
9:18AM
T20100003094
FL

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



RECORDED FEB. 24, 2010
PLAN BOOK 318 PAGE 37

PLAN NOTES:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING LOTS AT THE CENTERLINE OF THE DUPLEX PARTY WALL AS SHOWN. NO ADDITIONAL UNITS ARE BEING CREATED BY THIS PLAN.

PROPER[illegible]NES LABELED AS "NR" ARE NON-RADIAL

LOT AREAS:

107A2	8,011 SF	0.184 ACRES
107B2	12,108 SF	0.278 ACRES
115A2	8,418 SF	0.193 ACRES
115B2	7,959 SF	0.183 ACRES
TOTAL		0.838 ACRES

ENGINEER — ADAMS TOWNSHIP SUPERVISORS — ADAMS TOWNSHIP ENGINEER — BUTLER COUNTY PLANNING COMMISSION — BUTLER COUNTY RECORDER OF DEEDS

THE GABLES AT BRICKYARD HILL
LOTS 107A, 107B, 115A & 115B REVISED
ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA

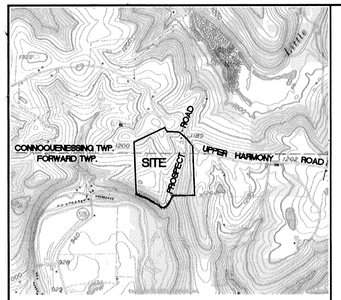
PREPARED FOR:
SERIES D. MARKETING, LLC.
215 EXECUTIVE DRIVE
CRANBERRY TOWNSHIP, PA 16066
724-776-2727

SCALE: 1 " = 30'
JANUARY 7, 2010
#1001-099713

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

REVISIONS	SHEET No.
01-2-10 PER TWP COMMENTS	RC1

Instr:201002240003927 02/24/2010
Pages:1 F:$45.00 2:15PM
Michele Mustello T20100003178
Butler County Recorder FL



LOCATION MAP 1" = 2000' EVANS CITY QUAD

OWNERS:
BRIAN L. & SHERRI D. MAGILL
804 PROSPECT ROAD
EVANS CITY, PA. 16033

SOURCE OF TITLE:
INSTR. #200807300017325
TAX REFERENCE:
TAX PARCEL 120-4F27-21

NUMBER OF LOTS: 2
TOTAL AREA: 67.324 AC.

NOTE:
According to the F.E.M.A. Floodway Map Panel Nos. 421419 0001-B, and 42141A-H-03 the property is not in a flood plain.

No metes description exists in prior deeds of record for this property. Bearings and distances where determined by existing natural and artificial monumentation.

N / F
JAMES & LINDA
BAUER
WOODED & FARMLAND

N / F
VALERIE & JOHN
ENSLEN
WOODED & FARMLAND

N / F
VALERIE & JOHN
ENSLEN
WOODED & FARMLAND

SPCS GRID NORTH
PA SOUTH ZONE

N 00°10'40" W 1471.78'

EXIST. I. PIN

N 68°09'25" W 202.28'

R=1279.00'
L=257.54'

N 56°37'11" W 327.66'

N 20°10'10" W 329.52'

188.44'

N 66°56'03" E 947.15'

S 18°55'29" E 47.35'

N 32°25'20" E 150.80'

S 20°10'10" E 110.00'

R=1160.00'
L=115.06'
S 14°34'09" E

S 03°23'55" W 216.38'

S 03°12'31" W 180.33'

S 00°06'37" E 1365.48'

S 94°17'10" E 222.70'

N 73°36'48" W 402.86'

N 88°46'44" W 618.23'

S 25°59'50" W 38.23'

S 39°39'36" W 154.00'

PARCEL 2
2714826 SF.
62.324 Ac.

PARCEL 1
217785 SF.
5.000 Ac.
RESIDENTIAL

N / F
LEWIS & COURTNEY
RAPE
RESIDENTIAL

N / F
J. UPTON
HUDSON, Jr.
WOODED & FARMLAND

N / F
SHARON
CHRISTZMAN
WOODED & FARMLAND

CONNOQUENESSING TOWNSHIP
FORWARD TOWNSHIP
APPROXIMATE LOCATION OF TOWNSHIP LINE TAKEN FROM BUTLER COUNTY TAX MAPS

PROSPECT ROAD
33' R/W
21' ASPHALT
Pa. Rte. 528

UPPER HARMONY ROAD
33' R/W
21' ASPHALT

EXISTING COMPRESSOR SITE
as per INSTR. #200809150021102

EXISTING METAL GARAGE

EXISTING STONE ACCESS ROAD

APPROXIMATE LOCATION OF GAS LINE

APPROXIMATE LOCATION OF CNG GAS LINE
as per DBV.1920, Pg. 52

APPROXIMATE LOCATION OF AT&T LINE

APPROXIMATE LOCATION OF 30' AT&T EASEMENT
as per DBV. 891, Pg. 844, DBV. 910, Pg. 754

30' PENNSYLVANIA POWER CO. R/W
as per INSTR. #200903200005897

20' ACCESS EASEMENT
as per DBV. 932, Pg. 629
& DBV. 941, Pg 916

EXIST. AT&T MANHOLE

SET 3/4" REBAR

EXIST. SEPTIC BED

EXIST. GARAGE

EXIST. BARN

EXIST. DWELLING

ALTERNATE SEPTIC SITE

25' REAR SETBACK LINE
15' SIDE SETBACK LINE

80' B/L

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

Pursuant to Act No.1986-42 Section 1 amending Section 508 of the Act of July 31, 1968 known as the Pennsylvania Municipalities Planning Code, a highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 known as the "State Highway Law". Further, access to the state highway shall be only as authorized by the said Highway Occupancy Permit.

Act 287 – In accordance with Act 287 of the General Assembly that all utility companies are to be notified to verify the exact locations of all utilities and rights-of-ways before any excavation on this site.
NOTICE TO PURCHASERS – There may be easements crossing this subdivision which were not apparent from a surface inspection of the premises. Utility and any other easements shall remain as they appear in prior instruments of record. Owners of lots in this subdivision take title subject to these easements.

KNOW ALL MEN BY THESE PRESENTS, that

BRIAN L. & SHERRI D. MAGILL do hereby adopt this as its Plan of Lots of its property situate in the Townships of Connoquenessing & Forward, Butler County, 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, lanes, rights-of-way and easements and other public highways shown upon the plan, with the same force and effect as if the same had been opened legal through proceedings and, in consideration of the approval of said plan and any future acceptance of said public highways, rights-of-way and easements by said Townships of Connoquenessing & Forward, Butler County, Pennsylvania, hereby covenants and agrees to and by these presents do release and forever discharge said County of Butler and said Townships of Connoquenessing & Forward, their successors or assigns, from any liability for damages arising and to arise from the appropriation of said ground for public highways other public use and the physical grading thereof to any grades that may be established.

This dedication and release shall be binding upon _____ BRIAN L. & SHERRI D. MAGILL its successors and assigns and purchasers of lots in this plan.

Attest: _____

The foregoing adoption and dedication is made by _____ BRIAN L. & SHERRI D. MAGILL with the full understanding and agreement that the approval of the governing body of the Townships of Connoquenessing and Forward, if hereto attached, will become null and void unless this plan is recorded in the Recorder of Deeds Office of Butler County Court House, Butler, Pennsylvania, within 90 days of date of said approval.

Witness our Hands and Seals this day. _____

Brian L. Magill OWNER — Sherri D. Magill OWNER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

On this day, February 8th 2010 before me, the undersigned officer, personally came BRIAN L. & SHERRI D. MAGILL, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Justin E. Lohr - Notary Public
South Huntington Twp., Westmoreland County
MY COMMISSION EXPIRES JULY 29, 2013

Justin E. Lohr NOTARY PUBLIC

I, Lohr M. Vozar, hereby certify that I am a registered Land Surveyor, in compliance with the laws of the Commonwealth of Pennsylvania; that this plat correctly represents a survey completed by me on DECEMBER 16, 2009; that all the monuments shown thereon actually exist; and that their location, size, type and materials are accurately shown.

Lohr M. Vozar Reg. Number 41486-E

Approved by the Board of Supervisors of Connoquenessing Township, this 18 day of Feb., 2010.

ATTEST: Brenda Sapko Secretary — Evelyn Hackenberg Chairperson

Approved by the Planning Commission of Connoquenessing Township, this 18 day of Feb., 2010.

ATTEST: Brenda Sapko Secretary — Sandra J. Cox Chairperson

Approved by the Board of Supervisors of Forward Township, this 9 day of FEBRUARY, 2010

ATTEST: Mary L. McElhinny Secretary — Chairperson

Approved by the Planning Commission of Forward Township, this 26 day of JANUARY, 2010

ATTEST: Mary L. McElhinny Secretary — Chairperson

Reviewed by the Planning Commission of Butler County this 6th day of MAY, 2010

ATTEST: John Orr Secretary — Chairperson

Recorded in the Recorder's Office for recording of plans, deeds, etc. in Butler County, ~~Instrument No.~~ BOOK 318 PAGE 38
Given under my hand and seal this 24 day of February 2010

Michele M. Mustello
Recorder of Deeds

Approval by Board of Supervisors of Connoquenessing Township.

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 or 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 Township of Connoquenessing, Butler County, Pennsylvania, on this 3 day of February 2010

Approval by Board of Supervisors of Forward Township.

The Board of Supervisors of the Township of Forward, Butler County, Pennsylvania, hereby approves this plan of subdivision for recording purposes only. This approval by the Township of Forward 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 or 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 Township of Forward, Butler County, Pennsylvania, on this 9 day of February, 2010

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

RECORDED FEB. 24, 2010	
PLAN BOOK	PAGE
318	38

CONNOQUENESSING TOWNSHIP PLANNING COMMISSION

CONNOQUENESSING TOWNSHIP SUPERVISORS

FORWARD TOWNSHIP PLANNING COMMISSION

FORWARD TOWNSHIP SUPERVISORS

BUTLER COUNTY PLANNING DEPARTMENT

BUTLER COUNTY RECORDER OF DEEDS

NOTARY PUBLIC

PROFESSIONAL SURVEYOR
JOHN E. ORR
SURVEYOR
FEB 3 2010

ALL SIGNATURES MUST BE MADE WITH PERMANENT BLACK INK

MAGILL PLAN of LOTS

MADE FOR

BRIAN L. & SHERRI D. MAGILL

SITUATE
CONNOQUENESSING & FORWARD TOWNSHIPS
BUTLER COUNTY / PENNSYLVANIA
DECEMBER 16, 2009 SCALE: 1" =100'

0' 100' 200' 300'

TRI – COUNTY ENGINEERING, LLC
820 SOUTH MAIN STREET
GREENSBURG, PA. 15601
724 / 832-8814
FAX: 724-834-4128
e-mail: tce@wvdsl.net

FILE NO. REXOG14-3-09
\\REX ENERGY\REXOG14-09\REXOG14-3S

Innovative Engineering Solutions Since 1979

I, Linda L. Starr, owner of the land shown on the Hickory Knoll Farms Plan No. 2 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 Middlesex, 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 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 my heirs, executors and assigns.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 2 day of FEBRUARY 2010.

Owner

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for the Commonwealth of Pennsylvania and County of Butler, personally appeared the above named LINDA L. STARR and acknowledged the foregoing adoption, dedication and plan to be her act and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 2 day of FEBRUARY 2010.

My commission expires the 16 day of AUGUST, ~~2010~~ 2012

Notary Public

Seal & Stamp

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy Jo Cygan, Notary Public
Center Twp., Butler County
My Commission Expires Aug. 16, 2012

Certificate of Title: I hereby certify that the title to the property contained in the Hickory Knoll Farm Plan is in the name of LINDA L. STARR, and is recorded in deed book 2381 page 1019.
I further certify that there is no mortgage, lein or other encumbrance against this property.

Witness

Owner

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.

26 January 10
Date

Seal

Stanley D. Graff

P. L. S. # 30161-E

Approved by the Board of Supervisors of the Township of Middlesex by Resolution No. #6 of 2010, effective this 25th day of FEBRUARY 2009, 2010

Secretary

Chairman, Board of Supervisors

Reviewed by the Planning Commission of the Township of Middlesex this 26th day of JANUARY 2010.

Secretary

Chairman, Planning Commission

I, JOHN RUSNAK, a Professional Engineer for 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 proper authority.

2-18-10 Date

044823-E Reg. No.

John Rusnak, Jr.

Signature

Reviewed by the Butler County Planning Commission this 6th day of ~~2010~~ DEC 2009

Secretary

Seal

Chairman, Butler County Planning Commission

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 318 Page(s) 39.

Given under my hand and seal this 26th day of February 2010.

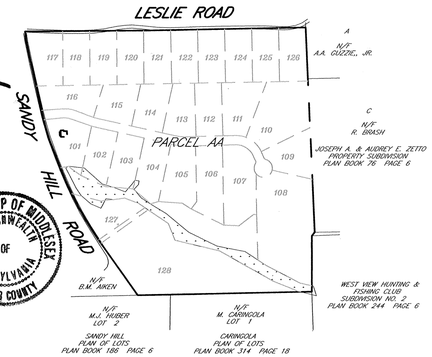
Seal

RECORDER OF DEEDS

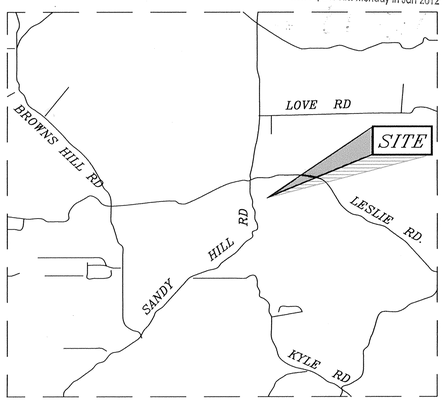
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday In Jan 2012

SITE AREA TABULATION	
ORIGINAL LOT AREA	44.028 ACRES
PROPOSED PARCEL AA	46.051 ACRES
TOTAL PLAN AREA	46.051 ACRES

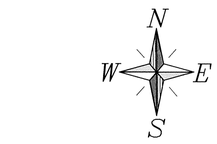
Course	Bearing	Distance
L1	N 35°05'42" W	379.03'
L2	N 33°20'57" W	66.64'
L3	N 31°23'03" W	71.58'
L4	N 29°59'49" W	72.52'
L5	N 26°59'46" W	72.04'
L6	N 24°28'01" W	71.45'
L7	N 22°56'36" W	95.23'
L8	N 20°57'41" W	98.73'
L9	N 21°44'29" W	68.60'
L10	N 16°56'41" W	69.02'
L11	N 14°39'51" W	68.85'
L12	N 12°27'28" W	134.25'
L13	N 12°46'50" W	211.17'
L14	N 11°25'17" W	94.97'
L15	N 06°49'10" W	48.69'



RECORDED PLAN SKETCH
RACK 291 PAGE 45
SCALE: 1" = 400'



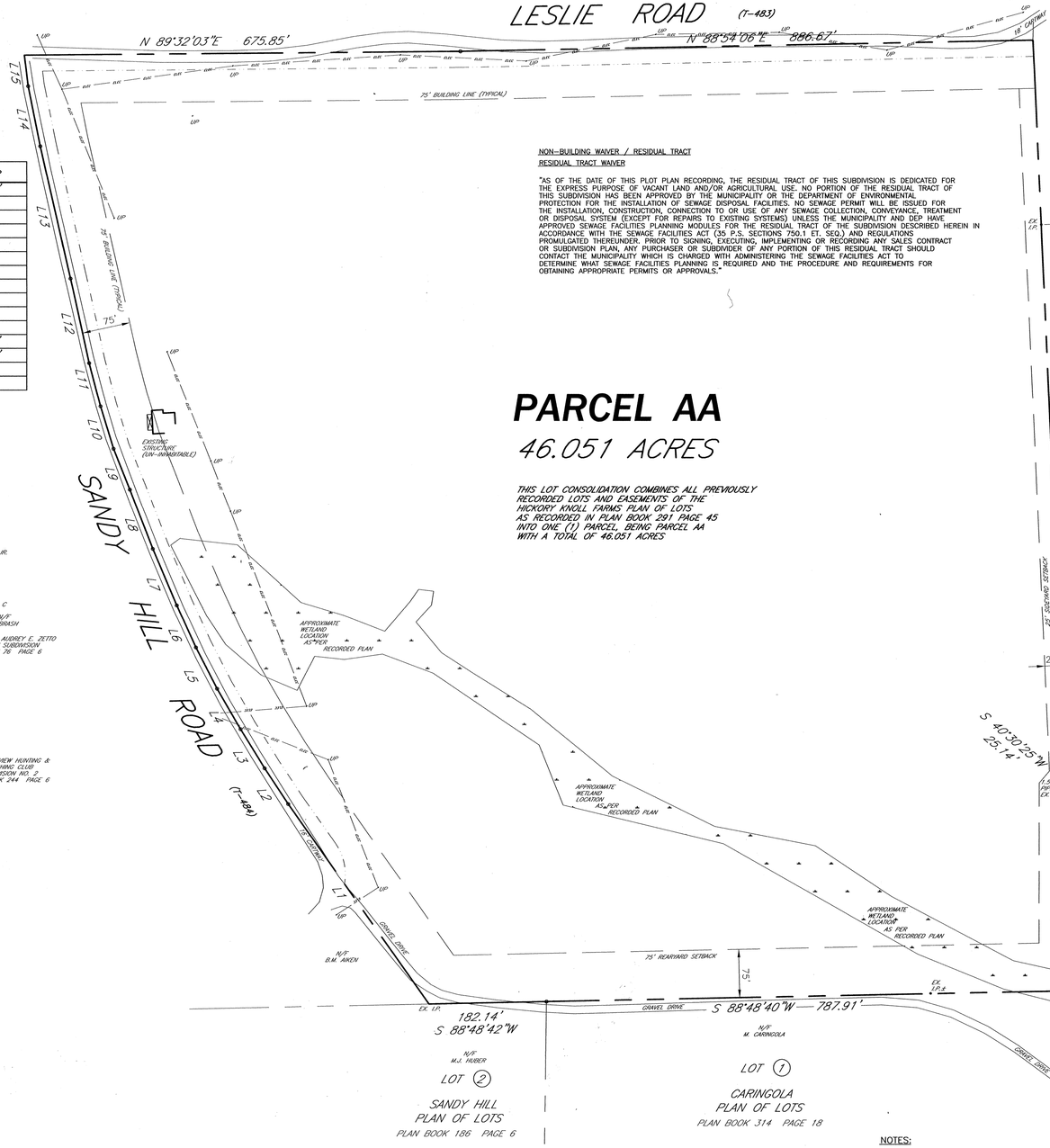
Vicinity Map
NOT TO SCALE



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.

Instr:201002260004035
Pages:1 F:$45.00 02/26/2010 10:02AM
Michele Mustello T20100003256
Butler County Recorder FL



PARCEL AA
46.051 ACRES

THIS LOT CONSOLIDATION COMBINES ALL PREVIOUSLY RECORDED LOTS AND EASEMENTS OF THE HICKORY KNOLL FARMS PLAN OF LOTS AS RECORDED IN PLAN BOOK 291 PAGE 45 INTO ONE (1) PARCEL, BEING PARCEL AA WITH A TOTAL OF 46.051 ACRES

NON-BUILDING WAIVER / RESIDUAL TRACT
RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR 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 FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

NOTES:

1) OWNER: LINDA L. STARR
400 PERDEW LANE
BUTLER, PA. 16002
PHONE: 724-828-7230

2) SUBJECT PROPERTY ZONING: AG-B / AGRICULTURAL

3) THE PROPERTY TO THE WEST IS ZONED: AG-A / RURAL RESIDENTIAL
THE PROPERTIES TO THE NORTH, EAST AND SOUTH ARE ZONED AG-B / AGRICULTURAL

4) ALL COURSES ARE ROTATED AS PER ORIGINAL HICKORY KNOLL PLAN

5) BY THE RECORDING OF THIS PLAN ALL RIGHTS-OF-WAY AS RECORDED ON THE HICKORY KNOLL FARMS PLAN ARE HEREBY RELINQUISHED AND NULL AND VOID WITH THE EXCEPTION OF THE ADDITIONAL ROAD RIGHT-OF-WAY DEDICATED FOR LESLIE ROAD AND SANDY HILL ROAD (25' FROM PROPERTY LINE)

HICKORY KNOLL FARMS
PLAN NO. 2

Being a lot consolidation of all lots and parcels Hickory Knoll Farms Plan / rack 291 page 45

LOT CONSOLIDATION
PROJECT No: 09151
SITUATE: MIDDLESEX TOWNSHIP, BUTLER COUNTY, PA.
DATE: 12-16-09 REV:

for
CARL LEICHER & CARL LEICHER, JR.

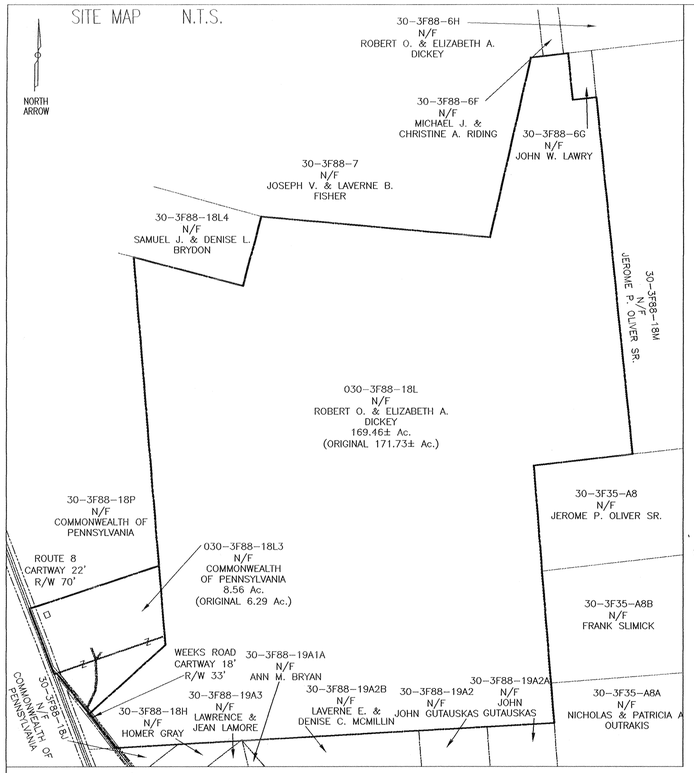
S. D. GRAFF Professional Surveying
P. O. Box 521 330 Fisher Road
Saxonburg, PA 16056
724-352-3811 FAX 724-352-1059

DWN.By: LJR CHK.By: SDG Co. TAX No: 230-515-CA, C101-C128

RECORDED FEB. 26, 2010	
PLAN BOOK	PAGE
318	39

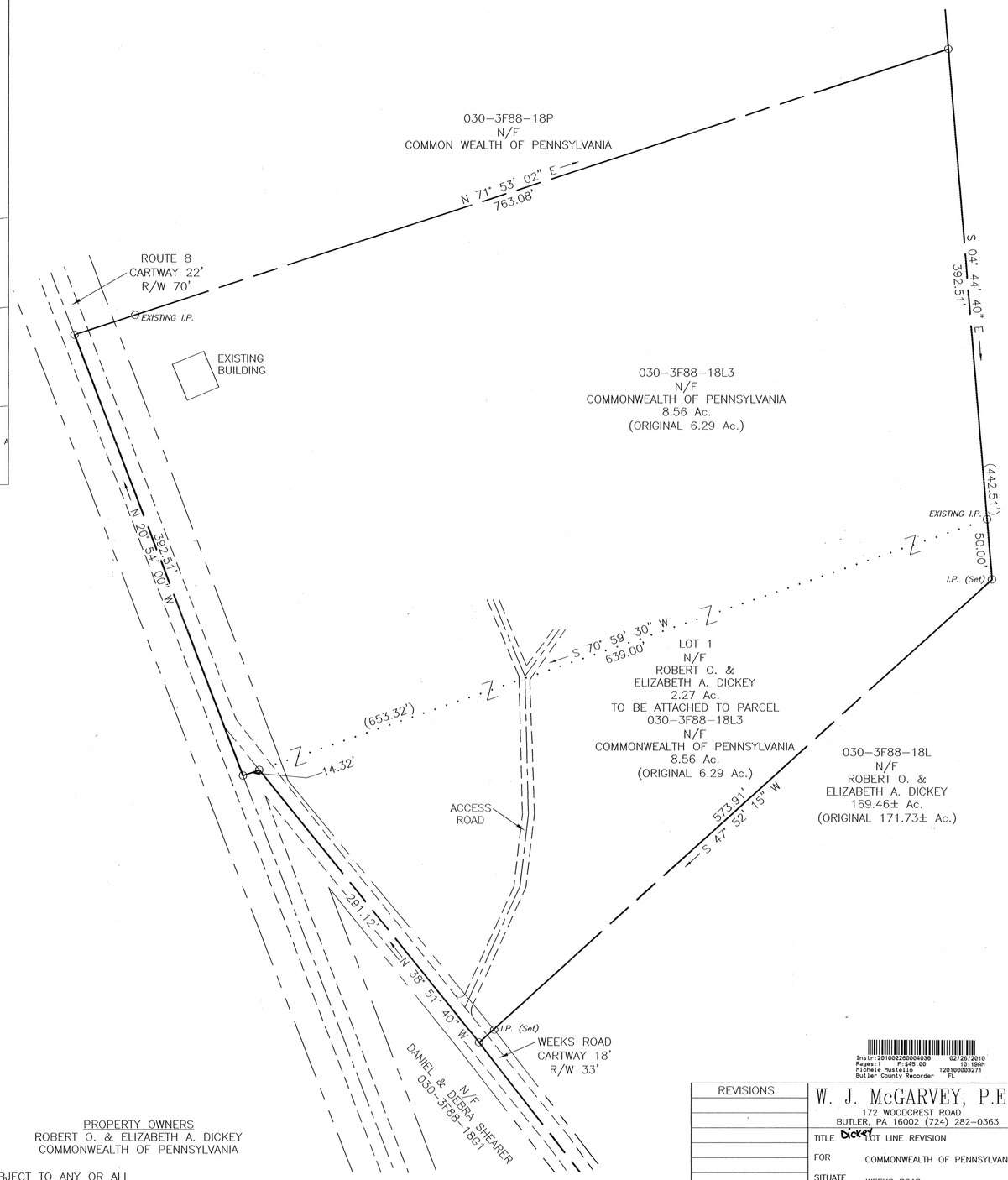
SHEET ____ of ____

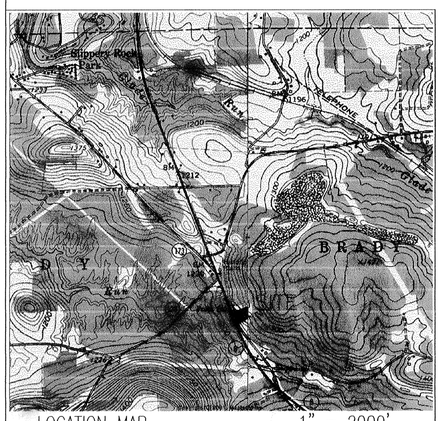
SITE MAP N.T.S.



PURPOSE OF SUBDIVISION

TO ATTACH LOT 1 (2.27 Ac.) FROM ROBERT O. & ELIZABETH A. DICKEY TO COMMONWEALTH OF PENNSYLVANIA PARCEL 18L3 TO PUT THE ACCESS ROAD ALL ON PARCEL 18L3.





LOCATION MAP 1" = 2000'

NORTH ARROW

PROPERTY OWNERS

ROBERT O. & ELIZABETH A. DICKEY
COMMONWEALTH OF PENNSYLVANIA

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

0 50' 100'

Instr:201002260004038 02/26/2010
Pages:1 F:$45.00 10:19AM
Michele Mustello T20100003271
Butler County Recorder FL

REVISIONS

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

TITLE LOT LINE REVISION (Dickey)
FOR COMMONWEALTH OF PENNSYLVANIA
SITUATE WEEKS ROAD, BRADY TOWNSHIP, BUTLER COUNTY, PA

SCALE	1"=50'	DR BY	T.A.T.	DRAWING NO.
DATE	12/09/09	CK'D BY	W.J.M.	6612-1

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.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY ENGINEER NO. 21751-E

SEAL

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM J. McGARVEY LAND SURVEYOR SU-867-A

12/10/09
DATE

ENGINEER / SURVEYOR

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT O. & ELIZABETH A. DICKEY AND A REPRESENTATIVE OF THE COMMONWEALTH OF PENNSYLVANIA OF THE TOWNSHIP OF BRADY, 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 BRADY 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 BRADY, 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 11th DAY OF January ,2010

OWNER

OWNER

OWNER

OWNER John W. Norbeck, Director DCNR-Bureau of State Parks

COMMONWEALTH OF PENNSYLVANIA: SS.

COUNTY OF BUTLER :

NOTARIAL SEAL
DENISE A. KELLY, Notary Public
City of Harrisburg, Dauphin County, PA
My Commission Expires November 24, 2011

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME ROBERT O. & ELIZABETH A. DICKEY 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 11th DAY OF January ,2010

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Ronald W. Coyer, Notary Public
Slippery Rock Boro, Butler County
My Commission Expires May 31, 2012
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA: SS.

COUNTY OF DAUPHIN :

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME A REPRESENTATIVE OF THE COMMONWEALTH OF PENNSYLVANIA 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 20 DAY OF JANUARY ,2010

NOTARY PUBLIC

REVIEWED BY THE COUNTY PLANNING COMMISSION OF THE COUNTY OF BUTLER THIS 27TH DAY OF JANUARY , 2010

SECRETARY

CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF BRADY THIS 3RD DAY OF Feb. ,200

SECRETARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRADY THIS DAY OF Feb. 17 , 2010

SECRETARY

CHAIRMAN

THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BRADY 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 BRADY TOWNSHIP STREETS OR ROADS.

SECRETARY

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)".

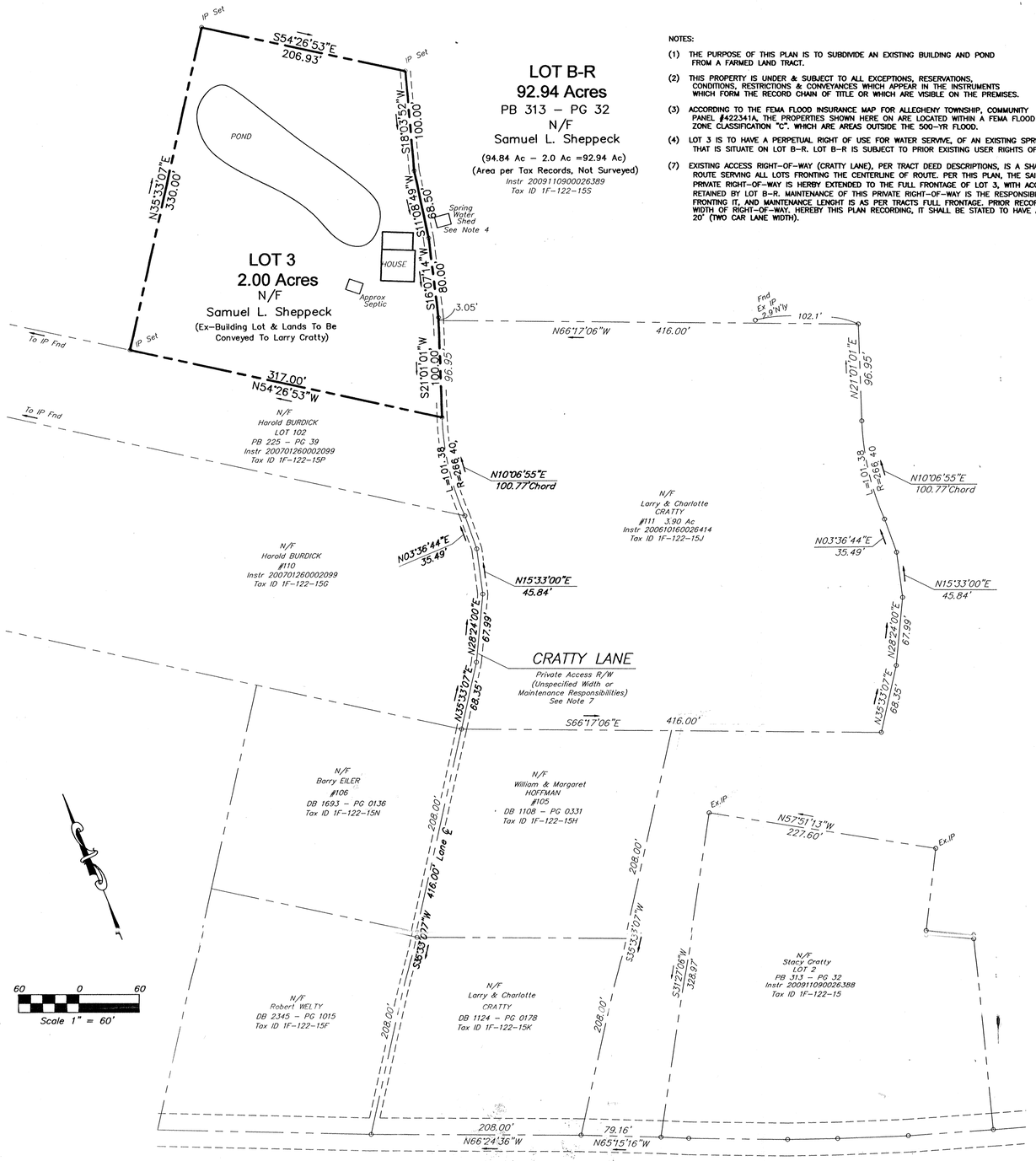
COMMONWEALTH OF PENNSYLVANIA)
BUTLER COUNTY)

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEED PLANS, ETC IN SAID COUNTY
IN PLAN BOOK VOLUME 318 PAGE 40
GIVEN UNDER MY HAND AND SEAL THIS 26th DAY OF Feb. 2010

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

BUTLER COUNTY, PA.

RECORDED FEB. 26, 2010	
PLAN BOOK	PAGE
318	40



LOT B-R
92.94 Acres
PB 313 – PG 32
N/F
Samuel L. Sheppeck
(94.84 Ac – 2.0 Ac =92.94 Ac)
(Area per Tax Records, Not Surveyed)
Instr 200911090026389
Tax ID 1F-122-15S

NOTES:

(1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE AN EXISTING BUILDING AND POND FROM A FARMED LAND TRACT.

(2) THIS PROPERTY IS UNDER & SUBJECT TO ALL EXCEPTIONS, RESERVATIONS, CONDITIONS, RESTRICTIONS & CONVEYANCES WHICH APPEAR IN THE INSTRUMENTS WHICH FORM THE RECORD CHAIN OF TITLE OR WHICH ARE VISIBLE ON THE PREMISES.

(3) ACCORDING TO THE FEMA FLOOD INSURANCE MAP FOR ALLEGHENY TOWNSHIP, COMMUNITY PANEL #422341A, THE PROPERTIES SHOWN HERE ON ARE LOCATED WITHIN A FEMA FLOOD ZONE CLASSIFICATION "C". WHICH ARE AREAS OUTSIDE THE 500-YR FLOOD.

(4) LOT 3 IS TO HAVE A PERPETUAL RIGHT OF USE FOR WATER SERVIVE, OF AN EXISTING SPRINGHOUSE THAT IS SITUATE ON LOT B-R. LOT B-R IS SUBJECT TO PRIOR EXISTING USER RIGHTS OF THIS WATER.

(7) EXISTING ACCESS RIGHT-OF-WAY (CRATTY LANE), PER TRACT DEED DESCRIPTIONS, IS A SHARED ACCESS ROUTE SERVING ALL LOTS FRONTING THE CENTERLINE OF ROUTE. PER THIS PLAN, THE SAID ROUTE AND PRIVATE RIGHT-OF-WAY IS HERBY EXTENDED TO THE FULL FRONTAGE OF LOT 3, WITH ACCESS RIGHTS ALSO RETAINED BY LOT B-R. MAINTENANCE OF THIS PRIVATE RIGHT-OF-WAY IS THE RESPONSIBILITY OF EACH TRACT FRONTING IT, AND MAINTENANCE LENGHT IS AS PER TRACTS FULL FRONTAGE. PRIOR RECORDS FAIL TO STATE WIDTH OF RIGHT-OF-WAY. HEREBY THIS PLAN RECORDING, IT SHALL BE STATED TO HAVE A WIDTH OF 20' (TWO CAR LANE WIDTH).

KNOW ALL MEN BY THESE PRESENTS, THAT SAMUEL L. SHEPPECK, OF ALLEGHENY TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA, THE HEIRS, ADMINISTRATORS AND ASSIGNS, DO HEREBY ADOPT THIS PLAN AS HIS PLAN OF LOTS OF HIS PROPERTY, SITUATED IN THE TOWNSHIP OF ALLEGHENY, BUTLER COUNTY, COMMONWEALTH OF PENNSYLVANIA, AND FOR OWERS 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 EFFECTS AS IF THE SAME HAD BEEN THROUGH LEGAL PROCEEDINGS, AND IN CONSIDERATION OF THE APPROVAL OF SAID PLAN, ANY FUTURE ACCEPTANCE OF SAID PUBLIC HIGHWAYS BY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUTLER, AND THE TOWNSHIP OF ALLEGHENY. 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 ALLEGHENY, THEIR SUCCESSORS OR ASSIGNS FROM ANY LIABILITY FOR DAMAGES ARISING AND TO ARISE FROM ANY APPROPRIATION OF SAID GROUND FOR PUBLIC HIGHWAYS AND THE PHYSICAL GRADING THEREOF TO ANY GRADES THAT MAY BE ESTABLISHED. THIS DEDICATION AND RELEASE SHALL BE BINDING UPON SAMUEL L. SHEPPECK, HIS HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND PURCHASERS OF LOTS IN THIS PLAN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS 9th DAY OF February, 2010.

ATTEST:
Jennifer E. Rohrman — NOTARY PUBLIC
Samuel L. Sheppeck — SAMUEL L. SHEPPECK

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer E. Rohrman, Notary Public
Butler Cty, Butler County
My Commission Expires June 16, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA) SS:
COUNTY OF BUTLER)

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY, PERSONALLY APPEARED THE ABOVE NAMED SAMUEL L. SHEPPECK AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION OF PLAN TO BE HIS ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH. SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY.

WITNESS OUR HAND AND NOTARIAL SEAL THIS 9th DAY OF February 2010. OUR COMMISSION EXPIRES THE 16 DAY OF June 20 11

Jennifer Rohrman — NOTARY PUBLIC (SIGNATURE) — SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer E. Rohrman, Notary Public
Butler Cty, Butler County
My Commission Expires June 16, 2011
Member, Pennsylvania Association of Notaries

I, SAMUEL L. SHEPPECK, DO HEREBY CERTIFY THAT THE TITLE OF THIS PROPERTY IS IN THE NAME OF SAMUEL L. SHEPPECK AS RECORDED AT INSTRUMENT 200911090026389, BUTLER COUNTY RECORDER OF DEEDS OFFICE.

Amanda Parsley — WITNESS
Samuel L. Sheppeck — SAMUEL L. SHEPPECK

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.

PRESIDENT — 2-9-10 (DATE)

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF ALLEGHENY THIS 9th DAY OF February 2010.

SECRETARY (SEAL) — PRESIDENT OF BOARD

REVIEWED/APPROVED BY THE BUTLER COUNTY PLANNING COMMISSION THIS 17th DAY OF FEB 2010.

SECRETARY — CHAIRMAN

BUTLER COUNTY PLANNING COMMISSION

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSION

PLAN NUMBER: 10017 (SEAL)

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

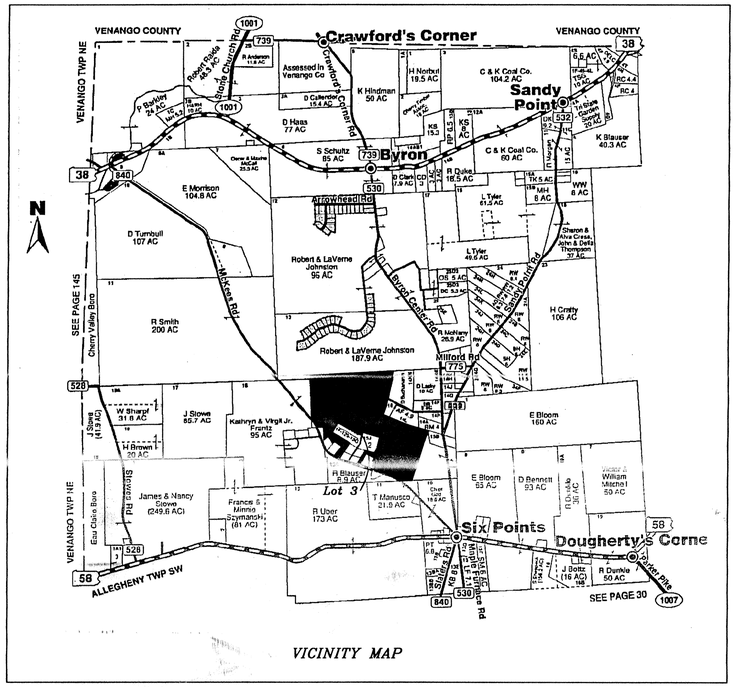
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, AND PLANS IN SAID COUNTY IN PLAN BOOK VOLUME 318 PAGE 41

GIVEN UNDER OUR HAND AND SEAL THIS 26 DAY OF February 2010.

(SEAL) MICHELE M. MUSTELLO — RECORDER
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

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

02-06-2010 (DATE) — James A. Day — REGISTRATION NO. SU-039394-E



VICINITY MAP

PROPERTY OWNER:
SAMUEL SHEPPECK
171 DUTCHTOWN ROAD
BUTLER, PA 16002

Instr: 201002260004062 02/26/2010
Pages: 1 F $45.00 12:26PM
Michele Mustello T20100003285
Butler County Recorder PL

RECORDED FEB. 26, 2010	
PLAN BOOK	PAGE
318	41

SCALE: 1" = 60'
DRAWING DATE: 01-27-2010

JAMES A. DAY, P.E.P.L.S.
CONSULTING ENGINEERING AND SURVEYING SERVICES
504 Beech Road
Butler, PA 16001
Ph/fax: 724-283-3267
email: jadmdy@msn.com

PREPARED FOR
SAMUEL SHEPPECK
SITUATED IN
Township of Allegheny, Butler Co., PA

SHEPPECK SUBDIVISION
BEING A DIVISION OF LOT B
ALINE J. CRATTY ESTATE

KNOWN ALL BY THESE PRESENT THAT W Kirby & Betty J Osborne DO HEREBY ADOPT THIS PLAN AS ITS SUBDIVISION OF ITS PROPERTY SITUATE IN Slippery Rock BUTLER COUNTY, PA AND FOR DIVERS ADVANTAGES ACCURING TO IT DOES HEREBY DEDICATE FOREVER, FOR PUBLIC USE FOR HIGHWAY PURPOSE ALL SLOPE AREAS AND ALL DRIVES, ROADS, STREETS, LANES, WAYS AND OTHER PUBLIC HIGHWAYS SHOWN UPON THE PLAN, WITH THE SAME FORCE 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 HIGHWAYSBY THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Butler TOWNSHIP OF Slippery Rock PA HEREBY COVENANTS AND AGREES TO AND BY THESE PRESENTS DOES RELEASE AND FOREVER DISCHARGE SAID COMMONWEALTH, COUNTY AND TOWNSHIP, THEIR SUCCESORS 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 _____ OUR SUCCESORS AND ASSIGNS AND PURCHASERS OF THE LOTS OF THIS PLAN.

ATTEST:

W. Kirby Osborne
OWNER

Betty J Osborne
OWNER

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Butler

BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID COMMONWEALTH AND COUNTY PERSONALLY APPEARED ABOVE NAMED W Kirby & Betty J Osborne AND ACKNOWLEDGED THE FORGOING RELEASE AND DEDICATION AND PLAN TO BE OUR ACT AND DEED AND DESIRE THE SAME BE RECORDED AS SUCH.

SWORN AND SUBSCRIBEDBEFORE ME THIS DAY

WITNESS MY HAND AND SEAL THIS 12 DAY OF February 2010.

MY COMMISSION EXPIRES THE 27 DAY OF November 20 11

NOTARY PUBLIC

RICHARD SEUBERT
MY COMMISSION # DO 737339
EXPIRES: November 27, 2011

REVIEWED BY THE SLIPPERY ROCK TOWNSHIP PLANNING COMMISSIONTHIS 22 DAY OF FEB. 2010.

SECRATARY

CHAIRMAN

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF Slippery Rock THIS 22 DAY OF FEB 2010.

SECRATARY

CHAIRMAN

I GREGORY B. JONES A PROFFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSLYVANIA DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS AND OR AGENTS.

2-7-10
DATE

REG. NO. SU-052831-E

REVIEWED BY THE BUTLER COUNTY PLANNING COMMISION THIS 17TH DAY OF FEB 2010.

SECRETARY

CHAIRMAN

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF Butler
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ECT IN SAID COUNTY IN PLAN BOOK VOLUME 318 PAGE 42
GIVEN UNDER MY HAND AND SEAL THIS 1 DAY OF March 2010

RECORDER

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

NOTARY PUBLIC

REG. SURVEYOR

TOWNSHIP SUPERVISORS

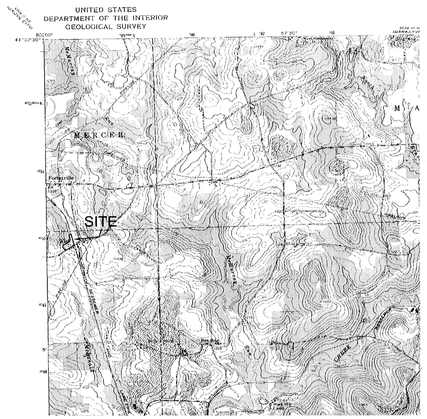
TOWNSHIP PLANNING

COUNTY PLANNING

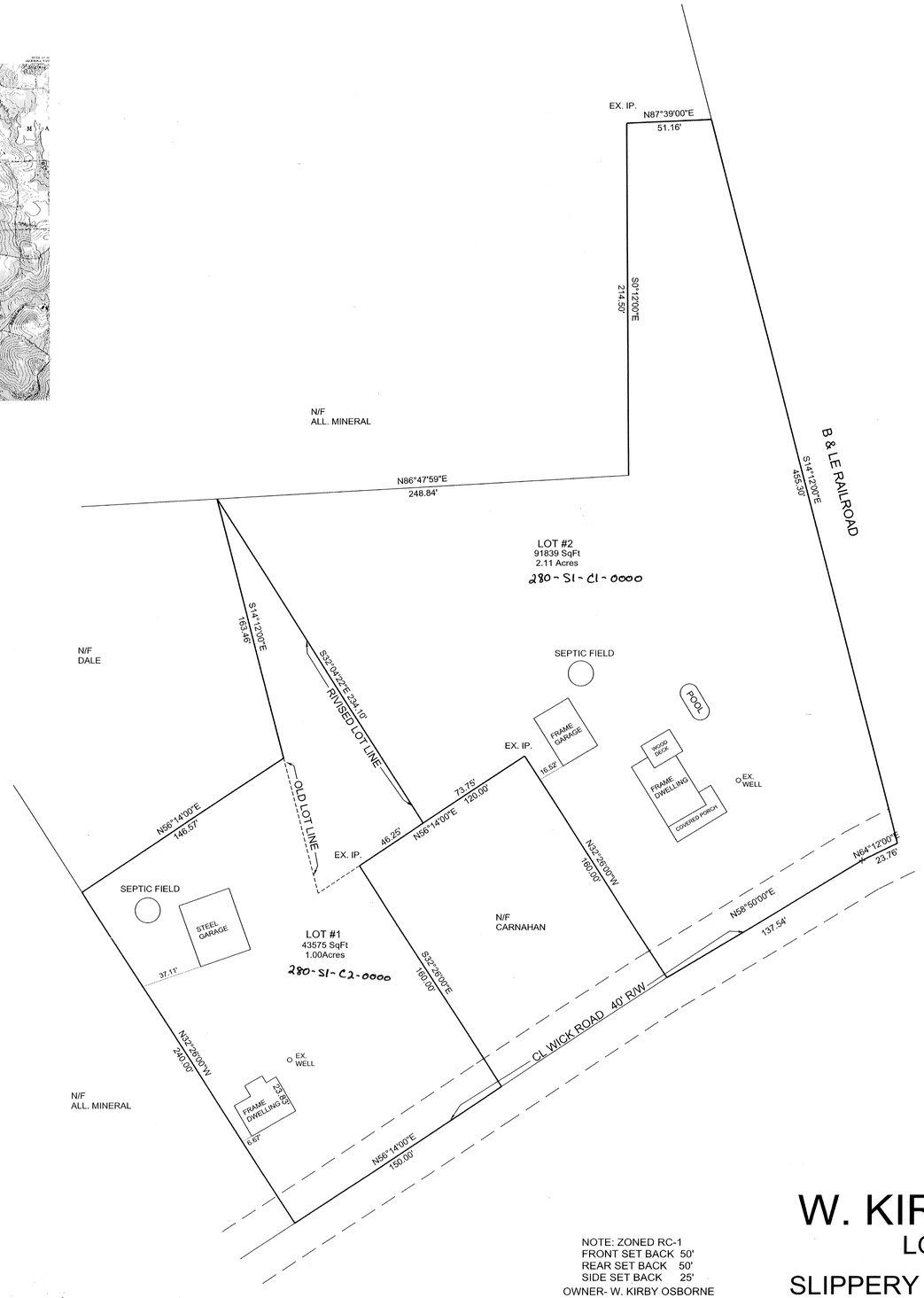
RECORDER OF DEEDS

Instr:201003010004149 03/01/2010
Pages:1 F:$45.00 2:01PM
Michele Mustello T201003003455
Butler County Recorder FL

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



LOCATION MAP-NTS



40' 0 40' 80'

SCALE: 1"=40' DATE: FEB. 5, 2010

NOTE: ZONED RC-1
FRONT SET BACK 50'
REAR SET BACK 50'
SIDE SET BACK 25'
OWNER- W. KIRBY OSBORNE
147 WICK ROAD
SLIPPERY ROCK, PA.
16057
724-735-2596

W. KIRBY OSBORNE

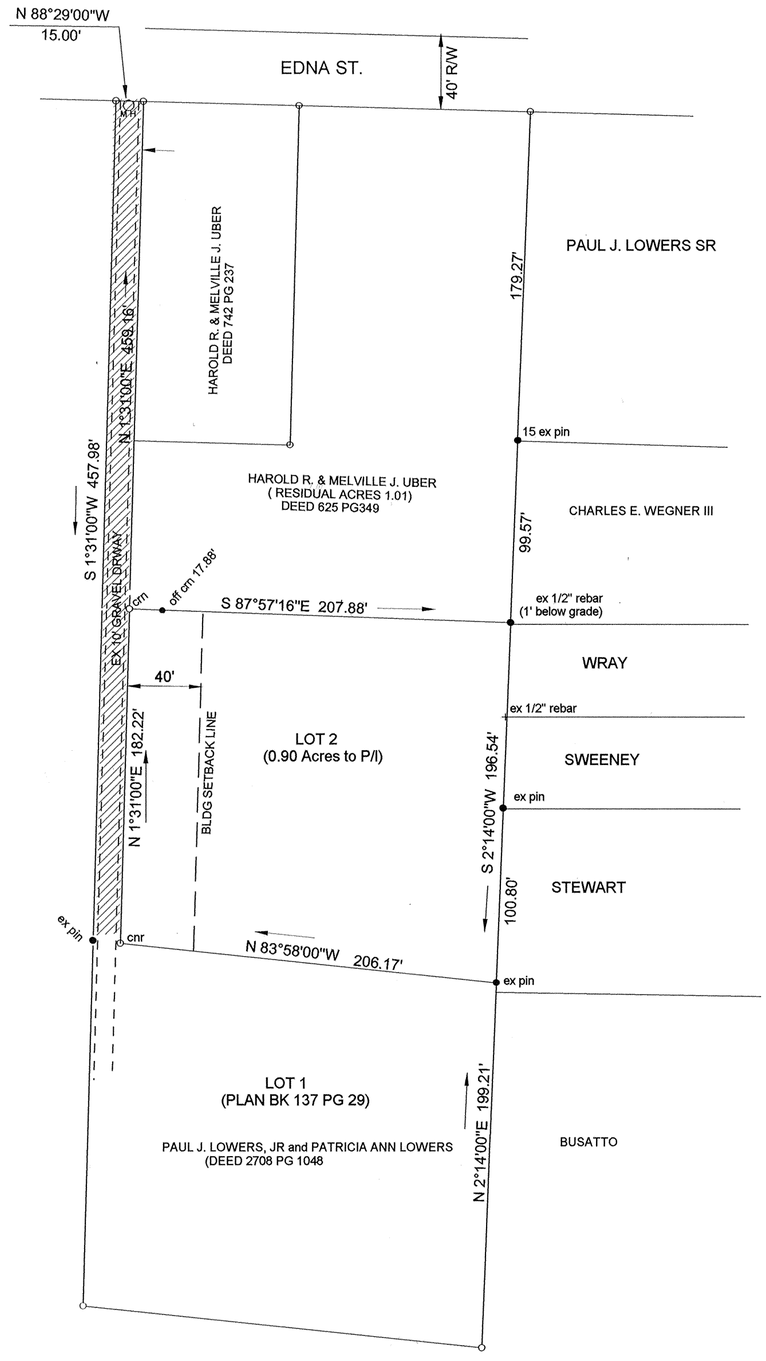
LOT LINE REVISION

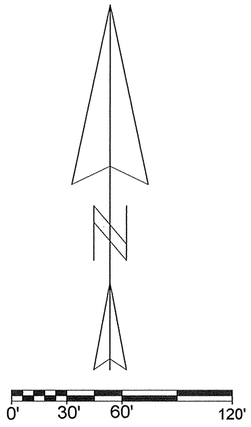
SITUATE IN

SLIPPERY ROCK TWP. BUTLER CO.

RECORDED MAR. 1, 2010	
PLAN BOOK	PAGE
318	42

PREPARED BY
GREG JONES SURVEYING
843 HARMONY ROAD
SLIPPERY ROCK, PA. 16057
724-421-6163





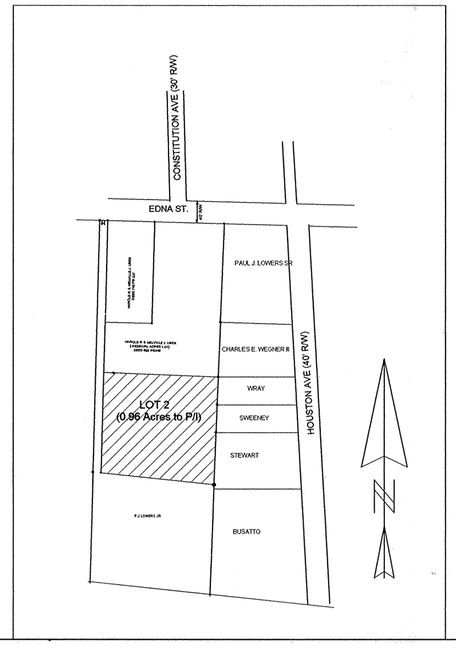
A RIGHT-OF- WAY WILL BE GRANTED TO LOT 2 AS SHOWN ON THIS PLAN BY THE OWNERS OF LOT 1 PAUL J. JR AND PATRICIA ANN LOWERS. (DEED 2708 PG 1048) PB 137 PG 29.

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

LOT 2 WILL BE SERVICED BY PUBLIC SEWAGE SYSTEM.

● = 5/8" REBAR SET UNLESS OTHERWISE NOTED.

VICINITY MAP (NTS)



SEAL:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUTLER

Before me the subscribeer, a Notary Public, in and for said State and County,
Personally came Harold R. Uber and acknowledged Melville J. Uber
the foregoing release and dedication and plan to be there act and deed and desired
the same to be recored as such.

WITNESS MY HAND AND NOTARY SEAL
This 19th day of Jan 2010
My commission expires the 23rd day of June A.D. 2011

Billie Jean Hetrick
Notary Public signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Billie Jean Hetrick, Notary Public
Mercer Twp., Butler County
My Commission Expires June 22, 2011
Member, Pennsylvania Association of Notaries

BUTLER COUNTY PLANNING COMMISSION

Approved by the Butler County Planning Commission this 4TH day of FEB 2010

(Secretary) (Chairman)

See Comments On File at the Butler County Planning Commission

Plan Number_____SEAL

Reviewed and Approved (or Reviewed with comments) by the Supervisors of Boro of Harrisville this day of 1st day of February, 2010.

Linda J. Wegner
(Secretary) (Chairman)

I Michael R. Messina, 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, and to the best of my knowledge, tha this plan correctly represents the lots, lands, street, and highways as surveyed and plotted by me for the owners or agents.

Michael R. Messina
Michael R. Messina Reg No 15281-E

16 Jan 2010
Date

Know All Men By these Presents, that We Harold R. Uber Melville J. Uber of the BORO OF HARRISVILLE of Butler County , of the Commonwealth of Pennsylvania for myself, our heirs, executors, Administrators and assign, do hereby adopt this as our Plan of lots of our property, situated in the Boro of Harrisvile Butler County, of the Commonwealth of Pennsylvania, and do hereby dedicate forever, for public use for highway, and utility purposes, all drives, roads, lands, right-of-way and other public highways shown upon the plan, and I/We hereby release and forever discharge the County of Butler it's successor or assigns, form any liability, course 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 the above named property owner.

IN WITNESS WHEREOF, I/WE hereunto set my/our hand and seat this _____day of, A. D.20____

Harold R. Uber Melville J. Uber
OWNER OWNER

COMMONWEALTH OF PENNSYLVANIA}
County of Butler}

Recorded in the office for the recording of deeds, plats ect in said County, in Plan Book Volume 318 Page(s) 43 and/or instrument number.
Given under my hand and seal this 12 day of March 20 10

(Recorder of Deeds)

RECORDER OF DEEDS
BUTLER COUNTY, PA.

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

Instr:201003010004151 03/01/2010
Pages:1 F:$45.00 2:17PM
Michele Mustello T20100003469
Butler County Recorder FL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED
MICHAEL R. MESSINA
SURVEYOR
No. 15281-E

RECORDED MAR. 1, 2010	
PLAN BOOK	PAGE
318	43

FINAL

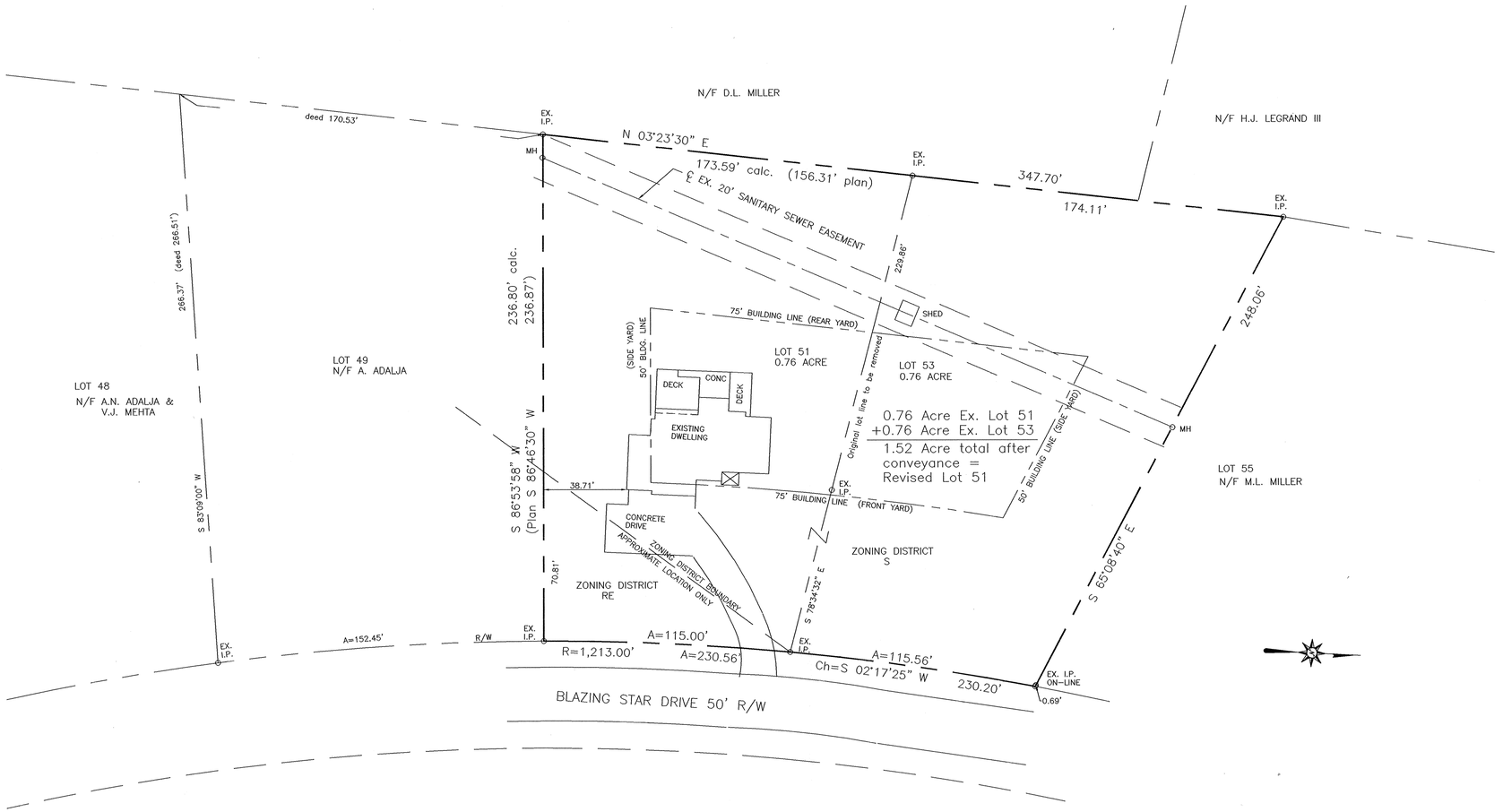
SUBDIVISION OF HAROLD R. & MELVILLE J. UBER LOT 2

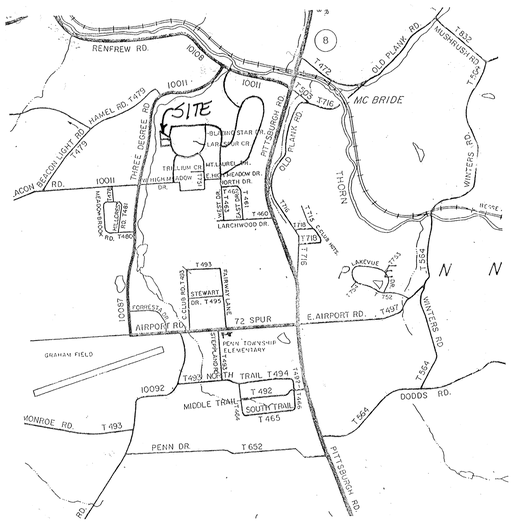
BORO OF HARRISVILLE
SCALE 1" = 60'

BUTLER CO. PA
4 JANUARY 2010

MESSINA BROTHER SURVEYING
799 E. MAIN ST EXT
GROVE CITY, PA 16127
(724) 735- 4614

OWNER:
HAROLD R. & MELVILLE J. UBER
300 EDNA ST.
HARRISVILLE, PA. 16038
724) 735-2568


N/F D.L. MILLER
N/F H.J. LEGRAND III
deed 170.53'
N 03°23'30" E
173.59' calc. (156.31' plan)
℄ EX. 20' SANITARY SEWER EASEMENT
347.70'
174.11'
248.06'
EX. I.P.
MH
266.37' (deed 266.51')
236.80' calc.
236.87')
S 83°09'00" W
S 86°53'58" W
(Plan S 86°46'30" W
LOT 48
N/F A.N. ADALJA &
V.J. MEHTA
LOT 49
N/F A. ADALJA
75' BUILDING LINE (REAR YARD)
50' BLDG. LINE (SIDE YARD)
SHED
DECK
CONC
DECK
EXISTING DWELLING
LOT 51
0.76 ACRE
LOT 53
0.76 ACRE
Original lot line to be removed
0.76 Acre Ex. Lot 51
+0.76 Acre Ex. Lot 53
1.52 Acre total after conveyance =
Revised Lot 51
50' BUILDING LINE (SIDE YARD)
38.71'
75' BUILDING LINE (FRONT YARD)
CONCRETE DRIVE
ZONING DISTRICT BOUNDARY APPROXIMATE LOCATION ONLY
ZONING DISTRICT RE
ZONING DISTRICT S
70.81'
S 78°34'32" E
S 65°08'40" E
LOT 55
N/F M.L. MILLER
A=152.45'
R/W
R=1,213.00'
A=115.00'
A=230.56'
A=115.56'
Ch=S 02°17'25" W
230.20'
EX. I.P. ON-LINE
0.69'
BLAZING STAR DRIVE 50' R/W


RENFREW RD.
HAMEL RD.
T479
10008
10011
SITE
BLAZING STAR CIR.
LABURNUM CR.
MEADOW DR.
NORTH DR.
HIGHLAND VIEW DR.
LARCHWOOD DR.
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KNOW ALL MEN BY THESE PRESENTS That We, CHRISTOPHER C. REEP AND KATHERINE S. REEP of the Townships of Clearfield and Winfield, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Townships of Clearfield and Winfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Townships of Clearfield and Winfield, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Townships of Clearfield and Winfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be 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 28 day of JANUARY 2010.

Christopher C. Reep
Owner

Katherine S. Reep
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared CHRISTOPHER C. REEP AND KATHERINE S. REEP 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 28 day of JANUARY 2010.

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

KNOW ALL MEN BY THESE PRESENTS That We, JASON T. ELLISON AND PAULA ELLISON of the Townships of Clearfield and Winfield, County of Butler and Commonwealth of Pennsylvania, for ourselves, our heirs, executors, administrators and assigns, do hereby adopt this as our plan of lots of our property, situate in the Townships of Clearfield and Winfield, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to us, do hereby dedicate forever, for public use for highway purposes, all slope areas drives, roads, streets, lanes and ways, and other public highways shown upon the plan, with the same force and effect as if the same had been opened through legal proceedings, and in the consideration of the approval of said plan, and any future acceptance of said public highways by the Commonwealth of Pennsylvania, County of Butler and Townships of Clearfield and Winfield, we hereby covenant and agree to and by these presents do release and forever discharge the Commonwealth of Pennsylvania, County of Butler and Townships of Clearfield and Winfield, their successors and assigns from any liability for damages arising and to arise from any appropriation of said ground for public highways and the physical grading thereof to any grades that may be 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 28 day of JANUARY 2010.

Jason T. Ellison
Owner

Paula S. Ellison
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared JASON T. ELLISON AND PAULA S. ELLISON 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 28 day of JANUARY 2010.

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.

28 January 10
Date

REGISTERED PROFESSIONAL LAND SURVEYOR
STANLEY D. GRAFF
30161-E

P. L. S. # 30161-E

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

Approved by the Supervisors of the Township of Clearfield this 8th day of February 2010.

Secretary — Seal — Chairman

Approved by the Clearfield Township Planning Commission this 1st day of Feb 2010.

Secretary — 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 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 Winfield this 25TH day of FEBRUARY 2010.

Victoria Schmader
Secretary

Seal
RECORDER OF DEEDS BUTLER COUNTY PENNSYLVANIA
SEAL

Chairman

Approved by the Winfield Township Planning Commission this 3rd day of February 2010.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 4TH day of FEB. 2010.

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 45.

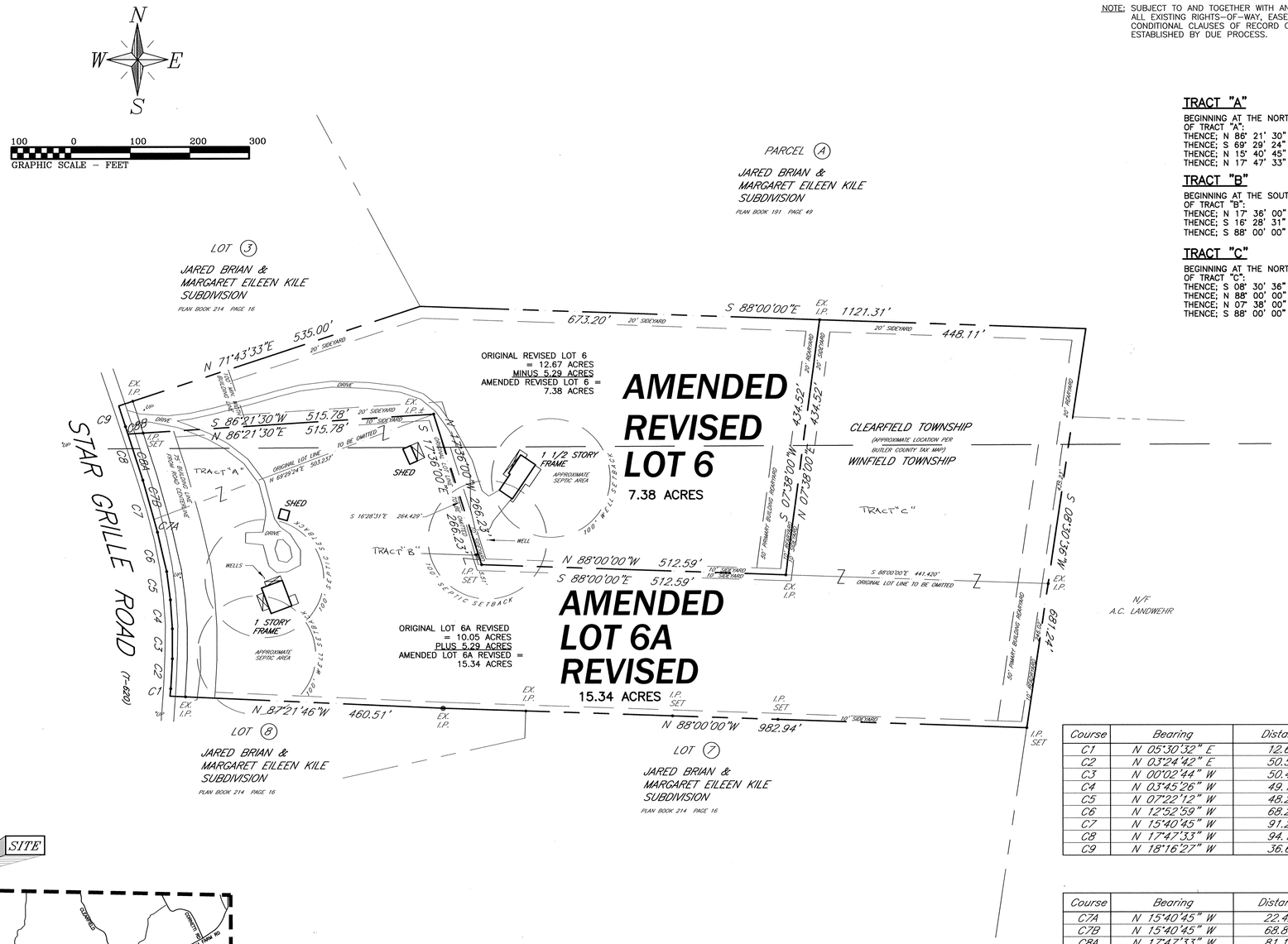
Given under my hand and seal this 2nd day of March 2010.

Michele M. Mustello
Recorder

Seal

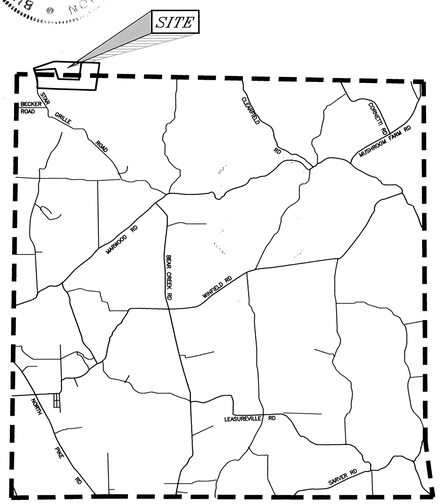
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

BUTLER COUNTY PLANNING COMMISSION



Course	Bearing	Distance
C1	N 05°30'32" E	12.68'
C2	N 03°24'42" E	50.57'
C3	N 00°02'44" W	50.42'
C4	N 03°45'26" W	49.13'
C5	N 07°22'12" W	48.26'
C6	N 12°52'59" W	68.28'
C7	N 15°40'45" W	91.29'
C8	N 17°47'33" W	94.13'
C9	N 18°16'27" W	36.60'

Course	Bearing	Distance
C7A	N 15°40'45" W	22.42'
C7B	N 15°40'45" W	68.87'
C8A	N 17°47'33" W	81.13'
C8B	N 17°47'33" W	13.40'



Vicinity Map
NOT TO SCALE

RECORDER OF DEEDS BUTLER COUNTY, PA.

REEP/ELLISON PLAN

Being a lot line revision of Lot 6A Revised and Revised Lot 6 of the Jared Brian Kile and Margaret Eileen Kile Plan / Plan Book 277 Page 11

NOTES:

1) OWNER: CHRISTOPHER C. REEP AND KATHERINE S. REEP
375 STAR GRILLE ROAD
BUTLER, PA. 16002
PHONE: 724-283-1126

2) IN THE EVENT THE DRIVEWAY ENTRANCE FOR AMENDED LOT 6A REVISED IS RELOCATED ON LOT 6A ENTIRELY, A TOWNSHIP PERMIT WILL BE REQUIRED.

3) PROPERTY ZONING – WINFIELD = R/A, RURAL/AGRICULTURAL

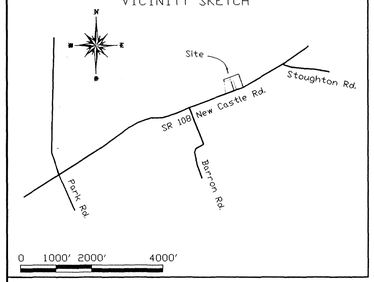
S. D. GRAFF Professional Surveying
P. O. Box 521 Saxonburg, PA 16056
330 Fisher Road
724-352-3811 FAX 724-352-1059

for CHRISTOPHER & KATHERINE REEP

LOT LINE REVISION
PROJECT No: 10004
SITUATE: CLEARFIELD AND WINFIELD TOWNSHIPS, BUTLER COUNTY, PA.
DATE: 1-23-10 REV: DWN.By: LJR CHK.By: SDG Co. TAX No: 320-1F98-2 & 2H

RECORDED MAR. 2, 2010
PLAN BOOK 318 PAGE 45
SHEET ____ of ____

VICINITY SKETCH





REVIEWED AND APPROVED BY WORTH TOWNSHIP SUPERVISORS THIS
2nd DAY OF March 2010

Claire L Martin
SECRETARY

Kenneth G Kirby
CHAIRMAN

REVIEWED AND APPROVED BY WORTH TOWNSHIP
PLANNING COMMISSION THIS 17th DAY OF February 2010

Carol A. Miller
SECRETARY

David B. Cooper
CHAIRMAN

KNOW ALL MEN BY THESE PRESENTS, THAT I GLENN E. COOPER AND GRADY W. COOPER OF SLIPPERY ROCK & WORTH TOWNSHIPS 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 WORTH 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 15th DAY OF December, A.D. 20 09.

OWNER: Grady W Cooper OWNER: Glenn E. Cooper

STATE OF FLORIDA
COUNTY OF Osceola

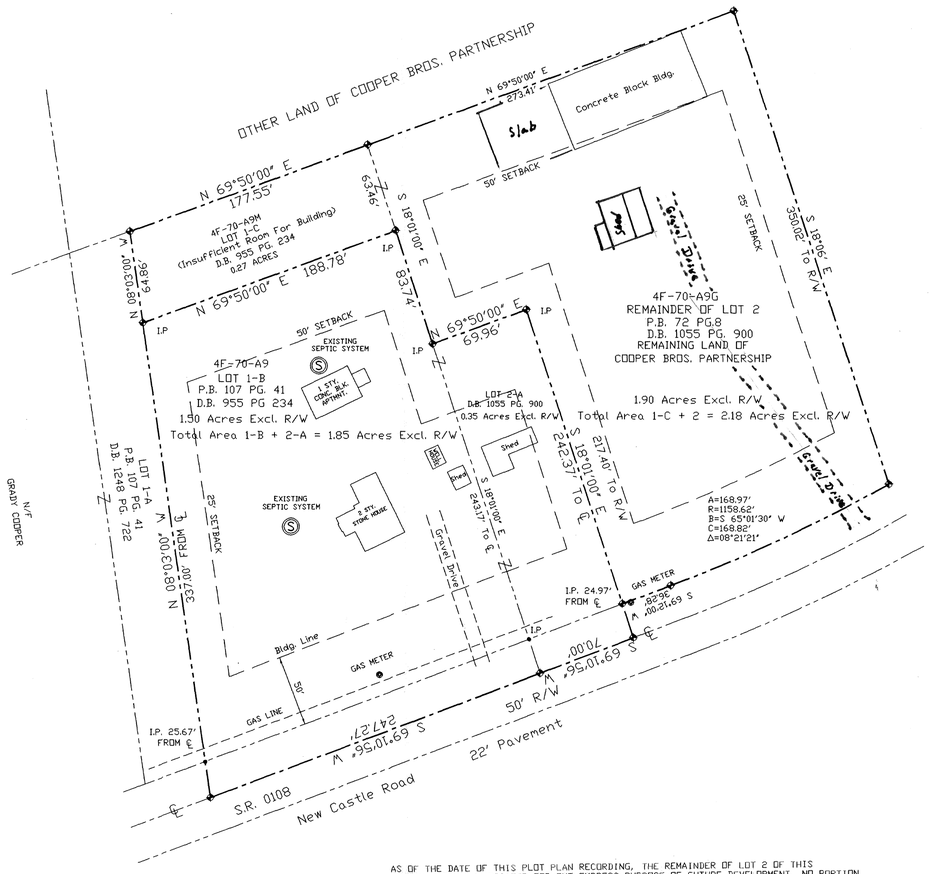
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY CAME Glenn Cooper and Grady Cooper AND ACKNOWLEDGED THE FOREGOING RELEASE AND DEDICATION AND PLAN TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL
THIS 15th DAY OF December, 2009
MY COMMISSION EXPIRES THE 30th DAY OF December A.D., 20 10

NOTARY PUBLIC SIGNATURE Barbara Frost

SEAL

BARBARA FROST
Commission # DD 607259
Expires: Dec. 30, 2010



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 — PA SU-10174
SURVEYORS SIGNATURE — LICENSE NUMBER

12-9-09
DATE

REGISTERED PROFESSIONAL
Norman P. Straub
LAND SURVEYOR
NO. SU-10174-E

BUTLER COUNTY PLANNING COMMISSION

REVIEWED ~~AND APPROVED~~ BY THE BUTLER COUNTY PLANNING COMMISSION THIS 22ND DAY OF Feb, 20 10.

SECRETARY — CHAIRMAN

SEE COMMENTS ON FILE AT THE BUTLER COUNTY PLANNING COMMISSSION

PLAN NUMBER 10039 SEAL

SEAL

COMMONWEALTH OF PENNSYLVANIA SS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, PLATS, ETC. IN SAID COUNTY, IN PLAN BOOK VOLUME 318 PAGE 46 AND/OR INSTRUMENT NUMBER.

GIVEN UNDER MY HAND AND SEAL THIS 3rd DAY OF March, 20 10.

~~RECORDER OF DEEDS~~
Michele M Mustello

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

RECORDER OF DEEDS
BUTLER COUNTY, PA.

0' 25' 50' 100'

NOTES:

PURPOSE OF SUBDIVISION:

IT IS THE INTENT OF THIS SUBDIVISON TO CREATE A LOT WITH THE HOUSE INCLUDING ALL OF THE OUT BUILDINGS.

ALL BUILDINGS SHOWN ARE EXISTING

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE REMAINDER OF LOT 2 OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF FUTURE DEVELOPMENT. NO PORTION OF THE REMAINDER OF LOT 2 OF THIS SUBDIVISION HAS BEEN APPROVED BY WORTH TOWNSHIP OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS WORTH TOWNSHIP AND THE APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT OF THE SUBDIVISION DESCRIBED HEREON IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (35 P.S. SECTION 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 WORTH TOWNSHIP WHICH IS CHARGED WITH ADMINISTRATING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT TYPE OF SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

LANDOWNER:
GLENN & GRADY COOPER
dba COOPER BROS. PARTNERSHIP
P.O. Box 668
Slippery Rock, PA 16057
Phone: 724-794-4780

RECORDED MAR. 3, 2010	
PLAN BOOK	PAGE
318	46

Instr:201003030004345 03/03/2010
Pages:1 F:$45.00 10:29PM
Michele Mustello T20100003624
Butler County Recorder FL

LOT LINE REVISION
LOT 2-A TO BE ADDED TO LOT 1-B
LOT 1-C TO BE ADDED TO LOT 2

COOPER BROS. PARTNERSHIP SUBDIVISION

WORTH TWP. BUTLER CO., PA.

NORMAN P. STRAUB, P.E., P.L.S.
Civil Engineer and Land Surveyor
316 ELLIOTT ROAD, P.O. BOX 448
GROVE CITY, PA. 16127

DATE: 10-16-09
SCALE: 1" = 50'
A1154-2-33
RE. B1296AC

Instr:201003040004515 03/04/2010
Pages:1 F:$45.00 3:19PM
Michele Mustello T20100003757
Butler County Recorder FL

KNOW ALL MEN BY THESE PRESENTS That We, E. D. ELLIOTT and DONNA M. ELLIOTT of the Township of Center, 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 Center, 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 Center, 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 Center, 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 15 day of FEBRUARY 2010.

E D Elliott
Owner

Donna M. Elliott
Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared E.D. ELLIOTT ans DONNA M. ELLIOTT 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 15 day of FEBRUARY 2010

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.

9 February '10
Date

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

P. L. S. 30161-E

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

Approved by the Supervisors of the Township of Center this 10 day of February 2010.

Secretary — Seal — Chairman

Approved by the Center Township Planning Commission this 27 day of January 2010.

Secretary — Chairman

Reviewed by the Butler County Planning Commission this 12TH day of JANUARY 2010.

Secretary — Seal — Chairman

BUTLER COUNTY PLANNING COMMISSION

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

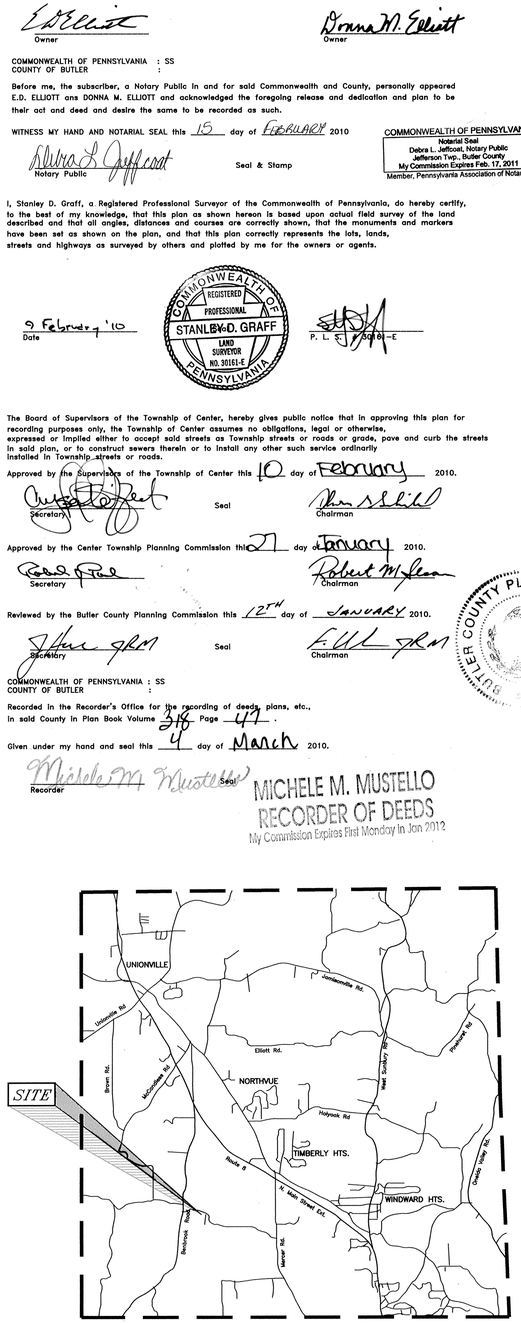
Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 47.

Given under my hand and seal this 4 day of March 2010.

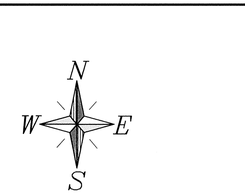
Michele M. Mustello
Recorder — Seal

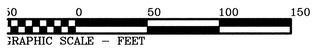
MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 2012

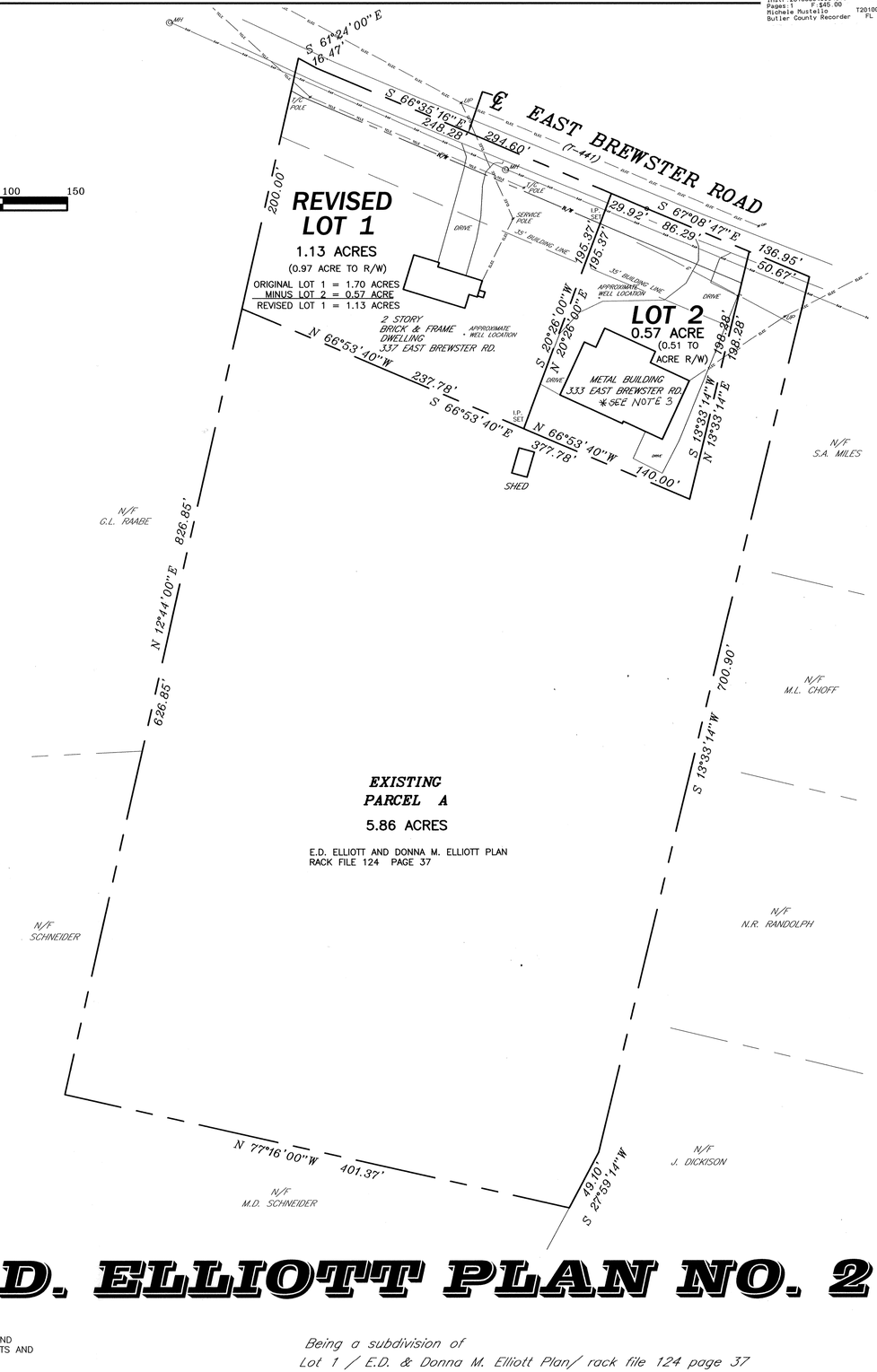
RECORDER OF DEEDS BUTLER COUNTY, PA.



Vicinity Map
NOT TO SCALE







"THE CENTER TOWNSHIP BOARD OF SUPERVISORS ADOPTED THE CAPITAL IMPROVEMENTS PLAN ON MAY 10, 2006 ESTABLISHING IMPACT FEES FOR THE WESTERN, NORTHERN AND EASTERN TRANSPORTATION DISTRICTS. THE PATE IS ❍ $____ IN THE WESTERN TRANSPORTATION DISTRICT PER ANTICIPATED P.M. PEAK HOUR TRIP, BASED ON A TRIP GENERATION CALCULATION PREPARED BY OLSEN ENGINEERING DATED JANUARY 2, 2008, THIS SUBDIVISION/ LAND DEVELOPMENT WILL GENERATE ____ ANTICIPATED P.M. PEAK HOUR TRIPS, THE IMPACT FEE OF $ _____ SHALL BE PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE.

IF THIS SUBDIVISION/LAND DEVELOPMENT RESULTS IN 2 OR LESS P.M. PEAK HOUR TRIPS, INCLUDING ANY PRE-EXISTING P.M. PEAK HOUR TRIPS, NO IMPACT FEE WILL BE ASSESSED."

E. D. ELLIOTT PLAN NO. 2

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

Being a subdivision of
Lot 1 / E.D. & Donna M. Elliott Plan/ rack file 124 page 37

NOTES:

1) OWNER: E. D. ELLIOTT AND DONNA M. ELLIOTT
337 EAST BREWSTER ROAD
BUTLER, PA. 16001
PHONE: 724-287-3868

2) SUBJECT PROPERTY ZONING – R-1 SINGLE FAMILY RESIDENTIAL
MINIMUM LOT AREA = 1/2 ACRE
MAXIMUM BUILDING HEIGHT = 35'
MINIMUM LOT FRONTAGE = 100'
SETBACKS: FRONT 35'
REAR 35'
SIDE 15' (TWO REQUIRED)

3) EXISTING NON-CONFORMING STRUCTURES AND USE WERE PRIOR TO ORIGINAL ZONING ORDINANCE

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

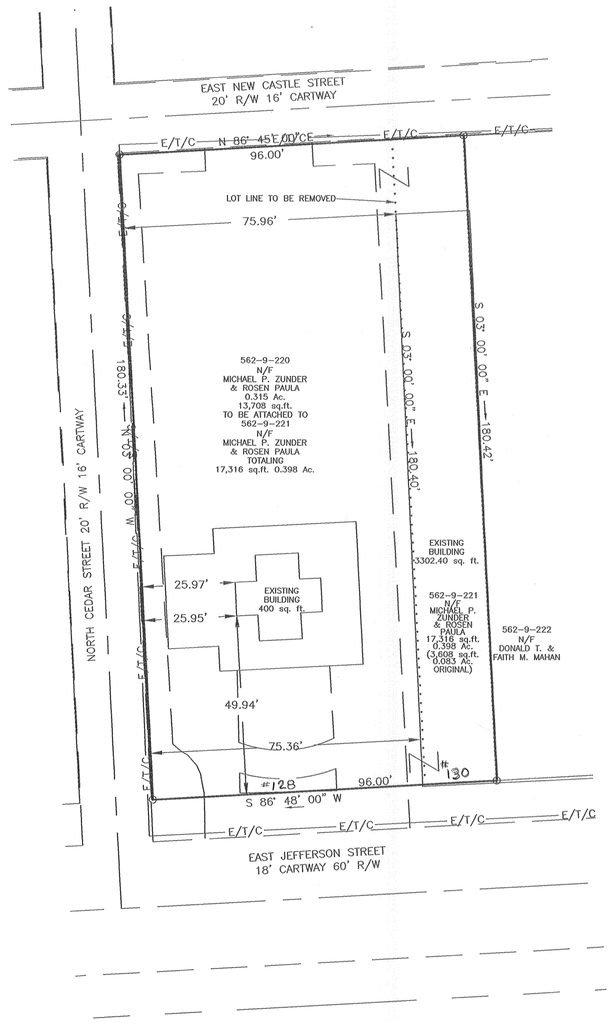
SUBDIVISION PLAN
PROJECT No: 09167
SITUATE: CENTER TOWNSHIP, BUTLER COUNTY, PA.
DATE: 11-20-09 REV: 1-27-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 060-3F43-25

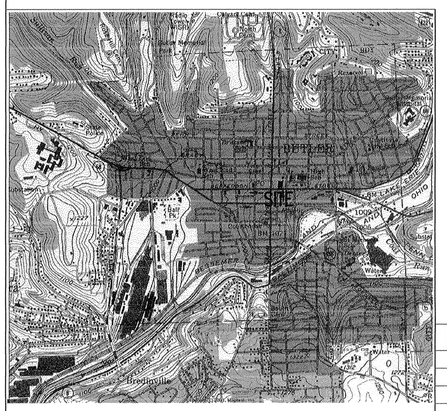
for

E. D. ELLIOTT & DONNA M. ELLIOTT

RECORDED MAR. 4, 2010	
PLAN BOOK	PAGE
318	47
SHEET	of

Instr# 201003090004807 03/09/2010
Pages: 1 F: $45.00 4:16PM
Michele Mustello T20100003952
Butler County Recorder FL





LOCATION MAP 1" = 2000'

NORTH ARROW

PROPERTY OWNER
MICHAEL P. ZUNDER
& ROSEN PAULA
115 EAST CUNNINGHAM STREET
BUTLER, PA 16001

PURPOSE OF DRAWING
TO CONSOLIDATE LOT 220, AND LOT 221 INTO ONE LOT WITH A TOTAL ACREAGE OF 0.398 Ac.

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

WARD II
ZONED C-2

REV.	DESCRIPTION	BY	DATE	REFERENCE DRAWINGS

0 20 40
1" = 20'

DRAWN BY: T.A.T.
DATE: 02/15/10
CHECKED BY: W.J.M.
DATE: DATE:
APPROVED:

DESIGNER
W. J. McGARVEY
ENGINEERING & SURVEYING
172 WOODCREST ROAD
BUTLER, PA 16002
(724) 282-0363

PROJECT
ZUNDER LOT CONSOLIDATION
130 EAST JEFFERSON STREET
BUTLER CITY – BUTLER COUNTY
PENNSYLVANIA

DWG No.
6635-1

RECORDED:_____ . _____ 2010
SECTION | PAGE
SHEET_____ OF _____

Know All Men By These Presents That MICHAEL P. ZUNDER & ROSEN PAULA of the City of Butler , the County of Butler and State of Pennsylvania for (myself / ourselves), (my / our) heirs, executors, administrators and assigns, do hereby adopt this as (my / our) plan of lots of (my / our) property, situate in the City of Butler, County of Butler and State of Pennsylvania, and for drivers advantages accruing to (me / 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 (I / We) hereby release and forever discharge the City of Butler, their successors and assigns from any liability for damage caused by any grading thereof to any grades hereafter at anytime thereof according to such established grades. This dedication and release shall be binding upon the above named property owner(s) (her / his / their) heirs, executors, administrators, and assigns and purchasers of lots in this plan.

IN WITNESS WHEREOF, (I / We) hereunto set (my / our) hand(s) and seal(s) this day of , 2010 .

Owner

Owner

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER : SS.
:

Before me, the subscriber, a Notary Public in and for said State and County, MICHAEL P. ZUNDER & ROSEN PAULA, personally came and acknowledged the foregoing release and dedication and plan to be (her / his / their) act and and deed desired the same same to be recorded as such.
WITNESS MY HAND AND NOTORIAL SEAL this 5th, day of MARCH , 2010 .

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy Comrie Schaffner, Notary Public
City of Butler, Butler County
My Commission Expires April 9, 2012
Member, Pennsylvania Association of Notaries

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the County planning Commission of the County of Butler this 16th day of FEB , 2010 .

Secretary

Chairman

Approved by the Planning Commission of the City of Butler this 26th day of February, 2010 .

Secretary

Chairman

Approved by the Council of the City of Butler this 1st day of March, 2010 .

City Clerk

Mayor

The Council of Butler City hereby gives public notice that in approving this plan for recording purposes only, the City 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 City streets or roads.

City Clerk

Mayor

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.

SEAL

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM J. McGARVEY
SURVEYOR

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUTLER :SS.

Recorded in the Recorder's Office for the recording of deeds, plans, etc... in said County, Plan Book 318 Page 48

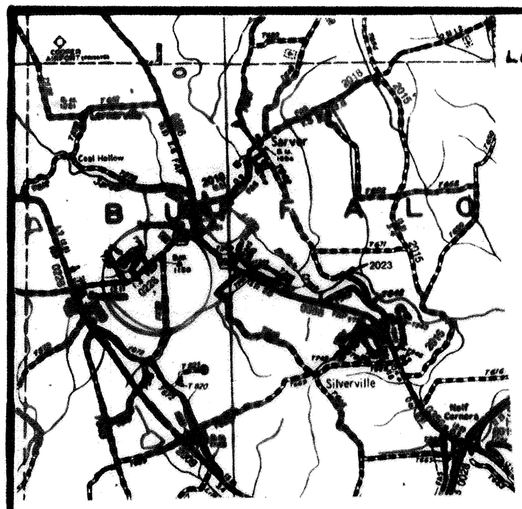
GIVEN UNDER MY HAND AND SEAL this 8 day of MARCH 2010 .

Recorder

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

RECORDER OF DEEDS BUTLER COUNTY, PA

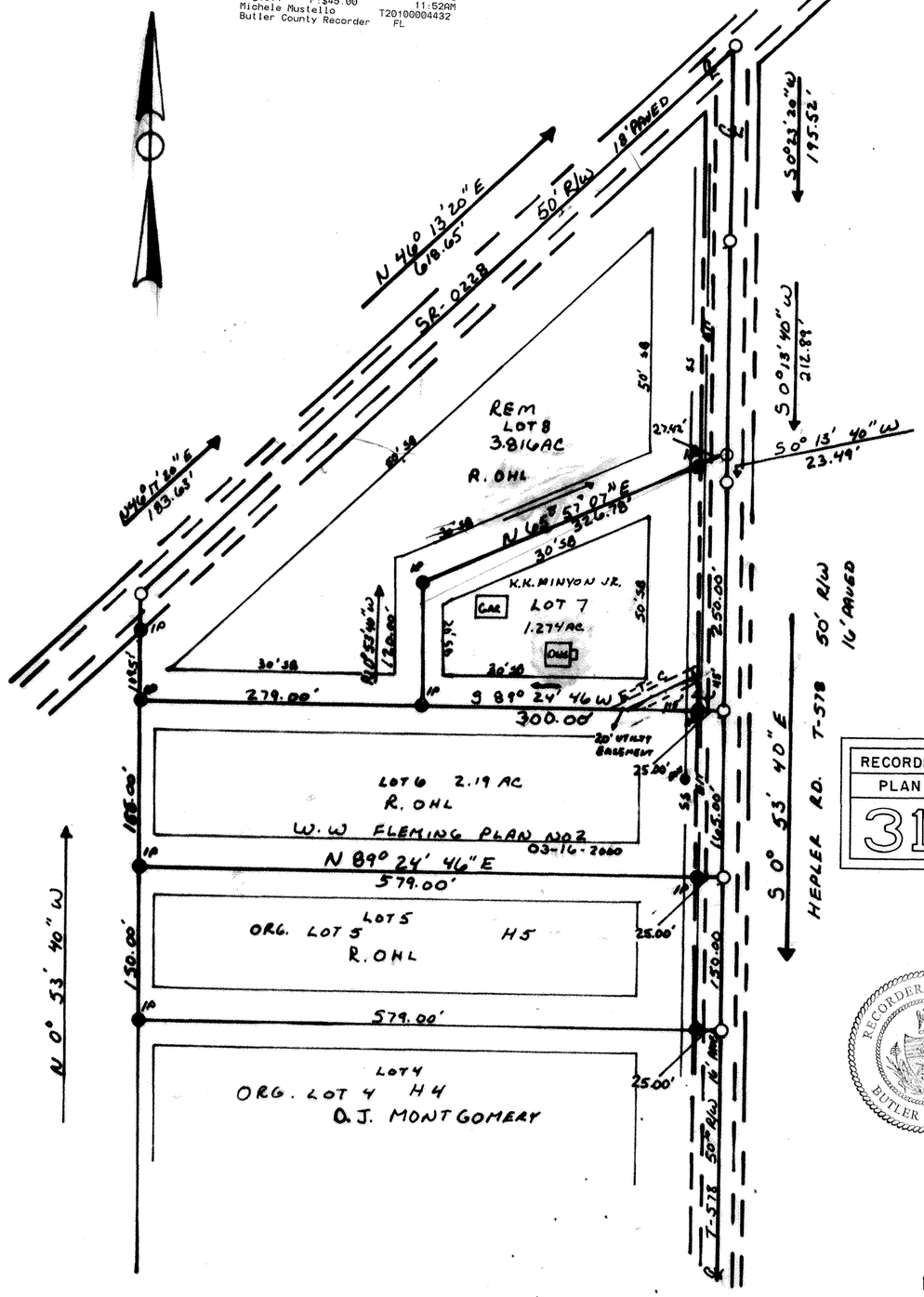
RECORDED MAR. 8, 2010	
PLAN BOOK	PAGE
318	48



LOCATION MAP

NOTICE THAT 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.

Instr:201003150005341 03/15/2010
Pages:1 F:$45.00 11:52AM
Michele Mustello T20100004432
Butler County Recorder FL



	FP-1 FLOODPLAIN	A-1 AGRICULTURE
PERMITTED USES	Agriculture Open Land Rec. Accessory Uses	Agriculture Single Family Schools Churches Private Rec. Water Rec. Storage Mobile Homes Accessory Sanitary Landfills**
CONDITIONAL USES	Public Parks Playgrounds Private Rec.	Trans Terminals Family Bus. Cemeteries Hospitals Clinics Mineral Ex. Nursing Homes Animal Clinic Airport Mobile Home Park Planned Dev.

LOT & YARD REQUIREMENTS	
Minimum Lot Area	40,000 sq. ft.
Minimum Lot Area per family in a Multiple Family Dwelling	40,000 sq. ft. 20,000 sq. ft.*
Minimum Lot Width	150 ft. 100 ft.*
Minimum Front Yard Depth	30 ft.
Minimum Side Yard Width	30 ft. 20 ft.*
Minimum Rear Yard Depth	20 ft.
Maximum Height of Structure	28 ft.

1F77-10
O.T.
CARNAHAN

PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA)SS:
COUNTY OF BUTLER)

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

Given under my hand and seal this _____ day of _____, 19____.

SEAL Recorder

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

11-27-09
10-03-02
Date 10-23-09

SEAL Carl L. Waugaman
Signature of Surveyor

INDIVIDUAL ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA) SS:
County of Butler)

Before me, the subscriber, a Notary Public in and for said Commonwealth, personally appeared KENNETH K. & RUTH N. MINYON JR., and acknowledged the foregoing release and dedication and plan to be (his, her, their) act and deed and desired the same to be recorded as such. Kenneth K. Minyon Ruth N. Minyon

Sworn to and subscribed before me this day.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14TH DAY OF January 2010.

My commission Expires the 17TH day of October, 2010.

SEAL

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Nancy A. Greece, Notary Public
Harrison Twp., Allegheny County
My Commission Expires Oct. 17, 2010
Member, Pennsylvania Association of Notaries

Nancy A Greece
Notary Public

BUTLER COUNTY PLANNING COMMISSION

COUNTY PLANNING COMMISSION REVIEW OR APPROVAL

Reviewed by the Butler County Planning Commission this 15TH day of MARCH, ~~19~~ 2010.

Secretary Chairman

LOCAL PLANNING COMMISSION APPROVAL

Approved by the Buffalo Township Planning Commission this 3RD day of Feb 2010,

Earl C. Ketrick SEAL Kevin Cordier
Secretary Chairman

FIRST CLASS OR (SECOND) CLASS TOWNSHIP APPROVAL

Approved by the Board of Supervisors of the Township of Buffalo this 24TH day of FEBRUARY, 2010.

James L. Fulkerson SEAL John L. Brown
Secretary Chairman

RECORDED MAR. 15, 2010	
PLAN BOOK	PAGE
318	49

NOTE: PURPOSE OF THIS PLAN IS TO CONVEY 3.81AC. FROM KENNETH K. & RUTH N. MINYON JR. TO ROCAR P. & CYNTHIA M. OHL.

BUTLER COUNTY PENNSYLVANIA SS
Recorded in the Recorder's Office of said County on the 15 day of MARCH A.D. 2010 in Book 318 Book No. PAGE 49 Witness my hand and the seal of said Office
Michele M. Mustello
SEAL
W.W. FLEMING PLAN
PBV: 100 PG: 008
1984

RECORDER OF DEEDS BUTLER COUNTY, PA.

MICHELE M. MUSTELLO
RECORDER OF DEEDS
My Commission Expires First Monday in Jan 201

0 1" 2"
0 100' 200'

W. W. FLEMING PLAN NO. 3

OWNER: KENNETH K. & RUTH N. MINYON JR.

107 HEPLER RD. SARVER, PA. 16055

BUFFALO TWP	BUTLER CO., PA
DBV: 1892 PG: 197	MAP NO. 040-3H-H6

PROPERTY SURVEYS • SUBDISISIONS • MINING • HYDRAULIC SEWAGE DESIGN • DER PERMIT PREP.

CARL L. WAUGAMAN P.E., P.L.S.

Civil Engineer & Professional Land Surveyor

P.O. BOX 69 / WORTHINGTON, PA. 16262-0069

DATE: 10-03-02	SCALE: 1"=100'
REV: 10-23-09	REV 11-27-09

KNOW ALL MEN BY THESE PRESENTS That I, DAVID W. EICHENLAUB of the Township of Clinton, 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 Clinton, County of Butler and Commonwealth of Pennsylvania, and for divers advantages accruing to myself, 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 Clinton, 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 Clinton, 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 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 2ND day of MARCH 2010.

Owner

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Before me, the subscriber, a Notary Public in and for said Commonwealth and County, personally appeared DAVID W. EICHENLAUB and acknowledged the foregoing release and dedication and plan to be his act and deed and desire the same to be recorded as such.

WITNESS MY HAND AND NOTARIAL SEAL this 2ND day of MARCH 2010.

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.

2 MARCH '10
Date

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

P. L. S. # 30161-E

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

Approved by the Supervisors of the Township of Clinton this 6th day of March 2010.

Secretary — Seal — Chairman

Approved by the Clinton Township Planning Commission this 1ST day of MAY 2010.

Secretary — Chairman

BUTLER COUNTY PLANNING COMMISSION

Reviewed by the Butler County Planning Commission this 2ND day of MARCH 2010.

Secretary — Seal — Chairman

COMMONWEALTH OF PENNSYLVANIA : SS
COUNTY OF BUTLER :

Recorded in the Recorder's Office for the recording of deeds, plans, etc., in said County in Plan Book Volume 318 Page 50.

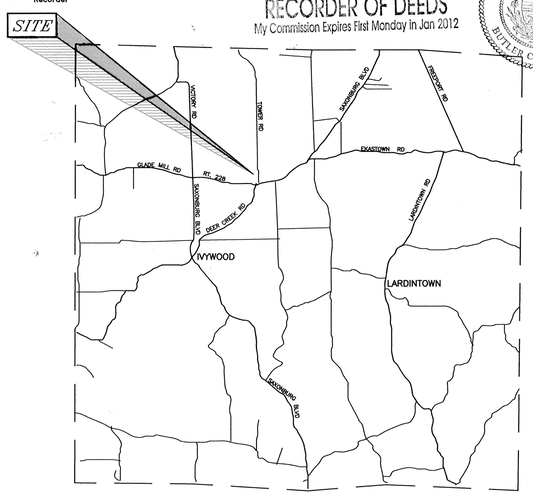
Given under my hand and seal this 16th day of March 2010.

Recorder — Seal

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

RECORDER OF DEEDS
BUTLER COUNTY, PA

SITE



Vicinity Map

NOT TO SCALE

REFERENCE:

B & LE TRACK MAPS VI-B/A4 & 15

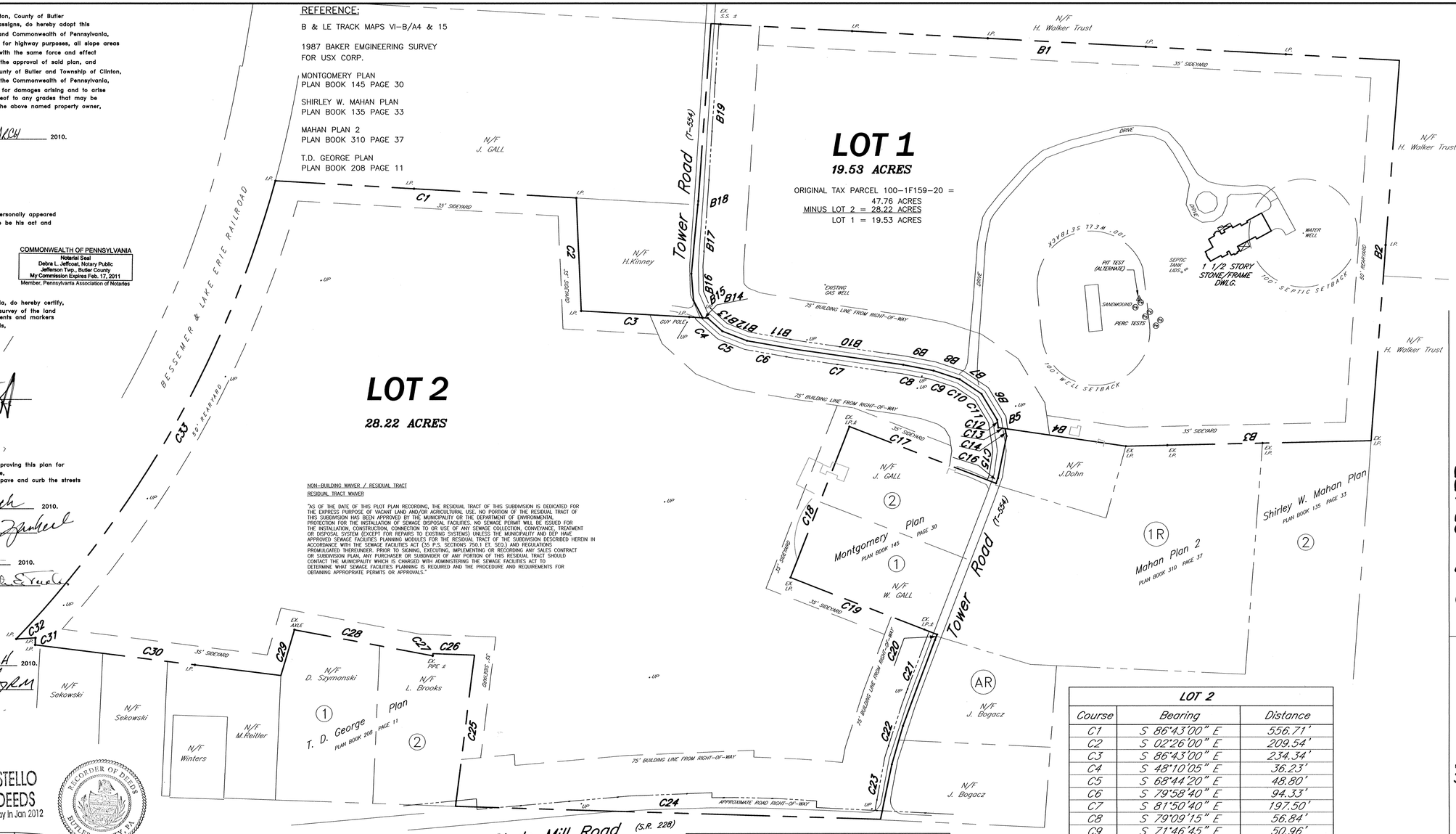
1987 BAKER EMGINEERING SURVEY FOR USX CORP.

MONTGOMERY PLAN
PLAN BOOK 145 PAGE 30

SHIRLEY W. MAHAN PLAN
PLAN BOOK 135 PAGE 33

MAHAN PLAN 2
PLAN BOOK 310 PAGE 37

T.D. GEORGE PLAN
PLAN BOOK 208 PAGE 11



NON-BUILDING WAIVER / RESIDUAL TRACT

RESIDUAL TRACT WAIVER

"AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF VACANT LAND AND/OR AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO SEWAGE PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE APPROVED SEWAGE FACILITIES PLANNING MODULES FOR 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 FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

N
W E
S

100 0 100 200 300
GRAPHIC SCALE – FEET

NOTES:

1) OWNER: DAVID W. EICHENLAUB
114 TOWER ROAD
SAXONBURG, PA. 16056
PHONE: 412-260-3434

2) PROPERTY ZONING – AGRICULTURAL CONSERVATION/ TOWN CENTER TND
SETBACKS: FRONT – 75'
REAR – 50'
SIDE – 35'
LOT AREA – 5 ACRES MIN.
LOT WIDTH – 200 FEET

3) TAX PARCEL NO. 100-1F159-20 = 47.76 ACRES
MINUS LOT 2 = 28.22 ACRES
LOT 1 = 19.53 ACRES

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

FEE INLIEU OF:

Let it be known that at the time of this recording Clinton Township assessed no additional fees for Lot 2 as it is a non-building lot and is to be used for agricultural purposes.
However, at such time of any future development (ie: residential use or further subdivision) the requirements of Clinton Township Ordinance 2009-02ORD,4.09, would need to be addressed and any fees considered applicable by the Township must be satisfied

Instr:201003160005499 03/16/2010
Pages:1 F:$45.00 3:19PM
Michele Mustello T20100004503
Butler County Recorder FL

LOT 1

Course	Bearing	Distance
B1	S 86°56'30" E	1272.59'
B2	S 04°18'00" W	705.69'
B3	S 88°43'30" W	452.76'
B4	N 81°41'00" W	237.50'
B5	N 08°20'45" W	14.63'
B6	N 31°09'25" W	56.13'
B7	N 56°15'30" W	48.35'
B8	N 71°46'45" W	50.96'
B9	N 79°09'15" W	56.84'
B10	N 81°50'40" W	197.50'
B11	N 79°58'40" W	94.33'
B12	N 68°44'20" W	48.80'
B13	N 48°10'05" W	36.23'
B14	N 86°43'00" W	9.34'
B15	N 28°20'00" W	36.35'
B16	N 04°28'30" W	50.00'
B17	N 05°29'00" E	128.10'
B18	N 05°29'00" E	7.17'
B19	N 04°09'00" E	328.87'

LOT 2

Course	Bearing	Distance
C1	S 86°43'00" E	556.71'
C2	S 02°26'00" E	209.54'
C3	S 86°43'00" E	234.34'
C4	S 48°10'05" E	36.23'
C5	S 68°44'20" E	48.80'
C6	S 79°58'40" E	94.33'
C7	S 81°50'40" E	197.50'
C8	S 79°09'15" E	56.84'
C9	S 71°46'45" E	50.96'
C10	S 56°15'30" E	48.35'
C11	S 31°09'25" E	56.13'
C12	S 08°20'45" E	14.63'
C13	S 81°41'00" E	12.25'
C14	S 11°31'00" E	14.18'
C15	S 11°24'30" W	79.61'
C16	S 21°17'00" W	10.43'
C17	N 68°42'00" W	290.34'
C18	S 21°18'00" W	300.00'
C19	S 68°42'00" E	290.40'
C20	S 21°18'00" W	11.02'
C21	S 20°20'00" W	169.66'
C22	S 16°15'00" W	73.63'
C23	S 11°43'30" W	103.69'
C24	N 88°12'59" W	785.43'
C25	N 07°09'00" E	281.86'
C26	N 87°55'00" W	76.68'
C27	S 07°09'00" W	4.00'
C28	N 79°17'30" W	259.79'
C29	S 16°25'00" W	88.50'
C30	N 82°48'40" W	457.01'
C31	N 02°04'50" E	13.00'
C32	S 86°36'10" W	35.45'
C33	Rad: 1990.52'	Arc: 982.94'
	Tan: 501.71'	CA: 28°17'36"
	Chd: N 29°28'23" E	972.98'

D. EICHENLAUB PLAN

Being a subdivision of
Butler County Tax Map Parcel 100-1F159-20

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

for
DAVID W. EICHENLAUB

SUBDIVISION PLAN
PROJECT No: 10010
SITUATE: CLINTON TOWNSHIP, BUTLER COUNTY, PA.
DATE: 2-17-10 REV: 2-24-10 DWN.By: LJR CHK.By: SDG Co. TAX No: 100-1F159-20

RECORDED MAR. 16, 2010

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SHEET ___ of ___